

**TECHNICAL MANUAL
TO EXPORT DATA TO THE
REAL ESTATE WEBSITE
FROM THE SOFTWARE
ACTIVIMMO**

Version 1.5
www.activimmo.com

INTRODUCTION

This document describes the operating principle and structure of data exported by Activimmo through the function 'Update Website' integrated in Activimmo.

OPERATING PRINCIPLE

The agency can, at any time, send an XML file (in the gz format) containing all the information about the real estate properties to publish. (The GZ file will be named 'import' followed by the code entered in the publication window + 'GZ' extension the XML file content will be named 'import' + code).

Activimmo will update the photos when the directories on the server are named 'photo' and 'reduc'. To do so, it examines the directory and decides which photos should be updated, added and removed eventually.

The XML file contains all the data about the real estate property that the agency wants to publish to the portal. Therefore, the import script must perform a "Replace All" of the ads of the agency.

The files transfer is done via FTP.

At the end of the transfer, Activimmo launches a URL to order the immediate loading of data on the server with a URL that will typically be:

<http://www.myrealestatewebsite.com/import/import.php?xmlfile=import-myagency.gz>

This page can also be displayed to the user in order to show the import execution result.

Note: The import script (written in. php) and the SQL to create the database thereto may be made available to the Web Agency. A file sample.gz can be provided as an example for testing purposes.

XML FILE STRUCTURE

The XML file is (briefly) composed of:

- Generalinfos
- Bien
 - a. Main data (real estate property)
 - b. Photos :
 - i. Photo (name, **url**, title, order of appearance, etc.)
 - c. Biendesc
 - i. Textual features for each supported language (title, ad text, title of the real estate property type, style, ...)
 - d. Detailbien
 - i. List of all the detailed features of a real estate property (provided only upon request)
- Agency (data about the issuing agency(ies))
- Definition of values used in the reference tables.

The tag <generalinfos>

It includes general information about the export. Name of the issuing software, the export file version, login/password of the issuing agency, creation time, ...

Field	Type	Definition
<u>Source</u>	varchar(50)	Specifies the name of the source software (Activimmo)
version	varchar(10)	Version number (eg : 583)
Author	varchar(50)	Login of the person sending the data
datecreation	varchar(10)	File creation date (format DD/MM/YYYY)
heurecreation	varchar(50)	Time at which the export file was generated (Format H : M)
codeclient	varchar(50)	Client code entered by the client in the export window in Activimmo. It must be assigned by the portal
codeclientactivimmo	varchar(50)	Code of the agency sending the data. Note: it may be that the agency sends real estate properties that are shared with another one. In this case you should refer to the tag « <agence><cagence> » in connection with the tag « <bien><cagence> ».

The tag <bien>

The PROPERTY table contains all the main data of the real estate property. Respectively, the list of key attributes is also found there. This includes nodes for photos, biendesc (textual information about the real estate property in one or more languages).

Field	Type	Definition
<u>nbien</u>	int(11)	Unique identifier number of the real estate property
cagence	varchar(10)	Agency code
cbien	varchar(50)	Real estate property reference
ladr	varchar(50)	Real estate property address (is not disclosed if the agency does not allow)
lcp	varchar(50)	ZIP of real estate property (in some cases the agency may enter an incorrect ZIP but neighbours the real ZIP)
llocalite	varchar(50)	Town where the real estate property is located (in some cases the agency may specify another location or one close to the agency)
cisopays	char(3)	ISO code of the country in three letters (FRA = France)
nannee	int(11)	Year built
nanneerenov	int(11)	Year renovated
netageappart	varchar(20)	Level (only completed for apartments)
netagetot	int(11)	Total number of levels in the building
mprixMUR	int(11)	Price converted in Mauritian Rupees
mprixnetMUR	int(11)	Net sale price in Mauritian Rupees (optional)
mcommissionMUR	int(11)	Agency Commission amount in Mauritian Rupees
mprix	int(11)	Real estate property price in an alternative currency defined by cdevise.
cdevise	varchar(3)	Currency code (iso alpha 3 positions) alternative (defined by mprix, mcharge, mrevcad, mprecimmo)
mcommission	int(11)	Agency commission (defined by 'cdevise')
mcharge	int(11)	Fees amount (defined by 'cdevise')
mrevcad	int(11)	Property tax amount (defined by 'cdevise')
mprecimmo	int(11)	Housing tax amount (defined by 'cdevise')
qsurfterrain	int(11)	Land surface area
qsurfterrasse	int(11)	Terrace surface area
qpieces	int(11)	Number of rooms
qsurfhab	int(11)	Usable area
qsurfsejour	int(11)	Living space

