

MA014 - Sales Information

Sales Information in MSGovern V6

Release 6.0 Version 1

Last Revision Update: 2014/04/16

Version History

Version	Date	Modify By	Description
1.0	2014/04/16	Stephen Li	Create document

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Summary

This document describes how the sales information (MA016) custom control and controller works.

Description

The sales information form allows the user to view, create, modify or delete sales information. Also adding and deleting grantors and grantees are done via a custom control. These data are stored in the **MA_SALES** table.

Functionalities

Uses Sales Information (CAMA Sales) entity which needs a grantee/grantor custom control to manage grantors and grantees, and a controller for custom save/update/delete.

Controller

1. Custom Save

a. Before save

- Check if the number of parcel entered is valid.
- Initialize year id and frozen id.
 - If the attributes Year_ID and Frozen_ID are available, take them
 - Otherwise if there is a sale Id and a Sale available in the table, take it's Year_Id and frozen_Id
 - Otherwise, take the current fiscal year and the next Frozen Id like if it was a new sale
- Calculate Sale Ratio for a sale
- If this is a new sale then we set it as the current parcel id as the master id in the PC_LK_PARCEL_SALE table.

b. Execute open form save

c. After save

- Freezes the current parcel id and year id found in the current entity from the sales form
- If this is a new sale then set the default grantors

2. Custom Delete

a. Before delete

- Ask user for confirmation of deletion
- Gets the list of parcel IDs related to the given sale ID
- Deletes frozen related records for each related parcel
- The collateral records (Ex. Linked Parcels, grantors and grantees) will get deleted only if there is no sale and no deed for the sale id.

b. After delete

- Show user a delete completed message

3. Custom Create

- Set the year id to the current year id found in the govern ids
- Using the parcel id and year id we retrieve a frozen id for this new sale

Custom Control

Grantor Grantee Custom control

Screen shots of Govern

Parcel sales X

Property Sales   

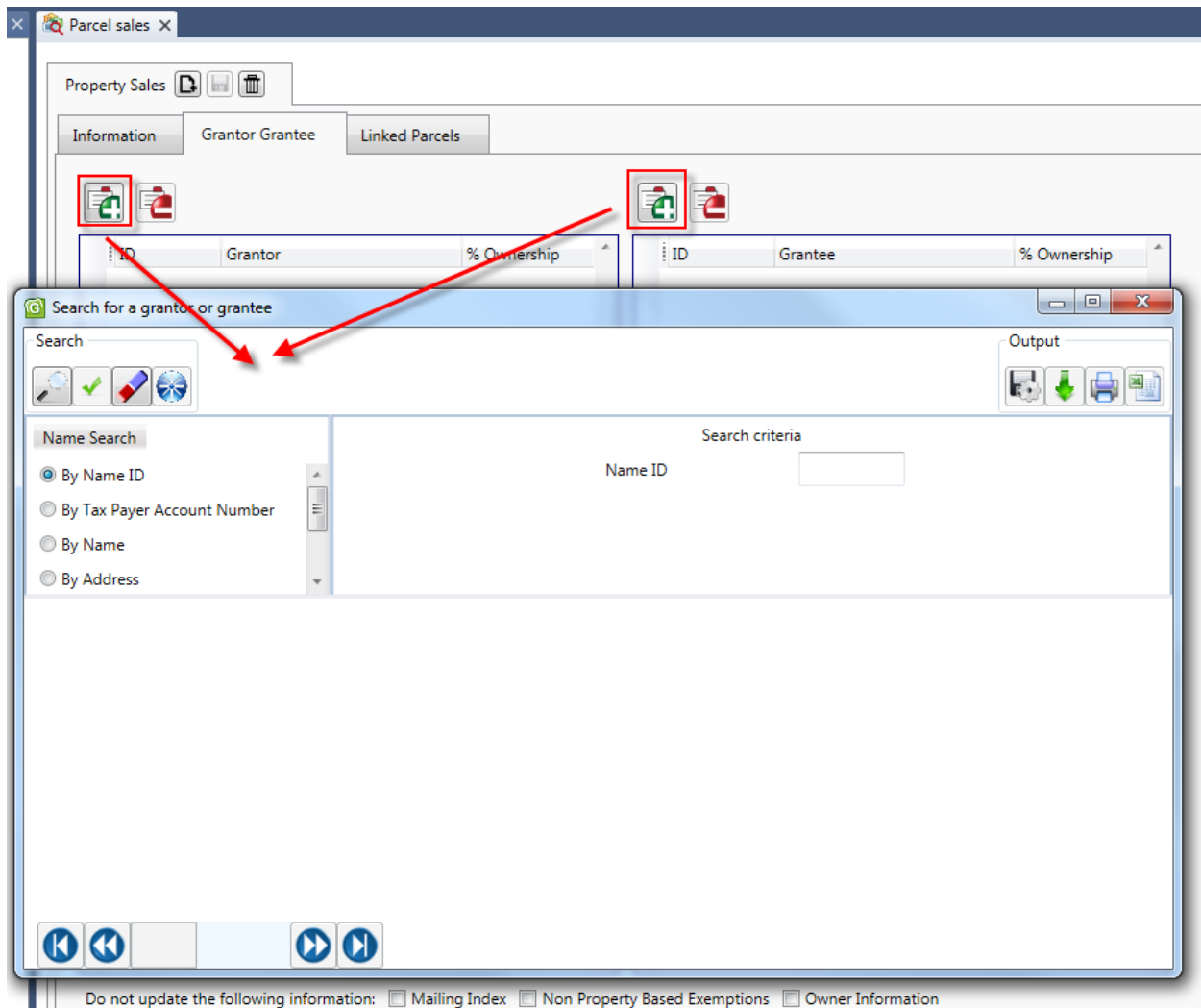
Information Grantor Grantee Linked Parcels

ID	Grantor	% Ownership
----	---------	-------------

ID	Grantee	% Ownership
----	---------	-------------

Do not update the following information: ☐ Mailing Index ☐ Non Property Based Exemptions ☐ Owner Information



Description

The new version of the custom control will use the save button of the open form to actually do the addition/deletion of grantors or grantees.

