Jupix Website Listing XML Data Specification

v2 : 2014-02-18

Who is this document for?

This document is intended for third party web companies who wish to receive agent's properties on a nightly basis for the purposes of displaying them on a website. This XML data specification is the only way to extract property data from the Jupix software system.

The Jupix team does not provide technical support on any other aspect of the XML service other than to ensure its availability. Technical queries should be directed to support@jupix.com

There is **no charge** to the estate agent for using this XML feed.

How does the feed work?

You will be expected to retrieve the data from our servers nightly between 2200hrs and 0700hrs the next day every night by calling a unique URL. The feed will contain all on market properties and related media. (See the 'images' section for more information)

New properties – New properties will be included in the feed and will have a new unique propertyID and all their media (photographs, floorplans, EPC graphs, PDF's etc) will be supplied.

Existing Properties – all property information will be supplied along with the propertyID to help identify a previously imported property. Media links (photographs, floorplans, EPC graphs, PDF's etc) will be supplied but will contain a modified attribute that should be used to determine whether the media needs to be downloaded, or has already been obtained previously.

Removed properties – these will not be provided in the feed so should be removed from your system.

What is the testing process?

We will provide you with a test xml file. This will include test properties. Once you are confident you can process the feed we can provide you with the unique URL for the agent you will be processing. If you have several agents you will need to call a separate URL per agent. We will help you take a full refresh and you will then be expected to process your feed nightly.

How can I control which version of the XML file I receive?

Some field specifications below list an 'XML Version' value. Where this is not specified, version 1.0 should be assumed.

By passing the parameter 'version=X' to the request string, you will receive any fields specified as being included in that version, as well as any fields from prior versions.
e.g. calling:
http://services.jupix.co.uk/api/get_properties.php?clientID=7a79ash&passphrase=2736dg&version=2.0
will result in you receiving the two new fields introduced in version 2.0
(`<lettingFeePolicyHeadline>` & `<lettingFeePolicyDetails>`) as well as all other fields in version 1.0.

Version 1.0 does not require a version parameter to be passed in the request.

How are properties laid out?

The basic xml structure is as follows

```xml
<properties>
    <property>
        <propertyID>795</propertyID>
        ....
    </property>
    <property>
        <propertyID>796</propertyID>
        ....
    </property>
</properties>
```

How are sales, lettings, commercial and agricultural properties identified?

You can tell which department a property is in from the <department>**X**</department> tag sent for each property which states either '**Sales**' or '**Lettings**' or '**Commercial**' or '**Agricultural**' as its value. **Important** - Each department has different fields specific to that type of property with specific lookup values. More detail is provided later in this document:

Common Fields

The following fields are provided for all properties:

Tag: <propertyID>**795**</propertyID>
Data Type / Length: bigint (20)
Description: Unique property identifier.

Tag: <branchID>**1**</branchID>
Data Type / Length: tinyint (3)
Description: Unique office ID

Tag: <clientName>**JUPIX**</clientName>
Data Type / Length: varchar (100)
Description: The agents' name

Tag: <branchName>**Cambridge Office**</branchName>
Data Type / Length: varchar (50)
Description: The branch name

Tag: <department>**Sales**</department>
Data Type / Length: enum
Description: Sales, Lettings, Commercial or Agricultural

Tag: <referenceNumber>**11111**</referenceNumber>
Data Type / Length: varchar (20)
Description: Agents own reference

Tag: <addressName />
Data Type / Length: varchar (50)
Description: Building name

Tag: `<addressNumber>1</addressNumber>`
Data Type / Length: varchar (30)
Description: Building number

Tag: `<addressStreet>Greenhill Street</addressStreet>`
Data Type / Length: varchar (50)
Description: Street

Tag: `<address2 />`
Data Type / Length: varchar (50)
Description: Hamlet

Tag: `<address3>Evesham</address3>`
Data Type / Length: varchar (50)
Description: Town

Tag: `<address4>Worcestershire</address4>`
Data Type / Length: varchar (50)
Description: County

Tag: `<addressPostcode>NN13 7XY</addressPostcode>`
Data Type / Length: varchar (15)
Description: Full Postcode

Tag: `<country>United Kingdom</country>`
Data Type / Length: varchar (40)
Description: Country

Tag: `<displayAddress>1 Greenhill Street, Evesham</displayAddress>`
Data Type / Length: varchar (100)
Description: The address to display to to the public

Tag: `<propertyFeature(n)>Bedroom with views over garden</propertyFeature(n)>`
Data Type / Length: varchar (100)
Description: Up to 10 (1-10) features of the property entered by the agent

Tag: `<dateLastModified>2009-12-09</dateLastModified>`
Data Type / Length: date
Description: The last date that anything happened on the property. This can be used to determine whether you need to process the property at all.