qsdb	int(11)	Number of bathrooms
qchambres	int(11)	Number of bedrooms
qsdd	int(11)	Number of shower rooms
qbureau	int(11)	Number of studies
qgarages	int(11)	Number of garages
qparking	int(11)	Number of parkings
ddisponibilite	datetime	Availability date
qmurmitoy	int(11)	Number of joint ownership walls
cchauf	varchar(8)	Heating type (link to TYPCHAUF)
lvue	varchar(80)	Orientation of the real estate property (N=North, S=South, W=West, E=East, NW=North West, NE=North East, SW=South West, SE=South East, EW=East West, NS=North South)
cetat	varchar(8)	Code stating the condition of the real estate property (link to CONDITION table)
cregion	varchar(8)	Region code (fk to region table)
cenvironnement	varchar(8)	Surroundings (fk to Surroundings table)
ctyp	varchar(8)	Code for property type (FK to typ table)
ctypmandat	varchar(8)	Mandate type (FK to typmandat table) indicates whether it is a sale, lease, holiday rental, life annuity, etc.
ndisponibilite	int(11)	Real estate property availability (FK to availability table)
nmatmandat	int(11)	Mandate (FK to matmandat table)
cnaturebien	varchar(8)	Property (FK to naturebien table) indicates the category to which the property belongs (house, apartment, real estate property)
lplan	varchar(50)	Used to position the real estate property with worldwide coordinates (GPS)
ntypcuisine	int(11)	Kitchen type link to table (typcuisine)
cstyle	varchar(8)	Real estate property style (FK to Style table)
ctypmeta	varchar(4)	Real estate property (FK to typmeta table) indicates the category of real estate properties (houses, apartment, real estate properties, businesses, land).
sfilenamephoto1	varchar(50)	Filename of the first photo. (Avoids having to scan the table to find the first photo)
dcre	datetime	Creation date of the real estate property in the database
dmod	datetime	Date of last real estate property update in the database
bpiscine	Integer(1/0)	Indicates if there is a swimming pool (in this case, the value is equal to 1)
bvuesurmer	Integer (1/0)	Indicates if there is ocean view (in this case, the value is equal to 1)
Bcave	Integer (1/0)	Indicates if there is a cellar (in this case, the value is equal

