halekura

Property management for **owners, residents, boards, and property managers** — units, people, maintenance, documents and announcements in one system.

halekura.app
Free 30-day trial · no credit card

Set up the whole building today. Run it from tomorrow.

Most buildings run on a spreadsheet of unit numbers, a shared mailbox, and someone's memory of who owns what. halekura replaces all three: one record per unit, one place residents report problems, one way to reach exactly the people a message concerns.

Layout wizard. Describe the building once — parking, lobby, residential floors, penthouses — and halekura creates every level and numbers every unit for you.

7-step property setup · Layout wizard builds every unit · Approvals inbox · Branded resident portal · Property-scoped access

Property managers — one console for every building you run. **Boards & owners** — a mailing list that maintains itself. **Residents** — free, forever.

What you get

Every item below is live in the product today

Properties & layouts

Register a building and the layout wizard generates parking, lobby, residential and penthouse levels — numbering every unit (`P-1`, `L1`, `301`, `PH1`) for you. Address, elevators, per-building options.

Registration & approvals

Residents claim the home they own or rent and add household members, vehicles and pets. Managers decide a unit's first claim and its owner everyone after — approve or decline with a note, or auto-approve.

Maintenance issues

Per-property keys (`LC.00042`), priority, and the unit or common area. Open, Acknowledged, Closed — with internal-only notes, email alerts and complete history.

Documents

Rules, minutes, budgets and notices — for all residents or only managers and the board — plus unit files shared with the owner or kept to yourself. Every download permission-checked.

Resident communication

Address a message to a floor, a vertical stack, chosen units, or a role — the Board, the managers — with an owners-only switch for assessments and ballots. A registration invite, and a recipient preview before you send.

Access, scoped per property

A role is granted on **one building and carries only there** — manage one property and you see nothing of another. Permissions are data, not code: five roles ship ready, and any capability can be granted or revoked from an admin screen.

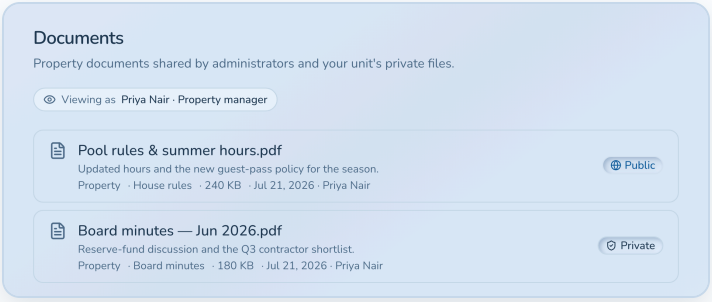
Your brand, your link

Every property gets its own sign-in page — your name, your logo, your colors — at a link that is uniquely yours: `halekura.app/p/your-building`. Residents see your building, not our software.

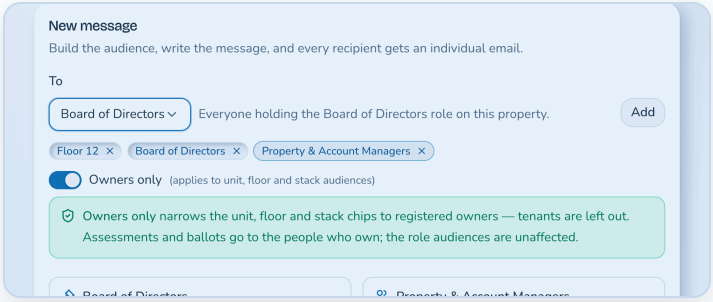
Security & oversight

Modern password hashing, optional two-factor sign-in, token-based password reset and rate-limited logins. Admins get a searchable email log, product stats and audit stamps on every record.

Documents, with visibility built in. Every file tagged Public, Private or Only me — scoped to the property, then to the person allowed to open it.



The mailing list maintains itself. Address the Board or the managers by role — whoever holds the role today is the audience today.



Simple pricing

Free for 30 days — no credit card, nothing to cancel. After that, plans **start at $25 per property per month** and are priced by unit count, so a small building never subsidises a tower. Annual billing is discounted; larger portfolios, let's talk.

Residents pay nothing.
Only the managing side is billed.

Try it before you talk to us.

Click through a real walkthrough at **halekura.app/tour** — no sign-up, nothing to install.

halekura.app ·
support@halekura.app