



Product Release Notes

ARGUS Developer V5.00.000.423

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Release Notes for ARGUS Developer V5.00.000.423
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Introduction

Purpose The purpose of this document is to communicate enhancements, modifications, known problems and ways to work around them for the release of ARGUS Developer V5.00.000.

Scope This document describes the release of ARGUS Developer V5.00.000.

Compatible Platforms and Products This product has been verified to install and operate on the following platforms (or with the following products):

Desktop Operating Systems

- Windows 98 SE (second edition)
- Windows Me
- Windows 2000
- Windows XP
- Windows Vista (limited verification)

System Requirements The following represents minimal supported system requirements for use of ARGUS Developer V5.00.000.

Client PC Requirements

- Memory: At least 256 Mb of RAM
- Hard Drive: At least 60 megabytes of hard disk space
- Processor: 400 MHz Pentium III or equivalent (or faster)
- Display: SuperVGA 1024 x 768 color monitor

Browser Requirement

- Internet Explorer 6.0 or higher
- Firefox 2.0.0.8 or higher

Microsoft Excel Export and Import Requirement

- MS Excel 2002 or higher

While ARGUS endeavors to correct known issues, software is provided "as is" without warranty of any kind, express or implied. In no event shall ARGUS be held liable for any direct, indirect, incidental, special or consequential damages arising out of the use of or inability to use this software.

ARGUS recommends that clients check new versions in a test environment before releasing to their users. ARGUS will provide test licenses to all clients under support who wish to upgrade to the new version.

Known Issues in V5.00.000.423

The following are known issues in this release:

Item	Description	Workaround
17760	VAT on Revenue calculates as +ve receipt rather than cost	None
18679	Construction Loan is contributing when cash is available in Reserve	None
19716	Reserve Account Balance is negative at the end of the cashflow	Try restricting the distribution of profit from the reserve account until the final project cash requirement
20048	Unable to switch off letting cost on renewal of lease	None - the option works on both first term and renewal terms
20500	Debt being called when there is sufficient Reserve balance near the end of project	None
21621	Line entry is duplicated in finance cashflow when using Equity / JV finance	Delete the sources and then re-enter the data
22083	Profit Warning on Appraisal Summary when Project Funded Interest is present	Various reasons for this - see other Document
22470	For a New Project, Export to excel is throwing error message in windows 2000	None
23110	Structured finance not showing all finance structures in Phase Group Box	Ensure that only one Finance Structure has All Phases linked to it
23146	Graphical Analysis - changes made in the Graphical analysis window are not saved	None - reselect the graph type when the window is next opened
23643	Profit Distribution calculations draw on the Reserve cash before it becomes available	Try restricting the distribution of profit from the reserve account until the final project cash requirement
23734	Data Checker reports no land value calculated messages for the wrong phases	These messages can safely be ignored
21318	Appraisal Summary/Proforma Report is refreshed twice when running a single land cost residual	None
23814	Access Violation error in the Report Printer dialog when all three options that control the Assumptions Report are unchecked	Do not uncheck all three of the following options: Add Notes to Assumptions, Add Timescale to Assumptions, Add Default Assumptions to Assumptions
23851	Assumptions for Leasing commission calculated before or after % Deductions are not listed on the report	None

