Title: REAL ESTATE BROKERAGE METHOD THROUGH A VIDEO-CONFERENCE

Abstract: In a real estate brokerage method through a videoconference (VDC), a purchaser and a broker meet with each other through an on-line VDC. This method includes steps for providing a subject search page to a communication terminal of a non-member that connects with a corresponding Internet site, entering identification information of the non-member and search condition information thereof into the subject search page; and providing a subject describing page having information of one or more subjects satisfying the search condition to the communication terminal of the non-member. In case that the non-member requests an on-line VDC, the request is offered to a corresponding subject register. After the subject register checks information of a non-member who requested VDC, the subject register can select a VDC execution button included in a page having buttons to determine whether VDC should be executed or not.
REAL ESTATE BROKERAGE METHOD THROUGH A VIDEO-CONFERENCE

TECHNICAL FIELD

The present invention relates to a real estate brokerage method through the Internet, more particularly to a real estate brokerage method using a video-conference which enables a purchaser to have a video conference (VDC) with a broker through the Internet.

BACKGROUND ART

In a conventional real estate transaction method, when an owner of an article or a requester for an article decides conditions such as kinds of brokerage (sale or lease) and price, etc., thereof and then requests a broker to find articles satisfying such conditions, the broker mediates transactions by putting the information about the requested article on a public board or by providing it to clients who visit in person. In another conventional real estate transaction method employing the Internet, once an article registered on a web site which provides article information, a purchaser who has found the registered article must give a phone call to check up individually to the register to get more concrete information. However, since searching through the Internet and confirming the information about an article have limitations of the information accuracy, it still remains cumbersome that a purchaser should visit a broker in person to check out or acknowledge the article.

DISCLOSURE OF INVENTION
The present invention has been developed to overcome limitations of conventional real estate brokerage methods. An object of the present invention is to provide a real estate brokerage method through a video conference which can make a real time conference for an article between a purchaser (who wants to buy the article) and a selling broker on the Internet.

To achieve the object of the present invention, in accordance with a preferred embodiment of the present invention, there is provided a real estate brokerage method through a video conference (VDC) including the steps of:

a) providing an article search page to a terminal (100) of a non-member accessed to a corresponding Internet site through the Internet;

b) generating, in case that identification information of a user and search condition data are entered into a user data entry window and a search condition data entry window included in the article search page, respectively, an article describing page having information about an article satisfying the search condition to thereby provide the article describing page to the non-member's terminal;

c) producing, in case that a VDC request button included in the article describing page is clicked through the non-member's terminal, VDC requester information register page (hereinafter referred to as "register page") to thereby provide the register page to the non-member's terminal;

d) generating, in case that VDC requester information is entered into requester information entry window included in the register page through the non-member's terminal, VDC request occurrence particular page (hereinafter referred to as "particular page") based on the VDC requester information and the article information to thereby provide the particular page to an article registrant's terminal;
e) providing, in case that an acknowledgment (ACK) button included in the particular page is clicked through the article registrant’s terminal, a VDC requester information acknowledgement (ACK) and VDC execution or non-execution determination page (hereinafter referred to as “determination page”) to the article registrant’s terminal;

f) offering, in case that a VDC requester information ACK button included in the determination page is clicked through the article registrant’s terminal, a VDC requester information page having information about the VDC requester to the article registrant’s terminal; and

f1) generating, in case that a VDC closing button is selected through the article registrant’s terminal, VDC result processing page to thereby provide the VDC result processing page to the article registrant’s terminal.

In accordance with another preferred embodiment of the present invention, the method described in the above may further include the steps of:

g) activating, in case that a VDC reject button included in the determination page is selected through the article registrant’s terminal, a reject reason entry window in a preset position within the determination page; and

h) providing, in case that a sending button of the reject reason entry window is selected after reject reason is entered into the reject reason entry window thereof through the article registrant’s terminal, a VDC request result page to the non-member’s terminal.

**BRIEF DESCRIPTION OF DRAWINGS**

The above and other objects and features of the present invention will become more apparent from the following
description taken in connection with the accompanying drawings, in which:

Fig. 1 is an illustration of an example of a system for use in achieving a real estate brokerage method through a video-conference in accordance with a preferred embodiment of the present invention;

Fig. 2 is a flow chart for describing a process of a real estate brokerage method through a video-conference in accordance with a preferred embodiment of the present invention; and

Fig. 3 to 20 are view pages for describing real estate brokerage methods through a video-conference in accordance with preferred embodiments of the present invention.

BEST MODE FOR CARRYING OUT THE INVENTION

Hereinafter, the preferred embodiments of the present invention will be described in detail referring to the accompanying drawings.

Fig. 1 is an illustration of an example of a system for use in achieving a real estate brokerage method through a video-conference (VDC) in accordance with a preferred embodiment of the present invention.

Referring to Fig. 1, the system is achieved through the Internet (600). Preferably, the system includes server (700) and a number of DB's (800-870). The server (700) searches article (subject) information stored in an article information DB (820) in accordance with conditions, for example at least one of kind, area, price and scale of an article which many and unspecified general user (100: or non-member) logging-in through the Internet (600) entered into through their own terminal respectively. Then, the server (700) can provide corresponding article information. A client (200), a broker (300), a
construction company (400), a consultant (500) can be accessed (connected) to the system through the Internet.

