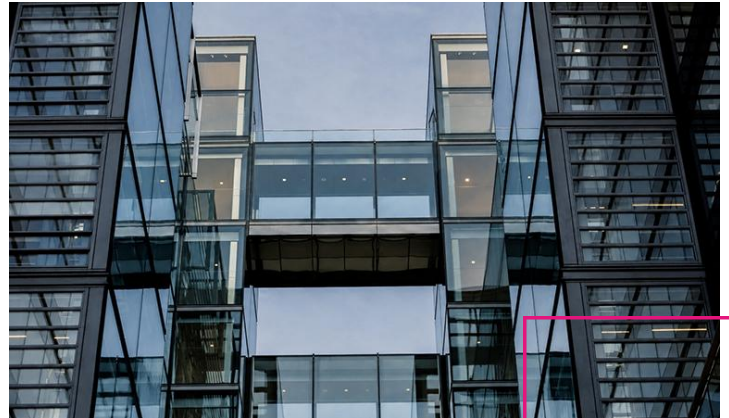


Access Migration by fecher GL Software Solutions' Access-Based Solution Becomes a Modern Web Application

Application modernization with fecher positions the iRES+ property management system for long-term strategic success

For many years, iRES+ has been a specialized solution for technical property management. It is used by property managers, some of whom manage hundreds of commercial properties. Originally developed as a pragmatic in-house solution based on Microsoft Access and SQL Server, the software had steadily grown in scope and functionality since 2010 and become firmly established in the market. However, its underlying technology was increasingly reaching its limits. To secure the product's future, GL Software Solutions decided to undertake a comprehensive technology transformation: moving away from an Access front end and toward a modern web architecture based on .NET. With fecher, the company found a partner specializing in precisely this type of complex application modernization. What followed was a structured, tool-based, and highly collaborative software migration project that has prepared iRES+ for the years ahead.

When Michael Greis and David Loraj founded GL Software Solutions, they had a clear objective: they wanted to develop software that precisely met the needs of property managers. Drawing on their many years of experience in technical property management, they were very familiar with the software solutions available on the market and were disappointed by what they found.



Commercial properties in focus: iRES+ was developed specifically for technical property management and helps property managers oversee large real estate portfolios.

Most systems seemed cumbersome, impractical, and overloaded, and none supported day-to-day operations in the way they themselves needed. Their own solution was therefore designed to be focused, structured, and developed with deep industry expertise. Microsoft Access offered a low barrier to entry, quick results, and the ability to implement ideas directly, even without a traditional software development background.

The company quickly attracted well-known customers for its new software solution. After several years in the market, iRES+ had become firmly established and was being used to manage several hundred commercial properties across the country. "For GL Software Solutions, iRES+ is not just

another product. The software is at the heart of our company and a key component of our business success,” emphasizes Michael Greis, Managing Director and shareholder. However, the existing technology foundation—an Access front end and a SQL Server back end—was increasingly becoming a bottleneck.



Michael Greis (left) and David Loraj (right), founders and managing directors of GL Software Solutions GmbH.

Local installations, rising security requirements, complex permission structures, and growing demand for browser-based access made one thing clear: the mature solution could no longer keep pace with market developments. “At the same time, we knew that iRES+ was functionally at a very high level. A complete redevelopment would have been disproportionately expensive and risky,” Greis explains. The company therefore began searching for a partner capable of achieving an ambitious objective: fully migrating the system to modern web technology without losing the functionality that had made it so successful in the market.

Specialization Instead of a Generalist Approach

Discussions with various service providers quickly revealed that migrating Access-based systems was a niche topic for many vendors. GL Software Solutions, however, needed a partner that could do more than simply migrate the code. The partner also had to fully understand a complex, specialized application that had evolved over many years and reliably reproduce it on the new platform. After extensive online research, the company found that partner in fecher, a service provider specializing in application modernization.

