WitCore

PRODUCT
BACKLOG

Preparerd for : Land Commision

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University of Ghana

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GENERAL OVERVIEW

The System's Functional requirement overview covers three kind of users being: the seller of the land, the buyers who purchase the land by other means without the use of banks and the users who use bank transactions for purchases as well as the Lands Commission.

These users are given access to data after entry into the software using corresponding account details and requirements (Usernames and passwords) and access is denied upon wrong delivery of account data.

For the users that sell, their land documents are verified and checked by the Lands Commission before further advertisement is done and if documents are invalid, ownership credibility is denied and the lan is not put up for advertisement. Users interested in buying are allowed to view all available products (site plan) and all necessary details; various methods of payments are made available to users (buyers).

The mode of payments are variable for a buyer, this should make payment and purchases suitable for buyers as well as comfortable. All these can also be accomplished only after the users are able to login using the right details and password.

USER STORIES

MARKET PLACE

1. As a buyer, I want to be able to see the land available as well as details about them so that I can make a decision as to whether to buy it or not. This will save me travel cost.

BUYING LAND

1. As a buyer, I want to be able to see the land available as well as details about them so that I can make a decision as to whether to buy it or not. This will save me travel cost.

2. As a buyer I want to be able to see full details of the land being sold when I click one I'm interested in. This will help me decide if I should purchase it or not.

3. As a buyer, I want to see a dashboard of all the lands available and I want to be able to filter according to Size, Price and Type. This will make it easier to tailor my needs.

SELLING LAND

1. As a seller I want to be able to scan the indenture of the document so it can be uploaded for verification.

2. As a seller I want to be able to enter the size of the land so my seller has an idea of what they are buying as well as it will help with my verification

3. As a seller I want to be able to select the unit used for the land size by means of a combo box. So, it avoids duplication.

4. As a seller I want to enter the type of land as well, using a combo box so as to also avoid unnecessary duplication

5. As a seller I want to be enter a brief description of my land in order give the buyer a fair idea of what he/she is buying

6. As a seller, once my verification has been approved, I want my land to be uploaded for sale. This will allow buyers to see and also make purchases.

7. As a seller, I want to be able to see a history of all my Ads so that I'll be able to track my progress as well as have proof

RATINGS

1. As a seller, after I've used a Surveyor provided by the App. I would like to rate my experience to also help others decide

COMMUNICATION

1. As a user, I would like to be able to communicate with the Buyer or Seller via Phone or the In-App messaging platform. This will avoid cost of travel to meet up as well as ensuring secure transaction

REGISTRY

1. As seller, I want to see an updated list of all Surveyors available including their numbers. So that if I don't have a Surveyor, I can outsource one to view my land.

VERIFICATION

1. As a seller, I want my land details to be verified by the lands commission office to prove that the land is indeed mine. This is to prevent false ads from being posted.

2. As a seller, I want to be notified when my Application has been approved and provided a reason if it has been declined. This will allow me to be on the lookout for potential clients

3. As Lands Commission (Admin), I want to view all pending requests so that I can clearly see the ones that need to be verified

4. As Lands Commission (Admin), I want to be able to view all documents pertaining to the land this will allow me to come to a proper verdict.

PAYMENT

1. As a buyer, I want to make payments as well. Either using Bank Transfer or Cash Payment and have receipts sent to my account so that transactions are easier and more secure for both parties (Buyer and Seller)

2. As a buyer, I'll like to make payments via bank transfers, on site and electronic transactions so that it will help save travel costs

3. As a buyer, I'll like to receive an e-mail documenting all necessary transactions (receipt of the land and the bank statement after payment) so that I have proof of payment

NON-FUNCTIONAL REQUIREMENTS

Consistency
As the Lands Commision (Admin), there should be referential integrity in the database, tables and interfaces. So that the application is easier to use.

Security
As a Lands commision (Admin), data should be backed up and stored. So that incase there is loss of data I can easily retrieve it

As a seller, my Ads information should only be accessible by me using my credentials. So that my privacy is ensured.

As a user, my password should be at least 8 characters long, have special characters and should have at least one capital letter so that it would be very difficult for hackers to access my data.

Reliability
As a user, I should be able to access the application any time I want to without any issues so that I don't get annoyed.

As a user, the estimated down-time of the system should not exceed 10 minutes and I should be notfied before hand if it will. So that I am able to arrange my affairs accordingly.

