



PROPERTY & FACILITY MANAGEMENT PLATFORM

PRODUCT KNOWLEDGE GUIDE

PT Adidaya Lintas Inovasi
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What's Inside

Seventeen short sections on the platform, its modules, daily operations, technology, and security.

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SECTION 01

Product Overview

EstateOne is an integrated Property & Facility Management Platform designed to connect the critical processes required to operate modern properties.

- Centralize property, tenancy, short-stay rentals, billing, finance, assets, maintenance, parking, visitors, inventory, vendors, and documents.
- Replace fragmented spreadsheets and disconnected workflows with a single operational platform.
- Provide management with real-time visibility through dashboards, KPIs, and reports.
- Support single-property operations as well as multi-building and multi-property environments.
- Create a foundation for future integrations with ERP, payment gateways, access control, parking systems, BMS/IoT, and tenant-facing services.

Business outcome: *better visibility, faster operations, stronger control, and a more consistent tenant experience.*



SECTION 02

The Challenge

Modern property operations involve many teams, processes, and data sources. As the portfolio grows, operational complexity grows with it.

Common Challenge	Business Impact
Fragmented information	Teams spend time consolidating data from spreadsheets and separate systems.
Manual processes	Approvals, schedules, billing, and reporting become slower and harder to audit.
Reactive maintenance	Equipment failures can cause downtime, disruption, and higher repair costs.
Complex tenancy & billing	Lease, occupancy, service charges, utilities, and invoices are difficult to keep aligned.
Limited management visibility	Decision makers lack a single, timely view of operational and financial performance.



SECTION 03

The EstateOne Solution

EstateOne creates a connected digital operating layer for your property, bringing people, processes, data, and operational workflows into one platform.

One Platform

A unified environment for property, tenancy, finance, assets, maintenance, parking, and daily operations.

One Source of Truth

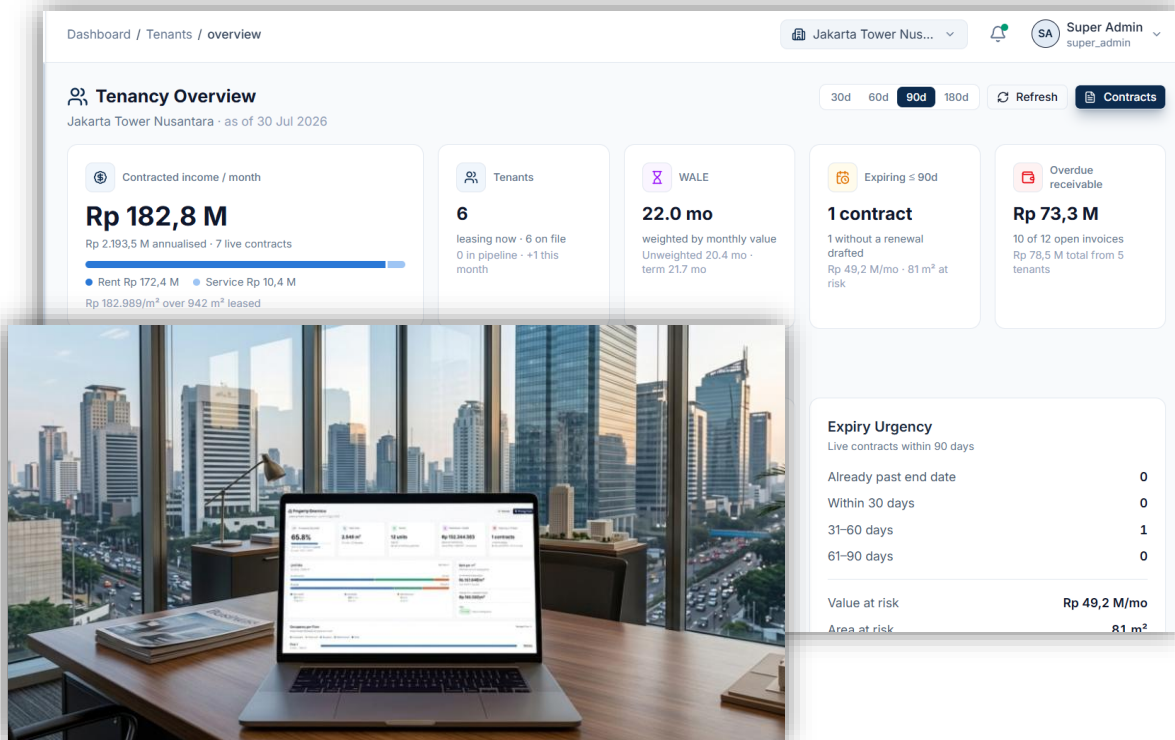
Centralized data reduces duplication and gives teams consistent information.