Hereinafter, although over the following entire specification, a general user (non-member) (100), the client (200), the broker (300), the construction company (400), the consultant (500) can mean the people themselves, it should be noted that they can also used (contextually) as the meaning of the corresponding communication terminal (PC, PDA, Mobile phone etc.,).

The plurality of DB's (800-870) include preferably a member information DB (800), an accessed person information DB (810), an article information DB (820), an absentee information DB (830), a client interest particular DB (840), a VDC recording DB (850), a client wish article DB (860) and a VDC requester DB (870).

The member information DB (800) stores the information about the member of a corresponding Internet site. The accessed person information DB (810) stores the information about the member (the one who is identified with member ID and Pass Word) or the general user (non-member) who accessed to the corresponding Internet site. The article information DB (820) stores the information about the article that the member entered. It should be noted that the article information is made by capturing image of the article with a camera (710) and then editing the image through the editor (720).

The absentee information DB (830) stores information for absentee's. Based on the absentee information, when VDC is requested, a call or notification can be sent to a corresponding (communication) terminal (e.g., a mobile phone or PDA) of an absentee. Further, By using the absentee information DB (830), for the member who doesn't contact with his (or her) personal (mobile telecommunication) terminal, the information of date
and time, object, participants and related article information of a VDC can be stored and then the absentee can acknowledge or check out occurred task during his or her absence when the absentee logging-in the present site.

The client interest particular DB(840) records and stores information about an interest article that a client searches and information for a playback location (e.g., living room, bedroom, etc.), frequency or time of parts that a client was interested in during VDC. The client interest particular DB(840) also records and stores data required to a member’s checking for analysis of client’s request particulars or changing trend.

The VDC recording DB(850) records and stores the contents of VDC when having VDC. The client wish article DB(860) stores condition data (e.g., kind, area, price and scale etc., of an article) if there is an article the client(200) wants. The information registered on the client wish article DB(860) is announced publicly to a member, i.e. the broker(300) and/or the client(200). In case that the member checks out whether he (or she) has a corresponding article or not, if he (or she) does, the broker(300) or the client(500) can register the corresponding information. Then, after a designated period (time interval needed to check out and register the information) is over, a headquarter counselor(730) of the corresponding Internet site can mediate between a member who wants the wish article and one who holds the corresponding (wish) article.

The article information is stored in the article information DB(820), wherein preferably, the article information is stored therein after classifying processing; namely, before storage, the article information is divided into fundamental information and captured image information
and the fundamental information is classified into basic information and the information for VDC. In addition, the basic information may include kind, area, price, scale of an article. The information for VDC can be classified into Internet connection target information and mobile telecommunication connection information.

The Internet connection target information may include Internet related information (e.g., Password(ID), (Internet)address) of the target persons (e.g. a broker in charge, a consultant, an article owner, a person in charge of the corresponding internet site) of VDC. The mobile telecommunication connection information may include mobile telecommunication related information (for example, the number of the personal mobile telecommunication terminal (e.g., mobile phone or PDA) of the target persons (e.g. a broker in charge, a consultant, an article owner, a person in charge of the corresponding internet site) for VDC.

The captured image information can be obtained by filming images for interior and/or exterior view of the article in moving images or still images (pictures) and then editing the filmed image of the article and dividing the edited image by the state, for example, into the case of clear shaped article (e.g., apartment, store, complex building) and into the case of hardly recognizing shaped article (e.g., forest and land).

For example, in case of clear shaped article (e.g., apartment, store, complex building), the digital camera (710) films the article by the location (e.g. bedroom, kitchen, living room, bathroom, etc.,) for more exact and detail understanding of the contents of the article and generates image information by marking the commodity information (e.g., commodity catalogue, pictures, option) of the goods which are
installed in the article case by case on the article image. Further, the editor (720) can provide a cross sectional view (two dimensional (2D)) of the article as changed information in the form of three-dimensional (3D) to thereby give 3D-view effect to the structure and help a client with estimation of the article by offering information about (convenient) facilities (e.g., school, subway, etc.) around the article.

Alternatively, for unclear shaped article (e.g., forest/land, a land as shown in Fig. 18), the editor (720) may indicate the shape and the correct location (coordinates) of the article by using a land registration map, geographical information system (GIS) and edit it to make the shape of the article clear and may build the location (coordinates) information on the article information DB (820) as reference materials by making it into a chart.

Fig. 2 is a flow chart for describing a process of a real estate brokerage method through a video-conference (VDC) in accordance with a preferred embodiment of the present invention. Referring to Fig. 2, in case that the non-member (100: the general user) logs-in to the corresponding internet site through the Internet (S99). Then, the server (700) may generate initial page i.e. an article search page (600), as shown in Fig. 3 for searching an article and provides it to the non-member's terminal (100: hereinafter, omitting "terminal", only "non-member" can mean the same) (S100).

