MINI PROJECT

(2020-2021)

On

"HOUSE RENTAL MANAGEMENT"

MID-TERM REPORT

Institute of Engineering & Technology

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Abstract

We are stuck with technology when what we really want is just stuff that works. With the current paradigm shift in technological field, there is an urgent need to embrace and appreciate the power of technology. Housing sector remains vigilant to face the challenges of change by employing a new strategy that facilitates easy management of rental houses. Hence there is need to develop a rental house management system that can simplify work for the rental managers so that all their work can be efficient and effective.

To get information about how rental houses are currently being managed, I prepared questionnaires and submitted them to a number of rental house managers and from the information I gathered I realized all work was done manually with a lot of paper work involved. Papers can easily get damaged or get lost leading to loss of data. It is also expensive to keep on buying files to store your records. A lot of files make a place look untidy and also consume a lot of space. Getting a certain file to check data from many files becomes a difficult task.

Considering those facts, I decided to develop a rental house management system that can solve all the problems experienced with the current manual system. The system was developed in such manner that it provides maximum user friendly interface. With the command buttons you can manipulate the database. If you want to add data to the database all you need to do is to click on new then input data in the textboxes provided then click save and the data will automatically be saved. If you want to view data in the database you just click next or previous and the data will be displayed for you. When you click delete you will be able to delete a record that you desire. You may enter data then decide to cancel it, it is simple click on cancel and it will be canceled.

For manager faced with management difficulties here is a perfect solution for you. The rental house management system is made for you.

Introduction

1.1 General Introduction To Topic

House rental management has become important factor in modern society hence the need to have rental management system. Mainly, house rental has a central importance to quality of life with considerable economic, social, cultural and personal significance. Though a country's national prosperity is usually measured in economic terms, increasing wealth is of diminished value unless all can share its benefits and if the growing wealth is not used to redress growing social deficiencies, one of which is housing. Rental plays a huge role in revitalizing economic growth in any country among key indicators of development.

The focus of this project is to managing the house for low income, medium and high income articles or what is commonly known as affordable housing. 'Affordable' is a term used to describe individual's capability to pay for certain products or services because their income is enough to do so.

Most families choose house based on their income and family situation; unfortunately, there may not be enough good quality houses for these families.

Bihar accounted for one third of the housing scarcity followed by Andhra Pradesh, Assam, UP and West Bengal. In 2000, about 48.7 million people were living in urban slums in unhealthy conditions. According Ninth Five-year plan, 18.77 million houses are kutcha house so they are unable to face the natural disaster like cyclones and floods etc.

1.2 Motivation

Motivation behind the project is that it provides the variety of houses to needy person. In the fast-growing field of software engineering and development and even more rapidly growing sector of web development the future is hard to predict.

In general software project is a project focusing on the creation of software. Consequently, Success can be measured by taking a look at the resulting software. In a rental house project, the product is a house. But here comes the point: A web is much more than just its software. Just like a web server: without content the server is useless, and the quality cannot be measured. This has an important effect on the rental house project as a whole. The software part of the project is not the only one, and it must be considered in connection to all other parts: The environment of the website, the data collected, users and so on.

1.3 Scope

The project scope defines the description of the work that is required in delivering the rental house management system. The following are the scopes of work during the course of the project: Study and understand the requirement of this project.

Construct Software Requirement Specification document of the system
Construct Software Design Document of the system

1.4 Hardware and Software Requirement

❖ **Hardware requirements:**
  ➢ PC with 4GB RAM, 500 GB HDD

❖ **Software requirements:**
  ➢ XAMPP web server 1.0.0.0
  ➢ VS code editor 1.46.1.0
  ➢ GitHub Repository

❖ **Technologies used:**
  ➢ HTML5
  ➢ CSS3
  ➢ JAVASCRIPT
  ➢ BOOTSTRAP 4
  ➢ PHP
  ➢ MySql

Problem Definition

It meets the requirement of houses to the families according to their requirement. Actually, Rental has become a problem for most of the person because of growing population. People migrate from one city to other cities for finding job, but in beginning, everyone needs house that can only be available with the help of rent. It is very difficult to find well stable house in strange place. Increased number of tenants and landlords makes management difficult especially for the landlords who are losing huge sum of money through tenants who evade rent. It gives the clear declaration as to why house rental management system need to be developed.

Housing is a major problem in Kenya especially in Nairobi city. Millions of people are living in sprawling slums and also in other informal settlement around Nairobi (UN-Habitat, 2008). This explains why many people have shifted their focus to developing rental houses in Nairobi and other parts of the country. The demand for rental houses is extremely high and more rental houses need to be put in place.

Objective

The primary object of this project to provides houses to the people without wasting a lot of time to seek the house on other places.

1. To produce a web-based system that allows the vendors and tenants to register and book a house for rent to effectively manage their business.

2. The owner easily maintains the data like payment of tenant that is difficult for older days.

3. To ease vendor's task whenever they give house on rent

4. It gives attractive interface to user to manage their information related to housing system.

5. It have dashboard where owner can easily manage the tenant information.

System Analysis & Requirement

2.1 INTRODUCTION

The system objectives outlined during the feasibility study served as the basis from which the work of system design was initiated. Much of the activities involved at this stage were of technical nature requiring a certain degree of experience in designing systems sound knowledge of computer related technology and through understanding of computers available in the market and the various facilities provided by the vendors. Nevertheless, a system could not be designed in isolation without the active involvement of the user. The user had a vital role to play at this stage too.

