

## TRADING PACKAGE SYSTEM OF REAL ESTATE CONSIGNMENT

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### ABSTRACT

The real estate consignments have never verified with the originality of land title, as there have been cases where counterfeit title deeds have been reported. In this study aims to develop the web application for trading package system of real estate registered correctly. The system development based on software development life cycle. Database design is developed by using Entity Relationship Model. The web application is developed by using PHP, Javascript and MySQL as tools under Laravel Framework. There are four modules as following 1. Trading registration 2. Trading Package 3. Payment 4. Real estate registered listings. The testing the system from 50 bank officers related to real estate registered. The result from the system performance, all users are very good satisfaction with score 4.3 from 5. This is because the complete functions that are easy to payment and convenience. Moreover, the system can link to <http://property.treasury.go.th/pvmwebsite/> for real estate appraisal automatically that is very convenience assist the minimal expense of hiring or selling through a broker as well as make it easier for real estate advertisers and buyers to connect and negotiate rates. On-going research, the system will integrate for the full-service banking platform enables to tailor solutions to meet the needs of clients.

**Keyword:** real estate consignment; trading package; Laravel Framework; ER model

### INTRODUCTION

Thailand has many properties that some buyers looking for a real estate agent. Because they cannot handle the important matters, paperwork and legal issues including the real estate is registered or not. The agents act as a middleman for helping the buyers in the end to decide. In addition, almost the real estate never verifies the originality of land title and no real estate evaluation. A successful real estate agent should be developed contacts throughout the industry. Keeping a list of prospective buyers that includes relevant information that matches them to the right properties is key to building up a client database. Other lists to keep include local builders, decorators and maintenance companies that are trustworthy [1].

Currently, there are many web applications for the real estate consignment. Auction.com is a leader in the online real estate space in United State of America. It operates in all 50 states and helps buyers purchase foreclosed, short-sale, and bank-owned residential properties quickly. Many deals close in a little over a month and make it the best for real estate auctions [2].

The main objective of this study is to develop the web application for trading package system of real estate registered directly.

## MATERIALS AND METHODS

Framework of this research shown in Figure 1. In this study based on software development life cycle as following:

1. Problem definition of real estate consignment
2. System analysis and design
  - 2.1 Database design - Entity Relationship Model
  - 2.2 System design – sequence diagram
3. Implementation - web application is developed by using PHP, Javascript and MySQL as tools under Laravel Framework.
4. Evaluation and verification

