

Cover Page
“RENTAL HOUSE MANAGEMENT SYSTEM”

Submitted in partial fulfillment of the requirements for
the award of
Bachelor of Science degree in Computer Science

by

J.KEERTHANA(39290048)



DEPARTMENT OF COMPUTER SCIENCE

SCHOOL OF COMPUTING

SATHYABAMA

**INSTITUTE OF SCIENCE AND TECHNOLOGY
(DEEMED TO BE UNIVERSITY)**

Accredited with Grade “A” by NAAC

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CHENNAI - 600 119**

MARCH - 2022



SATHYABAMA

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BONAFIDE CERTIFICATE

This is to certify that this Project Report is the bonafide work of **J.KEERTHANA(39290048)** who carried out the project entitled "RENTAL HOUSE MANAGEMENT SYSTEM" under my supervision from to

November 2020 to May 2022.

DECLARATION

I (Name/s of the individual Candidate) **J.KEERTHANA (39290048)** hereby declare that the Project Report entitled **“RENTAL HOUSE MANAGEMENT SYSTEM”** done by me under the guidance of Dr./Prof./Mr./Ms. **DR.ULAGAMUDHALVI** (Internal) is submitted in partial fulfillment of the requirements for the award of Bachelor of Science degree in **COMPUTER SCIENCE.**

DATE:

PLACE:

SIGNATURE OF THE CANDIDATE

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SYNOPSIS

ABSTRACT:

Rental House Management System project in PHP focuses mainly on dealing with tenants regarding their bookings and other information. Also, it displays all the available house data such as total members, address, city, state, photos, and furthermore details on it. The project is divided into two categories: Owner and Tenant Login. In an overview of this web app, the owner has full control of the system. Talking about the project, an owner can manage the booking details of all the houses that he/she lists on to the system. Also, the owner can book houses for his own too. In terms of booking for rental, both owners, as well as the tenant, have access to it by filling up certain forms.

Talking about the features of the House Rental Management System, the admin can manage the house by entering details such as house number, features, rent, and status. In order to add tenants, the user has to enter the full name, gender, national id, phone number, email, registration date, house, agreement document, status, and exit date. Besides, the admin can add invoices and payments too. For payment, the user has to select a tenant, paid amount, balance, date, and comments. Other features include displaying of remaining payments, recent payments, and collected rents.

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. Once you the user logs in the system automatically show

three forms: houses form, rent payment form and tenants' registration form. Each form has several command buttons; new, save, cancel, delete, next, previous and exit. 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.

OBJECTIVES:

The following are the project objectives:

- ❖ To develop a rental house management system that allows the user to view customers' data as well as house records.
- ❖ To develop a system that allows the users to add, edit, search and delete data from the database.

- ❖ To study and analyze the requirement specifications of the rental house management system.
- ❖ To produce the Software Requirement Specification of the system.
- ❖ To produce the Software Design Document of the system.

PLATFORM:

Operating Systems: Microsoft Windows

Database Used: MySQL

Web designing language: PHP

Design Interface: Bootstrap Javascript, HTML, Ajax, JQuery

MySQL Software Requirements:

WAMP

XAMPP

LAMP

MAMP

Opera Mozilla Google Chrome IE8

Dreamweaver, FrontPage for Front End Pring

Microsoft Windows or Linux

Hardware Requirements:

i) Processor 2.0 Ghz processor speed

ii) Memory 2GB RAM

iii) Visual Display Unit 800*600 colors

Software Requirements:

i) Operating System- windows 7

ii) Microsoft Office Power point- Used during presentation

iii) Microsoft visual basic 6

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CHAPTER 1

1. INTRODUCTION:

Rental House management has become important factor in modern society hence the need to have a rental house management system. This chapter will provide a brief understanding about background of study, definition of the project problem statement, its objectives, scopes, project justification, risks, project deliverables and project budget and schedule.

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 (Erguden, 2001). 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 (United Nations, The Human Rights-article 25, 1948). 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 (Seedhouse, 1986). The focus of this research project is basically managing housing for low income, medium and high income 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.