The article search page (600) may include a user data entry window and a search condition data entry window. After the non-member (100) enters user information (name, ID number, wired telephone number, a mobile telecommunication terminal (mobile phone or PDA etc.) number) into the user data entry window and enters search condition (kind, area, price and scale etc. of the article) (data) into the search condition
data entry window, if the non-member (100) selects an execution button included in the article search page (600), then the user information and the search condition data which were entered into the article search page (600) are provided to the server (700) (S110).

If the user information and the search condition data are entered into, the server (700) inquires an article satisfying the search condition (data) with respect to the article information stored in the article information DB (820) (S115). In case that there is at least one article satisfying the search condition, the server (700), by using the article information DB (820), generates an article describing page (1300) (as shown in Fig. 10) having information about an article satisfying the search condition and then provides the article describing page to the non-member (100) (S120, S130). The article describing page (1300) has moving picture information about the at least one article, article information and VDC button (S120, S130).

Seeing the article information shown in the article describing page (1300), the non-member (100) can select the VDC button if he (or she) wants to get more detailed information thereof (S150).

In case that the non-member (100) selected the VDC button, the server (700) produces, as shown in Fig. 6, VDC requester information register page (900) to thereby provide the VDC requester information register page (900) to the non-member (i.e., non-member's terminal) (100) (S160).

In case that the non-member (100) enters requester information into the requester information entry window of the VDC requester information register page (900) and selects (clicks) acknowledgement ("ACK") button of the VDC requester information register page (900), the entered
information is provided to the server (700) through the Internet. The requester information required by VDC requester information register page (900) may include the non-member’s identification information, address, a wire telephone number, a mobile phone number and purpose of the VDC conference. The server (700) may store the entered requester information together with selected article information in the VDC requester DB (870). One example of VDC requester information page (1400) having VDC requester information stored in the VDC requester DB (870) is shown in Fig. 11.

Meanwhile, the server (700) sets forth VDC requester occurrence particular page (hereinafter can be referred to as “particular page”) (1000) as shown in Fig. 7 based on the VDC requester information and the article information to thereby provide the generated particular page (1000) to one or more article registrant’s, e.g., article registrants (300, 400; e.g., broker and construction company etc.) (i.e., registrant’s corresponding terminal, hereinafter, it can have the same meaning) (S170).

In case that the article registrant (300, 400) acknowledges (i.e., checks out) the information indicated in the particular page (1000) and selects (clicks) ACK button included in the particular page (1000) (S190), the server (700) as shown in Fig. 7 generates a requester information acknowledgement (ACK) and VDC execution and non-execution determination page (1010) (hereinafter may be referred to as “determination page”), thereby provide the determination page (1010) to the article registrant (300, 400). The determination page is preferably displayed in an interior position of the VDC request occurrence particular page (1000).

If the article registrant (300, 400) selects a VDC requester information ACK button in the determination
page(1010) (S191), in response to the ACK button selection, the server(700) provides the VDC requester information page(1400) having information about the VDC requester to the article registrant(300, 400) (S192).

If the article registrant(300, 400) selects a VDC reject button included in the determination page(1010), the process advances from step(S193) to step(S194) and the reject reason entry window is activated by the server(700) (S194). And in case that a sending button in the reject reason entry window is selected after reject reason is entered into the reject reason entry window, the server(700) generates, as shown in Fig. 12, VDC request result page(1500) corresponding to the reject reason and then provides the VDC request result page(1500) to the non-member's terminal(100) (S195). In addition, preferably, the server(700) generates the VDC request result page(1500) together with a corresponding message thereof and sends the generated message to the non-member's terminal(100) (e.g., non-member's telecommunication terminal (mobile phone, PDA etc.).

The non-member(100) who received the VDC request result page(1500), if the non-member(100) judged that an article satisfying the doesn't exist(e.g., in step(S120)), can go through a step returning to the article search page(600) and newly entering a search condition(S110) to thereby participate in the VDC thereafter.

Meanwhile, in the step(193), if the article registrant(300, 400) selects the VDC execution button included in the determination page(1010), the process advances to the step(S196) as shown in Fig. 15. At step(S196), a VDC page(1800) is generated (by the server(700)) and then the VDC page(1800) is offered to the non-member(100) and the article registrant(300, 400), respectively(S196). In accordance with
another embodiment of the present invention, step(S195) can be followed by step(S197) which will be described hereinafter.

That is, if the article registrant(300, 400) selects the connecting (access) button at the below the non-member’s window among the VDC attendants’ windows of the VDC page(1800), the server(700) can provide the VDC request result notifying page (1500) to the VDC requester(i.e., the non-member(100)). Further, the server(700) can generate the notifying page(1500) together with a message corresponding thereto, thereby sending the message and the notifying page(1500) to the general member(100)(e.g. a personal telecommunication terminal)(step(S197)).

Meanwhile, the article registrant(300, 400) and the non-member(100) can check out(acknowledge) the article information as shown in Fig.17, Fig.18, Fig.19 and, in case that it is need to confirm(or acknowledge) the inquired matter (e.g., by the article registrant(300, 400)’s estimation), can select corresponding function buttons of the VDC page(1800) under use to thereby request VDC to the article owner(200) or the consultant(500). Consequently, the VDC in which the article registrant(300, 400), the non-member(100) and article owner(200) and/or consultant(500) can participate can be held. The VDC attendants can exchange detailed information about the article through the VDC by using with reference to VDC material indication display window in the VDC page(1800).