Data collected during feasibility study was utilized systematically during the system design. Designing a system is a creative process which calls for logical as well as lateral thinking Logical approach involves systematic moves towards the end product keeping in mind the capabilities of the personnel and the equipment at each design making step.

2.2 EXISTING SYSTEM

Currently the most property managers manage property and tenants details on papers. Once customers finds a vacant house, they can call or email manager of the houses indicating the size of the house they would like rented to them. The property manager can email them back giving them all the details about the house they are requesting. The details include;

Rent per month

Deposit paid

Terms and conditions to follow acceptance

2.3 PROBLEMS OF EXISTING SYSTEM

With the current system recording the details of various activities of user is completely manual and entails a lot of paper work. Each house has a file that contains the house: number, size, rent per month, expected deposit, occupant and status.

Rent payment table contains tenants: first name, last name, and Phone number, date of payment, amount and balance if any.

The existing system only provides text based interface which is not as user friendly as Graphical user interface. Since the system is implemented manually, the response is very slow.

The transactions are not secure as papers may get lost or damaged. Hence, there is need of reformation of the system with more advantages and flexibility. The system eliminates most of the limitations of the existing system.

2.4 REQUIREMENTS ANALYSIS

Requirement analysis involved defining customer needs and objectives in the context of planned customer use, environments and identified system characteristics to determine requirements for system functions.

2.4.1 User Requirements

It entailed user involvement and statements of facts and assumptions that define the expectations of the system in terms of mission objectives, environment, constraints and measures of effectiveness and suitability. Basically the users:

i) A system that improves on the efficiency of information storage and retrieval.

ii) A system that is easy to learn and use

iii) A system that is fast in processing transactions

iv) A system that is flexible, safe and convenient

v) A system that find easily.

Implementation details

This project divides into different modules such as searching, tenant information, maintaining database etc. we discuss each one by one.