CHAPTER 2

2. LITERATURE SURVEY:

Literature review is a text written by someone to consider the critical points of current knowledge including substantive findings as well as theoretical and methodological contributions to a particular topic. Main goals are to situate the current study within the body of literature and to provide context for the particular reader (Cooper, 1998).

2.1 GOVERNMENT STRATEGY AND INCENTIVES IN THE HOUSING SECTOR

Some of the dominant strategies for housing and service provision for the Kenya's urban poor include slum upgrading and site and service schemes. However, the efficiency of these strategies has been limited by ambivalent government attitude to irregular settlement. These strategies have failed because of a reliance on inappropriate building by-laws and infrastructural standards and modern designs, construction technology and conventional building materials that all make housing unaffordable to the poor, even after subsidies. Thus, government initiatives in assisting house owners in management have proven to be pathetically slow with many of

the houses provided being economically and socially irrelevant, this further prompting the rise of informal settlement (Macoloo,1994).

2.2 THE ROLE OF THE PRIVATE SECTOR IN HOUSE

MANAGEMENT

Private sector housing management is defined as any process which is not connected at all with the actions of the state neither directly constructed by state nor financially sponsored by the state where production is not expected to have a social element (Golland, 1996).(Ambrose and Barlow, 1987) have argued that three factors are important in influencing the level of new house building. These are direct capital investment by the state for public housing, state support for production and consumption and changes in the profitability of house builders in the private sector.

2.3THE ROLE OF OBJECT ORIENTED PROGRAMMING

(OOP)

The concept of object-oriented modeling is becoming increasingly practical because of its ability to thoroughly represent complex relationships as well as to represent data and data processes in a consistent manner. This concept has been implemented in computer software engineering; ranging from system analysis, system design, operating system, computer programming and database management system (Cohn, 1996).

2.4 THE ROLE OF RELATIONAL DATABASE MANAGEMENT SYSTEM (RDBMS)

(Levin, 1999)

Database Management System (DBMS) has replaced the file system data management by having a pool of data that can be shared by multiple application programs and users concurrently. DBMS also provide logical and physical data independence, so that changing of data structure or application program will not affect one another.

CHAPTER 3

3. METHODOLOGY

- 3.1 - Login module*
- 3.2 - tenant module*
- 3.3 - list of payment module*
- 3.4 - tenant out module*
- 3.5 - manage module*

3.1 - Login module:

- ❖ Login module is a portal module that allows users to type a user name and password to log in.
- ❖ This module can be placed on any module tab to allow users to log into the system.

3.2 - Tenant module:

- ❖ It is the second module which consists of name,phone number,house name,duration of occupation in months,term of payment,rent per terms and date of beginning contract and end contract.

3.3 - List of payment module:

- ❖ It dispalys the list of payments which depends on the house category.

- ❖ In house category it contains about house id,owner id,number of rooms,address of the house,city,state,description,rate of rent and some pictures of the house.

3.4 - Tenant out module:

- ❖ Owners module consist of owner name,E-mail,mobile number,occupation,number of houses owned by the owner and the address of the house.
- ❖ The main function of the module is to book house with manual entryof tenant id,house id,booking date,period,price and .img format of the agreement file.

3.5 - Manage module:

- ❖ The priority of manage module is to show the details of the tenants which includes tenant id,first anme,last name,mobile number and occupation.
- ❖ We can manage the users and their passwords.

3.6 - Technologies used:

PHP

MYSQL

SAP CRYSTAL FORMS

C#

VB.NET

XAMPP

4 - RESULTS AND DISCUSSIONS:

4.RESULTS:

4.1. 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.

4.2. Safety Requirements:

The database may get crashed at any certain time due to virus or operating system failure. Therefore, it is required to take the database backup.

4.3. 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.