Herein, it should be noted that the server(700) can generate a VDC notifying information page(1600) (e.g. before a designated time of VDC) as shown in Fig. 13 by using the information for VDC stored in the article information DB(820) and the serve(700) also can provide the page(1600) to VDC target attendants or send a corresponding (attendance notice)
message to VDC target attendants through the mobile telecommunication network. Moreover, if an absentee (non-accessed one) occurs among the target attendants of the conference, a message indicating “absent” is displayed at the below the corresponding window of the VDC page (1800) and when the VDC start button is clicked, the server (700) can generate information or data for the absentee based on the date and time, objective, attendants of the VDC and the host of the VDC and store the data in absentee information DB (830).

If the article registrant (300, 400) selects a VDC closing button in the VDC page (1800) to close VDC (S198), the server (700) generates VDC result processing page (1900) as shown in Fig. 16, and provides it to the article registrant (300, 400) (S199). Subsequently, if the article registrant (300, 400) selects a VDC register button in the VDC result processing page (1900), the VDC is closed.

Fig. 4 shows an illustration of an example of an article register page (700) offered to the article registrant (300, 400) when registering an article (or a wish subject) in a real estate brokerage method through a VDC in accordance with a preferred embodiment of the present invention. Meanwhile, Fig. 5 is an illustration of an example of a wish article register page (800) offered to the wish article registrant (300, 400) when registering a wish article (or a wish subject) in a real estate brokerage method through a VDC in accordance with a preferred embodiment of the present invention. Fig. 20 is an illustration of an example of selecting buttons linked to each selecting buttons included in the article search page (600) shown in Fig. 3.

Referring to Fig. 3, Fig. 4, Fig. 5 and Fig. 20, if the article registrant (300, 400) pushes (clicks) the article and
information register button in the article search page (600) shown in Fig. 3 in order to register an article or a client wish article, a self-owned article register button and a client wish article register button and a wish article information register button which are linked to the article and information register button are displayed. Subsequently, if the article registrant (300, 400) selects the article register button, the server (700) generates the article register page as shown in Fig. 4 and provides it to the article registrant (300, 400). If the article registrant (300, 400) enters wish article information into the information entry window of the article register page (700) and then selects the register button of the article register page (700), the data entered into the article register page (700) is sent to the server (700). Then, the server (700) registers the received article information into the article information DB (820).

Meanwhile, if the article registrant (300, 400) selects once more the article and information register button after pushing (selecting) the article and information register button in the article search page (600) to register a wish article, the server (700) generates the wish article register page (700) as illustrated in Fig. 4 and then provides it to the article registrant (300, 400). If the article registrant (300, 400) enters the wish article information into the wish article register page (700) and selects register button, the server (700) registers the wish article information into the article information DB (830).

Further, an article registrant (200, 300, 400) selects wish article information register button after pushing the article and information register button of the article search page (600) to register wish article information, the server (700) can generate the wish article register page (800)
as shown in Fig. 5 to thereby provide the page(800) to the article registrant(200, 300, 400). If the article registrant(200, 300, 400) enters wish article information into the wish article information register page(800) and selects register button, the server(700) registers the wish article information into the client wish article DB(860).

Meanwhile the server(700) can generate a wish article notifying page(1700) as shown in Fig. 14 based on the wish article information stored in the client wish article DB(860) to thereby provide the page(1700) to the article information reception aspirant (e.g., 200, 300, 400) by E-mail or by letter message.

In accordance with other embodiments, in case of information dividing (or classifying) button indicated in search condition is selected (clicked), a VDC request occurrence particular, an affair occurrence particular during absence, a wish article information register particular, a self-owned article register particular, a wish article register particular can be selected and checked out. Further, after entering necessary information into the other search condition, in case that the execution button is clicked, the server(700) can summarize the information corresponding to the entered condition from all sorts of DB’s(800-870) and provide the necessary information to the member(200, 300, 400, 500) and/or non-member(100) by using pages illustrated in Figs. 3 to 19.

INDUSTRIAL APPLICABILITY

Therefore, in accordance with preferred embodiments of the present invention, the buyer (purchaser) can easily get the information about a desired article and cut down the
required expenses by checking out the article and by having VDC with an article registrant directly through the Internet.