Tag: `<featuredProperty>0</featuredProperty>`
Data Type / Length: tinyint (1)
Description: 0 or 1. Has the property been set as 'Featured' by the agent. Useful if implementing a 'Featured Property' section of a website.

Tag: `<regionID>38</regionID>`
Data Type / Length: int (11)
Description: Agent specific lookup field

Tag: `<latitude>53.800651</latitude>`
Data Type / Length: float
Description: Latitudinal co-ordinate of property

Tag: `<longitude>-4.064941</longitude>`
Data Type / Length: float
Description: Longitudinal co-ordinate of property

Tag: `<flags>`
     `<flag>New Instruction</flag>`
     `<flag>Price Reduction</flag>`
   `</flags>`
Data Type / Length: varchar (30)
Description: Agent-specific list of property flags

What descriptions do you provide?

There are two description fields. `<mainSummary>:` This is typically 300 characters long and should not contain HTML. It is usually used for the search results summary `<fullDescription>:` This is a long description and may contain basic HTML such as STRONG tags. It is usually used for the more details page and typically includes a room by room breakdown of the property

Residential Sales and Lettings data fields

The following sections describe what fields to expect for both Sales and Lettings properties:

Tag: `<propertyBedrooms>3</propertyBedrooms>`
Data Type / Length: tinyint (2)
Description: The number of bedrooms

Tag: `<propertyBathrooms>1</propertyBathrooms>`
Data Type / Length: tinyint (2)
Description: The number of bathrooms

Tag: `<propertyEnsuites>0</propertyEnsuites>`
Data Type / Length: tinyint (2)
Description: The number of ensuites

Tag: `<propertyReceptionRooms>2</propertyReceptionRooms>`
Data Type / Length: tinyint (2)
Description: The number of reception rooms

Tag: `<propertyKitchens>0</propertyKitchens>`
Data Type / Length: tinyint (2)
Description: The number of kitchens

Tag: `<propertyAge>X</propertyAge>`
Data Type / Length: tinyint (4)
Description: The property age as chosen by the agent. It is a numeric value which corresponds to the lookups below:

0	=	Not Specified
1	=	New Build
2	=	Modern
3	=	1980s to 1990s
4	=	1950s, 1960s and 1970s
5	=	1940s
6	=	1920s to 1930s

7	=	Edwardian (1901 - 1910)
8	=	Victorian (1837 - 1901)
9	=	Georgian (1714 - 1830)
10	=	Pre 18th Century

Tag: `<floorArea>`**190.00**`</floorArea>`
Data Type / Length: decimal
Description: The total area of the property in the units specified below

Tag: `<floorAreaUnits>`**sq ft**`</floorAreaUnits>`
Data Type / Length: varchar (8)
Description: The units the floor area is measured in
Values:

acres
hectares
sq m
sq ft

The other main lookup is property type. We provide a textual property type which is how the agent describes the property type. And two lookup values for matching types and style for example Type 1=Houses and Style 4=Detached.

Tag: `<displayPropertyType>`**Modern Detached House**`</displayPropertyType>`
Data Type / Length: varchar (50)
Description: The property type the agent wishes to display to the public

Tag: `<propertyType>`**1**`</propertyType>`
Data Type / Length: tinyint (4)
Description: A property type lookup (eg House). The lookup values can be found in the appendix section.

Tag: `<propertyStyle>`**4**`</propertyStyle>`
Data Type / Length: tinyint (4)
Description: A property style lookup (eg. Detached). The lookup values can be found in the appendix section.

Residential Sales Specific Fields

The following fields apply to residential sales properties only:

Tag: `<availability>`**X**`</availability>`
Data Type / Length: tinyint (2)
Description: The availability of the property for example For Sale or Sold STC. It is a numeric value which corresponds to the lookups below:

1	=	On Hold
2	=	For Sale
3	=	Under Offer
4	=	Sold STC
5	=	Sold
7	=	Withdrawn

Tag: `<price>`**X**`</price>`
Data Type / Length: int (11)
Description: The price of the property in pounds (eg. 345000)

Tag: `<forSalePOA>`**X**`</forSalePOA>`
Data Type / Length: tinyint (1)
Description: Price on application flag. If set to 1 the price should not be displayed to the public.
Values:
0=Display Price
1=Hide price

