



Condo Master

DIGITAL PROPERTY MANAGEMENT SOLUTION



The time to **DIGITIZE** your property management services is not tomorrow, nor is it today.

It's **YESTERDAY**

STRATA MANAGEMENT MADE EASY



Condo Master is an all-in-one solution for managing strata estates.

It simplifies financial accounting, operations management, and communication with residents. Its intuitive interface makes it easy for property managers and residents to manage tasks and stay informed.

Condo Master Welcome demo_user
Admin Panel | Logout

Blue Sky Tower

Select Site ▾ Dashboard Reports Support Settings ▾ Back to Main Page

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- Vendors
- Accounting
- Summary



Managed By
United Property Consultants Sdn Bhd

Building Supervisor
Sarah Fong (016-4580210) 

Op Manager
Oprah Lim (012-40124455) 

10 Seaside Avenue
Jalan Sentosa
12800 Tanjung Bungah, Penang, Malaysia

Phone: 604-866 9900 / 604-866 9901
Fax: 604-866 9911
Email: bluesky@condo-master.com

Notices

Sep 20, 2021 - E-Payment is available now! [View](#)

Oct 6, 2020 - Pipe Burst at Main Road [View](#)

Oct 13, 2020 - Lift A Breakdown [View](#)

Tasks

Due	Description	Year	Period	Status	
Jun 30, 2023	Pool Water Lab Test	2023	H1	OVERDUE	View
Sep 30, 2023	Fire Control System Service	2023	Q3	OVERDUE	View
Sep 30, 2023	Gym Equipment General Service	2023	Sep	OVERDUE	View
Oct 31, 2023	Lift Maintenance	2023	Oct		View
Dec 15, 2023	Fire Insurance Renewal 2024	2024	Annual		View

Collection Cash Flow Issues

Issues Dashboard

Total	Open	Closed	% Closed
176	29	145	82% ●

Everything is at your fingertips in Condo Master.

It allows you to oversee the operations and financials from anywhere.

PROBLEMS FACED BY PROPERTY MANAGERS!

No. 1: Preparing Maintenance Billing and Monthly Accounts.

Preparing the maintenance billings and the monthly financial reports is a very time-consuming task.

You don't have enough manpower to do everything on-time.



The image is a testimonial graphic for Condo Master. It features a background image of a city skyline with the Petronas Towers. The text is overlaid on a semi-transparent white box. The Condo Master logo is in the top right corner. The testimonial is from Mr. Tan, a Property Manager from Penang, who gives a 5-star rating and states that using Condo Master has reduced his day-to-day workload by half. The website URL www.condo-master.com is at the bottom.

Condo Master

CLIENT Feedback

MR. TAN
Property Manager from Penang

★★★★★

"Our accounts department started using Condo Master a few months ago, and we found our day-to-day workload has reduced by half."

www.condo-master.com

E-BILLING

GENERATE BILLING WITH ONLY A FEW CLICKS!

How much time does your accounts team spend to generate billing?

With Condo Master, they just need a few clicks of the button.

Moreover, our E-Billing feature enables you to send bills to owners and tenants fast and easily!

1 Calculate Late Payment Interests

2 Add User-Defined Footnotes

3 Auto-Knockoff Bills

4 Auto-Handling of Prepaid Income

Blue Sky Tower Management Corporation
Managed by Comet Catcher Sdn Bhd (1026543-P)
10 Seaside Avenue, 17800 Tanjung Bungah, Penang, Malaysia
Tel: 604-8665900 / 604-8665901 Fax: 604-8669911 Email: bluesky@condo-master.com

MAINTENANCE BILLING

Dr Yong Sum Wah
30, Lintang Delima 3
11700 Gelugor, Penang
Malaysia

Invoice No: **001121**
Date: **1 Oct 2018**
Account ID: **A-01-02**

Previous Statement Balance (RM)	730.13
LESS Payment Received	0.00
LESS Interests Waived / Credit Notes	5.30
Balance brought forward (RM)	724.83

