

“Residential Property Management Tool” Project Proposal

By Unhinged. Website Designs and Business Solutions

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Introduction

The property management system is an eye catching concept to say the least. The idea of providing a sophisticated management system that's readily available to everyone is something we believe could make its mark on the market. Not only this but we believe that this is a huge opportunity for our company and would be more than willing to help make your vision a reality.

Unhinged may be a small start up company but if you choose to work with us you'll see we have the know how, vision and dedication.

Planning and Time Frame

We understand that you wish to get the project as soon as possible however to do this and provide quality production we suggest 11 weeks. Over the course of the 11weeks the project would be broken down into 4 large phases. Phase 1 being database design; phase 2 will be focus on the the development and launching of the website; phase 3 will be dedicated the app; lastly phase 4 is maintaince. This will be broken down below:

PHASE 1 - DATABASE DESIGN

Week 1	Database Design <ol style="list-style-type: none"> 1. Get an understanding of the tables as per specification (the database is to be shared across the website and app) 2. Construct tables with appropriate data types, naming conventions, table linkages. 3. Tables to include <ol style="list-style-type: none"> 3.1. Users 3.2. Subscriptions 3.3. Referrals 3.4. Property 3.5. Uploads 3.6. Monthly statements 3.7. Balance/statement, payment dues 3.8. Transactional listing by property by month 3.9. Renovation items entered by user per property 3.10. Estimate (budget /quote) renovation (capital) and maintenance (expense) categories and items for renovations
PHASE 2 - WEBSITE	
Week 1	Website Design and UI <ol style="list-style-type: none"> 1. Decide on (in conjunction with Database design) <ol style="list-style-type: none"> 1.1. Colour schemes 1.2. Images to be used 1.3. Possible layouts (Concepts to be provided) 1.4. Fonts (Concepts to be provided) 2. Responsive design with parallax 3. Advertising space Website Design and UI Upon Database Design Completion <ol style="list-style-type: none"> 1. Design forms to be used to input/send data to the database.
Week 2/3/4/5	Website Development. Implement Functionality as Per Specification <ol style="list-style-type: none"> 1. Customer Registration and verification by email 2. Admin login for backend 3. Login functionality <ol style="list-style-type: none"> 3.1. Encrypt passwords as per specification. We suggest using the “salt” encryption . 3.2. Forgot Password, Reset Password 4. Subscription module <ol style="list-style-type: none"> 4.1. Reminders 4.2. Payments via Paypal 5. Property Information <ol style="list-style-type: none"> 5.1. Acquisition costs input form with basic calculations 5.2. Bond amount, rate repayment period and monthly installment entry form

	<ul style="list-style-type: none"> 5.3. Upload, bond, purchase, income & expenses, renovation/capital improvement cost and sales documents/invoices/certificates/plans 5.4. Amortization schedule generation 6. Rental module form and table for tenant information <ul style="list-style-type: none"> 6.1. Invoice generation 6.2. upload signed rental agreement 6.3. upload signed checklist and photos for tenant 7. Monthly income expense <ul style="list-style-type: none"> 7.1. Form to enter expenses 7.2. Summarize total cost from maintenance 7.3. basic calculations for income, expense, net income 7.4. Policy upload for insurance 7.5. Log once a year escalation % and imply rate accordingly 7.6. Option to council & levy expenses (rates, water, electricity, sewer etc.) 7.7. Upload income & expenses, invoices/certificates/plans 7.8. Monthly interest calculation for that exact month from amortization schedule 8. Renovation (estimate) and or maintenance <ul style="list-style-type: none"> 8.1. Send data to the estimate (budget /quote) renovation (capital) and maintenance (expense) categories and items tables 8.2. Allow users to enter renovation items per property 8.3. Entry form development with attachments 8.4. Upload renovation cost, invoices/certificates/plans 8.5. Calculation of total cost by month by property 9. Referrals <ul style="list-style-type: none"> 9.1. Referral code implementation login 9.2. Monthly report generation on revenue for agent and owner 10. Sales valuation <ul style="list-style-type: none"> 10.1. Entry form and database table accordingly by property 10.2. Upload agent valuation 10.3. Multiple entry and average 11. Sales cost <ul style="list-style-type: none"> 11.1. Entry form and database table accordingly 11.2. tax and levies calculation for transfer balance refund 11.3. reminder for client 12. Reports <ul style="list-style-type: none"> 12.1. Record entry of monthly capital payment via bank statement 12.2. Report based on monthly, annually and custom period 12.3. Exportable report 12.4. Compliance certificate collections 13. Return to Admin Panel <ul style="list-style-type: none"> 13.1. list of registered users and their subscription status 13.2. Revenue generation report
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Week 2/3/4/5	Website Testing <ol style="list-style-type: none"> Beta testing of the website to include: <ol style="list-style-type: none"> Conduct extensive testing (running through every conceivable scenario) Generating dummy accounts
Week 6	Website Launch <ol style="list-style-type: none"> Monitor as website traffic increases; handle any/if any unforeseen errors/situations as they come.
PHASE 3 - MOBILE APPS	
Week 6	App Design and UI <ol style="list-style-type: none"> Develop IOS and Android Apps in conjunction Concept screens to be developed that will borrow from the website’s colour scheme and the mobile friendly site.
Week 7/8/9	App Development <ol style="list-style-type: none"> Logic/functionality of the app will follow that of the website. Conduct extensive testing (running through every conceivable scenario) Create dummy accounts Proceed to human accounts and frequent human interaction
Week 10/11	Launch Apps <ol style="list-style-type: none"> Launch the apps on their respective platform app stores as beta apps (only allowing a select few to download/use the app). After the beta is deemed “successful” launch the app publicly. Monitor usage; handle any/if any unforeseen errors/situations as they come.
PHASE 4 - MAINTENANCE	
Week 12	Maintenance <ol style="list-style-type: none"> Provide updates to improve the app, keep it up to date, monitor and provide feedback.