On load

We apply the security that was set for the current user in security manager.

Grantor

1. Auto create the grantors with the information of the current owners when clicking on the NEW button.
2. The ownership percentage of the grantor will be set with the ownership percentage of the owner. (Once SAVED, the percentage won't change even if the user go in the owner function to change the percentage)
3. The percentage in grantor is NOT editable if the owner percentage from PC_OWNER is set.
4. Can add new grantor using the add button on top of the grantor list.
5. Only always edit the percentage if the added new grantor is NOT a current owner.
6. Each grantor percentage must be between 1 and 100.
7. The total of the percent in the grantors must be maximum 100. Can be less than 100.
8. Can remove any grantor in the list.
9. The grantor list cannot be empty. Need to have at less 1 item.

Grantee

1. Can add new grantee using the Add button on top of the grantee list.
2. Only always edit the percentage in the grantee.
3. Each grantee percentage must be between 1 and 100.
4. The total percentage of the grantees must be the same as the total percentage of the grantors (maximum 100 and can be less than 100).
5. Can remove any grantee in the list.
6. The grantee list cannot be empty. Need to have at less 1 item.

Button Save

A brief description of the save process:

1. Validate the data and if there is an error show an error message in a prompt box
2. Get the current owners of the current parcel.
3. Save or update all the grantors found in the grantors list
4. Save or update all the grantees found in the grantees list
5. Delete grantors or grantees that were removed from the list
6. If the checkbox "Prevent update owners" is not checked then we update the owners of the linked parcels
7. If the checkbox "Prevent update mailing index" is not checked then we update the mailing index of the linked parcels
8. If the checkbox "Prevent update exemptions" is not checked then we set the current non-property based exemptions effective_until field on a property to the sale_date for each linked parcel
9. Show a save successful message

