

Product brochure

Accounting and billing for property groups and enterprises, owned outright.

One ledger for every entity, with rent and service charge billed from the lease, bank lines matched every morning and every sales document sent to MyInvois. Bought once and owned outright.

Many entities	One chart with entity, department, cost centre and project.
MyInvois built in	Every sales document validated with LHDN.
Bank lines matched	Statements imported and matched every morning.
Owned outright	No fee per seat and no fee per entity.

What it does

The ledger and the close

A segmented chart with entity, department, cost centre and project dimensions, journals with approval, and a close that is a checklist with evidence on every line.

One ledger, many entities	A segmented chart with entity, department, cost centre and project dimensions, shared by every entity in the group.
Journals	Journals with approval, recurring and reversing entries, allocations and period control. Approval by role and entity. Recurring and reversing entries. Allocations and period control.
Sub-ledgers that post as they happen	Receivables, payables, the bank and fixed assets post as they happen, so the close starts from balances that already agree.
The close checklist	The fourteen-step close checklist with evidence on every line, soft close and hard close, and the controls that agree each sub-ledger to the ledger.

Billing

Rent, service charge, sinking and promotion funds and turnover rent are produced from the lease itself, with SST treatment per tenancy.

Billed from the lease	Tenancies bill rent and service charge on the first, with sinking and promotion funds and turnover rent produced from the lease and SST treatment per tenancy.
Utilities	Submeter readings are captured on site and apportioned to lots by the method each lease sets.

Strata charges	Parcels, owners, tenants in occupation, share units and voting entitlement in one register, with service charge and sinking fund computed against share units, accounted separately and billed per parcel.
Progressive claims	For developers, claims are raised against certified construction stages and the schedule the agreement sets.

Collections and portals

Ageing, open items and dunning across tenants, with arrears, instalments and escalation recorded with the date each step was taken.

Customers and invoices	Ageing, open items and dunning across tenants and customers.
Arrears and instalments	Recurring bills, arrears, instalments and escalation, with the date each step was taken, reconciled daily into the group's records.
Disputes and credit notes	A dispute raised on an invoice line is settled with a credit note the tenant can see.
Tenant and resident portals	Tenants and residents read their own statement, pay online and raise a dispute on the invoice line, with their company and TIN details and a DuitNow AutoDebit mandate kept in the portal. The statement of account and the balance due. An invoice with its e-invoice details and the ways to pay it. A dispute thread on the invoice line.

Payables and the bank

Bills matched three-way from asasii procure are paid on the 15th and the last working day, and the group's bank statements are imported and matched every morning.

Bills	Vendors and bills, matched three-way to the order and the receipt in asasii procure.
Payment runs	Payment runs on the 15th and the last working day, with DuitNow and IBG payment files built from the run.
Bank feeds	Statements from the group's banks are imported every morning and matched by rule to receipts, payments and settlements.
The short list	Rules match about ninety-six lines in a hundred. The rest appear as a short list with a suggested treatment for a person to confirm.

MyInvois and SST

Sales invoices, credit notes, self-billed invoices and consolidated B2C invoices are submitted and validated per entity, and SST-02 is generated from the ledger.

E-invoices for every entity	Sales invoices, credit notes, self-billed invoices and consolidated B2C invoices are submitted and validated per entity, with the LHDN identifier on each document.
------------------------------------	---

Tax for the period	Output and input tax for the period, the SST-02 draft and the MyInvois register on one screen.
SST-02	SST-02 is generated from the ledger for each taxable period, with bad debt relief and imported services.
Rental tax per tenancy	Rental is taxed per tenancy, with the SST treatment set on the lease.

Consolidation and reporting

Intercompany pairs are mirrored as they post, eliminations are generated from them, and the consolidated statements are ready when the last entity hard closes.

