

Property Management

Dev Patel

Information Technology

CSPIT, Charusat
University

Surat, India

20it085@charusat.edu.in

Prince Patel

Information Technology

CSPIT, Charusat
University

Surat, India

20it106@charusat.edu.in

Pro.Parth Shah

HOD of Information &
technology

CSPIT, Charusat University

parthshah.ce@charusat.ac.in

1. Abstract – The app will provide facility to the people to search their own Residential and Commercial property and view property. The app will provide facility to view the property by admin and people. People will able to upload the property information to the site and able to manage it. The app will provide facility to the people to fill up their requirement and according to their Requirement Admin can add the Requirement property. The app will provide facility to the people to publish advertise to the Site and view. The app will provide facility to the people to feedback to the site. plot is a type of business for selling, buying, renting land, buildings and offices. app will provide to give the property on rent or else to sell the property. Properties like building, sites, flats, houses, bungalows etc. people search for property for many purposes like residence, offices and etc. Every user wants his house to be in the best location with best facilities.

2 Keywords— Asset Management, Business Development, Capital Budget, Claims Administration, Construction Management, Customer Service, Demographic Mapping, Facility Management, Lease / Rent, Portfolio Analysis, Property Management

3. INTRODUCTION.

One of the tasks of any manager is to plan and control the company in the way that the company can achieve its goals. Issues relative with the well-being of man like shelter and others issues are very important to take decision in the company. With the help of app those issues would be easily tackle. This app is a software where property details such as available house details, schedules, address, and others are been setup by an administrator. Management of plot has the ownership responsibility imposed on plot long-term existence, ensuring maintenance of the property, administering and documenting the processes related to plot management. Residential building management is an issue for both Latvian and European countries where a large percentage of plot constitutes the housing fund. The purpose of this study is to identify the sets of elements that comprise residential house management as well as the factors that affect it. The management object is a plot building and its area. It is determined that a certain micro and macro environment plays a major role in determining the effectiveness of the management system, which have their own indicators that directly and indirectly affect the management system and

development. house management process is complex. The Property managers cannot follow a single system in this sector, which is a problem; as a result, there are rare discussions about effective management model that would be to a high-class service and the continual development of the property. The task of the study is the following

1. To determine theoretical approaches by examining scientific literature and other sources.
2. Analyze the system of influencing factors of the residential property management elements and collect quantitative information about the findings
3. The purpose of this study is to draw general conclusions about residential property management, and to formulate improvement proposals.

3.1 Objectives

3.1.1 Main Objective.

To develop an Online House Rental Management System that allows people to rent ahouse without physically contacng the Rental company or Landlord

To display property details easily and quickly by one click.

- To maintain client details line contact details, required property details, property type like residential and commercial. Price limit. Preference.
- To maintain property details, registration of property for includes property address, property description, price, facilities available. Store property floor plan, property documents.

3.1.2 Specific Objectives

- I. To develop a system for online house rental management that would allow successful rental of a house without having to contact the owner.
- II.To study and analyse the requisite specialness of Online House Rental Management system.
- III.To validate the newly developed system before installing it into the client's machine.
- IV.To produce the sow are Design document of the system.

3.2 Research Questions

- I. Which features will allow successful rental of a house without physical contact the house owner?
- II. How to study and analyse the requirements specious of the system?
- III. How to develop an eave technique that provide house specious details?
- IV. How to validate the newly developed techniques?

3.4 Problem- I. The current system does not allow people to rent a house without physical contact the house owner.
II. In today we does not have a secure online-payment method with authentication.
III. The system does not provide house specious details.
IV. There is no evidence that the current system was tested before install on into the client machine

4. RECOMMENDATIONS.

All five elements are interrelated. Management services are provided based on rules. it is necessary to develop a good exchange of information environment in which it would be possible to provide interested persons with both common law regulations and the direct exchange of information between the client (the owners / lessees / tenants) and service provider. The research results show that the residential system of property management success is dependent on the micro and macro environmental impact, as well as their mutual synergies. The management system is essentially a number of elements of the mutual relationship that affects the technological and economic, as well as political and psychological aspects. Managing property involves processes, systems and people to manage the life cycle of all acquired property as defined above, including acquisition, control, accountability, responsibility and maintenance. Introducing 21 % of VAT on services of residential house management will lead to the mutilation of residential house management market. There are some possibilities for small offices to offer their services for residential house management free of VAT charge and that is cheaper than services from other professionals. As a result, there might be chaos and misunderstanding of the market of the residential house management. There might be the problems with tax administration, mutilation of the market of the residential house management and diminishing of quality.