		to 1)
bascenceur	Integer (1/0)	Indicates if there is an elevator (in this case, the value is equal to 1)
Btennis	Integer (1/0)	Indicates if there is a tennis court (in this case, the value is equal to 1)
Bcoupdecoeur	Integer (1/0)	Indicates if it is a 'Favourite' real estate property (in this case, the value is equal to 1)
Bnouveau	Integer (1/0)	Indicates if it is a new real estate property listing (in this case, the value is equal to 1)
Bdefilement	Integer (1/0)	Indicates if the agency wishes to have a real estate property scrolling on their Website (top section on home page) (in this case, the value is equal to 1)
Bprestige	Integer (1/0)	Indicates if a real estate property should be included in the Luxurious properties section (in this case, the value is equal to 1)
Baffaire	Integer (1/0)	Indicates if a real estate property should be included in the 'Luxurious properties' section (in this case, the value is equal to 1)
bcacherprix	Integer (1/0)	Indicates if the agency does not wish to disclose the real estate property price on internet (in this case, the value is equal to 1)
Bneuf	Integer (1/0)	Indicates if it is a new project (real estate promotion)
Nbiendepend	int(11)	If it is a lot, this field sets the project ID to which it relates
qconsoenergie	int(11)	DPE : Primary Energy Consumption (only used for real estate properties in France)
cclasseenergie	varchar(1)	DPE : Energy rating (uppercase letters) (only used for real estate properties in France)
qemissionges	int(11)	DPE : Greenhouse gas emissions (only used for real estate properties in France)
cclasseges	varchar(1)	DPE : GHG emission rating (only used for real estate properties in France)
cmethodecalcdpe	varchar(10)	Methodology of calculation

NODES FOR <photo>:

Each real estate property with photos has one or more nodes <PHOTO> to store useful information about each photo:

Field	Type	Definition
<u>nphoto</u>	int(11)	Unique internal identifier of a photo within the issuing agency.
lshortdescfr	varchar(80)	Title of photo in French
lshortdescen	varchar(80)	Title of photo in English (optional)
lshortdescnl	varchar(80)	Title of photo in Dutch (optional)
lshortdescde	varchar(80)	Title of photo in German (optional)
sfilename	varchar(255)	Photo filename
nwidth	int(11)	Width of the original photo
nheight	int(11)	Height of the original photo
url	varchar(255)	Link to the photo on the agency's Website. (Eg : http://www.myagency.com/photo/123.jpg)
nangle	int(11)	Type of photo. Allows you to specify the type of photo (0 or unspecified = photo , 1 = location map) Other types of media files (pdf,mov,..) will also be exported in future with the value 9.
nordre	int(4)	Order of appearance of the photo

NODES FOR <biendesc>:

The tag <biendesc> contains all the **text related information** about real estate properties in one or more **languages**. It includes data such as the title of the property type, the real estate property, **ads text**, **title of the real estate property**, the real estate property style, ... in the desired language(s).

Field	Type	Definition
<u>n</u> bien	int(11)	Unique identifier for the real estate property description
<u>cl</u> angue	char(2)	Desired language (fr for French, en for English, nl for Dutch)
l	varchar(50)	Property category (apartment, house, real estate properties, etc.)
l	varchar(50)	Geographic sector
l	varchar(50)	Real estate property zone (residence, business premises, industrial, ...)
l	varchar(50)	Real estate property's surroundings options (center, borough, ...)
l	varchar(50)	Real estate property availability
l	varchar(50)	Real estate property style
l	varchar(50)	Mandate type (example : sale, rental, ...)
l	varchar(50)	Real estate property condition (Good, To renovate, ...)
l	varchar(50)	Heating type
l	varchar(25)	Kitchen type
l	varchar(50)	Property type (country mansion, townhouse, ...)
l	varchar(250)	Title associated to real estate property
l	mediumtext	Short ad text (used for paper ads)
l	mediumtext	Short Web text
l	longtext	Detailed ad with HTML page layout
l	longtext	Detailed ad without HTML tag

NODES FOR <detailbien>:

The tag <detailbien> provides detailed information about real estate properties. It is only included in the export file if the data on the main real estate property (as described above) are insufficient to the portal.

Field	Type	Definition
<u>ndetailbien</u>	int(11)	Unique identifier of detailbien (property details)
lcommentfr	varchar(255)	French comment added by the user to this detail (details about surfaces, ...)
lcommenten	varchar(255)	English comment added by the user to this detail
lcommentfnl	varchar(255)	Dutch comment added by the user to this detail
lcommentde	varchar(255)	German comment added by the user to this detail.
qnombre	int(11)	Amount of times that this feature is used
cunite	Varchar(10)	Indicates the possible unit of measurement (used in conjunction with « qnombre » if applicable)
ndetail	Int(11)	Foreign key to the detail (see table for details)

At the end of this document there is a list of all the 'standard' details featured in Activimmo.

