DEVELOP A DATABASE FOR REAL ESTATE MANAGEMENT BUSINESS OPERATION

Abstract:

This database is designed to store the information relating to the operation of the business management of real estate firm. It stores information about the Heritage Real Estate Business staff member, their prospective tenants and sitting tenants, their property owners as well as artisan often engaged in carrying out repair works in some of the management properties. The database supports the operation of Real Estate business record on rent paid by the tenants, rent remitted to the property owners. Work order generated by the sitting tenants. The real estate Business has the following position designations for their staff, manager, surveyor, assistant and receptionist.

Question: what must we include in the abstract?

**Mission statement:** “Major aims”

To maintain the data that is used and generated to support the real estate management business for our clients and property owners and facilitate the cooperation and sharing of information between staff

**Mission objectives**: “particular task”

* To maintain data on staff (enter, update delete)
* To maintain data on management properties
* To maintain data on property owners
* To maintain data on tenants occupying a particular property
* To maintain data on property available for rent
* To maintain data on prospective tenants (wishing to rent)
* To track the status of property (vacant, inspected, occupied)
* To perform searches on staff
* To perform searches on properties
* To perform searches on property owner
* To report on staff
* To report on properties
* To report on tenants

**List of use cases**

Actors:

* prospective tenants
* Staff – full time, part time (as needed) – plumber, electrician, plumber, security personnel, cleaner)
* Property owners
* Sitting tenants
* Manager

Prospective tenants – possible uses

* Search for available properties, location, price, type of accommodations
* Find out associated charges – legal fee, agent fee, caution/damages deposit
* Find out if property owner reside
* Find out number of occupants.

Staff possible uses

* Find out prospective tenants that want to physically view available property.
* Enter a new property.
* Remove already rented properties from list
* Update the list of management property
* Update the list of sitting tenants
* Find out rent paid by either prospective tenants or sitting tenants
* Find out rent to be remitted to property owner
* Track rent remittance
* Advertise property for sales and rent
* Confirm payment made by prospective tenant, sitting and property owner
* Generate work order

Sitting tenants possible use

* Report defect or repair work
* Report payment of rent

Property owner

* Track remittance
* View work order

**ENTITIES**

Staff Entity

Full time staff

Part time staff

Full time staff: Are staff saddled with the responsibilities of carrying out day to day activities of the Real Estate Management business.

Part time staff: Are staff employed as needs demand they do not resume work until there is a need for them.

Full time staff attributes

* StaffNo
* Name
* Position
* Qualification
* Salary

Part time staff

* Plumber
* Electrician
* Painter
* Carpenter

Common attributes among staff

* Staff ID
* Name
* Job type

Prospective Tenants Entity: (These are tenant to be)

* TenantNo
* Name
* Property view – Property ID
* Property schedule to view physically
* Telephone

Sitting Tenants entity: (These are tenant occupying some of the property being managed)

* TenantNo,
* Name
* occupation
* Property occupied
* Telephone number
* Name
* Lease commence
* Lease end

Property Entity

* PropertyNo
* Address
* Type of accommodation (Bungalow, Flats, Duplex, Detached House)
* Rental value
* Status: vacant or occupied
* Name

Property Owner Entity

* OwnerNo
* Name
* telephone
* Work order
* Rent disbursed or undisbursed
* PropertyNo

Company entity

* CompanyNo
* Name

Defect/repair work order

* Work order #

Relations

1. Staff manages properties
2. Staff view property with prospective tenants
3. Prospective tenants view vacant properties with staff
4. Full staff gives work order to part time staff
5. Part time staff execute work order given by full time staff
6. Staff remit rent paid by either prospective tenant or sitting to property owners
7. Staff report defects/repair work to property owners
8. Sitting tenants report defects/repair work to full time staff
9. Staff offer vacant accommodation to prospective tenants

Full Staff Entity

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| staffNo | fName | lName | position | qualification | salary | branchNo |
| 001 | Smith | James | Receptionist | GED | 20000 | 01 |
| 002 | Howe | Lee | Surveyor | Bsc. | 50000 | 02 |
| 003 | Brown | Sasha | Assistant | Ass.Deg | 35000 | 02 |
| 004 | Ola | Ade | Surveyor | Bsc. | 50000 | 03 |
| 005 | Ade | Bola | security | GED | 20000 | 04 |
| 006 | Emma | Real | Manager | Bsc | 60000 | 01 |

