Residential Group Manager

Prepared by : Montassar Chihi

General Description:

1. Product Perspective:

The RGM is a web-based system. The system interfaces with other systems, the owner's email system, the banking system, and the browsers used by RGM customers. The system provides a secure environment for all financial transactions and for the storing and retrieving of confidential renter information.
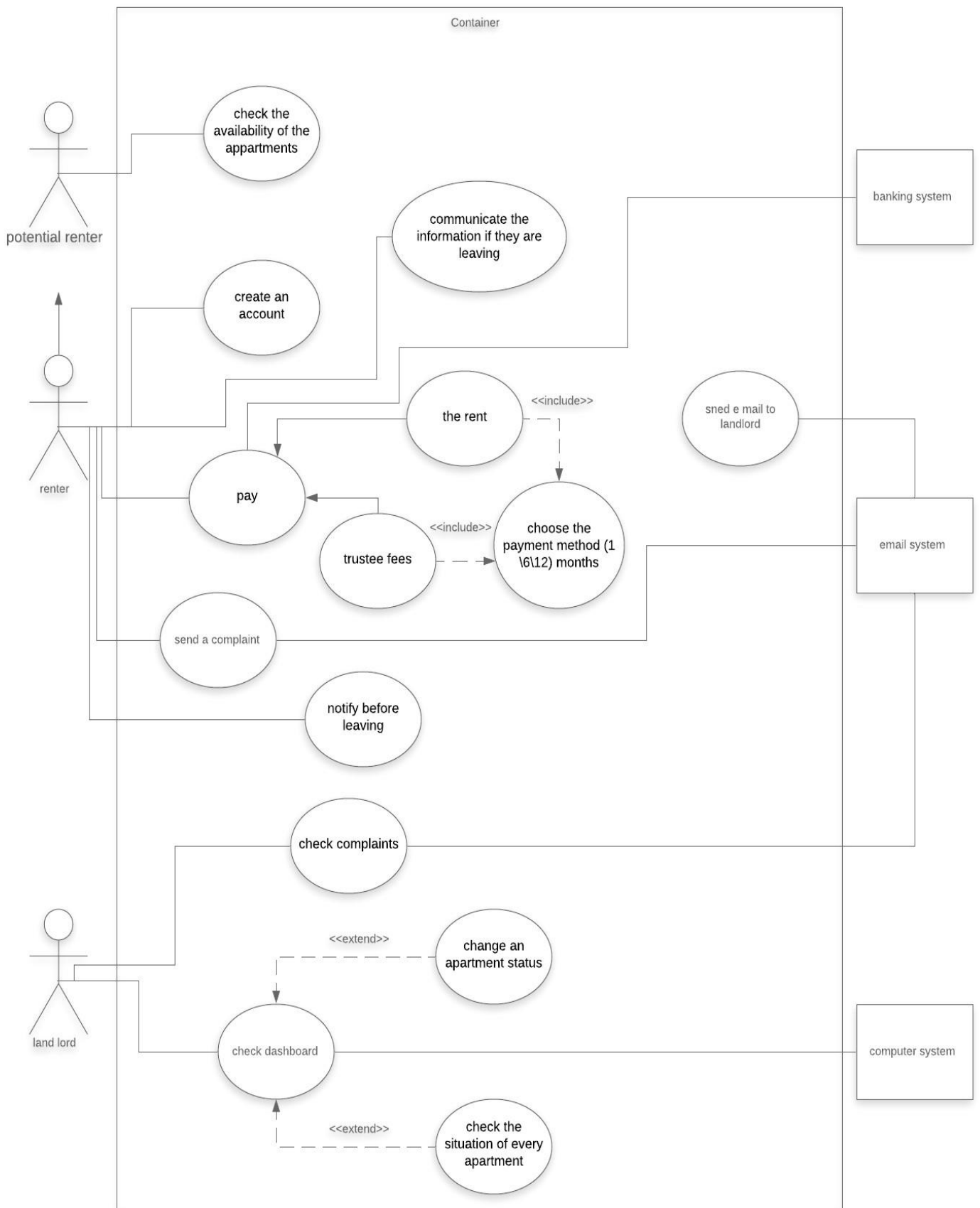
2. Product Functions:

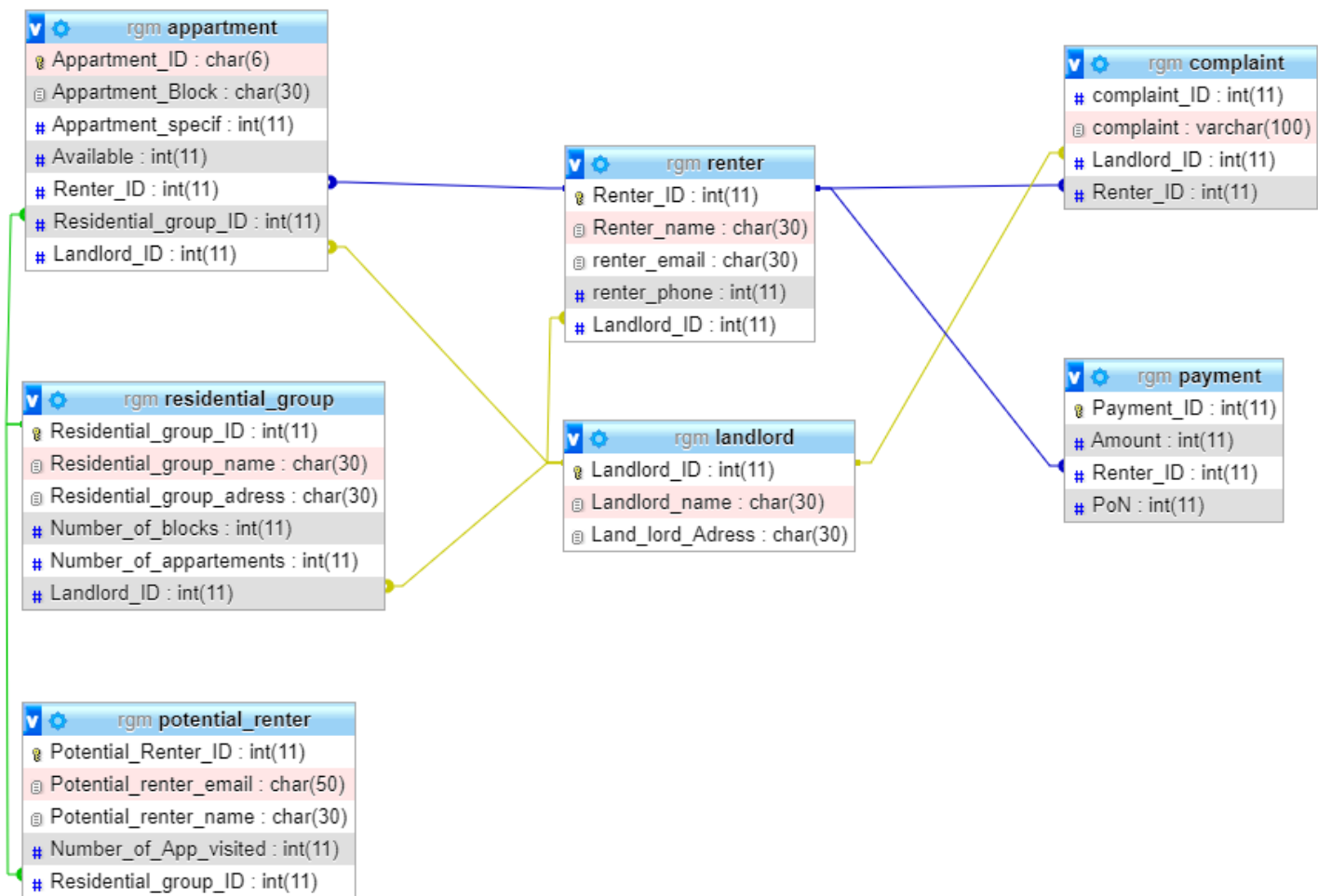The renter must create an account to access the RGM.
Once registered, the RGM allows them to pay the rent and the trustee fees via an online monetary transaction service (every month / semester / year) and report complaints to the landlord as well as notifying them before leaving the apartment. Whenever a renter reports something, it is sent to the landlord via email.
The landlord uses the RGM to see which of the renters have paid and which have not, see whether a renter is leaving, respond to any complaints and change the status of the apartment (if a renter leaves the apartment the status will change to free)
The potential renters do not have to log in. They can check whether the are free apartments in the residential group.

