**JOMO KENYATTA UNIVERSITY OF AGRICULTURE AND TECHNOLOGY**

**KAREN CAMPUS**

**Topic:**

Real Estate purchase, sale and leasing: Land oriented system

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**Declaration:**

I,Claud Kamau Watari, declare that this is my project and has never been submitted to this or any other university for the award of a diploma in Information Technology or any other award. All foreign material have been cited in the references.

Student Signature

Sign\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Supervisor’s signature

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**Abstract**

The main objective of this project is to create an online system that allows users to log in, sign up, search, view and get the address/ location of the land and contact information of the land owners or agents so that the potential buyer can book the land or ask for more information from the owner.

The houses are displayed with their pictures and even short video clips so that the buyer can view them.

New users just create an account while existing users just log on to their accounts. A user can choose to post an advertisement for land as a seller or a buyer.

The proposed system is developed in HTML (Hyper Text Mark-up Language), CSS (Cascading Style Sheets), JavaScript, and PHP (Hypertext Processor)

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**CHAPTER ONE**

**Introduction**

* 1. **Background**

Real Estate, in this case, land is a valuable, physical and naturally existing asset on the earth’s surface that can be bought or sold for development purposes. All physical structures stand on land, even human life is supported on land.

According to…..

Land is one of the most valuable resource on earth, since there can be no life or civilization without land to support it, and land management is important to human life today more than ever, as land is always appreciating in value and grows scarcer by the day. Hence the need for a system that will assist individuals and groups manage their land, be it to sell or develop.

Due to an ever rising human population, land is becoming less available and consequently, more valuable.

Land management involves the purchase, ownership, development, maintenance and sale of land/ real estate, including all other resources, natural or artificial, that are on the land, plus the finances involved, third parties like workers and laborers, brokers etc.

* 1. **Problem Statement**

Today, most land sellers put up posters on a tree on the land, announcing their land is for sale, which makes it difficult for potential buyers to know if there is a prime plot up for grabs somewhere else in the country.

This system will help the land owner to easily reach potential buyers and also the buyers to quickly find land, just by a quick search and button click.

* 1. **Aim**

The project wants to make it easier for buyers to easily find land for sale without the inconvenience of waiting to hear from a friend, or waiting to chance upon a poster. It will also help the buyers to easily access the contact details of the seller to avoid the hassle of having to frequently meet-up. Of course, users will be agreeing on meet-up locations and time in the website, or even have virtual meetings via video conferencing.

* 1. **Specific Objectives**
* To understand how the current land sale/ purchase system works.
* To make it easy for buyers to find available land within the locality and on the price range they require.
* To help both buyers and sellers keep and access records related to the land.
* To provide the buyers with a platform to give their opinions, complains and compliments to the sellers, and likewise for sellers to buyers. Future partnerships might ensue from such transactions as pertaining the land.
  1. **Research questions**

The current available system in Kenya is that a seller will advertise their land through technical and oral means, which is the more popular option, even though more endowed owners will post an ad on sites like OLX, or use social media to this end. Some organizations or group of individuals will occasionally advertise through mainstream media like television or newspaper. As it is, the world is advancing, scientifically and technologically, which means most potential buyers are often unaware of available land.

Also, some individuals will often pose as land owners in order to scam innocent people and steal cunningly from them.

An online system will be developed which will allow the buyer to view all the available land, along with its necessary documents, price etc. and make an informed decision, together with the seller’s details and contacts.

* 1. **Justification**

This project will help solve the issue of looking for land to purchase, by giving the land owners a readily-accessible, online presence, thereby digitizing transactions.

* 1. **Scope**

The system can be used by sellers to advertise their land which they want to sell, and thereby reach many people simultaneously, even from different geographical locations.

The system will record and keep the user’s details (both sellers and buyers) and also details of the land involved.

The system will only show the buyer available land, hence land that is already marked as sold or bought will be automatically removed from the listing. The system will not be liable for any loss caused by erroneous information by either party. The system will entirely depend and function based on the data entered.

* 1. **Limitations and Assumptions**

The system will be dependent on data entered by the user, therefore if the information entered is wrong, the system will display/ give wrong information. The system will operate in such a manner as to mitigate errors, but ultimately, it will work with data provided.

The system will also assume that every user is computer literate and has internet access.

* 1. **Conclusion**

As has been surmised, land/ real estate management is a common challenge that affects most people today, especially with scarcity and rising costs. Drawn from these challenges is the idea to create a system that will help people in search of land, to quickly and easily find such an asset and also help owners quickly and easily find and connect with potential buyers.

With this system in place, many problems will have been solved and the idea to comfortably type a few keywords and get a wide range of land option to choose from will havr been actualized.

**CHAPTER TWO**

**LITERATURE REVIEW**

**2.1 Introduction**

This chapter helps to review the basic concepts of the proposed system in comparison with the existing systems locally and globally, highlighting the existing weaknesses, gaps and finally the need for the new system.

There are a number of systems in place that seek to help land owners manage their property in an efficient and easy way.

First, there has been the concept of oral advertisement. In this scenario, an owner gives word to his/ her friends, and so the message is given, on until it reaches a potential buyer. This may be even made easier by phone calls.

Second has been the mechanical and popular method of writing posters and sticking them at convenient locations. Still, many potential buyers might not even walk by such a poster, and even if they do, they get no fist hand information on the seller, as usually only the mobile number is given. This has been the cause of endless inconveniences, which sometimes lead to legal battles and owners putting up other signs to indicate the land is not for sale or has been sold.

**2.2 The first system**

The first system, as described above, is where the seller would advertise orally, then wait until an interested person would contact them. Meanwhile, the owner would be suffering inconveniences, maybe they need the money urgently, or maybe there are social issues pressing them to sell. At the same time, a person in search of land will not have been reached by the news of available land, hence they’re also inconvenienced.

Due to this, a lot of people lose their patience, or sell quickly to the available bidder, not surprisingly at a low price.

**2.2.1 Weaknesses**