

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

## Gamasa Properties – Decision Matrix Table (V1)

هذا الجدول هو مرجع تنفيذي سريع يربط

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

### 1 Booking Creation

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

**Rule:** بدون دفع 50 ج requested لا يمكن إنشاء

### 2 Landlord Decision

Event	Actor	From	To	50 EGP	Commission	Availability
Approved	Landlord	requested	approved	يتحول لخصم من الإجمالي	No	Not blocked
Reject	Landlord	requested	rejected	بالمحظة Credit يتحول	No	Available

### 3 Payment Phase (Electronic)

Event	Actor	From	To	50 EGP	Commission	Availability
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Start Payment	System	approved	payment_pending	Held	No	Not blocked
Uploaded 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	 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	cancelled	Returned as Credit	No	Available
Cancel after approval	Tenant	approved / confirmed	cancelled	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	cancelled	Full refund	Deduct penalty	Available

 Rating decreases

 Admin may block property if repeated

July  
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## Availability Decision Matrix

Booking Status	Blocks Dates?
requested	✗ No
approved	✗ No

payment_pending	✗ No
payment_uploaded	✗ No
confirmed	✓ Yes
active	✓ Yes
completed	✗ No
expired	✗ No
cancelled	✗ No
rejected	✗ No

**Availability = Derived only from (confirmed + active)**

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## 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)

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## 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	✗	✗

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## 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