



Dezrez Portal Information Service

Version 3.05

Please address all enquiries to:

Portal Department
Dezrez Services Limited
Ethos,
Kings Road,
Swansea,
SA1 8AS

0845 465 22 22
portals@dezrez.com

INTRODUCTION

Overview

The Dezrez Portal Information Service provides a data feed information service to 3rd parties who benefit from holding property information as part of their core business function.

The automated datafeed (ADF) provides an effective mass synchronization of the in-house data (i.e. the master copy) held on the Dezrez information stores and the data that is made available to 3rd party companies.

Transferring Data

Data files are transferred from Dezrez to your server via an FTP. Each file comprises two file types:

- Property Data
- Property Media (e.g. Images, Floorplans, Maps)

The information is extracted from the Dezrez live information stores on a daily basis. To reduce the transfer time and bandwidth requirements, ZIP compression is used to compress the data files prior to transfer.

ONE DATA FILE IS SUPPLIED PER BRANCH

Data Precedence

A key factor to consider when receiving an upload is the precedence applied to the property information data and the data already in your existing database. Within each branch upload file, each property is identified as belonging to that specific branch. During the loading of the property information data file into your database, we recommend that ALL properties belonging to the branch referenced in the property information data file be removed from your database and replaced with those in the new data file.

In effect any branches loading via the datafeed should have their entire property stock removed from your database and replaced with the contents of the newer data files.

The property information file contains ALL properties for the respective agent branch.

Properties work on the basis that what we publish will supersede what was before thus you should delete all properties for a branch and then re-import them.

Images work on an incremental basis. We only upload images that have changed since the last upload. This keeps bandwidth requirements to a minimal. We recommend you keep images on

your system for up to 2 weeks subsequent to a property being deleted because sometimes agents reinstate a property for various reasons which means it gets uploaded again.

This specification does not cater for image removal instruction in the data feed upload. If an image is incorrect, a replacement is uploaded, as you would expect. If an image is required to be removed from a property, the estate agent contact the 3rd party companies direct to request this.

Media Processing

When a property is processed from a property file a check should be performed to see if any images for that property have also been received so they can be processed accordingly.

A property does not have to have an associated image. If no image(s) is found for a property then it is up to the 3rd party to handle this accordingly. For example, on a portal web site with a default image - 'Awaiting Image'.

Images will be sent for all the following circumstances:

- Property uploaded for the first time
- Image updated
- Specific requests from 3rd parties send to Dezrez to reset image uploads for a specific branch.

FILE NAMING CONVENTIONS

Each unique file name will contain a time stamp, this will prevent newer files overwriting any older files held on the FTP server. The naming convention is: rmc_<yourbranchref>_<datetimestamp>.zip For example rmc_991_20050830124927.zip

- **rmc** is a Dezrez file prefix
- **yourbranchref** -this should be provided to Dezrez by 3rd party for subscribing estate agent branches.

Sample FILE NAME

rmc_991_20050830124927 (where rmc is the Dezrez prefix file identifier, 991 is the branch ref assigned to agent branch by 3rd party, the file was generated on the 30th Aug 2005)

Data File Extension

There is one valid extension for files that contain *property* data:

.BLM (Bulk Load Mass)

ONE DATA FILE IS SUPPLIED PER BRANCH

Media File Name

Multiple Property Images, Floor Plans, Site Plans and Virtual Tours for a property are supported by this version of the Dezrez Portal Information Service format. Due to the number and variety of media types accepted, the following naming convention is used.

<Branch_id>_<Property_ref>_<Media_type>_<Media Index Number>.<file extension>

- **Branch Id, Property Ref** - Please see the 'data file fields' section for further details.
- **Media Index Number** - Index number starting with 00 to sequence the media for a property.
- **Media types** - Recognized media types
- IMG Property Image / Photo
- FLP Floor Plan
- **File Extension** – will be jpg
- **Images exceeding “09”** – will be referenced “010” etc...
- If you have requested more than 10 property pictures be supplied a quirk in the upload will cause an irregularity in picture numbering. Property images will be numbered as above (09, 010, 011, etc.) and EPC images will be numbered as “10” and “11”. You should use the .blm file for pictures references as they will always be correct.

