BOUNDARY INTERNATIONAL
CASE STUDY

CLOUD BASED PROPERTY MANAGEMENT SOFTWARE RELEASES COMPANY FROM ADMINISTRATIVE TOIL

A switch from MYOB to cloud-based accounting product Xero, provided Boundary International with an added bonus – the chance to implement Re-Leased, dedicated property management software that has significantly reduced administrative chores and provided better visibility of business performance.

Re-Leased, a Xero add-on, is a cloud based software suite designed to simplify the day-to-day tasks of commercial and residential property owners. Maria Brambilla [insert title], for the Sydney-based company, says running a commercial building with 55 individual tenancies used to be extremely labour intensive.

"We were running MYOB for a number of years. It was fine from an accounting compliance point of view, but it always involved a lot of manual data input," says Brambilla.

"We jumped at the chance to move to Xero once it got Taxation Office approval in Australia. Happily, we were also able to implement Re-Leased as part of our switch to a completely cloud-based business management infrastructure."

Maria Brambilla
Title TBC

Smarter Property Management

Re-Leased
Smarter Property Software

Brambilla says the move provided the company with numerous advantages. "It really cuts down on data keying and administrative tasks. Bank statements are directly ported into the Xero product, so we no longer have to manually enter statement data – we simply cross-check with the information that's already in the application."

Key Benefits

But Brambilla says the key benefit is the time-saving Re-Leased has provided around the monthly invoicing cycle. "Raising, checking and the issuing invoices for all tenants was becoming a huge administration task," says Brambilla. "It's a recurring job that was extremely time-consuming and soaking up all available office resource." Now with Re-Leased all invoices are automatically generated every month, Brambilla says. "With MYOB we had to re-enter all the invoice information afresh every month. Re-Leased has removed that burden entirely.

"We had to double and triple check everything when we issued the invoices manually. Even then mistakes would sometimes occur. Re-Leased automates the invoice creation process, which has reduced the number of enquiries we receive from tenants about invoicing matters. Our data quality has improved and it has freed up time for us to devote to higher value tasks."

Along with the improvement in customer service, Re-Leased gives the company owners a better grip on business performance, due to the improved reporting it provides. "Because it is a dedicated property management software product we get reports tailored to our financial needs. We now have good visibility of which tenants are up to date, and which may have fallen behind on rental payments."

Brambilla says the improved availability of financial information enables her to identify issues before they become major problems.

"Using Re-Leased we can act quickly to resolve any issues that may arise and because we have a greater level of information more readily available we are more inclined to make smarter business decisions."
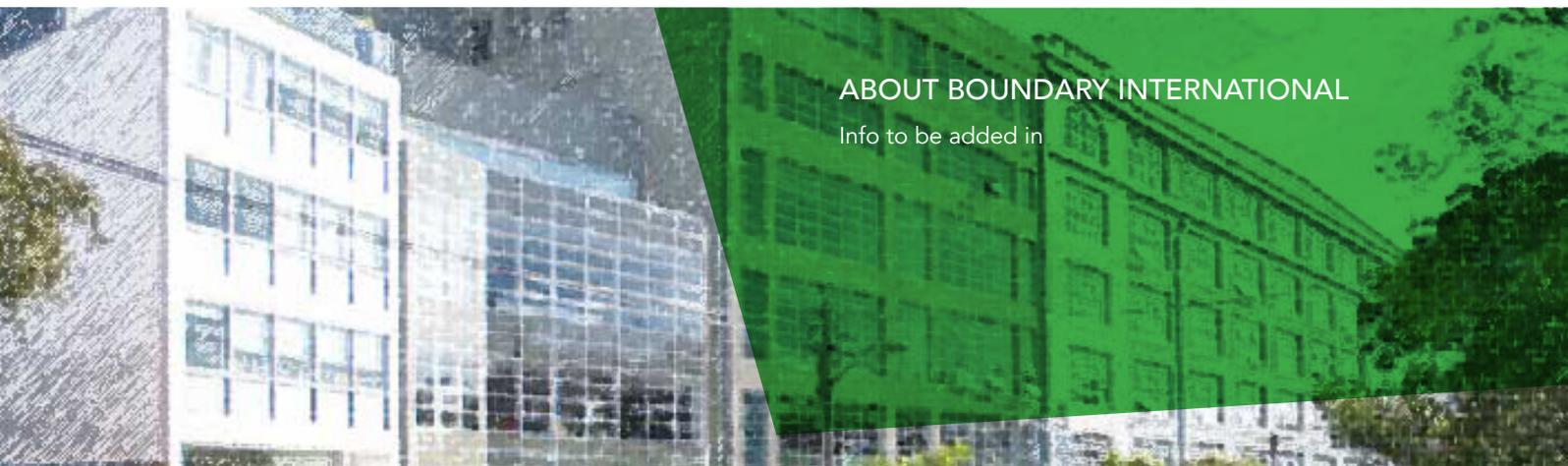
Boundary International also uses Re-Leased to handle tenancy renewals – automating all the key tasks that need to occur when a lease needs to be re-signed. "The system keeps us informed of any renewals that might be on the horizon and it updates the tenancy terms and applies them to each customer contract."

Brambilla says she is still exploring the functionality available in Re-Leased and is considering using it as a building maintenance tool. "It has a number of 'to-do' task features and reminder notifications which, in the future, we could deploy to create a schedule of building maintenance tasks. This would give us the ability to plan ahead and ensure we are servicing the key property assets correctly which would help minimise the 'break-fix' nature of activities that are a regular problem with building upkeep."

In the meantime, she says she has no hesitation recommending Re-leased to others;

"It is an effective time-saving and problem solving application which we would now be lost without."

ABOUT BOUNDARY INTERNATIONAL
Info to be added in