DORMITORY MANAGEMENT SYSTEM

TRANSFORMING DORMS INTO

SMART LIVING SPACES

WITH OPERATIONS SIMPLIFIED TO PERFECTION



The Right Path To Business Excellence

ABOUT AGES DORMITORY MANAGEMENT SYSTEM

- * AGES Dormitory Management System is a comprehensive web-based, one-stop solution designed to efficiently manage every aspect of dormitory operations.
- **❖ The platform supports** end-to-end workflows—from tenant registration and tenant lifecycle management to asset procurement, asset maintenance, notice-period handling and fee collection.
- **With a centralized interface**, it enables seamless oversight of multiple dormitory locations or entities, ensuring consistent and efficient management across the board.
- **The system is equipped with** modern conveniences such as email notifications, WhatsApp messaging, payment gateway integration and more to deliver an intuitive and user-friendly experience.

S STUDENT ACCOMMODATION

M ASSET INVENTORY MANAGEMENT

A PAYMENT TRACKING & COLLECTION

R DORMITORY MAINTENANCE

T TENANT CONTROL & COMPLIANCE



WHY CHOOSE AGES DORMITORY MANAGEMENT SYSTEM?

CORE MODULES

- **MASTER DATA** JMB Entity and Tenant Registration
- **ADMIN CONTROL** Roles and permissions
- **INVENTORY** Assets, purchase orders & stock
- **PAYMENT TRACKING Fee structure & balances**
- **MANAGEMENT** Unit/tenant activities
- **MAINTENANCE** Raising tickets & tracking completion
- REPORTS Exportable insights for audits & compliance

KEY BENEFITS

- ✓ Faster check-in / check-out
- ✓ Improved safety and security
- **✓ 100% digitized dormitory operations**
- ✓ Zero manual errors in occupancy & finance
- ✓ Full asset traceability Complete transparency
- ✓ Centralized multi-location control



SCREEN DELIVERABLES

MASTER MODULES

- Country
- State & City
- Company
- Branch
- Department
- Designation
- Employee
- Bank
- College
- Unit & Fee Structure
- Tenant
- JMB

ADMIN & SECURITY

- Roles
- Role wise Screen Mapping
- User Authentication
- User Screen Mapping

ASSET INVENTORY

- Asset
- Purchase Order
- Stock Register

PAYMENT

- Receipt
- Utility Payment
- FPX Payment

STUDENT MANAGEMENT

- Allocation
- Check In
- Unit Or Room Change
- Renewal Check In
- Notice Period Request
- Inspection In-progress (NP)
- Check Out
- Early Notice Period

DORMITORY MAINTENANCE

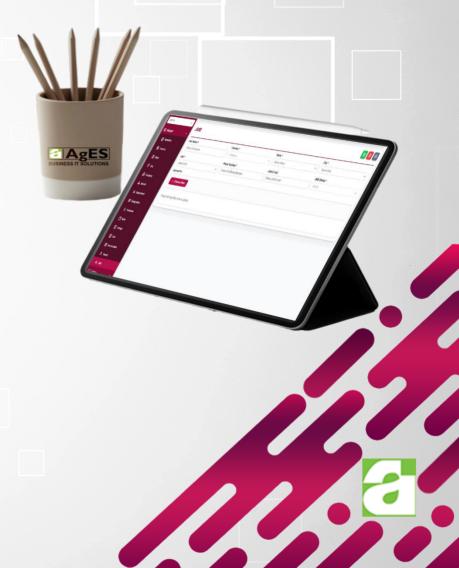
- Request
- Inspection In-progress
- Completion

ENTITY REGISTRATION

A centralized platform that digitizes JMB (Joint Management Body) operations and fee configurations to ensure smooth property governance, transparent cost allocation and hassle-free tenant management.

KEY FEATURES

- **✓ JMB Master Setup Multi-Property Support**
 - Configure JMB details like property, location and status for accuracy.
- ✓ Unit-Wise Fee Mapping
 - Set unit-wise fees by room category with maintenance and deposits.
- ✓ Dynamic Fee Assignment
 - Flexible fees for various room types
- ✓ Status-Based Control
 - Enable/disable JMB or fee entries without losing historical records.
- ✓ Export & Reporting
 - Download JMB lists, fee summaries instantly for audits & admin review.

