

For Hotels, Resorts, Residence Complex, Facility Management and Universities Residence Maintenance Operations, Unified.

One platform for engineering, assets, inventory, preventive maintenance, and projects — across your entire portfolio.

THE PROBLEM

Organization operations run on spreadsheets and WhatsApp.

Fragmented Tools

PMS, CMMS, inventory, HR, and finance live in separate silos with no shared data.

Reactive Maintenance

Engineers respond to guest complaints instead of preventing failures — SLA misses cost stars and reviews.

No Portfolio View

GMs can't compare cost, uptime, or SLA across properties without pulling reports for a week.

Compliance Risk

AMC renewals, PPM audits, and safety inspections tracked in email — until something fails.

THE SOLUTION

One system of record for the entire back-of-house.

BKORA connects every operational workflow to every asset in every property. Engineers close work faster, GMs see the truth in real time, and owners protect the asset value.

Engineering

Assets

Inventory

PPM

Projects

Reporting

PRODUCT TOUR

Live from the platform.

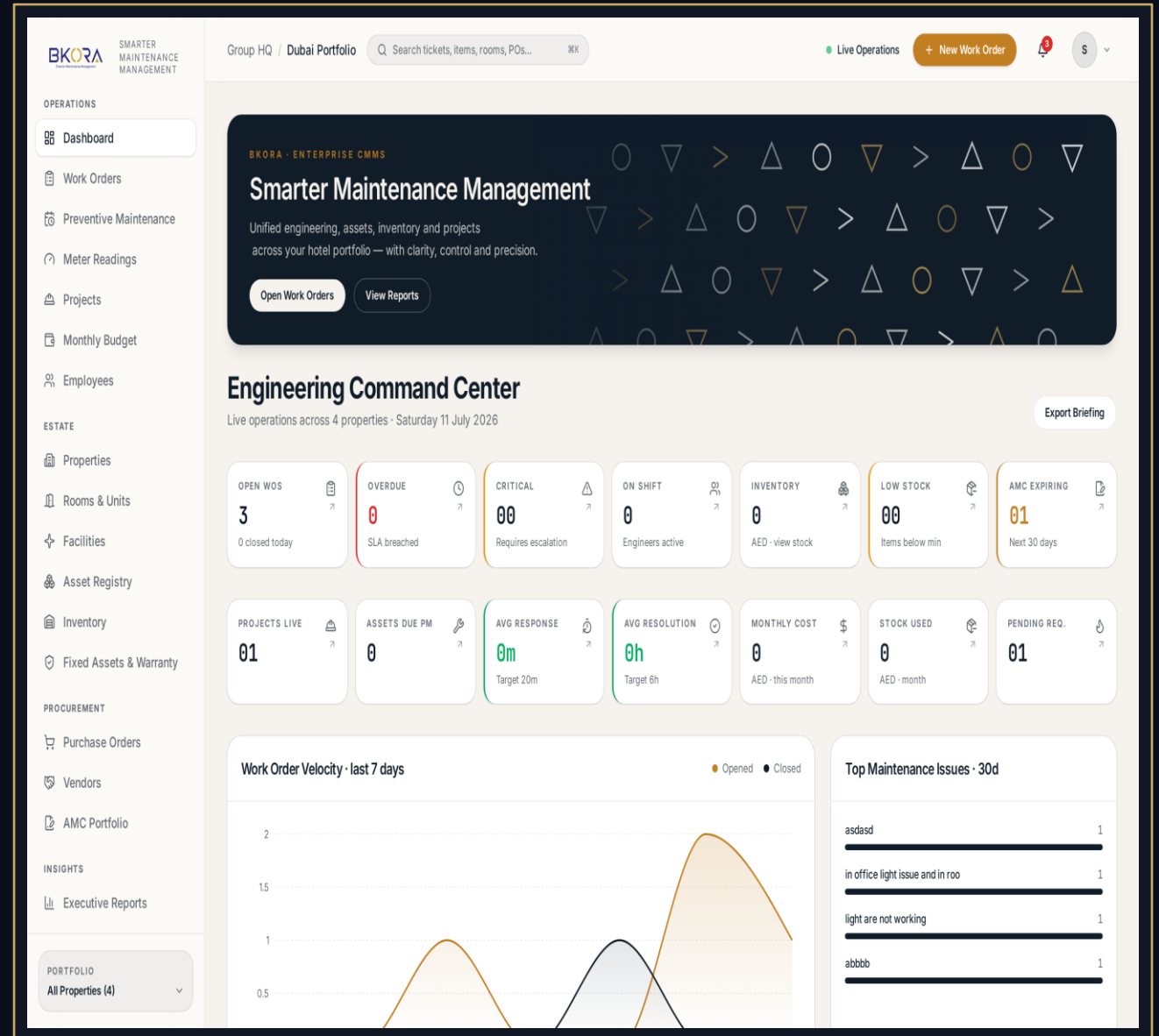
Every screen you're about to see is running production BKORA — no mockups, no renders.