While the present invention has been shown and described with reference to particular embodiments thereof, it will be understood by those skilled in the art that various changes and modifications may be made without departing from the spirit and scope of the invention as defined in the following claims.
CLAIMS

1. A real estate brokerage method through a video conference (VDC) comprising the steps of:
   a) providing an article search page to a terminal(100) of a non-member accessed to a corresponding Internet site through the Internet;
   b) generating, in case that identification information of a user and search condition data are entered into a user data entry window and a search condition data entry window included in the article search page, respectively, an article describing page having information about an article satisfying the search condition to thereby provide the article describing page to the non-member’s terminal;
   c) producing, in case that a VDC request button included in the article describing page is clicked through the non-member’s terminal, VDC requester information register page (hereinafter referred to as “register page”) to thereby provide the register page to the non-member’s terminal;
   d) generating, in case that VDC requester information is entered into requester information entry window included in the register page through the non-member’s terminal, VDC request occurrence particular page (hereinafter referred to as “particular page”) based on the VDC requester information and the article information to thereby provide the particular page to an article registrant’s terminal;
   e) providing, in case that an acknowledgment (ACK) button included in the particular page is clicked through the article registrant’s terminal, a VDC requester information acknowledgement (ACK) and VDC execution or non-execution determination page (hereinafter referred to as “determination page”) to the article registrant’s terminal;
f) offering, in case that a VDC requester information ACK button included in the determination page is clicked through the article registrant's terminal, a VDC requester information page having information about the VDC requester to the article registrant's terminal; and

f1) generating, in case that a VDC closing button is selected through the article registrant's terminal, VDC result processing page to thereby provide the VDC result processing page to the article registrant's terminal.

2. The method of claim 1, further comprising the steps of:

g) activating, in case that a VDC reject button included in the determination page is selected through the article registrant's terminal, a reject reason entry window in a preset position within the determination page; and

h) providing, in case that a sending button of the reject reason entry window is selected after reject reason is entered into the reject reason entry window thereof through the article registrant's terminal, a VDC request result page to the non-member's terminal.

3. The method of claim 1, wherein the search condition has at least one of kind, area, price and scale of the article.

4. The method of 1, wherein the article describing page includes moving picture information or article information for each of one or more articles.

5. The method of claim 1, further comprising the step of:

j) generating a message corresponding to the VDC request result page and then sending the generated message to a non-member's mobile communication terminal.
6. The method of claim 1, wherein the article search page further includes an article register button and the method further comprises the steps of:

k) providing the article search page to the article registrant’s terminal through the Internet;

l) offering, in case that the article register button is selected in the article search page through the article registrant’s terminal, an article register page to the article registrant’s terminal; and

m) registering, in case that article information is entered into through information entry window included in the article register page and then a register button included in the article register page is selected through the article registrant’s terminal, the article information inputted thereto through the article register page into an article information database (DB).
FIG. 2

S99  Start
S100 non-member's log-in

provide article search page to a non-member's terminal

S110 enter user condition and search condition
S115 inquire article satisfying search condition

NO search condition satisfying article exist?

YES S130 generate and provide article describing page
S150 selecting VDC button

S160 generate VDC requester register page to thereby provide it to non-member's terminal
S165 enter requester information through member's terminal

generate VDC request occurrence particular to thereby provide it to article registrant

S180 select acknowledgement (ACK) button in the VDC-RO particular page through article register's terminal

A
A

check requester information and provide VDC execution or non-execution determination page to article registrant

S190

select ACK button in the determination page through the article registrant's terminal

S191

provide VDC requester information page to article registrant

S192

S193

select VDC execution button?

NO

S194

activate rejection-reason entry window within the determination page

S195

after rejection-reason is entered and then sending button is selected through the article registrant's terminal, provide VDC request result page to non-member

S196

generate VDC page and provide it to non-member's terminal and the article registrant's terminal

S198

VDC closing button is selected

S199

generate and provide VCD result processing page

S200

register the VDC result processing page

End

S197

generate VDC request result notifying page and corresponding message and send them to the non-member's terminal
FIG. 3

VDC real estate information

Log-in
ID Pass Word
name[ ] residence registration [ ]
number number
mobile phone[ ]-[- ]-[ ] Home phone [ ]-[ ]-[ ]

attend VDC client interest sale member information style

search information(select) article style(select) article discrimination(select)
scale[ ]-[ ] price[ ]-[ ]
area(select) city/district(select) street(select)
date[ // ]-[ // ]

free search(enter words)[ ]
free operator(AND & OR:+)
(looking up among other enter words) Execution

latest sale information

moving image moving image moving image moving image moving image
company A company B company C company D company E
(district A) (district B) (district C) (district D) (district E)

recommended moving image article

moving image moving image moving image moving image moving image
Namsung Apt., B building C shop D office E land

Company Information
FIG. 4

Article Registration

article registration discrimination
[self-owned article, client wish article](automatic display)

article number[ ] acknowledgement(ACK)

basic information of the article(address, where to contact, scale, structure, total number of household etc.)

transaction condition(price, financing information, lease/monthly rent information, time of moving in)

accompanied facilities(parking lot facilities, way of heating, security facilities etc.)

traffic information(subway, bus, adjacent road accessing road, location description)

circumference information
(adjacent environment, education facilities, medical facilities, government and public offices, park, supermarket)

consultant(select) headquarter counselor(select)
(the one in charge by the region)

Remarks(feature, merits condition and requester particular)

moving image data registration and maintenance information(for internal management)

registration information
(registration date, amendment date, the person in charge)

data information(title of a moving image file, title of still image(picture) file, the person in charge)

