Federation University Australia at IIBIT (Sydney)

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Contents

[Vision Statement 4](#_Toc37535608)

[Overview 4](#_Toc37535609)

[Introduction 4](#_Toc37535610)

[Project Overview 4](#_Toc37535611)

[Project Deliverables 4](#_Toc37535612)

[Desired Outcomes 4](#_Toc37535613)

[Project Requirements 5](#_Toc37535614)

[DEFINITIONS 5](#_Toc37535615)

[Product backlog items, expressed as user stories 6](#_Toc37535616)

[Key Users 6](#_Toc37535617)

[Rental Supervisor 6](#_Toc37535618)

[Office Staff 6](#_Toc37535619)

[Rental Customer/ Client 6](#_Toc37535620)

[Property Owner 6](#_Toc37535621)

[Some Challenges 6](#_Toc37535622)

[User Stories 7](#_Toc37535623)

[Conclusion 12](#_Toc37535624)

[Reference 12](#_Toc37535625)

# Vision Statement

## Overview

This project aims to develop an application on behalf of our client Four Square based on Western Sydney to provide all of its users easy access to guest browsing, register prospective customers, status of existing rental customers and property along with other important information of owners with a satisfactory platform/ portal to login. Not only the customers and owners, this application will be available to all the admins of the Four square. The website will help provide, detail information all the rental properties and help manage them. It will also provide a side to side comparison of all the properties for better appraisals and private valuation of all the properties. The application will also be facilitated with a unique mechanism a notification mechanism that sends email alerts and SMS notifications to supervisor, cleaners and customers. Also, the application has a section where staff will be able to upload pictures along with the status of progress made by the other workers like supervisors, cleaners. In addition, it will give you a distinct vision of all the properties in the market hance, uplifting the users marketing strategies.

# Introduction

## Project Overview

This Project aims to develop a portal for guest browsing, register prospective customers, existing rental customers, Property owners to login.

Client: Four Square Rentals, Western Sydney

## Project Deliverables

By the end of this project, all its user will be able to remote excess their account and keep track of all the properties, rent them and manage them. A platform where all the users i.e. customer, owners, administration, and employee to communicate in system. Mobile based accessible product on both device apple and android.

## Desired Outcomes

The following services are to be fulfilled by the end of the project

1. Rental Property Management
2. Rental Properties
3. Appraisals and Private Valuation
4. Marketing Strategy

# Project Requirements

For the development of this website we will be using MYSQL, CSS, PHP, HTML, JAVA SCRIPT or any other necessary application. The website should be easily adoptable to any smart devices. In our website, the Homepage will be the guidelines to all the other pages with necessary navigation tags. A different set of webpages will be accessible to different users i.e. property owner, office staff, rental supervisor and rental client/customer.

# DEFINITIONS

|  |  |
| --- | --- |
| **Log IN** | Button to get in into the account using correct account information |
| **Sign UP** | Button to set up desirable account providing the authentic personal details |
| **View** | A button to view the available properties |
| **BI** | Book an Inspection |
| **Rent** | A button to apply to rent the property |
| **Live rates** | Live rates of the rental properties available |
| **Payments** | Selection of the payment methods |
| **Invoices** | A button to view all the previous paid bills and upcoming invoices |
| **Contact US** | Information to contact owner and company if needed |
| **Feedbacks** | Suggestion regarding the application |
| **Reports** | Status of the properties |
| **Schedules** | A button to show all the available and booked inspections |
| **Agent** | Employee working on the behalf of the property owner and company |

# Product backlog items, expressed as user stories

## Key Users

### Rental Supervisor

Rental Supervisor is someone hired to administrate all day to day operations of a real estate investment for a landlord. They play a significant role in uprising of the investment as they have power over most of the aspects of the property and its tenants. This website will help the rental supervisors to keep track of the different changes and will help in rental property management.

### Office Staff

All the office staff will be provided with a unique id to login to the website. Overall, making it easy for all the staffs to keep records of all their clients and all the properties available in the market.

