



XML Properties Data Feed for PCHomes V5

XML Structure

The export from PCHomes consists of a flat file XML export format.

It takes the form:

```
<?xml version="1.0" encoding="windows-1250"?>
<properties>

  <property>
    Tags for property
  </property>

  <property>
    Tags for property
  </property>

  <property>
    Tags for property
    <photos>
      <photo>
        <urlname>http://www.estatesit.com/abc/eitdv_000003_9.jpg</urlname>
        <caption>abc</caption>
        <width>300</width>
        <height>225</height>
      </photo>
    </photos>

    <floorplans>
      <floorplan>
        <urlname>http://www.estatesit.com/abc/eitdv_000003_9.jpg</urlname>
        <caption>abc</caption>
        <width>300</width>
        <height>225</height>
      </floorplan>
    </floorplans>

  </property>

</properties>
```

All tags are in lower case and all tags as detailed in this document are supplied i.e. tags are not omitted if data is blank.

Feed running

The feed will be run directly from the user's copy of PCHomes. The feed can be setup to run manually where the user can determine selectively which properties go up. The user can also choose to run the process in semi-automated where the actual properties are predetermined by filters that are setup and the process is run as a task.

Estates IT will require FTP details from the website developers so that the feed can be configured to FTP the data to a specific location. This will also be required during testing as the data will be too big to send via email.



Tags that appear between the property tags

Tag Name	Data Type & Note	Extra Note
propcode	Character Data e.g. EITDV_000001	The unique property reference This code remains the same for the lifetime of the property.
address0	Character Data	The building name
address1	Character Data	The flat number
address2	Character Data	The house number
address3	Character Data	The street name
address4	Character Data	The area name
address5	Character Data	The city/town name
address6	Character Data re	The county
postcode	Character Data	The full postcode
priceask	Numeric financial data Can contain 2 decimal places. e.g. 150000 e.g. 240.50	The asking price for sales or the rental for lettings
pricetype	Integer (always supplied)	The type of sale or let. This value determines the frequency of the rental price above: 1 = For Sale 2 = Rent per week 3 = Rent per month 4 = Rent per quarter 5 = Rent per annum
pricetypefreq	2 characters (lettings only)	Populate for Lettings only pw = per week pm = per month pq = per quarter pa = per annum
priceaskp	Character Data	Free format text field for asking price prefix. See PCHomes for list of possible values, below is listed values provided on release: Asking price of Auction guide price of Fixed Price Guide Price Keen to sell Must be seen Offers above Offers in excess of Offers in the region of Price On Application (<i>If this value is used no price should be shown on site</i>) Prices from Reduced Reduced for Quick Sale Sale by Tender Subject to contract



Tag Name	Data Type & Note	Extra Note
proptenu	Character Data	<p>Tenure of property For sales this will be values like: Freehold Leasehold LH+ShareFH (<i>Leasehold with Share of Freehold</i>) Share of Freehold</p> <p>For lettings this will be values like: AST, Annual, Short Let, Long Lease, Short Lease, 4 Week, Month, Qtr, Six Month, Week</p> <p>For commercial specifically: Full Repair & Insure</p>
propbedr	Integer or blank	<p>Number of bedrooms Note studio properties have 0 bedrooms but 1 reception (often the property type is also selected as Studio)</p>
propbath	Integer or blank	Number of bathrooms
proprecp	Integer or blank	Number of receptions
proptype	Character Data	Type of property. See in extra notes more information on property types.
propstat	Character Data	<p>Current status of property Available BOM (<i>Back on Market</i>) Exchanged Let Let Agreed Promotion Reserved SSTC Sold Unavailable Under Offer Valuation Withdrawn</p> <p>Properties may be filtered out as part of the upload process based on the status of the property. This will be determined between the client, the web designer and Estates IT when the feed is setup.</p>
market	Integer (always supplied)	<p>The market for the property 1 = Residential 2 = Commercial</p>
investment	Integer (always supplied)	<p>Indicates whether this property is flagged as an investment 0 = Not an Investment property 1 = Investment property</p>
startdate	Date format: yyyyymmdd e.g. 20110331	Date of when marketing started for this property.
availabledate	Date format: yyyyymmdd e.g. 20110331	Date of when this property is available for rent. Only applies to rental properties



