

SAP PPM User Guide – How to Manage Property Project Financials

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Created By	Sam Fung, SAP PPM Process Analyst

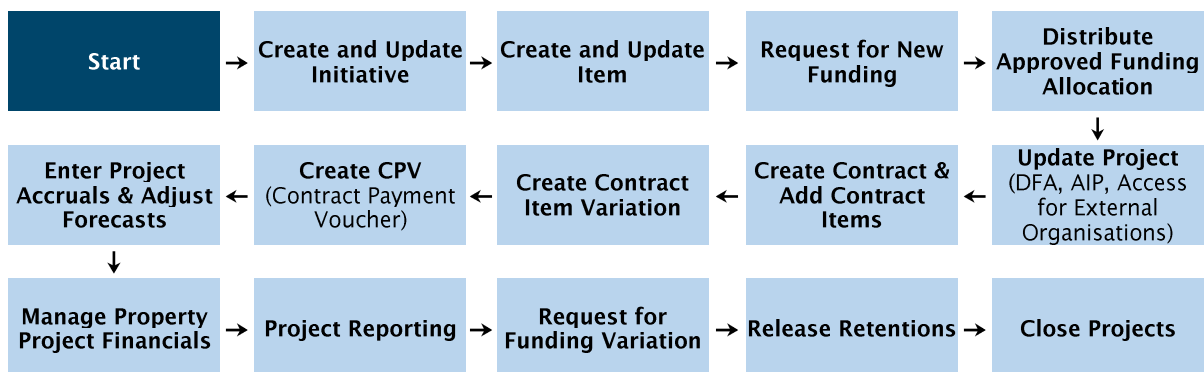
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1.0	2 June 2020	Final Version

Click to open an SAP PPM Guide from this general process diagram below.



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Purpose

This document will list the steps for you to forecast your property project in SAP PPM. It will briefly explain the link between SAP Real Estate (SAP RE) and the Property Project in SAP PPM. This will let you see property acquisition expenses against the property project’s budget (approved funding allocation).

Scope

This document does not cover using SAP RE, or how to link Architectural Objects to an Initiative Number and Acquisition Phase WBS.

Prerequisites

- A created Initiative
- A funding approved Property Project

Responsible Role

- Project Manager
- Property Manager

It is essential the Project Manager keeps a close working relationship with the Property Manager on financial matters.

HOW TO LINK TO SAP REAL ESTATE (SAP RE)

A. PROJECT MANAGER PROVIDES SAP PPM INITIATIVE NUMBER TO PROPERTY MANAGER

- The Project Manager gives the Initiative Number to Property Manager.
- The Property Manager links the SAP RE Architectural Object to this Initiative Number.

Invoicing during Indicative Business Case (IBC) and Detailed Business Case (DBC) Phase

- The Property Manager must charge any property costs incurred during investigations to the IBC or DBC's WBS number. This starts with a 6*, not 87*.

Examples are: pre-acquisition costs, land entry, geotechnical costs.