One Operational View

Dashboards and reports help management understand what is happening across the portfolio.

One Connected Ecosystem

APIs and integration capabilities provide a path to existing enterprise and building technologies.



SECTION 04

Core Modules

EstateOne is structured around the business flow of property operations: Property → Tenancy → Financial → Operations → Support.

PROPERTY MANAGEMENT

Manage the property foundation.

- Property & Building Management
- Floor, Unit & Room Management
- Facility Management
- Portfolio & Occupancy Overview

TENANCY & LEASING

Manage tenants and lease lifecycle.

- Tenant Profiles
- Lease & Contract Management
- Move In / Move Out
- Renewal & Occupancy Tracking

BILLING & FINANCE

Connect property activity with financial processes.

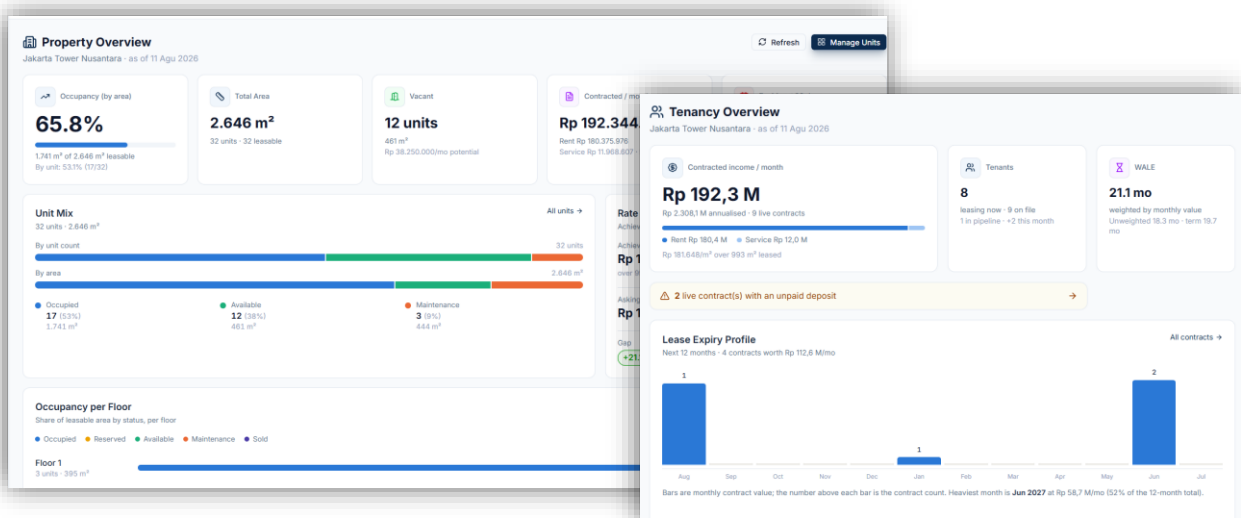
- Recurring Billing
- Service & Utility Charges
- Invoices & Payments
- Accounts Receivable & GL Integration
- Budgeting Cost & Revenue

SHORT RENT / STAY

Operate hotel-style nightly and daily rentals.

- Nightly & Daily Rate Plans
- Availability Calendar & Booking
- Guest Check-In / Check-Out
- Housekeeping, Folio & Instant Billing

Modules activate in phases: start with the property and tenancy foundation, then extend into finance and operations as the portfolio grows.



SECTION 05

Operations

The operational core keeps physical assets, engineering activities, parking, and visitor services under control.

ASSET MANAGEMENT

Know every asset throughout its lifecycle.

- Asset Registry
- QR Code Tagging
- Location & Condition
- Warranty, Documents, Depreciation & History

MAINTENANCE MANAGEMENT

Move from reactive to proactive maintenance.