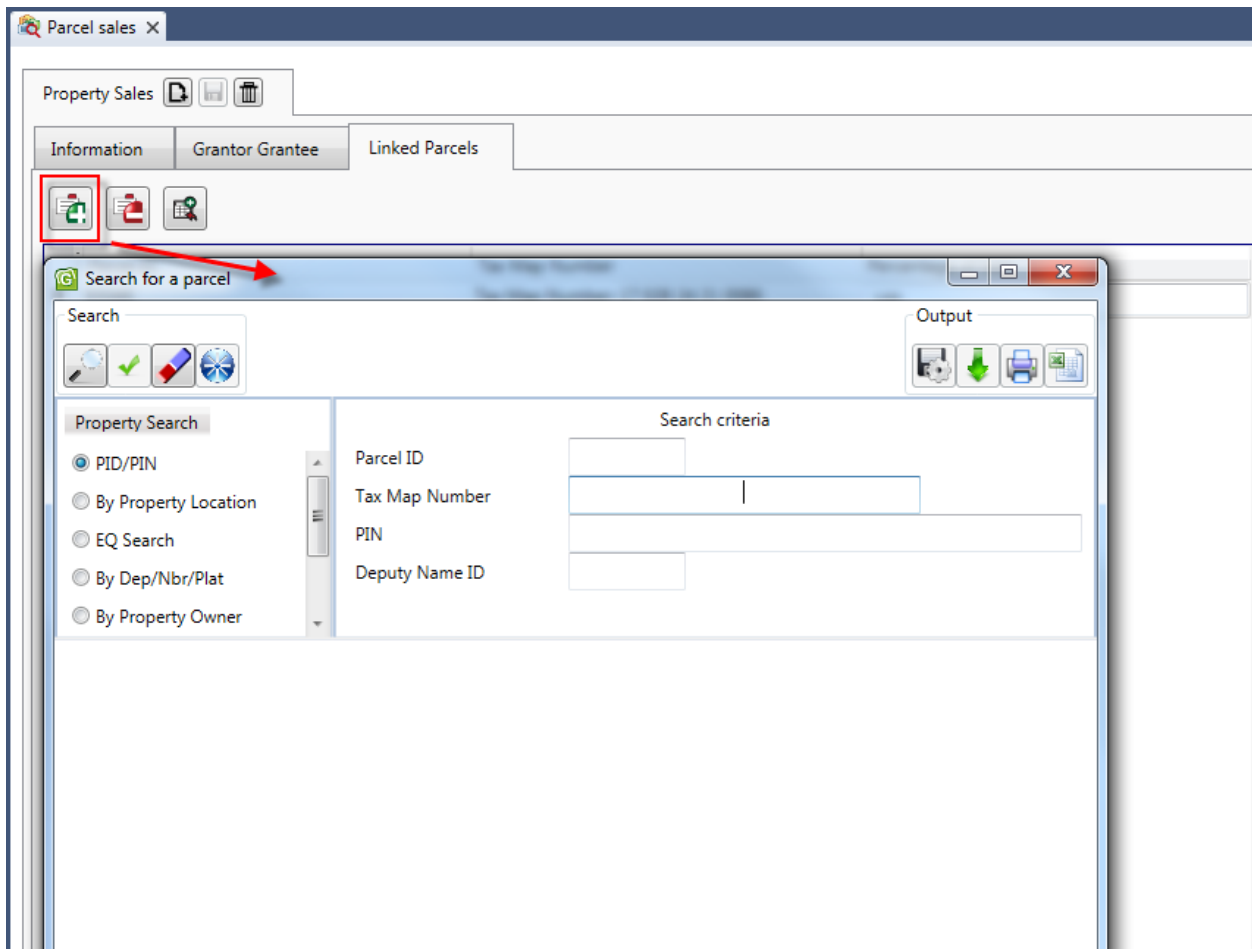
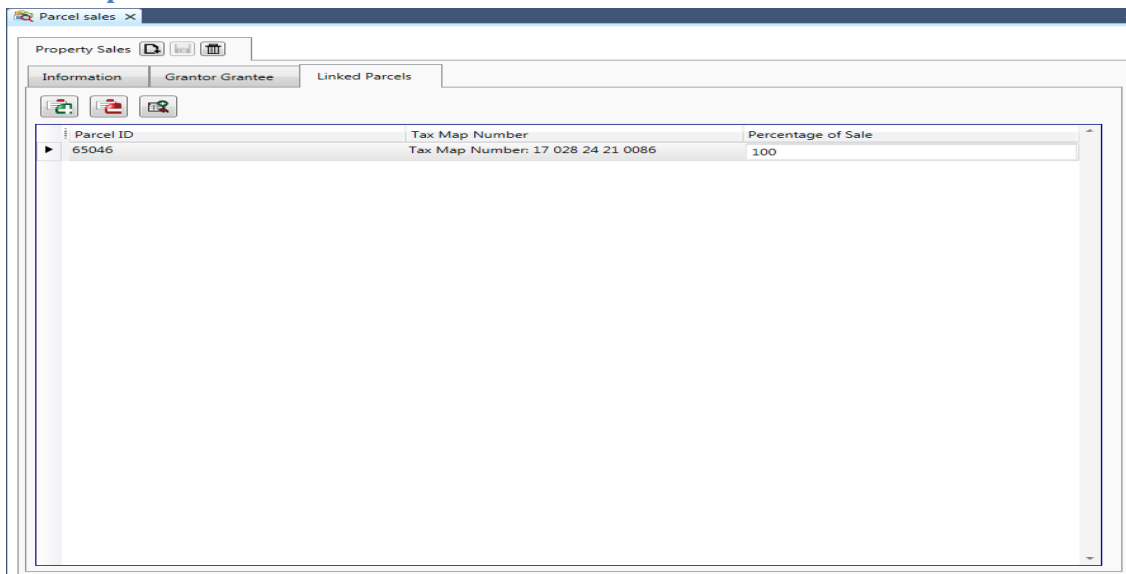
Button Add

Open the search window to allow the user to select one or multiple name to be added to the grantor/grantee list.

Button Remove

Remove the current selected grantor or grantee. The button will be enabled only if the user has the required permission and if a grantor or grantee is selected.

Linked parcels Custom control



Description

The new version of the custom control will use the save button of the open form to actually do the linking/unlinking of parcels for a sale.

On load

We apply the security that was set for the Add/Remove/Select buttons in security manager.

Validation

1. The sale percentage for a parcel cannot exceed 100 or be negative
2. The master parcel cannot be added as a link
3. If the total percentage sale amongst the linked parcel is greater than 100 we warn the user if they still want to continue the save
4. If the parcel id of a linked parcel is 0, then there was an error in the addition of link parcel
5. We check for duplicates in the linked parcels list
6. The total percentage sale amongst the linked parcel cannot be greater than 100

Button Save

A brief description of the save process:

1. Validate the data and if there is an error show an error message in a prompt box
2. Get the current grantees of the current sale record.
3. Get current owners of the current parcel
4. Save or update all the linked parcels found in the linked parcel list
 - For each add or updated linked parcel, check if the current owners and current grantees matches,
If yes,
 - We need to change ownership of the parcel with the grantees list.
 - We need update tax exemptions due to sale
 - We need to update parcel mailing index of a linked property to match that of the master parcel
5. Delete linked parcels that were removed from the list
 - For each deleted linked parcel we also delete frozen parcel from sale

6. For each frozen linked parcel we create a new frozen record of update the existing record
7. Calculate Sale Ratio and update the parent entity sale ratio
8. Show a save successful message

Button Add Parcel

Open the search window to allow the user to select one or multiple parcel to be added to the linked parcel list.

Button Remove Parcel

Remove the current selected linked parcel. The button will be enabled only if the user has the required permission and if a linked parcel is selected.

