DATCHE
Expert Business Solutions

DBS One

FOR PROPERTY DEVELOPERS & CONSTRUCTION

PROJECT CONTROL. CONNECTED TO YOUR BOOKS.

Every site.
Every commitment.
The cost to finish.

Bring project budgets, purchasing, site materials and finance into one system — so the next decision starts with numbers your team can explain.



ILLUSTRATIVE DEVELOPMENT · NOT A CLIENT PROJECT

Built in Cebu. Supported by DATCHE.

For developers, owner-builders and construction teams.

Book a walkthrough ↗

THE HEAD-OFFICE QUESTION

What will this development **actually cost to finish?**

Spending to date is only part of the answer. Materials on site, approved orders and the remaining work all matter.

Illustrative project review — Sample figures · ₱ millions

Current budget	Posted cost	Forecast final cost	Forecast over budget
120.0	46.0	126.0	6.0

Cost still ahead	Amount	What it tells you
Materials held on site	₱12.0M	Received, but not yet consumed
Approved unreceived purchasing	₱18.0M	Orders still to arrive
Uncommitted remaining estimate	₱50.0M	Work still needing a cost allowance

`₱46M + ₱12M + ₱18M + ₱50M = ₱126M forecast`

See the exposure sooner

Review committed purchasing alongside actual costs before invoices make an overrun obvious.

Ask a better next question

Which package changed, what remains to buy, and who needs to update the estimate?

A USEFUL FORECAST HAS A BOUNDARY

DBS One shows a forecast as unestablished when required remaining estimates are missing. Missing information should start a conversation.

ONE OPERATING RECORD

The site and the accountant **should recognise the same transaction.**

A delivery should not have to be typed into a site spreadsheet, a stock file and an accounting system before everybody agrees.

01

Plan the work

Set up the project, sites, work packages, baseline budget and bill of quantities.

02

Buy and receive

Use the shared purchasing and inventory records. Identify which site and work the materials belong to.

03

Record what was used

A posted use or waste event carries its quantity, FIFO cost, work-package evidence and balanced journal together.

04

Review the position

See actual costs, site inventory, approved unreceived purchasing and the latest remaining estimate in the project view.

THE DBS ONE DIFFERENCE

Construction extends the existing purchasing, inventory and books. Each material posting updates stock and accounting together. If posting fails, neither side is left half-saved.

BUDGET & BILL OF QUANTITIES

Start with a plan **you can compare against.**

Break a development into work packages that your quantity surveyor, purchasing team and finance team can recognise.

Work package	BOQ example	Review question
Site preparation	Excavation and backfill	Is the scope still the approved scope?
Foundations	Concrete and reinforcing steel	How does the current quantity compare?
Building envelope	Blocks, waterproofing and finishes	What changed after the baseline?
Services & external works	Electrical, drainage and roads	Is the remaining estimate complete?

Illustrative structure. Your team supplies the actual package names, quantities and rates.

Keep the starting point

Retain the baseline so a revised plan does not erase the original basis for comparison.

Keep revisions explainable

BOQ revisions, variations and dated estimates preserve the context behind today’s figures.

Use your vocabulary

Organise work by the packages and sites your teams already manage.

Make the unknown visible

An incomplete estimate stays a follow-up item. It does not become a zero-cost assumption.

FROM COST CODE TO CONVERSATION

Use the package as the meeting point for scope, quantity, purchasing, progress and forecast review.

FORECAST AT COMPLETION

Four parts.
One explainable forecast.

A useful completion forecast includes what has happened, what is already on site, what is on order and what is still uncommitted.

01 **Actual posted cost**

Costs already recorded against the project.

02 **On-site inventory**

Materials held for work still to be done.

03 **Approved unreceived purchasing**

The outstanding purchase exposure.

04 **Latest uncommitted remaining estimate**

The remaining work outside those amounts.

= **Forecast final cost**

Compare with the current project budget.

Avoid counting the same work twice

The uncommitted estimate must exclude costs already represented by actuals, stock and outstanding purchasing.

Keep it current

Dated package estimates make the forecast a review process, with a clear owner and business date.

THE QUESTION TO BRING TO THE WALKTHROUGH

“Can we trace this forecast back to the costs, stock, orders and estimates that make it up?” We will show that path.