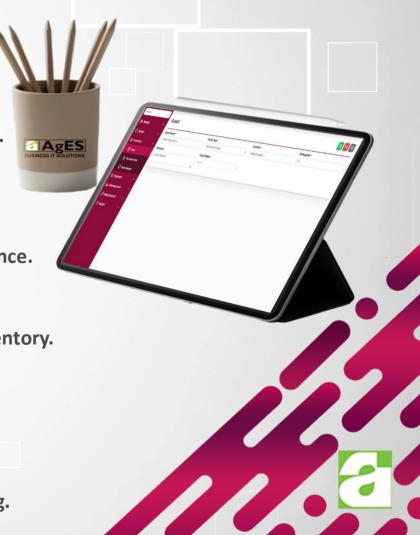


ASSET INVENTORY

A centralized module that streamlines the tracking, allocation, and stock control of all dormitory assets, ensuring complete visibility and accountability across locations

KEY FEATURES

- ✓ Asset Creation & Categorization
 - Create standardized assets with name, type, location, remarks and breakage fee.
- ✓ Smart Location-Based Asset Tracking with Audit Transparency
 - Location tagged assets enables quick identification & movement Tracking.
 - Asset updates & stock movements are logged for transparency & Audit Compliance.
- ✓ Real-Time Stock Register
 - Displays real-time stock by type & location to prevent shortages & maintain inventory.
- ✓ Stock Update & Adjustments
 - Admins update stock ensuring accuracy after issues, returns, or purchases.
- ✓ Automated Status Management
 - Mark assets Active / Inactive to segregate usable or damaged items for planning.



STUDENT ACCOMMODATION & MANAGEMENT

A complete end-to-end module that automates every stage of the tenant journey from allocation, check-in, renewal, room change, inspection & final check-out ensuring zero manual dependency & full transparency.

KEY FEATURES

✓ Tenant Allocation & Check-In Management

- Allocate tenants to rooms with clear category and status visibility.
- Record tenant onboarding check-in, deposit payments, dates, status and room
- Support room upgrades or transfers while keeping full transaction history.

✓ Renewal Check-In

Renew tenant stay with updated documents, fees, retaining past history.

√ Inspection In-Progress (NP)

Schedule inspections, record breakages, upload remarks, generate deductions.

✓ Check-Out Management & Early Notice Period

 Manage final settlement with refund, penalties, inspection & check-out Manage early tenant exits with inspection, deposit adjustment & tracking.



PAYMENT TRACKING

A unified digital platform that automates fee collection, eliminates manual errors, and offers full transparency in the financial lifecycle — from fee generation to receipt confirmation and payment reconciliation.

KEY FEATURES

√ Receipt Management

- Generate monthly receipts with tenant, unit and payment details.
- Support view, download, export for audit and reporting.

✓ Utility & Usage-Based Billing

- Track electricity, water, and other usage charges per unit/tenant.
- Maintain bill month, amount, and payment status for accurate allocation.

✓ Digital Payments & FPX Integration

- Enable secure online fee payments through FPX.
- Auto-fetch payment details for fast reconciliation and reduced manual effort.

✓ Financial Overview & Centralized Ledger

Monitor (PI/Full/Pending) transactions. & maintain full history for compliance



DORMITORY MAINTENANCE & INSPECTION MANAGEMENT

A unified digital platform that automates fee collection, eliminates manual errors, and offers full transparency in the financial lifecycle — from fee generation to receipt confirmation and payment reconciliation.

KEY FEATURES

✓ Tenant Request Logging

Submit maintenance requests with issue details, room info with Documents.

✓ Inspection Automation & Issue Tracking

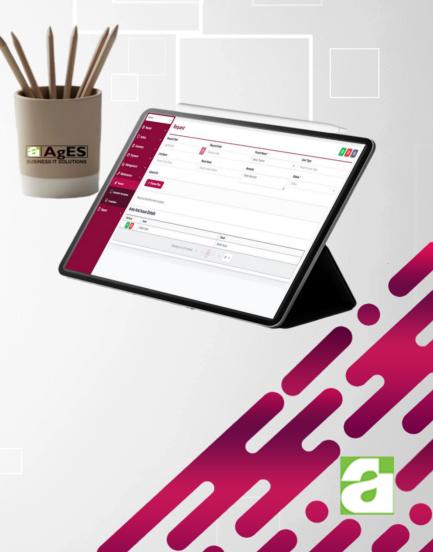
- Admins schedule inspections, assign inspectors and document area-wise issues.
- Requests move from start to completion ensuring nothing missed.
- Inspectors record issues, assign responsibility, add remarks, upload evidence.

✓ Completion & Closure

Final verification, asset confirmation and document uploads ensure traceability.

✓ Centralized Record Dashboard

Complete logs of requests, inspections, and reports for easy monitoring



REPORT

Current Occupancy & vacancy

□ Payment

☐ Outstanding Payment

■ Notice Period

□ Deposit

☐ Maintenance Report

☐ Student Movement Tracker

☐ Paid Issued

■ Tenant History

☐ Yearly Occupancy Per Month

■ Monthly Rental Summary

WHY AgES DMS SOLUTION FITS MALAYSIAN DORMITORIES

- Built for Modern Malaysian Workforce Housing
- Supports foreign worker compliance
- Multi-branch setup
- Tenant & JMB management built-in
- Transparent rental & fee handling
- Full audit trails & Management
- Matches industry expectations for dormitory digitalization



Thanks!

Do you have any questions? Feel free to contact us, we are waiting!

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