

DIGITAL SUBDIVISION OPERATING SYSTEM

One connected platform for HOA operations.

Admin web, resident mobile, security mobile, and service mobile workflows for subdivisions that want clearer records, faster coordination, and better day-to-day visibility.

Built for Philippine subdivisions. Designed around real community work: dues, requests, facilities, notices, gate activity, patrols, incidents, documents, and work orders.

4 product surfaces

Admin web, resident app, security app, service app

Role-aware access

Focused workflows for each user group

Phased rollout

Start with priority modules, then expand

Client-ready pricing

Packages by household count and scope

A shared operating layer for the subdivision office and the field.

SubdiviCore keeps community records, billing visibility, service requests, work orders, documents, announcements, facility bookings, gate activity, patrol work, and incident records in one coordinated system.

HOA/Admin

Residents

Security

Service teams

Household records

Billing

Gate workflows

The goal is not to replace subdivision teams. It gives them a more reliable place to organize decisions, status, and follow-through.

Admin command center

Manage residents, properties, household members, dues, announcements, documents, facilities, requests, approvals, and daily office work.

Resident self-service

Residents can view home records, submit service requests, upload payment proofs, book facilities, receive notices, and use QR access workflows.

Security field app

Guard teams can verify passes, record gate activity, handle visitor logs, follow patrol routes, and capture incidents.

Service execution

Maintenance staff and service providers can review assigned work, update progress, record materials, and submit close-out notes.

Realtime community updates

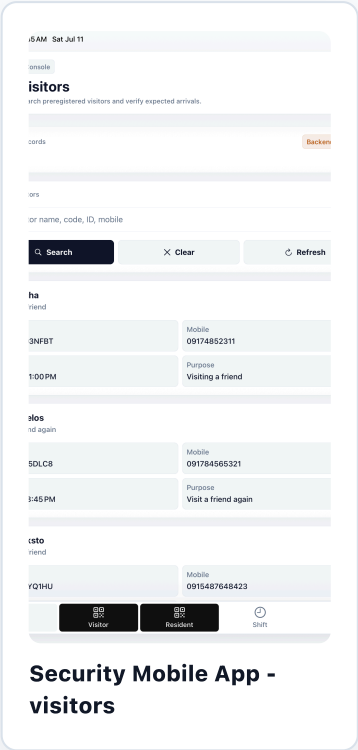
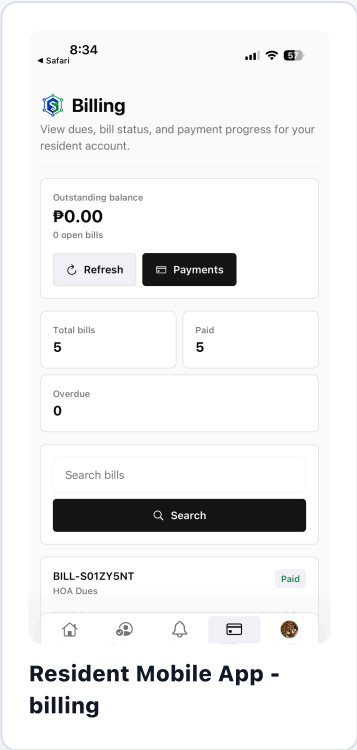
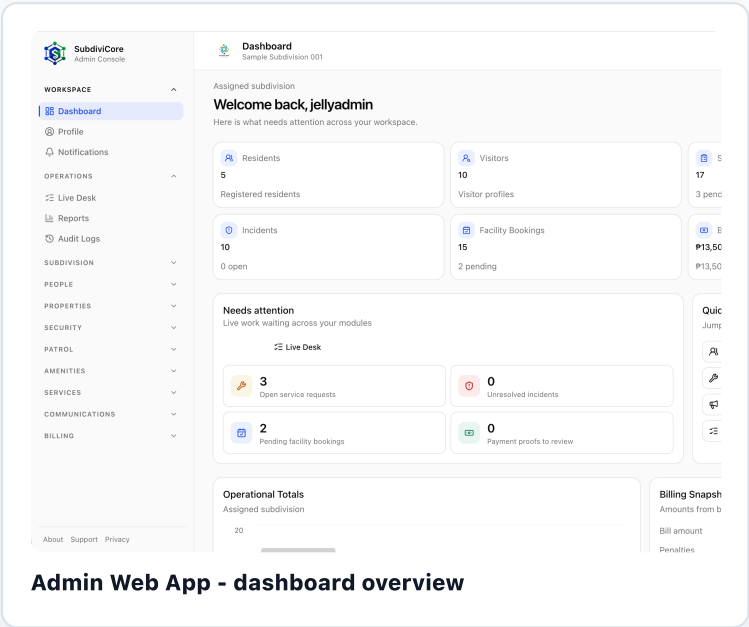
Announcements, notifications, status changes, and workflow updates keep residents and teams aligned without repeated manual follow-up.

