

Property Management System Document

System performs 4 flow :

- 1) Authorization flow
- 2) Inspection flow
- 3) Furnishing flow
- 4) Rental flow

Persons involved in the flow.

Owner – Flat Owner

- 2) Developer – The one who adds in Development/Property.
- 3) Supplier – Who supplies furniture's and appliances.
- 4) Inspection company – Who does inspection of the owners property.
- 5) Rental Company – Who takes the contract for finding the Tenants for the owners house.

Admin Dashboard :

The screenshot displays the PMS Admin Dashboard with a dark blue header containing navigation links: Dashboard, Inbox, Development, Furnishings, Suppliers, Editorial, Ease Points & Ease \$, Settings, and Sign Out. The main content area is divided into several sections:

- Summary Metrics:** A row of six cards showing: New Messages (0), Total Users Added (66), Total Sign Ups (21), Total Added (45), Total Developers (12), and Total Developments (20).
- Customer Support:** A card showing 0 messages.
- Pending Developments:** A card showing 0 items.
- Pending Properties:** A card showing 2 items.
- Developer Sign Ups:** A card showing 1 sign up.
- Owner Sign Ups &:** A card showing 0 sign ups.
- Authorisation:** A section with a 'Manage' button and four unit counts: 0 units (New Authorisation), 53 units (Accepted Authorisation), 0 units (Rejected Authorisation), and 0 units (Returning Keys).
- Key Movement:** A section with a 'Manage' button and four unit counts: 20 units (Collecting Keys), 11 units (Passing Keys), 0 units (Returning Keys), and 22 units (Keys Moved).
- Furnishing Orders:** A section with a 'Manage' button and four metrics: Total sales (USD 187,870.00), Profits (USD 65,850.00), 0 orders, and 0 orders.
- Inspection & Rental Management:** A section with four unit counts: 1 units (Request Processing), 5 units (Request Accepted & Paid), 8 units, and 8 units.

The Windows taskbar at the bottom shows the system tray with the date and time: 1:04 PM, 11/22/2019.

Admin Dashboard :

- 1) All new request and permission will come here for approval
- 2) Details of Key movement
- 3) Status of all furnishing delivery product
- 4) Chat system / Messages

Authorization flow :

Authorized property will notify owners to pass their key to PropEase. [View Key Movement](#)

No.	Development	Unit No	Status	Keys Collected	Actions
1	Aston Residence	#09-05	Accepted	Collecting Key	Accepted More Actions
2	The Skyline Residence	#10-09	Accepted	Collecting Key	Accepted More Actions
3	Seristine Tower	#10-02	Accepted	Collecting Key	Accepted More Actions
4	The Skyline Residence	#38-04	Accepted	Collecting Key	Accepted More Actions
5	Seristine Tower	#11-01	Accepted	Collecting Key	Accepted More Actions
6	Bayshore Residence	#04-08	Accepted	Collecting Key	Accepted More Actions
7	Ideo Q Siam Ratchathewi	#04-02	Accepted	Collecting Key	Accepted More Actions
8	Diamond Residence	#05-02	Accepted	Collecting Key	Accepted More Actions

1 2 3 » Last

Key feature in Authorization flow :

- 1) Agreement with Owners signature
- 2) Key scan when Property Management System received key (key movement)
- 3) Admin will accept request for any property authorization.
- 4) Id proof upload for any user is necessary.

Inspection flow :

The screenshot displays the PMS (Property Management System) interface for an inspection flow. The top navigation bar includes 'Dashboard', 'Inbox', 'Development', 'Furnishings', 'Suppliers', 'Editorial', 'Ease Points & Ease \$', 'Settings', and 'Sign Out'. The main content area is titled 'Fault List' and features a form for adding a new fault. The form includes fields for 'Estimated Completion Date' (with Day, Month, and Year dropdowns), 'Fault Image' (with a plus icon for upload), 'Fault' (text input), and 'Found in' (dropdown menu). An 'Add Fault' button is located at the bottom of the form.

Below the form, there is a sidebar with sorting options: 'Sort By' (Latest Updated), 'Location of Fault', and 'Status'. The main table displays a list of faults:

No	Fault	Location	Fault Image	Fixed	Developer Fixed
1	crack wall	Kitchen		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Below the table, there is an 'Acknowledge All Fault As Fixed' button and a note: 'To Acknowledge selective number of fixes, just check the 'Fixed' boxes.'

Key feature in Inspection flow :

- 1) System will provide list of inspection company to user for selection.
- 2) Negotiation on costing can be done
- 3) Payment through system
- 4) Key movement (handover key to inspection company.)
- 5) Upload crack or broken photos into system and upload fix photos into system
- 6) Admin will give final confirmation.