COMMAND CENTER

The dashboard your GM opens first.

Live KPIs across every property. Open work orders, overdue SLAs, critical alerts, on-shift engineers, inventory value, AMC expiries — all in one glance.

Work-order velocity, top maintenance issues, and cost trends update in real time. No refresh, no waiting.



WORK ORDERS

Every request. Every
SLA.
One queue.

Guests, staff, and PPM schedules all funnel into a single work-order pipeline with priority, SLA countdown, engineer assignment, and photo evidence.

Filters by property, trade, status, and priority. Everything an engineering manager needs on one screen.

The screenshot displays the BKORA 'Work Orders' interface. The top navigation bar includes the BKORA logo, 'SMARTER MAINTENANCE MANAGEMENT', and a search bar. The main header shows 'Group HQ / Dubai Portfolio' and a 'Live Operations' indicator. A sidebar on the left lists various modules under 'OPERATIONS', 'ESTATE', 'PROCUREMENT', and 'INSIGHTS'. The main content area features a 'Work Orders' section with a summary of ticket counts by status: OPEN (3), IN PROGRESS (0), WAITING (0), COMPLETED (1), and CRITICAL (0). Below this is a table titled '4 of 4 tickets' listing individual work orders with details on ticket ID, property/location, issue, priority, status, and assigned engineer.

TICKET	PROPERTY / LOCATION	ISSUE	PRIORITY	STATUS	ENGINEER
WO-64191	Room 101 - asdasd Emirates Stars Hotel Apartments Dubai	asdasd	HIGH	Assigned	Baiju
WO-40881	Admin Offices - Room 101 - mr khalid office and Room 101 kitchen issue Emirates Stars Hotel Apartments Dubai	in office light issue and in room water heater issue	MEDIUM	Open	Unass
WO-52065	Admin Offices - mr missam office Emirates Stars Hotel Apartments Dubai	light are not working	MEDIUM	Assigned	Baiju
WO-49817	Room 101 Emirates Stars Hotel Apartments Dubai	abbbb	HIGH	Completed	Baiju

ASSET REGISTRY

Every chiller. Every TV. Every serial number.

A QR-tagged registry of every asset across every property — HVAC, kitchen equipment, elevators, guest electronics, pool equipment, IT.

Full-service history, warranty, AMC linkage, and MTBF at your fingertips.

The screenshot displays the BKORA Asset Registry interface. The top navigation bar shows 'Group HQ / Dubai Portfolio', a search bar, and buttons for 'Live Operations' and 'New Work Order'. The sidebar on the left lists various modules under 'OPERATIONS', 'ESTATE', 'PROCUREMENT', and 'INSIGHTS'. The 'Asset Registry' module is selected. The main content area is titled 'Asset Registry' and shows a table with columns: CODE, ASSET, SERIAL, LOCATION, STATUS, and LAST SERVICE. The table is currently empty, displaying 'No records'. A '+ Register Asset' button is visible in the top right corner of the main content area. The bottom of the interface shows the BKORA logo and version information.