Button Select Parcel

Send the current select linked parcel to the Treeview and select it. The button will be enabled only if the user has the required permission and if a linked parcel is selected

Configuration

BED

ENTITY (MA_Sales) TABLES (Relationship)

List of Attributes

Attribute	Data Type	Is PrimaryKey	Is Required	Datasource	Table	Column
DOCUMENT_NO	Text	False	False	UC2013_IET	MA_SALES	DOCUMENT
FROZEN_ID	Int	False	False	UC2013_IET	MA_SALES	FROZEN_ID
INSTRUMENT	Text	False	False	UC2013_IET	MA_SALES	INSTRUMENT
LAST_MODIF_DA	Datetime	False	False	UC2013_IET	MA_SALES	LAST_MODIF_DA
LAST_MODIF_UII	Text	False	False	UC2013_IET	MA_SALES	LAST_MODIF_UII
NOTES	Text	False	False	UC2013_IET	MA_SALES	NOTES
NUMBER_PARCE	Int	False	False	UC2013_IET	MA_SALES	NUMBER_PA
P_ID2	Int	False	False	UC2013_IET	MA_SALES	P_ID
QUALIFICATION	Text	False	False	UC2013_IET	MA_SALES	QUALIFICAT
SALE_DATE	Datetime	False	False	UC2013_IET	MA_SALES	SALE_DATE
SALE_ID46	Int	True	False	UC2013_IET	MA_SALES	SALE_ID
SALE_PRICE	Real	False	False	UC2013_IET	MA_SALES	SALE_PRICE
SALE_RATIO	Real	False	False	UC2013_IET	MA_SALES	SALE_RATIO
SUBJECT_SALE_P	Real	False	False	UC2013_IET	MA_SALES	SUBJECT_SA
TRANSMIT_CODI	Text	False	False	UC2013_IET	MA_SALES	TRANSMIT_C
VACANT	Text	False	False	UC2013_IET	MA_SALES	VACANT
YEAR_ID	Int	False	False	UC2013_IET	MA_SALES	YEAR_ID
LAST_MODIF_DA	Datetime	False	False	UC2013_IET	PC_LK_PARCEL_S	LAST_MODIF_DA
LAST_MODIF_UII	Text	False	False	UC2013_IET	PC_LK_PARCEL_S	LAST_MODIF_UII
MASTER_PID	Int	False	False	UC2013_IET	PC_LK_PARCEL_S	MASTER_PID
P_ID	Int	True	True	UC2013_IET	PC_LK_PARCEL_S	P_ID
PERCENT_SALE	Real	False	False	UC2013_IET	PC_LK_PARCEL_S	PERCENT_SALE
SALE_ID	Int	True	True	UC2013_IET	PC_LK_PARCEL_S	SALE_ID

Properties

- 1 - Basic Data Settings
 - ATTRIBUTE SALE_ID
 - Data Type Int
 - Length 4
 - Default Value None
 - Is PrimaryKey True
 - Is Required True
 - Calculated Value False
 - Lookup Value False
 - Encrypted Value False
 - Is Searchable False
 - Special Attribute None
- 2 - Data Mapping Settings
 - DataMapping 1 RelationalDatabase
 - Datasource UC2013_IET
 - Table PC_LK_PARCEL_SALE
 - Column SALE_ID
 - Identity Type GovernIdentity
- 3 - Displaying Settings
 - Label (EN)
 - Label (FR)
- 4 - Help Settings
 - Help (EN)
 - Help (FR)
- 5 - Centralized Notes
 - Allow Notes False
 - A note is required False

MODEL (CAMA Sales) ENTITIES (Relationship)

List of Entities

IsRoot	Entity	Created By	Created Date
False	SY_Empty	emartineau	3/9/2010 3:22:48 PM
True	MA_Sales	mkettani	3/10/2011 1:27:18 PM
False	SY_Empty_2	mkettani	4/5/2011 9:29:06 AM
False	SY_Empty_3	mkettani	4/5/2011 9:30:15 AM
False	PC_Linked_Sales	mkettani	3/10/2011 2:42:07 PM

Properties

1 - Basic Data Settings

ENTITY MA_Sales
Created By mkettani
Created Date 10/03/2011 1:27 PM
Number of Atti 54
To be audited True
To be audited i False
A note is requii False
A note is requii False

2 - Display Settings

Label (EN) CAMA Sales
Label (FR) Ventes
Description (E CAMA Sales
Description (FF Ventes

MODEL (CAMA Sales) ENTITIES (Relationship)