- Preventive Maintenance
- Corrective Maintenance
- Work Orders
- Schedules, Checklists & Service History

PARKING MANAGEMENT

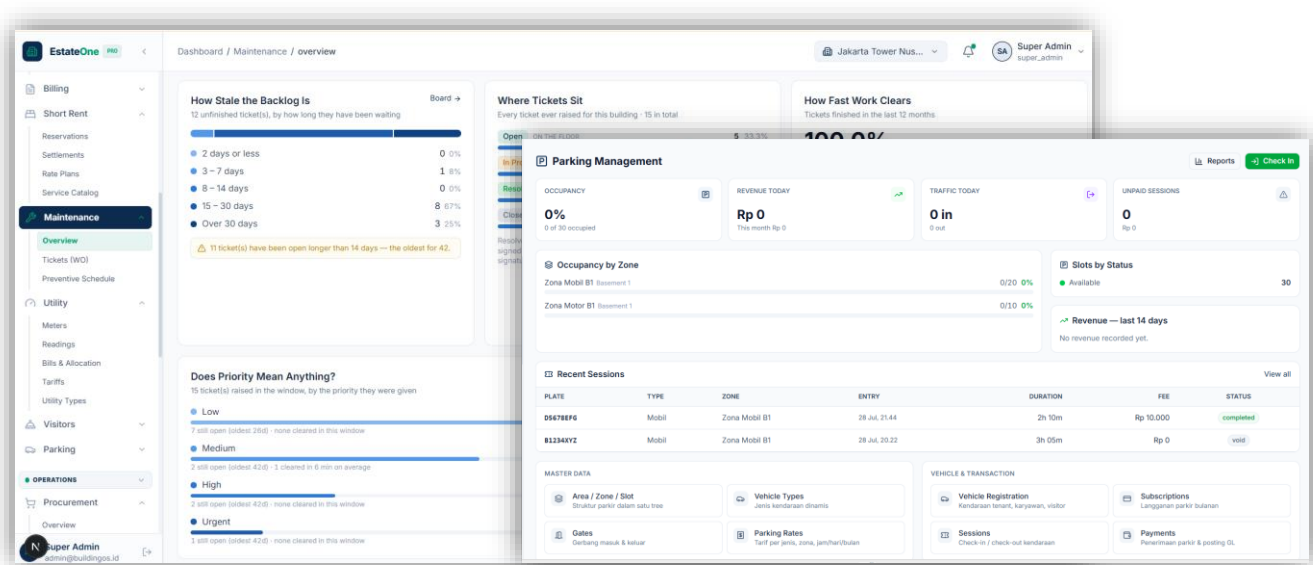
Manage spaces, vehicles, and sessions.

- Parking Zones & Slots
- Vehicle Registration
- Subscriptions
- Entry/Exit & Fee Calculation

VISITOR MANAGEMENT

Deliver a secure and professional visitor experience.

- Pre-Registration
- QR Check-In
- Host Notification
- Visitor History



SECTION 06

Supporting Modules

Supporting capabilities complete the operational ecosystem and reduce the need for disconnected tools.

INVENTORY MANAGEMENT

Control spare parts and operational supplies.

- Item Master
- Warehouse & Stock
- Stock In/Out & Transfers
- Reorder & Inventory Reports

VENDOR & CONTRACTOR MANAGEMENT

Manage external service providers.

- Vendor Registry
- Service Contracts
- Expiry Tracking
- Performance & Service History