Tag: `<priceQualifier>`**X**`</priceQualifier>`
Data Type / Length: smallint (4)
Description: Price qualifier text. To be displayed with property price to indicate special selling conditions such as Sale by auction. It is a numeric value which corresponds to the lookups below:

1	=	Asking Price Of
2	=	Fixed Price
3	=	From
4	=	Guide Price
5	=	Offers In Region Of
6	=	Offers Over
7	=	Auction Guide Price
8	=	Sale By Tender
9	=	Shared Ownership
10	=	Offers In Excess Of
11	=	Offers Invited
12	=	Starting Bid

Tag: `<propertyTenure>X</propertyTenure>`
Data Type / Length: smallint (4)
Description: Property tenure. Indicates the tenure of the property. It is a numeric value which corresponds to the lookups below.

0	=	Not Specified
1	=	Freehold
2	=	Leasehold
3	=	Commonhold
4	=	Share of Freehold
5	=	Flying Freehold
6	=	Share Transfer
7	=	Unknown

Tag: `<saleBy>X</saleBy>`
Data Type / Length: smallint (4)
Description: Property for sale by. Indicates type of sale on the property. It is a numeric value which corresponds to the lookups below.

0	=	Not Specified
1	=	Private Treaty
2	=	By Auction
3	=	Confidential
4	=	By Tender
5	=	Offers Invited

Tag: `<developmentOpportunity>X</developmentOpportunity>`
Data Type / Length: tinyint (1)
Description: 0 or 1. Property has been marked as a Development Opportunity.

Tag: `<investmentOpportunity>X</investmentOpportunity>`
Data Type / Length: tinyint (1)
Description: 0 or 1. Property has been marked as an Investment Opportunity.

Tag: `<estimatedRentalIncome>X</estimatedRentalIncome>`
Data Type / Length: decimal
Description: Contains the estimated rental value of the property per calendar month. If none is entered, the default value will be 0.

Residential Lettings Specific Fields

The following fields apply to residential lettings properties only:

Tag: `<availability>`**X**`</availability>`
Data Type / Length: tinyint (2)
Description: The availability of the property for example To Let and Let. It is a numeric value which corresponds to the lookups below:

1	=	On Hold
2	=	To Let
3	=	References Pending
4	=	Let Agreed
5	=	Let
6	=	Withdrawn

Tag: `<rent>`**X**`</rent>`
Data Type / Length: decimal
Description: The rent of the property in pounds
Values: Integer for example 800

Tag: `<rentFrequency>`**X**`</rentFrequency>`
Data Type: smallint (4)
Description: The rent frequency of the property such as Per Calendar Month
Values:

1	=	pcm
2	=	pw
3	=	pa

Tag: `<toLetPOA>`**X**`</toLetPOA>`
Data Type / Length: tinyint (1)
Description: Rent on application flag. If set to 1 the rent should not be displayed to the public.
Values:

0	=	Display Price
1	=	Hide price

Tag: `<studentProperty>`**X**`</studentProperty>`
Data Type / Length: tinyint (1)
Description: Will be equal to '1' this property has a let type of 'Student'

Tag: `<lettingFeePolicyHeadline>`**X**`</lettingFeePolicyHeadline>`
XML Version: 2.0
Data Type / Length: varchar (50)
Description: Headline text for representing the policy, e.g. 'Fees Apply'

Tag: `<lettingFeePolicyDetails>`**X**`</lettingFeePolicyDetails>`
XML Version: 2.0
Data Type / Length: text
Description: The full description of the fee policy.

Commercial specific fields

Tag: `<forSale>X</forSale>`
Data Type / Length: tinyint (1)
Description: Is the property available as freehold or long leasehold.
Values:

| 1 | = | Yes |
| 0 | = | No |

Tag: `<toLet>X</toLet>`
Data Type / Length: tinyint (1)
Description: Is the property available as leasehold.
Values:

| 1 | = | Yes |
| 0 | = | No |

Tag: `<availability>X</availability>`
Data Type / Length: smallint (2)
Description: The availability of the property for example For Sale/To Let. It is a numeric value which corresponds to the lookups below:

1	=	On Hold
2	=	For Sale
3	=	To Let
4	=	For Sale / To Let
5	=	Under Offer
6	=	Sold STC
7	=	Exchanged
8	=	Completed
9	=	Let Agreed
10	=	Let
11	=	Withdrawn

Tag: `<priceTo>X</priceTo>`
Data Type / Length: int (11)
Description: The price of the property in pounds. EG 150000 to **450000**

Tag: `<priceFrom>X</priceFrom>`
Data Type / Length: int (11)
Description: The price from of the property in pounds EG **150000** to 450000. Note for properties that do not have a range priceFrom will be 0 and only priceTo will be specified.