4.4.Functional Requirements:

This is a necessary task, action or activity that was accomplished. The proposed system is able to:

- i) Allow administrator to add a houses, tenant and defaulters details
- ii) Allow the administrator to delete houses, tenants and defaulters details
- iii) Allow the administrator to search data in the database
- iv) Allow the administrator to edit data in the database

4.5. Hardware Requirements:

- i) Processor 2.0 Ghz processor speed
- ii) Memory 2GB RAM
- iii) Visual Display Unit 800*600 colors

4.6. Software Requirements:

- i) Operating System- windows 7
- ii) Microsoft Office Power point- Used during presentation, Microsoft visual basic

4.4 - DISCUSSIONS:

4.4.1) Scope and purpose

- 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

4.4.2) Overall System Design Objectives

The user's requirements document was analyzed for better understanding of what was required of the system. Ways of implementing these requirements were analyzed. Physical modules of the system were designed and identifying of the operating environment in which they were to work on. The system was a visual basic system/application. The database was updated each time the administrator; add, deletes or deletes data on the system. It's only the administrator who has access to the system to view or make changes when necessary. The system was designed to allow the administrator to view, edit, delete and add data to the database

4.4.3) Structure of Design Document

System design involved transforming the software requirements into an architecture that described its top-level structure and identified the software components and developed a detailed design for each software components. For each requirement, a set of one or more design elements was produced.

❖ Conceptual Design:

Conceptual design was the very first phase of design in which drawings or solid models were the dominant tools and products. The conceptual design phase provided a description of the proposed system in terms of a set of integrated ideas and concepts about what it was to do, behave and look like, that was understandable by the users in the manner intended.

❖ Database Design:

The general theme behind a database is to handle information as an integrated whole. A database is a collection of interrelated data stored with minimum redundancy to serve the users quickly and effectively. After designing input and output, the analyst must concentrate on database design or how data should be organized around user requirement. The general objective is to make information access, easy, quick and flexible for other users.

4.4.4 EXISTING SYSTEM:

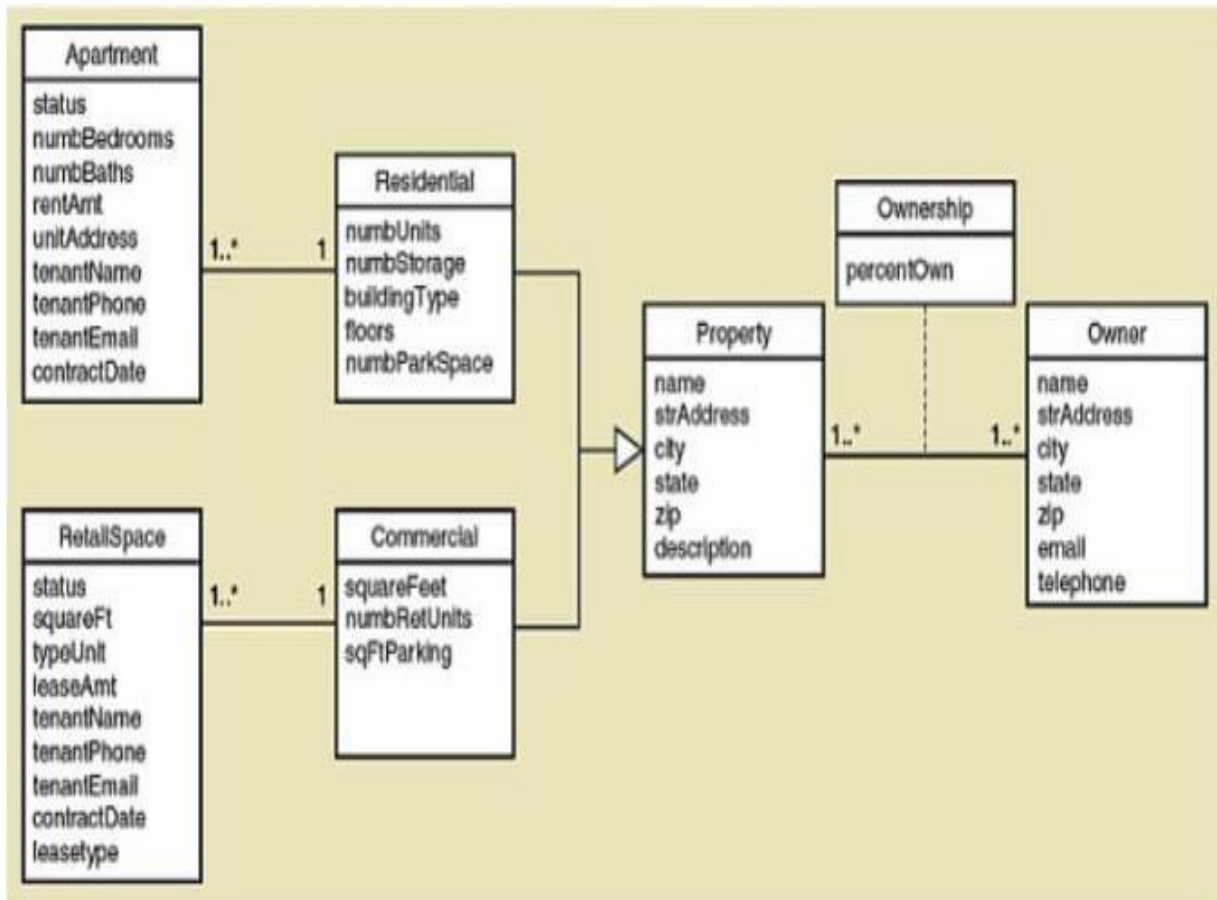
Currently the most property managers manage property and tenants details on papers. Once customers find a vacant house, they can call or email manager of the houses indicating the size of the house they would like rented to them. The property manager can email them back giving them all the details about the house they are requesting. The details include; Rent per month, Deposit paid, Terms and conditions to follow acceptance.

