

## PCHomes 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.

## Field Specification

The following fields have been added to the generic PCHomes export.

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 house number.
address2	Character Data	The flat and/or room number.
address3	Character Data	The street name.
address4	Character Data	The area name.
address5	Character Data	The city/town name.
address6	Character Data	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 reference section for possible values.
proptenu	Character Data	Tenure of property.  See reference section for possible values.
propbedr	Integer or blank	Number of bedrooms.  Note studio properties have 0 bedrooms but 1 reception (often the property type is also selected as Studio).
propbath	Integer or blank	Number of bathrooms.
proprecp	Integer or blank	Number of receptions.
propbeds	Integer or blank	Number of single beds.
propbedd	Integer or blank	Number of double beds.
proprooms	Integer or blank	Number of rooms.
propnum1	Integer or blank	Custom number 1.
propnum2	Integer or blank	Custom number 2.
occupantsm	Integer or blank	The maximum occupants.

propcodems	Character Data	The master property code. For example, if the client is a room provider and each room has been added as a property, the master property will be the main property.
proptype	Character Data	Type of property.  See reference section for possible values.
propstat	Character Data	Current status of property.  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.  See reference section for possible values.
market	Integer (always supplied)	The market for the property:  1 = Residential 2 = Commercial
investment	Integer (always supplied)	Indicates whether this property is flagged as an investment:  0 = Not an Investment property 1 = Investment property
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.
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 client’s 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 client’s 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	<p>Garden Length or specific information.</p> <p>Can come from a look up list that is determined by the client's setup and can be up to 30 characters.</p>
garages	Character Data	<p>Garage specific information.</p> <p>Can come from a look up list that is determined by the client's setup and can be up to 30 characters.</p>
station	Character Data	<p>Nearest station information.</p> <p>Can come from a look up list that is determined by the client's setup and can be up to 30 characters.</p>
stationd	Character Data	<p>Distance from station information.</p> <p>Free format and can be up to 30 characters.</p>
propsqft	Integer or blank	Property size (optionally from).
propsqft2	Integer or blank	Property size (optionally to).
propsqftu	Integer or blank	<p>The property size unit type:</p> <ol style="list-style-type: none"> <li>1. Square Feet</li> <li>2. Square Metres</li> <li>3. Acres</li> <li>4. Hectares</li> </ol>
propflono	Integer or blank	Floor number (number only).
propfloor	Integer or blank	Total number of floors (number only).
description	Character Data	<p>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.</p> <p>This field is text only with no HTML.</p>
description2	Character Data	<p>Free format description of property for property card (and possibly search results).</p> <p>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.</p> <p>This field is text only with no HTML.</p>
directions	Character Data	<p>Free format description of directions to property.</p> <p>This field is text only with no HTML.</p>
location	Character Data	<p>Free format description of location of the property.</p> <p>This field is text only with no HTML.</p>
other	Character Data	Other description.
parking	Character Data	<p>Free format description of parking at the property.</p> <p>This field is text only with no HTML.</p>

bullet1 to bullet10	Character Data	Free format text for 8 bullet points about the property.
eecurr	Integer	Current Energy Efficiency Rating.
eerpot	Integer	Potential Energy Efficiency Rating.
eircur	Integer	Current Environmental Impact Rating.
eirpot	Integer	Potential Environmental Impact Rating.
matchflag	188 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 <sup>rd</sup> Party e.g. the EPC provider.
linkpdf	Character Data. A URL link	A URL link to an additional PDF document hosted by a 3 <sup>rd</sup> Party.
linkplan	Character Data. A URL link	A URL link to a Floor Plan PDF document hosted by a 3 <sup>rd</sup> Party.
link360	Character Data. A URL link	A URL link to a Virtual Tour hosted by a 3 <sup>rd</sup> Party.
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. <a href="http://maps.google.co.uk/maps?ie=UTF-8&amp;oe=UTF-8&amp;hl=en&amp;tab=wl&amp;q=E16 3TL">http://maps.google.co.uk/maps?ie=UTF-8&amp;oe=UTF-8&amp;hl=en&amp;tab=wl&amp;q=E16 3TL</a>  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.
epcgraph	Character Data.	Will contain a link to the energy efficiency graph for this property.
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.
tenantkey	Character Data	Will contain the tenant fees text.
rooms	Character Data	Rooms data.
roomsp	Character Data	Rooms data in html format.