DOCUMENT MANAGEMENT

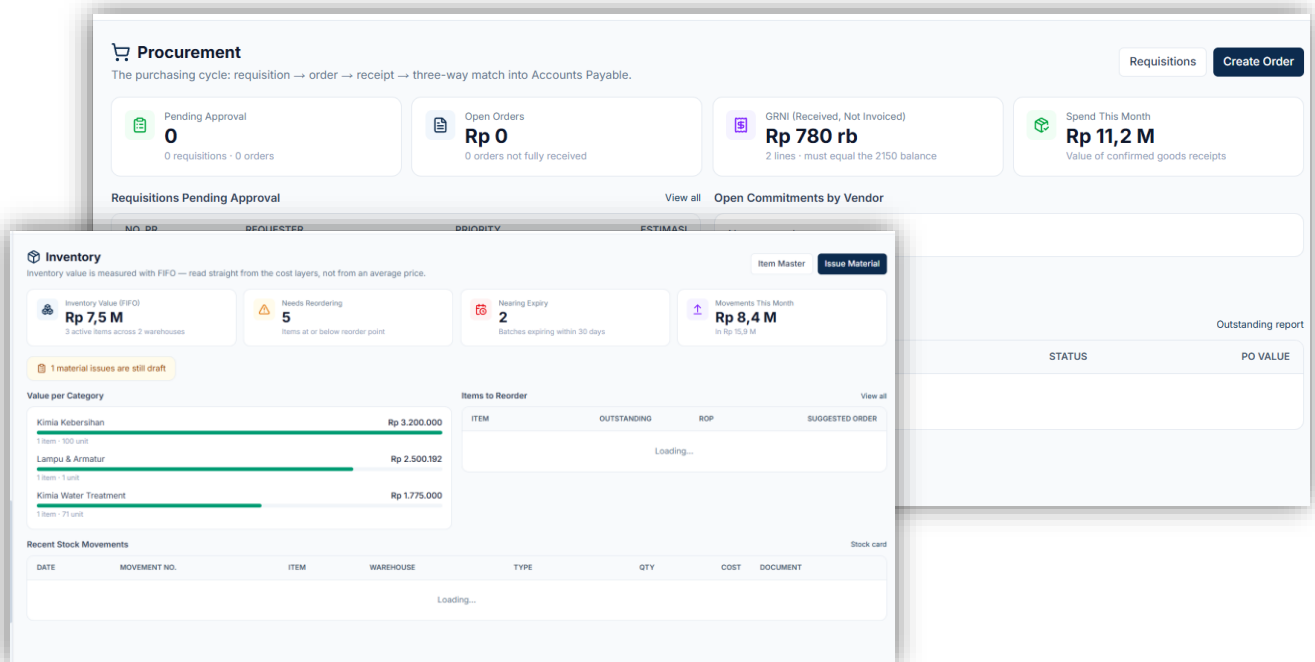
Keep critical property documents organized.

- Contracts
- Tenant & Asset Documents
- Maintenance Documents
- Expiry Tracking & History

REPORTING & DASHBOARD

Turn property data into actionable insight.

- Executive Dashboard
- Operational KPIs
- Financial & Occupancy Reports
- Asset, Maintenance & Parking Analytics



SECTION 07

Short Rent & Daily Stay



Beyond long-term leasing, EstateOne can operate units on a nightly or daily basis — the way a hotel or serviced apartment is run — using the same property, unit, tenant, and financial data already in the platform.

Capability	What it covers
Rates & Availability	Nightly, daily, weekly, and seasonal rate plans, minimum-stay rules, blackout dates, and a live availability calendar per unit.
Booking & Reservation	Walk-in, phone, and online reservations with hold, confirmation, and cancellation status, deposit tracking, and group or corporate bookings.
Guest Handling	Guest registry with ID capture, check-in and check-out, early or late rules, stay extension, and unit transfer.
Housekeeping	Unit status (clean, dirty, inspected), cleaning schedules triggered by departures, and linen or amenity usage drawn from Inventory.
Folio & Instant Billing	Per-stay folio combining unit charge, extras, and penalties, with instant invoice and payment at check-out into the same AR and GL as long-term tenancy.
Stay Reporting	Daily occupancy, average daily rate (ADR), RevPAR, average length of stay, and revenue per unit type.

Mixed-use ready: the same unit can move between long-term lease and short-stay inventory without duplicating master data.

SECTION 08

Tenant Portal

EstateOne can extend beyond back-office operations with a dedicated tenant-facing portal that creates a direct digital connection between tenants and property management.