1. Home page: It has a home page where each user must visit for buying the house. From here, user may know the details of our websites information and privacy policy before register to itself. It gives reliability to user.
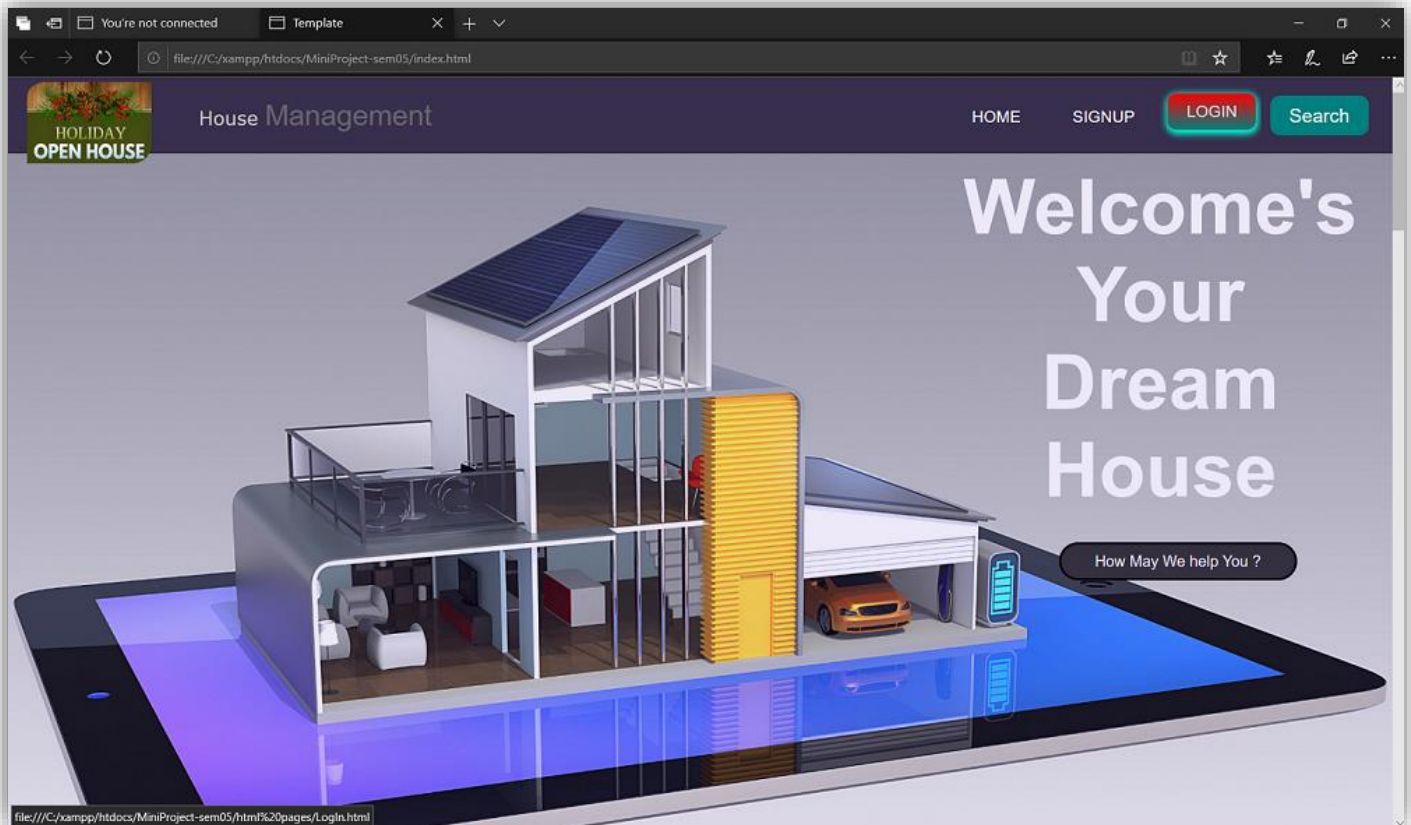
2. Authentication: It is only for security purpose. Registration can be done with the home page by visiting the link that