4.4.5 PROBLEMS OF EXISTING SYSTEM:

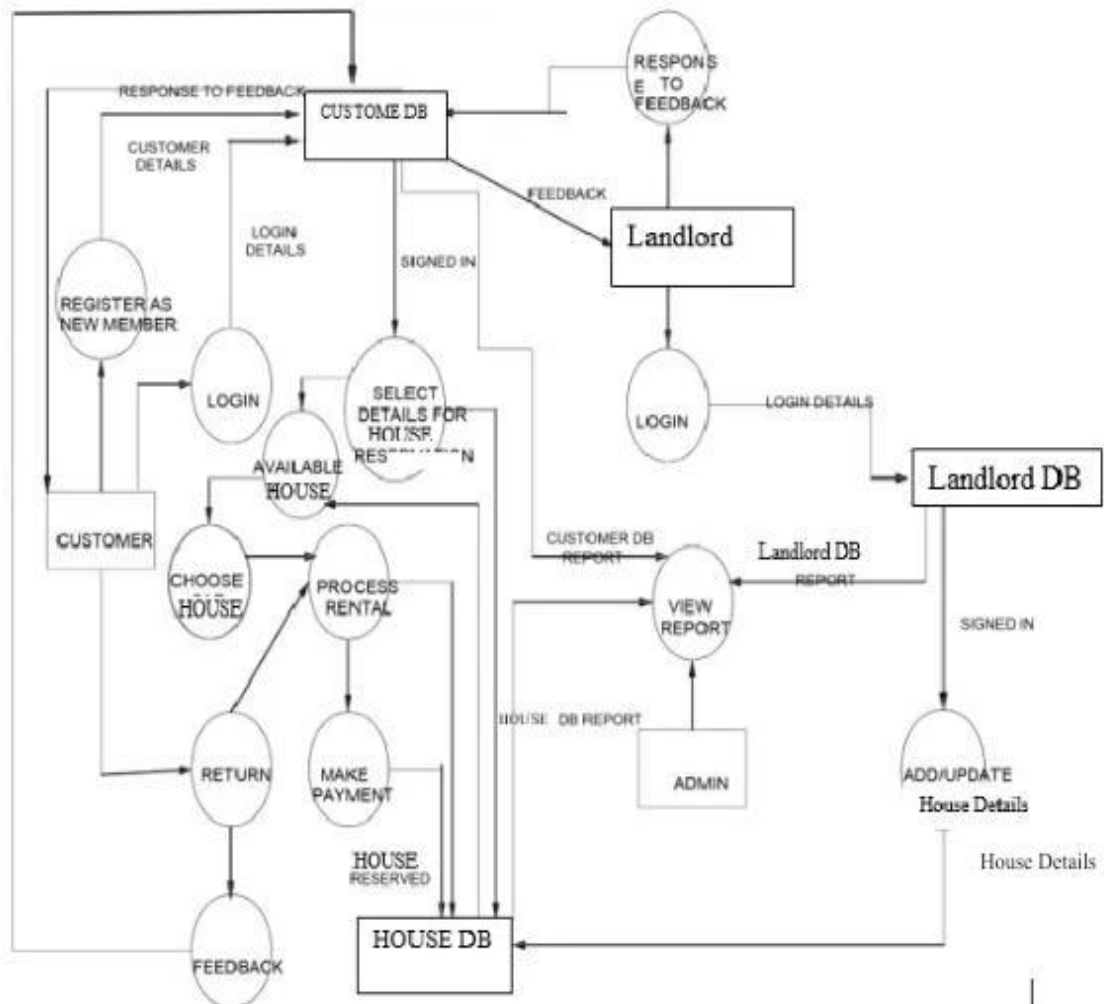
With the current system recording the details of various activities of user is completely manual and entails a lot of paperwork. Each house has a file that contains the house: number, size, rent per month, expected deposit, occupant and status. Rent payment table contains tenants: first name, last name, 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.