Current Charges

No.	Description	Due	Amount (RM)
1	Late Payment Interest for c/s charges on 30/09/18	15-Oct-18	13.70
2	Maintenance Charges (Oct 2018)	15-Oct-18	220.00
3	Sinking Fund (Oct 2018)	15-Oct-18	22.00
4	Maintenance Charges (Nov 2018)	15-Nov-18	220.00
5	Sinking Fund (Nov 2018)	15-Nov-18	22.00
6	Maintenance Charges (Dec 2018)	15-Dec-18	220.00
7	Sinking Fund (Dec 2018)	15-Dec-18	22.00
Total Current Charges (RM)			798.70

E. & O.E. **Total Amount Due (RM)** **1,484.53**

BUILT-IN ACCOUNTING MODULE

 Condo Master has a built-in accounting module that is specifically **designed for strata management accounting.**



The graphic features a background image of a city skyline with the Petronas Towers. In the top right corner, there is the Condo Master logo. The main text reads 'CLIENT Feedback' in a mix of bold sans-serif and cursive fonts. Below this, it says 'SAM Accountant & Auditor, KL' with five yellow stars. A quote from SAM is provided, along with the website 'www.condo-master.com' at the bottom.

CLIENT Feedback

SAM
Accountant & Auditor, KL

★★★★★

"Condo Master allows you to upload vendor invoices, payment records, and other supporting documents. This makes it a lot easier when we conduct our audit, compared to other new systems in the market. Furthermore, Condo Master's has a lot of detailed reports that provide us with the information that auditors normally will require."

www.condo-master.com

WHY YOU **MUST** USE A BUILT-IN ACCOUNTING MODULE.

- 1** Real-time accounts: you can review the financial status at any time from anywhere.
- 2** Accounts will not become "out-of-sync" between the front-end app and the third-party backend.
- 3** No need to upload data to the "front-end" app every month.
- 4** You just need to pay for one system and own all the data in one system.

E-PAYMENT

AUTOMATE THE COLLECTION PROCESS

Allow owners and tenants to pay their maintenance bills in Condo Master and have their accounts automatically updated immediately.

Our END-TO-END E-Payment system fully automates the collection process.

- ✓ Can pay from anywhere in the world, anytime of the day
- ✓ Funds will be settled directly into the management's bank account
- ✓ Reduce the workload of the management staff
- ✓ Reduce the risk of holding a lot of cash in the management office

THE STEPS

- 1 View the Latest **Outstanding Bills**
- 2 Pay using **Credit or Debit Card, or Bank Account**
- 3 Receive an **Official Receipt** Generated by Condo Master
- 4 **Bills are Matched** to Receipts and Knocked-Off
- 5 Payment is **Updated Immediately** in the Accounting System

GENERATE REPORTS 'EASILY'

Stop consuming too much time preparing Monthly Financial Reports.

Use **Condo Master** to extract:

- ✓ Income & Expenditure, Balance Sheet
- ✓ Receipt & Payment Report with detailed notes
- ✓ Monthly report and 12-month column report
- ✓ Debtor Aging report
- ✓ Bank Reconciliation report

Income & Expenditure Statement
For the period 1 Aug 2023 to 31 Aug 2023

	Current Period (MYR)
Income	45,000.00
Maintenance Charges	
Insurance	
Rental	
Interest	
Access Card	
Admin Charges	
Car Sticker	
Insurance Claim Received	
Rounding Adjustment	
Total Income	45,000.00
Less:	
Administrative & Operating	
Fixed Expenses	
Cleaning Services	
Electrical Inspection	
Fire Control System Maint	
Lift Maintenance	
Management Fee	
Pest Control Services	
Pool Maintenance	
Security Services	
Utilities	
Electricity	
Telephone & In	
Water	
Other Expenses	
Audit Fee	
Bank Charges	
Insurance Charges	

