**COMOVI Real Estate Administration Software**

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Summary

This is a web app, created in Python / Django mounted on a linux server.

The objective of the webapp is: To Manage real estate.

The super administrator registers the administrators for each property (usually condominium buildings) into the webapp and the administrators of each property manage their own condominiums. Other users are those who inhabit each condominium, they can enter to see notices, report complaints, see dates of service payments, maintenance, and so on.

The system apparently has a 50% advance and we want this document to help you get a general idea of ​​the project.

We are aware that doubts will be generated while you read this document and please feel free to make notes in this same document so that we have everything clear.

You are free to bring to the table better ways to solve each part of the requirements or go for the extra mile and improve the design of this solution. We can do this because the project owner is always open to improving the system.

1. **Tech Stack**

Server (BOX): Ubuntu 14.04.5 LTS

Python: python3.6

Web Server: Nginx/1.4.6 with Gunicorn 19.9.0

DB: postgres (PostgreSQL) 9.6.11

Current Test server:

URL:  <http://35.153.139.0:8002>

User: [daniel@cratersolutions.com](mailto:daniel@cratersolutions.com)

Password: Passw0rd0

1. **Web-App**

This is the fundamental part of the system where the administration of buildings/properties is carried out focused on payments and internal communication.

* 1. Users

The users involved are: Central Administrator, Property Manager and Condominium Owner.

**Central Administrator:** Person who has total access to the system and visibility of everything, in a few words is the owner of the project.

**Property manager:** This person has access to the system as administrator and has visibility only to the property assigned to them.

**Condominium:** Person with access to the condominium portal where he makes payments, sends messages to the building/property administrator and sees information / notices from the Property.

* 1. Administrator Portal

**Initial Setup**

The central administrator can register properties in the system with the basic information:

* Name of the property
* Status: Registered (only captured) or Hired (a client is managing the property)
* Address.
* Contacts (only by reference)
  + Type of contact (Owner, Administrator, Emergency, Head of maintenance, etc.)
  + Name
  + Telephone
  + E-mail
* User **property administrator**:
  + Name
  + E-mail

Once a property has been activated, the user **real estate administrator** will receive their username and password self-generated by the system and the person must configure the structure of the property with the **interiors** and their data:

* Interior number
* User condominium (Described in the following point)
* Services Service
  + name (Example: Water, Gas, etc)
  + Amount of monthly payment in advance .
  + Regular monthly payment
  + amount Amount of untimely payment.

**Inside** a single condominium owner user with the following information is recorded:

* Name
* Email
* Phone
* Password

**Management property**

When the **Property manager** user enters the **administrator portal**, he/she will have access to the following sections:

1. **Dashboard**

General indicators of the selected building/property:

* Number of apartments in your building/property.
* Amount of money collected in the period (current month)
  + *According to the total of the services paid by the condominium*
* Percentage of departments that have paid
  + *According to the total of the services paid by the condominium*
* Percentage of departments that have not paid
* Amount of money paid and amount of money to pay.

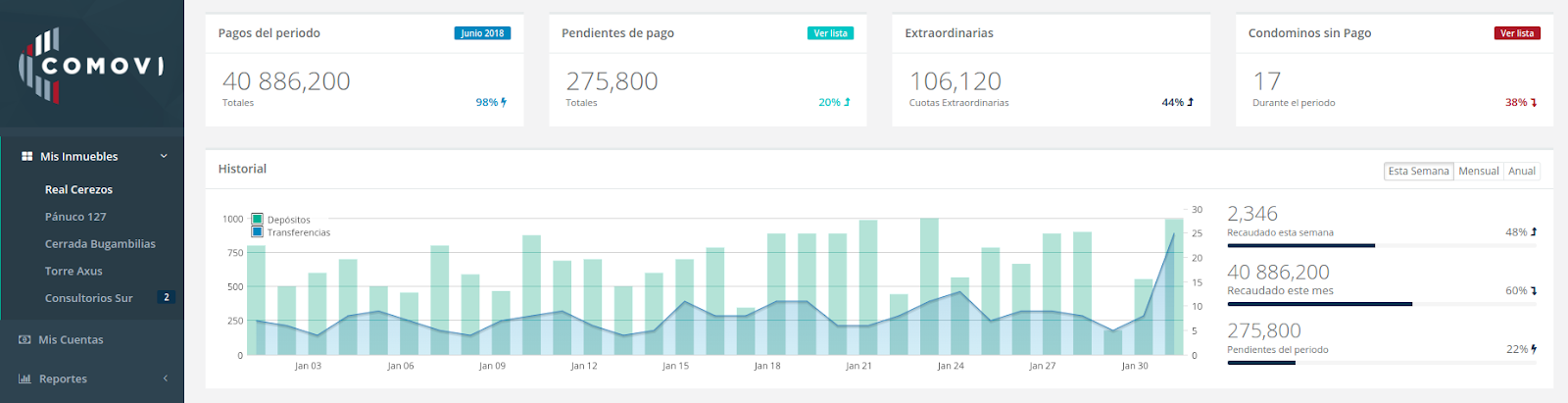


Image 1: Main administration dashboard (example).