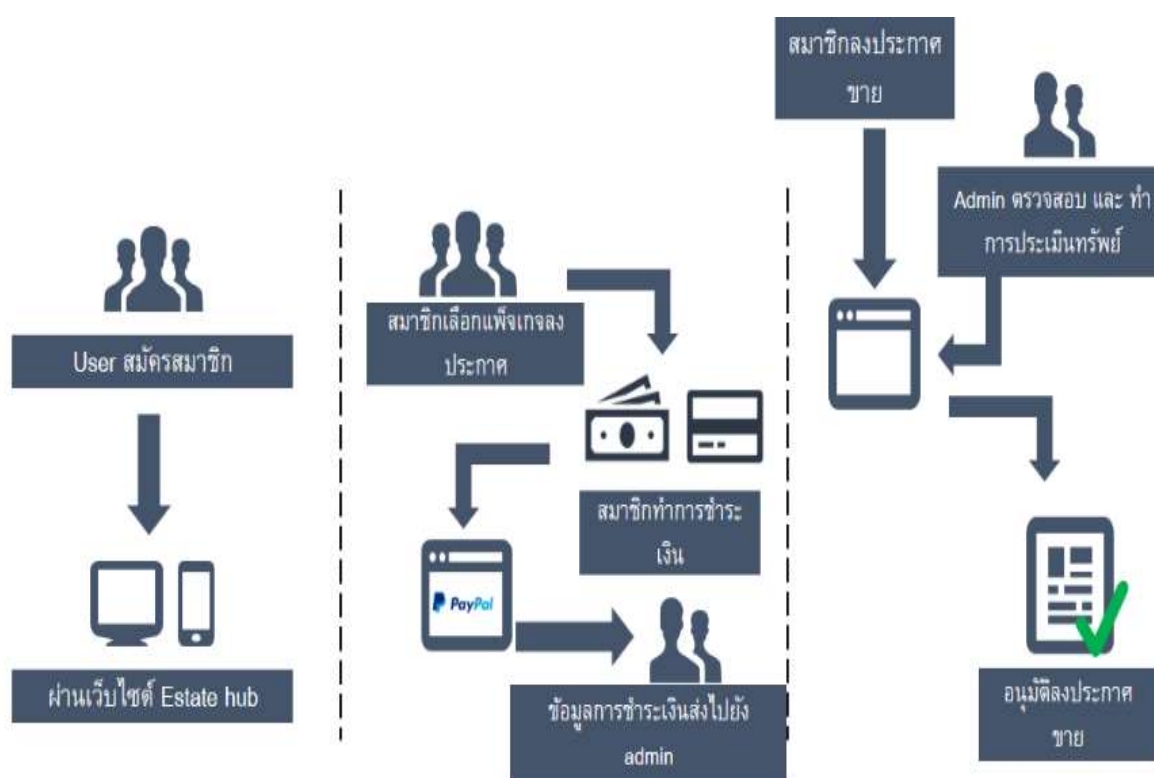


Figure 1: Framework of this research

## RESULTS AND DISCUSSION

1. Result in real estate consignment problem as following:
 

The buyers would not buy the real estate without agent. They would like to search the system that easy to use and make sure that the real estate already registered.
2. Result in system analysis and design
  - 2.1 The database design for the trading package system of real estate consignment using ER diagram shown in Figure 2.

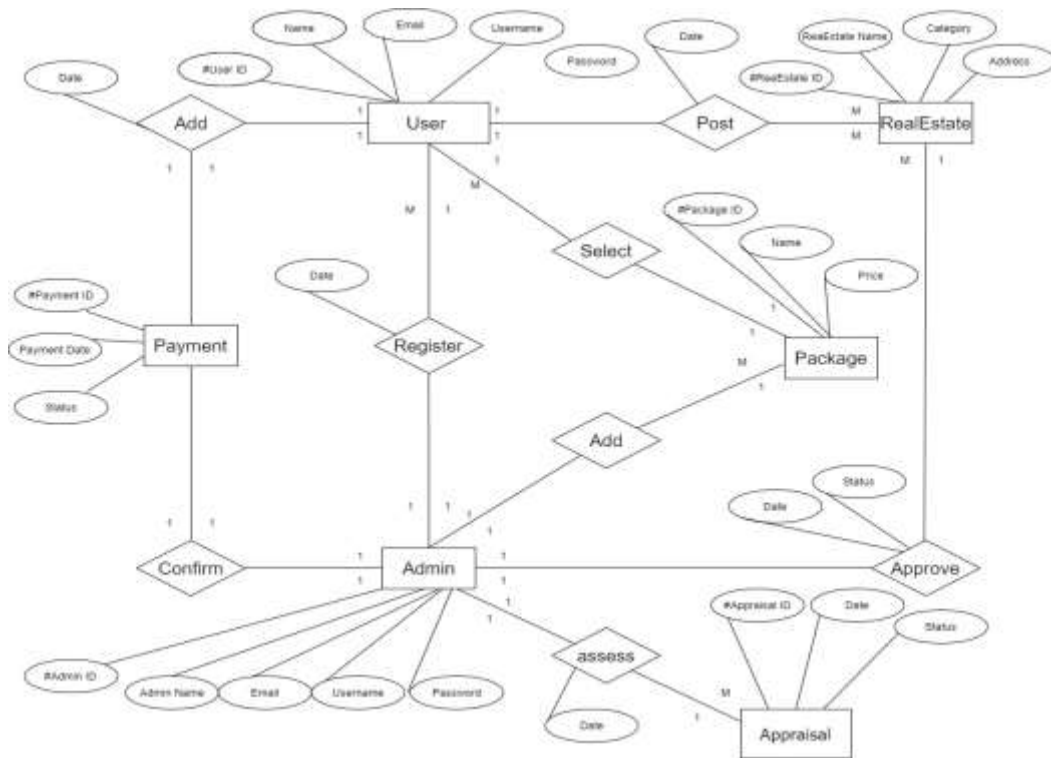


Figure 2: ER diagram of the trading package system of real estate consignment

From Figure 2, there are 6 entities that are user, real estate, package, payment, admin, appraisal.

