

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Current Occupancy & vacancy | <input type="checkbox"/> Payment | <input type="checkbox"/> Outstanding Payment |
| <input type="checkbox"/> Notice Period | <input type="checkbox"/> Deposit | <input type="checkbox"/> Maintenance Report |
| <input type="checkbox"/> Student Movement Tracker | <input type="checkbox"/> Paid Issued | <input type="checkbox"/> Tenant History |
| <input type="checkbox"/> Yearly Occupancy Per Month | <input type="checkbox"/> 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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