Parent entities

MA_Sales
SY_Empty
SY_Empty_2
SY_Empty_3
PC_Linked_Sales

Child entities

SY_Empty
SY_Empty_2
SY_Empty_3
PC_Linked_Sales

Parent Attributes

P_ID2
SALE_ID46

Child Attributes

P_ID
SALE_ID

All Fields

Properties

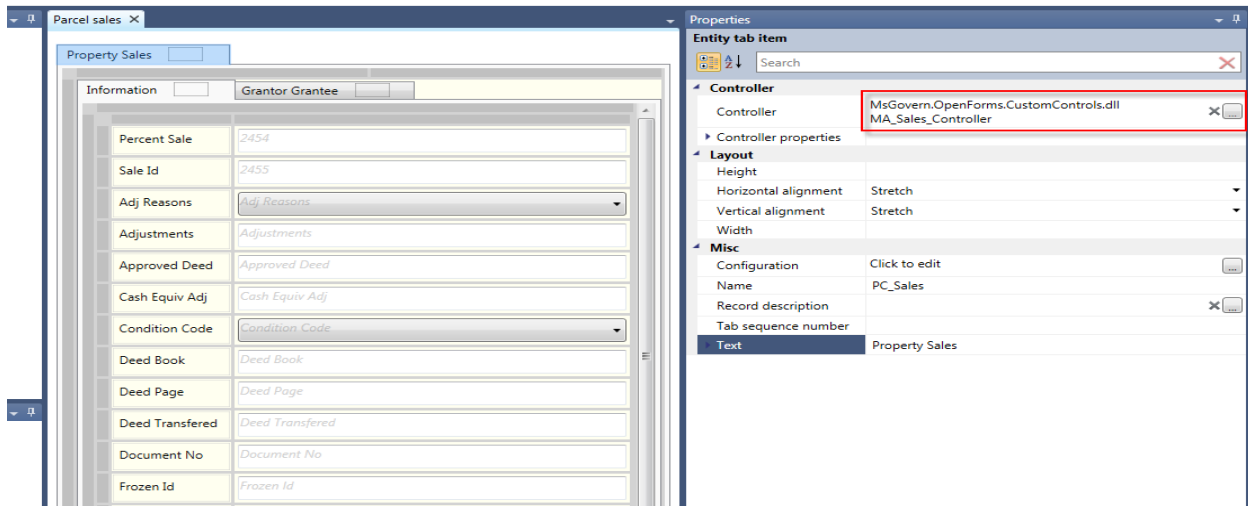
1 - Basic Data Settings

ENTITY MA_Sales
Created By mkettani
Created Date 10/03/2011 1:27 PM
Number of Atti 54
To be audited True
To be audited i False
A note is requii False
A note is requii False

2 - Display Settings

Label (EN) CAMA Sales
Label (FR) Ventes
Description (E CAMA Sales
Description (FF Ventes

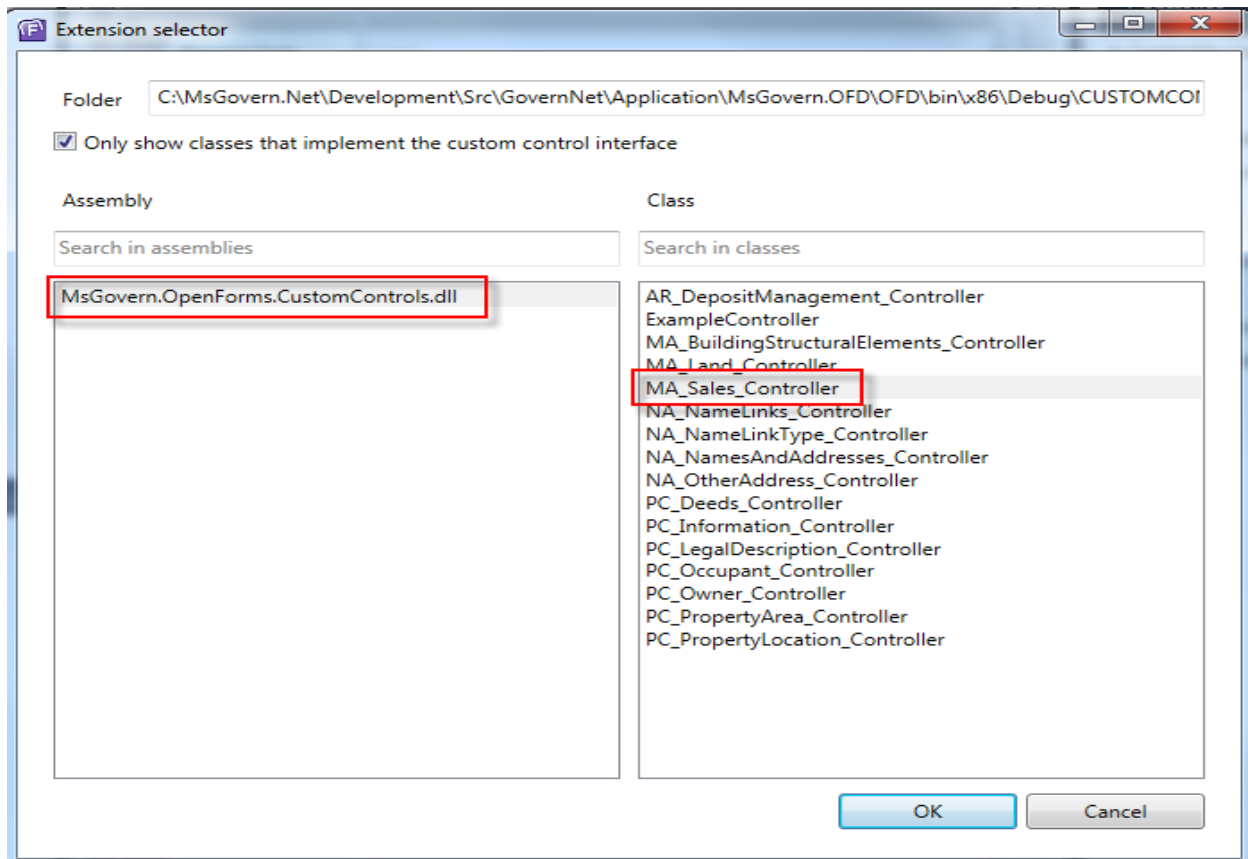
OFD



The screenshot shows the 'Parcel sales' application window. The 'Property Sales' tab is active, displaying a form with various fields. The 'Properties' window is open on the right, showing the 'Entity tab item' properties. The 'Controller' property is set to 'MsGovern.OpenForms.CustomControls.dll' and 'MA_Sales_Controller', which is highlighted with a red box.

