



CONDOMINIUM MANAGEMENT SOFTWARE

The building's accounts stop living in WhatsApp.

Fees, expenses, assemblies and minutes in one place — with a record an owner can check and a court will accept.

strata-ao.com Built for Angolan law rather than adapted to it.

The work runs on files nobody can audit.

Not for lack of skill — for lack of a tool. A spreadsheet does not know what an ownership share is, and a WhatsApp group is not an accounting record.

01

Money arrives and nobody knows whose it is

Photographed receipts, transfers with no reference, and a month spent matching bank statements by hand to work out who paid March.

02

The assembly happens and the minutes never get written

No published minutes, no enforceable title. Without one, an owner’s debt is a conversation rather than a case.

03

An owner asks and the answer takes three days

“Where did the reserve fund go?” is a fair question. Answering it should not mean opening seven files.

IN PLAIN WORDS

Strata is condominium management software.

A program you open on a phone or a computer, the way you open your e-mail.

Nothing to install, no server to keep running. The administrator signs in on one side and posts the accounts; the owner signs in on the other and sees their own.

WHAT IT DOES FOR YOU

- Works out what each unit owes, from the share in the constitutive deed.
- Takes the owner's payment proof and attaches it to the right fee.
- Imports the bank statement and settles what has already been paid.
- Convenes the assembly within the legal notice period and produces the minutes.
- Closes the year with the full annual package.
- Runs payroll with INSS and IRT on the rates in force.

WHAT IT IS NOT

- × Not a bank. The money goes to the building's own account; Strata records who paid.
- × Not a spreadsheet. Nobody maintains formulas, and nothing disappears without a trace.
- × Not a replacement for the administrator. It does the repeated work; the decision stays yours.

The transfers arrive. The control map closes itself.

Every unit carries its own Strata reference. The statement comes in, the reference matches, and the fee settles — with nobody cross-checking anything by hand.

CONTROL MAP · EXAMPLE			
UNIT	FEE	REFERENCE	STATUS
A · 2nd floor left	78.400,00 Kz	STR-EA-A-201	SETTLED
B · 1st floor left	1.235.200,50 Kz	STR-EA-B-101	OVERDUE
C · ground floor	9.811,00 Kz	STR-EA-C-003	SETTLED

Sample data. The status is always written out — colour reinforces it, never decides it.

Written around Decreto Presidencial 141/15.

Compliance is not a module you switch on. It is the shape of the product: the deadlines, the quorums and the documents are what the system knows how to do.

The minutes are an enforceable title

Once published they cannot be altered — they are corrected by a correction minute, and the chain stays visible.

The record is hash-chained and verifiable

Every entry is sealed with the one before it. An owner verifies the whole chain from their own app.

Withholdings calculated, not estimated

INSS and IRT follow the rates in force, with the history kept. When the law changes, earlier months stay correct.

The year closes the way it must

A fiscal year closes only with an annual package approved by published minutes. Not a suggestion: the condition.

CONDOMINIUM REGIME

Decreto Presidencial 141/15

HORIZONTAL PROPERTY

Código Civil, art. 1414–1438

PERSONAL DATA

Lei 22/11

IRT AND INSS

Rates in force

Three applications, because three people need different things.

Not one system with three profiles: three applications built for what each person does — and all of them read the same money.

Administration

[app.strata-ao.com](#)

Administrator, building manager, accountant, supervisory board

- Condominiums, units and ownership shares
- Fees, expenses, statements and ledger
- Assemblies, minutes and the annual package
- Debt recovery up to the enforceable title

Owner

[resident.strata-ao.com](#)

Owners and tenants

- Their own account and receipts
- Payment proof sent from the phone
- Expenses with the document in view
- Convocations, voting and published minutes

Gate

[porteiro.strata-ao.com](#)

Concierge and security

- Visitors by QR, entries and exits
- Parcels with the recipient named
- Shifts and rounds confirmed at the point
- Works with no signal and syncs later

OPTIONAL ADD-ON

The gate app is sold separately, because not every building has a gate.

Where there is a concierge, the black notebook goes. Where there is not, you do not pay for one. It is the only module charged separately — everything else is included in every plan.

- Visitor QR minted by the owner and checked at the gate
- Recurring passes for domestic staff, drivers and contractors
- Who is inside the condominium, at any moment
- Parcels received and handed over, with the recipient named
- Shifts and rounds confirmed by QR at each checkpoint
- Works with no signal — syncs when the connection returns

The condominium has to give the concierge a phone.

The application runs in the phone's browser, like any website. The device is a work tool, the same as the register and the torch: the condominium supplies it.

- Any Android phone or iPhone with a camera and a connection. The camera reads the visitor QR.
- One device per gate is enough: it stays at the desk and passes from shift to shift.
- Nothing to install from an app store.

Everything a condominium generates in a year, in one place.

Money

- Fees by ownership share, per fiscal year
- Extraordinary charges, apportioned
- Payment proofs read automatically
- Statements from BFA, BAI, BIC, ATLANTICO
- Late fees with the legal cap applied
- Double-entry ledger

Law and assemblies

- Convocations with the notice period checked
- Quorum by share, first and second convocation
- Weighted voting and automatic outcomes
- Minutes signed and published
- The full annual package
- Enforceable title dossier

The building

- Generator: hours, fuel and abnormal consumption
- Cistern and water readings
- ENDE outages and what they cost
- Contracts with renewal alerts
- Payroll with INSS and IRT
- Incidents and amenity bookings

PRICING

One product, five sizes.

Plans differ in the number of units under management, never in features. Unlimited condominiums on every one of them.

PLAN	PER MONTH	UNITS	WHO IT FITS
Síndico	30.000 Kz	up to 25	Managing your own building
Essencial	70.000 Kz	up to 60	Two or three buildings
Profissional	220.000 Kz	up to 350	A portfolio with staff and an accountant
Empresa	520.000 Kz	up to 1.500	Several districts
Corporativo	1.100.000 Kz	up to 10.000	Large portfolios

Prices exclude VAT. VAT is added at 14%.

- Gate app: +15.000 Kz per condominium that has one, two accesses included.
- It is a ceiling, not an extra: to manage more units you change plan.
- A 12-cycle commitment: 10% off. Loyalty: 10%, 15% and 20% after one, two and three years.

Four steps, with no salesperson on the phone.

01

Choose the plan

By the number of units you manage today, and decide about the gate app.

02

Register the administrator

Name, tax number and who answers for the account. Two minutes, and no card.

03

Transfer and send the proof

We give you the bank details and your reference. Attach the proof at the end of the form.

04

We confirm and access opens

We confirm within 1 working day and you get the invitation by e-mail.

20 days on trial, on the Síndico plan

Submit the request and transfer nothing. The account opens for 20 days, fully working, with no invoice raised. If you do not carry on, you owe nothing.

What a spreadsheet cannot give you.

Angolan law is the shape of the product

The deadlines, quorums and documents of Decreto 141/15 are what the system knows how to do — not a list somebody follows from memory.

The owner can see, and stops asking

Their account, their receipts, and every expense with the document in view. Transparency settles half the arguments.

A record that stands up in court

A hash-chained log the owner can verify, and an enforceable title dossier ready for the julgado de paz.

The data is yours

Export everything — accounts, minutes, records and the annual package — as PDF, Excel or data, at any time and at no cost.



GET STARTED

The next set of accounts can be closed here.

Choose the plan, transfer, and access opens the day we confirm the payment. No mandatory demo, no lock-in.

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