1. **Reports**

Global condominium list where the columns are visible:

* Information of the condo and contact.
* Paid or not paid in the period.
* Has debts or not.
* See: Payment history filtered by condominium.

Important: All reports can be exported to PDF and EXCEL.

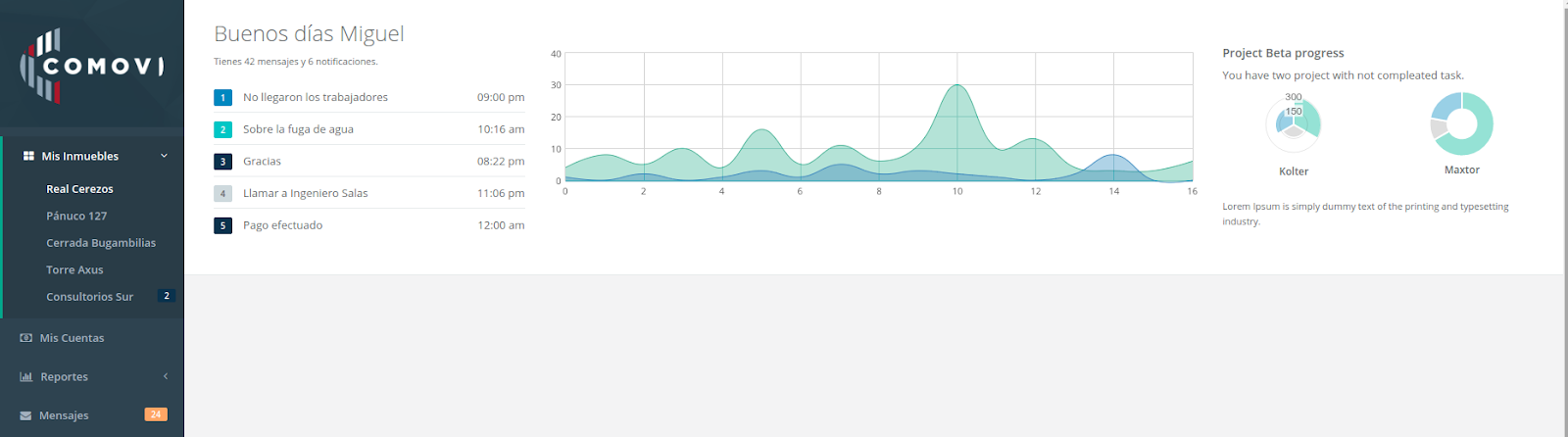


Image 2: Dashboard of property.

1. **Wallpaper**

The administrator has a space to write what he wants, for example: notices, list of delinquent condominiums, etc.



Image 3: Wall newspaper.

|  |  |
| --- | --- |
| https://lh3.googleusercontent.com/jvDA6IkD5kOtfSEaRthm8LwjEYV3QTJohdHNUGWW8e1Ve3qBDZLIL8YXlmnqL3e9Saf8oT_TqzCBoV5NQKP5lp8UL8tB_TIyJjqa_m3Kh-LN3npaQxoCZ5yPn_PcOvCKBDww1hYF | **Important:**Each property will have a specific banking configuration to receive payments through a credit card processor, which will generate commissions per transaction to the owner of the bank account that will receive the payments. |

* 1. Condominium

portal This portal is where the condominium owners can make payments, read information and have interaction with the manager if necessary.

When the condominium user enters the condominium portal, he has access to the following sections:



Fig. 4: Condominium main menu.

1. **Wallpaper and notifications**

Main screen with administrator messages, financial reports and budget management.

Notifications are classified into categories:

* General Information
* Assemblies

Categories can be filtered and in the case of assemblies will be shown in a color that draws attention showing extreme importance.

**Notifications via email**

The administrator decides if by publishing a message the condominium owners will be notified via email.

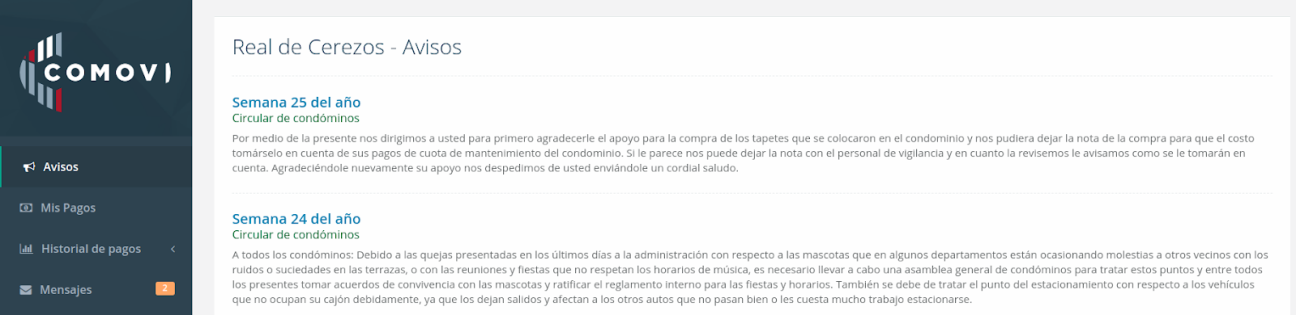


Image 5: Condo owner's wall newspaper.

