

XERPIUM

Developer Kota Satelit

Enterprise Resource Planning

Solusi ERP lengkap untuk industri
developer kota satelit

2000+

MODUL

AI

ASSISTANT

SaaS

/ ON
PREMISE

Bahasa Indonesia Edition — brosur.xerpium.com

Ekosistem Pengembangan Kota Satelit

XERPIUM SATELLITE CITY adalah solusi ERP end-to-end untuk pengembang properti dan kota satelit — mencakup master plan project, cluster management, kavling sales, PPJB (Perjanjian Jual Beli), payment schedule, infrastruktur progress, serah terima unit, community facility management, dan IPL billing (Iuran Pemeliharaan Lingkungan).

Master Data Satelit City

Data master terstruktur untuk seluruh entitas pengembangan kota satelit — dari project hingga kavling 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 dari sc.project, cascade delete

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

Display — Format: [Code] Cluster Name

sc.kavling — Kavling / Unit

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

Kavling Type — Linked ke sc.kavling.type untuk template ukuran

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 — Tipe Kavling

Type Code — Unique code, sequence order

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

Linked Product — product.product untuk integrasi sale.order

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

Usage — Template untuk membuat kavling dengan dimensi standar

PPJB & Sales Agreement

Alur penjualan kavling dari reservasi hingga serah terima — terintegrasi dengan sale.order dan account.move.

sc.customer.agreement — PPJB

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

Parties — Buyer (res.partner), Project, Kavling, Kavling 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 % otomatis menghitung DP amount dari net price

Installment — Per-installment amount computed: (net - DP) / installment_count

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

sc.payment.schedule — Jadwal Pembayaran

Auto-generated — Dibuat otomatis saat agreement completed

Payment Types — Down Payment, Installment, Fine, Other

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

Invoice Link — account.move linked via invoice_id field

Payment Status — is_paid computed dari 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

Infrastruktur & Serah Terima

Tracking pembangunan infrastruktur proyek dan proses serah terima unit ke pembeli.

sc.infrastructure — Infrastruktur Proyek

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 dari milestone %: @api.depends milestone_ids.progress_pct

Contractor — res.partner linked as contractor

State — Planned → In Progress → Completed → Cancelled

sc.infra.milestone — Milestone Infrastruktur

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 — Serah Terima Unit

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

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

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

Condition Assessment — Good, Minor Defect, Major Defect

Checklist — Boolean checklist_done, attachment count computed

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

sc.facility — Fasilitas Komunitas

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

Iuran Pemeliharaan Lingkungan

Sistem billing iuran pemeliharaan lingkungan bulanan untuk kavling yang sudah terjual — auto-generate lines dan invoice.

sc.ipl.billing.line — Billing Line

Kavling — Per kavling yang sold/handed_over dengan partner

Owner — res.partner (related from kavling)

Amount — Monetary amount per kavling per bulan

Invoice Link — account.move auto-created saat action_post

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

Auto-Invoice — _create_invoice method: out_invoice with IPL product

Dashboard & KPI Satelit City

Dashboard analytics real-time untuk monitoring penjualan, infrastruktur, dan IPL billing.

AI Dashboard Features

Auto-Generate — Natural language → dashboard via DeepSeek

NL → SQL — "Tampilkan penjualan kavling bulan ini" → SQL query

Chart Insight — AI analisis tren penjualan, slow-moving cluster

Copilot Chat — Streamed chat dengan konteks dashboard properti

Conditional Formatting — Warna status, overdue alerts, progress bars

Akuntansi Properti & Kota Satelit

Chart of Account khusus properti dan alur jurnal otomatis dari penjualan kavling, infrastruktur, hingga IPL billing.

Fitur Akuntansi Properti

Auto-Journal Kavling Sales — Jurnal otomatis saat sale.order dikonfirmasi

Installment Tracking — Setiap termin pembayaran punya invoice terpisah

IPL Auto-Invoice — Generate invoice IPL massal per periode

Infrastructure Capitalization — Biaya infrastruktur di-capitalize ke asset

Multi-Company — Operasi multi-proyek dengan company terpisah

Multi-Currency — Transaksi mata uang asing, kurs otomatis BI/ECB

Consolidation Reports — Laporan konsolidasi multi-proyek

Tax Integration — PPN 11%, PPh Final 4% properti, e-Faktur

Integrasi Cross-Module

Satellite City terintegrasi penuh dengan seluruh ekosistem XERPIUM.

Satellite ↔ Sales

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

Product dari kavling_type_id.product_id, price = net price

Invoice link: agreement.sale_order_id.invoice_ids

Satellite ↔ Inventory

Product stok untuk material pembangunan infrastruktur

Tracking material consumption per infrastructure item

Lot/serial number tracking untuk material proyek

Satellite ↔ Accounting

IPL billing → account.move auto-creation

Payment schedule → invoice per termin

COA properti dengan analytic account per proyek

Satellite ↔ HR & Project

Project manager assignment untuk infrastructure

Contractor tracking via res.partner

Integrasi dengan XERPIUM project untuk task management

Satellite ↔ Dashboard

vit_dashboard_studio untuk KPI real-time

Dashboard template: penjualan, progress infrastruktur, IPL

AI auto-generate dashboard dari natural language

Satellite ↔ AI Assistant

Cari kavling: "Kavling tersedia di cluster A"

Buat PPJB: "Buat agreement untuk Pak Budi, kavling A-01"

Laporan: "Total penjualan bulan ini"

Satellite ↔ Dynamic Stage

Configurable workflow untuk sc.customer.agreement

Python hooks pada state transition

RBAC groups: Manager, User, Viewer

Satellite ↔ Coretax

Auto-generate e-Faktur PPN untuk penjualan kavling

PPh Final 4% perhitungan otomatis

Validasi NPWP, retur faktur

Xerpium ERP — xerpium.com

Hubungi kami untuk demo gratis

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