The tag <agence>

General information about the agency and its keywords.

Field	Type	Definition
cagenceactivimmo	Varchar(20)	Agency code used in Activimmo
Lnomagence	varchar(255)	Agency name
ladr	varchar(255)	Agency address
lcp	varchar(255)	ZIP
llocalite	varchar(255)	Town where agency is located
ccartepro	varchar(255)	Professional card number
lpaysfr	varchar(255)	Country
ltel	varchar(255)	Main telephone
ltel2	varchar(255)	Secondary telephone
lfax	varchar(255)	Fax
lgsm	varchar(255)	Mobile
lemail	varchar(255)	Email address
lwebsite	varchar(255)	Website name
ltva	varchar(255)	VAT number
lbanque1	varchar(255)	Bank details
lkeyfr	varchar(255)	Keywords used on the Web pages of the agency in French
lkeynl	varchar(255)	Keywords used on the Web pages of the agency in Dutch
lkeyen	varchar(255)	Keywords used on the Web pages of the agency in English
ltitrefr	varchar(255)	Title of agency used on its Website (french)
ltitreen	varchar(255)	Title of agency used on its Website (english)
ltitrenl	varchar(255)	Title of agency used on its Website (dutch)
ldescfr	varchar(255)	Advertisement text (french)
ldescnl	varchar(255)	Advertisement text (dutch)
ldescen	varchar(255)	Advertisement text (english)

Reference tables.

The reference tables are described below. The use of such data will typically constitute the search forms (combo boxes, etc.)

The tag < region >

Includes the list of geographic zones / geographic sectors in which the real estate properties are located.

Field	Type	Definition
<u>cregion</u>	Varchar(20)	Unique identifier of the property region/sector
<u>lregionfr</u>	varchar(255)	Title of the sector in French
lregionde	varchar(255)	Title of the sector in German
lregionnl	varchar(255)	Title of the sector in Dutch
lregionen	varchar(255)	Title of the sector in English
cregionmeta	varchar(20)	Category code indicating the regionmeta to which the <region> belongs (allows a geographical division on 2 levels)

NB : The list of regions is managed by the agency and the values can be redetermined at any time.

The tag < regionmeta >

Each <region> is part of a larger geographical sector called regionmeta

Field	Type	Definition
<u>Cregionmeta</u>	Varchar(20)	Unique identifier of the enlarged geographic sector to which the real estate property is affiliated
<u>lregionmetafr</u>	varchar(255)	Title of the enlarged geographic sector to which the real estate property is affiliated in French
lregionmetade	varchar(255)	Title of the enlarged geographic sector to which the real estate property is affiliated in German
lregionmetanl	varchar(255)	Title of the enlarged geographic sector to which the real estate property is affiliated in Dutch

NB : The list of regions is managed by the agency and the values can be redetermined at any time.

The tag < typmeta >

Describes the property category (properties) in relation to the property types.

Field	Type	Definition
<u>ctypmeta</u>	Varchar(20)	Unique identifier of the property category to which the real estate property is affiliated.
<u>ltypmetafr</u>	vvarchar(255)	Title of the property category in French (eg. : houses, apartments, real estate properties, land, businesses)
ltypmetade	vvarchar(255)	Title of the property category in German
ltypmetanl	vvarchar(255)	Title of the property category in Dutch
ltypmetaen	vvarchar(255)	Title of the property category in English

The standard values are :

typmeta	
ctypmeta	ltypmetafr
appt	Apartment
chat	Chateau, Manor House
comm	Business Premises
mai	House
park	Parking
terr	Land
fdc	Trade premises

The tag < typ >

Describes the property types (used to classify real estate properties within <typmeta>)