PURCHASING & SITE RECEIVING

Know what is on order **before it reaches the gate.**

A purchase order is part of the project's exposure. A delivery is part of its stock position. Keep both visible.

01 **Request and approve**

Use the shared purchasing workflow and configured approvals for your organisation.

02 **Order against the right context**

Link purchase lines to the project's work and site so outstanding purchasing can contribute to the forecast.

03 **Receive at the site**

Record the goods that actually arrive. Materials remain inventory until their consumption is recorded.

04 **Follow the document chain**

Use the shared purchase, receipt, supplier-bill and payable records to investigate differences.

For purchasing

See the order and receiving context without maintaining a separate construction stock master.

For finance

Keep supplier balances and accounting on the same core records used by the project team.

A PRACTICAL FIRST DEMONSTRATION

Bring one purchase order, its delivery receipt and the supplier invoice. We will agree the workflow, then show where each record belongs.

SITE MATERIALS & WASTAGE

Delivered is not the same **as used.**

The distinction matters when one site is holding materials while another package is already over its allowance.

Receive → Materials arrive at the site.

Hold → They remain inventory.

Use / waste → Record the event against the work.

Cost → FIFO value reaches the project books.

Record	Operational effect	Financial evidence
Material use	Reduces site stock	Carries the actual FIFO issue cost
Material waste	Makes the lost quantity visible	Retains its cost and project context
Whole-event correction	Restores the original quantities	Reverses the original carried cost
Corrected reissue	Records the intended quantity	Leaves the original event traceable

One save, connected evidence

Stock movement, project cost, journal and work-package evidence commit together.

An error has a recovery path

Correct the whole event, then reissue the right quantity. The original evidence remains visible.

A STOCK BALANCE YOU CAN INVESTIGATE

Follow an issue to its source event rather than accepting a number that was manually adjusted to fit.

VARIATIONS & REVISED SCOPE

A changed scope needs **a visible cost story.**

The latest budget should tell you what changed, while the baseline still tells you where you started.

Baseline budget		Recorded variation		Revised budget
₱100M	+	₱8M	=	₱108M

Illustrative arithmetic, not a client variation or a savings claim.

01 **Retain the baseline**

Preserve the original budget and work breakdown as the comparison point.

02 **Record the variation**

Keep changed scope and its budget effect within the project's retained history.

03 **Revisit quantities and remaining work**

Update the BOQ revision and dated remaining estimate where the change affects them.

04 **Review the effect**

Compare the revised budget with the forecast and inspect the packages responsible for the difference.