5 - CONCLUSION AND FUTURE WORK:

5.1.SYSTEM ARCHITECTURE DESIGN:



5.2 - DATA FLOW DESIGN:



5.3 - FINAL CONCLUSION:

Here, I have come to the end of the project on the title of student Rental house management system. I tried my best to include all the necessary points that are required related to the given title. Some of the information I wrote in the project's literature review were taken from the internet and I have also referred some books. And This presentation contains information and some concepts of my projects. I do hope that my project will be interesting and may be even knowledgeable.”

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6.1- Authors:

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7 - APPENIDICES:

7.1 - SAMPLE CODE:

Login Code

```
Private Sub cmdlogin_click()
```

```
Dim username As String
```

```
Dim password As String
```

```
Dim admin As String
```

```
Dim pass As String
```

```
Dim msg As String
```

```
register.adorecorddb.Refresh
```

```
admin = txtusername.Text
```

```
pass = txtpassword.Text
```

```
Do Until register.adorecorddb.Recordset.EOF
```

```
If register.adorecorddb.Recordset.Fields("username").Value = admin And
```

```
register.adorecorddb.Recordset.Fields("password").Value =
```

```
pass Then
```

```
Me.Hide
```

```
frmwelcome.Show
```

```
Exit Sub
```

```
Else
```

```
register.adorecorddb.Recordset.MoveNext
```

```
End If
```

```
Loop
```

```
msg = MsgBox("invalid password, try again!", vbOKCancel)
```

```
If (msg = 1) Then
```

```
login_form.Show
```

```

txtusername.Text = ""
txtpassword.Text = ""
Else
End
End If
End Sub

Houses Code

Private Sub cmdcancel_click ()
txtnumber.Text = ""
txtsize.Text = ""
txtrent.Text = ""
txtdeposit.Text = ""
txtstatus.Text = ""
txtoccupant.Text = ""
End Sub

Private Sub cmddelete_click()
confirm = MsgBox("are you sure you want to delete this record?", vbYesNo, "deletion confirmation")
If confirm = vbYes Then
adorecorddb.Recordset.Delete
MsgBox "record deleted", , "message"
Else
MsgBox "record not deleted", , "message"
End If
End Sub

Private Sub cmdhome_Click()
Me.Hide
frmwelcome.Show
End Sub