5. THEORETICAL ASPECTS OF THE ACTIVITY OF THE RESIDENTIAL PROPERTY MANAGEMENT SYSTEM.

Residential app is a successful and effective management tool and is based on three core values (Fig. 1):

1. A set of elements that are interconnected
2. This sets creates a unified whole
3. Residential property management is characterized by specific goals and achievable objectives as a whole.

After the study of the literature about dwelling houses, there is a conclusion – there are a lot of studies about the market of the plot, the efficiency of building power grid models and renewal possibilities. In addition, there are some studies about the legal aspects of managing residential property , The entire residential property management system has not been properly examined.

As a result, the authors propose a model of residential property management elements and offer their opinion. Among the five essential elements of the system, provided by the authors, are: legal norms, information technology, technical condition, access to finance, and psychological preparedness. (Fig. 1).



6. PRACTICAL RESEARCH PART

The housing management sector of the Republic of India has a number of laws and regulations. There has been mentioned a general law, the Civil Law, which organizes legal obligations concerning cases and laws. However, there is also a special law, the "Management of Housing Law", which outlines the principles of managing buildings, houses, and the process of managing households. It has developed its own special law, which is respected by the managers, owners, and others throughout the industry. Therefore, industry regulation has developed a special law, which will apply to every party involved in this system.



7. Data Analysis and Results.

The main spring of are based on a questionnaires distributed to the 25 property management companies. It is aims to investigate KM strategy approach in the organizations which main businesses are property management. Respondents were asked to define knowledge management. The definition of Knowledge Management provides mean for further discussion both during the interviews with respondents and feedback from questionnaires. It is noted that Knowledge Management is not a known concept in property business, and/or is interpreted differently by different people. the majority of Knowledge Management activities are designed with other purposes beside acquiring and sharing knowledge, so that it is difficult to find a completely clear definition. This led this paper to examine their awareness of KM among all levels in the company based on four strategies that has been developed in conceptual model. The data collected from this research work were then became a basis for describing the current KM practice in property management companies in Malaysia. The approach of analysis is undertaken in several ways. First, factor analysis was adopted to identify the structure of all variables that have been constructing in conceptual model. Then regression technique is used to measure the performance of all KM strategies including the interaction effect between different strategies.

8.1 People Authentication module

Based on role-based authorization, this module has two basic access levels for peoples such as administrator and normal peoples of the system. Both peoples can login and logout. After signing out session has expired for active people.

8.2 Registration Module.

This module takes record of customer information. It also takes care of buyers' information. People provides the details needed for the registration pages. Admin can view details of registered customer. Admin can delete record of registered peoples.

8.3 Sales Module.

This module takes care of any income that will come to the plot company. It consists of sales made on plot and renting of plot property.



9. Hardware Requirements: -

Processor
Pentium IV

Hard Disk
256 GB

RAM
40 GB

10. Software Requirements: -

Operating System People Interface
Windows XP/2003 or Linux/Solaris

HTML, CSS
Client-side Scripting

JavaScript
Programming Language Web Applications

Java joke 1.5.0 JDBC Serviettes, JSP.
Windows XP/2003 or Linux/Solaris

IDE/Workbench
Eclipse with MyEclipse Plug-in

Database
MS Access

Server Deployment
Tomcat 5.0

	Sample Size Detail		
	Respondents	Frequency	Percentage
	plot management company	7	6%
	plot Office (Property Management)	105	84%
	Owner Property	13	10%
	Total sample	125	100%

support services.

12. ACKNOWLEDGMENT

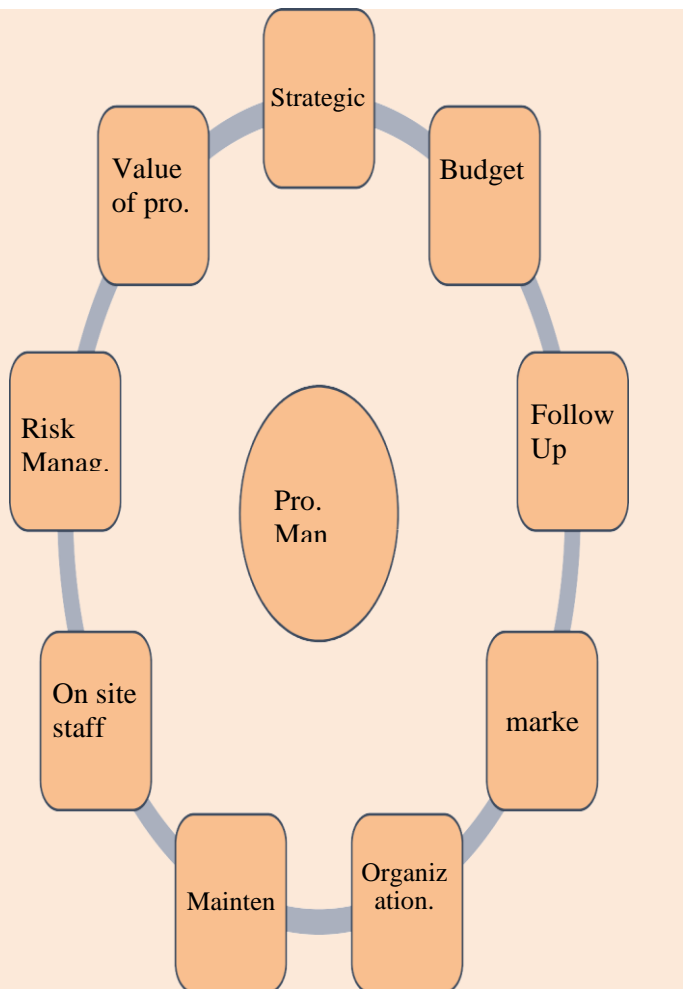
This research work is under by the National Institute of Valuation (INSPEN), Ministry of Finance Malaysia grant under the National Property Research Coordinator (NAPREC) grant. The authors gratefully acknowledge the contribution and constructive comments to this paper.