Concepts

Database Schemes

Table	Description
Users	Used to hold all user sign up/log in information as well as the user's correct subscription status.

Payments	Table required to make use of paypal as well as provide information about income for admin users.
Referrals	
Property	Table used to hold basic information about each property.
Property Acquisition Costs	Table used to record the acquisition costs involved in purchasing a specific property.
Property Income Expense	Table holding the monthly income and expense details about each property.
Tenants	Table holding information about the tenants at each property.
Uploaded files	Used to hold all files that have been uploaded by users, with any additional details needed to track the files correctly.
Renovations	Table holding the renovation details that are stored for each property.
Sales Valuation	Stores each agent valuation of a property and used to calculate the average.
Sales Cost	Table holding information about the costs of selling a property.
Multiple Linking Tables	Tables which will be used to link information from multiple tables to a single property and then that property to a single user.

Colour Schemes

Colour schemes were generated from taking colours from muvhuyu.co.za/

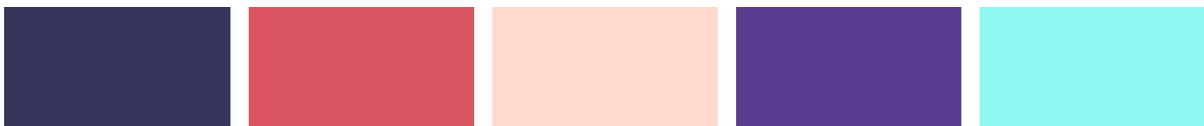
Colour scheme 1



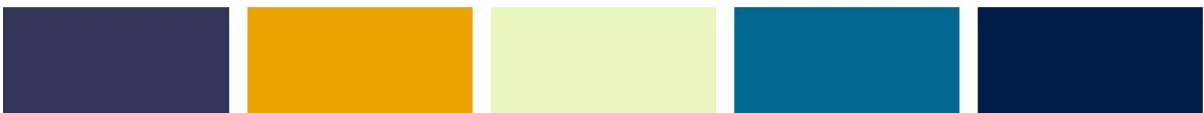
Colour scheme 2



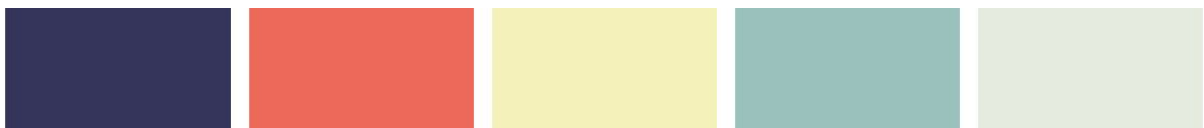
Colour scheme 3



Colour scheme 4



Colour scheme 5



Colour scheme 6



Website

Home Page



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Dashboard/Admin Page concept

DASHBOARDEXPENSESRENOVATIONSMY ACCOUNTREPORTS

DASHBOARD

Subscriptions

There are currently 12 active subscriptions

Total Revenue

R50000

This Month's Revenue

R1200

Users

Kyle Erwin

Kyle Erwin

Kyle Erwin

Kyle Erwin

Payments Overdue

3 users have not paid their subscriptions

Search

Invoices

ID	Payment Type	Company	Date	Total
#001	PayPal	Kyle Erwin	Jan 17 2017, 8:00	R10000
#001	PayPal	Kyle Erwin	Jan 17 2017, 8:00	R10000
#001	PayPal	Kyle Erwin	Jan 17 2017, 8:00	R10000
#001	PayPal	Kyle Erwin	Jan 17 2017, 8:00	R10000
#001	PayPal	Kyle Erwin	Jan 17 2017, 8:00	R10000

Quote

Project Quote

DATABASE	
Server setup	R300*
Database design and implementation	R2000
WEBSITE	
Website setup (domain name, hosting)	R300
SSL certificate	R200
16 page responsive website with parallex designed website	R8000
Dynamic user generated content	R2500
Pay-pal implementation	R1000
MOBILE APPS	
Android App	R4000
IOS App	R4000
App Store Fees	R1700
TOTAL COST	
Total	R23700

Maintenance Costs (Monthly and Annual)

MONTHLY	
Database maintenance	R400*
Website hosting and maintenance	R100*
App maintenance	R500*
ANNUAL	
Website renewal	R500

App Store Fees	R2000**
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*Prices subject to change depending on traffic and extent of application

**Prices subject to change depending on exchange rate