Field	Type	Definition
<u>Ctyp</u>	Varchar(20)	Unique identifier for the property type
<u>ltypfr</u>	vvarchar(255)	Title of the property type in French
ltypde	vvarchar(255)	Title of the property type in German
ltypnl	vvarchar(255)	Title of the property type in Dutch
ltypen	vvarchar(255)	Title of the property type in English
ctypmeta	vvarchar(255)	Category code indicating the property category (eg : houses, apartments, real estate properties, land, businesses)

The standard values are :

typ	
ctyp	ltypfr
apt	Apartment
ate	Workshop
bas	Fort
bos	Woods
bun	Bungalow
bur	Office(s)
chlt	Country Cottage
cham	Fields
chat	Castle
cot	Cottage
dup	Duplex
ent	Warehouse
fer	Farm
fert	Farmhouse
for	Forest
gar	Garage/Parking
grge	Barn
hot	Hotel
imm	Building
ind	Industrial buildings
lft	Loft
log	Lodging
mag	Shop
ma	House
manc	Old house
mat	Mansion
vil	Townhouse
man	Manor
mas	Mas
me	Water mill
mv	Windmill
pav	Country mansion
prob	Middle class property
res	Restaurant

flat	Studio
terr	Land
ter	Building Land
chp	Agricultural Land
loi	Recreation Ground
tri	Triplex
villa	Villa

Under the property category 'Trade premises', you will find the following values:

fdcalim	Food
fdclib	Library
fdcstat	Petrol station
fdcres	Restaurant
fdctei	Dyeing plant
fdcpre	Dry-cleaning
fdctab	Tobacconist
fdcpois	Fish shop
fdcpha	Pharmacy
fdcparf	Perfumery
fdclav	Laundromat
fdchot	Hotel
fdcgarag	Garage
fdcequip	Equipment
fdccre	Creamery
fdcbouc	Butchery
fdccoif	Hairdressing
fdcchar	Delicatessen
fdcddiv	Misc.
fdccaf	Cafe
fdcfleu	Flower shop
fdcboul	Bakery

The tag < typmandat >

Describes the main types of operations (sale, holiday rental, furnished rental, life annuity,...)

Field	Type	Definition
<u>ctypmandat</u>	Varchar(20)	Unique identifier for Operations
ltypmandatfr	varchar(255)	Title of the operations in French
ltypmandatde	varchar(255)	Title of the operations in German
ltypmandatnl	varchar(255)	Title of the operations in Dutch
ltypmandaten	varchar(255)	Title of the operations in English

The standard values are :

typmandat	
ctypmandat	ltypmandatfr
l	Unfurnished rental
lm	Furnished rental
ls	Holiday rental
v	Property for Sale
vi	Life annuity

The tag < etat >

Describes the general condition of the real estate property. (eg: Average/ Good/ Bad,...)

Field	Type	Definition
<u>cetat</u>	Varchar(20)	Unique identifier for the general condition of the real estate property
letatfr	varchar(255)	Title of the conditions in French
letatde	varchar(255)	Title of the conditions in German
letatnl	varchar(255)	Title of the conditions in Dutch
letaten	varchar(255)	Title of the conditions in English
Nordre	Integer	Represents the general condition of the real estate property on a scale of quality. Indicates whether a condition is better than another (eg: the nordre of the condition « Very good » is always larger than the condition « Average», etc.)

The standard values are :

etat	
cetat	letatfr
-	Average
--	Bad
---	Ruin
+	Good
++	Very good
+++	Excellent
0	Undefined

The tag < naturebien >

Describes the primary zone of the real estate property (residential, industrial, etc ...)