Receipts & Payments
August 2023
Bank - Current Account

	MYR
Balance b/f	88,610.42
Receipts	
Maintenance Charges	35,847.11
Sinking Fund	3,578.32
Insurance	146.11
Interest	40.09
Rental - Common Area	200.00
Rental - Facilities	200.00
Rounding Adjustment	0.01
Total Receipts	40,011.64
Payments	
Fixed Expenses	
Cleaning Services	15,581.98
Electrical Inspection	1,600.00
Lift Maintenance	4,070.40
Management Fee	15,650.00
Pest Control Services	972.00
Pool Maintenance	2,400.00
Security Services	2,400.00
Sub-total	26,381.28
Utilities	
Electricity	27,951.88
Water	2,484.65
Sub-total	30,436.53

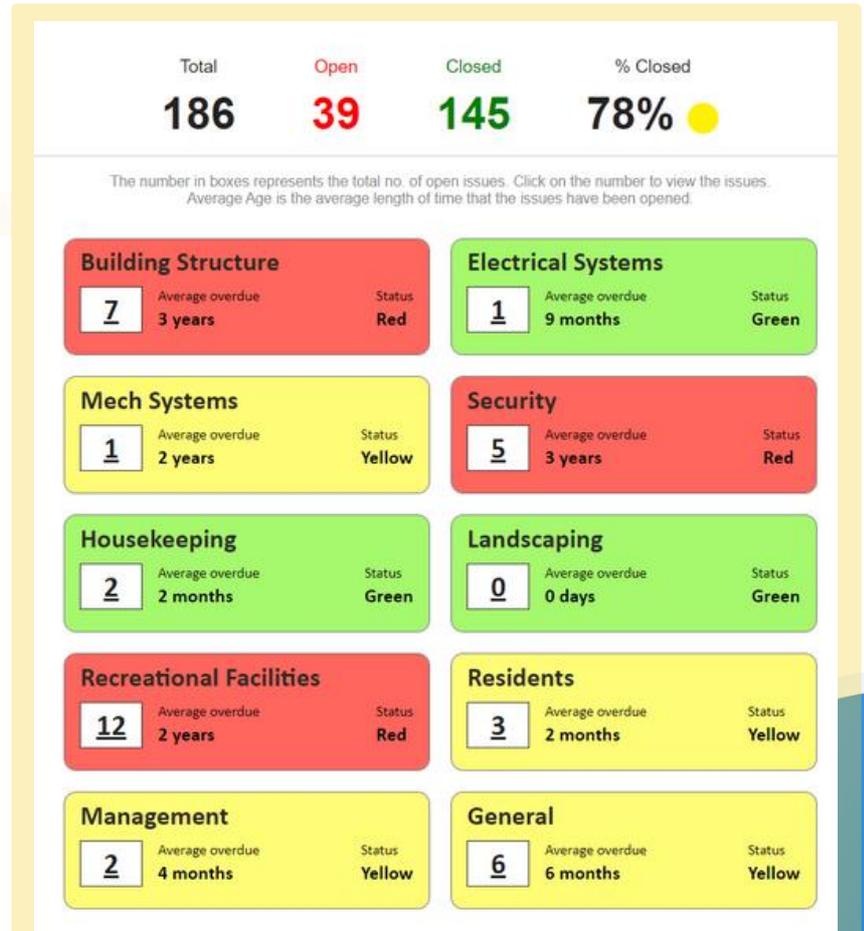
GET **MORE DONE**
WITH **LESS STRESS!**

MANAGE ISSUES PROFESSIONALLY

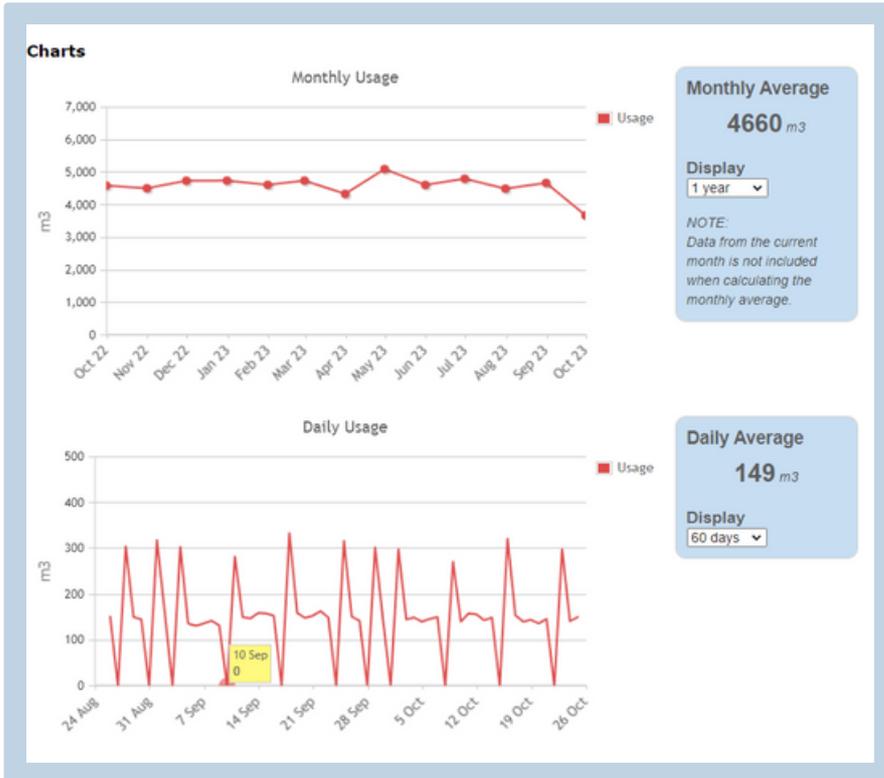
Issue Scoreboard

Designed to let you stay in charge and in control. It summarizes all issues into key categories and assigns a **Red, Yellow, or Green** status to each category.

You can now easily spot which areas require attention so that you can quickly assign appropriate resources to handle them.



METER READING



Keep **daily record** of meter readings.

Let Condo Master plot the **graphical charts** for you.

Easily detect any **anomalies**.

Take **action to rectify** it quickly.