Intercompany and eliminations	Intercompany pairs are mirrored as they post and eliminations are generated from them, so intercompany is at zero when the group consolidates.
Financial statements	Profit and loss with variance against budget and prior year, by entity and consolidated, with a reporting currency and minority interests handled per group.
Budgets	Revenue against budget on the home screen, with budget transfers approved from the inbox.
Fixed assets	Fixed assets with component accounting and the capital allowance schedule.

Who it's for

Finance teams	The close as a checklist with evidence, bank lines matched every morning, MyInvois and SST from the ledger, and consolidation when the last entity locks.
Approvers	Journals, budget transfers, write-offs and credit notes above a limit arrive in one inbox with their effect and evidence, with limits per role and entity.
Tenants and residents	A tenant or resident reads its own statement, pays online and raises a dispute on the invoice line, settled with a credit note it can see.
IT and the group	Platform health with every external dependency, the entities on the platform, the finance role matrix with MFA and single sign-on, and the group's view of every entity.

A month on asasii ledger

1st Rent and service charge bill	Tenancies bill from the lease, with SST per tenancy, and every invoice goes to MyInvois.
Daily Bank lines match themselves	Statements are imported and matched by rule. The rest is a short list for a person.

Any day A tenant disputes a line	Raised on the invoice line in the portal and settled with a credit note the tenant can see.
15th The payment run	Bills matched three-way from asasii procure are paid by DuitNow and IBG.
Overdue Arrears move a step	Reminders, instalments and escalation, with the date each step was taken.
Close The close starts	Sub-ledgers have posted as they happened, and the checklist starts with evidence on every line.
Hard close Entities lock	Each entity agrees its sub-ledgers to the ledger, soft closes, then hard closes.
Group Consolidation runs	Eliminations are generated and the consolidated statements are ready.

A licence, not a subscription that takes the books with it

The group buys a system and keeps everything it produces. idataraya is paid to build, customise and maintain it.

	A hosted subscription	asasii ledger
Who owns the software	The vendor; access ends with the subscription	The group, outright
Where the books live	The vendor's cloud	The group's own environment
Users	Per seat, per month	Not counted
Adding an entity	A contract change	A form
What it costs	A subscription for as long as you keep your books	A system, plus a yearly fee with defined response times

Security and Malaysian compliance

MyInvois e-invoicing	Every sales document validated with LHDN, per entity.
SST	SST-02 generated from the ledger for each taxable period.
PDPA 2010	Customer and vendor data stay in the group's own environment.
Segregation of duties	Approval limits per role and entity, enforced by the platform.
Single sign-on and MFA	On every console, with the group's identity provider.
Audit trail	Every action recorded with the previous value and kept for seven years.

Services

Migration plan and proposal	Send the entity list, the chart of accounts and the close calendar. An engineer replies with a migration plan, a role matrix and a proposal.
Moving across	The chart is imported as it is, with departments, cost centres and projects becoming dimensions under a mapping the group signs off. Open items load as documents, opening balances agree to the last closed trial balance to the sen, and one month runs in both systems before the auditors sign.
Support and maintenance	One team looks after the ledger for the life of the agreement. Severity-based response times, measured monthly. Continuous monitoring from within the group's environment. A drilled backup and restore. Statutory updates as MyInvois and SST change. Support from people who have run a close.
The yearly agreement	Software updates, the customisations made for you, monitoring, severity-based response and restoration targets, statutory updates and support from people who have run a close. Hosting stays with you. It is a fee, not a subscription.

Talk to our team

Send us the entity list, the chart of accounts and the close calendar. An engineer replies with a migration plan, a role matrix and a proposal.

Send us	The entity list, The chart of accounts, The close calendar
You get back	A migration plan, A role matrix, A proposal
Email	info@idataraya.com
Website	ledger.asasii.com/contact/

asasii ledger is a product of idataraya Sdn Bhd (1263428-K), Kuala Lumpur. Deployed in the client's own environment, customised and maintained by idataraya. info@idataraya.com · ledger.asasii.com