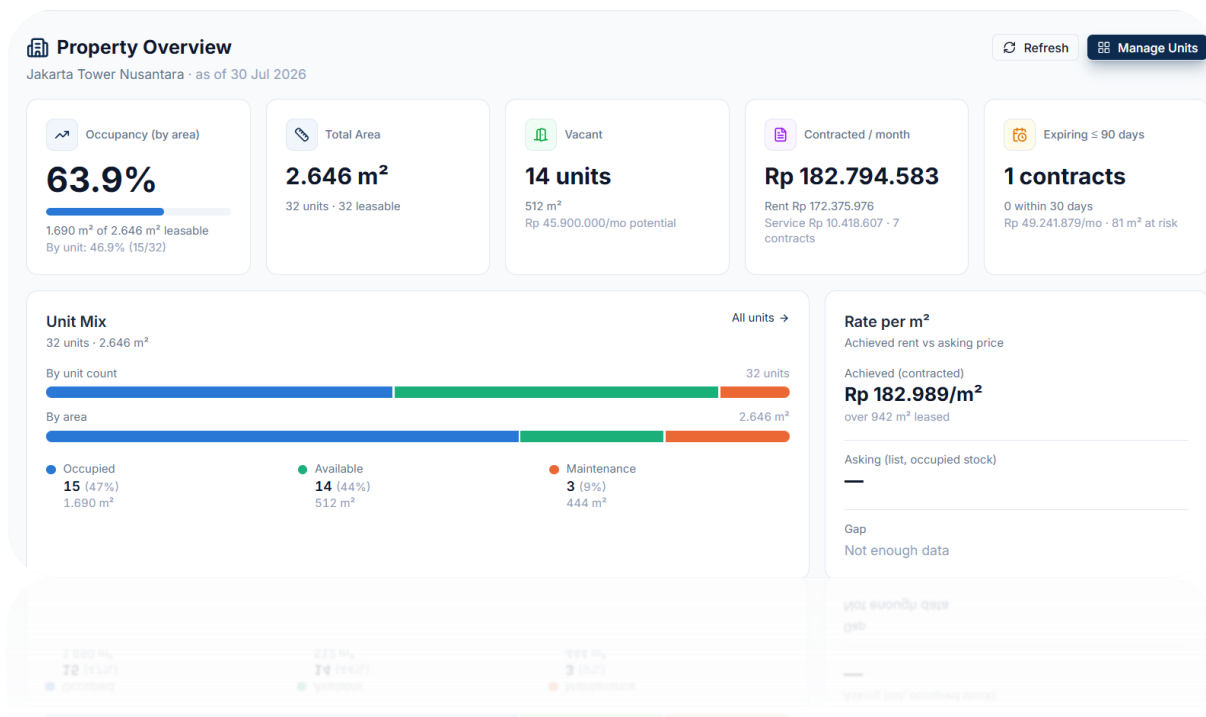
Tenant profile and lease information	Invoices, billing status, and payments
Service and maintenance requests	Visitor registration
Parking services	Short-stay booking and stay history
Documents and announcements	Notifications and communication

Experience goal: make everyday tenant interactions faster, more transparent, and easier to manage.

SECTION 09

Management Dashboard

EstateOne gives management a consolidated view of property performance without requiring manual consolidation across departments.



- Real-time operational overview
- Cross-module visibility
- Management KPI monitoring
- Financial and occupancy insights
- Actionable exception tracking

SECTION 10

Business Benefits

EstateOne is designed to create measurable improvements across operational control, service quality, and management visibility.

Improve Operational Efficiency

Reduce manual work and standardize recurring workflows.

Centralize Information

Give every authorized team access to the information they need.

Improve Asset Performance

Track lifecycle, condition, maintenance, and cost.

Reduce Operational Risk

Monitor schedules, contracts, documents, and outstanding tasks.

Improve Tenant Experience

Provide clearer, faster digital services.

Connect Finance to Operations

Link operational activity with billing and financial processes.

Open New Revenue

Operate vacant or transitional units as nightly and daily stays.

Support Better Decisions

Use current data and KPIs instead of fragmented reports.

SECTION 11

From Manual to Digital Operations

EstateOne provides a structured path from fragmented processes to connected property operations.

Traditional Approach	EstateOne Approach
Spreadsheet-based property data	Centralized property database
Manual maintenance scheduling	Preventive maintenance scheduler
Paper / scattered documents	Digital document repository
Manual tenant billing	Structured and recurring billing
Separate operational systems	Integrated operational modules
Manual management reporting	Real-time dashboard and KPI
Reactive maintenance	Proactive maintenance planning
Limited portfolio visibility	Centralized portfolio visibility

SECTION 12

Why EstateOne

Property teams generally choose between three paths: keep working manually, build a system in-house, or adopt a purpose-built platform. The comparison below shows where each option typically lands.

Consideration	Spreadsheets & Manual	Build In-House	EstateOne
Time to operate	Available now, but never complete	6–18 months of development	4–8 weeks, phased go-live
Cost profile	Low on paper, high in labour	High and hard to predict	Defined subscription or license
Property domain depth	Rebuilt by each team	Designed from zero	Purpose-built modules included
Upgrades & fixes	Manual rework	Owned by your team	Included in the service
Integration	Manual re-entry	Custom-built each time	API-ready architecture
Main risk	Scattered data, no audit trail	Dependency on a small dev team	Fit and configuration — managed in Discovery

Why teams select EstateOne

- Purpose-built for property operations — not a generic ERP module adapted after the fact.
- Modular activation lets you adopt and master one layer at a time.
- Local team, local language, and on-site support during implementation.
- Flexible deployment — cloud or on-premise, with the option to own the platform outright.