Entity tab item	
Controller	MsGovern.OpenForms.CustomControls.dll MA_Sales_Controller
Controller properties	
Layout	
Height	
Horizontal alignment	Stretch
Vertical alignment	Stretch
Width	
Misc	
Configuration	Click to edit
Name	PC_Sales
Record description	
Tab sequence number	
Text	Property Sales

Add controller in Sales Information



The screenshot shows the 'Extension selector' dialog box. The 'Folder' is set to 'C:\MsGovern.Net\Development\Src\GovernNet\Application\MsGovern.OFD\OFD\bin\x86\Debug\CUSTOMCOI'. The 'Only show classes that implement the custom control interface' checkbox is checked. The 'Assembly' list shows 'MsGovern.OpenForms.CustomControls.dll' highlighted with a red box. The 'Class' list shows 'MA_Sales_Controller' highlighted with a red box.

Assembly	Class
MsGovern.OpenForms.CustomControls.dll	AR_DepositManagement_Controller
	ExampleController
	MA_BuildingStructuralElements_Controller
	MA_Land_Controller
	MA_Sales_Controller
	NA_NameLinks_Controller
	NA_NameLinkType_Controller
	NA_NamesAndAddresses_Controller
	NA_OtherAddress_Controller
	PC_Deeds_Controller
	PC_Information_Controller
	PC_LegalDescription_Controller
	PC_Occupant_Controller
	PC_Owner_Controller
	PC_PropertyArea_Controller
	PC_PropertyLocation_Controller

Add grantor grantee custom control in Sales Information

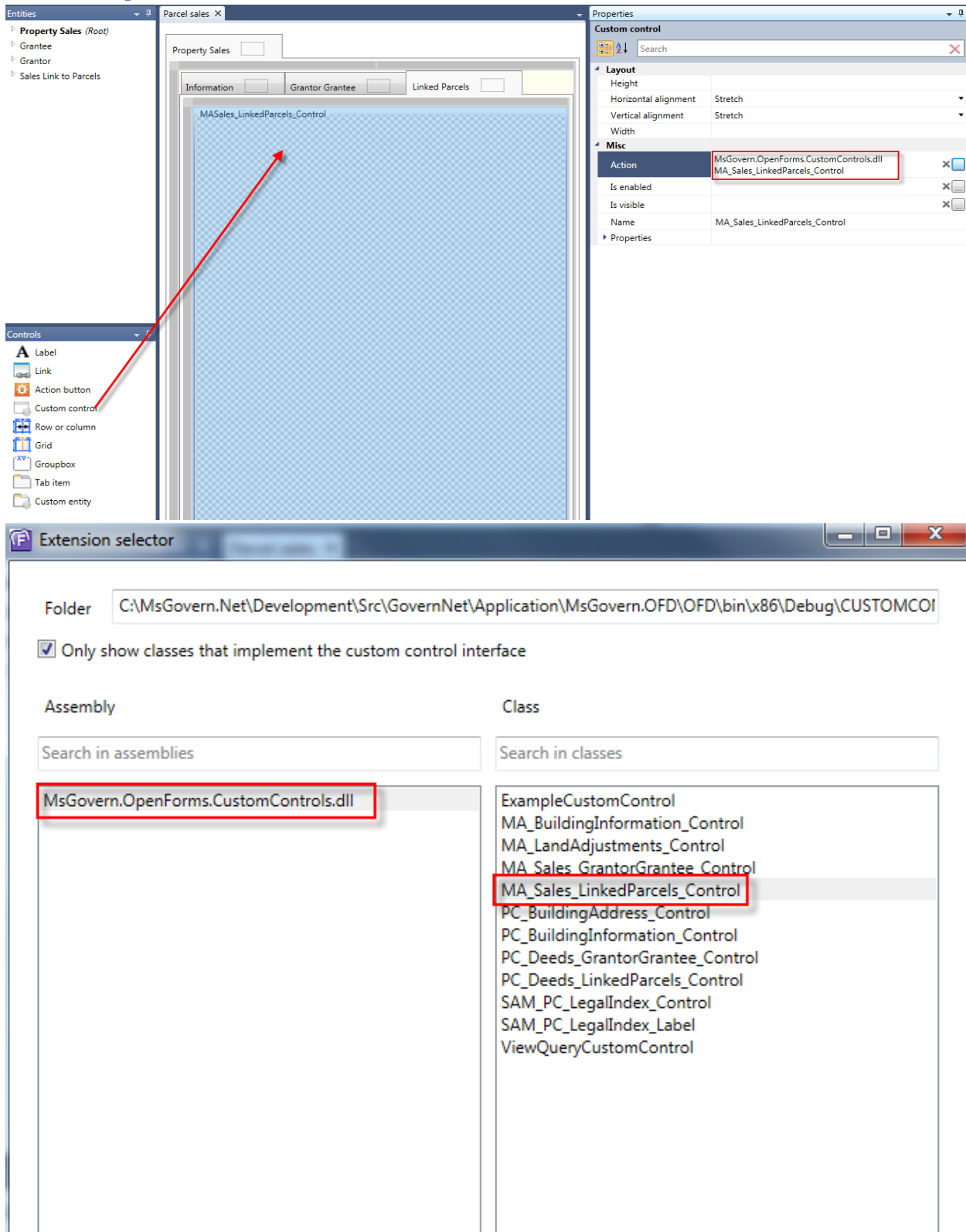
The screenshot shows the MSGovern application interface. On the left, the 'Entities' pane shows a tree structure: Property Sales (Root) > Grantee > Grantor > Sales Link to Parcels. A red arrow points from the 'Custom control' option in the 'Controls' pane to the 'MASales_GrantorGrantee_Control' area in the main form. A red box labeled '1' highlights the 'Custom control' option in the 'Controls' pane. On the right, the 'Properties' pane shows the 'Custom control' properties. A red box labeled '2' highlights the 'Misc' section, which contains the following information:

Property	Value
Action	MsGovern.OpenForms.CustomControls.dll
Name	MA_Sales_GrantorGrantee_Control

The screenshot shows the 'Extension selector' dialog box. The 'Folder' field is set to 'C:\MsGovern.Net\Development\Src\GovernNet\Application\MsGovern.OFD\OFD\bin\x86\Debug\CUSTOMCOI'. The checkbox 'Only show classes that implement the custom control interface' is checked. The 'Assembly' list shows 'MsGovern.OpenForms.CustomControls.dll' selected. The 'Class' list shows 'MA_Sales_GrantorGrantee_Control' selected.

Assembly	Class
MsGovern.OpenForms.CustomControls.dll	ExampleCustomControl
	MA_BuildingInformation_Control
	MA_LandAdjustments_Control
	MA_Sales_GrantorGrantee_Control
	PC_BuildingAddress_Control
	PC_BuildingInformation_Control
	PC_Sales_GrantorGrantee_Control
	SAM_PC_LegalIndex_Control
	SAM_PC_LegalIndex_Label
	ViewQueryCustomControl

Add linked parcels custom control in Sales Information



The screenshot displays the MSGovern application interface. The main window shows the 'Parcel sales' form with tabs for 'Information', 'Grantor Grantee', and 'Linked Parcels'. A custom control, 'MASales_LinkedParcels_Control', is visible in the 'Linked Parcels' tab. A red arrow points from the 'Custom control' button in the 'Controls' pane to the control on the form. Below the form is the 'Extension selector' window, which shows the folder path 'C:\MsGovern.Net\Development\Src\GovernNet\Application\MsGovern.OFD\OFD\bin\x86\Debug\CUSTOMCOI'. The 'Only show classes that implement the custom control interface' checkbox is checked. The 'Assembly' column lists 'MsGovern.OpenForms.CustomControls.dll', and the 'Class' column lists several classes, including 'MA_Sales_LinkedParcels_Control', which is highlighted with a red box.

Extension selector

Folder: C:\MsGovern.Net\Development\Src\GovernNet\Application\MsGovern.OFD\OFD\bin\x86\Debug\CUSTOMCOI

☒ Only show classes that implement the custom control interface

Assembly	Class
Search in assemblies	Search in classes
MsGovern.OpenForms.CustomControls.dll	ExampleCustomControl
	MA_BuildingInformation_Control
	MA_LandAdjustments_Control
	MA_Sales_GrantorGrantee_Control
	MA_Sales_LinkedParcels_Control
	PC_BuildingAddress_Control
	PC_BuildingInformation_Control
	PC_Deeds_GrantorGrantee_Control
	PC_Deeds_LinkedParcels_Control
	SAM_PC_LegalIndex_Control
	SAM_PC_LegalIndex_Label
	ViewQueryCustomControl

Add entity configuration

Entity configuration

Attributes

Adj Reasons
Adjustments
Approved Deed
Cash Equiv Adj
Condition Code
Deed Book
Deed Page
Deed Transferred
Document No
Frozen Id
Instrument
Last Modif Date
Last Modif Date
Last Modif Uid
Last Modif Uid
Master Pid
Notes
Number Parcels
P Id
P Id
Percent Sale
Qc Batch No
Qc Droit Calcule
Qc Droit Minimum
Qc Eae
Qc Exempt
Qc Pct Red Base
Qc Pct Red Droit
Qc Posted Date
Qc Record Posted
Qc Total Tax
Qc Total Tax Ovr
Qc Val Base Droit
Qc Val Base Ovr
Qc Val Eval Unif
Qualification
Sale Date
Sale Id
Sale Id
Sale Price