### Rental Customer/ Client

This website will help its user to login and save their account, making it easy to where they are, how much is the rent, overall helping its client to come up with a appraisals and private valuation.

### Property Owner

This website will help the property owner to login and check new updates about his/her property i.e. is it being rented or not? What is the price of the market in the property? Condition of the property and so on.

# Some Challenges

Along with the applications there will some of the major challenges to be overcome to get the desirable outcomes such the number of users, permission level of the admins, providing notifications to administration in the real time. To overcome some of the problems a definite agile method strategy will be placed as mentioned below in the user stories.

# User Stories

Based upon various user, User stores are created which is the main aspect for the development of this website. They are made based on the priority which can be low, medium and high and condition of satisfaction.

|  |  |  |  |
| --- | --- | --- | --- |
| ID | Requirements | Priority | Condition of Satisfaction |
| **US1** | As a user, I want to sign up using my credentials, so that I can go through the property’s information. | Medium | When any user opens a website, the sign up/login option is available in the top right corner of the website. |
| **US2** | As a user, I want to login with my existing sign up details, so that I don’t have to enter it every time I open the website. | Low | When any user signs up in the website, save login details option is shown. |
| **US3** | As a user, I want to enter street name, postcode or suburb name, so that I can look for the properties in the area I want. | High | When any users are on main page of the website, they can enter their necessary details according to the property they want to look for. |
| **US4** | As a user, I want to contact the agent of the property that I am interested in, so that I can get more information about the next process. | High | Any existing user can select the property they are interested in and check for the contact details of the agent. |
| **US5** | As a user, I want to book inspection online from the website, so that I don’t have to call the agent every time. | High | Any existing user can find book an inspection option, when they go inside the property they have chosen. |
| **US6** | As a user, I want to filter my search, so that its easier for me to choose according to the type of property I am searching. | Medium | When a user search for a property they can see the filter option at top of the page where they can choose what type of property they like to see. |
| **US7** | As a user, I want to put some of the properties that I like in favourites, so that its easier for me to come back later and see the properties that I have chosen. | Low | Near each property which are listed there is a favourites option and by clicking it the users can put the properties they like in their favourites list. |
| **US8** | As a user, I want to buy a property, so that its easier for me to settle to that area. | high | There will be option for the buy, sold or rent the property for the users. Where they can find the properties, they like. |
| **US9** | As a user, I want to know my property worth, so that I can know the value of my property investment and can get the advice. | high | As the real estate markets twists and turns, it helps to keep an eye on the value of the user property and know where they stand and helps arrange free market appraisal. |
| **US10** | As a user, I want my home loan details, so that I can get a loan through my property and get the loan to invest in something I like. | high | User can get the details of the home loan. It will provide the information about the time of repayments, principal and interest, comparison rate, stamp duty, lease payments, depreciation. |
| **US11** | As a user, I want to view the suburbs report, so that I can know which area sold more and which area is expensive or cheap. | high | User can know the numbers of sales, average price of the area, medium price, median rental price, change in rental rate and indicative gross yield. |
| **US12** | As a user, I want to meet the team of real state, so that I can talk with them clearly and know everything in detail. | medium | User can meet the property management and sales agent to talk about the property clearly. |
| **US13** | As a user, I want to rent my property, so that can get my income through my property. | high | User must put all the details of their property in order to rent it accordingly. |
| **US14** | As a user, I want to sell my property, so that I can buy a new property that I want. | high | User must put all the details of their property in order to sell it accordingly. |
| **US15** | As a user, I want to buy a property, so that I can live in my dream house. | high | User can find the buy button in the websites where they can find different types of property and choose the one, they like. |
| **US16** | As a user, I want to subscribe real state, so that I will be notify if there is any new property information | low | If users subscribe the website, then they will be notifying for any types of new details will be updated in the websites. |
| **US17** | As a user I want to view the property type, so that I can choose the house or apartment or villa. | high | There will be the button of the property type where user can view the types of property like house, apartment, townhouse, villa, land etc. |
| **US18** | As a user, I want to choose the minimum and maximum price of the property, so that I can go according to my budget. | high | User can put minimum and maximum price or budget in the website to choose the property. |