Sample MEDIA FILE NAME

1_ABC12_IMG_00.jpg (where 1 is the Branch ID, ABC12 is the Property Reference, IMG is the Media Type, and 00 is the Media Index Number and jpg is the file type. In this instance 00 indicates it is the first property image/photo of a property for branch 1 with a reference of ABC12)

Media File Extension

IMG - Only JPG Format Only JPG

FLP - Only JPG Format Only JPG

DATA FILE STRUCTURE

Data Section Summary

The Dezrez data file format is divided into 3 sections. The HEADER section, the DEFINITION Section, and the DATA Section. The sections are separated by section tags; they are #HEADER#, #DEFINITION#, #DATA#.

The end of each section is marked by the subsequent section tag, and the end of the file is marked by the tag #END#.

The sections tag should be appear in an individual line in upper case. The order of appearance of the each section is fixed and should be #HEADER#, #DEFINITION#, #DATA#, and #END#

Sample FILE STRUCTURE

#HEADER#

Version : 3

EOF : '^'

EOR : '~'

#DEFINITION#

AGENT_REF^DISPLAY_ADDRESS^POSTCODE1^...~

#DATA#

1_ABC12^30^Millstream Way^^... ..

#END#

Data File HEADER Section

The top section of the data file is identified by the tag #HEADER#. It is designed to contain useful information about the data in the file. Each piece of information in this header will be printed as an attribute and value pair in an individual line:

<Attribute><Single Space>:<Single Space><Value>

A number of the attributes are mandatory in the header, without those the data file will be incorrectly formed.

Dezrez Mandatory Attributes

- **Version** -specifies the format version of the data file. The value for this format is 3.
- **EOF** -Single character that is used to delimit the fields in the property data. This is always '^'
- **EOR** -Single character that is used to delimit individual property records. This is always '~'

Data File DEFINITION Section

This section contains information about the fields that are included in the data file and the order of those fields. The final field is finished with the EOF delimiter and then EOR delimiter.

All the MEDIA fields will appear after all other fields.

Definition

#DEFINITION#

AGENT_REF|ADDRESS_1|ADDRESS_2|ADDRESS_3|ADDRESS_4|TOWN|POSTCODE1|POSTCODE2|
FE
ATURE1|FEATURE2|FEATURE3|FEATURE4|FEATURE5|SUMMARY|DESCRIPTION|BRANCH_ID|
STATUS
_ID|BEDROOMS|PRICE|NEW_HOME_FLAG|PROP_SUB_ID|CREATE_DATE|UPDATE_DATE|
DISPLAY_ADDRESS|PUBLISHED_FLAG|LET_DATE_AVAILABLE|LET_BOND|LET_TYPE_ID|
LET_FURN_ID|LET_RE
NT_FREQUENCY|TRANS_TYPE_ID|MEDIA_IMAGE_00|MEDIA_IMAGE_01|
MEDIA_IMAGE_02|MEDIA_IMAGE_03|MEDIA_IMAGE_04|MEDIA_IMAGE_05|MEDIA_IMAGE_06|
MEDIA_IMAGE_07|MEDIA_IMAGE_08|MEDIA_IMAGE_09|MEDIA_FLOOR_PLAN_00|
MEDIA_FLOOR_PLAN_01|MEDIA_FLOOR_PLAN_02|MEDIA_VIRTUAL_TOUR_00|~

Data File DATA Section

This section contains all the property data. Each field in the property data should correspond to the fields chosen in the DEFINITION section and be in the same order. The field delimiter separates the fields and the record delimiter will separate each property record.

The final field of each record is finished with the EOF delimiter and then EOR delimiter.

Sample DATA

#DATA#

2559_347614|The Poplars |Breakspear Road North |Harefield|||UB9|6NR||Reduced for an early sale|Tenure: leasehold|||First floor apartment in purpose built development overlooking and within a few strides of the village centre. ...|First floor apartment in purpose built development overlooking and within a few strides of the village centre.