Field	Type	Definition
<u>cnaturebien</u>	Varchar(20)	Unique identifier of the zone
Inaturebienfr	varchar(255)	Title in French
Inaturebiende	varchar(255)	Title in German
Inaturebiennl	varchar(255)	Title in Dutch
Inaturebienen	varchar(255)	Title in English

The standard values are :

naturebien	
cnaturebien	Inaturebienfr
bur	Offices
ind	Industrial
res	Residential
vac	Holidays
com	Commercial

The tag < natmandat >

Describes the mandates (exclusive, non-exclusive, etc.)

Field	Type	Definition
<u>nnatmandat</u>	Integer	Unique identifier for the mandate type
Inatmandatfr	varchar(255)	Title in French
Inatmandatde	varchar(255)	Title in German
Inatmandatnl	varchar(255)	Title in Dutch
Inatmandaten	varchar(255)	Title in English

The standard values are:

natmandat	
nnatmandat	Inatmandatfr
0	None
1	Exclusive

2	Non-exclusive
3	Collaboration
4	Co-exclusive

The tag < disponibilite >

Describes the availabilities of the real estate property (available upon act / after works, immediate, ..)

Field	Type	Definition
<u>ndisponibilite</u>	Integer	Unique identifier for availabilities
ldisponibilitefr	varchar(255)	Title in French
ldisponibilitede	varchar(255)	Title in German
ldisponibilitenl	varchar(255)	Title in Dutch
ldisponibiliteen	varchar(255)	Title in English

The standard values are :

disponibilite	
ndisponibilite	ldisponibilitefr
0	Immediate
1	Available upon act
2	Available after works
3	To be negociated
4	Available 2 months after signature
5	End of rental

The tag < typcuisine >

Describes the kitchens (equipped, American, etc.).

Field	Type	Definition
<u>ntypcuisine</u>	Integer	Unique identifier for kitchen types
ltypcuisinefr	varchar(255)	Title in French
ltypcuisinede	varchar(255)	Title in German
ltypcuisinenl	varchar(255)	Title in Dutch
ltypcuisineen	varchar(255)	Title in English

The standard values are :

typcuisine	
ntypcuisine	ltypcuisinefr
1	Equipped
3	Basic equipment
4	Not equipped
6	Fitted
7	Equipped & Fitted
8	American
9	Kitchenette
10	Fully equipped

The tag < typchauf >

Describes the possible values for the heaters (heating type)

Field	Type	Definition
<u>cchauf</u>	Varchar(10)	Unique identifier for the heating type
Lchauffr	varchar(255)	Title in French
Lchaufde	varchar(255)	Title in German
Lchaufnl	varchar(255)	Title in Dutch
Lchaufen	varchar(255)	Title in English

The standard values are :

typchauf	
cchauf	lchauffr
-	None
BOIS	Wood
BF	Wood & Fuel
CHA	Coal
COL	Collective
ELEC	Electricity
FUEL	Fuel
FG	Fuel & Gas
GAZ	Gas
INS	Insert
PC	Heating pump
SOL	Solar

The tab < style >

Describes the styles of the real estate property (Period, art deco, ...)

Field	Type	Definition
<u>cstyle</u>	Varchar(20)	Unique identifier for the style of the real estate property
Istylefr	varchar(255)	Title in French
Istylede	varchar(255)	Title in German
Istylenl	varchar(255)	Title in Dutch
Istyleen	varchar(255)	Title in English

NB : The list of regions is managed by the agency and the values can be redetermined at any time. There is therefore no standard list of values for the regions.

The tag < detail >

Each property can contain multiple details «<detailbien> that is structured like this:

```
<detailbien>
  <ndetailbien>Id of détailbien </ndetailbien>
  <lcommentfr> Additional (optional) free text in FR </lcommentfr>
  <lcommenten> Additional (optional) free text in EN</lcommenten>
  <lcommentnl> Additional (optional) free text in NL</lcommentnl>
  <ndetail>id of détail</ndetail>
  <qnombre>id of détail (facultatif)</qnombre>
  <cunite> Potential unit of details (m2, metre, etc.)</cunite>
</detailbien>
```

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