

Real Estate Management System

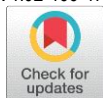
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Abstract: The Aim of this project is to develop a real estate web application using JAVA and SQL. The real estate system give the functionality for buyers, allowing them to search for houses by features or address. It provides functionality for the seller, authorize them to log into the system and add new advertisements or delete existing ones. For this each user is provided a login account with login ID and password. It describes the design and implementation of a real estate management system that aims to improve the efficiency and effectiveness of managing real estate properties. The system is designed to automate various tasks such as property listings, tenant screening, lease management, maintenance tracking, and financial reporting. The system is built on a architecture to enable easy access and scalability.

Keyword: Spatial Database, Information Visualization, Real Estate Information.

I.INTRODUCTION

Whenever searching is done for a new house, the main focus is on the location. As location being a spatial entity we are using the advantages given by spatial databases for our application. The application provides the user to select any particular location and get information appropriately .

Spatial data is data about location and space Spatial database is used in geographical information system. Different examples of spatial data are existing, but the Important example of spatial database is satellite image member should be able to member satellite image earth system will act as a reference system. one more example of spatial database is medical imaging in which human body acts as a spatial frame reference.

The aim of this project is to develop a prototype real estate listing service using JAVA. This is a website where user can register then log in and manage their property. This website helps the process and removes the overhead documents. The availability of website makes the process more user friendly and makes it more effective. User can register post, buy, rent their property as well as know the rates of property in an zone. There are some important issues in developing the real estate web application. First, the search time should be minimum.

This depends on 2 techniques. Second, the web application should give the services that both buyer and seller want. Third, the web application should have a friendly user interface. This project is developed based on the JAVA and the SQL database engine. It is an unsegregated and managed environment for the development and execution of native code.

These websites provide features like search property, add property and gives different offer which will be beneficial to user. But even with these features there are certain required aspects which make these sites limited.They are: 1. No search gives correct information about basic services available from chosen location like displaying the distance of nearest bus stop, railway station, hospital etc. 2. No flexibility in information retrieval for e.g. listing houses is within the 2Km radius of allocation.

II.LITERATURE REVIEW

Title: Property Management Kit For Dummies

Author: Robert S. Griswold

Year: 2021

Literature Overview: The Property Management Kit For Dummies is a comprehensive book containing all the information and resources needed by new rental property managers to successfully manage their first property. It's a vital introduction to rental property management. In addition to the 480-page book, you'll also receive online bonus materials. Readers will find this book practical and helpful regardless of the multifamily property type (e.g., single-family homes, duplexes, small apartment buildings, large apartment buildings, multi-building apartment complexes). To start, this book will help you determine whether rental property management is right for you. You'll also learn the requirements to start as a rental property manager and achieve success as you build your residential rental property portfolio. Some of the tips you'll find include marketing for available rental spaces, increasing curb appeal, and updating the apartment building and rental space for lease to include modern features and amenities sought by today's renters. Also detailed in the book are effective strategies for finding

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responsible tenants, determining rental rates, creating a solid lease agreement, moving your tenants in, and collecting rent. You'll understand multifamily property tax and insurance requirements and diligent financial book keeping. This book will also guide you through the potential issues you'll encounter as a rental property manager, such as dealing with tenants who pay rent late, having to evict tenants, handling emotional support animals despite your pet policy, building maintenance concerns, and emergency maintenance issues. Plus, this latest edition reflects the current apartment rental property boom, the latest property management technologies, changes to laws, and the most recent Fair Housing updates to help you avoid legal issues. Become one of the best rental property managers in your area with this complete resource-filled package.

Title: Landlording on AutoPilot: A Simple, No-Brainer System for Higher Profits.