```

```

Private Sub cmdnew_click()
adorecorddb.Recordset.AddNew
End Sub

Private Sub cmdnext_click()
If Not adorecorddb.Recordset.EOF Then
adorecorddb.Recordset.MoveNext
If adorecorddb.Recordset.EOF Then
adorecorddb.Recordset.MovePrevious
End If
End If
End Sub

Private Sub cmdnxt_Click()
Me.Hide
rent_payment.Show
End Sub

Private Sub cmdprevious_click()
If Not adorecorddb.Recordset.BOF Then
adorecorddb.Recordset.MovePrevious
If adorecorddb.Recordset.BOF Then
adorecorddb.Recordset.MoveNext
End If
End If
End Sub

Private Sub cmdsave_click()
adorecorddb.Recordset.Fields("number").Value = txtnumber.Text
adorecorddb.Recordset.Fields("size").Value = txtsize.Text
adorecorddb.Recordset.Fields("rent").Value = txtrent.Text
adorecorddb.Recordset.Fields("deposit").Value = txtdeposit.Text

```

```

adorecorddb.Recordset.Fields("status").Value = txtstatus.Text
adorecorddb.Recordset.Fields("occupant_ID").Value = txtoccupant.Text
adorecorddb.Recordset.Fields("Fname").Value = txtname.Text
adorecorddb.Recordset.Fields("Lname").Value = txtnm.Text
adorecorddb.Recordset.Update

End Sub

Private Sub cmdhouse_Click()

Me.Hide

form_house.Show

End Sub

Private Sub cmdout_Click()

Me.Hide

login_form.Show

Exit Sub

End Sub

Welcome Code

Private Sub cmdrent_click()

Me.Hide

rent_payment.Show

End Sub

Private Sub cmdtenant_click()

Me.Hide

tenant_data.Show

End Sub

Private Sub cmduser_click()

Me.Hide

register.Show

End Sub