Cancel

Register

700
Wish article information registration

Kind of article (select) [shop, apartment, office, lease/monthly rent, forest & land]
area (select) [Seoul, Inchon, Daejon etc.]
price (enter) [ ]~[ ] (won)
scale (enter) [ ]~[ ] (square meter)
request date (select) [date month year]

note

the others
(condition and request particular)

cancel  
(information)  
register  
(target article)  
registration
**FIG. 6**

<table>
<thead>
<tr>
<th>Date</th>
<th>Requester</th>
<th>Object</th>
<th>Article Info.</th>
<th>Particular Checkout</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/05/06</td>
<td>A-client</td>
<td>sale</td>
<td>Apt-33-MunRae-001</td>
<td>Ack</td>
<td></td>
</tr>
<tr>
<td>03/05/06</td>
<td>B-client</td>
<td>lease</td>
<td>Apt-25-MunRae-001</td>
<td>Ack completed</td>
<td></td>
</tr>
<tr>
<td>(10-12 o'clock)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03/05/06</td>
<td>C-client</td>
<td>lease</td>
<td>Off-10-MunRae-001</td>
<td>Ack</td>
<td></td>
</tr>
<tr>
<td>(14-15 o'clock)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Diagram:**

- VDC requester info. ACK
- (with checked out client) VDC execution
- (with checked out client) VDC rejection

**Rejection Reason:**

- Send
- Re-enter
- Cancel

---

**Legend:**

- <when reject button is clicked rejection process page>

---

**Notes:**

- If ACK button is clicked, requester information checkout and VDC execution determination page.
**FIG. 7**

<table>
<thead>
<tr>
<th>Date</th>
<th>Requester</th>
<th>Object</th>
<th>Article Info</th>
<th>Particular Checkout</th>
<th>Absentee processing</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/05/06</td>
<td>A-client</td>
<td>sale</td>
<td>Apt-33-MunRae-001</td>
<td>ACK</td>
<td></td>
</tr>
<tr>
<td>(10-12 o'clock)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>B-client</td>
<td>lease</td>
<td>Apt-25-MunRae-001</td>
<td>ACK, completed</td>
<td></td>
</tr>
<tr>
<td>immediately</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03/05/06</td>
<td>C-client</td>
<td>lease</td>
<td>Off-10-MunRae-001</td>
<td>ACK</td>
<td></td>
</tr>
<tr>
<td>(14-15 o'clock)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9/21

FIG. 8

Dear date

03/05/06 Occurrence affairs particular while absence 3/3 cases

<table>
<thead>
<tr>
<th>Occurrence date</th>
<th>object</th>
<th>attendants</th>
<th>article info.</th>
<th>VDC result</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/05/06</td>
<td>sale</td>
<td>Client</td>
<td>Apt-33-</td>
<td>contracted</td>
</tr>
<tr>
<td>(10:10-10:30)</td>
<td></td>
<td></td>
<td>MunRae-001</td>
<td>(contracting</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03/05/06</td>
<td>lease</td>
<td>Client</td>
<td>Apt-25-</td>
<td>re-mediate</td>
</tr>
<tr>
<td>(12:20-12:40)</td>
<td></td>
<td></td>
<td>MunRae-001</td>
<td>(moving in date)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03/05/06</td>
<td>lease</td>
<td>Client</td>
<td>Off-10-</td>
<td>undetermined</td>
</tr>
<tr>
<td>(14:10-14:50)</td>
<td></td>
<td></td>
<td>MunRae-001</td>
<td>(having another VDC)</td>
</tr>
</tbody>
</table>

VDC contents (recordings)

VDC (in change of article registration) (headquarter counselor)

<on ACK of VDC result, ACK method display page>

1100
** Client wish article information registration particulars **

<table>
<thead>
<tr>
<th>Registration date</th>
<th>time limit</th>
<th>kind</th>
<th>area</th>
<th>price</th>
<th>scale</th>
<th>remarks</th>
<th>the number of Registration</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/10</td>
<td>5/30</td>
<td>land</td>
<td>Daejon</td>
<td>10,000</td>
<td>100-200</td>
<td>mixed land possible</td>
<td>5 cases</td>
</tr>
<tr>
<td>05/11</td>
<td>5/31</td>
<td>factory</td>
<td>Sihwa</td>
<td>3,000</td>
<td>3,000</td>
<td>existing building</td>
<td>3 cases</td>
</tr>
<tr>
<td>05/11</td>
<td>5/31</td>
<td>shop</td>
<td>Seoul</td>
<td>5,000</td>
<td>2,000</td>
<td>mortgage welcome</td>
<td>3 cases</td>
</tr>
</tbody>
</table>
Article describing page

Article condition (price, scale, location, kind, transaction classification etc.)

