



SCHOOL OF PURE AND APPLIED SCIENCES

DEPARTMENT OF INFORMATION TECHNOLOGY

MUIGAI PROPERTY RENTAL MANAGEMENT SYSTEM

BY: JAMES MACHARIA

BIT/112/02155

This project proposal is submitted in partial fulfilment of requirement for the Mount Kenya University award of BACHELOR OF INFORMATION TECHNOLOGY

16 May 2016

ABSTRACT

This project is about computerized Rentals Management System. Muigai Properties Ltd is used a case study. The current system that the property manager uses is manual with an emphasis on the use of paperwork for records management. Some of the many problems inherent in the current system include data redundancy, records duplication, easy loss of records as a result of absence of proper backup mechanisms, use of huge storage space due to the paperwork and activities that are time consuming.

Muigai Properties manage Residential and Commercial property in Nairobi, Nakuru, Eldoret and Nairobi. The company states its priority goal as the satisfaction of its clients through efficient service delivery. The current system however is a significant threat to the accomplishment of this goal. The company currently uses a manual filing system to hold both internal and external correspondence relating to staff and clients. Files associated with the many transactions and information are labeled and stored in filing cabinets at a branch. The cabinets are usually locked with keys for security. Whenever reference is to be made in any of the files, one has to go through the filing system sequentially, beginning with the first entry towards the last entry, until he/she finds the desired record. This system started out as efficient when the staff and clientele constituted a small number. An increase in the number of transactions has resulted in high inefficiency with the filing system breaking down. Different transactions have to be crossed referenced for processing, which is usually a semi-automated process involving the computation of figures picked from printouts using calculators.

The best way to effectively capture the prevailing bottlenecks is the development of a computerized system that has properly developed process flows, friendly input interfaces, accurate computations, reporting and backup mechanisms. This system has to be fast, convenient in terms of storage, makes it easy to share information and be user friendly.