```

SQL CODE:

```
CREATE TABLE `tblcourse` (  
  `CourseId` int(11) NOT NULL,  
  `Course` varchar(255) NOT NULL  
) ENGINE=InnoDB DEFAULT CHARSET=latin1;  
  
--  
-- Dumping data for table `tblcourse`  
--  
  
INSERT INTO `tblcourse` (`CourseId`, `Course`) VALUES  
(1, 'BSIT'),  
(5, 'BEED');  
  
-----  
  
--  
-- Table structure for table `tblcurriculum`  
--  
  
CREATE TABLE `tblcurriculum` (  
  `CurriculumId` int(11) NOT NULL,
```

```

`SubjectId` int(11) NOT NULL,
`CourseId` int(11) NOT NULL,
`Semester` varchar(35) NOT NULL,
`YearLevel` varchar(32) NOT NULL,
`AcademicYear` varchar(30) NOT NULL,
`PreRequisite` varchar(255) NOT NULL
) ENGINE=InnoDB DEFAULT CHARSET=latin1;

--

-- Dumping data for table `tblcurriculum`

--

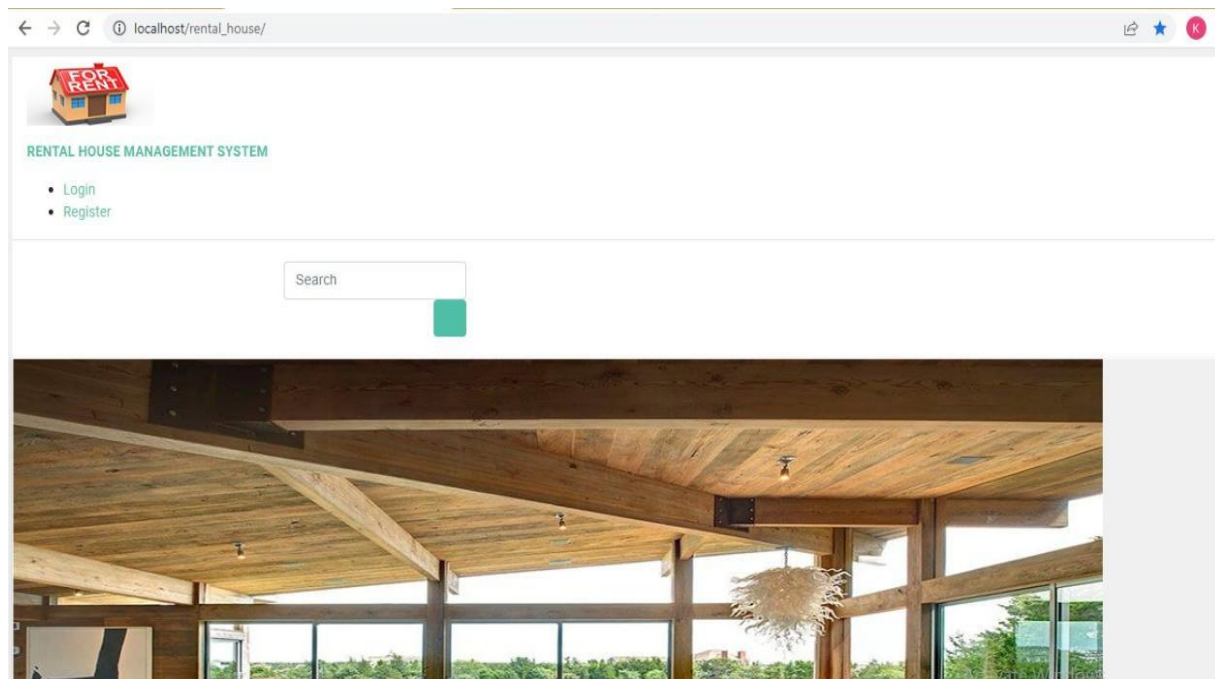
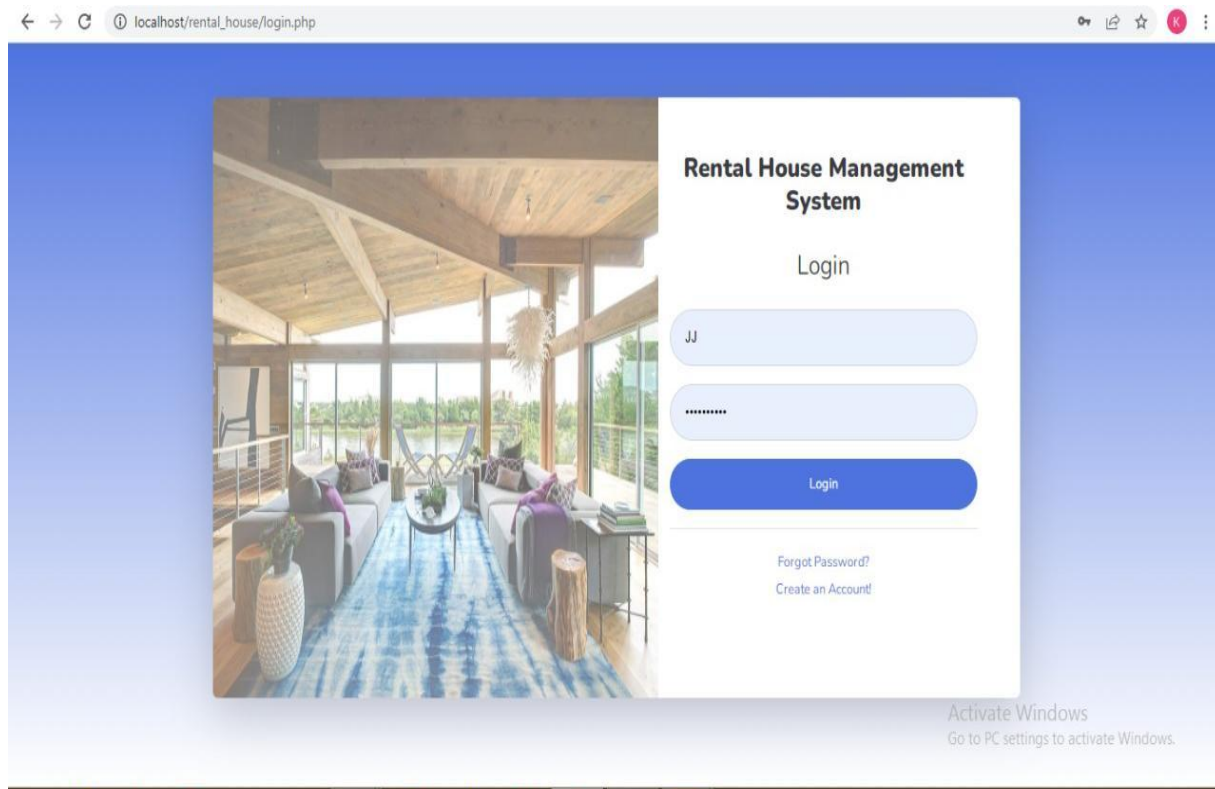
INSERT INTO `tblcurriculum` (`CurriculumId`, `SubjectId`, `CourseId`, `Semester`,
`YearLevel`, `AcademicYear`, `PreRequisite`) VALUES
(1, 1, 1, 'First', 'First', '2016-2017', 'None'),
(2, 2, 1, 'First', 'First', '2016-2017', 'None'),
(3, 1, 1, 'First', 'Second', '2016-2017', 'ENG 11'),
(4, 1, 1, 'Second', 'First', '2016-2017', 'None'),
(5, 2, 2, 'First', 'First', '2016-2017', 'None'),
(6, 2, 2, 'First', 'Second', '2016-2017', 'MATH 11');

-----

---- Table structure for table `tblgrades`