Role-aware access

Different experiences for admins, residents, household users, guards, staff, and service providers keep sensitive data scoped.

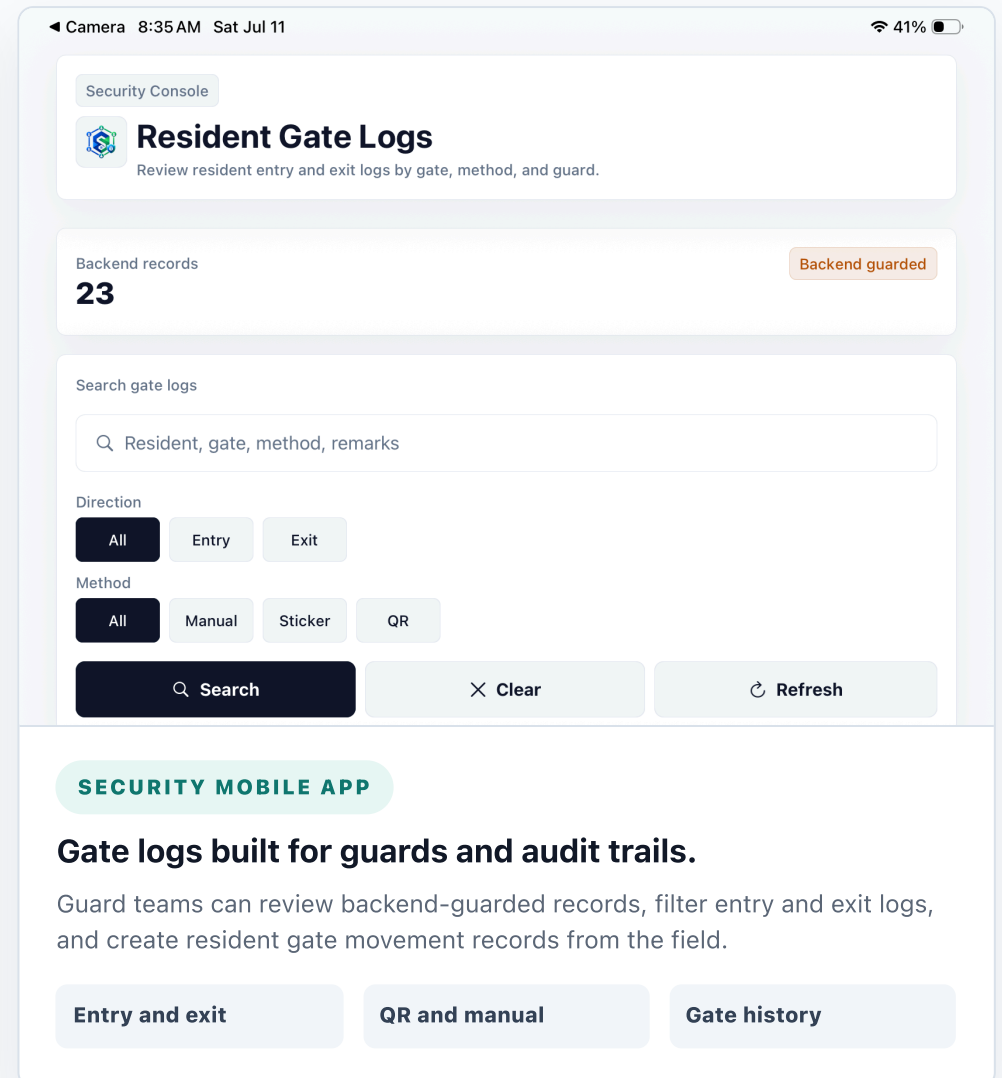
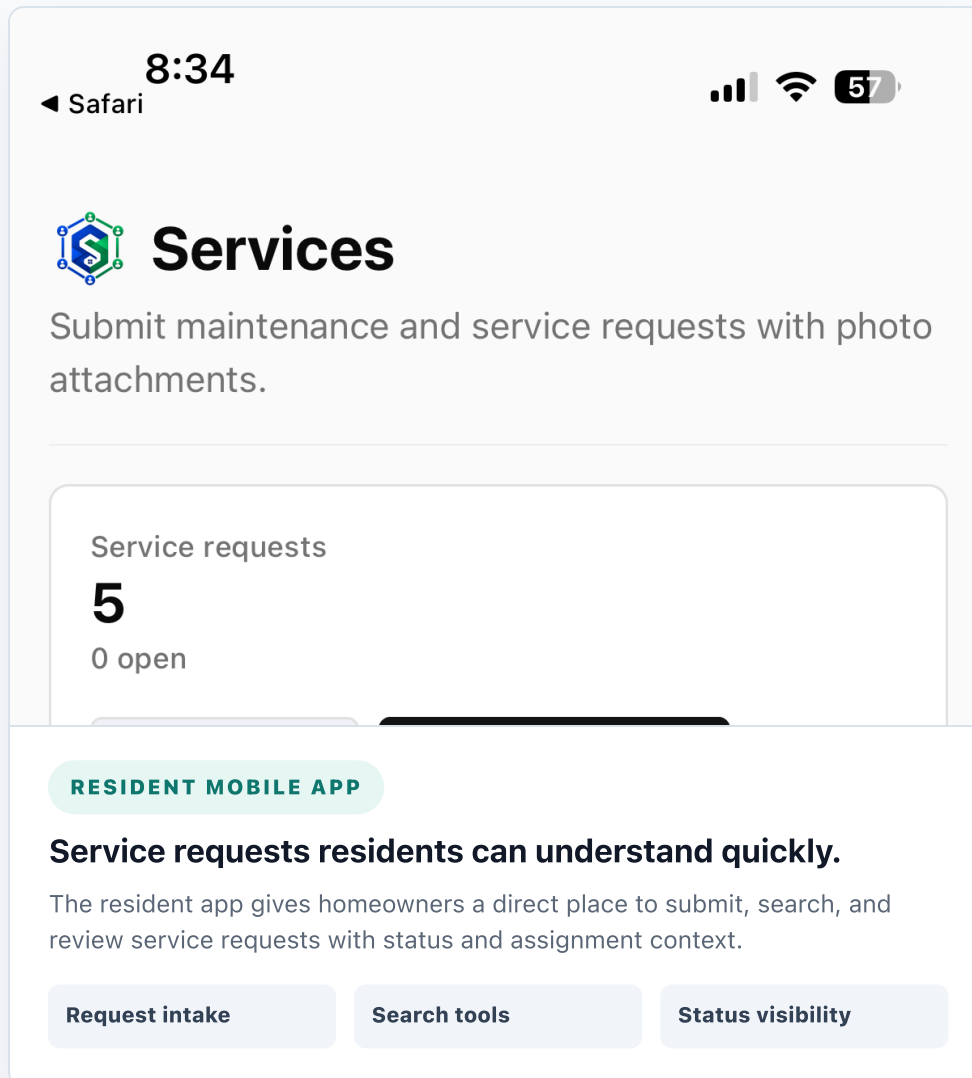
A complete view across web and mobile.