PREVENTIVE MAINTENANCE

Stop failures before the guest calls.

Recurring PPM schedules for every critical asset. Weekly generator load tests, monthly chiller service, quarterly fire panel inspections — all auto-generated as work orders.

On-track, due-soon, and overdue statuses at a glance.
Compliance-ready audit trail.

The screenshot displays the BKORA Smarter Maintenance Management interface. The top navigation bar includes the BKORA logo, a search bar, and a 'New Work Order' button. The left sidebar lists various modules: OPERATIONS (Dashboard, Work Orders, Preventive Maintenance, Meter Readings, Projects, Monthly Budget, Employees), ESTATE (Properties, Rooms & Units, Facilities, Asset Registry, Inventory, Fixed Assets & Warranty), PROCUREMENT (Purchase Orders, Vendors, AMC Portfolio), and INSIGHTS (Executive Reports). The main content area is titled 'Preventive Maintenance' and shows a table of 'All PM schedules'. The table has columns for ID, ASSET, FREQUENCY, LAST DONE, NEXT DUE, and STATUS. Two entries are visible: 'Laundry Machine Cleaning' and 'ddd', both with a status of 'ON TRACK'. A '+ New Schedule' button is located in the top right corner of the main content area.

ID	ASSET	FREQUENCY	LAST DONE	NEXT DUE	STATUS
PM-72245	Laundry Machine Cleaning Emirates Stars Hotel Apartments Dubai	Monthly	-	-	ON TRACK
PM-43819	ddd Emirates Stars Hotel Apartments Dubai	Monthly	-	-	ON TRACK

INVENTORY

Never run out of R-410A again.

Multi-store inventory with min/max reorder points, real-time stock levels, and automatic low-stock alerts.

Refrigerant, spare parts, housekeeping, kitchen, IT, and civil supplies — all tracked in AED with consumption reporting.

The screenshot displays the BKORA Inventory Management System interface. The top navigation bar includes the BKORA logo, 'SMARTER MAINTENANCE MANAGEMENT', and user information for 'Group HQ / Dubai Portfolio'. A search bar is available for tickets, items, rooms, and POs. The main content area is titled 'Inventory' and shows '0 SKUs - AED 0 on hand across 5 stores'. It features a search bar and filters for 'By Item' and 'By PO'. Below this, there are two sections: 'All SKUs' and 'Recent stock receipts - 0'. The 'All SKUs' section contains a table with columns: SKU, ITEM, ON HAND, MIN / MAX, UNIT COST, VALUE, and STATUS. The 'Recent stock receipts' section contains a table with columns: RECEIVED, ITEM, QTY, SUPPLIER, PO NO., INVOICE NO., and STORE. The left sidebar lists various modules under 'OPERATIONS', 'ESTATE', 'PROCUREMENT', and 'INSIGHTS'. The bottom of the interface shows the 'PORTFOLIO' section with 'All Properties (4)' and the footer with 'BKORA - SMARTER MAINTENANCE MANAGEMENT' and contact information.

Group HQ / Dubai Portfolio

Live Operations + New Work Order

Inventory

0 SKUs - AED 0 on hand across 5 stores

Receive Stock + Add Item

Search by SKU, item name, category or store...

By Item By PO

All SKUs

SKU	ITEM	ON HAND	MIN / MAX	UNIT COST	VALUE	STATUS
No records						

Recent stock receipts - 0

RECEIVED	ITEM	QTY	SUPPLIER	PO NO.	INVOICE NO.	STORE
No stock received yet.						

PORTFOLIO All Properties (4)

BKORA - SMARTER MAINTENANCE MANAGEMENT

www.bkora.ca · info@bkora.ca · V1.0

PROJECTS & CAPEX

Renovations, replacements, fit-outs — on track.

Track every capital project from budget approval to handover. Contractor assignment, milestone progress, spend vs. budget, and status flags for at-risk projects.

