LAND VALUATION SYSTEM

SUHANA BINTI AYOB @ HARON

THESIS SUBMITTED IN PARTIAL FULFILMENT FOR THE DEGREE OF
BACHELOR OF INFORMATION TECHNOLOGY

FACULTY OF INFORMATION TECHNOLOGY AND QUANTITATIVE SCIENCE
UNIVERSITI TEKNOLOGI MARA
SHAH ALAM

2001

ACKNOWLEDGEMENT

Dengan Nama Allah Yang Maha Pemurah Lagi Maha Penyayang

Syukur Alhamdulillah to Allah for providing me an easy path in completing this project successfully. Firstly, I would like to thank my internal supervisor Puan Wan Adilah Wan Adnan for her guidance and support. I would like to thank my external supervisor Encik Ismail Yahaya, the Managing Director of Ismail & Co. and his staffs for the valuable resources and cooperation. I would also like to thank Puan Nursuriati Jamil as the IT Department Coordinator, my panels, lecturers and the lab assistants. Thank you so much to all my friends and classmates for their help and assistance. Finally, I would like to thank my beloved parents for their encouragement and support.

Suhana Ayob @ Haron
UiTM Kampus Seksyen 17
Shah Alam
Selangor
April 2001

ABSTRACT

The Land Valuation System (LVS) main objective is to help Ismail & Co., which is a local land surveyor company to manage their daily activities. Currently, the company has been handling their daily tasks manually. These include records maintenance, calculation of basic land value and professional fees and production of valuation reports and statistical analysis. As a result, they have to consume a lot of time in handling these activities and accuracy can never be guaranteed. Land Valuation System is the ideal solution for the company to increase its throughput in reports production, to enhance the efficiency in records management and to gain benefits from the statistical analysis engine. The concept of System Development Lifecycle was used as a guideline in producing this system. Besides that, the concept of Human Computer Interaction is also applied in designing the user interface. Results shown that the more data the system gains, the more useful it will be in terms of evidence findings and statistical analysis. The Land Valuation System is specially designed for an office use. Therefore, it is user-friendly, ergonomic and easy to use. An interactive tutorial is also included in the system's package to train beginners on how to start using the system. As an addition, the system is also able to produce statistical analysis results in the form of tables and graphs for variety ways of data representations.

TABLE OF CONTENTS

		Page
DECLARATION		i
ACKNOWLEDGEMENT		ii
ABSTRACT		iii
ABSTRAK		iv
LIST OF FIGURES		viii
CHAPTER ONE	**INTRODUCTION**	
1.1	Introduction	1
1.2	Problem Description	2
1.3	Scope	5
1.4	Objectives	7
1.5	Benefits	8
CHAPTER TWO	**LITERATURE REVIEW**	
2.1	Land Valuation	9
2.2	Information System Methodology	10
2.2.1	. Waterfall Model	10
2.2.2	Prototyping	12
2.2.3	Spiral Model	13
2.3	Interface Design Principles	14
2.4	Database Design Methodology	15
2.5	Existing System	

2.5.1	Harta.Net	17
2.5.2	The Automated Land Evaluation System	18
2.5.3	Novalis' Assessment Office	20
2.5.4	Computer Assisted Land Surveying System	21
CHAPTER THREE	**METHODOLOGY**	
3.1	System Development Lifecycle	24
3.1.1	Requirements analysis and definition	24
3.1.2	System software and design	25
3.1.3	Implementation	48
3.1.4	System Testing	49
CHAPTER FOUR	**RESULTS**	
4.1	Introduction	50
4.2	Authorization	51
4.3	Database Module	52
4.3.1	Data Entry	52
4.3.2	Data Retrieval	56
4.3.3	Data Modification	58
4.4	Statistical Analysis Module	59
4.5	Report Generator Module	64
4.6	Flash Tutorial	69
4.7	HTML Help Files	71
CHAPTER FIVE	**CONCLUSION**	
5.1	Conclusion	74