2.2 Sequence diagram for the trading package system of real estate consignment showed in Figure 3.

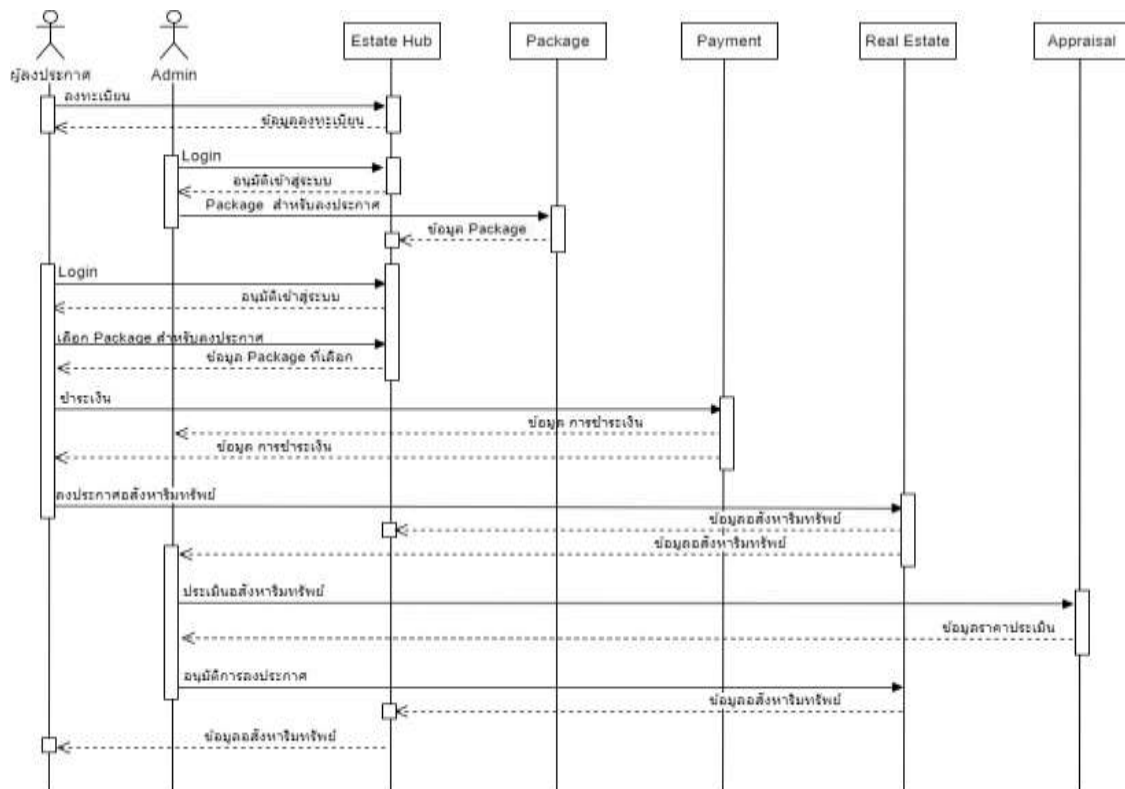


Figure 3 Sequence diagram of the trading package system of real estate consignment

3. Web application for the trading package system of real estate consignment. There are four modules. Trading registration (Figure 4) 2. Trading Package (Figure 5) 3. Payment (Figure 6) 4. Real estate registered listings (Figure 7)