SITE PERFORMANCE AT A GLANCE

4 Pillars of Property Management

Scoreboard

25-Oct-2022 to 25-Oct-2023

1

Financial Management

Managing debtors

Task	Done
E-Billing sent	1278
No. of Reminders	3

Month-End Account Closing

Task	Done
Journals	44
Bank Recon	22
Accounting Period locked	Yes

2

Technical Management

Managing physical and technical aspects of the building

Task	Done
Assets/Equipment	8
Meter Readings	1703
Maintenance Tasks completed	69

3

Data Management

Managing the information relating to the owners and tenants

Task	Done
Emails recorded	98%
Phone No. recorded	99%
Vehicles registered	224
Tenants registered	14
Committee Members	4

4

Social Management

Managing the community of people, handling their complaints and communicating with them frequently

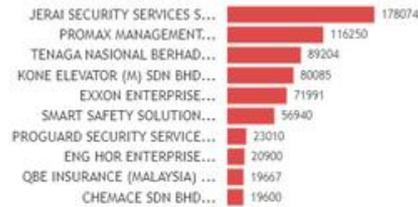
Task	Done
Issues logged	944
Notice published	104
Documents uploaded	204
Resident User Accounts	95%

FINANCIAL DASHBOARDS

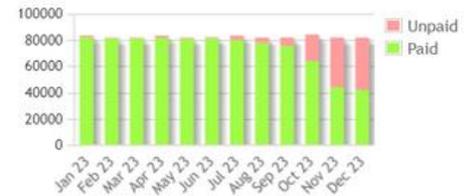
Receipts & Payments



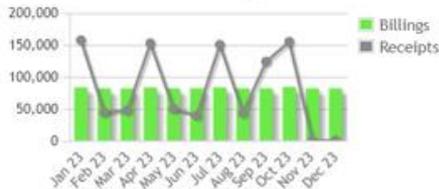
Top 10 Creditors



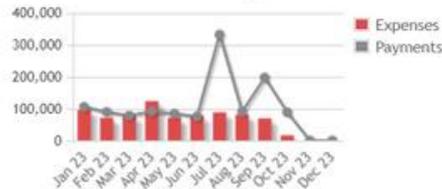
Monthly Billing vs Receipts



Billing vs. Receipts Monthly



Expenses vs. Payments Monthly



Cumulative



PROBLEMS FACED BY PROPERTY MANAGERS!

