

User Stories:

- External Operational Stakeholders
 - Property Owners:
 - Story Description:
 - **As** a property owner **I want to** view a dashboard that shows my vacant units, expiring leases, and monthly financial summary **so that** I can quickly assess my portfolio's status.
 - Acceptance Criteria:
 - **Given** I am logged in as an administrator
When I access the dashboard
Then I should see the total number of properties and units I manage.
 - Verification:
 - Independent: This story stands alone and doesn't depend on other features being completed first
 - Negotiable: The specific layout and visual design of the dashboard can be discussed with stakeholders
 - Valuable: Provides immediate business value by consolidating critical information
 - Estimable: Clear scope allows the team to estimate development effort

- Small: Focused on one main feature dashboard view
- Testable: Clear acceptance criteria with measurable outcomes
- Potential Tenant:
 - Story Description:
 - **As a** potential tenant looking for rental property, **I want to** search and filter available vacant units by location, price, and property type **so that** I can quickly find rental options that match my needs and budget.
 - Acceptance Criteria:
 - **Given** I am viewing available properties
When I apply search filters (location, price range, or property type)
Then the displayed results should update to match my filter criteria
 - Verification:
 - Independent: The Property Finder module operates independently from the administrative backend
 - Negotiable: The specific search UI, filter options presentation, and inquiry form fields can be refined based on user feedback

- Valuable: Directly addresses the business benefit of providing rental properties
 - Estimable: Well-defined scope with clear search and filter requirements
 - Small: Focused on the public-facing search and inquiry functionality
 - Testable: Each acceptance criterion has clear, testable conditions
- Internal Operational Stakeholders:
 - Data Administrator:
 - Story Description:
 - **As a** data administrator
I want to analyze data to identify trends and patterns across occupancy rates, financial performance, and operational metrics
so that I can provide insights for strategic decision-making.
 - Acceptance Criteria
 - **Given** I need to analyze various trends
When I access the data analytics interface
Then I should be able to generate reports showing occupancy rates over time, financial monthly/quarterly trends, and seasonal patterns across all properties

- Verification:
 - Independent: This story focuses on data analysis capabilities
 - Negotiable: The specific metrics, visualization types, and analysis timeframes can be refined based on business needs
 - Valuable: Provides actionable insights for business strategy, investment decisions, and operational improvements
 - Estimable: Clear scope for analytics features and reporting
 - Small: Focused on analysis and reporting functionality.
 - Testable: Each criterion has measurable outcomes (specific reports, trend identification, anomaly detection accuracy)
- System Developer:
 - Story Description:
 - **As a** system developer responsible for user experience and feature usage
I want to track and analyze user interaction patterns, navigation flows, and feature usage across all system modules
so that I can identify usability issues, optimize user workflows, and prioritize

feature improvements based on user behavior.

○ Acceptance Criteria:

- **Given** I am analyzing feature adoption
When I review module usage statistics
Then the system should display metrics showing which features are most/least used

○ Verification:

- Independent: This story focuses on analytics infrastructure
- Negotiable: The specific metrics tracked, visualization methods, and analysis depth can be adjusted based on team priorities
- Valuable: Enables data-driven UX improvements, reduces user frustration, and increases system adoption rates
- Estimable: Technical scope is clear, focusing on user tracking and analytics implementation
- Small: Focused on implementing user behavior tracking and analysis tools
- Testable: Success can be measured by accurate tracking of user interactions, meaningful analytics reports, and actionable insights generated

- External Executive Stakeholders:
 - Tax Authority Auditor:
 - Story Description:
 - **As a** tax authority auditor
I want to request and receive standardized financial reports showing rental income and property-related expenses
so that I can verify tax compliance and assess the accuracy of reported rental income.
 - Acceptance Criteria:
 - **Given** a property owner has been selected for audit
When I request financial records for a specific date range
Then the system should generate a comprehensive report showing all recorded income and expenses for that period
 - Verification:
 - Independent: This story focuses solely on report generation and export functionality
 - Negotiable: The exact report format can be discussed with stakeholders

- Valuable: Provides value by simplifying tax compliance verification and reducing audit processing time
- Estimable: Clear scope focused on reporting and export features
- Small: Limited to report generation and data export
- Testable: Clear criteria with measurable outputs (report content, date ranges, export formats)

▪ Compliance & Law Officer:

○ Story Description:

- **As a Compliance & Law Officer**

I want to access verified property records including addresses, property types, unit counts, and current occupancy status
so that I can maintain accurate property regulations and licensing requirements.

○ Acceptance Criteria:

- **Given** I need to verify property information
When I request property records from the system
Then I should receive a complete list of registered properties with their addresses

and property types
(Residential/Commercial)

○ Verification:

- Independent: This story stands alone and focuses on property data access and export
- Negotiable: The specific data fields and formats can be refined based on compliance requirements
- Valuable: Supports government compliance monitoring and maintains accurate public records
- Estimable: Well-defined scope for data access and filtering
- Small: Focused on read-only property data access and export functionality
- Testable: Clear acceptance criteria with specific data fields and filtering capabilities that can be verified

● Internal Executive Stakeholders:

▪ Chief Executive Officer - CEO:

- Story Description:
- **As a** CEO overseeing the property management business

I want to access high-level strategic dashboards showing portfolio growth, market positioning, operational efficiency, and key business risks

so that I can make informed strategic decisions
and identify expansion opportunities

○ Acceptance Criteria:

- Given I need to assess overall business health

When I access the executive dashboard

Then I should see key performance indicators including total number of users, number of properties under management, overall occupancy rate, and revenue growth trends

○ Verification:

- Independent: This story focuses on executive-level strategic insights
- Negotiable: The dashboard layout, and report formats can be customized based on CEO preferences
- Valuable: Enables strategic planning, risk management, and effective communication with stakeholders at the highest level
- Estimable: Clear scope for executive dashboard with strategic metrics and reporting
- Small: Focused on high-level aggregated views and strategic reporting capabilities

- Testable: Each criterion has measurable outcomes (timely risk alerts, comprehensive executive reports)
- Technical Lead:
 - Story Description:
 - **As a** technical lead overseeing system architecture and development
I want to monitor system performance metrics and track quality indicators across the system
so that I can ensure system scalability, maintain maintainability, prioritize technical improvements, and guide the development team.
 - Acceptance Criteria:
 - **Given** I need to ensure system reliability
When I access the technical monitoring dashboard
Then I should see real-time metrics including system uptime, response times, database query performance.
 - Verification:
 - Independent: This story focuses on technical infrastructure monitoring

- Negotiable: The specific metrics tracked, alert thresholds, and reporting frequency can be adjusted based on team needs
- Valuable: Ensures system reliability and guides technical decision-making
- Estimable: Technical scope is clear, focusing on monitoring and analytics infrastructure
- Small: Focused on implementing technical monitoring and reporting tools
- Testable: Success can be measured by accurate metric collection, actionable insights, and correlation with actual system performance