Tag Name	Data Type & Note	Extra Note
featuredproperty	Integer (always supplied)	Indicates whether this property is a feature property as can be highlighted in PCHomes. 0 = Not a featured property 1 = featured property
furnished	Character Data	The furnished state of the property – relevant for lettings only. Possible values are: Fully Furnished Part Furnished Unfurnished Furnished Note that the user can also select combinations of this data e.g. Furnished or Unfurnished
localauth	Character Data	Name of local authority / borough
taxband	1 Character Data	Code of council tax band (A – H)
kitchen	Character Data	Kitchen information Can come from a look up list that is determined by the clients setup and can be up to 30 characters
ageera	Character Data	Age of building Can come from a look up list that is determined by the clients setup and can be up to 30 characters Note that if this field is set to "New" then this is a new property. Some default value supplied with the system are: New , Period, 1900s, Modern, Post 1970, Post War, Pre War, Victorian
gardenlen	Character Data	Garden Length or specific information Can come from a look up list that is determined by the clients setup and can be up to 30 characters
garages	Character Data	Garage specific information Can come from a look up list that is determined by the clients setup and can be up to 30 characters
station	Character Data	Nearest station information Can come from a look up list that is determined by the clients setup and can be up to 30 characters
stationd	Character Data	Distance from station information Free format and can be up to 30 characters
propsqft	Integer or blank	Property size in square feet (optionally from)
propsqft2	Integer or blank	Property size in square feet (optionally to)
propflono	Integer or blank	Floor number (number only)
propfloor	Integer or blank	Total number of floors (number only)
description	Character Data	Free format (brief) description of property for search results. This is the data that is sent to portals. This should always be provided in the feed data. This can also be used for the property card if description2 below is not supplied. This field is text only with no HTML



Tag Name	Data Type & Note	Extra Note
description2	Character Data	Free format description of property for property card (and possibly search results). Note that this field is optional for the user and that if this field is not filled in then the description field is used instead. This field is text only with no HTML
directions	Character Data	Free format description of directions to property This field is text only with no HTML
location	Character Data	Free format description of location of the property This field is text only with no HTML
parking	Character Data	Free format description of parking at the property This field is text only with no HTML
bullet1 to bullet10	Character Data	Free format text for 8 bullet points about the property
eercurr	Integer	Current Energy Efficiency Rating
eerpot	Integer	Potential Energy Efficiency Rating
eircur	Integer	Current Environmental Impact Rating
eirpot	Integer	Potential Environmental Impact Rating
matchflag	52 Characters	0 or 3 in each character position. 3 means it has this attribute. Reference to Match Flags in appendix
custom1 to custom6	Character Data	Custom fields which can contain up to 30 characters each. These fields allow for system customisation and custom data. These may get used if the client has a custom data requirement.
gcodex	Numeric data e.g. 0.02756	Longitude of property This is user created data within PCHomes
gcodey	Numeric data e.g. 51.48537	Latitude of property This is user created data within PCHomes
pdf	Character Data. A URL link	A URL link to the Full Particulars PDF that is hosted on Estates IT servers Note the URL link here is only supplied if the PDF has been uploaded to the internet using PCHomes.
linkepc	Character Data. A URL link	A URL link to the EPC document to a 3 rd Party e.g. the EPC provider.
linkpdf	Character Data. A URL link	A URL link to an additional PDF document hosted by a 3 rd Party.
linkplan	Character Data. A URL link	A URL link to a Floor Plan PDF document hosted by a 3 rd Party.
link360	Character Data. A URL link	A URL link to a Virtual Tour hosted by a 3 rd Party.



Tag Name	Data Type & Note	Extra Note
linkmap	Character Data. A URL link Or a set of comma delimited numeric values	The output field can contain two types of value depending on how the user is using PCHomes. Type 1. A URL to a map or street view e.g. http://maps.google.co.uk/maps?ie=UTF-8&oe=UTF-8&hl=en&tab=wl&q=E16 3TL Type 2. A set of Google street view values that can be used to build a street view. e.g. 0.02756,51.48537,15,5.1,283.03,0 See notes for breakdown
branch	Character Data.	This is the branch code associated to the property, each branch of the agency will have a unique identifier. This data is only relevant when the feed contains data form more than 1 branch.
rooms	Character Data HTML formatted data	Rooms data See extra notes on the HTML formatted data.
photos	Sub tags	This tag holds a list of sub tags holding photo information. 1 to unlimited.
floorplans	Sub tags	This tag holds a list of sub tags holding floorplan information. 1 to unlimited.