Furnishing Flow:

The screenshot displays the PMS web application interface. At the top, there is a navigation menu with options: Dashboard, Inbox, Development, Furnishings, Suppliers, Editorial, Ease Points & Ease \$, Settings, and Sign Out. Below the navigation menu, there are two tabs: 'Package Details' (selected) and 'Activity Log'. The main content area shows a dropdown menu for 'TYPE-A (Standard) / 1 Bedroom'. Below this, there is a section for 'Furniture / Appliance' with a search bar and an 'Add' button. A list of items is displayed, including 'Nitesh Tv' with a price of '\$5000.00', a modal number of '111', and a supplier of 'John Enterprise'. The quantity is set to '2'. There are also options for 'Edit' and 'Remove Furniture / Appliance'. The system tray at the bottom shows the date and time as '6:33 PM 11/22/2019'.

Key Feature of Furnishing team :

- 1) User can select Furnisher package or ala carte products from list
 - 2) Supply can create different package for different user
 - 3) After selection of package, section like delivery date, Delivery status record available to user
 - 4) payment done through system
- Key Feature of Furnishing team :
- 1) User can select Furnisher package or ala carte products from list
 - 2) Suppler can create different package for different user
 - 3) After selection of package, section like delivery date, Delivery status record available to user
 - 4) payment done through system

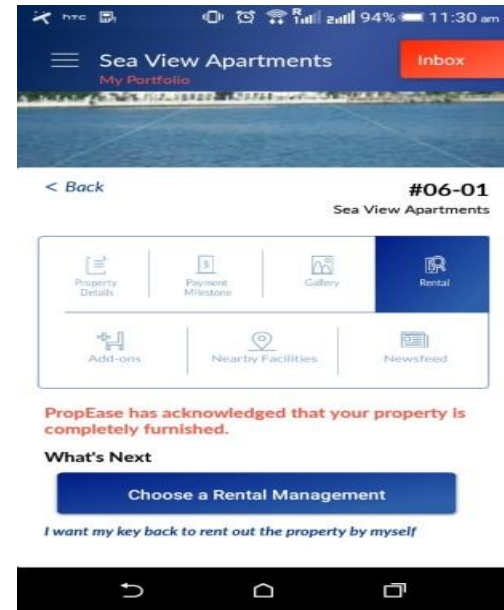
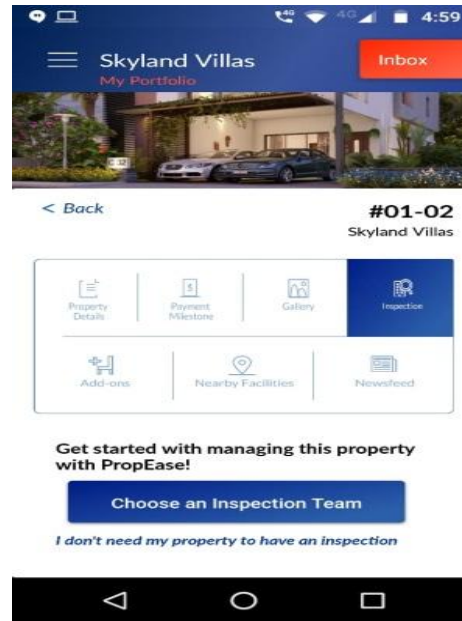
Rental Team :

The screenshot displays the PMS web application interface. The browser address bar shows the URL: `ecocornerindia.com/pms/assigned-development-details/20/116`. The application header includes the PMS logo and navigation links: Dashboard, Inbox, Development, Furnishings, Suppliers, Editorial, Ease Points & Ease \$, Settings, and Sign Out. The main content area features two tabs: "Inspection Fees" and "Rental Management Fees", with the latter being the active tab. Below the tabs, the "Type of Units" section contains the following text: "The company is allowed to be listed for this development but did not state their service fee and therefore are not listed. Commission fee is set as 1 month of rental for 1 year of tenancy agreed for the property; 1.5 months of rental for 1.5 years of tenancy." A form for configuring fees is shown for "TYPE-A (Standard) / 1 Bedroom". The form includes fields for "Unit Size" (55.80 sqm), "Maintenance" (USD per year, Total), "EP Offset" (Optional and applied to maintenance fee), and "Indicative Rental" (USD to USD). A "Save" button is located below the form. The footer of the application states: "© All right reserved by Property Management App 2017. FAQ Privacy Policy Terms of Service". The Windows taskbar at the bottom shows the system tray with the time 6:37 PM and date 11/22/2019.

Key Feature of Rental Team :

- 1) List of rental company available to user
- 2) After selection of rental company tenant list available to user
- 3) Negotiation on payment
- 4) payment through system.
- 5) Option like renew Rental team, Renew Tenant, Cancel tenant available

Owner Flow : Owner Uses Mobile App to operate



Key Features for Owners.

- 1) The property added will be shown in the Dashboard. He has a QR code scanning option to add the loose property. Loose property is property which is not registered by Property Management System. We have to first register that property with Property Management System then can start the flow.
- 2) Making Payment : the owner can make payment From here. There is a wallet system also where the owner can load the money and can use them for the payments. He can use his Ease Points as and when requires.
- 3) Inspection / Rental flow: He an select Inspection and Rental company from the list for his property to manage.
- 4) Key Movements: All the key movements will be displayed in the owners Dashboard.