Enhancements and Modifications Introduced V5.00.000.423

Item	Description
7374	Add a Report to print the graphical Timescale and Phasing data
7384	Add a column for Number of Units to the Rent and Sales lists on the Summary/Proforma report
7910	Sensitivity Analysis grid to show differences between cells, rather than absolute amounts
11028	Add GDV to the available KPIs on the Sensitivity Results Table
11183	Add the Project Equity IRR% to the available KPIs on the Sensitivity Results Table
12551	Add the ability to sensitise on Inflation and Growth
13001	Allow Notes to be added for Construction Cost Breakdown entries
15628	Add the ability to terminate contributions from a funding source once its balance has been cleared by an Inter-Source Transaction
16760	Add an extra column to the 'rent area summary' schedule in the 'summary report'
16761	Update headings to area schedule on summary report
16957	Add a new Project Cash Flow report. Show items as a rate/net ft ² , gross ft ² and % of section total
17565	Add a Tax on Profit per funding source for the structured finance profit distributions
18223	Add the Structured Finance Performance Measures report to the list of enhanced reports
18396	Add a new data file format based on XML
18858	Add Phase-level Finance Structures
19069	Add the Return on Equity for all Equity sources to the Summary/Proforma report
19665	Add the ability to automatically allocate infrastructure costs between phases
19668	Add the ability to move the order of phases after they have been set up
19810	Add per 2 month and per quarter to the Multi Unit Sales Distribution options
20027	Add the ability to Insert phases at any point in the list of phases
20118	For Construction Starts - add starts per year
20200	Add a column for Amount/Unit to the Rent & Sales lists on the Summary/Proforma report
20201	Add the ability to include more than one Time stage in the Sensitivity Analysis
20214	Add the ability to choose which Performance Measures appear in the Summary/Proforma Report
20383	Print the Time of Report Generation, in addition to the Date
20399	Add NPV to the available KPIs on the Sensitivity Results Table
20538	Viewing of some screens to be made optional - controlled through system settings
21511	Add the ability for Undrawn Loan Fees to be calculated from a Fixed Loan Amount
22830	Add the Break Even Date and Period to the Results Bar
23766	Add option to delay profit distribution from the Reserve Account until after the final project cash requirement

Defects Fixed in V5.00.000.423

Item	Description
6422	The Appraisal Summary report does not have separate columns for Units and Areas
11307	No way to select a Cost Code file if a project is opened and the embedded Cost Code file cannot be found
11804	Graph type on form graph view not saved between area schedule sessions
12818	Growth set doesn't refresh on the Areas dialog after being added to Growth Schedule
14641	Timing and Distribution window cannot be resized.
14817	Structured Finance - Repayments-Repayment Source field do not hold the data correctly
15322	Contribution Proportion % display not correct for Shortfall Contribution
15941	Assumptions-Interest/Inflation/Growth Set - it is possible to exit without entering names for the Sets
16037	Assumptions - Residual-hiding a Warning message will not allow to leave Assumptions window by clicking OK button
16068	Extended Timing option is available without ticking the checkbox in Data Distribution editor!
16098	Reports-Export to Word - word doc shows Total and Subtotal values are incorrectly displayed
16146	Data Distribution editor incorrectly shows the split curve
16654	When you use "Construction Cost Breakdown Editor", you can't run sensitivity on construction
16757	Global settings in assumption set to Payment Quarterly in advance but the payment cycle can still be set to Annual on individual records
17763	Range Check Error when viewing Appraisal Summary Report
18891	Operated Asset Tab selections are not being maintained in check boxes
18994	Floating point division by zero error in Rent Zones
19024	Tools-Options-Cashflow Show Brief Finance Details option disabled with structured finance
19134	Cash flow Notes Report - Notes are not appearing correctly even if small font is used
19198	Main Desktop not repainted correctly after minimising Developer
19346	Error Message when Locking Data file is incorrect
19354	Not possible to drill down from the Data Checker to Operated Asset definitions
19446	Right click Add new row in cash flow - fixed amount not shown in Amount field in Detailed Editor
19474	Rental income report shows rental income even though there is none
19493	Construction cost breakdown- greyed out areas should not have a white font when you click on them
19520	AV error when cancel from detailed editor having manually edited rows in cashflow
19527	Data distribution- graphs are overlapping
19555	Copy phase causes duplication of area additions links
19572	In Additional Costs, when you click on Repeat Cell, it zeros all cells
19583	Operated Assets - When you have the occupancy rate set to 0%, a value is calculated for a revenue line that is using the occupancy rate
19585	Growth set wrong option selected when you open in latest version from version 3
19622	A copy of Crystal Reports could not be found on this computer. Crystal features will not be available and an error 104 message
19680	Stamp Duty-European profiles, stamp duty is converted to whole integers
19689	Warning - IRR & Promotes - Can't Exit Structured Finance Dialog
19734	There were multiple problems with a project file after converting its Equity/JV data to

