The Auction House and Apartment System Web Based at PT. Sukses Karya Perdana

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Abstract The development of increasingly sophisticated computer technology in the globalization era requires all levels of society to master at least recognize and know the existence of the computer. It’s for people not outdated. Because computer technology is very influential in the advancement of a region or country. The purpose of the system design is to improve profitability and performance of the company. Primarily on the sale of houses and apartments. With this system, the company providing a new breakthrough in selling its products by using the auction system. With the auction system, it is expected to increase company profit from the sale of properties and make consumers more freedom in determining the price of the product the he/she wants. Because it was built and based online. This system can be accessed anytime and anywhere. In addition, the system also generates output data in the report, which consists of data reports auction, reports of the purchase point, and report of the winner auction.

Keywords — System auction, auction of houses and apartments, and auction data reports.

I. INTRODUCTION

Residence is one of the three major requirements for every human being. Residence can be a house or apartment. However, sometimes not everyone have it. This is because the house price said enough expensive. So to buy a house, everyone should be very clever to choose home prices and according to his ability. For a developer, the sale of the house is their main income. The Ability to promote and the way conventional home sales and credit it is still not reached the target of home sales. Sometimes there are homes were neglected or occurs bad debts in sales because consumers impose their ability to have the house.

One of the developer in the field of house sales is PT. Sukses Karya Perdana. Where, generally business process PT. Sukses Karya Perdana is still offline, PT. Sukses Karya Perdana located in MT Haryono Square Building itself, still using the conventional transaction between buyers and sellers as the basic foundation of their business. In the activity and the business. PT. Sukses Karya Perdana could not separated from the need of information to process them appropriately to obtain a transaction data that precise and accurate. Based on that, it needs for the new way sale of a house or apartment. The presence of the sale of a house or apartment in the auction is expected to boost the income from property business of PT. Sukses Karya Perdana.

Topics covered here are the way house sales made by PT. Sukses Karya Perdana with the auction system. A solid understanding of the auction offers a better chance in facing the challenges of the house payment that can be considered quite expensive. In the benefit, the auction could be be the best solution in selling homes at competitive rates. Because consumers can bid price according to his ability. The best of all is a sense of satisfaction in winning the competition to own a home. From the concern, about the ability to pay the next house. Consumers can be more effective in planning for its ability to pay for the house.

Basic activities in auction sales are sales media that used. The best way to sell the house by auction is conduct open house and create auction event at the same time. Then, after viewing a home that sold. Consumers can immediately follow the auction sale of the house. However, sales by auction house is not easy, it needs more effort and motivation that not everyone want to do this.

Sales by auction is not only unfamiliar for some users, but it also does not appeal to them. The internet usage has change how individuals and organizations buy a things. By using real-time connection, limitations to purchase is evitable. Nowadays, even every person can buy an item without having to move from their beds. Therefore, the best way to sell the house by auction is to use a web-based information systems such as balelang.com, or Sinar Mulia Property land auctions which is considered to be more effective and efficient.

Supported by the existing problems. This paper propose an auction house information system web-based to provide convenience for the customer to participate in the auction any time. Users will feel calm because a price quote that they provide not only when the open house or event auction held. Because the system on existing home sales, has been connected to the internet online and can be watched anytime and anywhere.
II. LITERATURE

Information system is systems within an organization bring together the daily transaction processing needs that supports the operation functions of the organization managerial activities with organization strategy that can provide necessary reports to the certain outside parties. [1]. Meanwhile, the meaning of the auction is to offer (sell) goods in front of more people to get best (highest) price offer that preceded by the announcement of the auction. So, what happens in the auction is an attempt to get the high value (price) of goods offered directly to auction participants and assessment of the price of goods that sold based on the highest value of the price offered. [2].

The method used to make this system is waterfall method. That's because, this method is a method often used by the system analyzer generally. This method performs a systematic and sequential approach from planning, then proceeded to analysis, design, coding, implementation, and maintenance of the system stages. Called the waterfall because it stage by stage through which must wait for the completion of the previous stage and walk sequence. [3]. Then to the analysis stage their own design using UML (Unified Modeling Language). Where, UML is an object-based general vocabulary and diagramming technique is quite effective for modeling any system development project began the analysis phase to the design phase and implementation. [4]

The system use PHP programming language. PHP or Personal Home Page is one of the open source programming language that suitable or devoted to web development and can be embedded in an HTML script. PHP was created to facilitate web developers to write dynamic web pages quickly. [5]. And for the database, the system use MySQL database or Structured Query Language. The database itself is a data storage structure. In addition, MYSQL can be considered as connected database (RDBMS). Known as connected database because MYSQL storing data in the separate tables. So it add the speed and flexibility of MYSQL performance. [6].

RELATED WORKS

Balelang.com as one of the auction sale sites in Indonesia provides features for users to participate in the auction that available by registering in advance and then the user can immediately give a price quote for the desired items. They apply Auto Bidding System (ABS), automatically process Bidding / Quotes, which provides a large selection of deals ranging from 1x to 7x that makes every user will have no difficulty in performing the calculations when making an offer.