<table>
<thead>
<tr>
<th>See article</th>
<th>Article information</th>
<th>Detailed information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moving Picture</td>
<td>Article info. (article type, transaction classification kind, price, location, scale etc.)</td>
<td>VDC</td>
</tr>
<tr>
<td>Moving Picture</td>
<td>Article info. (article type, transaction classification kind, price, location, scale etc.)</td>
<td>VDC</td>
</tr>
<tr>
<td>Moving Picture</td>
<td>Article info. (article type, transaction classification kind, price, location, scale etc.)</td>
<td>VDC</td>
</tr>
<tr>
<td>Moving Picture</td>
<td>Article info. (article type, transaction classification kind, price, location, scale etc.)</td>
<td>VDC</td>
</tr>
<tr>
<td>Moving Picture</td>
<td>Article info. (article type, transaction classification kind, price, location, scale etc.)</td>
<td>VDC</td>
</tr>
</tbody>
</table>

Page turnoner (forward, backward)
current number of cases/total number of cases

Detailed search condition within target article (re-enter and re-search) [Price, scale, location, kind, transaction classification etc.] Execution

1300
** VDC request and requester information **

<table>
<thead>
<tr>
<th>Article number</th>
<th>Apt-33-MunRae-001</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>May 20, 2003 12:00-14:00</td>
</tr>
<tr>
<td>Object</td>
<td>For Sale</td>
</tr>
<tr>
<td>Requester information</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>buyer</td>
</tr>
<tr>
<td>Address</td>
<td>000, Seocho-Dong, KangNam-ku, Seoul</td>
</tr>
<tr>
<td>Phone</td>
<td>019-333-4989</td>
</tr>
<tr>
<td>Remarks</td>
<td>mortgage, lease possible or impossible</td>
</tr>
</tbody>
</table>

1400
** VDC request result notifying information **

Article number: Apt-33-MunRan-001  
Date: May 20, 2003 12:00-14:00  
Object: For Sale  
Requester Name: buyer  
VDC (Execution)  
Execution scheduled time: 03/05/20 11:20  
Log-in ID & Pass Word: JS024989, JSMA3301  
VDC(Rejection)  
Rejection reason (condition and ACK matter are uncertain)  
Sending data: 03/05/20 11:15  
Sender: XX real estate brokerage agency
** VDC notifying information **

Date: 03/05/06 10:10  
Object: For sale  
Target attendant: client A  
(article owner, CC consulting etc.)

For VDC use: JS02489, JSMA3301  
Related article name: Apt-33-MunRae-001  
Sending date: 03/05/06 10:00  
Sender: XX real estate brokerage agency
** Wish article notifying information **

Wish article Number: Large-042-030515-01

Wish article condition
- Kind: land
- Area: Daejeon
- Scale: more than 10,000 square meter
- Price: 1 billion-1.2 billion (Won)
- Date: until May 31, 2003
- Remarks: the vicinity of Daejeon is possible

1700
**FIG. 15**

<table>
<thead>
<tr>
<th>Page (for headquarter counselor in charge of article registration)</th>
<th>General (non-member) page</th>
<th>Absence display</th>
<th>consultant page</th>
<th>Page (for headquarter counselor in charge of article registration)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Absentee ACK</td>
<td>VDC promoter</td>
<td>Access</td>
<td>Access</td>
<td>VDC attendants</td>
</tr>
<tr>
<td>VDC End</td>
<td>VDC Start</td>
<td>Access</td>
<td>Access</td>
<td>VDC attendants</td>
</tr>
<tr>
<td></td>
<td></td>
<td>access</td>
<td>access</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>absentee</td>
<td>Consultant</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ACK</td>
<td>Access</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Access</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Access</td>
<td></td>
</tr>
</tbody>
</table>

**<VDC attendants ACK Page>**

**<Function selection Menu>**

**<Article information ACK page>**

(Scale adjustment possible)

---

Display window for displaying material related to conference contents

(shared material: whiteboard function)
VDC article info. (number): Apt-33-MunRae-001 (automatic display)

VDC result processing

Contraction completed
(real contraction engagement date: hour date monty year)

Condition re-mediate [ ] [ ]

Unsettled (re-VDC) (DATE: HOUR DATE MONTY YEAR)

The others
The person in charge of article registration can enter conditions such as lease, monthly rent, etc., directly

Re-select
Register
FIG. 17

(moving image) Article ACK

<table>
<thead>
<tr>
<th>Moving image info</th>
<th>See the goods</th>
<th>Structure ACK</th>
<th>Option ACK</th>
<th>Circumference info</th>
<th>Convenienced Facilities information</th>
</tr>
</thead>
</table>

Moving image (bedroom)

Detailed information display Section

Article information

Total number of floors: 15  Number of residence: 7
Structure: steel frame concrete building  Scale: 22Pyung
Exclusive use area: 18Pyung  Number of rooms: 3
Room direction: southeastward
Heating method: city gas(individual)
Security facility: a guard, CCTV
Parking lot facility: 1 for each household
Way of parking: ground/basement
Arrangement of guards: by the ward
(other information)
FIG. 18

A land registration map (example)

Target article

<GIS coordination>

<table>
<thead>
<tr>
<th>Location</th>
<th>X-coordinate</th>
<th>Y-coordinate</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>X1</td>
<td>Y1</td>
</tr>
<tr>
<td>P2</td>
<td>X2</td>
<td>Y2</td>
</tr>
<tr>
<td>P3</td>
<td>X3</td>
<td>Y3</td>
</tr>
<tr>
<td>P4</td>
<td>X4</td>
<td>Y4</td>
</tr>
<tr>
<td>P5</td>
<td>X5</td>
<td>Y5</td>
</tr>
<tr>
<td>P6</td>
<td>X6</td>
<td>Y6</td>
</tr>
<tr>
<td>P7</td>
<td>X7</td>
<td>Y7</td>
</tr>
</tbody>
</table>

Blank below
FIG. 19

Name: Patent Office (Seoul Office)
Address: 4-5 Floors, Korea Information Center, YeokSam-Dong 647-9, KangNam-Ku, Seoul

Detailed information

KOOKKI Won  YeokSam Station
Korea Information Center Call Center 1544-8080

Patent Office (conventional)
(Poohg-Lim Bldg.)

