

EMPREGO REAL ESTATE SYSTEM

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EMPREGO REAL ESTATE SYSTEM

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This report is submitted in partial fulfillment of the requirements for the
Bachelor of Computer Science (Software Development)

**FACULTY INFORMATION AND COMMUNICATION TECHNOLOGY
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DECLARATION

I hereby declare that the project report entitled
EMPREGO REAL ESTATE SYSTEM

is written by me and is my own effort and that no part has been plagiarized
Without citations.

STUDENT : _____ DATE : _____
(GOH YU FERN)

LECTURER : _____ DATE : _____
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DEDICATION

I would like to dedicate this report to my beloved parents, who supported me each step of producing this system.

ACKNOWLEDGEMENTS

I am pleased to express my thanks to my supervisor Ms. Intan Ermahani bt. A. Jalil who taught me and give us advice that lead me to produce a better system. It was a genuine pleasure to be her student. She helps me a lot in my system. I really appreciate it.

Besides, I want to thank my beloved parents and friends who fully supported me, gave me inspiration, suggestions or comments during producing this system. I will remember all advice from them for my future success.

ABSTRACT

The project should cover the management of a properties trading system. This online properties trading system is a secure web-based system that providing an easier way to manage information efficiently. This report describe my project's task, progress, prototype of system and progress. This report discusses about the project requirements and I will explain each of the system method which included the basic and advanced functionality that in my point of design view. This system is planned in a user friendly interface that consists of few features likes customize user profile and searching functions in order to keep track the records in an effective way. This system steps forward to improvement and able to overcome the limitation from the existing system which unable to cover few important function.

ABSTRAK

Projek ini hendaklah meliputi pengurusan sistem perdagangan hartanah. Ini sistem perdagangan hartanah adalah satu sistem berasaskan web yang selamat dan menyediakan cara yang lebih mudah untuk menguruskan maklumat dengan cekap. Laporan ini menerangkan tugas projek saya, kemajuan, prototaip sistem dan kemajuan. Laporan ini membincangkan tentang keperluan projek dan saya akan menerangkan setiap kaedah sistem termasuk fungsi yang asas dan lanjutan yang dalam pandangan saya reka bentuk. Sistem ini dirancang dalam antara muka mesra pengguna yang terdiri daripada beberapa ciri-ciri suka menyesuaikan profil pengguna dan fungsi mencari untuk mengesan rekod dengan cara yang berkesan. Sistem ini perlu ditambahbaik dan mengatasi had dari sistem sedia ada yang tidak dapat menampung beberapa fungsi penting.

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CHAPTER I

INTRODUCTION

1.1 Project Background

Nowadays, mobile technologies have changed our society in many respect by affecting the way people communicate, interact with one another and spend their leisure time. Mobile devices, systems and technologies are now common, being accepted and used all around us in everyday life. As an effect, the trading or dealing method in business are changing.

The housing market in Malaysia have been developing rapidly from the past until today. It is still lack of something such as a platform which can be connected to the details of the property or real estate directly. This system will have 2 users which is the administrator and client whom can act as seller or buyer. Purpose of this project is to help private property seller to get rid of their properties and to ease the buyer on hunting property they desire with the technology of QR (quick response) code and a mobile device which is camera equipped and QR code reader application installed. This system shall be named Empreo.

1.2 Problem Statements

Below are problem statements that have been identified :

a. Advertisement signage of real estates are printed with limited space.

Property seller hang signage, banner or poster of related properties but with limited space causing only little details shown lead to marketing problems because extra space in advertisement means paying more.

b. Property seller received lots of unnecessary calls or missed calls.

Buyers call to get more details of the interested property after they saw the advertisement. This situation will be very disturbing to the seller if customers called in everyday to have more details of the advertise property because of the limited details shown in the advertisement signage. Besides, seller must return any missed call received as manners. Thus, this waste time and mobile credits of both parties.

c. Difficult to memorize the properties among few favorites one.

Buyers will need to view a few properties before they make up their mind. Buyer may forgot which properties they had viewed or cannot remember details of the viewed properties, in the end they might need to go all over again. Furthermore, they have to write down the property's details manually.

1.3 Objective

This project embarks on the following objectives:

a. To propose new platform to market properties with mobile phone application by unique QR code.

Scanning the QR Code on signage can link buyer to the property details such as the

interior photos which is not fully shown on signage. People can share the link among themselves without typing in the URL address, but only by scanning QR code. Seller may have signage, banner, poster or even advertise in the newspaper attaching QR Code of the properties to help the sales without being large in advertisement to pay more.

b. To prevent unnecessary calls, wastage of mobile credits and time.