Container

potential renter

renter

land lord

- check the availability of the appartments
- communicate the information if they are leaving
- create an account
- the rent — <<include>>
- pay
- trustee fees — <<include>> — choose the payment method (1 \6\12) months
- send a complaint
- notify before leaving
- check complaints
- change an apartment status — <<extend>>
- check dashboard
- check the situation of every apartment — <<extend>>

- banking system
- sned e mail to landlord
- email system
- computer system

RGM system

rgm appartment
- 🔑 Appartment_ID : char(6)
- ▭ Appartment_Block : char(30)
- # Appartment_specif : int(11)
- # Available : int(11)
- # Renter_ID : int(11)
- # Residential_group_ID : int(11)
- # Landlord_ID : int(11)

rgm renter
- 🔑 Renter_ID : int(11)
- ▭ Renter_name : char(30)
- ▭ renter_email : char(30)
- # renter_phone : int(11)
- # Landlord_ID : int(11)

rgm complaint
- # complaint_ID : int(11)
- ▭ complaint : varchar(100)
- # Landlord_ID : int(11)
- # Renter_ID : int(11)

rgm residential_group
- 🔑 Residential_group_ID : int(11)
- ▭ Residential_group_name : char(30)
- ▭ Residential_group_adress : char(30)
- # Number_of_blocks : int(11)
- # Number_of_appartements : int(11)
- # Landlord_ID : int(11)

rgm landlord
- 🔑 Landlord_ID : int(11)
- ▭ Landlord_name : char(30)
- ▭ Land_lord_Adress : char(30)

rgm payment
- 🔑 Payment_ID : int(11)
- # Amount : int(11)
- # Renter_ID : int(11)
- # PoN : int(11)

rgm potential_renter
- 🔑 Potential_Renter_ID : int(11)
- ▭ Potential_renter_email : char(50)
- ▭ Potential_renter_name : char(30)
- # Number_of_App_visited : int(11)
- # Residential_group_ID : int(11)

PACKAGE RGM :

- **FUNCTION number_of_renters RETURN NUMBER;**

  Calculate the number of renters

- **FUNCTION number_of_complaints RETURN NUMBER;**

  Calculate the number of complaints

- **FUNCTION Income(rgn) RETURN NUMBER;**

  Calculate income for each residential group

- **FUNCTION number_of_potential_renters RETURN NUMBER;**

  Give you the number of potential renters

- **PROCEDURE number_of_occupied_apparetments;**

  Provide details of of occupied apparetments

- **PROCEDURE number_of_occupied_apparetments_by_residential_group;**

  Provide details of of occupied apparetments by residential group

- **PROCEDURE Detailed_info_of_potentials;**

  List those who checked appartments

- **PROCEDURE Detailed_info_of_leavers;**

  List those who left

- **PROCEDURE Detailed_info_of_conversion;**

  List those who complaint and left

- **PROCEDURE Kalleba;**

  List the name, contact and the amount of those who did not pay their rent yet

- **PROCEDURE li_kharjou;**

  Calculate how many left this month and deletes them from the database

- **ma_khraj_had Exception ;**

  Exception raised in the previous procedure when no one left during this month

- **TRIGGER chkoun_khraj;**

  When a renter is deleted from this database , his name is printed out

The monthly report will answer these questions:

- How many renters left compared to last month ? to analyze if there is any problems causing people to leave
- How many complaints are there ? reflect how many are unsatisfied

- How many apartments are occupied now for each residential group?
- How many renters are there now ?

- How many potential renters are there and how many apartments they look for ? reflect who should be contacted and offered the best offer

- How many renters did not pay their fees yet ?
- What is the income of this month ?