given on home page. During the registration, it asks for owner or tenant. If you are owner, it redirect to owner dashboard where every detail can be managed. It has two pages for this purpose login/signup page.
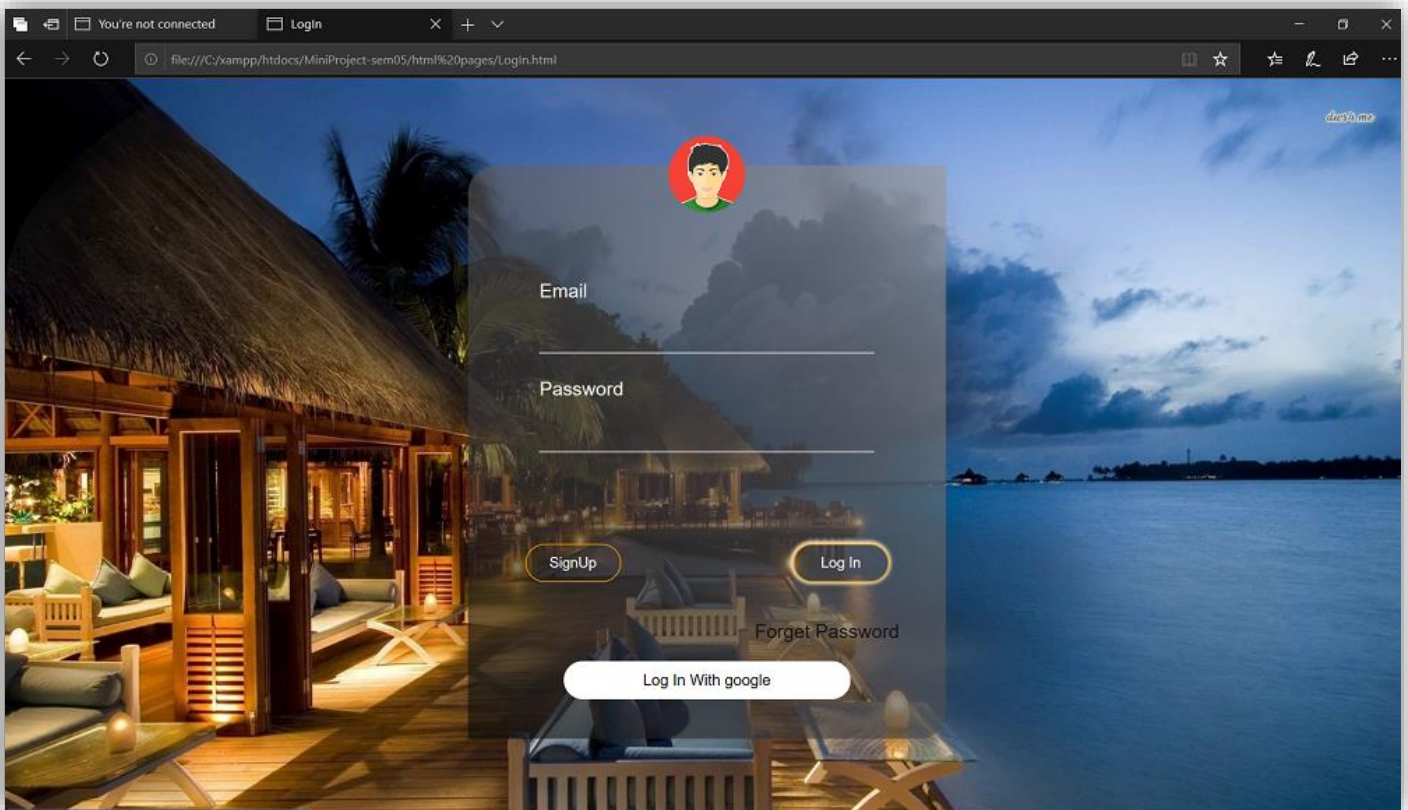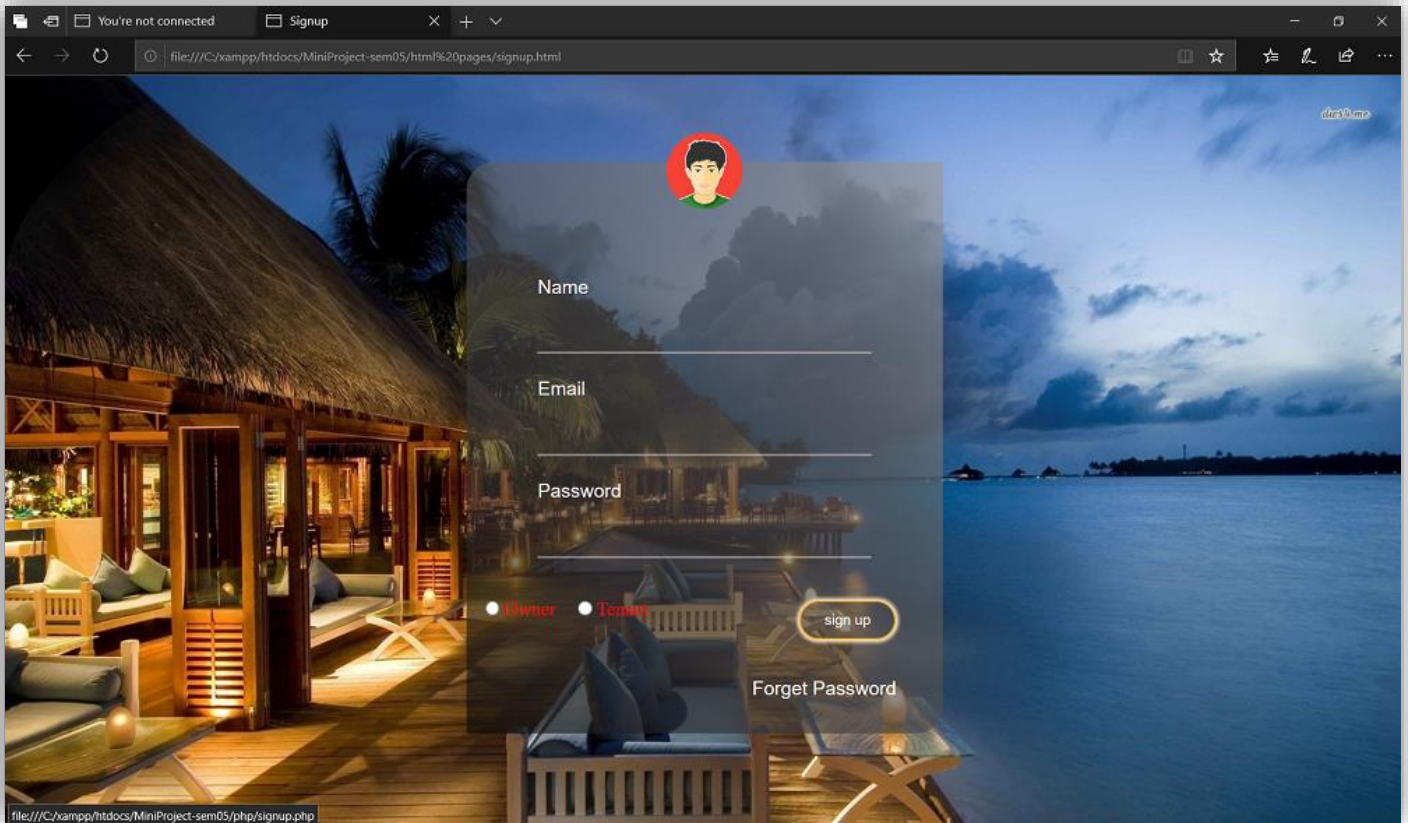
3. Searching: This page is most important part of this website because from here tenant find their