REAL ESTATE LOT RESERVATION AND INFORMATION SYSTEM

Description

The Real Estate Company, Nirvana 365 Group has been in the business of buying and selling property for about 15 years. Although their business is computerized, they now find the need to have a web application for lot reservations and real time information being provided to the interested buyers and sellers.

The current system at Nirvana 365 typically wants the application to use .NET technology with MSSQL database. This would include HTML, CSS and javascript if needed as a front end.

Objective:

The objective of the project is to develop an Online Real Estate Lot Reservation and Information System for Nirvana 365 Group which should:

- allow homeowners monitor their monthly amortization and billing status
- provide a capability for the company management team to manage development sites

With this application, the company will benefit by improving productivity, efficiency and accuracy of monitoring progress in the development of houses and billing.

Background:

Nirvana 365 Group is a Real Estate Development Company having multiple development sites, where one of which is already fully accommodated with homeowners. In the current process two separate spread sheets are used to manually enter client information and billing information. Overall, the existing method has the following limitations:

The existing system has limitations:

There is no centralized database to store data. The spread sheets are unreliable, difficult to consolidate and cumbersome to manage.

The clients have to track the progress of their reservation only by getting in touch personally with the company through phone, via email or personally visiting the site.

Expectation from the proposed system:

Provide an interface for the company's management team and home owners to monitor the billing status and management team to monitor the units built for each site. Also, interested Clients should be given a capability to place reservations for the sites and track the progress of their lot reservations.

Functional Requirement:

The web application must have the following basic functional requirements:

Administrator

> The Admin must be able to add development information, which includes the following.
>
>> i) **Development Site information** - location, site name
>>
>> ii) **House Model Information** - Model Name, Standard Price, Floor Area, Lot Area
>>
>> iii) **House Units Information** - House Model (the house model type), Development Site (the site where it is built), Block, Lot
>
> The Admin must also be able to add client's information, which includes the following.:
>> **i) Basic Information** - last name, first name, middle name, address, phone number, email address, birthday
>> **ii) Professional Information** - occupation, company, position, company address, monthly income
>> **iii) Billing Information –** information about the reserved house unit (block, lot, etc.), monthly amortization, payment type (credit card, debit card, etc.)
>> **iv)** The Admin must be able to update a client's lot reservation progress. To do this, an update house unit progress interface must be visible in the system, where he/she can choose a client, and update the house unit's information. Below is a sample format :

>> *ClientID: 000123456*
>> *Client Name: Client Name Goes Here*
>> *Other client data : (if any…)*
>> *House Unit: House Unit Identification*
>> *Completion Percentage: 50% (you can use a slider)*
>> *Remarks: Your unit is on its halfway to completion!*

>> This must then reflect to the account of the chosen client.
>>> i) The Admin must be able to view all stored information such as client's information with their billing and amortization, their reservation status.
>>> ii) The system should allow the admin to approve the payment entries done by the clients by cross checking them physically.

iii) The system must be able to generate reports for the administrator. Reports include:

- Monthly House Unit Development Progress Report
- Monthly Billing Report
- Client's Billing History (upon completion of unit)
- Monthly Site Development Progress Report
- Latest Reservations
- Progress Report based on Priority Levels

Note on Priority Levels: A client's reservation is given higher completion priority when he/she pays early or more than other clients who have unit reservations. (Example: If Client B placed a reservation earlier than Client A but Client A paid in advance or paid a larger amount than Client B, then Client A gains a higher development priority level.)

Client

i) The client must be able to login into the system using his/her account duly approved by the admin of Nirvana 365 Group.

ii) He/she must be able to see his reservation and development status. These statuses refer to the aforementioned feature which was the house unit development progress update.

iii) He/she must be able to see his remaining balance and his monthly amortization amount.

iv) The client should pay physically to their office and should have an option of adding the payment details in the system. These payments should be verified by the Admin, after which it should reflect in the remaining balance of the client.

v) The system must also be able to generate a client billing history for the client per se.

Constraints: Despite the benefits that the proposed system will result to the company, some legal policies and constraints apply for transaction security. The clients are required to go to the nearest office of Nirvana 365 Group and bring the legal requirements. This is a security measure to prevent fraud and scams.

Other possible features:
- Chat for homeowners and the management team of Nirvana 365 Group for possible inquiries.
- Depending on the policy of the company, a site map can be added to the website for the clients to actually see the geographical location of his/her lot reservation. (Google Maps API if applicable.)

Non-Functional Requirement:

These requirements are very important characteristics of the system. For example attributes such as reliability, performance, security, usability, compatibility etc.

Scalability – The system must be able to handle additional development sites that will possibly be installed in different locations, and also several more clients who may want to place lot reservations

Availability – The web application must be hosted online, so that anyone with access will be able to access the application.

Performance – The system must be quick in searching for available lots within the specified location of the client.

Usability – The website should be responsive, so that clients who use mobile devices / tablets can access it with ease.

Security requirement - Only Nirvana 365 Group's Management team should be able to access the management layer of the website. In the same way, only Clients who are registered and have started their monthly amortization for a lot should be able to access the monitoring and billing layer of the application.