BREACKEY PROPERTY SYSTEM

By

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(K01/DICTM003/17)

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DECLARATION

The research project report in this document is my original work and it has not been submitted for any other institution award. Work materials from other sources are mentioned with proper citations as acknowledgement of the researchers and their authors.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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ABSTRACT

Most landlords in Kenya have delegated the managerial work of their property and tenants to caretakers. However, most of the supervisors are inefficient since the job does not come with a huge pay. The end result is a dissatisfied tenant who opt to vacate the property. There is hence need to bridge this gap by providing an automated system to manage the property and the tenants. The solution is an application that manages the property by allowing data collection and storage among few other functionalities. This document contains the entire process of actualizing this idea.

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**CHAPTER ONE**

**INTRODUCTION**

* 1. **Background of the Study**

The world today is rapidly growing especially in the technology sector. Many projects and new technological applications are sprouting up each day to make human life simpler and convenient. The Kenyan government has set of policies to keep up with the developmental trend in the IT sector by digitalizing most of its activities. This and many other reason are essential to achieve the realization of Vision 2030.

Most of the activities between landlords and their tenants are conducted manually. This poses several disadvantages to the concerned people. It is due to such and many other reasons that the proposed project would come in handy to make lives of both tenants and landlords in Kenya easier. The proposed project would digitalize most the real estate business operations.

**1.2 Problem Statement**

There are several online real estate business management systems that have integrated most of landlords’ property management in the world. Most of them come in form of websites hence the landlords, who are supposed to be the administrators use the website as third parties just like the tenants. In Kenya there are no known such systems in practical use hence this gap exists and requires to be filled by providing a digital solution.

* 1. **Objectives**

1. To develop a system that would digitalize operations like data collection.
2. To develop a system that provides landlords with their financial breakdowns by analysis of expenditure, rent paid by the proposed system.
3. To develop a system that generates reports.
4. To make a system available to many landlords who would wish to implement a less paperwork and more efficient approach to conduct their business.
5. The proposed system will also be a desktop application granting the landlords administrative privileges.

**1.4 Scope and Limitation of the Study**

The method of data collection is limited to a single geographical region that is in Nairobi Kenya where a few landlords and tenants will be interviewed on the relevance of the subject.

The study would be based on reviews from other systems with the same general functionality as the proposed system so that the final system is an improved one.

The system will target to meet only the above mentioned objectives and a few others which may arise in the process of coming up with the proposed system.

SYSTEM REQUIREMENTS

1. Software

* Operating system of a minimum of Windows XP
* Microsoft Office 2007-2013
* Visual Studio 2013

1. Hardware
2. Computer System with the following specifications:

* Intel Pentium dual with processor speed 2GHz
* At least 1GB of RAM
* At least 250GB hard disk
* DVD writer

1. Flash disk of at least 2GB memory size.

Project time plan

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **ACTIVITY** |  | |  |  | **WEEK** | | | | | | | | | | | | | | |
|  | **1** | **2** | **3** | **4** | | **5** | **6** | **7** | **8** | **9** | **10** | **11** | **12** | **13** | **14** | **15** | **16** | **17** |
| Abstract and Proposal writing |  |  |  |  | |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Project planning |  |  |  |  | |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Analysis of the system |  |  |  |  | |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Coding |  |  |  |  | |  |  |  |  |  |  |  |  |  |  |  |  |  |
| System testing and installation |  |  |  |  | |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Documentation |  |  |  |  | |  |  |  |  |  |  |  |  |  |  |  |  |  |

Budget for Resource Reqirement

|  |  |  |
| --- | --- | --- |
| Phase | Activities | Cost (Kshs.) |
| Planning | Feasibility study | 500 |
| Analysis | Problem identification | 1000 |
| Design | System design | 2000 |
| Implementation | Coding | 5000 |
| Verification and validation | System testing | 1000 |
| Documentation | System documentation and Burning on CD | 1000 |
|  |  | Total 11500 |

**CHAPTER FOUR**

**SYSTEM ANALYSIS AND REQUIREMENTS MODELLING**

**Introduction**

This chapter in general addresses a number of important areas that are necessary for the overall development of the proposed system. It provides an adequate description of the working of the current system by using tools like flow charts. This section also covers different areas like how the facts and data are gathered including the methods used, requirement definitions and modelling of the current system, using both physical and logical data flow diagrams, requirement definitions and modelling of the proposed system using both processes and data modelling.

**4.1 The Current System**

This is the real estate business management system that is already in existence. A typical real estate system has different modules to simplify both the activities of landlords and tenants in relation to each other. For instance, a typical landlord provides a contract to the interested tenant, receives monthly rent from the tenant, gives out eviction notices to the tenants that go against the property policies among other things. A tenant on the other hand signs to an agreement of acceptance of the terms provided by the landlord, submits possible complaints among other general activities.

**FLOW CHARTS**

**Log In Form**

Start

0

Enter admin username and password

No

Stop

Yes

Proceed

Are the admin’s credentials correct?

Tenant Profile

Start

0

Enter Tenant’s Details

No

Stop

Yes

Proceed

Is the registration successful?

Rent Form

Start

0

Fill in rent details

Compute Balance

Stop

Fees Cleared

No

Yes

Display Balance

Generate Receipt

Is there a balance?

Vacate Form

Start

0

Fill in Tenant Details

Stop

Vacate Tenant

Yes

Approved?

No