SECTION 13

Technology & Integration

EstateOne is designed as a modern, extensible platform that can coexist with the technology already used by an organization.

Web-based and responsive user experience

Role-based access control and permissions

Multi-property and multi-building capability

Audit trail and activity logging

API-ready architecture for integration

Centralized data and document management

Dashboard and reporting layer

Backup and recovery strategy

Potential integrations

ERP / Accounting

Payment Gateway

Access Control

Parking Hardware

BMS / IoT

**Email / Messaging /
Notifications**

SECTION 14

Security, Data & Compliance

Property data includes tenant, visitor, financial, and contractual information. EstateOne is delivered with controls that keep that data protected, traceable, and under the customer's ownership.

Area	Commitment
Hosting & deployment	Cloud hosting in an Indonesian data centre, or on-premise deployment inside the customer's own environment. The choice is confirmed during Discovery.
Access control	Role-based permissions per module and per property, enforced at menu, record, and action level.
Encryption	HTTPS/TLS for all data in transit; encrypted storage for credentials and uploaded documents.
Backup & recovery	Automated daily backup with defined retention. Target RPO 24 hours and RTO 8 hours, adjustable by agreement.
Audit trail	Create, update, delete, and login events recorded with user, timestamp, and source for later review.
Data ownership	All customer data remains the property of the customer and can be exported in standard formats at any time.
Personal data protection	Handling of tenant, guest, and visitor data aligned with Indonesia's Personal Data Protection Law (UU No. 27/2022).
Environment separation	Separate production and staging environments so configuration and updates are tested before release.

Detailed security requirements, penetration testing, and specific hosting arrangements can be documented in a separate security annex on request.

SECTION 15

Implementation Approach

A phased implementation reduces disruption and allows the organization to deliver value progressively.

Phase	Scope	Duration	Owner
PHASE 1 — FOUNDATION	Property, Building, Floor, Unit, Tenancy, User & Role	2–3 weeks	Vendor-led, client provides master data
PHASE 2 — FINANCIAL	Billing, Invoice, Payment, Service Charge, Utility	2–3 weeks	Vendor-led with client finance team
PHASE 3 — OPERATIONS	Asset, Maintenance, Work Order, Parking, Visitor, Short Rent / Stay	3–4 weeks	Joint with client engineering team
PHASE 4 — SUPPORT	Inventory, Vendor, Documents, Reporting	2 weeks	Vendor-led
PHASE 5 — OPTIMIZATION	Tenant Portal, Mobile, API Integration, BI, IoT/BMS	By agreement	Joint / roadmap

Typical implementation activities: Discovery → Configuration → Data Migration → Integration → Training → Go-Live → Support.

Indicative timeline: Phases 1–4 reach go-live in approximately 9–12 weeks from kick-off, assuming master data is available and client resources are assigned. Phase 5 is scheduled separately.

What we need from the client

- A named project owner and one PIC per department (property, finance, engineering, security).
- Master data for properties, units, tenants, leases, and assets in spreadsheet form.
- Access to existing systems or data extracts required for migration and integration.
- Availability of users for UAT and training sessions during the agreed schedule.

SECTION 16

About PT Adidaya Lintas Inovasi



EstateOne is developed and delivered by PT Adidaya Lintas Inovasi, a software company focused on building operational systems for property, facility, and asset-intensive organizations.

Company profile

- Established: 2026 — legal entity: PT Adidaya Lintas Inovasi
- Head office: Pesona Anggrek Harapan Blok D12/17, Bekasi
- Team: specialists across product, engineering, implementation, and support
- Focus: IT Solution for every needed
- Delivery model: in-house development team, local implementation and support in Bahasa Indonesia and English

Client references, case studies, and a live demo environment can be provided on request.

SECTION 17

Get Started with EstateOne

The fastest way to see EstateOne is a working demo against your own property structure. The steps below can run within four weeks.

01**Product knowledge session and Q&A with your team****02****Product demo with operations, finance, and engineering teams****03****Discovery workshop and confirmation of scope, modules, and integrations****04****Pilot configuration and start of Phase 1**

Ready to see EstateOne in action?

Request a live demo with your own property structure.

Marketing : Dian
Email : sales@alinovasi.com
Phone : 0812 5252 7876
Website : alinovasi.com

TRANSFORM YOUR PROPERTY OPERATIONS

EstateOne brings property, tenants, assets, maintenance, billing, finance, and daily operations together in one connected platform.

ESTATEONE
ONE PLATFORM. EVERY PROPERTY.