Sinar Mulia Property land auctions are also required to register in advance. However, herein they apply the auction system using point. Where if you want to participate in the auction, users must transfer some cost has been determined to buy a number of points. And the point is used as a condition to participate in the auction. PT. SMP (Sinar Mulia Property) is a company in Gading Serpong Tangerang area that was established on 10 June 2013 and included a private company engaged in the sale and purchase land in Tangerang. Vision and mission Sinar Mulia Property is to be the company's sales that reliable, professional, and transparent as well as to meet the needs of developers in finding land. At once participate in building and developing the sale of land in Tangerang. [7].

Two of the above can be considered as a reference and the closest in establishing land auction system, but the the system created in PT. Perdana Karya success is utilizing point as a sign of participation to attend the auction. After that, the user submits the offering.

III. PROPOSED SYSTEM

This paper propose an auction information systems that use Internet as a medium for marketing and business processes activities. The auction house is a major process in the propose system. Propose point only as a sign of participation to attend the auction. And record point purchase data, the data of houses that auctioned, and data winning bidder. Then, the data in the form of reports for users. Web browser is technology that applied to develop the propose system. Point in the auction has a role as a sign that users really interested participating in the auction.

Information Sharing

Confidentiality of data remain become the most important consideration when building these systems. Although using the Internet to expand user access but we also consider about the secret the user. This system was split into three user access namely, public access, access to the auction participants, and access to admin.

Public access is limited from the auction participants, there is no bidders data that can accessed in public access, public access content only display information about the auctioned house, registration, and auction systematic. Auction participants access are able to access the auction data and follow auction. Where, the auction that has been followed by auction participants can be seen on the auction card. but cannot access the detail data of other bidders. Access to the admin can be said that access has broader access rights than others. While the administrators can access data point purchase and confirm the purchase. As well as access to the data of home sales by auction and select the winning bidder of the auction is held.
Business Flow

Just like other auction sites. When a user opens
the system, they will find a public area where users
will fill out the registration form to participate in the
auction and become an auction participant. After
their successful registration. Users can log in to enter
the grounds for the auction participants. Here, users
that already register as a participant of the auction
obliged to transfer some money into the company
account to buy a number of points based on the
specified price. After that, the auction participants
upload purchase payment receipt point which will
then be confirmed by the admin.

Auction participants should have appropriate
number of points or more when they enter the
auction. Because, when following existing auction
house, point of auction participants will be reduced.
Then, auction participants can submit price bids the
price he wanted. However, the offer should be
higher than the price offered or higher than the the
last bidder. When the auction time limit expired.
Admin will select the bidders who offered the
highest price as the auction winner. The auction also
automatically closed.

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Points purchase with the Access Rights as an
Admin

Fig. 1 System Workflow

Our propose system architecture are explain in
figure 2 above. User or customer will pull data from
server. Customer receive data from server. Later
customer get the list of residence which can be
rented according to the search criteria.

IV. IMPLEMENTATION

This is a view to participate in the auction with
access rights as auction participants. The test results
showed that auction participants do not have enough
points to enter the auction. Although the price that
he offers is higher than the last bidder. In the view of
follow the auction, the auction participants simply
enter nominal price he offered. If successful, the
point of bidders will be reduced and the data will be
entered into the auction card.

Fig. 2 Application Architecture

This view is the point purchase view for admin
privileges. It shows that when the status of the
purchase is "Hold" or "Reject", admin can click
"Konfirmasi Pembelian" then it will be displayed
payment receipts that have been uploaded. After
checking that the charges are transferred participant
has entered into corporate account. Then the admin
will fill nominal amount of points and fees that have
been transferred. While the status of this purchase is
to "Approve", then the point of the auction
participants will increase. And point purchase data
that has been confirmed can not be removed and
then stored as a report.

Fig. 3 Adhering Views with Access Rights as
Auction Participant

Fig. 4 Purchase Point Views with Access Rights as
Admin
Auction winner with Access Rights as Admin

Auction winners view is only exist in admin access. Interface here display the auction that still open and auction participant that follow him. When admin choose the name of the auction, then the interface will show the opening price and opening point for the auction and notification status that the auction still open automatically. Furthermore, the admin can choose the winner of the auction by the auction participant and price offers. After the "Save" button is clicked, the auction will be automatically closed and auction participant that have been selected as the winner of the auction will receive a notice that he wins the auction that he follow.

Fig. 5 Auction Winner Views with Access Rights as Admin

V. CONCLUSION

Utilize the Internet as a means for conducting the sale by auction is a solution for be able to provide a breakthrough in promoting and improving company profits. Using the point as a sign of participation, indirectly proves that the auction participants are really interested and keen to follow the auction. Besides, it can provide a sense of calm for the company because it can reduce the risk of the fictitious offer by the auction participant. With this system, expected to simplify all users to follow the auction or to manage auction data that quite accessed via the internet.

This system is expected to be developed further in the form of mobile in order to be more flexible and facilitate in the auction. Or, with the development of sms gateway as a notification when winning the auction or during the auction participants at bargain deals higher by the other participants.

REFERENCES