

المعتمدين على بناءً على Business Rules V1 و State Machine و Flow Diagram كـ Source of Truth
هـ Decision Matrix Table جاهز يتحـ في V1 رسمي README أو docs/decision-matrix.md.

Gamasa Properties – Decision Matrix Table (V1)

هـذا الجدول هو مرجع تنفيـي سريع يربط:

Event × Actor × Current State × Result State × Financial Impact × Availability Impact

1 Booking Creation

Event	Actor	From	To	50 EGP	Commission	Availability
					n	
Create Booking	Tenant	—	requested	Must be paid	No	Not blocked

Rule: لا يمكن إنشـاء requesteـd دون دفع 50 جـ

2 Landlord Decision

Event	Actor	From	To	50 EGP	Commission	Availability
					n	
Approved	Landlord	requested	approved	يتـحـلـ لـخصـمـ منـ الإـجمـالـيـ	No	Not blocked
Reject	Landlord	requested	rejected	يـتحـلـ بالـمحـفـظـةـ Credit	No	Available

3 Payment Phase (Electronic)

Event	Actor	From	To	50 EGP	Commission	Availability

Start Payment	System	approved	payment_pending	Held	No	Not blocked
Upload Receipt	Tenant	payment_pending	payment_uploaded	Held	No	Not blocked
Verify Payment	Landlord/Admin	payment_uploaded	confirmed	Deducted	No	BLOCKED

Only **confirmed / active** block availability

4 Cash on Delivery

Event	Actor	From	To	50 EGP	Commission	Availability
Approve (COD)	Landlord	approved	confirmed	Deducted	No	BLOCKED

5 Check-in

Event	Actor	From	To	50 EGP	Commission	Availability
Confirm Check-in	Landlord	confirmed	active	Already deducted	<input checked="" type="checkbox"/> 10% First Month (Both)	BLOCKED

Commission is collected **ONLY on active transition**

6 Auto Completion

Event	Actor	From	To	50 EGP	Commission	Availability
Auto End	System	active	completed	—	Already collected	Available

7 Expiry (No Payment)

Event	Actor	From	To	50 EGP	Commission	Availability
Deadline Passed	System	payment_pending	expired	✗ Not refundable	No	Available

8 Cancellation – Before Check-in

Event	Actor	From	To	50 EGP	Commission	Availability
Cancel before approval	Tenant	requested	canceled	Returned as Credit	No	Available
Cancel after approval	Tenant	approved / confirmed	canceled	حسب السياسة	No	Available

🚫 No cancellation allowed after active

9 Landlord No-Show

Event	Actor	From	To	50 EGP	Commission	Availability
Landlord fails to deliver	System/Admin	confirmed	canceled	Full refund	Deduct penalty	Available

📉 Rating decreases

🔄 Admin may block property if repeated



Availability Decision Matrix

Booking Status	Blocks Dates?
requested	✗ No
approved	✗ No

payment_pending	<input type="checkbox"/> No
payment_uploaded	<input type="checkbox"/> No
confirmed	<input checked="" type="checkbox"/> Yes
active	<input checked="" type="checkbox"/> Yes
completed	<input type="checkbox"/> No
expired	<input type="checkbox"/> No
cancelled	<input type="checkbox"/> No
rejected	<input type="checkbox"/> No

Availability = Derived only from (confirmed + active)

Commission Matrix

Rental Type	Commission Base	When Collected
Daily	First booking total	On active
Monthly	First month only	On active
Seasonal	First month only	On active

Rate:

- 10% from Tenant
- 10% from Landlord

Collected only after check-in (active)

Actor Permission Matrix

Action	Tenant	Landlord	System	Admin
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Create Booking	✓	✗	✗	✗
Approve	✗	✓	✗	✗
Reject	✗	✓	✗	✗
Upload Receipt	✓	✗	✗	✗
Verify Payment	✗	⚠ Optional	✗	✓
Confirm Check-in	✗	✓	✗	✗
Auto Expire	✗	✗	✓	✗
Auto Complete	✗	✗	✓	✗
Cancel (before active)	✓	⚠ Conditional	✗	✗

🎯 Final Guarantees (System Invariants)

- Availability is NEVER stored.
- Property never enters rented/booked states.
- No overlapping confirmed/active bookings.
- Commission never collected before active.
- No cancellation allowed after active.
- Every state change must be logged (Audit Log).

All aligned with Business Rules V1