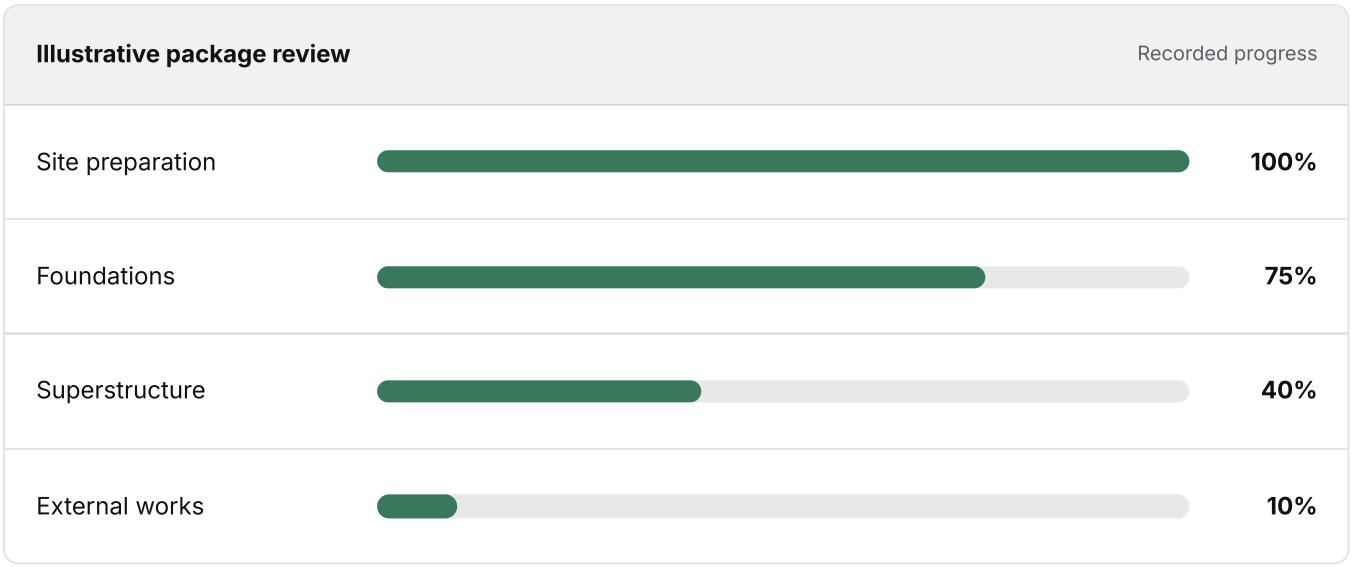
KEEP COMMERCIAL AUTHORITY EXPLICIT

Your organisation's approval and contract-certification requirements are agreed during discovery. Recording a project variation does not by itself certify a contractor's payment claim.

SCHEDULES & PROGRESS

Put the progress update **beside the cost conversation.**

Retain package dates, predecessor links and measured progress so the review has a common work breakdown.



For the project team

Review the recorded sequence, planned dates and measured progress in the context of the same packages used for cost review.

For head office

Ask whether the forecast still covers the work ahead, rather than treating a progress percentage as proof of budget health.

For finance

Physical progress does not automatically post revenue. Commercial billing and accounting remain separate decisions.

For the weekly review

Ask which package moved, which date changed and whose remaining estimate needs refreshing.

FIT WITH YOUR PLANNING TOOLS

Bring your existing programme. We will establish how the package schedule should sit alongside it; critical-path optimisation and BIM coordination are separate requirements.

FINANCE & PROJECT REPORTING

Project decisions. **Accounting evidence.**

Construction costs need to reconcile with the books your finance team is responsible for.

Site

Material event

Quantity · item · package

Inventory

FIFO carried cost

Source layers · stock movement

Finance

Balanced journal

Posting date · account · evidence

Owner-built development

Use the configured project expense or capital account. Agree the accounting treatment with your finance team.

Contract work

Compare the forecast against the recorded contract where that is the appropriate commercial basis.

Existing financial workflows

Use the shared invoicing, collections, supplier-payable and ledger capabilities where they fit the agreed process.

Reports you can take away

The construction project report is available in PDF and Excel, with the underlying project context retained.

ILLUSTRATIVE MATERIAL ISSUE

10 units × ₱250 FIFO cost

₱2,500 stock value moves to the project's configured cost account.

The quantity, carried cost and posting refer to the same event.

A DEVELOPER'S REVENUE NEEDS ITS OWN DESIGN

Unit sales, buyer instalments, financing takeout and revenue recognition must be reviewed against your actual contracts and accounting policy. They are not implied by a construction cost report.

PEOPLE & CONTROL

The right people. **The right sites and actions.**

Give teams access to their work while keeping financial detail and business actions under configured permissions.

Team	What to establish	What to demonstrate
Head office / finance	Project and financial visibility	Trace a cost and export the report
Project management	Assigned sites and project duties	Review packages, changes and estimates
Warehouse / site stores	Material responsibilities	Record quantities with restricted cost visibility
Purchasing	Ordering and approval responsibilities	Follow an order through receiving

Site boundaries

Project access follows the person's current business membership and assigned-site access.

Cost visibility

Warehouse and finance views can differ. Access to materials does not need to reveal financial detail.

Action boundaries

Reading a project does not automatically confer authority to issue materials or change financial records.

Retained history

Posted evidence and corrections remain traceable. A correction does not silently erase the original event.

TEST THE ACTUAL PEOPLE

In the pilot, sign in as the people who will use the system and confirm the work they can perform and the information they can see. Check each person's actual access.

REPORTS, DOCUMENTS & AI

Less assembling. **More answering.**

Start with a project report you can inspect. Add document capture and the assistant where they fit your team's work.

A BETTER PROJECT REVIEW

"Show me the forecast, then show me what it is made of."

Review actual posted cost, site inventory, outstanding approved purchasing and the remaining estimate. Export the project report when the next person needs a file.

Reports first

Construction project reporting brings the cost components together, with PDF and Excel downloads.

Document capture

Bring sample invoices and delivery receipts to test the existing document-intelligence workflow. Review extracted fields before posting.