Item	Description
	Structured Finance
19765	Repeat cell function wipes out value in Additional Revenue/Cost forms
19796	Interest & Inflation option from Cashflow menu inoperative
19801	Changing phase start date does not display dialog box for user to select how timings are adjusted
19802	Adjust timing option is not working for specific date timed item when project start date is changed
19869	Access Violation in new blank file when click on tools icon below the menu bar
19901	IRR lookback will not calculate when the only contribution is Timed contribution
19937	Date format incorrect in Simple Project Cash Flow Excel export
19983	Combined Yield / YP in Summary are incorrect
20050	Mortgage fee is not printed on the Mortgage Cashflow Report
20058	Cash Flow View Cycle based on Mortgage Dates throws an exception
20105	Excel Range Names are truncated at 31 characters when 255 characters are allowed
20115	Timescale / Phase Group data not loaded the same as version 4.05.001
20123	Operated Assets lines get recreated every time an area is recalculated and written
20128	Earliest Contribution Date is not holding at Project Start Date
20129	Residual Target not calculated for specific data files
20130	Phase groups displayed in a different order than older Developer versions
20131	Some Equity / JV projects are not calculating Interest/Profit etc correctly
20133	Letting Legal Fee has moved from period 23 to period 21
20134	Capitalisation of operated asset differs from version 4.05.001.037 when the Initial Yield method is used
20135	When no file is open the title bar can read "ARGUS Developer - [Untitled] (Read-Only)" - this is nonsense
20141	Mortgage Date property not saved correctly for cash flow Mortgage View Cycle in historic files - causes errors during load
20156	Balancing Account result field shows an amount when it should not.
20157	Difference in development yield calculation between 4.05.001 and 5.00.000
20162	Rent additions- Flowing element does not follow the same distribution as V4.05.001.037
20168	Relations to OA Asset lines can become distorted due to reordering (Ordering fixed for version 5)
20170	Distribution of rent addition differs from version 4.05.001.037
20172	Capitalisation amount differs between versions
20178	Rent distribution incorrect around lease renewals when a first full quarter offset is used
20184	Leasing commissions are appearing twice on the Summary Report
20218	Preview Reports - Application hangs on click over "Preview Report"
20264	Funding Source Cash Flow figures not appearing on Sources and Uses Report
20384	Crystal Reports Not Found message shown each time the Report Printer is opened
20410	Access Violation message shown when clicking on Additional Costs in the Definition Tab
20412	Cashflow lines coded as "Labels" cause problems in certain parts of the program
20455	Sales revenue distribution on SUS/MUS sometimes seems to become unlocked while this is not the users intention
20662	Area Selection dialog is selecting too many units
20707	Access Violation when clicking Data Distribution tool button
20754	Program does not take into account the Inter-Source Contribution resulting in Timed Repayment exceeding the total contribution
20806	Summary Report - Fixed Land price - not showing individual line headings
20896	(Definition)- Exception dialog window is been displayed when trying to remove an area