SubdiviCore is presented as a full product family: an admin command center supported by focused mobile apps for residents, guards, and service teams.



Self-service requests and gate activity in a clearer operating flow.

These product close-ups focus on the actual work customers care about: request intake, searchable records, guard-side filtering, and auditable gate movement.



Assigned work orders with field updates and close-out detail.

Instead of showing the whole phone at unreadable size, this page highlights the working area service teams use to receive, progress, and complete assigned jobs.

5:31📶🔋 45

Service Console



Hi, Justin Nimber
Lopits

Electrician · Maintenance · Available



SERVICE MOBILE APP

A focused queue for the next assigned work item.

Service users start from a simple home hub that surfaces their current role, availability, next work item, and key service shortcuts.

Assigned queue

Priority context

Fast access



Work Orders

Review assigned work, update progress, and submit close-out notes.

Work order details

✕

Electric repair there

WO-46BX6KIY

testing

Assigned

WORK ORDER DETAIL

Progress, notes, materials, and close-out in one place.

Field teams can update status, add staff notes, record materials, and provide close-out details while admin ownership remains clear.

Status updates

Staff notes

Close-out

PACKAGES

Four ways to launch SubdiviCore.

Each package builds on the previous one so small HOAs can begin with core admin workflows while larger gated communities can launch the full operating suite.

PACKAGE 1

Essential

Best for small subdivisions transitioning from manual records.

- Admin Web App
- Residents, properties, announcements, billing, documents
- Core HOA operations

PACKAGE 2 - RECOMMENDED

Community

Office control plus resident self-service.

- Admin Web App
- Resident Mobile App
- Announcements, facilities, bills, requests, QR passes

PACKAGE 3

Secure Community

Resident workflows plus guard-side security operations.

- Admin Web App
- Resident Mobile App
- Security Mobile App

PACKAGE 4

Enterprise

The full operating suite for larger active communities.