I cannot express enough thanks to my committee for their continued support and encouragement: Dr. Parth Shah, my committee chair. I offer my sincere appreciation for the learning opportunities provided by my committee.

My completion of this project could not have been accomplished without the support of my classmates Prince Patel. You deserve a trip to Disney! Thanks to my parents as well. The countless times you kept the children during our hectic schedules will not be forgotten.

13. REFERENCES

- [1] Bergsman, S. (1997). Virtual reality, *Journal of Property Management*, 62, 26 – 29
 - [2] Burger, L. (2008), Platform reform, *Journal of Property Management*, 73(3), 32 – 35
 - [3] Christianson, A. (2008). Choice of app for strata developments in Singapore, *Property Management*, 26(2), 97 – 111
 - [4] Deakin, M. (1998). The development of computer-based information systems for local authority property management, *Property Management*, 16(2), 61 – 82
 - [5] Dixon, T.T. (1993). Selecting property management software: problems and solutions, *Property Management*, 11(2), 155 – 171
 - [6] Dobrin, J. (2011). "Meta" morphosis: evolving technology provides managers with a gateway for opportunity, *Journal of Property Management*, 76(22), 34 – 37
 - [7] Fong, K. (2009). Leverage your portfolio, *Multi-Housing News*, 44(6), 8 – 10
 - [8] Giber, K.M., Giber, R.R. and Anderson, D. (2010). Evaluating corporate plot management decision support software solutions, *Journal of Corporate plot*, 12(2), 117 - 134
 - [9] Han, S.S. and Lim, L.Y. (2001). Computers in property management companies: A case study of Singapore, *Property Management*, 19(5), 433 – 440
 - [10] Hein, T.O.D. (2006). Property management software, *Multi-Housing News*, 41(11), 22
 - [11] Kirkwood, J.S. (1994). Network technology: Electronic mail, discussion lists and anonymous FTP for property management, *Property Management*, 12(3), 33 – 38
 - [12] Marin, M. (2007). Resident screening updates reduce bad tenant risk, *Multi-Housing News*, 42(4), 44
 - [13] McDonald, A. (2007), Software enhances property management if companies understand their workflow before selection, *National Public Accountant*, 6(3), 42
 - [14] Menefee, K. (2004). Support system, *Journal of Property Management*, 69(4), 44 – 47
 - [15] Nelson, J.R. (2011). Screen Test: Integrated screening increases compliance and streamlines costs for multifamily managers, *Journal of Property Management*, 76(4), 44
 - [16] Regal, B. (2006). Screen doors, *Journal of Property Management*, 71(4), 38 – 40
 - [17] Sestet, B. (2008). Technology in plot: A 75-year march of progress, *Journal of Property Management*, 73(5), 82 - 85
- Statistics New Zealand (2007).



11. Conclusion.

This study adopted CFPR process model, proposed by [1], to determine the relative importance of the twenty service items associated with property management on operation and management performance of buildings. The implementation of CFPR could benefit on the reduction of required pairwise comparisons, facilitate the development and response of survey questionnaire and remain the consistency of pairwise comparisons. The investigation results indicate that the most urgent information modules are “Administrative and accounting tasks”, “The lease planning and marketing”, “Security management services” and “Cleaning and maintenance of public facilities” in initiative of the PMEs conducting e-formalization, MSS development or software procurement. If the PMEs would like to extend the ability and extent of services, it should reinforce the MSS involving the modules of construction management services and business