Author: Mike Butler

Year: 2018

Literature Overview: This book is a bit of an oldie, but it is a goodie! Mike Butler is a real estate investor, licensed real estate broker, author of real estate investment books, and a speaker at real estate investing seminars across the U.S. But he didn't always wear all of these hats. Discover how Butler managed 75 rental income properties by himself while working as a full-time police detective; this was before he hired a part-time property management team to help! Butler developed a proven, effective method for managing rental properties without the hassle and in your spare time: Landlording on Autopilot. Butler will teach you the highly efficient techniques, systems, and resources that helped him create his expansive rental property business. And keep in mind that Butler runs his empire from his smartphone, tablet, and laptop. Whether you own a large apartment building or apartment complexes, small apartment buildings, single-family homes, penthouse properties, or Section 8 housing, Butler's system can help you become one of the happiest and most successful rental property managers or landlords in town.

Title: Every Landlord's Legal Guide

Author: Marcia Stewart

Year: 2022

Literature Overview: This is a staple book that all landlords and rental property managers in the U.S. should own! With advice, legal forms, letters, and up-to-date state-specific laws, *Every Landlord's Legal Guide* is a complete, practical, and easy-to-understand rental law book from the trusted experts at Nolo. Nolo is the owner of one of the largest online libraries of digestible legal information. Their vast network of 50 websites includes Nolo.com, one of the leading legal websites. Nolo's mission is to help small business owners find answers to their questions about business and law. You'll enjoy advice, tips, and forms related to all aspects of residential renting, from screening tenants, and preparing leases and property rental agreements, to general rental rules, security deposits, how to avoid discrimination, hiring off-site or on-site rental property managers, move-ins, sublets, assignments, and contingencies, landlord's duties to repair and maintain the property, liability, tenant's rights and landlord's rights, and how to handle tenant issues. You'll also find a section on legal resources to help you better understand certain aspects of rental law, find a lawyer, and know what fees to expect.

Title: Millionaire's Guide to Managing Rental Properties

Author: David Enterprises

Year: 2022

Literature Overview: What better way to learn how to be a successful property manager than from a group of experts who have made millions? David Enterprises consists of a group of top rental property managers and owners who have made millions of dollars by investing in rental income properties for sale. *Millionaire's Guide to Managing Rental Properties* offers sound advice, strategies, and tips to manage rental properties effectively, efficiently, and successfully.

What makes this book unique is its philosophy that you can find the most success in learning from others' failures. This guide covers what to handle in your rental properties, as well as the things they wish they did earlier in their careers. Discover the key components of attaining rental property success and why so many landlords and rental property managers fail. Understand how to attract quality tenants and how to handle vacancies. Learn how to create solid rental leases and maintain detailed bookkeeping records. Find out how to deal with bad tenants and avoid renting to them in the future. Soak up some new information that can help you be the best landlord and rental property manager that you can be.

III.PROJECT FLOW

- 1. Registration:** User and Admin can register on the platform by providing their personal information and credentials. The system generates a unique ID for each user to ensure that their data is secure.
- 2. User Login:** User can log in to the system and can view the house or land and select the land or house which is comfortable for them.
- 3. Booking Status:** Admin can check the status of their booking, whether it is confirmed, pending or cancelled. They can also receive notifications and reminders about their bookings through email and mobile number
- 4. Booking Confirmation:** Admin log in to the system using their ID and confirm the bookings made by the user and also provides cab to the user address to view the plot.
- 5. Report Generation:** After the several bookings, the admin generates a report that contains the details of the land and house bookings. The report is uploaded to the system and maintained by the admin.