house according to their requirement. It gives flexibility to finding home on the basis of rent, location; rooms needed and type of compartment.
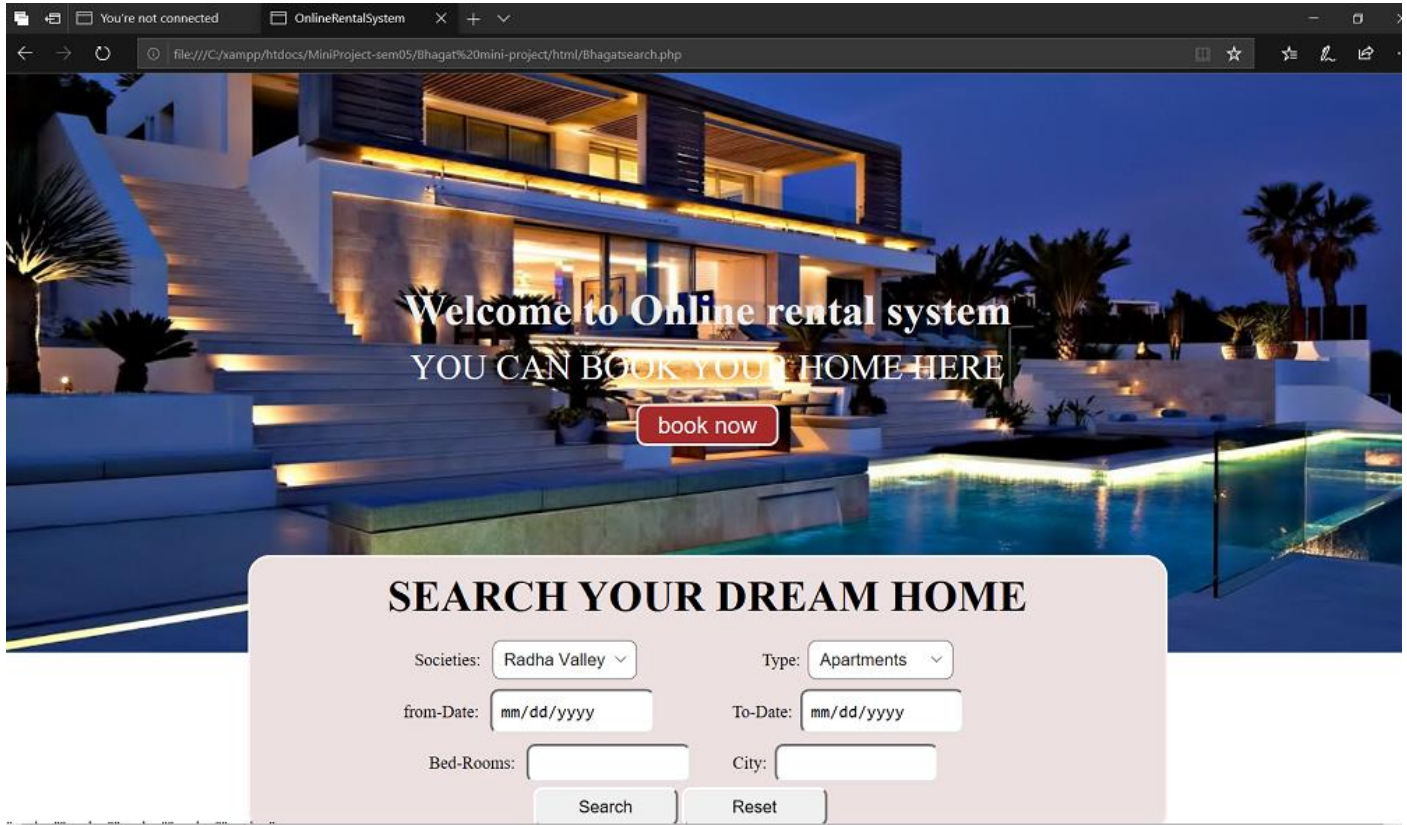
4. Tenant form: This form is filled by tenant when it finds the house as per requirement and click to buy. In this form tenant fill information like name, purpose, members etc. for future planning.

