

XERPIUM

Satellite

Enterprise Resource Planning

Complete integrated ERP solution for
satellite industry

2000+

MODULES

AI

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PREMISE

English Edition — brosur.xerpium.com

Satellite City Development Ecosystem

XERPIUM SATELLITE CITY is an end-to-end ERP solution for property and satellite city developers — covering project master plan, cluster management, plot sales, PPJB (sale and purchase agreements), payment schedule, infrastructure progress, unit handover, community facility management, and IPL billing (environmental maintenance fee).

Satellite City Master Data

Structured master data for all satellite-city development entities — from project to plot detail.

sc.project — Project / Township

Project Code — Auto-sequence SC.PRJ/####, unique per project

Project Type — Residential, Commercial, Mixed-Use, Industrial

Location — City/District, total area (ha), master plan document

Timeline — Commencement date, target completion, state: draft → planned → in_progress → completed

Owner — res.partner linked as developer/owner

sc.cluster — Cluster / Block

Cluster Code — Unique code per project, area (ha)

Cluster Type — Residential, Commercial, Mixed-Use, Industrial

Linked to Project — One2many from sc.project, cascade delete

Stats — kavling_count, available_count, sold_count computed via @api.depends

Display — Format: [Code] Cluster Name

sc.kavling — Plot / Unit

Lot Number — Unique per cluster, display: cluster-code-number

Plot Type — Linked to sc.kavling.type for size template

Pricing — Land price + building price = total price (monetary, auto-compute)

Status — Available → Reserved → Sold → Handed Over → Cancelled

Physical Attributes — Land area m², building area m², facing direction, corner lot, facing road

Relations — agreement_id, partner_id, handover_id, sale_order_id

sc.kavling.type — Plot Type

Type Code — Unique code, sequence order

Dimensions — Building area m², land area m², bedrooms, bathrooms, floors

Linked Product — product.product for sale.order integration

Display — Format: Type Name (100m² / 50m²)

Usage — Template for creating plots with standard dimensions

PPJB & Sales Agreement

Plot sales flow from reservation to handover — integrated with sale.order and account.move.

sc.customer.agreement — PPJB (Sale & Purchase Agreement)

Agreement No. — Auto-sequence SC.AGR/####, tracking enabled

Parties — Buyer (res.partner), Project, Plot, Plot Type (related)

Pricing — Land price, building price, discount, net price (auto-compute)

Payment Scheme — Cash, Installment 12/24/36/48/60 months, Custom

Down Payment — DP % automatically calculates DP amount from net price

Installment — Per-installment amount computed: $(\text{net} - \text{DP}) / \text{installment_count}$

State Flow — Draft → Confirmed → Approved → Payment In Progress → Completed → Handed Over

sc.payment.schedule — Payment Schedule

Auto-generated — Created automatically when the agreement is completed

Payment Types — Down Payment, Installment, Fine, Other

Due Date — Per term, amount, currency (multi-currency support)

Invoice Link — account.move linked via invoice_id field

Payment Status — is_paid computed from invoice payment_state

Related Data — Stored related fields: partner_id, project_id, kavling_id

Payment Schedule Generator

Cash Scheme — Single down payment line = net price

Installment Scheme — DP line + N installment lines with sequence

Sequence Logic — DP at sequence 10, installment at 11, 12, 13...

Invoice Creation — Each line can be invoiced, is_paid tracks payment state

Fine Lines — Late payment fines with separate payment_type

Infrastructure & Handover

Project infrastructure construction tracking and unit handover process to buyers.

sc.infrastructure — Project Infrastructure

Infrastructure Types — Road, Bridge, Water Supply, Electricity, Drainage, Gas Distribution, Telecom, Green Space/Park

Dimensions — Length (m), width (m), budget amount, actual cost (monetary)

Timeline — Construction start, target completion, actual completion date

Progress — Auto-computed from milestone %: @api.depends milestone_ids.progress_pct