A scoped assistant

Construction project data is available to the assistant under the signed-in user's access. Agree the questions and verify the answers during the pilot.

Evidence before an answer

Use the records behind the figure to check the answer. Agree the questions and expected results during the pilot.

TRY IT ON YOUR OWN PAPER

Choose a small, agreed sample. Compare the captured fields and resulting records with your source documents before expanding the workflow.

FIT WITH THE SYSTEMS YOU RUN

Begin where the value is. **Keep the wider scope explicit.**

A developer may have separate sales, engineering, finance and property-management systems. Map those boundaries before proposing a replacement.

Requirement	How we approach it
Project costs, materials and purchasing	Demonstrate the connected DBS One construction workflow.
Existing accounting or procurement system	Review ownership, migration and the available API, file or database interface.
Property sales and buyer collections	Discover unit inventory, reservation, instalment and financing requirements separately.
Engineering and specialist planning	Agree the role of your BIM, drawing and critical-path tools.
Subcontractor payment certification	Review valuations, retention, advances and approval requirements before scope is promised.
Banks, government and external services	Confirm actual interfaces and required approvals for each connection.

Your current systems	Agreed records, interfaces and ownership	DBS One project workflow

A FOCUSED ENTRY POINT

A project-cost and materials pilot can establish fit without presuming a group-wide system replacement. The integration and rollout proposal follows the agreed system map.

A FIRST PROJECT YOU CAN JUDGE

Prove it on one project. **Then decide how far to roll out.**

Agree the result before configuration begins. Use a bounded sample with a baseline you can measure.

01

Agree the measures

Measure time to prepare the project cost review, unreconciled material differences and unexplained forecast gaps.

02

Map the records

Choose one project, its sites, work packages, BOQ, budget, suppliers and opening position.

03

Run the workflow

Walk through an order, receiving, material use, a correction, a variation and an updated remaining estimate.

04

Reconcile and decide

Trace stock and cost to their evidence. Check the finance and site views, then sign off the next rollout phase.

Bring a small working pack

A BOQ or cost plan, current project review, PO, delivery receipt, invoice and schedule extract.

Put the owners in the room

Project management or QS, purchasing, site stores, finance and the person who owns the current systems.

DATES BELONG IN THE PROPOSAL

The implementation schedule follows the agreed companies, projects, data and integrations. We put the scope, responsibilities and target go-live date in writing.

COMMERCIAL MODEL

An implementation fee. **Then monthly maintenance.**

A written scope and a clear recurring fee. No software licence charge and no per-user pricing.

ONCE

Implementation

Company and project setup, opening records, agreed connections and training, scoped to the work you want to bring live.

MONTHLY

Maintenance

Hosting, support, updates and changes within the agreed service terms. The proposal defines the scope and responsibilities.

Compare the full three years	Ask for it in writing
Initial setup	Implementation, data take-on, training and integration scope
Recurring charges	36 months of maintenance and any external-service costs
Growth	More people, projects, sites and companies
Change and support	Included work, service terms and any dependencies
Exit	Open-format data export and handover arrangements

Unlimited users

Include the people responsible for the work, rather than rationing logins by seat price.

A proposal for your scope

A clear commercial proposal follows the review of your companies, projects, data and integration needs.

ONE ACCOUNTABLE TEAM

DATCHE builds, implements and supports DBS One from Cebu. Review the scope directly with the people responsible for delivery.

SEE IT WITH YOUR TEAM

Bring one project.
Leave with a clearer answer.

A focused walkthrough for finance, project management, purchasing and site stores.

THE WALKTHROUGH

Budget → order → receipt → material use → project cost → forecast

Follow one connected flow, inspect the evidence and see what changes when a quantity or estimate changes.

Book your project walkthrough ↗

What you should be able to judge

Does the workflow fit your operation? Can your team explain the forecast? Can finance trace the cost?

What happens next

We document the fit, any gaps, the integration boundaries, the implementation scope and the commercial proposal.

DATCHE
Expert Business Solutions

Built in Cebu. Here when you need us.

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Diagrams and figures are illustrative; they do not depict a client, a live project or achieved savings. Construction capabilities reflect the released DBS One workflow. External integrations, statutory registrations and specialist requirements are confirmed for the agreed scope.

Industry context: Procore, Construction Cost Reporting; Autodesk, Construction Cost Management. These sources inform the workflow discussion; they do not endorse DBS One.