B. PROJECT MANAGER PROVIDES ACQUISITION PHASE WBS NUMBER TO PROPERTY MANAGER

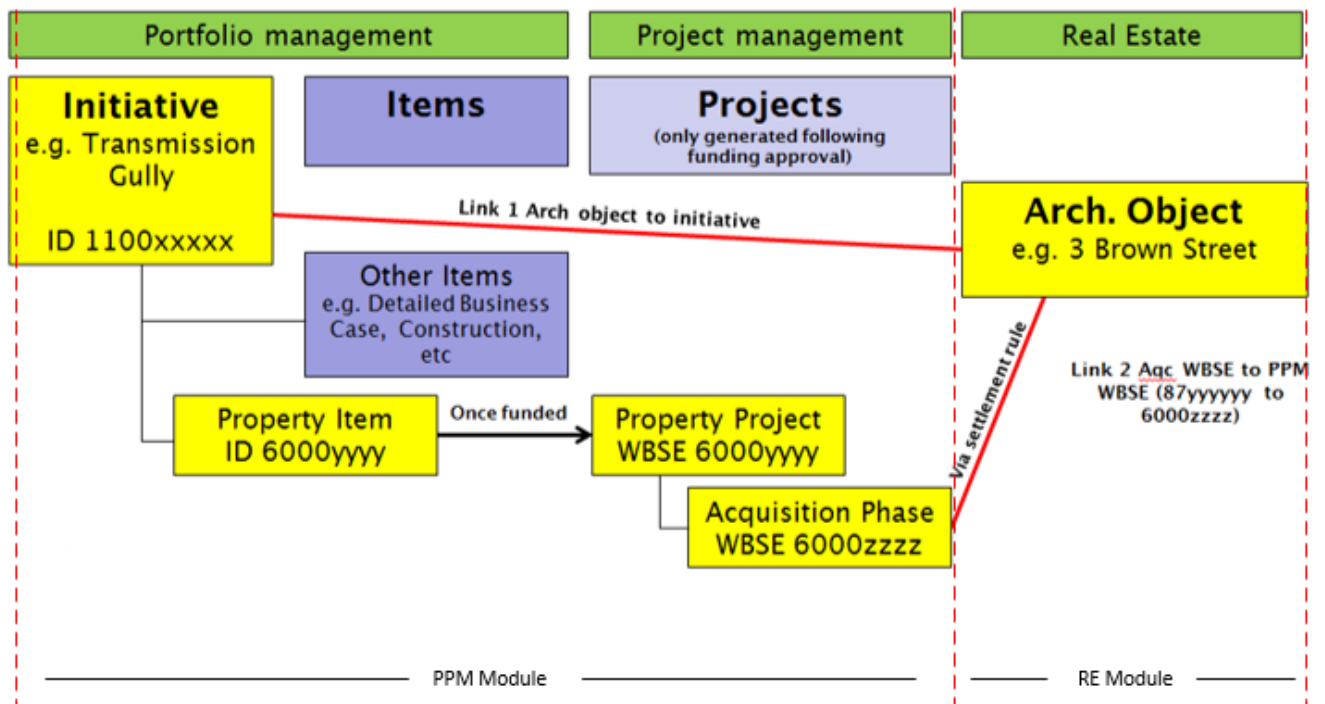
- The Project Manager gives the WBS Number (starting with 6*) of the funding-approved Property Project Acquisition Phase to the Property Manager.
- The Property Manager links the SAP RE Architectural Object to this SAP PPM Acquisition Phase WBS. This link is called the Settlement Rule.

Invoicing during Pre-Implementation, Construction and Property Phase

- The Property Manager must charge any property costs associated with acquisition to an 87* WBS number.

Examples are: consultants fee, purchase costs based on land requirement plan.

Property Relationship in SAP PPM and RE



Project Manager Updates the Property Project Forecast in SAP PPM

Screen: Index

Portfolio and Project Management

1 In the SAP Index Screen, click the PPM icon to open up Overview list. If you click the title, it expands the entire Overview.

Overview

Overview Work Center

Reporting >

Project Management 2 >

Contract Management >

Project Management

You can complete project management related activities, based on your responsibility.

Allocation Distribution 3

Accruals and Forecasts

Notes:

- It is essential the Project Manager keeps a close working relationship with the Property Manager on financial matters.
- The Project Manager is responsible for Funding Variation Requests when there are changes to the forecast.

Screen: Project Accruals and Forecast

Project Accruals and Forecast

6 Click Save

Save Edit Back

Projects

Project	Project Name	Project Type	Item Type	Region	Project Manager	Projects Team Leader	Work category
6003989	17 Ahaura River Bridge Repla...	Improvements	Property	West C			Replaceme
60436252	Moynes to Sawyers Arms 4L	Improvements	Property	Canter			Property pur
6042...	Yaldhurst Rd to Waterloo Rd 4L	Improvements	Property	Canter			Property pur
60440652	Walnut Avenue Intersection Imp...	Improvements	Property	Canter			Property pur
60444722	Dyers Road Improvements	Improvements	Property	Canter			Property pur

1 Find and select your Property Project

Filtered by: Property Project

Property Forecast Value

Total Property Acquisitions row is the sum of all actuals and forecasting from SAP Real Estate (RE), and is entered by Property Managers

Name	WBS EL	Notes	Submit	Total Fcast	Total A...	PY Actuals	SEP	OCT	NOV	DEC	MAR	MAR	APR	MAY	JUN	CY Fcast	CY Alloc
Total Property Acq...				5,373,481	0	4,281,516	119,630	14,786	4,879	6,75	7,147	7,147	0	13,000	620,000	1,091,965	0
Acquisitions	60034004		<input type="checkbox"/>	5,373,439	8,325,843	4,281,521	119,631	14,786	4,879	6,75	0	7,100	0	13,000	620,000	1,091,918	4,044,322
Total				5,373,439	8,325,843	4,281,521	119,631	14,786	4,879	6,75	0	7,100	0	13,000	620,000	1,091,918	4,044,322
Previous Forecast				5,373,439			119,631	14,786	4,879	6,75	0	7,100				1,091,918	0

2 Compare the Total Property Acquisition row with the Acquisitions row

4 Enter Notes to explain changes or intentions

5 Tick the Submit box - which will update the Item's Financial Planning with your changes to the forecast

3 Project Manager updates this forecast row (in white cells)