|  |  |  |  |
| --- | --- | --- | --- |
| **US19** | As a user, I want to see the latest blog, so that I can get some tips from real state expertise about buying and selling of properties. | high | User can get idea about buying and selling of properties from the real state expertise. |
| **US20** | As a user, I want to know about the real estate company and to verify whether the company is trustable or not, so that I can sell or buy any properties through the agent. | low | User can get all the information about the company and agents through **Know about Us** link. |
| **US21** | As a user I would like to invest some of the amount in rental share market, so that I can make some money. | low | User can easily invest their money in rental share market through the company. |
| **US22** | As a user, I would like to visit the Facebook and Instagram page of the company, so that I can see the latest update. | low | Users can easily navigate social icon from the website. |
| **US23** | As a user, I want to contact my agent, so that I can make an agreement. | medium | User can easily get all the contact information from **Contact Me** navigation. |
| **US24** | As a user, I want to request the company for assistance, so that I can discuss about buying, selling and renting of properties. | medium | User can easily request for assistance if they want more information about any of the services. |
| **US25** | As a user, I want to request my agent to have pest control in my Unit | low | User can easily schedule an appointment for pest control through **Apply for Pest Control** navigation. |
| **US26** | As a user, I want to search some of the services directly from the home page, so that I can save my time. | high | User can search all the services provided by the real estate company directly form search navigation. |
| **US27** | As a user, I want to pay my agents online using the website, so that I don’t have to visit the bank. | High | User can pay their agents or to the company directly from the website through **Pay Amount** navigation. |
| **US28** | As a branch manager, I want to put some information about our some of the services, so that our customer will get the latest update. | medium | Branch manager can update any of the services information using their personal login ID from **Update information** navigation. |
| **US29** | As a user, I want to visit property management department, so that I can make some deal with them. | Medium | User can visit property management department via **Property Management** nav. |
| **US30** | As a user, I want to know all the auctions available in coming weeks, so that I can book an appointment. | Low | User can view all the auction date directly from the **Auction** navigation from the web page. |
| **US31** | As a user, I want to book an appointment for auction, so that I can go for auction. | Low | Users can easily book an appointment form book an appointment navigation in Auction navigation. |
| **US32** | As a user, I want to read the landlord information guide, so that I can understand all the terms and condition of the landlord before buying or renting property. | Low | Users can find all the landlord information guide from **Landlord Information Guide** navigation. |
| **US33** | As a user, I want to upload the administration progress made so that I can notify the owners | High | Users can track the issues and progress made by the employees |
| **US34** | As a user, I want to generate the time to time reports so that it can be made available whenever demanded | high | Users can view weekly, fortnightly even monthly reports whenever they require. |
| **US35** | As a user, I want to upload information about time taken to complete specific work so that I can notify the respective party. | medium | Users can allocate the expenses made and required to complete a given task. |
| **US36** | As a user, I want to provide with suggestion box so that I can review and improvise | medium | Users can give the necessary feedback. |
| **US37** | As a user, I want a hybrid software, so that I can run the application in both platform | high | Users can use the application no matter the OS they are using |
| **US38** | As a user, I want to meet the team of real state, so that I can talk with them clearly and know everything in detail. | medium | Users can meet the property management and sales agent to talk about the property clearly. |
| **Us39** | As a user I want to create a hierarchical admin system so that security will be there | high | Users can view the details according to the hierarchical level |
| **US40** | As a user I want to create a system connecting mobile devices so that users can be notified. | High | Users can be reminded of upcoming schedule and progress |

# Conclusion

In conclusion, this initial backlog/ functional requirement analysis document gives us the overview of the project. It defines all the functional requirements which will be required by all stakeholders for smooth functioning of the websites and company. All the possible user story is listed in a table with a level of priority and condition of satisfaction.

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