PHOTOS AND FLOORPLANS TAGS

The type of tags output for the images will depend on the type of output selected and setup.

Tag Name	Data Type & Note	Extra Note
urlname or filename	The full image URL The image file name only	Used when images are not sent Used when images are sent
caption	Media caption	
width	Media width	
height	Media height	

The choice of URLNAME or FILENAME will depend on the output production selected to do the output.

e.g.

```
<photo>
<urlname>http://www.estatesit.com/data/demodevelopment/photos/eitdv-000003-p-w-3fu0sykia.jpg</urlname>
<caption>Lounge</caption>
<width>1024</width>
<height>768</height>
</photo>
```

Or

```
<photo>
<filename>eitdv-000003-p-w-3fu0sykia.jpg</filename>
<caption>Lounge</caption>
<width>1024</width>
<height>768</height>
</photo>
```



Or

```
<floorplan>  
<urlName>http://www.estatesit.com/data/demodevelopment/photos/eitdv-000003-p-w-3fu0sykia.jpg</urlName>  
<caption>Lounge</caption>  
<width>1024</width>  
<height>768</height>  
</floorplan>
```

Or

```
<floorplan>  
<filename>eitdv-000003-p-w-3fu0sykia.jpg</filename>  
<caption>Lounge</caption>  
<width>1024</width>  
<height>768</height>  
</floorplan>
```



General and Tag information

Rooms Data

The "Rooms Data" is mainly relevant for Sales properties but could also be added to lettings properties too. The data is provided in a format that can be easily used on a website, i.e. HTML structured, as shown below:

```
<rooms><![CDATA[<p class="room-title"><span class="room-type-1">Entrance Hall</span></p>
<p class="room-desc">Radiator. Wood laminate floor. Door to</p>
<p class="room-title"><span class="room-type-1">WC</span></p>
<p class="room-desc">Window to front aspect. WC, wash basin, Rad.</p>
<p class="room-title"><span class="room-type-1">Reception</span> <span class="room-size">4.85m x
3.12m (15'11" x 10'3")</span></p>
<p class="room-desc">Double glazed patio doors to rear aspect and garden. Fireplace with wood
surround and marble hearth - gas coal insert. Radiator. TV & telephone points. Wood laminate
flooring.</p>
<p class="room-title"><span class="room-type-1">Dining Room</span> <span class="room-size">12'7" x
7'7" (3.84m x 2.31m)</span></p>
<p class="room-desc">Double glazed window to front aspect. Wood laminate flooring. Stairs rise to
first floor.</p>
<p class="room-title"><span class="room-type-1">Kitchen</span> <span class="room-size">8'1" x 7'9"
(2.46m x 2.36m)</span></p>
<p class="room-desc">Range of wood finish base and eye-level units. Built-in fridge/freezer and
cooker and plumbing provision for dishwasher. Double glazed Window to rear aspect.</p>
<p class="room-title"><span class="room-type-1">Main Bedroom</span> <span class="room-size">12'2" x
10'1" (3.71m x 3.07m)</span></p>
<p class="room-desc">Double glazed window to front aspect. Rad. Carpeted floor. Views over
parkland.</p>
<p class="room-title"><span class="room-type-1">En Suite Shower</span></p>
<p class="room-desc">Avocado three piece. Window to rear aspect.</p>
<p class="room-title"><span class="room-type-1">Bedroom Two</span> <span class="room-size">10'4" x
9'0" max (3.15m x 2.74m max)</span></p>
<p class="room-desc">Window to front aspect. Two built-in cupboards.
Views across parkland. Telephone point.</p>
<p class="room-title"><span class="room-type-1">Bedroom Three</span> <span class="room-size">9'3" x
6'9" (2.82m x 2.06m)</span></p>
<p class="room-desc">Window to front aspect. Radiator</p>
<p class="room-title"><span class="room-type-1">Bedroom Four</span> <span class="room-size">7'5" x
7'3" (2.26m x 2.21m)</span></p>
<p class="room-desc">Window to rear aspect. Radiator.</p>
<p class="room-title"><span class="room-type-1">Family Bathroom</span></p>
<p class="room-desc">Avocado three piece. Window to rear aspect</p>
<p class="room-title"><span class="room-type-1">Garden and exterior</span></p>
<p class="room-desc">The property has a pleasant rear garden, a single garage which has a car door
both ends with storage and plumbing for washing machine and there is side gate. Patio/decked
area.</p>]]></rooms>
```

From the above data you will see that the rooms data is formatted into paragraphs with classes which will allow the web designer to style the different room elements and types.

