MAIN GATE · PREPARED FOR ESTATE MANAGERS AND HOAS

Residents through. Visitors logged.

How access readers, plate recognition and visitor codes speed up the gate and show who is on the estate.



At the gate and the boom

ILLUSTRATIVE SCENE



A

SCENARIO A

Fast, logged entry

Invite
Residents send visitors a code before they arrive.

Read
The plate and code are checked at the boom.

Enter
The visit is logged with time and host.

Access rules are set with the HOA, per gate, group and time.

B

SCENARIO B

When something does not match

Hold
An expired pass or flagged plate holds the boom.

Alert
The gate officer and estate office are told.

Confirm
The host confirms or refuses the visitor.

Resident and visitor data is personal information, handled in line with POPIA.

What the estate office sees

in the estate office or guardhouse

01
Gate log
Every entry and exit.

02
On estate now
Visitors and contractors inside.

03
Exceptions
Refused and flagged entries.

04
Reports
For the HOA board.

PERIMETER · PREPARED FOR ESTATE MANAGERS AND HOAS

Every zone watched. Every patrol proven.

How fence sensors, cameras and guard devices detect intrusion and prove patrols around the estate.



Along the perimeter

ILLUSTRATIVE SCENE



A

SCENARIO A

Patrols proven

Patrol
Guards scan checkpoints and GPS confirms the route.

Talk
Guards and the control room talk by push-to-talk.

Map
The manager sees every guard and missed checkpoint.

Routes and intervals are set with your security provider.

B

SCENARIO B

When the fence is breached

Detect
A fence sensor or camera raises the alarm.

Verify
The operator checks the live view.

Respond
The nearest guard is sent with the zone.

If a guard cannot press panic, man-down detection raises the same alarm.

One response, whichever way the alarm starts

in the control room or on a supervisor phone

01
Locate
Guards and alarms on one map.

02
Talk
Push-to-talk to the patrol.

03
See
Fence and gate cameras.

04
Respond
The nearest guard.

05
Record
Logged for the board.

ESTATE SERVICES · PREPARED FOR ESTATE MANAGERS AND HOAS

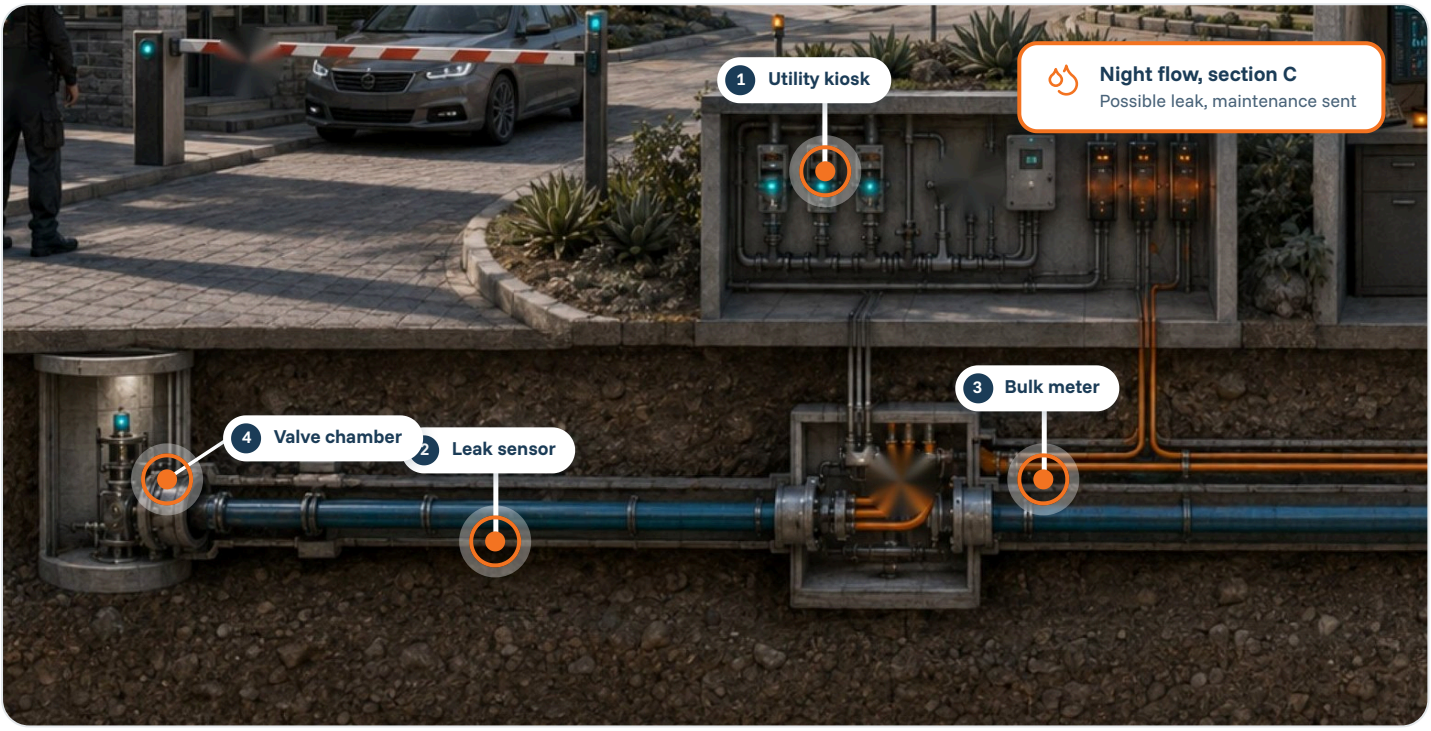
Every litre and kilowatt, accounted for.

