

Product brochure

Car park management for commercial property, owned outright.

Plate recognition at every lane, season parking billed from the lease, and every ringgit settled into the property's own account. No concession, no revenue share, no cash on site.

Cashless lanes	The plate is the ticket. Public vehicles pay by plate or QR.
Season parking from the lease	Billed as one line on the tenant's rent invoice.
Settled to your account	Host to host with the bank, reconciled automatically.
Owned outright	The software, the equipment and the data stay with the property.

What it does

Cashless lanes

The camera reads the plate, the display talks to the driver and the barrier lifts. Season, tenant and booked vehicles never stop, and public vehicles pay by plate or QR.

Plate recognition at every lane	Every entry and exit lane has a camera, a driver display and a barrier, driven by an asasii LPR controller. The plate is the ticket, so there is nothing to take, keep or lose. Season, tenant and booked vehicles are recognised and let through. Every stay is a session with its plate, entry and exit images and timeline. The display talks to the driver at the barrier.
Pay by plate or QR	Public vehicles pay by plate from the phone, the pay station or a merchant counter, or by QR at the exit without leaving the car. From the phone, the pay station or a merchant counter. By QR at the exit, without leaving the car. Receipts and e-invoices kept on the driver's account.
The lane keeps working through a network drop	The lane controller keeps a persistent session with the platform and continues to read plates, drive the display and open the barrier for recognised vehicles on its own. When the line returns it syncs every session it handled. Recognised vehicles keep moving while the line is down. Every session handled offline syncs when the line returns. Nothing at the lane depends on a single server being up.
What a lane needs	An asasii LPR controller and a barrier the controller can drive. Most existing high-speed barriers qualify, so the barriers the property has usually stay. The lane survey in the proposal lists which do and which do not.

Season and tenant parking

Allotments come from the lease, extra vehicles are approved by the property, and parking is billed as one line on the tenant's rent invoice, e-invoiced under the property's tax number.

Season parking from the lease	Each tenancy carries an allotment derived from its lettable area. Registered plates up to the allotment are recognised at the lane, and extra vehicles are charged at the season rate once the property approves them. Allotments derived from each tenancy's lettable area. Extra vehicles approved by the property and billed. One line on the tenant's regular invoice, e-invoiced through MyInvois.
Tenant validation	A tenant validates its visitors' parking against the company account, manages its staff plates and reads its own statement, all on the property's brand. Validate a visitor's parking against the company account. Manage staff plates up to the allotment. Read the tenant's own statement.
The driver's account	A driver's account shows what is parked now, the season pass and this month's spend, with every receipt and e-invoice kept on it. Pay by plate, with a validation code when there is one. Receipts and e-invoices kept on the account. Season passes renewed and vehicles changed without a visit to the office.

Operations console

Inside now, held at barrier, open exceptions, lanes online, read rate and collections on one screen, with every exception showing its lane, its cause and how long it has waited.

Every lane, live	Live occupancy, entries and exits by hour, open exceptions and level availability, with a live view of every lane and barrier. Inside now and held at barrier. Lanes online and the read rate. Collections so far today.
Exceptions, by severity	Barrier faults and held vehicles are queued by severity, with resolution codes. Each exception shows its lane, its cause and how long it has waited. Raise a barrier, waive a fee or resolve an exception. Every action recorded with a reason. Every entry and exit lane with its device status.
A timeline for every vehicle	A single parking session shows the entry and exit images, the plate, the rate, the timeline and the payment state. Sessions, validations and payments for every vehicle. From entry to exit, in order.

Management console

Month to date against last month, tenant receivables, link requests and approvals waiting on the property, and a rate simulator that replays a draft tariff against real sessions before anyone signs it.

Month to date	Collections, occupancy, uncollected, receivables and the decisions waiting on the property, month to date against last month, per site or across the group.
Tenants and allotments	Every tenancy with its allotment, registered vehicles, extra vehicles and outstanding balance. Extra vehicles are approved and billed from here.
Receivables and recovery	Outstanding, current and overdue invoices by tenant, with reminders and credit notes. Disputes and recovery carry the tenant's statement.

Rate simulator	A draft rate card replayed against live stays, showing revenue by month and who pays more, before anyone signs it.
Bookings	Bookings for events and visitors, closed on exit.

Payments and settlement

Collections settle host to host with the acquiring bank into the account the property nominates, and the platform reconciles them to the bank statement automatically. There is no cash anywhere in the system.

Settled to the property's account	Host to host with the acquiring bank, settled to the account the property nominates. No operator in between and no revenue share. The property's own acquiring bank. Settled to the account the property nominates. No cash on site.
Reconciled automatically	The platform matches the bank statement to sessions automatically, and finance reads a reconciled report.
Card data stays with the acquirer	Card data is taken by the acquirer's terminals and gateway and never touches the platform, so the property's PCI scope stays where it already is.
MyInvois e-invoicing	Season parking appears as a line on the tenant's regular invoice, e-invoiced under the property's tax number. Drivers keep their receipts and e-invoices on their account.