Part Staff Entity

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| staffNo | fName | lName | jobType | qualification | workorderNo |
| 001 | Martinez | Roy | Electrical | certification | 123 |
| 002 | Ray | Dee | Plumbing | certification | 124 |
| 003 | Van | Donna | Carpentry | certification | 125 |
| 004 | Jacob | David | Painting | certification | 126 |
| 005 | Dayo | Ali | Plumbing | certification | 127 |

Prospective Tenants Entity:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| tenantNo | fName | lName | occupation | propertyNo | dateView | rentValue | houseType |
| 01 | Jody | Cook | Data Analyst | 001 | 4/8/22 | 1400 | Single family |
| 02 | Kate | Bone | Computer Scientist | 003 | 3/10/22 | 2100 | Single family |
| 03 | Amanda | Skin | Lawyer | 001 | 2/14/22 | 1400 | Single family |
| 04 | Martinez | Craig | Realtor | 001 | 2/14/22 | 1400 | Single family |
| 05 | Marcus | David | Truck driver | 003 | 3/31/22 | 2100 | Single family |

Sitting Tenant Entity

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| tenantNo | fName | lName | occupation | leaseCommence | leaseEnd | rent | rentDisbursed | propertyNo |
| 1 | Green | Lee | Nurse | 2/12/22 | 2/11/23 | 750 | 675 | 001 |
| 2 | Brown | Smith | Assembler | 1/11/22 | 1/10/23 | 1200 | 1080 | 002 |
| 3 | White | Morgan | Police Office | 3/01/22 | 02/28/23 | 850 | 765 | 004 |
| 4 | Judith | Joel | Lecturer | 4/1/22 | 03/31/23 | 900 | 810 | 004 |
| 5 | Samuel | Brook | Medical Doctor | 4/15/22 | 04/14/22 | 950 | 855 | 005 |
| 6 | Ola | King | Uber Driver | 2/15/22 | 2/14/23 | 1000 | 900 | 002 |

Property Entity

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| propertyNo | pAddress | houseType | rentalValue | pStatus |
| 001 | 330 Tara Plantation Dr. Richmond, Texas 77469 | Single family | 1400 | Vacant |
| 002 | 20319 Greenwade Circle, Katy, Texas 77449 | Condo | 850 | Occupied |
| 003 | 415 Beechnut Street, Houston, Texas 77083 | Single Family | 2100 | Vacant |
| 004 | 2335 Sonara Circle, Richmond, Texas 77469 | Apartment | 700 | Occupied |
| 005 | 10220 Sugar Branch Drive, Sugar land, Texas, 77023 | Single Family | 1000 | Occupied |

Owner Entity

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| ownerNo | fName | lName | ownerTelephone | workOrder | rentDisbursed | propertyNo |
| 001 | Roy | Whitehead | (713) 505 5523 | 02001 | 675 | 001 |
| 002 | Kay | Yarbrough | (832) 444 2727 | 02002 | 1080 | 002 |
| 003 | Peter | Hollis | (509) 333 7722 | 02003 | 765 | 003 |
| 004 | Uyi | Jeremy | (419) 222 4433 | 02005 | 810 | 004 |
| 005 | Dola | Nathaniel | (281) 111 5568 | 02004 | 855 | 005 |

Department

|  |  |
| --- | --- |
| departmentNo | departmentName |
| 001 | Letting |
| 002 | Sale |
| 003 | Management |
| 004 | Account |
| 005 | Repair |

Branch

|  |  |  |
| --- | --- | --- |
| branchNo | branchName | branchAddress |
| 01 | Houston | 14317 Seven Sister street, Tomball, Houston 77081 |
| 02 | Spring | 6227 Sam Ace Court, Spring, Texas 77345 |
| 03 | Richmond | 304 Truman Street, Richmond, Texas 77036 |
| 04 | Houston 2 | 217 Spell Street, Houston, Texas77088 |
| 05 | Richmond 2 | 14564 Highway 6 south, Houston, Texas 77083 |

ENTITY RELATION DIAGRAM

Staff manages property

1..1 > 0..5

Prospective Tenant view Property

1..5 > 0..5

Sitting Tenant occupied Property

1..1 > 1..1

Staff remitted owner

1..1 > 1..5

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