5. Owner dashboard: This dashboard contains all the information of owner houses and their tenant information. Owner can upload house for rent and also remove after buying it. From here, owner can contact to tenant and can complaint to tenant, if there is any kind of problem.
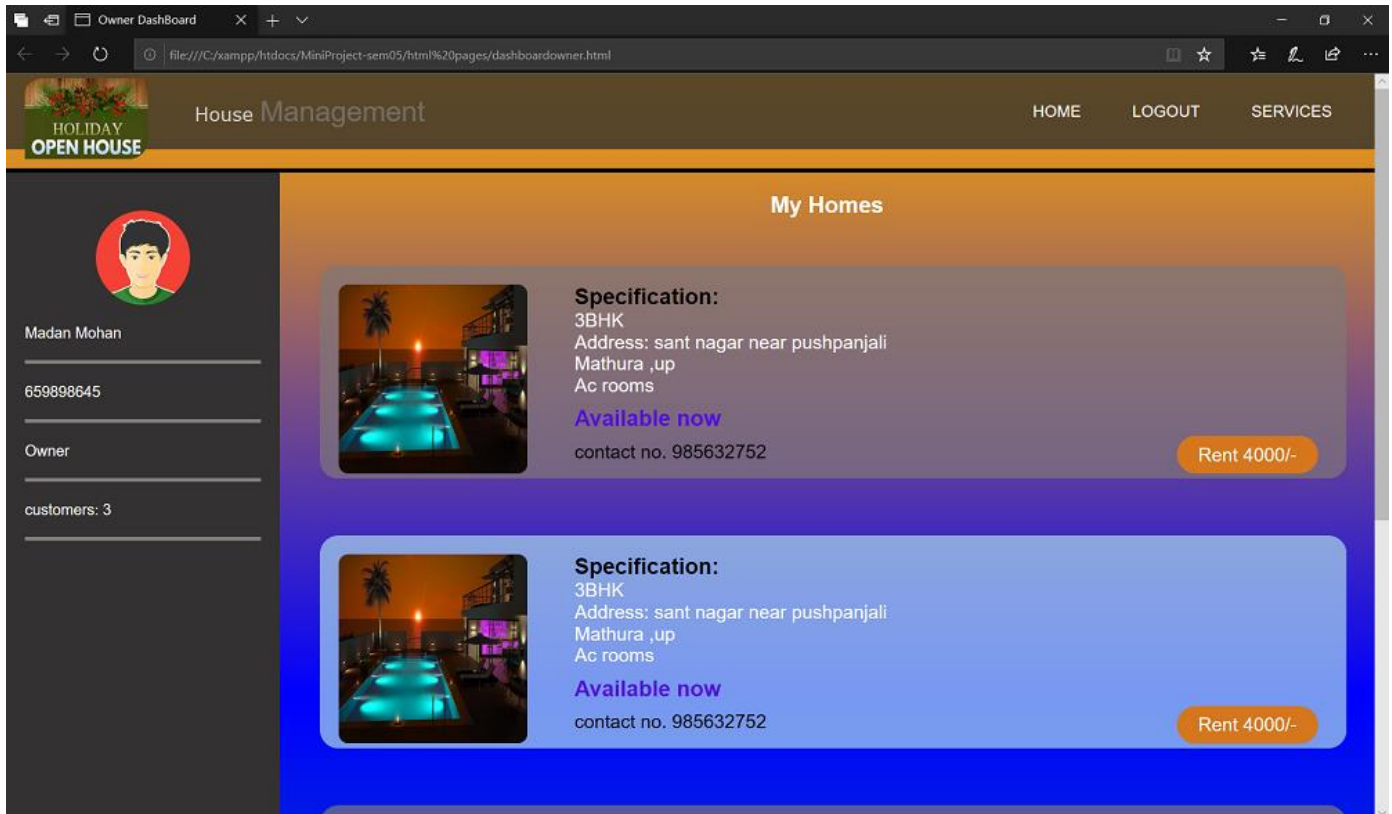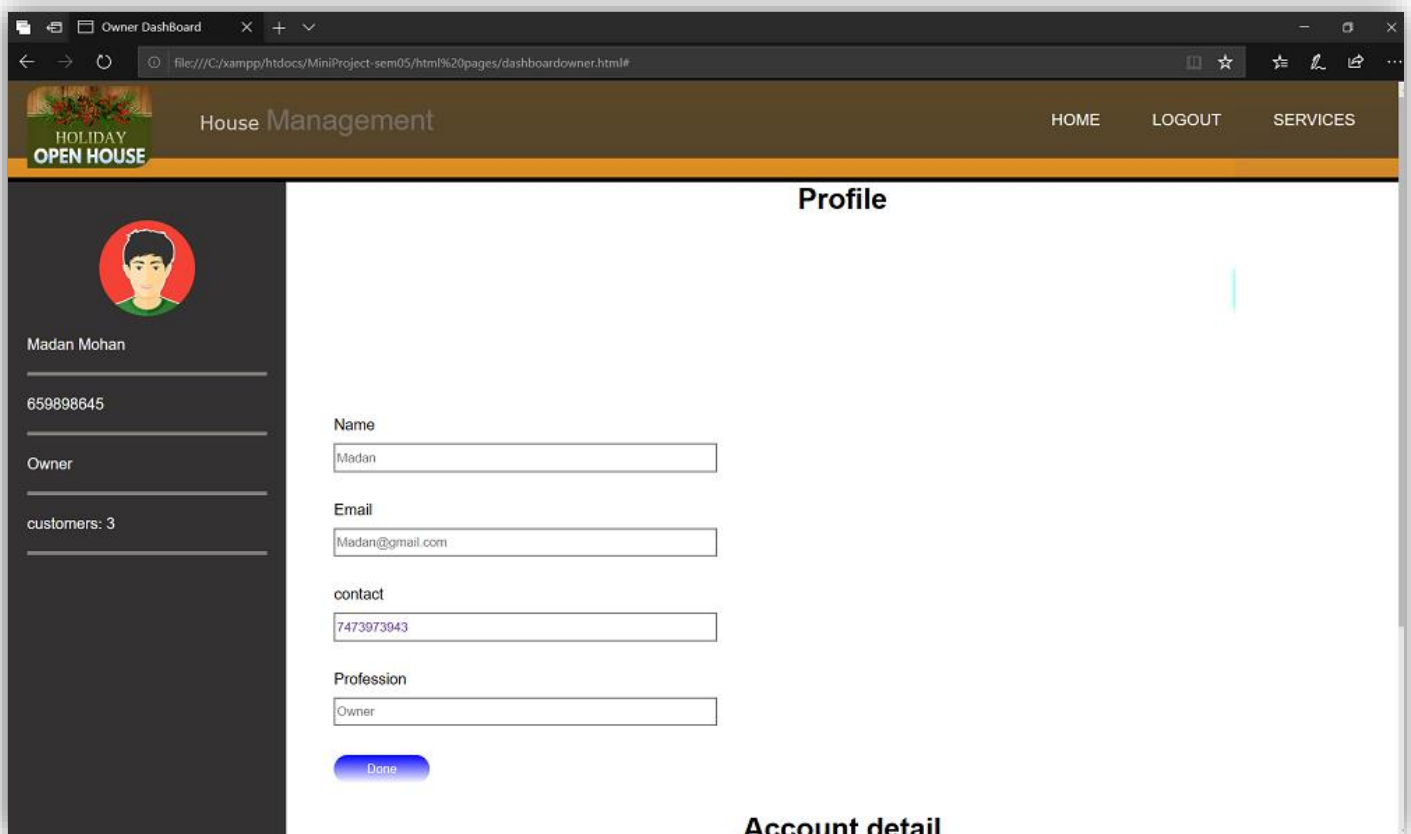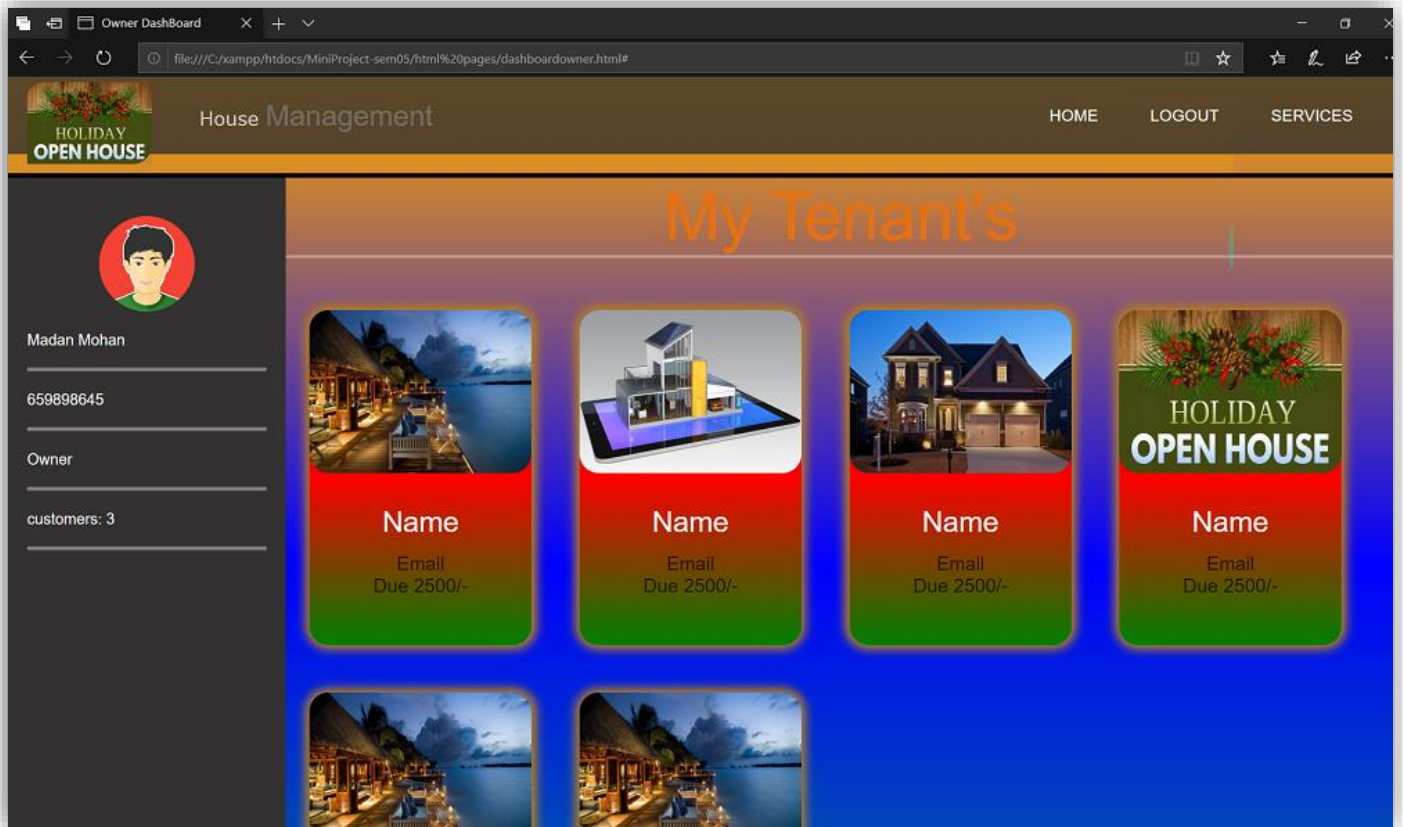
6. Tenant dashboard: This dashboard helps the tenant for paying the