Owners see portfolio-level CapEx exposure in one view.

BKORA SMARTER MAINTENANCE MANAGEMENT

Group HQ / Dubai Portfolio

Live Operations [+ New Work Order](#)

Projects

1 active capital projects across the portfolio. [+ New Project](#)

PRJ-5257 ON TRACK

Monthly Budget July 2026

Emirates Stars Hotel Apartments Dubai - SHAHID

BUDGET	SPENT	COMPLETION
AED 25,000	AED 0	2026-07-31

Progress: 0%

25% 50% 75% 100%

PORTFOLIO: All Properties (4)

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VENDORS

One directory. Every trade.

Preferred, active, and blacklisted vendors with SLA scorecards, contract counts, ratings, and contact details.

Engineering, MEP, kitchen, elevators, controls — sourced and evaluated by data, not memory.

The screenshot displays the BKORA 'Vendors' page. The left sidebar contains a navigation menu with sections: OPERATIONS (Dashboard, Work Orders, Preventive Maintenance, Meter Readings, Projects, Monthly Budget, Employees), ESTATE (Properties, Rooms & Units, Facilities, Asset Registry, Inventory, Fixed Assets & Warranty), PROCUREMENT (Purchase Orders, Vendors), AMC Portfolio, INSIGHTS (Executive Reports), and PORTFOLIO (All Properties (4)). The main content area is titled 'Vendors' and shows '2 approved suppliers and contractors'. A table lists the vendors:

VENDOR	RATING	CONTRACTS	CONTACT	STATUS	
Al najam General	★ 4.5	0	-	ACTIVE	Edit Delete
shams al huda General	★ 4.5	0	-	ACTIVE	Edit Delete

The footer of the page includes the BKORA logo, 'SMARTER MAINTENANCE MANAGEMENT', and contact information: www.bkora.ca, info@bkora.ca, and V1.0.

AMC PORTFOLIO

Never miss a contract renewal.

Annual maintenance contracts tracked with start, end, and annual value in AED. Expiring-soon alerts fire 90 days out — no more scrambling when the elevator vendor walks away.

Full contract history per property, per vendor.

BKORASMA

SMARTER MAINTENANCE MANAGEMENT

OPERATIONS

Dashboard

Work Orders

Preventive Maintenance

Meter Readings

Projects

Monthly Budget

Employees

ESTATE

Properties

Rooms & Units

Facilities

Asset Registry

Inventory

Fixed Assets & Warranty

PROCUREMENT

Purchase Orders

Vendors

AMC Portfolio

INSIGHTS

Executive Reports

PORTFOLIO

All Properties (4)

Group HQ / Dubai Portfolio

Search tickets, items, rooms, POS...

Live Operations

New Work Order

\$

AMC Portfolio

3 active annual maintenance contracts - AED 37,222 annual spend

New Contract

TOTAL

3

Show all

ACTIVE

2

Click to filter

EXPIRING (30D)

0

Click to filter

EXPIRED

1

Click to filter

All AMC contracts

REF	VENDOR / SCOPE	START	EXPIRES	ANNUAL	STATUS	PPM
AMC-3044	shams al huda ac cleaning - Emirates Stars Hotel Apartments Dubai	2026-06-01	2026-07-03	AED 15,000	ACTIVE	Schedule
AMC-3299	Al najam water tank cleaning - Emirates Stars Hotel Apartments Dubai	2026-07-03	2027-02-01	AED 10,000	ACTIVE	Schedule
AMC-8355	Al najam asdsadsad - Emirates Stars Hotel Apartments Dubai	2026-07-01	2027-06-30	AED 12,222	ACTIVE	Schedule

BKORA - SMARTER MAINTENANCE MANAGEMENT

www.bkora.ca

info@bkora.ca

V1.0

EXECUTIVE REPORTS

The board pack, generated for you.