How bulk meters, leak sensors and kiosk monitors show where water and power go inside the estate.



Under the roads and in the kiosks

ILLUSTRATIVE SCENE



A

SCENARIO A

Use, measured

Meter
Bulk and section meters report use.

Balance
Estate supply is compared with billed use.

Report
Use and losses show per section.

Thresholds are set with your estate maintenance team.

B

SCENARIO B

When water or power goes missing

Detect
Night flow or a kiosk tamper raises an alert.

Locate
The section and nearest valve show on the map.

Fix
Maintenance is sent and the job is tracked.

Load-shedding status is shown for each kiosk and pump.

What the estate manager sees

on the desktop or a phone

01

Water
Use and losses per section.

02

Electricity
Use and tamper per kiosk.

03

Faults
Open maintenance jobs.

04

Recovery
Billing data for the levy.



ONE PLATFORM · PREPARED FOR ESTATE MANAGERS AND HOAS

Three solutions. One view of the estate.

Each solution works on its own. All three run on Sentiv.IoT, so the estate office, security and maintenance share one live picture of the estate.

Every feed, one screen

ILLUSTRATIVE VIEW



1

Estate access



2

Perimeter

Sentiv.IoT · Estate overview

MAIN ESTATE · LIVE

1 · ACCESS

486

entries today

1 refused

2 · PERIMETER

24

fence zones armed

All secure

3 · UTILITIES

8%

water losses

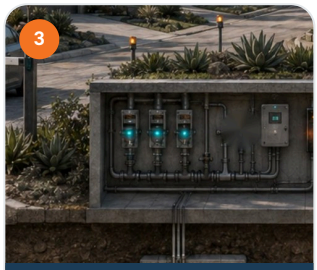
1 leak alert

PLATFORM

6

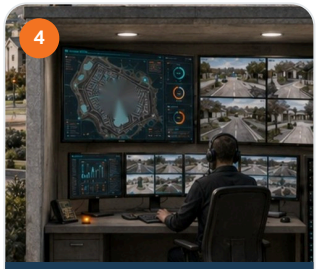
guards on patrol

Live



3

Utilities



4

Control room

How it fits together

Sense
Access readers, plate cameras, fence sensors, meters and leak sensors

Connect
PTToC, LTE and satellite backhaul, with last-mile fibre, LTE, 5G or fixed wireless

Sentiv.IoT
Maps, alerts, dashboards and work orders for every team, locally hosted

Record
One timeline of entries, alarms, patrols and utility use

What one view makes possible

SOLUTIONS COMBINED

1 Access · 2 Perimeter

Who was inside
A fence alarm shows which visitors were on the estate.

2 Perimeter · 3 Utilities

Kiosks protected
Tamper alarms reach the patrol nearest the kiosk.

1 Access · 3 Utilities

Contractor accountability
Maintenance visits linked to the jobs they closed.

1 Access · 2 Perimeter

Faster gate, safer estate
Exceptions handled before they become incidents.

All three solutions

Every team, the same picture
Each team sees its own view, drawn from the same live data, so nobody works from an old report.

1 Access · 2 Perimeter · 3 Utilities

One record for the HOA
Access, security and utility reports in one place.

Start with one. Grow on the same platform.

1 **Estate access first**
The gate is where residents feel the difference first, and the first feed into Sentiv.IoT.

2 **Add perimeter and utilities**
Security and services on the same platform.

3 **Extend to every phase**
New phases and sister estates join the same view.