rent in secure manner to owner. It can see the complaint that given by owner such as rent pays.
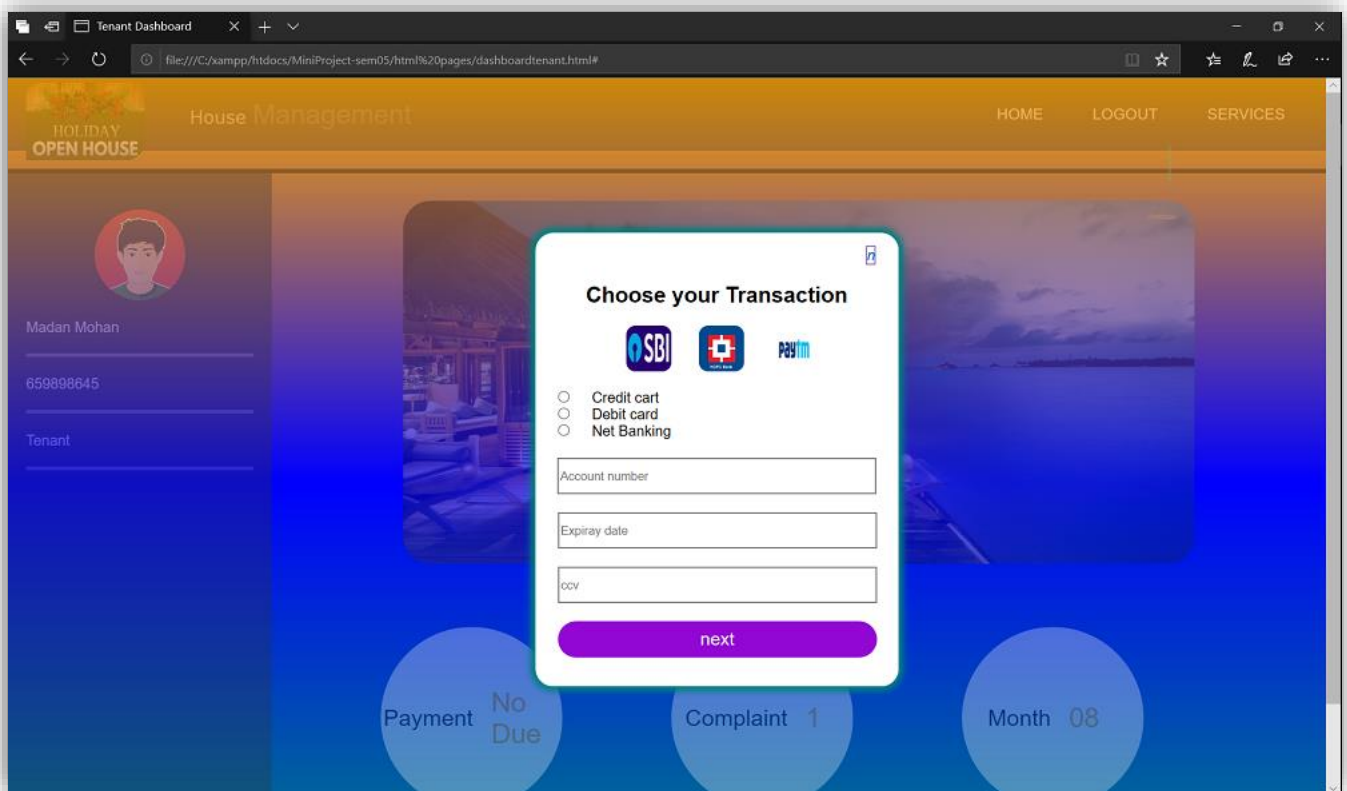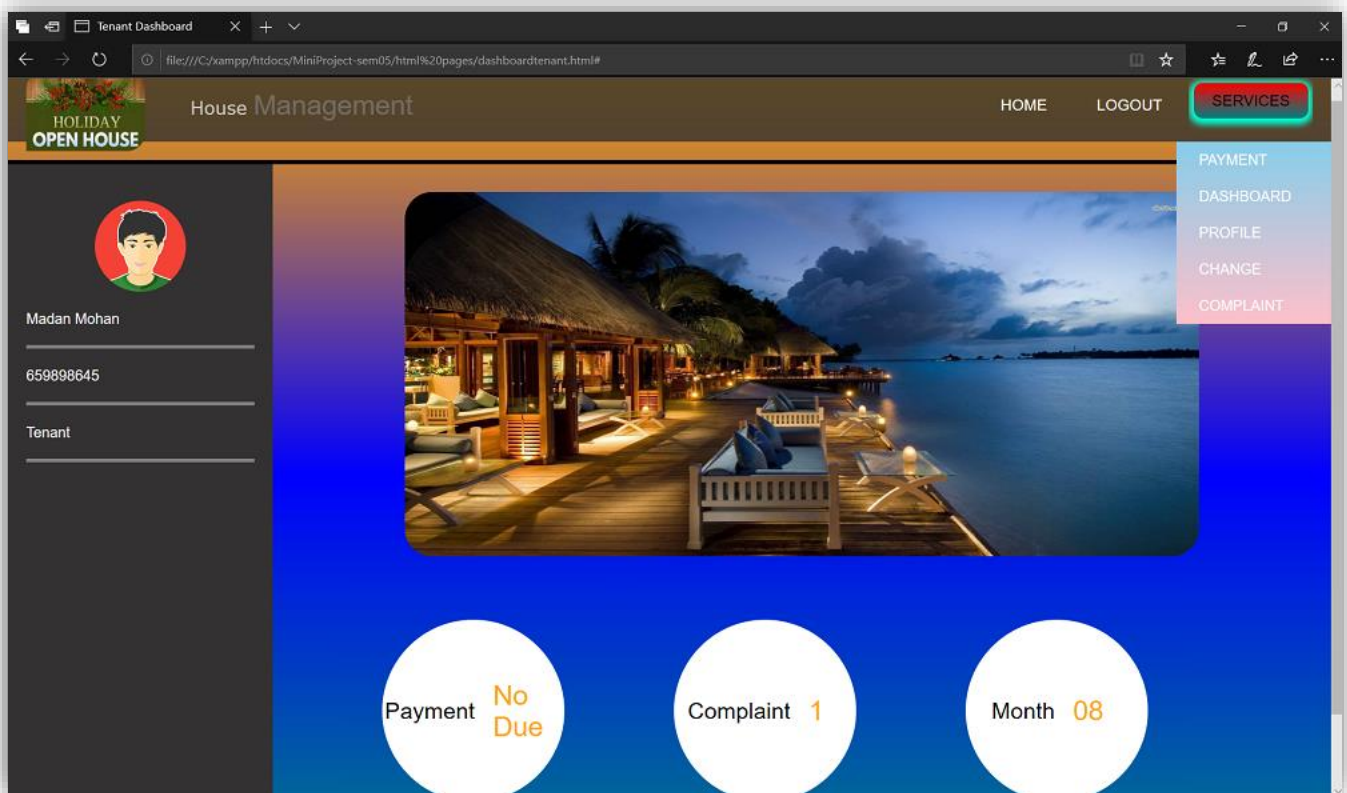
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