Portfolio KPIs, cost per available room, maintenance spend by property, engineer performance, top failure modes — every report a CEO or owner asks for, one click away.

Export to PDF or CSV. Schedule delivery.

The screenshot displays the BKORA Executive Reports interface. The top navigation bar includes the BKORA logo, 'SMARTER MAINTENANCE MANAGEMENT', and user controls for 'Group HQ / Dubai Portfolio', a search bar, 'Live Operations' status, a 'New Work Order' button, and a user profile icon.

The left sidebar lists navigation categories: OPERATIONS (Dashboard, Work Orders, Preventive Maintenance, Meter Readings, Projects, Monthly Budget, Employees), ESTATE (Properties, Rooms & Units, Facilities, Asset Registry, Inventory, Fixed Assets & Warranty), PROCUREMENT (Purchase Orders, Vendors, AMC Portfolio), and INSIGHTS (Executive Reports).

The main content area is titled 'Executive Reports' and includes a subtitle: 'Live operational, inventory, contract and financial reports — preview in-app, export to Excel/CSV, or print a branded PDF.' Below this is a date filter section with 'FROM' and 'TO' date pickers (mm/dd/yyyy) and preset filters: Today, Last 7d, Last 30d, This year, and All time. A note states 'No date filter applied (all time)'.

A row of six KPI cards is displayed:

- TOTAL WORK ORDERS: 4
- COMPLETED: 1
- INVENTORY VALUE: AED 0
- LOW-STOCK ITEMS: 0
- PARTS INSTALLED: 0
- PARTS COST: AED 0

Below the KPI cards is a search bar for reports: 'Search reports — work orders, PPM, invoices, meters, employees...' with a result count of '18 of 18'.

Report filters are shown: 'Basic Reports (18)', 'Advanced Reports (16)', and 'Analytics & Finance (10)', with a note 'Operational registers and full row-level lists.'

The reports are categorized into three sections:

- OPERATIONS (5 reports):**
 - Work Orders — Full Register:** Every ticket with property, engineer, SLA, status and dates. Includes 'Preview' and 'Export CSV' buttons.
 - Work Order Completion Time:** Hours from creation to completion per ticket (UAE time). Includes 'Preview' and 'Export CSV' buttons.
 - Engineer Performance:** Tickets per engineer, completion %, overdue counts. Includes 'Preview' and 'Export CSV' buttons.
 - Property Breakdown:** Work order volume per property — open vs completed. Includes 'Preview' and 'Export CSV' buttons.
 - Meter Readings Log:** Utility/equipment meter readings with consumption deltas. Includes 'Preview' and 'Export CSV' buttons.
- INVENTORY & PURCHASING (5 reports):**
 - Stock Consumption (Goods Out):**
 - Stock Receipts (Goods In):**
 - Inventory Valuation:**

PROVEN IMPACT

The numbers hotels see in their first quarter.

-42%

Reduction in average
work order response time

+3.1

GuestScore points on
cleanliness & maintenance

-28%

Fewer emergency repairs
via scheduled PPM

18%

Inventory carrying-cost
reduction from min/max

PRICING

Simple, per-property pricing.

Starter

Single property

\$299

per property / month

- Up to 4 user
- All 9 modules
- Email support
- Mobile app

Growth

Multi-property

\$349

per property / month

- Unlimited users
- Portfolio dashboard
- Priority support
- API access

Enterprise

Groups & chains

Custom

annual contract

- Dedicated success manager
- SSO / SAML
- Custom integrations
- On-site training

THE ASK

Let's run a 30-day pilot on one property.

Zero risk. Full setup. Real ROI.

We provide

- Full platform setup
- Asset & inventory migration
- Team training (2 sessions)
- Dedicated success manager

You provide

- One pilot property
- One operations lead
- Two engineers to test
- 30 days of honest feedback

Let's talk.

Book a live demo — we'll walk your operations team through your exact workflows on the platform.

Website www.bkora.ca

Email info@bkora.ca

Demo www.bkora.ca/demo