

Vision Document

REB+ (Real-state broker plus)

1. Introduction

The REB+ (Real-state broker plus) project aims to develop a province-wide property listing website application to assist homebuyers in finding their ideal homes. The website will provide a comprehensive database of houses and apartments for sale, incorporating various search functionalities such as Map Search, Search by ID number, and Advanced Search. The system will cater to three leading user roles: Homebuyers, system administrators, and real estate brokers.

1.1 References

- Sides: Vision document and Product Features
<https://moodle.concordia.ca/moodle/mod/resource/view.php?id=3527695>

2. Positioning

2.1. Problem Statement

The problem of	Inefficient property searching and transaction processes for homebuyers.
Affects	Homebuyers who struggle with finding suitable properties and face challenges in the buying process and real estate brokers.
The impact of this is	A time-consuming and frustrating experience for homebuyers, leading to missed opportunities and potential delays in finding their ideal homes.
A successful solution would be	A user-friendly web-based platform that simplifies property searching, enhances communication with brokers and streamlines the transaction process for homebuyers.

2.2 Product Position Statement

For	Homebuyers and real-state brokers
Who	Needs a user-friendly and comprehensive platform to search for properties and connect with brokers. Managing the property listing efficiently.
The REB+	Website App
That	Provides a streamlined and user-friendly property search experience, offering diverse search functionalities, accurate property information, and direct communication channels with brokers.

Unlike	Traditional property searching methods and other similar applications.
Our product	Provides an exceptional user experience, encompassing comprehensive features, an intuitive interface, and efficient broker-client communication. Homebuyers can confidently embark on their property search journey, knowing they have access to a reliable and user-friendly tool that simplifies the process and enables effective collaboration with real estate brokers.

3. Stakeholder Descriptions

3.1. Stakeholder Summary

Name	Description	Responsibilities
Property owners	Property owners are individuals or organizations who own the properties listed on the REB+ platform.	Providing accurate property information to brokers, and making decisions on pricing, offers, and negotiations.
Project Sponsor	The project sponsor initiates and funds the REB+ project.	Provide necessary funding and resources to ensure the successful development of the project.
Developers	Developers are the individuals responsible for designing, coding, testing, and implementing the REB+ system.	Develop software components and modules based on the project requirements and design specifications. Conducts thorough testing and debugging of the software.
Admin	System administrators who are responsible for managing and maintaining the REB+ system.	Performs tasks such as user management, access control, database administration, system monitoring, and ensuring system security.
Project Manager	Responsible for overseeing the planning, execution, and delivery.	Defines the project scope, develops project plans, and allocates resources to ensure successful project execution.

3.2. User Summary

Name	Description	Responsibilities	Stakeholder
Homebuyers	Users searching for properties to purchase.	Searching for properties. Requesting property visits. Using the monthly payment calculator for estimating	SELF
System Administrator	Responsible for managing the system and user accounts.	Manages user accounts. Maintains the	SELF

		database, Performance, and ensures data security.	
Real-Estate Brokers	Professionals managing property listings and transactions.	Managing property listings Real Estate Brokers. Communicating with potential buyers. Updating property information and availability status	SELF

3.3. User Environment

- The number of people involved in the home-buying process varies based on individual preferences, ranging from individuals to families or partners.
- Homebuyers engage in multiple task cycles, such as searching for properties, reviewing property details, comparing options, and scheduling property visits. The duration of each task cycle depends on the complexity of the search and the decision-making process.
- Homebuyers dedicate time to reviewing property details, exploring search options, and scheduling property visits. The amount of time spent on each activity depends on the thoroughness of their search and the level of engagement with the system.
- The REB+ system is accessed through a web-based interface, allowing homebuyers to use various devices (e.g., desktop computers, laptops, tablets, smartphones) and operating systems. A stable internet connection is required to access the system's features and functionalities.
- The REB+ system does not require direct integration with other applications, as its primary focus is on providing a comprehensive property listing platform.

3.4 Key Stakeholder or User Needs

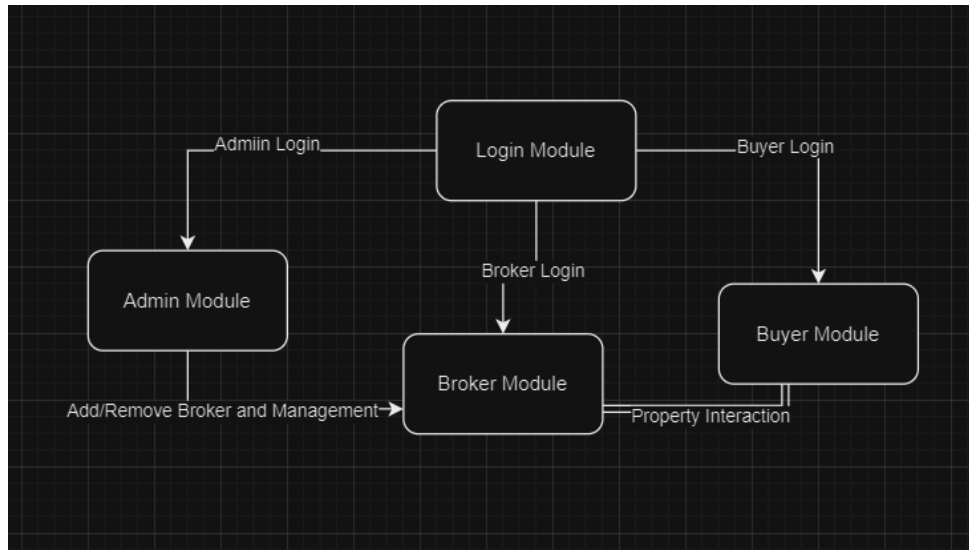
Need	Priority	Concerns	Current Solution	Proposed Solutions
Efficient property searching	High	Limited search options	Manual searching on multiple platforms	Provide diverse search options, including Map Search and Advanced search
Accurate and up-to-date property details	High	Outdated or incomplete data	Reliance on unreliable sources	Ensure access to reliable and up-to-date property data
Direct communication with brokers	High	Lack of direct contact options	Searching for broker contact information on external platforms	Enable homebuyers to connect with brokers and schedule property visits through the website
Efficient system administration	Medium	Manual administration tasks	Manual addition and removal of brokers	Provide system administrators with tools to add and remove brokers efficiently