1. **Payments**

* A list of the services assigned to the department and the prices is displayed.
* The payment of separate or grouped services can be made.
* You can register a credit or debit card for recurring payment.
* You have access to the history of payments made.
* Payment for rental of party room (if applicable).

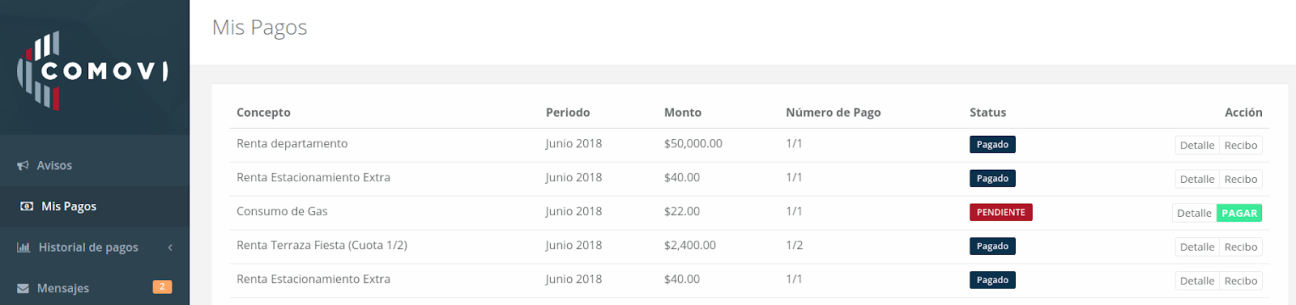


Image 6: Window: My Payments.

1. **Communication**

Screen where the condominium owner can write directly to the condominium owner or leave an anonymous message to report any situation related to the apartment or the building/property.

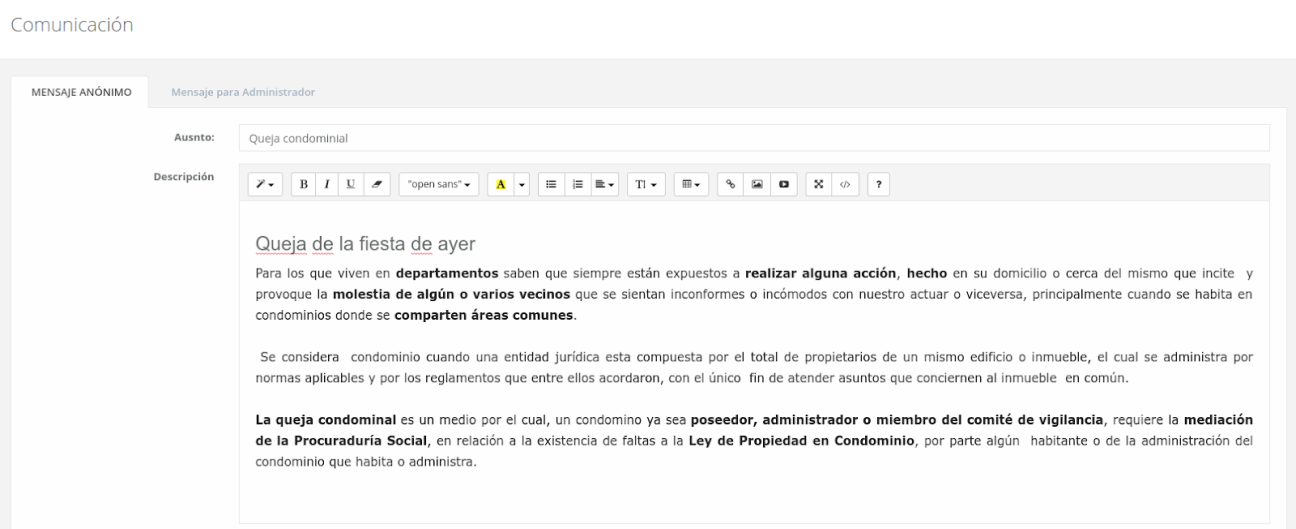


Image 7: Communication window

1. **Reports**

The central administrator has access to the reports:

* List of properties registered in the system with current *status*.
* Detail of interiors and users for each property.
* List of users registered property managers and action to resend username / password to your email.