



# **iJRASET**

International Journal For Research in  
Applied Science and Engineering Technology



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# **INTERNATIONAL JOURNAL FOR RESEARCH**

IN APPLIED SCIENCE & ENGINEERING TECHNOLOGY

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**Volume:** 10    **Issue:** III    **Month of publication:** March 2022

**DOI:** <https://doi.org/10.22214/ijraset.2022.40654>

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# Apartment Management System: A Review

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**Abstract:** *Although there are various services provided by the management of the apartment to the residents. There are still deficiencies found in the way the services operated resulting in the problem faced by the residents as well as the management itself. The main aim of the project is to develop an apartment management system by which the management of the apartment may manage and performs their operations online. The apartment administration will benefit from this system as they can manage all transaction made by users online and paperless. The system interface is developed using Java language by using eclipse software and the systems database created using MY SQL Database. The systems features includes pay bills, complaint submissions, and update the user's information online, making it more effective, efficient, interactive and successfully solves the problems faced compared to using the current system.*

## I. INTRODUCTION

Apartment Management System is used to help people in the apartment to pay bills such as maintenance bills, water bills, make a complaint and update tenants' information. The purpose of the system is to have a system that can do all sorts of things like paying bills, make complaints and update the tenants' information through online to make it more effective, efficient interactive and successfully solve the problems faced when using the current system. The main function of this system is being able to make online payment and display the information about the purchase, make a complaint to the management. Apartment management software are tools that make routine tasks such as tracking and storing tenant information, collecting rent, and managing accounting needs easier for property managers. Common features in apartment management software include online rental payment and account access for tenants, expense and maintenance tracking, lease management, resident screening, and financial reporting.

## II. RELATED WORK

The literature dealing with homeownership and life satisfaction is surprisingly scant. More importantly, the majority of the literature available to date not only considers the relationship between homeownership and life satisfaction, but between homeownership and various other characteristics. These include social aspects like neighbourhood stability or social involvement. Dietz and Haurin (2003) provide a literature review on various important social and economic benefits of homeownership. They highlight fundamental differences in the behaviour of homeowners and related agencies, but emphasize the need for further research, using more advanced econometric methods. Overall, however, the limited empirical evidence indicates a positive relationship between homeownership and life satisfaction (Rohe et al., 2002).

Housing satisfaction is the degree of contentment experienced by an individual or a family member with regard to the current housing situation. **Varady & Preiser (1998)** defined Housing satisfaction as the "perceived gap between a respondent's needs and aspiration and the reality of the current residential context". The concept of housing satisfaction has been used as a key predictor of an individual's perceptions of general "quality of life" (**Djebarni & Al-Abed, 2000**). According to **Ogu (2002)** the concept of housing or residential satisfaction is often employed to evaluate residents' perceptions of and feelings for their housing units and the environment. Housing satisfaction is influenced by a broad array of objective and subjectively perceived conditions (Theodori, 2001). Habitability of a house is influenced not only by the engineering elements, but also by social, behavioral, cultural, and other elements in the entire societal-environmental system. The house is only one link in a chain of factors that determine people's relative satisfaction with their accommodation. Satisfaction on housing and neighbourhood conditions are one of the important indicators that reflect quality of life. These indicators are also important in the process of evaluating housing policy with the objective to increase the quality of housing and neighbourhood.

Jerome et al. (1991) in the study "The Maze of Urban Housing Markets : Theory, evidence, and Policy", examined the determinants of housing demands which they described as being influenced by elements outside housing markets and within housing market. The elements outside housing markets include income and preference distributions and prices; of non-housing good, while the element within housing market includes market valuations of substitute submarkets.

### III. DISCUSSION

We intend to turn in a complete set of UML diagrams along with supporting documentation. We will also put together a report describing our experience with analyzing the current process, what we were able to learn from our study, known pitfalls, remaining questions after this paper, and any recommendations on how to improve the current system. However, the reality is far from different in communities that are not very well managed. Residents face a plethora of issues which often require external help to solve. If you are a resident of an apartment complex that has its fair share of troubles, this article could help you immensely.

#### A. Top 10 Issues Faced By Apartment Residents

1) *Foolproof Security*: This is always a primary concern for all residents. While arranging and overseeing security and the associated duties rests mostly on the management committee, which is mostly made of up of residents themselves, getting the personnel to work like a well-oiled machine is hard. This means discrepancies can creep up if the staff aren't trained well, leaving everyone within the society vulnerable.

Here's how you can improve the efficiency of your security system –

- Do not depend on manual skills alone. Take help of technology. While CCTVs are a staple now, realise that they are no good at preventing crimes, they can only document them.
- Get the ADDA Gatekeeper app. This intelligently designed app from the market leaders in apartment management software, lets security personnel, residents and MCs work together to achieve near next to an unbreachable security system. It keeps track of traffic at gates, staff attendance, photo capturing and ID verification of guests and more.
- Most importantly, ADDA app provides residents with a panic alert button that lets them call for help in a matter of seconds. The app also allows security personnel and residents to maintain an incident report/record for the entire apartment complex. Eg, if there was an attempt to break into an individual unit, or if somebody had raised a panic alert or any such odd activity can be made a note of. You can even add a picture or a voice recording of the incident if you have one.

2) *Waste Disposal and Management*: The epic crisis that India faces on the trash disposal front is a result of failure at an individual level to manage garbage correctly. One cannot simply hand over garbage to the municipalities and local bodies expecting them to manage the trash. Much can be done within apartment complexes alone.

Here are some possible solutions –

- Strict segregation rules. Follow a color code and have rules in place to ensure that all residents follow said rules. Fine them if you must should they break the rules.
- Collaborate with residents and MCs to raise funds for an in-house waste processing unit. The compost can be used for plants within the compound.
- Reduce the gap between waste collection rounds. If possible collect plastic waste daily too in addition to bio and food wastes.

### IV. CONCLUSION

Overall, the project is considered a success, where all the functional and non-functional requirements have been successfully implemented. The success of the project can also be judged on the basis of meeting the objectives of the project. It is grateful that the deliverable in this project have been produced and delivered on time. This essentially important because failing to meet the deadlines could deter the success of a project, which happens almost to every project in the world today.

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