Filters by system ID

Attribute	System ID	
P Id	parcel id	

Filters by constants

Attribute	Operator	Constant
-----------	----------	----------

Order by

Attribute	Direction	
Sale Id	Descending	

Reposition

Attribute	System ID	
Frozen Id	frozen id	

ID setters

Attribute	System ID	
Sale Id	Sale ID	

OK

Cancel

Display Configuration

Parcel Sales X

Property Sales ☐

Information ☐

Grantor Grantee ☐

Linked Parcel ☐

MASales_GrantorGrantee_Control

Properties

Grid

Search

Debug

Element id 18e1eb85-8399-4657-8190-9e18baa79e6b

Misc

Horizontal scroll bar Disabled

Vertical scroll bar Disabled

Property Sales ☐

Information ☐

Grantor Grantee ☐

Linked Parcel ☐

MASales_GrantorGrantee_Control

Properties

Grid

Search

Debug

Element id c0b29478-d4df-4ba6-b023-4eaa6644b64

Misc

Horizontal scroll bar Disabled

Vertical scroll bar Disabled

Property Sales ☐

Information ☐

Grantor Grantee ☐

Linked Parcel ☐

MASales_GrantorGrantee_Control

Properties

Grid

Search

Debug

Element id

Misc

Unit Proportional

Value 1

Property Sales ☐

Information ☐

Grantor Grantee ☐

Linked Parcel ☐

MASales_LinkedParcels_Control

Properties

Grid

Search

Debug

Element id 5411fb90-07cf-4fea-a10e-3146f2fb7042

Misc

Horizontal scroll bar Disabled

Vertical scroll bar Disabled

Property Sales ☐

Information ☐

Grantor Grantee ☐

Linked Parcel ☐

MASales_LinkedParcels_Control

Properties

Grid

Search

Debug

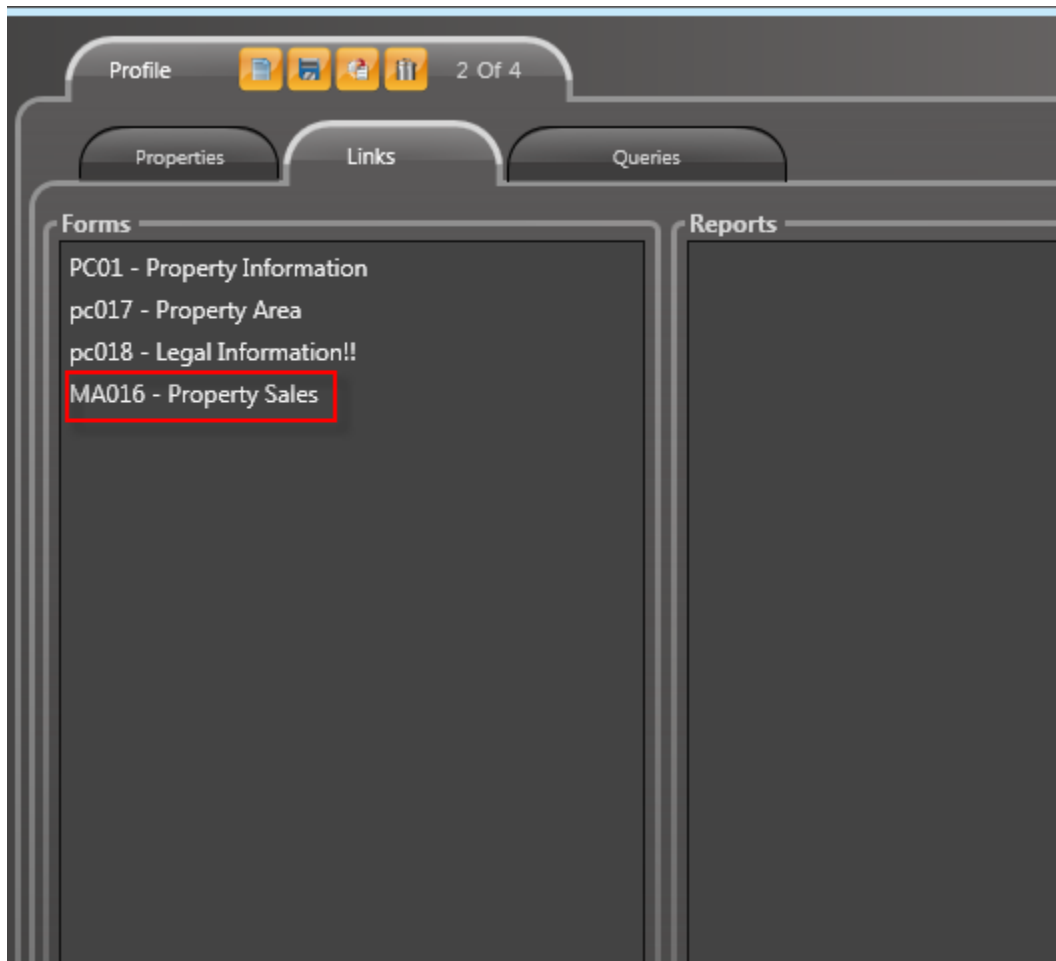
Element id

Misc

Unit Proportional

Value 1

GNA



The screenshot displays the MSGovern GNA interface. At the top, there is a 'Profile' tab with four icons and the text '2 Of 4'. Below this, there are three tabs: 'Properties', 'Links', and 'Queries'. The 'Forms' tab is active, showing a list of forms: 'PC01 - Property Information', 'pc017 - Property Area', 'pc018 - Legal Information!!', and 'MA016 - Property Sales'. The 'MA016 - Property Sales' entry is highlighted with a red rectangular border. To the right of the 'Forms' tab is a 'Reports' tab, which is currently empty.

Forms	Reports
PC01 - Property Information	
pc017 - Property Area	
pc018 - Legal Information!!	
MA016 - Property Sales	

GSM

General		Permissions													
Permissions per application:															
Application		E	Alt. E	V	Alt. V	I	Alt. I	U	Alt. U	D	Alt. D	B	Alt. B	C	Alt. C
	GIS	☒		☒		☒		☒		☒		☒			
	GNA	☒		☒		☒		☒		☒		☒			
	Govern	☒		☒		☒		☒		☒		☒			
	Menu			☒								☒			
	Profiles	☒													
	Cyril UC2013			☒											
	Names and Addresses			☒											
	Property Control			☒											
	External Commands	☒													
	OpenForms	☒													
	Legal Information!!	☒													
	Property Area	☒													
	Property Information	☒													
	Property Sales	☒													
	Queries	☒													
	Reports	☒													
	User Conference 2013			☒											
	Govern Scheduler	☒		☒		☒		☒		☒		☒			
	OpenForms Designer	☒		☒		☒		☒		☒		☒			
	Query tool	☒		☒		☒		☒		☒		☒			
	Validation Tables	☒		☒		☒		☒		☒		☒			

IET

Not applicable

Mobile

Not applicable

Security

Not applicable

Scenario