No.3: Your Customers Can't See Your Value

Do any of the following sound familiar?

Committee members and residents **don't appreciate you** for all the work that you have done.

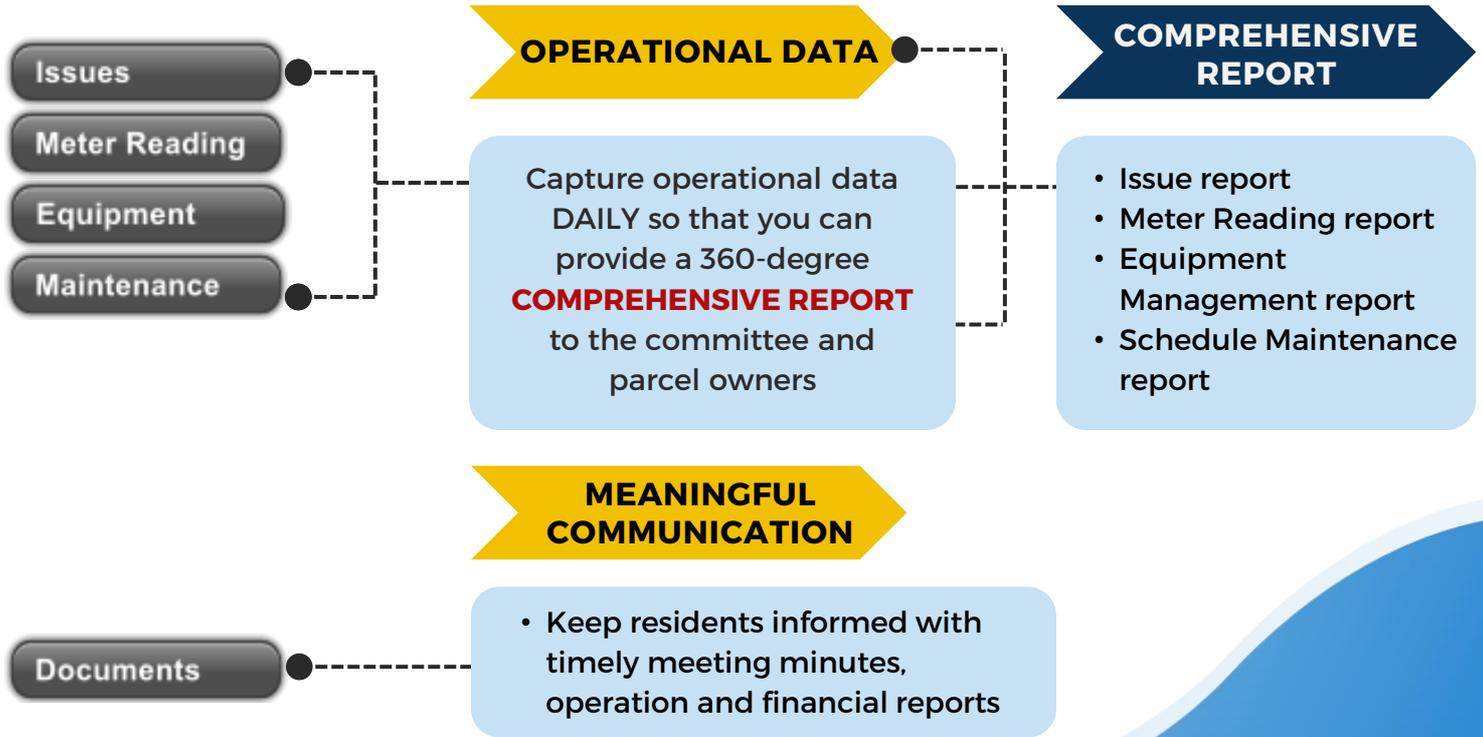
Your **competitors are price-cutting** to try to win your customers over. And it seems to be working.

Owners are concerned about their **own issues only**. They don't see the big picture.