lastupdated	Date/Time Formatted as: yyyyMMddhhmmss	Will contain the last updated date time for this property. (year/month/day/hour/minute/second)
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

### Roomssp 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 storge and
plumbing for washing machine and there is side gate. Patio/decked area.</p>]]></rooms>
```

### 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 3<sup>rd</sup> 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:

- A1
- Apartment
- B2 Usage
- Barn Conversion
- Bedsit
- Building Plot
- Bungalow
- Commercial
- Conversion
- Cottage
- Detached
- Duplex
- End Of Terrace
- Flat
- Flatshare
- Garage
- House
- House Share



Houseboat  
Investment & Development  
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

### **PRICEASKP values**

The possible default values are:

Asking price of  
Auction guide price of  
Coming Soon  
Equity Loan  
Fixed Price  
From  
Guide  
Guide Price  
Keen to sell  
Must be seen  
Offers above  
Offers in excess of  
Offers in the region of  
Offers Invited  
Offers Over  
OIRO  
Part Buy Part Rent  
POA  
Price On Application  
Prices from  
Reduced  
Reduced for Quick Sale



Sale by Tender  
Shared Equity  
Shared Ownership  
Subject to contract

## PROPTENU values

The possible default values are:

4 Week  
Annual  
AST  
AST Let Only  
AST Managed  
AST Rent Collection  
CTA  
CTA Let Only  
CTA Managed  
CTA Rent Collection  
Freehold  
Full Repair & Insure  
Leasehold  
LH+ShareFH  
Long Lease  
Month  
Periodic  
Qtr  
Share of Freehold  
Short Lease  
Short Let  
Six Month  
Student  
Week

## PROPSTAT values

The possible default values are:

Available  
BOM  
Completed  
Exchanged  
Fall Through  
Let  
Let Agreed  
Promotion  
Reserved  
Sold  
SSTC  
SSTCM  
Unavailable  
Under Offer  
Valuation  
Withdrawn



## MATCHFLAG tag field

This field is a 188 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 188 flags and what they represent:

Index	Group	Flag Meaning
1	Heating	Double Glazed
2	Heating	Central Heating
3	Heating	Communal Heating
4	Building	Fitted Kitchen
5	Building	Guest Cloakroom
6	Accessibility	Disabled Features
7	Accessibility	Wheelchair Friendly
8	Parking	Garage
9	Parking	Off-street Parking
10	Parking	Shared Driveway
11	Parking	Residents Parking
12	Parking	Parking
13	Rules	Smokers Allowed
14	Outside Space	Balcony
15	Building	French Windows
16	Building	Conservatory
17	Outside Space	Patio
18	Outside Space	Garden
19	Outside Space	Front Garden
20	Outside Space	Back Garden
21	Outside Space	Roof Garden
22	Outside Space	Communal Garden
23	Building	Waterfront
24	Outside Space	Paddock
25	Building	Swimming Pool
26	Heating	Gas Central Heating
27	Building	High Ceilings
28	Building	Wood Floors
29	Building	Period Features
30	Building	Fireplace
31	Security	Alarm
32	Security	Entryphone
33	Security	Porter
34	Accessibility	Lift

35	Furniture	Fully Furnished
36	Furniture	Part Furnished
37	Furniture	Unfurnished
38	Furniture	Furnished
39	Building	Shower
40	Furniture	TV
41	Furniture	Cable
42	Furniture	Satellite
43	Furniture	DVD
44	Furniture	Microwave
45	Furniture	Fridge/Freezer
46	Furniture	Washing Machine
47	Furniture	Dryer
48	Furniture	Dishwasher
49	Rules	Pets Allowed
50	Bills	Bills Included
51	Building	Separate WC
52	Rules	Avail. Short Let
53	Sharing	Shared Accommodation
54	Sharing	Sharers Considered
55	Sharing	Shared Living Room
56	Rules	Couple allowed
57	Rules	Couples not allowed
58	Rules	DSS Accepted
59	Rules	DSS Excluded
60	Rules	DSS Only
61	Rules	Students Accepted
62	Rules	Students Excluded