By providing link to the property's full details including photo of the property when scanning the QR Code, the buyer can decide whether he or she really interested in it and proceed to make appointment with the seller avoiding calling the seller of every properties that buyer saw. Seller will also need to return calls of buyer. It save mobile credits and time for both parties.

c. To provide a good representation of properties advertisement whereby buyer will have the ability to save favorite properties in their account.

Buyer saved a few properties to favorite box and then look through again when necessary.

1.4 Scope

This is a web-based system design for Malaysia real estate market. This system is using general system concept and easy to manage and maintain. With the generalized interface, the user can find the ease of utilizing the functionality provided in the website accessing through computers and smart phones applying the technology of QR code.

The one and only administrator is able to use this system to approve and decline any post added by the client. The administrator can freeze any client's account if he or she is fooling around. Besides, administrator can share home ideas to clients. This system also provides search function for user to instantly find the property that he or she

looking for.

This system allowed seller to manage their own post of properties by add, edit and delete details and photo. They can share the QR code of the particular property which is automatically created whenever properties is posted to their buyers by attaching on signage or flyers. On the other hand, buyers in the system can saved their interested properties during browsing in the favorite box for further consideration.

1.5 Project Significance

This project will create a web-based system using QR code for an real estate trading market. With general system concept, it will be easy to manage and maintain. This help the seller to save time and money on picking up lots of calls and buying big spaces for advertisement. It will also help the buyer on looking for interested properties in shorter time and have better knowledge on real estate matter. Buyer can saved their interested properties in favorite box for later consideration. On the other hand, this system which is online helps the seller to spread among internet user and have some free advertising.

This subject is a must for all 3rd year degree student and it affect to graduate as a student of Bachelor of Computer Science in Software Engineering. Besides, I will learn as I'm doing this project mostly on PHP and MySQL. This will be a good opportunity to gain knowledge because I must search answer for every question I had to complete my project.

1.6 Expected Output

This system will be a great marketing platform for the real estate industry in the future helping the private sellers and buyers in properties trading providing better services and quality.

1.7 Conclusion

Overall in this chapter, there are several problem statements, objectives and scopes to be achieved to built a successful system; Empreo for the real estate industry. Therefore, analysis of the system must not be overpass on getting better ideas. The following chapter will be discussing about literature review and project methodology.

CHAPTER II

LITERATURE REVIEW AND PROJECT METHODOLOGY

2.1 Introduction

Empreo is a system that provides a better platform to real estate industry for private trading and marketing purposes. It will be an easy to manage and maintain system. However, research and finding are needed to support this to be developed system and make sure it is on the correct path. Thence, literature review is acting as significant section in developing this system. Skills including library research, logical arrangement of the data and summarize research topic are required.

Main purpose of literature review would be interpret better on how problems should be investigated and give a rough illustration on why it is approached. Reader can move further to any contrasting perspectives and viewpoints. Precise information would strengthen the ideas and objectives of Empreo development.

On the other hand, project methodology selected for Empreo will be Structured System Analysis and Design Method (SSADM) as it is well-documented which offers better understanding with its coherent design.

2.2 Facts and findings

Studies and researches are made to compare and improve the current system.

2.2.1 Domain

Empreo is a web-based system developed to improve the management of real estate industry services on trading and marketing purposes. This system is mainly about using QR code in Empreo real estate property website for convenient intention. Client scans the QR code attached with the property advertisement using a camera equipped smart phone with QR code reader installed anytime at any location. On the other hand, QR code can be seen in magazine, advertisement, billboard, web page or someone's t-shirt. Scanning on QR code can give details about that business, details about that person wearing the t-shirt, URL to a movie trailer or voucher to use for discount. They are very useful because they store much more data including URL links, geo-coordinates and text. Figure 2.1 shows a QR code with that encodes 0123456789.



Diagram 2.1 : QR code

2.2.2 Existing System

The private seller do not have any platform to market their properties. They are forced to contact realtors or agents to sell off their properties with commission paid, or fork out some money to advertise on newspaper, magazine and etc. On the other hand, buyer faced problems on looking for wanted properties. They have no ideas where to search for properties even they are intended buyers. In addition, after buyer has viewed any interested properties on site, they might forgot the property's details.

2.2.2.1 Case Study

There are many types of real estate system being developed on market. Thence, case study on real estate system are employed on making comparison with the advantages and disadvantages to develop a better new system.

Case Study 1 : JY Home Management (<http://findmelakaproperty.com/>)



Diagram 2.2 : Main Page of JY Home Management.

Advantages : The system is simple and easy to understand. The arrangement in the website is comfortable to look at. Each button is clearly stated with its functions. It links