IV. PROPOSED SYSTEM

Our proposed system give all the features provided by the traditional existing systems, but instead of working only with non-spatial database, the system also works with spatial data. The system will have the following prominent features:- Specification based searching This feature provides the related information to the users according to the specification they have provided to the website. For e.g., if a user is looking for a house with 1bhk at 9 lakhs at coimbatore, then only those properties which satisfy the afore mentioned demand will be returned to the user. Agent Notification Once the user is focused in a particular property and clicks the “Confirm” button a mail type message would automatically be sent to the agent who manages the corresponding zone, informing agent about the user’s name, his contact number and email address. Adding property for sale A user can add his property that he is willing to sale so that it can be viewed by other potential clients focused in similar property. For this purpose the client is supposed to enter not only the location but also pictures and the cost at which he is willing to sale that property. Notifying interested users Whenever a new stuff is added, then a mail type notification is automatically sent to all those clients who were interested or were searching for a near property. There by notifying those users about the availability of that property. Allowing users to put interesting property finds in cart The cart is an added database advantage to the users. The users would be given the feature of adding gripping properties into a cart before making a final decision. This would help the user to disparte interesting property finds and thus help in final decision making. Providing user with map based search Once a particular area is selected the user can gain needed related information on the basis of geographical factors,example, requesting information of a particular zone and getting information about regions which lie in a particular boundary of that zone (e.g.In the radius of 2km from Coimbatore Railway station) The features that are based upon geographical factors have to be execute using spatial databases. Spatial databases provide functions that help in searching distance between two points in a spatial domain. Using these functionalities, we can very efficiently perform spatial mining and give the advance and malleable features to the users. The relational databases prove to be slightly unskilful in these aspects and thus the use of spatial domain is evident in the application.

V. ADVANTAGES OF PROPOSED SYSTEM

1. The System Which Will allow the user to quickly and easily search a property for buy and Sell.
2. The register user can upload his property for sale or rent out.
3. The System is design and developed in such way that it tries to overcome all the prescribe problem.
4. The system being an online system will give accurate information regarding the property which helps to view all the stuff information directly from anywhere.

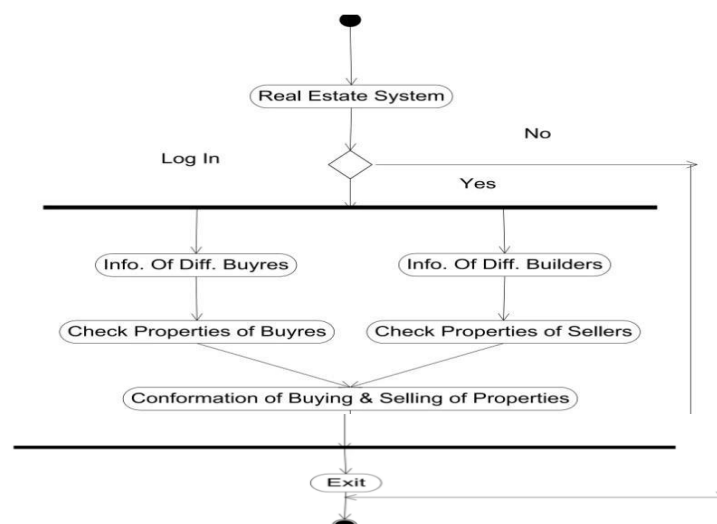
VI. HARDWARE SPECIFICATIONS

- Processor : Pentium Core I5 2.88 GHz
- System RAM : 4 GB
- Hard disk drive : 1 TB
- Keyboard : 106 multimedia keyboards
- Mouse : Optical Mouse
- Monitor : 16’’ Color Monitor

VII. SOFTWARE SPECIFICATIONS

- Front End : JAVA
- Back End : SQL SERVER
- Operating System : Windows 11.

VIII. FLOW CHART



IX.PROJECT DEMO SCREENSHOTS

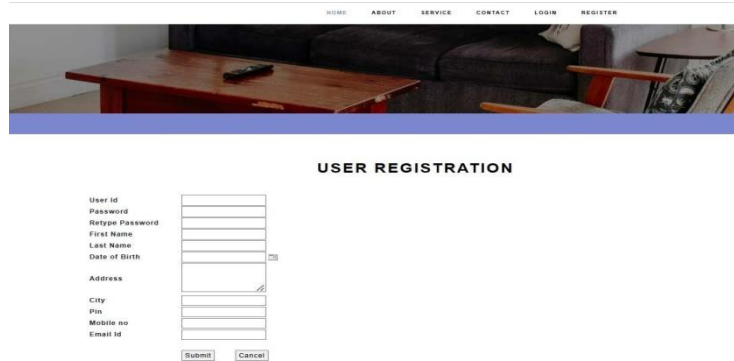


Figure:1

User Registration page: If a user is new to this platform, they should register the necessary details in the given fields