<p>Communal Entrance Hall
Entryphone security. Stairs to first floor landing.</p><p>Entrance Hall
Large double airing cupboard. Security entry phone.</p><p>Lounge (Reception)
15' x 11' (4.57m x 3.35m) Laminate wood effect flooring. Wooden coving. Double radiator. Secondary glazing. Door to balcony. Door to kitchen.</p><p>Kitchen
12' x 8' (3.66m x 2.44m) Single drainer stainless steel sink unit. Wall and floor cupboard units with work surfaces. Larder cupboard. Potterton gas boiler for central heating and hot water.</p><p>Master Bedroom
11' 7" x 10' 7" (3.53m x 3.23m) plus door recess . Radiator.</p><p>Bedroom Two
11' x 7' 7" (3.35m x 2.31m) plus door recess. Radiator.</p><p>Shower Room & WC
7' 7" x 5' 10" (2.31m x 1.78m) Part tiled walls. Large double walk in shower cubicle with power shower. Pedestal wash hand basin. Low level flush wc suite.</p><p>Gardens
There are areas of communal gardens surrounding the development. Mostly laid to lawn and surrounded by high close boarded fencing.</p><p>Garage
Full size garage with up and over door located in block to side of the development.</p><p>Lease
99 years from June 1974 therefore 68 years unexpired.</p><p>Ground Rent
£26 per annum.</p><p>Maintenance Charges
We understand that the current maintenance charges amount to £800 per annum.</p><p>Estate Agents Act 1979
Please note that under the Estate Agents Act definitions, this property is owned by an associate of Integra Property Services.</p>|2559|0|2|159,950|N|8|2005-09-08 16:13:47|2005-09-07 13:43:42|Breakspear Road North, Harefield, Middlesex|1|||0|2|1|2559_347614_IMG_00.jpg|2559_347614_IMG_01.jpg|2559_347614_IMG_02.jpg| |||||25_59_347614_FLP_00.jpg|||http://www.virtualtourmaker.com/Yellow/5922/5922--1024-768.htm|~1_ABC27^27, Green Close^RG1^0^...~

...

#END#

Salient points of the DATA section

- All property records will have the same number of fields as the definition section
- Each file will contain properties from a single branch with the unique property ID distinguishing each.

New line or carriage returns do not delimit the data, and in most places they are considered part of the data. They are avoided in all the fields except descriptive fields like the "Summary" and "Description".

- All the date fields will be of format "YYYY-MM-DD HH24:MI:SS"
- Leading and trailing blank spaces in the field will be considered as part of the data.
- All fields in the DEFINITION section will appear in the DATA section even when their values are empty.

DATA FILE FIELDS

Data Fields

- Every field has a set of constraints that the data adheres to. These constraints can be classified as:
- **Field Classification**
- **Mandatory and Non Mandatory** - This indicates whether the field will be included in every data file record or not.
- **Recursive and Non-Recursive** - This indicates whether the field will be included more than once with a different index number. E.g. IMG_<n> is the property photo column which can be included in the data file as IMG_00, IMG_01 to feed two images for every property.
- **Nullable and Not-Nullable** - This indicates whether the field value can be empty or not. E.g. A field can be mandatory and nullable - it HAS to be included but can be empty.

Field	Field Name	Data Type	Length	Field Mandatory	Data Mandatory	Recursive	Redundant	Description
1.	AGENT_REF	Char	20	Y	Y			It is combination of Branch_ID and agents property reference. <BRANCH_ID>_<AGENTPROREFERENCE> This identification will be unique. The agent reference will not contain any special characters or spaces except underscore ('_').
2.	ADDRESS_1	Char	60	Y	Y			First part of the address (e.g.30 or Swiss Cottage).
3.	ADDRESS_2	Char	60				Y	NA
4.	ADDRESS_3	Char	60				Y	NA
5.	ADDRESS_4	Char	60				Y	NA
6.	TOWN	Char	60				Y	NA
7.	POSTCODE1	Char	10	Y	Y			First part of the Postcode. E.g. LU7
8.	POSTCODE2	Char	10	Y	Y			Second Part of Postcode. E.g. 1EZ
9.	FEATURE1	Char	60	N	N			<i>See notes on data quality</i>
10.	FEATURE2	Char	60	N	N			A free text field used by the agents for price qualifiers.
11.	FEATURE3	Char	60	N	N			<i>See notes on data quality</i>
12.	FEATURE4	Char	60	N	N			<i>See notes on data quality</i>
13.	FEATURE5	Char	60	N	N			<i>See notes on data quality</i>
14.	SUMMARY	Char	1k	Y	Y			<i>See notes on data quality</i>