KangNam Station

YeokSam 1-dong Post Office

Location Description: 250 meters far from the #4 Exit of YeokSam Station of Subway Line #4 toward KangNam Station

Phone number: 02-568-8155-7, 1544-8080
Homepage URL: http://www.kipo.go.kr/seoul/

Connecting function

Make a call  Log-in to homepage  connecting (access) to VDC  ACK

<An example of displaying circumferential convenience facilities information page>
Constitution of main selecting items

<table>
<thead>
<tr>
<th>Article and info. Registration</th>
<th>Self-owned article registration</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Client wish article registration</td>
</tr>
<tr>
<td></td>
<td>Client wish article information registration</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Information classification</th>
<th>VDC request occurrence particulars</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Occurrence affair particulars during absence</td>
</tr>
<tr>
<td></td>
<td>Client wish article information registretion particulars</td>
</tr>
<tr>
<td></td>
<td>Self-owned article registration particulars</td>
</tr>
<tr>
<td></td>
<td>Client wish article registration particulars</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of article</th>
<th>total</th>
<th>sale</th>
<th>lease</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Monthly rent</td>
<td>exchange</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Article classification</th>
<th>apartment</th>
<th>segregated houses</th>
<th>Villa</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>one-room house</td>
<td>independent house</td>
<td>Country House</td>
</tr>
<tr>
<td></td>
<td>shopping area house</td>
<td>Building</td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>Office-Tel</td>
<td>Large Shop</td>
<td>Small Shop</td>
</tr>
<tr>
<td></td>
<td>Factory</td>
<td>Land/Forest</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>National</th>
<th>Seoul</th>
<th>Busan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DaeGu</td>
<td>KwangJu</td>
<td>Incheon</td>
</tr>
<tr>
<td></td>
<td>DaeJeon</td>
<td>Ulsan</td>
<td>KangWon</td>
</tr>
<tr>
<td></td>
<td>KyungGi</td>
<td>KyungNam</td>
<td>KyungBook</td>
</tr>
<tr>
<td></td>
<td>JeonNam</td>
<td>JeonBook</td>
<td>Jeju</td>
</tr>
<tr>
<td></td>
<td>ChoongNam</td>
<td>ChoongBook</td>
<td></td>
</tr>
</tbody>
</table>
INTERNATIONAL SEARCH REPORT

A. CLASSIFICATION OF SUBJECT MATTER

IPC7 G06F 17/60

According to International Patent Classification (IPC) or to both national classification and IPC

B. FIELDS SEARCHED

Minimum documentation searched (classification system followed by classification symbols)
G06F 17/00 G06F 17/60 G06F 17/30

Documentation searched other than minimum documentation to the extent that such documents are included in the fields searched

Electronic data base consulted during the international search (name of data base and, where practicable, search terms used)

KIPONET "Real estate" "Brokerage" "Internet" "VDC"

C. DOCUMENTS CONSIDERED TO BE RELEVANT

<table>
<thead>
<tr>
<th>Category</th>
<th>Citation of document, with indication, where appropriate, of the relevant passages</th>
<th>Relevant to claim No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
<td>JP 14-203129 A (SAN GUN HOUSING CO., LTD) 19 JUL. 2002 See the whole document</td>
<td>1-6</td>
</tr>
<tr>
<td>Y</td>
<td>JP 14-215756 A (MIYA SITA) 2 AUG 2002 See the whole document</td>
<td>1-6</td>
</tr>
<tr>
<td>Y</td>
<td>KR 2000-49894 A (H.B. LEE) 5 AUG 2000 See the whole document</td>
<td>3-6</td>
</tr>
<tr>
<td>A</td>
<td>KR 2002-63445 A (S.H. KIM) 3 AUG 2002 See the whole document</td>
<td>1-6</td>
</tr>
<tr>
<td>A</td>
<td>US 6,314,404 B1 (Robert O. Good, Nathan C. Skinner) 6 NOV 2001 See the whole document</td>
<td>1-6</td>
</tr>
</tbody>
</table>

Further documents are listed in the continuation of Box C.

Documents marked with an asterisk (*) are deemed to be of particular relevance / prior art.

Date of the actual completion of the international search 13 MARCH 2004 (13.03.2004)

Date of mailing of the international search report 15 MARCH 2004 (15.03.2004)

Name and mailing address of the ISA/KR

Korean Intellectual Property Office
929 Daunsan-dong, Seo-gu, Daejeon 302-701, Republic of Korea
Facsimile No. 82-42-472-7140

Authorized officer

CHUNG, Jin Mo
Telephone No. 82-42-481-5786

Form PCT/ISA/210 (second sheet) (January 2004)