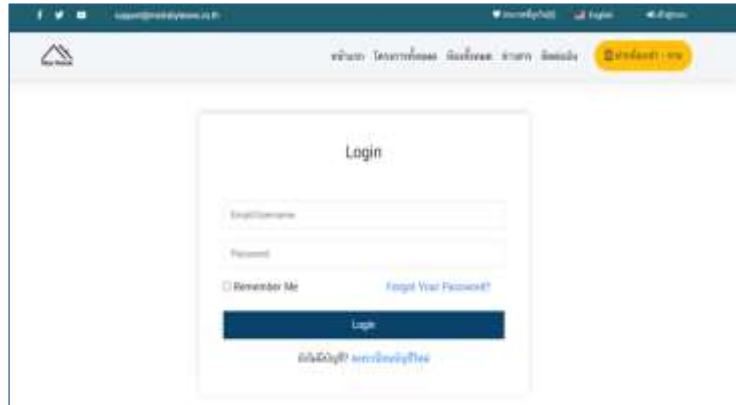


Figure 4 Trading registration

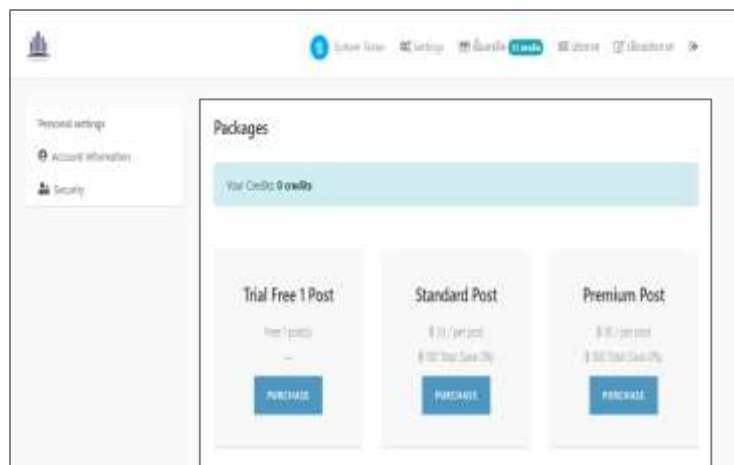


Figure 5 Trading Package

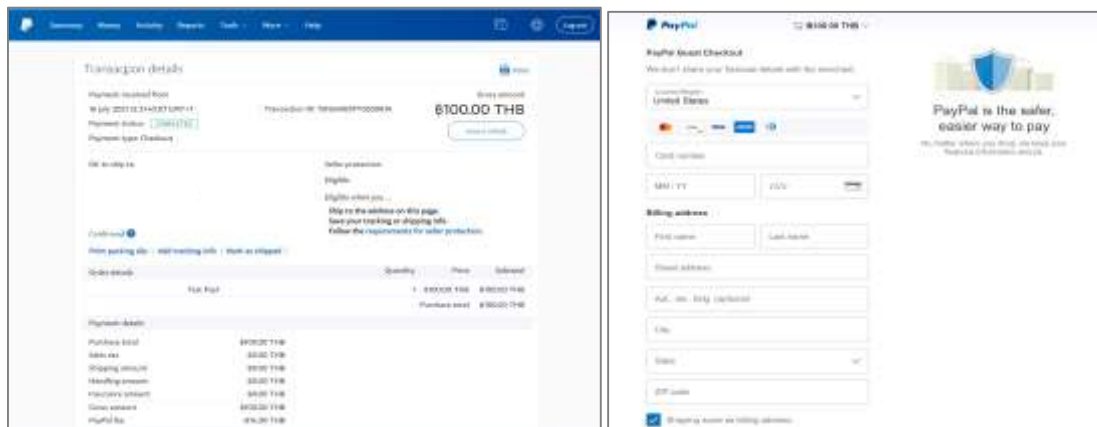


Figure 6 Payment



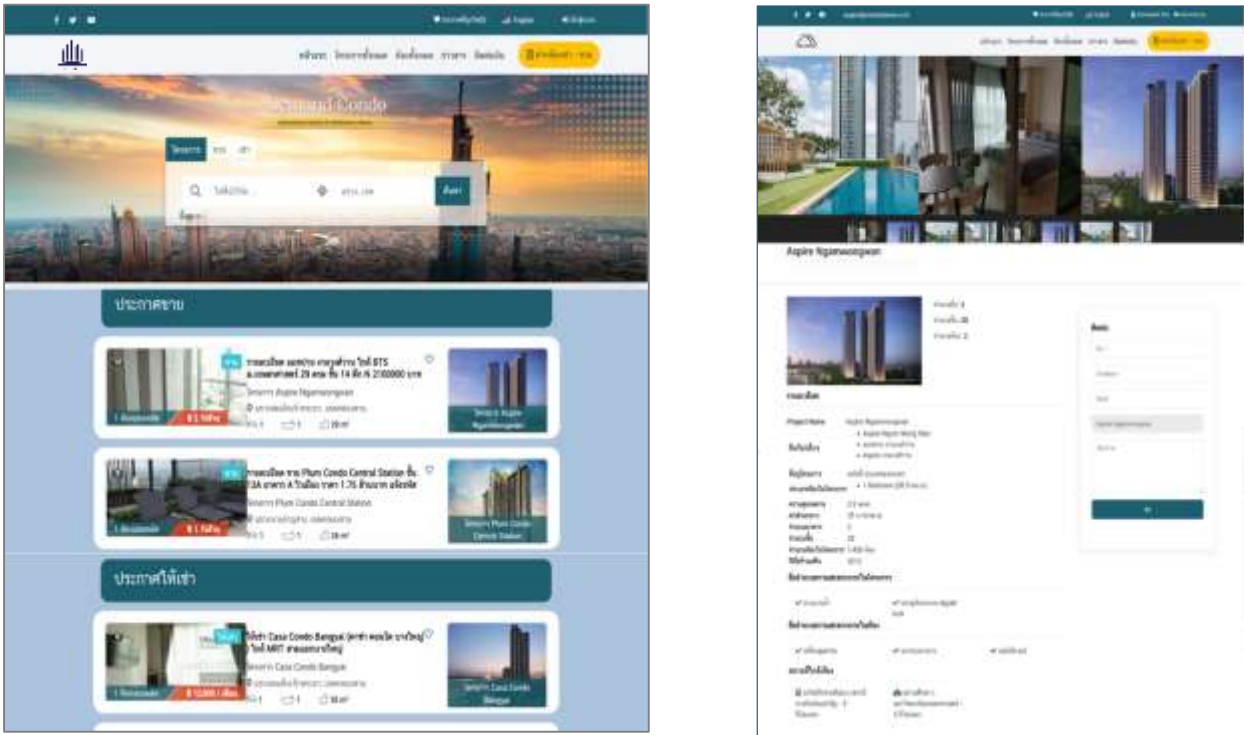


Figure 7 Real estate registered listings

4. Real estate Appraisal via <http://property.treasury.go.th/pvmwebsite/> (Figure 8)



Figure 8 Real estate Appraisal

5. System performance

There are 50 bank offices to evaluate the system as shown in Figure 9.

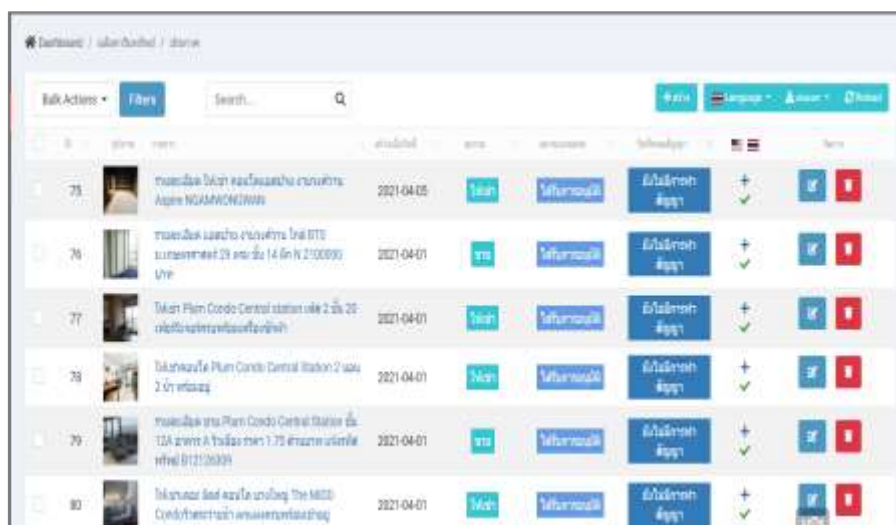


Figure 9 System performance

7. System satisfaction

There are 20 buyers via agents, search from web site and go to the real places before making decision as shown in Table 1.

Table 1 User satisfaction

	User	Number (person)	satisfaction
1	Buyers via Agents	8	3.87
2	Buyers search from web site	10	4.89
3	Buyers go to the real places	2	4.21

From Table 1, the result from the system performance, all users are very good satisfaction with average score 4.3 from 5.

CONCLUSION AND DISCUSSION

The web application is developed by using PHP, Javascript and MySQL as tools under Laravel Framework. There are four modules as following 1. Trading registration 2. Trading Package 3. Payment 4. Real estate registered listings. The testing the system from 50 bank officers related to real estate registered. The result from the system performance, all users are very good satisfaction with score 4.3 from 5.

The web application is the complete functions, easy to payment and convenience. Moreover, the system can assist the minimal expense of hiring or selling through a broker as well as make it easier for real estate advertisers and buyers to connect and negotiate rates.

On-going research, the system will integrate for the full-service banking platform enables to tailor solutions to meet the needs of clients.

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