IT and device estate

Every camera, barrier, pay station and gateway with firmware, heartbeat and status, firmware campaigns from the console, and a group view of collections, margin and receivables across the portfolio.

The device estate	Every device across the estate with its firmware version, heartbeat and status, and firmware campaigns run from the console.
Platform health	Lane availability, LPR read rate, API latency, gate events and open incidents, with the dependencies behind them.
Continuity and security	Primary and standby environments, recovery objectives, what keeps working offline and the drill results, with sign-in, roles and retention set from the same console. Single sign-on with the property's identity provider. MFA on every console. A tested business continuity plan.
The group portfolio	Collections, margin, receivables and locations, live across every property. A second property joins with its own lanes and account on the same platform.

Industries

Shopping malls	Visitors pay by plate or QR, tenants' staff park on allotments from the lease, tenants validate their visitors, and events are booked and closed on exit, with every ringgit settled to the mall's own account.
-----------------------	---

Office towers	Tenants' season parking comes from the lease and lands as one line on the rent invoice, visitors are validated by the tenant they came to see, and the building's systems read from a documented API.
Mixed-use developments	Public visitors, retail tenants and office tenants share one car park, each recognised by plate and billed the right way, with a rate simulator for the tariff and one view for the property.
Property groups	Every property on one platform, each with its own lanes and its own account, a group view of collections, margin and receivables, and one device estate for IT.

A day at the car park on asasii parking

07:30 The first season holder	The lane reads the plate and the barrier lifts. Season, tenant and booked vehicles never stop.
09:15 A visitor drives in	The plate is the ticket, so there is nothing to take, keep or lose at the entry barrier.
10:40 A tenant validates a visitor	The tenant validates the visitor's parking against the company account.
12:05 A barrier fault	The exception queues by severity on the operations console, with its lane, its cause and how long it has waited.
14:20 The line drops	The lane controller keeps reading plates and lifting the barrier for recognised vehicles, and syncs every session when the line returns.
17:45 The evening exit	Visitors pay by plate or QR without leaving the car. Four in ten vehicles never stop at the barrier.
Next day Collections reconciled	Settled host to host into the property's account and matched to the bank statement automatically.
Month end Season parking billed	One line on each tenant's rent invoice, e-invoiced through MyInvois under the property's tax number.

Ownership, not a concession

The property buys a system and keeps everything it produces. idataraya is paid to build, customise and maintain the platform, not a share of what the car park earns.

	A concession	asasii parking
Who keeps the collections	The operator, less a share to the property	The property, settled to its own account
Who owns the software and equipment	The operator, removed when the contract ends	The property, from day one

Who owns the data	The operator, a report on request	The property, export is a button
Where it runs	The operator's systems	The property's own environment
Tenant parking	A separate arrangement, separately billed	From the lease, on the rent invoice
What it costs	A percentage of revenue for the life of the contract	A system, plus a yearly fee with defined response times
Adding a site	A new negotiation	Its own lanes and account on the same platform

Security and Malaysian compliance

MyInvois e-invoicing	Season parking e-invoiced under the property's tax number.
PDPA 2010	Plate images and personal data stay in the property's own environment.
PCI DSS	Card data stays with the acquirer and never touches the platform.
Single sign-on and MFA	On every console, with roles scoped by site and function.
Audit trail	Every action recorded with the previous value and kept for seven years.
Integration	A documented API for sessions, passes and settlements.

Services

Site survey and proposal	Send the site, the lane count and the tenancy schedule. An engineer visits the site, surveys what is there today and comes back with a lane plan, a device list and a proposal. The lane survey lists which barriers qualify.
Installation in your environment	asasii parking runs in the property's own cloud account or data centre. idataraya installs it, hardens it and keeps it current, and the property's team holds the keys, the backups and the data.
Support and maintenance	One team looks after the platform and the lanes for the life of the agreement. Severity-based response times, measured monthly. Continuous monitoring from within the property's environment. A drilled backup and restore. A technician on site within the agreed window when hardware fails. Spare devices held for the site and preventive maintenance visits.
The yearly agreement	Software updates, the customisations made for you, monitoring, severity-based response and restoration targets, preventive maintenance visits, spare devices held for the site and on-site attendance within the agreed window. Hosting stays with you. It is a fee, not a share of collections.

Talk to our team

Send us the site, the lane count and the tenancy schedule. An engineer replies with a lane plan, a device list and a proposal.

Send us	The site and its address, The lane count, The tenancy schedule
You get back	A lane plan, A device list, A proposal
Email	info@idataraya.com
Website	parking.asasii.com/contact/

asasii parking 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 · parking.asasii.com