

XERPIUM

Building Management

Enterprise Resource Planning

Complete integrated ERP solution for
building management industry

2000+

MODULES

AI

ASSISTANT

SaaS

/ ON
PREMISE

English Edition — brosur.xerpium.com

Property Management Ecosystem

XERPIUM BUILDING MANAGEMENT is a complete property & building management solution — from property/tower/unit master data, resident records, IPL & utility billing, maintenance requests, facility booking, visitor management, security patrol, parking, to cleaning management.

Property & Tower

Property — Name, code, address, manager, property type (apartment, office, mixed, mall, school, hospital, hotel, industrial, government)

Tower — Per tower within a property with unit allocation

Floor — Floor management per tower, number & code

Unit Type — Tipe unit: studio, 1BR, 2BR, 3BR, penthouse

Config — IPL product configuration, sinking fund, utility

Unit Management

Unit — Name, code, property, tower, floor, unit type

Owner — Owner per unit, multi-owner history tracking

Status — Available, Occupied, Reserved, Maintenance, Inactive

Usage — Residential / Commercial usage type

Size — Unit area (sqm), bedrooms, bathrooms

Ownership History — Recorded automatically when the owner changes

Resident Management

Resident — ID card/Passport identity, phone, email, related units

Type — Owner, Tenant, Family, Staff

Status — Active, Moved Out, Blacklisted

Move In/Out — Move in/out tracking with date & history

Family Member — Family member data in 1 unit

Vehicle — Vehicle registration per resident

Rental Contract

Commercial Unit — Commercial unit lease contract

Period — Start & end date, auto overlap validation

Annual Rent — Annual lease, down payment, balance tracking

Invoice — DP invoice & annual rent invoice via accounting

Status — Draft, Active, Expired, Cancelled

Sync Unit Status — Automatically set unit occupied/available

□ Billing & IPL

IPL Billing — Monthly IPL billing per unit/resident

Charge Types — Service Charge, Sinking Fund, Water, Electricity, Gas, Internet, Parking

Meter Reading — Utility meter reading, consumption calculation

Auto Invoice — Generate invoices automatically to accounting

Due Date — Due date, outstanding tracking

Generate Monthly — Wizard to generate monthly bulk billing

□ Maintenance Request

Request — Residents create maintenance requests

Priority — Low, Normal, High, Urgent with automatic SLA

SLA — Response & completion deadline based on priority (urgent: 1h/8h)

Technician — Assign to HR technician, schedule & dispatch

Checklist — Checklist lines per request

Photo — Before/after photo documentation

Invoice — Create invoice & PO from maintenance

□ Work Order

WO Types — Electrical, Plumbing, Civil, HVAC, Cleaning, Landscaping, IT

Assignment — Assign to employee or contractor vendor

Time Tracking — Working hours recording per technician

Materials — Material usage per WO with product inventory

Checklist — Task checklist per WO with completion status

Photo — Before/after work documentation

□ Facility Booking

Facility — List of facilities per property (gym, pool, function room)

Capacity — Maximum capacity per facility

Hourly Rate — Hourly rental rate + deposit

Booking — Booking calendar for residents

Integration — Automatic invoice to billing

📁 Security Incident

Types — Theft, Vandalism, Fire, Flood, Noise, Trespassing, Accident

Reporting — Report by user, location (property/tower/unit)

Workflow — Draft → Investigated → Resolved → Cancelled

Action Taken — Record action taken

📁 Security Patrol

Patrol Route — Patrol route with QR code checkpoints

Checkpoint — QR code per checkpoint, scanned during patrol

Schedule — Patrol schedule per shift (morning/afternoon/night)

Completion Rate — % checkpoint terscan per patrol

Log — Scan timestamp, photo & notes per checkpoint

📁 Cleaning Management

Area — Cleaning areas (corridor, lobby, toilet, parking, etc.)

Schedule — Cleaning schedule per shift & area

Qty Score — Cleanliness quality score 1-5 per area

Inspection — Quality inspection by supervisor

Completion Rate — % of area completed per schedule

□ Parking & Visitor

Parking Slot — Parking slots per property, type (car/motorcycle/bicycle)

Status — Available, Occupied, Reserved, Maintenance

Visitor — Pre-registration, check-in, check-out, QR code pass

Lost & Found — Item management, claim & dispose workflow

Vehicle — Vehicle registration per resident

□ Complaint Management

Category — Set up complaint categories with SLA per category

Priority — Low/Normal/High/Urgent with different SLA hours

Assignment — Auto-assign to employee or escalation

SLA Deadline — Automatic deadline based on priority & category

Feedback — 1-5 rating feedback from residents

Overdue — Auto-detect overdue complaints

□ Property Dashboard

Unit Status — Pie chart occupancy per property

Billing Summary — Outstanding billing per month

Maintenance — Open vs closed maintenance requests

Complaint — Complaint trend & SLA compliance

Security — Incident report per property

☐ Utility Management

Utility Type — Water, electricity, gas, internet per property

Meter Reading — Manual input or meter import

Previous vs Current — Consumption calculation

Tariff — Rate per utility unit, tiered pricing

Link to Billing — Consumption → automatic billing line

☐ Spare Parts & Procurement

Spare Part Request — Spare part request for maintenance

Product Link — Link ke product inventory

PO Integration — Create purchase order from spare part request

Stock — View spare part stock in real time

Building ↔ Accounting

IPL billing → automatic customer invoice

Maintenance invoice via account.move

Rental contract → DP & annual rent invoice

Building ↔ Inventory

Work order materials from stock product

Spare part request → inventory availability

Maintenance & IPL fee product

Building ↔ HR

Maintenance technician from hr.employee

Security guard assignment

Cleaning staff schedule

Building ↔ Purchase

PO from maintenance vendor

Spare part procurement

Material contractor purchasing

Building ↔ Maintenance

Work order from maintenance request

WO checklist & material tracking

Cost actual → invoice resident

Building ↔ Report

Report structure building management

Property financial reports

Property dashboard per property

Xerpium ERP — xerpium.com

Contact us for a free demo

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