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Rental Housing Management System

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Abstract: The software technology can be used as an inventory system to provide a frame work that enables the mangers to make reasonable transactions made within a limited time frame. Each transaction made on the system go hand in hand with the data being updated in the database in our case it is Microsoft Access 2007 which is the back end. In this paper we have developed a rental housing web application using Microsoft ASP .NET and SQL 2008.This software application gives the functionality for buyers, allowing them to search for houses by features or address. It further 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.

INTRODUCTION

Rental house management has become important factor in modern society hence the need to have a rental house management system. Housing 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 [1]. Housing plays a huge role in revitalizing economic growth in any country, with shelter being among key indicators of development. The universal declaration of human rights gives one of the basic human rights as the right to a decent standard of living, central to which is the access to adequate housing [2]. Housing as a basic human right demands that urban dwellers should have access to a decent housing, defined as one that provides a foundation for rather than being a barrier to good physical and mental health, personal development and fulfillment of life objectives [3]. The focus of this research paper is basically managing housing for low income, medium and high incomes households or what is commonly known as affordable housing. "Affordable" is a term used to describe individuals "capability to pay for certain products or services because their income is enough to do so. Although the term "affordable housing" is often applied to rental housing; that is within the financial means of those in the lower income ranges of a geographical area, the concept is applicable to both middle and high income individuals. Developing rental houses comes with many advantages especially to the Landlords who are able to increase their profits through rent paid by the tenants. 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. The above statement gives a clear declaration as to why rental house management system need to be developed

BACKGROUND OF THE STUDY

Over the years landlords/property managers have had a problem in maintaining and managing their customers and their own records. Management has become difficult because of the issues that include:

i. Data growth: Data increase day to day. Storing and maintaining all data manually is very difficult
   Lack of computerized system: Currently most landlords/property managers use the manual system in recording and maintaining their property and customers data
ii. Data security is not assured: In a manual way, data is recorded on books/papers which may easily get damaged leading to loss of data.
iii. There is no database to store information: Potential of data loss or damage is very high because data is stored on tangible files.
iv. Human resource: The current system has too much manual work from filling a form to filing a document, delivering manifesto. This increases burden on workers but does not yield the results it should.
v. Thorny Job: In current system if any modification is to be made it increases manual work and is error prone.
vi. Error: As the system is managed and maintained by workers errors are some of the possibilities. Lack of these crucial requirements makes management of the tenants and houses very difficult as some tenants may end up not paying rent.

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, then only those properties which satisfy the aforementioned 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. Thereby 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 disparate 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. Whenever searching is done for a new house, the main focus is on the location. As location being a spatial entitywe 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. In this paper Space Spatial database is used for providing geographical information of the rental houses. Different examples of spatial data are existing, but the Important example of spatial database is satellite image [4-7]. Satellite image system will act as a reference system. The aim of this paper is to develop a prototype rental housing listing service using Microsoft technology. This is a basic 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 proper aswell as know the rates of property in an zone. There are some important issues in developing the rental housing web application [8-11]. 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.

METHODOLOGY

To achieve the above mentioned objectives some methodology has been followed and it is given below

i. The rental house software is based on the ASP.NET using C# and the SQL 2008 database engine.
ii. ASP.NET is part of the Microsoft .NET framework, which is an unsegregated and managed environment for the development and execution of native code
iii. ASP.NET is a platform for produce web applications that run on Windows servers using IIS and the .NET framework [6,7].

ADVANTAGES

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

CONCLUSION AND FUTURE WORK

This rental housing Web Application is a typical .NET web application using ASP.NET and SQL 2008 in the C# programming language. It uses a client/server architecture based on the HTTP protocol. It is developed in Microsoft's Visual Studio .NET programming environment. Some ways in which this system could be enhanced with additional functionalities have been discussed. Whereas this system was developed using Visual Studio .NET 2010, a future version might use the newer 2015 version (currently still in beta testing), which provides an object-oriented domain model. Future Work- We provide the user with drop down selection box to select "City", "Cost range", "BHK" and we provide two option buttons for the user to select whether he/she wants to buy or rent that property. Map based search Here the user is provided with three drop down selection boxes to, select the region where he wants to re-centre the map, to select what kind of properties (Buy/Rent) to be displayed on the map and to select the kilometer radius for search, respectively.

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