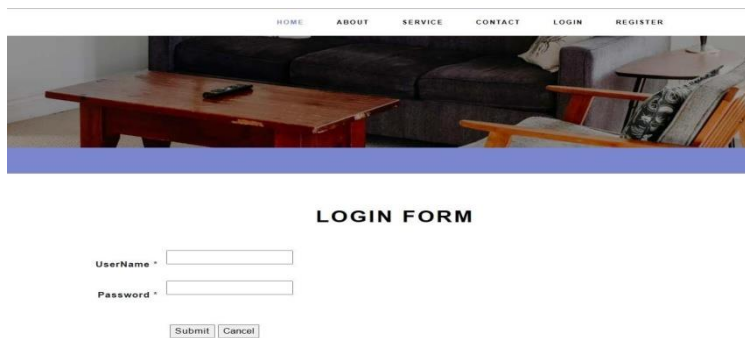
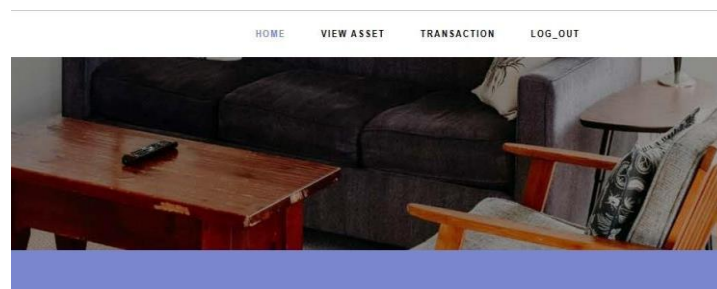


Figure 2:

User Login page: After the user register their necessary information, they will be direct to login page. Here they should provide the username and password to login to their account.



USER LOGIN

Figure 3:

Home page: After the user login to their account, a home page will be displayed. Here the user can book their house or land which is comfortable for them. which is user friendly to the user to book their land or houses.



USER LOGIN



Figure 4:

User Dashboard: Here the user can see their booking properties and they can see the which types of properties are needed. The user can select the options like flat villa house and land.

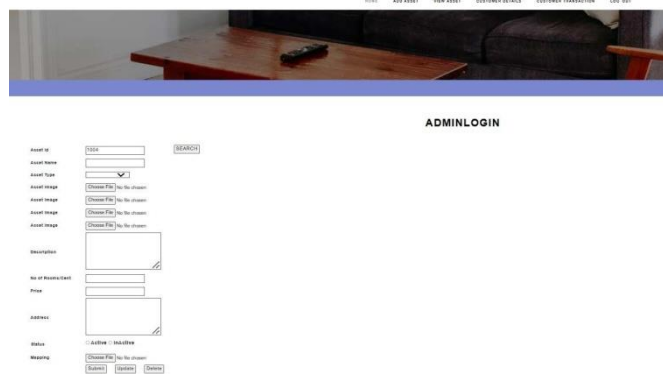
LOGIN FORM

UserName *

Password *

Figure 5:

Admin Login Page: Here the admin can login their username and password to get into their page.



ADMINLOGIN

Asset ID: SEARCH

Asset Name:

Asset Type:

Asset Image: (Upload File) No file chosen

Asset Image: (Upload File) No file chosen

Asset Image: (Upload File) No file chosen

Asset Image: (Upload File) No file chosen

Description:

No of Reservations:

Price:

Address:

Status: Add New / Update

Warning: (Upload File) No file chosen

Figure 6:

Admin Login panel: Here the admin can post the property and can see the user who booked the property and maintain the property records.

X.CONCLUSION

The main purpose to develop this real estate management system project to resolve the issue of both buyer and seller. The seller can submit the property what he wants to sale with a full house or flat detail such as location, area, hall, kitchen, furnished, semi-furnished, price, and all facilities can list in the form, Buyer can search the property according to their budget, location then direct contact to the seller.

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