Item	Description
	after visiting the "Schedule View" and coming back to "Line Detail View"
20985	Width of Columns on Performance Measures tab automatically reduced so that all data can be seen
20999	Excel exports from Enhanced Reports do not have period/year header
21002	Capital repayment proportions of available funds are ignored if contribution is made via inter-source transactions
21021	Total Non recoverable cost not showing in the Cap. Rent form
21093	Access Violation Error when Printing Cash flow notes report
21094	Sources and Uses of Cash do not Balance on the Report for this a specific file
21127	Reports - No alert message is displayed when attempting to export with out selecting any report option
21128	Reports - Date Column Headings are not displayed when are report is exported to Excel
21129	Reports - Font is same for all rows in Excel report
21130	Reports - Cover sheet should be displayed as the first sheet of Excel report
21149	Assumptions for Calculations tool should be hidden from "Project settings" section when all tabs are unchecked on System Configuration
21162	Cash flows of finance sources do not have the correct view cycle on the Sources and Uses Report
21284	Net Rent at Sale amount missing for Tenant on Summary report
21307	Line spacing between some sections is not correct on the Summary Report
21308	Rental Area Summary shows column headings without any detail data to follow
21309	Construction Breakdown prints unnecessary Total on the Summary report
21384	Columns of data overwrite each other in the Summary Report
21430	Reports - End Date column for zero length stages for merged phase is not showing correctly.
21445	Performance Measures - ROE% is not displayed as "Is Infinite" when Peak Financing value is "0" for any particular equity
21467	Capitalized rent- ITZA Definition window- Confirmation window should be displayed.
21470	Copy row distribution % - does not work if you are pasting to a Related row
21472	Capitalized rent- Operated Assets Editor- Error message should be displayed "The category name "ARGUS" cannot occur more than once, please change the name".
21473	Configure Results Bar- Able to set negative value for result field width
21474	Save Options - "Automatic save every" field is not throwing error message when out of range values are entered
21480	Capitalized rent- Operated Assets editor window- Operated Asset cost section selection- Previously selected section should be checked and rest should be unchecked.
21481	Capitalized rent- Operated Assets Editor- Operated asset category selection window- Select any section and click "OK" and reopen "Operated asset category selection" observed that selected item is unchecked and remaining items checked.
21482	Time Scale and Phasing - "Save changes and Exit" button is not saving the changes.
21483	Time Scale and Phasing - Confirmation window is not being displayed when "Cancel changes and Exit" is clicked.
21485	Access key "Ctrl+4" does not affect the layout of the data fields on the Definition Tab
21486	Error message is displayed on performing "Copy Area Schedule" action
21489	Earliest Contribution Date dialog has disabled OK button
21497	Assumptions For Calculations -> Interest Sets/PR sets / Inflation/Escalation -> Tool tips are not displayed for "+" and "-" tools
21511	Undrawn Loan fee not calculating correctly when calculated off Contribution Shortfall only
21525	General Options - "Show Gray Background on Merged fields" field is not working.
21527	Cost Editor - Error message is displayed incorrectly when an Invalid amount is entered

Item	Description
	for 'Rate/Parking Stall' type in Construction Cost Breakdown Editor window.
21528	Cost Editor - Error message is not appearing when an Invalid amount is entered for 'Fixed amount' type in Statutory/Municipal Editor Window
21545	Loan Fee Timing Validation when the Timescale is adjusted
21582	Cost Editor - Error message is displayed incorrectly when an Invalid amount is entered for 'Rate/Parking Stall' type in Construction Cost Breakdown Editor window.
21584	Capitalized Rent- Copy to another schedule- "The yield%% must be 0" error message is displayed.
21585	Structured Finance window -> "Repayments" tab -> UI of check box under "Include Fees" column for "Construction Loan" row in the Grid, is not disabled
21586	Structured Finance window -> "Repayments" tab -> selected source of funds should be removed from dropdown under "Repayment Source" column, if any Interest/PR set is applied for that source of funds from "Financing" tab
21588	Error messages are displayed on while performing Copy Entire record to another schedule (capitalized rent).
21589	'Round Sales Amount' option functionality is not applied appropriately while applying 'Convert to metric/imperial' option.
21590	Custom column area selections are not properly reflected on user interface if view switch occurs after savings the custom selections
21594	Single Unit Sales -> "Cost/unit" is not calculated correctly
21595	Single unit Sales ->Sales/unit is not calculated correctly
21604	Maximum Cost Per Car Parking Space is not the same in different parts of the system
21622	Letting fee calculated off net rent (after deduction for head rent) if lease commences at the very end of the cashflow.
21636	Structured Finance window -> "Finance Fees" tab -> "Warning" window is been displayed when click on "Ellipses" button next to text box under "End Date" column, but date is not adjusted
21637	"Assumptions and calculation" tool bar options functions same as "Inflation/Escalation" tool bar option.
21638	"Single unit Sales" value is different when "Copy current area to another schedule" option is performed on "Single unit sales" area modules.
21639	Project proforma options- Cost per Net ft ² line is not displayed when the corresponding option is checked
21686	Reports showing an incorrect number of columns for some sections when Period 0 is showing
21687	Summary report shows incorrect number of Units in Rental Area Summary
21694	Incorrect error message is displayed when "Export to Excel" option is clicked on cash flow screen and the number of periods in the cash flow exceeds Excel's maximum column limit
21696	Cash Flow - Zero value cell properties is not showing heading label correctly.
21697	Cash Flow - Inflation field in Row properties window is always showing as "Inflation/Escalation Ignored"
21828	Development yield % are not applied as per the % entered in Assumptions for Calculation window
21889	VAT rate for Rent flow and capitalised value for an area cannot be set to different rates
22001	Leasing Commissions - Delete Profile option is enabled when No Profiles are added
22035	Toggling the 'Allow Negative sales' option On and then OFF pops an invalid error popup and also Forces the user to Cancel the changes
22061	Multi Unit sales- "Distribution Months" field is editable when clicked for the first time.
22062	Statutory/Municipal Editor - Deselect All icon not working in Area Selection window.