- Admin, Resident, Security apps
- Service Mobile App
- End-to-end work-order execution

One-time setup fee				
Households	Essential	Community	Secure	Enterprise
Up to 100	₱50,000	₱75,000	₱90,000	₱110,000
101-300	₱70,000	₱100,000	₱120,000	₱145,000
301-600	₱90,000	₱130,000	₱155,000	₱185,000
601-1,000	₱120,000	₱170,000	₱200,000	₱240,000

Monthly subscription				
Households	Essential	Community	Secure	Enterprise
Up to 100	₱4,500	₱6,500	₱8,500	₱10,500
101-300	₱6,000	₱8,500	₱11,000	₱13,500
301-600	₱8,000	₱11,000	₱14,500	₱18,000
601-1,000	₱10,500	₱14,500	₱19,000	₱24,000

OPTIONAL ADD-ONS

Flexible services for heavier workflows.

Add these only when the subdivision needs extra AI assistance or higher-volume resident, visitor, billing, and service notifications.

Optional add-on
AI Assistant

₱2,500-₱5,000/month

Available per subdivision for AI-assisted admin workflows, depending on configured scope and rollout needs.

Optional add-on - Powered by Resend
Email Notifications

Plan	Emails / Month	Price
Starter	Up to 5,000	₱500/month
Standard	Up to 15,000	₱1,200/month
Professional	Up to 30,000	₱2,000/month
Enterprise	Custom	Contact Sales

- Billing
- Visitor approvals
- Facility bookings
- Service requests
- Announcements
- Password resets
- Account verification

Optional add-on - Powered by Semaphore
SMS Notifications

Plan	SMS Credits	Price
Starter	500 SMS	₱600/month
Standard	1,000 SMS	₱1,100/month
Professional	2,500 SMS	₱2,500/month
Enterprise	Custom	Contact Sales

- OTP verification
- Emergency alerts
- Visitor arrivals
- Billing reminders
- Facility reminders
- Gate access

A practical path from discovery to launch.

Final scope can account for subdivision size, historical data, launch priorities, user training, and support needs.

1

Assess records and policies

Map resident records, billing rules, gate workflows, facilities, staff roles, and documents before configuration starts.

2

Configure priority modules

Set up the admin console, resident app, security app, and service app around the modules your subdivision wants first.

3

Prepare teams and pilot users

Review access, train office users, guards, and service teams, and run a focused pilot with selected residents.

4

Launch, support, and improve

Go live with a clear operating scope, then adjust workflows as residents, guards, service users, and admins use the platform.

Designed for subdivision-scoped data

Residents, households, guards, service users, and admin teams work within the community records assigned to them.

Clear package guidance, flexible final scope

Packages give customers a simple starting point while still leaving room for data migration, rollout priorities, and support needs.

What most communities ask first.

These answers keep evaluation practical before a deeper walkthrough with the subdivision's actual records, package fit, and rollout priorities.

Is SubdiviCore only for large subdivisions?

No. Communities can start with core admin, resident, and request workflows, then expand into billing, facilities, security, patrol, and work-order operations as needs grow.

How is SubdiviCore pricing calculated?

Pricing is based on the selected package, number of homes, one-time setup work, and monthly subscription tier. Optional AI, email, and SMS services are quoted separately when needed.

Can we start with one package and upgrade later?

Yes. A subdivision can begin with the package that fits current operations, then add resident, security, service, or add-on workflows as adoption grows.

Can residents, guards, service teams, and admins use different apps?

Yes. Admin teams use the web dashboard, residents use the Resident Mobile App, guards use the Security Mobile App, and service users use the Service Mobile App.

What is the difference between the mobile apps?

Resident is for household self-service, Security is for guard operations, and Service is for assigned maintenance or provider work orders, updates, materials, costs, and close-out notes.

Is the Service Mobile App for staff or outside providers?

It can support both, depending on scope. Internal teams, approved providers, and assigned contractors can work through proper service accounts.

Are email and SMS notifications included?

They are optional add-ons per subdivision for notification-heavy workflows such as billing reminders, account verification, visitor updates, emergency alerts, and service updates.

Does SubdiviCore process online payments?

SubdiviCore supports dues records, payment proof submission, receipts, and admin follow-through. Payment gateway or bank integrations are scoped separately.

Can each subdivision keep its own records separate?

Yes. SubdiviCore is designed around subdivision-scoped records and role-based access so users only work within the community data assigned to them.

What support is included after launch?

Support can include launch assistance, workflow guidance, user orientation, issue follow-up, and scope-based adjustments after real teams start using the platform.



NEXT STEP

Plan the walkthrough around your subdivision's real workflows.

Share your preferred package, number of households, current records, and the pain points you want to improve. The first conversation can focus on the launch scope that fits your community.

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DISCUSSION FOCUS

Walkthroughs, demos, rollout planning, and module scoping

WEBSITE

SubdiviCore public brochure site