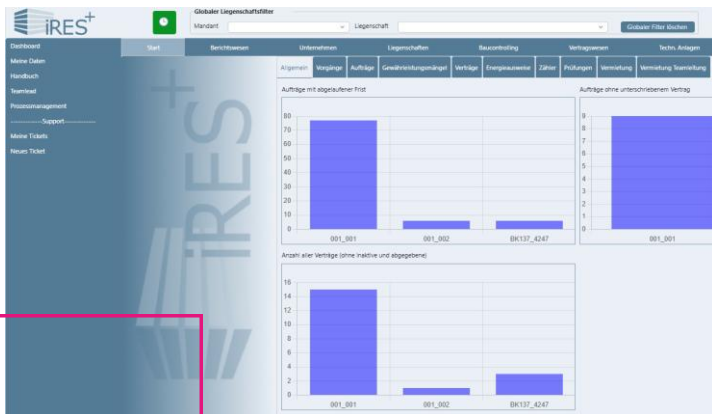
“What convinced us immediately was the clearly defined, field-tested methodology with tool-based automation steps,” recalls David Loraj, Managing Director and Project Manager. “Combined with a guaranteed completion date and the commitment to preserve 100 percent of the system’s functionality and behavior, this approach presented the lowest level of risk.”

fecher’s Access migration model follows a fixed, structured process, creating a reliable framework for the project. During an initial analysis phase, all screens, reports, logic, Access-specific characteristics, and potential risk areas are identified. Specialized fecher tools then automatically generate a large portion of the new .NET code. This approach ensures that even extensive systems such as iRES+, with several hundred screens, can be made operational in a modern development environment within a relatively short period of time.

This is followed by a phase of manual rework and quality optimization before every function is reviewed in joint testing cycles. The fact that fecher offers this process at a fixed price was another decisive factor for GL Software Solutions.

Moving at Full Speed Through the Migration Project

The project officially began on January 1, 2025. The process followed fecher's methodology precisely: automated porting, manual rework, clearly defined milestones, regular status meetings, and a structured testing phase. Loraj particularly praises the collaborative nature of the partnership: "What really impressed me was the precision. From the very beginning, fecher knew where the critical issues were and had a plan for everything."



The modernized iRES+ interface preserves familiar interaction patterns while presenting the application in a modern, browser-based environment.

During the milestone phases, the GL team's internal expertise played a major role. Hands-on application testing, test records, and closely integrated issue tracking helped reproduce the application's extensive range of functionality in the new environment step by step. Looking back, Loraj describes this phase as follows: "It was never a take-it-or-leave-it situation. We designed, tested, corrected, and continuously worked together to find the best possible solution."

This was particularly important because GL Software Solutions continued to enhance its Access version during the migration so that customers could remain productive. The fact that fecher incorporated all of these changes into a final code merge demonstrates the flexibility of its methodology. After just under 16 months, the web version was ready for acceptance testing.

The New iRES+: Faster, More Modern, and Easier to Deploy

The modernized iRES+ is now based on an HTML5-enabled .NET web architecture using C#, Visual Studio 2022, and Wisej.NET. The data remains in SQL Server, while the entire front end is browser-based. As a result, no software installation is required on end-user devices, a significant benefit for customers.

"Significant performance gains were already evident during the testing phase," Loraj reports. Documents were generated faster, switching between windows was smoother, and workflows responded more quickly. The interface looked modern without disrupting familiar interaction patterns. Small usability enhancements, such as interactive date fields and new table filters, increased efficiency without creating a need for additional training. "The greatest benefits for our users, however, are business-related," Loraj explains. "Deployment is now significantly easier, onboarding, maintenance, and IT approvals take less time, and restrictions caused by local installations and file permissions have been eliminated entirely."

Both founders are pleased with the result. "Without the modernization, we would have put the competitiveness of iRES+ at risk over the medium term. We now have a modern, future-ready platform on

which we can build innovation and growth for the years ahead," Greis concludes.

The Success Story Continues

The technical foundation is now in place, but the journey does not end with the go-live of the new solution. For the first time, the iRES+ web architecture opens up options for integrations, automation, and AI-powered analytics that were not previously possible. GL Software Solutions intends to continue developing this potential together with fecher.

The two companies have therefore agreed on a long-term strategic partnership in which fecher will support not only migration-related matters, but also the continued development of the application's functionality and architecture. "What began as a migration project has developed into an ongoing technology partnership," Greis says.

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