Item	Description
22063	EUR Version should not be valuing Cap Rent Deductions that have been entered in a USA version
22066	Data distribution allows editing of lines that have been locked
22084	Export to Val-Cap is removing the Profit from the final period of Receipts
22118	'Export to Excel' option should be added under the print menu in the Report Printer dialog
22128	Negative Land not treated correctly on the Summary Report
22207	Stamp duty is not changing if you switch currencies
22339	Sales Revenue and Development Costs are not exported through reXML
22369	Construction Breakdown Costs are not included in the Construction Costs field on Results Bar
22370	Amounts in Result Bar Fields do not include any Inflation
22373	Cost Breakdown graph shows uninflated amounts
22397	Advanced Cashflow Grouping dialog can be Minimised
22411	The Total Revenue % in the Project Cashflow Report shows > 100%
22438	Tab order is not functioning properly in "Project Start Date has been changed" window
22440	No alert message is displayed when cancelling the "Currency List" dialog after making changes
22465	System Configuration - Exception is occurring after removing a configuration.
22709	Notes and Images- Confirm window is not displayed when the Cancel button is clicked
22710	Currency- Alert message should be displayed when Currency name and symbol are left blank
22713	YP Factor for Operated assets is not displayed correctly in the Cap Rent form
22862	Operated Assets - Warning message is displayed when saving the Department Category dialog
22863	Operated Assets - 'Fill Down' menu option is not displaying in the Edit menu of Variable Rates Editor.
22894	Profit Participation line item not shown on Funding Source Cash Flow Report unless consolidated Cash Flow view option is used
22913	Single Unit Sales- Appropriate error message is not displayed
22977	The 'Include Fees' on the Structured Finance Repayments tab does not affect the calculations
23003	Cancelling the Timescale & Phasing dialog changes the stage start anchoring
23061	Single/Multi/Unit/Capitalized rent- "Paste in to area schedule" menu item is in enabled mode .
23090	Period Total for IRR line showing incorrect period amount
23262	Performance Measures Report prints as if in Portrait Mode when it should be in Landscape
23264	Inter-source contributions do not show up in the Auto Contribution column in Performance Measures
23353	Traditional Unit Sales do not populate the Actual Completions unit row in the cash flow
23355	Project Funded Interest adjustments are not calculated for a Source when the Project Reserve funds the interest
23364	Leasing Commissions are calculated AFTER the effect of Vacancy Costs, not BEFORE
23370	Inter Source Transaction - Contribution partner's Loan Fee doesn't appear when using % of Outstanding Balance
23437	Cancelling the Assumptions dialog changes the project results
23445	Stepped rent profiles-Access violation error message is displayed when deleting the profile.
23446	Stepped Rent profile - Add New step-->Access violation error message is displayed.
23450	Leasing Commissions - Previously displayed error message is displayed.

Item	Description
23451	Leasing Commissions - Access Violation message after entering out of range values
23596	Loan Fee Calculation not including any Inter-source Contributions
23597	Loan Fee Calculation is not calculating correctly when based on Capital & Interest
23598	Calculation of Outstanding Balance for Inter-source Contribution does not include Fixed Timed Repayments
23619	The Condensed Summary report is missing some items from the Revenue Section
23680	Timed Contributions are not triggering the placing of Loan Fees in the Cash Flow
23766	Profit Distributed from the Reserve Account can overdraw the account
23821	Rent Free Costs were included twice on the Condensed Summary/Proforma Report for some project files