```

7.2 - SCREENSHOTS:



localhost/rental_house/manager_home.php

RENTAL HOUSE MANAGEMENT SYSTEM

- Tenant
- List of Payments
- Tenant-Out form
- Change Password

Tenants

Please click a number from the table to send a message.

Show 10 entries Search:

Name	Phone Number 1	Phone Number 2	House Name	Duration of Occupation in months	Terms of Payment	Rent per Term(Tsh.)	Beginning of Contract	End of Contract
Agape Tunzo	255717812676	255746553132	A10	3	1	240,000/=	2019-08-01	2019-10-31
Andy Tunzo	255717812676	255746553132	A30	6	2	240,000/=	2019-07-01	2019-12-31
Emma Tunzo	255717812676	255746553132	C40	12	4	210,000/=	2019-08-01	2020-07-31
Faith Tunzo	255717812676	255746553132	A20	12	2	360,000/=	2019-08-01	2020-07-31

localhost/rental_house/manager_home.php

localhost/rental_house/list.php

RENTAL HOUSE MANAGEMENT SYSTEM

- Tenant
- List of Payments
- Tenant-Out form
- Change Password

List of Payment

Show 10 entries Search:

Name	Amount Paid (Tsh.)	From	To
Agape Tunzo	240,000/=	August 2019	October 2019
Andy Tunzo	150,000/=	August 2019	October 2019
Emma Tunzo	210,000/=	August 2019	October 2019
Emma Tunzo	210,000/=	November 2019	January 2020
Emma Tunzo	210,000/=	February 2020	April 2020
Emma Tunzo	60,000/=	May 2020	June 2020
Emma Tunzo	70,000/=	June 2020	July 2020
Emma Tunzo	30,000/=	August 2020	August 2020

localhost/rental_house/list.php

← → ↻ localhost/rental_house/mform_out.php

RENTAL HOUSE MANAGEMENT SYSTEM

Tenant

List of Payments

Tenant-Out form

Change Password

Tenant-Out Form.

Please fill the required information upon tenant leaving the House.

Search for a tenant: Please choose...

Condition of the Key and its Holder: Please choose...

Condition of the Electricity Remote: Please choose...

Number of bulbs: Please choose...

Condition of the Bulbs: Please choose...

Condition of the paint on the wall: Please choose...

Condition of the Windows: Please choose...

Activate Windows
Go to PC settings to activate Windows.

← → ↻ localhost/rental_house/m_change.php

RENTAL HOUSE MANAGEMENT SYSTEM

Tenant

List of Payments

Tenant-Out form

Change Password

Tenants

Old Password: JJ

New Password:

Repeat the new Password:

Change Password

Activate Windows
Go to PC settings to activate Windows.

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