Estimating monthly property payments	Low	Difficulty calculating costs	Manual calculations	Include a monthly payment calculator to estimate costs based on property and financial details
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4. Product Overview

4.1. Product Perspective

The product is independent and self-contained. It is not dependent on any third-party library for any services.



4.2. Assumptions and Dependencies

Assumptions	Dependencies
Availability of reliable and up-to-date property data:	Accessibility of property data source
Stable internet connectivity	Internet infrastructure and reliability
Implementation of a PHP-MVC-based architecture	Availability of compatible web hosting environment

5. Product Features

- 5.1. **Property Search:** Users can search for properties based on various criteria such as location, price range, number of rooms, and property type.

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- 5.2. **Map Search:** Users can visually explore properties on an interactive map, allowing them to identify properties in specific areas of interest.
- 5.3. **Advanced Search:** Users have the option to perform advanced searches, including filtering properties based on dimensions, time on the market, building type, and year built.
- 5.4. **Property Details:** Each property listing includes comprehensive details such as property description, amenities, images, and virtual tours to help users make informed decisions.
- 5.5. **Broker Search:** Users can search for real estate brokers based on their expertise, location, and ratings to find a suitable professional to assist them in the home-buying process.
- 5.6. **Property Visit Request:** Users can request property visits by contacting the respective broker through the platform, streamlining the scheduling process.
- 5.7. **Monthly Payment Calculator:** Users can utilize a calculator tool to estimate monthly payments for properties of interest, taking into account factors such as loan amount, interest rate, and repayment period.
- 5.8. **Saved Searches:** Users can save their preferred search criteria to receive notifications or updates when new properties matching their criteria become available.
- 5.9. **Favorites List:** Users can create a favorites list to save and compare properties, allowing them to track and revisit their preferred options easily.
- 5.10. **Property Alerts:** Users can set up alerts to receive notifications when properties that meet their specific criteria are listed on the platform.
- 5.11. **User Profiles:** Each user has a personalized profile where they can manage their preferences, saved searches, favorite properties, and communication settings.
- 5.12. **Broker Dashboard:** Real estate brokers have a dedicated dashboard where they can manage their property listings, track property inquiries, and communicate with potential buyers.
- 5.13. **Property Listing Management:** Brokers can add, edit, and remove property listings, including updating property details, pricing, availability, and media files.
- 5.14. **Analytics and Reporting:** The system provides analytics and reporting features that enable brokers to track the performance of their listings, measure user engagement, and gain insights into market trends.
- 5.15. **System Administration:** The administrator has access to a secure backend system where they can manage user accounts, permissions, system settings, and overall system maintenance.
- 5.16. **Responsive Design:** The REB+ system is designed with a responsive interface, ensuring optimal user experience and usability across various devices, including desktops, tablets, and smartphones.
- 5.17. **Property Comparison:** Users can compare multiple properties side by side, evaluating their features, pricing, and other relevant details to make informed decisions.
- 5.18. **Feedback and Ratings:** Users can provide feedback and ratings for properties they have visited, helping other users make more informed decisions and fostering a transparent and trustworthy community.

6. Other Product Requirements

- 6.1. **Cross-platform compatibility:** The system should be compatible with major operating systems such as Windows, macOS, Linux, iOS, and Android to provide a consistent user experience.
- 6.2. **Fast and responsive system:** The REB+ system should have optimized performance to ensure quick response times, smooth navigation, and minimal loading times for property listings and search results
- 6.3. **Scalability:** The system should be designed to handle increasing user traffic and growing property listings without significant performance degradation.
- 6.4. **User manuals and online help:** The system should have comprehensive user documentation, including user manuals and online help resources, to assist users in understanding and effectively using the system.
- 6.5. **Stability:** The stability of the system, including minimizing system downtime and errors, should be a high priority to ensure a reliable user experience.
- 6.6. **Effort:** The effort required for system maintenance, updates, and support should be considered to ensure sustainable operations.
- 6.7. **Risk:** Mitigating security risks and protecting user data should be prioritized to maintain user trust and compliance with data protection regulations.

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