Support
As a Seller or Buyer, the response-time to my issues should not exceed 12 hours. So that my experience with the system is smooth and efficient.
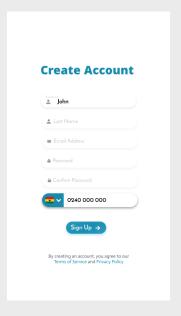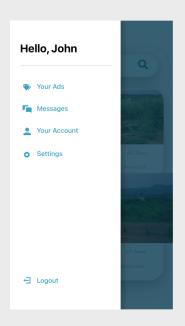
Portability
As a user,the system should be able to run on various platforms especially iOS and Android as well as different browsers. So that I am able to access my data easily.
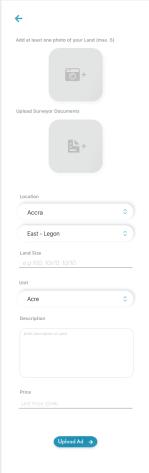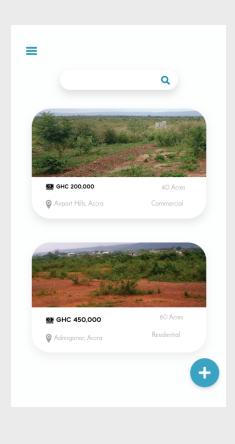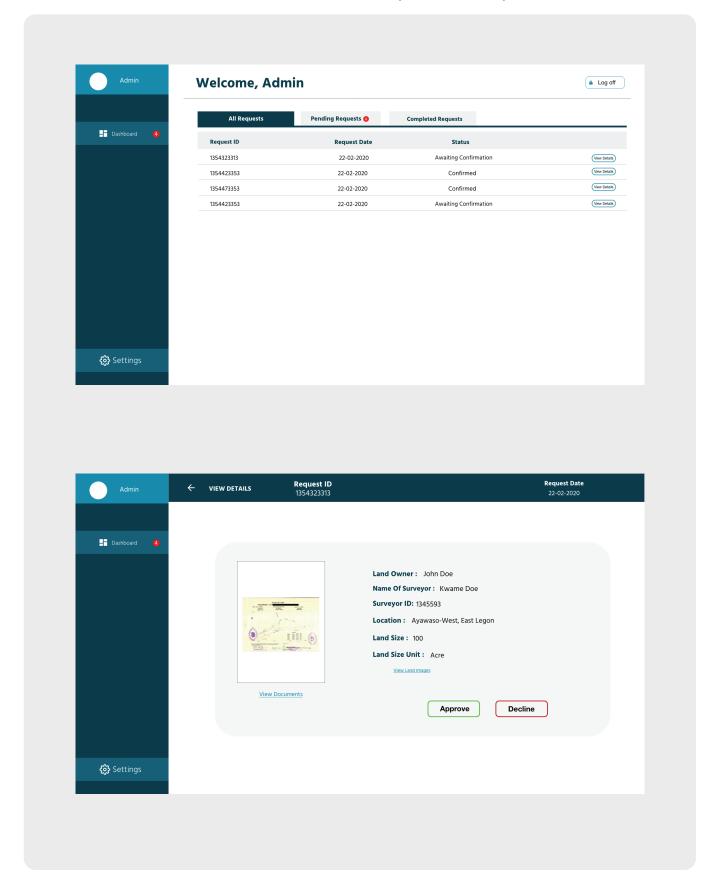
SKETCHES

MOBILE APPLICATION

SKETCHES

WEB APPLICATION - ADMINISTRATOR INTERFACE (VERIFICATION)

Admin

Dashboard 4

Welcome, Admin

🔒 Log off

All Requests	Pending Requests ①	Completed Requests

Request ID	Request Date	Status	
1354323313	22-02-2020	Awaiting Confirmation	View Details
1354423353	22-02-2020	Confirmed	View Details
1354473353	22-02-2020	Confirmed	View Details
1354423353	22-02-2020	Awaiting Confirmation	View Details

⚙ Settings

Admin

← **VIEW DETAILS**

Request ID
1354323313

Request Date
22-02-2020

Dashboard 4

Land Owner : John Doe

Name Of Surveyor : Kwame Doe

Surveyor ID: 1345593

Location : Ayawaso-West, East Legon

Land Size : 100

Land Size Unit : Acre

View Land Images

View Documents

[Approve] [Decline]

⚙ Settings

GLOSSARY

Surveyor
This is an individual that is in the profession of determining the terrestrial or three-dimensional positions of points and the distances and angles between them.

Indenture
The details of the land with a barcode including the key number and an approved stamp of the surveyor.

Vested Land
This is a land the government lays hold on and manages it because of a conflict between individuals/ parties claiming ownership of the land.