Owners focuses only on the amount spent and **judge you based on your ability** to save cost.



SHOW THEM THE **BIG PICTURE** with Condo Master



PRODUCT FEATURES

Operations

DATA MANAGEMENT



- Unit
- Owner contacts
- Tenants
- Car Parks
- Vehicles

OPERATIONS



- Issues Log
- Maintenance Tasks
- Meter Reading
- Renovations
- Legal Cases

DOCUMENTS



- Upload minutes, reports, forms, and various other documents

EQUIPMENT



- Asset & Equipment List
- Repair Cost History
- Depreciation

PRODUCT FEATURES

Accounting

MANAGE EXPENSES



- Purchase Order
- Expense tracking
- Payment Vouchers
- Print Cheques

BILLING & RECEIPTS



- Billing: e-Billing & Statement
- Receipts & E-Payment
- Deposits
- Late Payment Interest
- E-Reminder & NOD

ACCOUNTING



- Chart of Accounts
- GL, Debtor & Creditor Ledgers
- Journal
- Bank Reconciliation
- GST / SST Calculation

REPORTS



- Daily Collection
- R&P, P&L, Trial Balance, Balance Sheet
- Aging Reports
- Fixed Asset Listing

PRODUCT FEATURES

Resident Access



CONVENIENCE FOR RESIDENTS

Residents can log in to view their information, monitor the latest bills and accounts, and make payments.



TRANSPARENCY TO PARCEL OWNERS

Parcel Owners can view management accounts, operational reports, and meeting minutes.



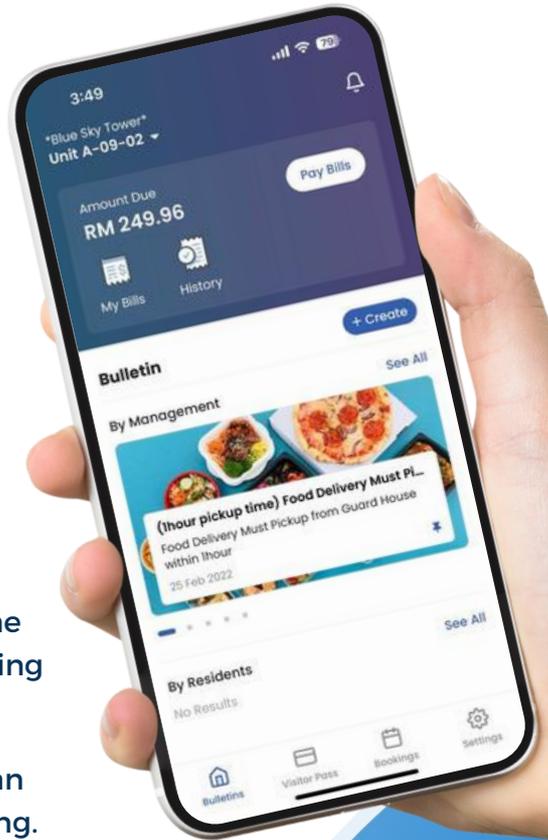
VEEMIOS COMMUNITY APP

Free Mobile App for residents

- ✓ Visitor Management System
- ✓ Community Bulletin Board
- ✓ Book & Pay for Facilities
- ✓ View & Pay Bills

Linked to Condo Master's real-time accounting module. The app will check for defaulters and prevent them from booking any facilities.

Residents can pay for the booking in the app and receive an official receipt and immediate confirmation of their booking.



 www.veemios.com



CONDO MASTER

Online Property Management System



Very User-Friendly



Increase Efficiency



Complete Accounting



More Transparency



More Value-Add



Condominiums



Apartments



Office Buildings



Small/Medium Malls



Gated Communities



CALL US TODAY FOR A DEMO!



SALES TEAM CONTACT NUMBER

+60 16 411-0990 Mr Ch'ng

+60 19 570-9228 Ms. Jovial



EMAIL

sales@cometcatcher.com



WEBSITE

www.condo-master.com



Comet Catcher Sdn Bhd

1-2-2 Nova Place, Jalan Ahmad Nor, 11600 Penang, Malaysia

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