15.	DESCRIPTION	Char	32k	Y	Y			<i>See notes on data quality</i>
16.	BRANCH_ID	Num		Y	Y			A valid Branch ID provided by to Dezrez
17.	STATUS_ID	Num		Y	Y			0 – Available, 1 – SSTC, 2 – SSTCM (Scotland only), 3 – Under Offer, 4 – Reserved, 5 – Let Agreed
18.	BEDROOMS	Num		Y	Y			
19.	PRICE	Num		Y	Y			A negative value indicates that the property price is “Price On Application” so should not be displayed
20.	PROP_SUB_ID	Num		Y	Y			One of the valid property types. Ref. Property Type table
21.	CREATE_DATE	Date		Y	N			Date property was created - YYYY-MM-DD HH:MI:SS
22.	UPDATE_DATE	Date		Y	N			Date property last updated - YYYY-MM-DD HH:MI:SS
23.	DISPLAY_ADDRESS	Char	120	Y	Y			Display address of the property
24.	PUBLISHED_FLAG	Num		Y	Y			0 - Hidden/invisible, 1 - Visible
25.	LET_DATE_AVAILABLE	Date		N	N			Date when letting property will be available for rent - YYYY-MM-DD HH:MI:SS
26.	LET_BOND	Num		N	N			‘Deposit’
27.	LET_TYPE_ID	Num		N	N			0 - Not Specified, 1 - Long Term, 2 - Short Term, 3 - Student, 4 - Commercial,
28.	LET_FURN_ID	Char	1	N	N			0 - Furnished, 1 - Part Furnished, 2 - Un Furnished, 3 - Not Specified
29.	LET_RENT_FREQUENCY	Num		N	N			0 - Weekly, 1 - Monthly, 2 - Quarterly, 3 - Annual
30.	TRANS_TYPE_ID	Num		Y	Y			1 - Resale, 2- Lettings
31.	NEW_HOME_FLAG	Char	1	N	N			Y - New Home, N or empty - Non new home property
32.	MEDIA_IMAGE_<n>	Char	100	Y	Y	Y		Name of the property photo. MEDIA_IMAGE_00 is the default photo that would be shown on site.
33.	MEDIA_FLOOR_PLAN_<n>	Char	100	N	N	Y		Name of the property floor plan file
34.	MEDIA_VIRTUAL_TOUR_<n>	Char	200	N	N	Y		Virtual tour file URL

DATA QUALITY

We've identified the following as what constitutes full details for the majority of estate agents:

- Full property descriptions – including descriptions of rooms and all features of the house. Most users would hope for several paragraphs of information as a minimum. Together with room dimensions where appropriate.
- Multiple images of the Property – both photographs and floorplans .
- Virtual Tour information, in the form of a URL link.

PROPERTY TYPES

PROP_SUB_ID	Property Type
0	Not Specified
1	Terraced
2	End Terraced
3	Semi-Detached
4	Detached
5	Mews
6	Cluster House
7	Ground Flat
8	Flat
9	Studio
10	Ground Maisonette
11	Maisonette
12	Bungalow
13	Terraced Bungalow
14	Semi-Detached Bungalow
15	Detached Bungalow
16	Mobile Home
17	Hotel
18	Guest House
19	Commercial Property
20	Land

21	Link Detached House
22	Town House
23	Cottage
24	Chalet
25	Unique
26	House
27	Villa
28	Apartment
29	Penthouse
30	Finca
43	Barn Conversion
44	Serviced Apartments
45	Parking
46	Sheltered Housing
47	Retirement Property
48	House Share
49	Flat Share
50	Park Home
51	Garages
52	Farm House
53	Equestrian

Definitions

- **PROP_SUB_ID** - This is the number that is used in PROP_SUB_ID field identify the corresponding property type
- **Property Type** - the type of property in reality.

TESTING DATAFEEDS

All requests for testing your solution for compatibility with the Dezrez Portal Information service should be sent to portals@dezrez.com so suitable arrangements can be made.