

The estate that answers.

Every home on one grid — safety, repairs, notices, money and health — running on the residents' own phones.

TODAY, WITHOUT IT

A burst pipe reaches the manager by WhatsApp, if someone remembers. Fees are argued about in a group chat. An emergency at 2am reaches whoever happens to be awake. Nothing is written down, so nothing can be proved.

LIVE TODAY

- **Guardian** panic + medical dispatch, by SMS to named responders
- **The Fixer** tap-to-report faults, AI-triaged, tracked to resolution
- **Notices** published once, delivered to every phone by SMS
- **Treasurer** transparent ledgers, card/transfer/USSD payment
- **Triage Sentinel** 24/7 health chat, five languages, sealed to the resident
- **Maternal Guardian** week-by-week pregnancy support, danger signs named
- **Gatekeeper** time-boxed visitor passes verified at the gate
- **Ballots** one home, one vote — duplicates structurally impossible
- **Concierge** gas, laundry, artisans, cleaning — vetted and logged
- **Power & Water** open log: run hours, litres, tank levels, tests

HOW IT STARTS

- 1 **You send the unit register.** A CSV of blocks and units — nothing else.
- 2 **We provision and print door cards.** Same day. One card, one home, one code.
- 3 **Residents claim in sixty seconds.** Phone number, SMS code, done. No app store.
- 4 **Your manager runs it from a phone.** We drill the panic response before go-live.

WHAT IT COSTS

Service plans per home, per month:
 Essential · Secure · Total Living
 Charged into existing estate dues —
 no new money is asked of residents.
 Upgrading later is a toggle.

PILOT

One estate, 90 days, priced to prove it. Success is measured on claim rate, resolution time, collection rate and a drilled emergency response — agreed with you before we start.

THIS IS NOT A DEMO.

The platform is live in production today — real phone identity, real payments through Paystack, real SMS to residents' phones, and security rules that seal health conversations even from us. Ask for a login and use it before you decide.

Every building, graded — worst first.

The operating layer between your tenants, your engineers and your owners' reports.

TODAY, WITHOUT IT

Faults arrive by phone call and die in a WhatsApp thread. Nobody can say which building is worst without a site visit. Service-charge disputes have no evidence behind them, and the ESG data a lender asks for takes three weeks to assemble.

L I V E T O D A Y

- **Facilities desk** 16 categories, criticality-triaged in seconds
- **Portfolio Command** every building graded A/B/C from live data
- **Works Desk** assign, resolve, evidence — permanent record
- **Transparent CAM** charged vs collected, per tenancy, per building
- **Contractor passes** time-boxed, verified and logged at the gate
- **Tenant notices** outage and works alerts by SMS before complaints
- **Approvals** capex authorised by one tap, permanently bound
- **Guardian** incidents dispatched to named responders

HOW IT STARTS

- 1 **Send the building and tenancy list.** We provision the portfolio in one pass.
- 2 **Tenancy admins claim their units.** They cascade access to their own staff.
- 3 **Your FM team works one queue.** Criticality first, SLA visible to tenants.
- 4 **Owners and lenders get one report.** Computed from operations, not assembled by hand.

WHAT IT COSTS

Per building, per month, banded by criticality: standard / complex / critical.
Recoverable through the service charge — tenants substantially fund the tool that gives you the control and the data room.

PILOT

Five flagship buildings, 90 days, credited to year one.
Then waves of fifty. The measure: every flagship reporting-ready for an owner or a lender at the end of it.

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The end of the file jacket.

The approval survives; the paper does not. A campus of thousands, coordinated from phones.

TODAY, WITHOUT IT

A hostel toilet repair takes six memos, three signatures and a file that goes missing. Bed spaces are allocated in ways nobody can audit. Nobody can tell the Council which building is failing, and TETFund evidence is assembled the week before it is due.

L I V E T O D A Y

- **Approvals** the Provost's authority, one tap, permanently logged
- **Works requisitions** reported by anyone, AI-triaged, tracked
- **Campus notices** hall, faculty or whole campus — by SMS
- **Hazard alerts** live wire, road, gate — everyone told at once
- **Bursary treasury** hostel fees and tenant rents, receipted
- **Merchant desk** cafés and shops report and pay in the same grid
- **Safety & dispatch** alert points and ambulance guidance
- **Health & maternal** private triage for students and staff

HOW IT STARTS

- 1 **Send the hall, faculty and shop register.** One CSV; identity can verify against your records.
- 2 **Provost, bursary and works claim first.** Fifteen minutes, on their own phones.
- 3 **Students and staff claim their rooms.** Sixty seconds each — no forms, no queue.
- 4 **Reports compile themselves.** Council pack, TETFund evidence, asset condition.

WHAT IT COSTS

Per institution, annual, banded by enrollment. Funded from a small per-bed-space line, tenant recovery, TETFund-eligible infrastructure and the collections uplift. Never a share of student money.

PILOT

One college, 90 days. Goal: works, hostels and one TETFund project fully on the grid and report-ready — the evidence pack in your hand at the end.

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Ten apartments. Zero chaos.

Estate-approved short lets: guests arrive expected, units stay covered, books stay honest.

TODAY, WITHOUT IT

Estates ban short lets because strangers pass the gate unverified. Hosts juggle cleaners, guests and generators by phone. Nobody can prove what the power actually cost, and one bad review costs more than a month of management.

LIVE TODAY

- **Guest passes** time-boxed, verified at the gate, auto-expiring
- **Turnover & concierge** cleaning, laundry, gas — vetted providers
- **Stay ledger** per-stay money: nights, cleaning, power, fees
- **Guest health** 24/7 triage for your guests, in five languages
- **Guest safety** alert and medical dispatch through the estate
- **Fault reporting** fixed mid-stay, before it reaches the review

HOW IT STARTS

- 1 **Claim your units.** Sixty seconds each, from your phone.
- 2 **Your estate approves the arrangement.** Per-stay fee flows to them through our rails.
- 3 **Guests get a pass, not an argument.** The gate knows who is coming and until when.
- 4 **You wake up to a tidy board.** Every stay reconciled, every issue logged.

WHAT IT COSTS

Small monthly base per unit plus a fee per completed stay — you pay as you earn. A share of concierge bookings only when your guests use them. Roughly the cost of avoiding one bad review a month.

FOUNDING HOSTS

Bring your units this week and the first month is on us. In return we ask for honest feedback and permission to name the estate that approved you.

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