63	Rules	Students Only
64	Rules	Chain Free
65	Rules	Auction
66	Rules	Business For Sale
67	Rules	Repossession
68	Rules	Retirement
69	Rules	Tenanted
70	Rules	No maximum stay
71	Rules	Landlord Rules
72	Bills	Concierge
73	Bills	Gym access
74	Bills	Pool access
75	Bills	Internet (Bills Included)
76	Bills	Telephone (Bills Included)

77	Bills	Wifi (Bills Included)
78	Bills	Council tax (Bills Included)
79	Bills	Water (Bills Included)
80	Bills	Gas (Bills Included)
81	Bills	Electricity (Bills Included)
82	Bills	TV Licence (Included)
83	Bills	Satellite/Cable (Bills Included)
84	Bills	Cleaning (Bills Included)
85	Bills	Free Cleaning service
86	Outside Space	Terrace
87	Outside Space	Roof Terrace
88	Outside Space	Private Garden
89	Outside Space	Enclosed Garden
90	Outside Space	Rear Garden
91	Outside Space	Outbuildings
92	Outside Space	Tennis Court
93	Area	Sea Views
94	Area	Near Beach
95	Area	Country Views
96	Area	Near Schools
97	Outside Space	Shared Balcony
98	Outside Space	Shared Garden
99	Outside Space	Shared Terrace
100	Heating	Air Conditioning
101	Heating	Eco-Friendly Heating
102	Heating	Electric Heating
103	Heating	Gas Heating
104	Heating	Night Storage Heating
105	Heating	Oil Heating
106	Heating	Solar Heating
107	Heating	Solar Water Heating
108	Heating	Under Floor Heating
109	Heating	Partial Heating
110	Heating	No Heating
111	Heating	Shared Heating
112	Heating	Heating Unit
113	Heating	Other heating system
114	Heating	Whole house electric heating
115	Parking	Allocated Parking
116	Parking	Communal Parking
117	Parking	Covered Parking
118	Parking	Driveway

119	Parking	Gated Parking
120	Parking	On Street Parking
121	Parking	Rear Parking
122	Parking	Permit Parking
123	Parking	Private Parking
124	Parking	Underground Parking
125	Parking	Single Garage
126	Parking	Double Garage
127	Accessibility	Not suitable for wheelchair users
128	Accessibility	Level access
129	Accessibility	Ramped access
130	Accessibility	Wet room
131	Accessibility	Wide doorways
132	Accessibility	Accessibility
133	Utilities	Electricity Connected
134	Utilities	Gas Connected
135	Utilities	Water Connected
136	Utilities	Telephone Connected
137	Utilities	Fibre Optic Connected
138	Utilities	Broadband Connected
139	Utilities	Wifi Connected
140	Building	Ensuite Bathroom
141	Building	Window
142	Building	Window view courtyard
143	Building	Window view street
144	Building	Loft
145	Building	Basement
146	Building	Serviced
147	Building	Utility Room
148	Building	Basement Entrance
149	Building	Ground Floor Entrance
150	Building	1st Floor Entrance
151	Building	2nd Floor Entrance
152	Building	Entrance Higher than 2nd floor (no lift)
153	Building	Entrance Higher than 2nd floor (with lift)
154	Security	Independent key
155	Security	Secured building
156	Area	Bars at proximity
157	Area	Fantastic location
158	Area	Restaurants
159	Area	Close to the tube
160	Area	Bus Nearby



161	Area	Seafront
162	Area	Rural
163	Area	Urban
164	Area	Golf Course
165	Area	Fishing Rights
166	Furniture	Chest of drawers
167	Furniture	Standalone wardrobe
168	Furniture	Shelving
169	Furniture	Double bed
170	Furniture	Twin bed
171	Furniture	Single bed
172	Furniture	Oven
173	Furniture	Equipped kitchen
174	Furniture	Desk
175	Furniture	Built-in wardrobe
176	Furniture	Private Bath
177	Furniture	Private Shower
178	Furniture	Private WC
179	Furniture	Exterior
180	Furniture	Storage
181	Furniture	Drying rack
182	Condition	Excellent Condition
183	Condition	Good Condition
184	Condition	Some work needed
185	Condition	Average Condition
186	Condition	Work required throughout
187	Condition	Needs Modernisation
188	Condition	Major renovation required