Contractor — res.partner linked as contractor

State — Planned → In Progress → Completed → Cancelled

sc.infra.milestone — Infrastructure Milestone

Per Item — Milestone per infrastructure item, sequence order

Progress Tracking — Progress % vs target %, is_completed boolean

Expense — Monetary expense amount per milestone

Auto-compute — Infrastructure progress_pct = avg of milestone progress

Related — Stored related: project_id from infrastructure

sc.handover — Unit Handover

Auto-sequence — SC.HDO/#### format, name_get: [No] — Buyer Name

Relations — Buyer, Agreement, Plot (related), Project (related)

Schedule — Planned date, actual date (auto-set on complete)

Condition Assessment — Good, Minor Defect, Major Defect

Checklist — Boolean checklist_done, attachment count computed

Auto-update — action_complete updates plot status → handed_over, agreement → handed_over

sc.facility — Community Facility

Facility Types — Club House, Swimming Pool, Gym, Playground, Mosque/Musholla, Park, Security Post, Commercial Area

Capacity — Integer capacity per facility, operational status

Opening Date — Track when facility becomes operational

Maintenance Cost — Monthly maintenance cost (monetary) per facility

Linked to Project — One2many from sc.project, cascade delete

Environmental Maintenance Fee

Monthly environmental maintenance fee billing system for sold plots — auto-generates lines and invoices.

sc.ipl.billing.line — Billing Line

Plot — Per plot that is sold/handed_over with partner

Owner — res.partner (related from plot)

Amount — Monetary amount per plot per month

Invoice Link — account.move auto-created on action_post

Bulk Generate — action_generate_lines: search all sold plots, skip existing

Auto-Invoice — _create_invoice method: out_invoice with IPL product

Satellite City Dashboard & KPIs

Real-time analytics dashboard to monitor sales, infrastructure, and IPL billing.

AI Dashboard Features

Auto-Generate — Natural language → dashboard via DeepSeek

NL → SQL — "Show plot sales this month" → SQL query

Chart Insight — AI analysis of sales trends, slow-moving clusters

Copilot Chat — Streamed chat with property dashboard context

Conditional Formatting — Status colors, overdue alerts, progress bars

Property & Satellite City Accounting

Property-specific Chart of Accounts and automatic journal flow from plot sales and infrastructure to IPL billing.

Property Accounting Features

Auto-Journal Plot Sales — Automatic journal when sale.order is confirmed

Installment Tracking — Every payment term has a separate invoice

IPL Auto-Invoice — Generate bulk IPL invoices per period

Infrastructure Capitalization — Infrastructure costs capitalized to assets

Multi-Company — Multi-project operations with separate companies

Multi-Currency — Foreign currency transactions, automatic BI/ECB rates

Consolidation Reports — Multi-project consolidated report

Tax Integration — 11% VAT, 4% final property income tax, e-Faktur

Cross-Module Integration

Satellite City fully integrated with the entire XERPIUM ecosystem.

Satellite ↔ Sales

sc.customer.agreement → sale.order auto-creation via action approve

Product from kavling_type_id.product_id, price = net price

Invoice link: agreement.sale_order_id.invoice_ids

Satellite ↔ Inventory

Stock products for infrastructure construction materials

Material consumption tracking per infrastructure item

Lot/serial number tracking for project materials

Satellite ↔ Accounting

IPL billing → account.move auto-creation

Payment schedule → invoice per termin

Property COA with analytic account per project

Satellite ↔ HR & Project

Project manager assignment for infrastructure

Contractor tracking via res.partner

Integration with XERPIUM project for task management

Satellite ↔ Dashboard

vit_dashboard_studio for real-time KPIs

Dashboard templates: sales, infrastructure progress, IPL

AI auto-generates dashboards from natural language

Satellite ↔ AI Assistant

Search plots: "Plots available in cluster A"

Create a sales agreement (PPJB): "Create an agreement for Mr. Budi, plot A-01"

Report: "Total sales this month"

Satellite ↔ Dynamic Stage

Configurable workflow for sc.customer.agreement

Python hooks on state transitions

RBAC groups: Manager, User, Viewer

Satellite ↔ Coretax

Auto-generate VAT e-Faktur for plot sales

Automatic 4% final income tax calculation

Tax ID validation, invoice returns

Xerpium ERP — xerpium.com

Contact us for a free demo

☐ **WhatsApp: +62 818-0918-2752** | ► **@xerpium_id**

Generated 2026-10-27