Classes used:

room-desc	=	Full room description
room-title	=	Room title e.g. Bedroom 1
room-size	=	Room size/dimensions
room-type-1	=	Room title
room-type-2	=	Floor title
room-type-3	=	Building title



Photos

The photos referenced in this document are normally provided with the XML feed using the filenames as specified in the feed. The FTP Process can only put the XML file and photos in the same FTP folder.

Note that photo file names are determined by PCHomes and may differ from what is shown in the examples/test outputs. Do not rely of the names themselves. The names will be included in the appropriate tag.

Photos are usually only uploaded once, what we call "cached". If the photo is changed it is then re-upload. There may be times when a full re-upload is required, but this will be done by clearing out the cache. If you require photos to be uploaded every time this can be done but this may create an unnecessary strain of bandwidth requires and time taken to get the data online.

URL Links, Maps and Streetview

The "PDF" tag will potentially hold a reference to a full set of particulars that are generated within PCHomes. The document is uploaded to Estates IT Hosted servers and a link is provided to access it from there.

The other URL link fields: linkepc, linkpdf, linkplan, link360 and linkmap will contain URL links to 3rd party websites that are not controlled by Estates IT.

The "linkmap" field operates in two different ways depending on how the client has decided to use PCHomes. On many websites we provide to clients we will plot properties on maps and provide street view views. The street view is often determined by a set of values in this field. The "gcodex" and "gcodey" fields will contain the exact coordinates of the property (more accurate than post codes). However, it must be noted that all these values have to be input into PCHomes by the user.

If "linkmap" has a value like:
0.02756,51.48537,15,5.1,283.03,0
Then this breaks down to:

0.02756	=	Longitude
51.48537	=	Latitude
15	=	Altitude
5.1	=	Pitch
283.03	=	Yaw
0	=	Zoom level



PROPTYPE values

This is the type of property represented by a character field. These values come from a look up list within PCHomes. The list can be customised and items added to the list. It is important however that any property type used in PCHomes is generally recognised because many portals only support certain property types of exact values.

The default list of property types released with the system are:

- Apartment
- Barn Conversion
- Bedsit
- Building Plot
- Bungalow
- Commercial
- Conversion
- Cottage
- Detached
- Duplex
- End Of Terrace
- Flat
- Flatshare
- Garage
- House
- House Share
- Houseboat
- Land
- Light Industrial
- Live/Work
- Loft
- Maisonette
- Mansion Block
- Mews
- Mobile Home
- Office
- Parking
- Penthouse
- Public House
- Purpose Built
- Restaurant
- Retirement
- Room To Let
- Semi Detached
- Serviced Apartment
- Shop
- Studio
- Studio Space
- Terraced
- Town House
- Warehouse
- Warehouse Conversion



MATCHFLAG tag field

This field is a 52 character string for switches for property attributes. Each position in the string is important and the list is predefined.
 E.g. "3303000000300030330300000303300300300030000333330000"

When the value in a position is 3 or 2 then the value is "on"

When the value in a position is 1 or 0 then the value is "off"

Below is a table of the 52 flags and what they represent:

Position	Estates IT Description	Position	Estates IT Description
1	Double Glazed	27	High Ceilings
2	Central Heating	28	Wooden Floors
3	Communal Heating	29	Period Features
4	Fitted Kitchen	30	Fireplace
5	Guest Cloakroom	31	Alarm
6	Disabled Features	32	Entryphone
7	Wheelchair Friendly	33	Porter
8	Garage	34	Lift
9	Off-street Parking	35	Fully Furnished
10	Shared Driveway	36	Part Furnished
11	Residents Parking	37	Unfurnished
12	Parking	38	Furnished
13	Smokers Allowed	39	Shower
14	Balcony	40	TV
15	French Windows	41	Cable
16	Conservatory	42	Satellite
17	Patio	43	Video
18	Garden	44	Microwave
19	Front Garden	45	Fridge/Freezer
20	Back Garden	46	Washing Machine
21	Roof Garden	47	Tumble Dryer
22	Communal Garden	48	Dishwasher
23	Waterfront	49	Pets Allowed
24	Paddock	50	Bills Included
25	Swimming Pool	51	Separate WC
26	GCH	52	Avail. Short Let