Tag: `<rentTo>X</rentTo>`
Data Type / Length: decimal
Description: The rent of the property in pounds EG 12000 to **22000** pa

Tag: `<rentFrom>X</rentFrom>`
Data Type / Length: decimal
Description: The rent from of the property in pounds EG **12000** to 22000 pa. Note for properties that do not have a range rentFrom will be 0 and only rentTo will be specified.

Tag: `<rentFrequency>X</ rentFrequency>`
Data Type / Length: varchar (11)
Description: The frequency of the rent specified for example PA
Values:

pa
pax
pcm
psf
psm
per acre
per hectare

Tag: `<propertyTenure>X</propertyTenure>`
Data Type / Length: varchar: (20)
Description: The tenure of the property, stored as a textual value that can be blank. This can either be Freehold or Long Leasehold.

Tag: `<saleBy>X</saleBy>`
Data Type / Length: smallint: (4)
Description: Property for sale by. Indicates type of sale on the property. It is a numeric value which corresponds to the lookups below.

0	=	Not Specified
1	=	Private Treaty
2	=	By Auction
3	=	Confidential
4	=	By Tender
5	=	Offers Invited

Tag: `<forSalePOA>X</forSalePOA>`
Data Type / Length: tinyint (1)
Description: Price on application flag. If set to 1 the price should not be displayed to the public.
Values:

0	=	Display price
1	=	Hide price

Tag: `<toLetPOA>X</toLetPOA>`
Data Type / Length: tinyint (1)
Description: Rent on application flag. If set to 1 the rent should not be displayed to the public.
Values:

0	=	Display rent
1	=	Hide rent

Tag: `<floorAreaTo>X</floorAreaTo>`
Data Type / Length: decimal
Description: The total floor area size available

Tag: `<floorAreaFrom>X</floorAreaFrom>`
Data Type / Length: decimal
Description: The minimum floor area available. Note for properties that do not have a range floorAreaFrom will be 0 and only floorArea will be specified.

Tag: `<floorAreaUnits>X</floorAreaUnits>`
Data Type / Length: varchar (8)
Description: The units the floor area is measured in
Values:

acres
hectares
sq m
sq ft

Tag: `<siteArea>X</siteArea>`
Data Type / Length: decimal
Description: The size of the site area

Tag: `<siteAreaUnits>X</siteAreaUnits>`
Data Type / Length: varchar (8)
Description: The size units of the site area
Values:

acres
hectares
sq m
sq ft

Tag: `<developmentOpportunity>X</developmentOpportunity>`
Data Type / Length: tinyint (1)
Description: 0 or 1. Property has been marked as a Development Opportunity.

Tag: `<investmentOpportunity>X</investmentOpportunity>`
Data Type / Length: tinyint (1)
Description: 0 or 1. Property has been marked as an Investment Opportunity.

Tag: `<strapLine>X</strapLine>`
Data Type / Length: varchar (255)
Description: A brief one line description of the property
Example: "Flexible office space"

Tag:
```
<propertyTypes>
  <propertyType>28</propertyType>
  <propertyType>5</propertyType>
  <propertyType>1</propertyType>
</propertyTypes>
```
Data Type / Length: tinyint (4)
Description: The multiple property types for this property. For example offices and warehouses
Values: Please see the appendix

Agricultural specific fields

Tag: `<availability>X</availability>`
Data Type / Length: smallint (2)
Description: The availability of the property for example For Sale. It is a numeric value which corresponds to the lookups below:

1   =   On Hold
2   =   For Sale
3   =   Under Offer
4   =   Sold STC
5   =   Sold
7   =   Withdrawn

Tag: `<priceTo>X</priceTo>`
Data Type / Length: int (11)
Description: The price of the property in pounds. EG 150000 to **450000**

Tag: `<priceFrom>X</priceFrom>`
Data Type / Length: int (11)
Description: The price from of the property in pounds EG **150000** to 450000. Note for properties that do not have a range priceFrom will be 0 and only priceTo will be specified.

Tag: `<forSalePOA>X</forSalePOA>`
Data Type / Length: tinyint (1)
Description: Price on application flag. If set to 1 the price should not be displayed to the public.
Values:

0   =   Display price
1   =   Hide price

Tag: `<landAreaTo>X</landAreaTo>`
Data Type / Length: decimal
Description: The total land area size available

Tag: `<landAreaFrom>X</landAreaFrom>`
Data Type / Length: decimal
Description: The minimum land area available. Note for properties that do not have a range landAreaFrom will be 0 and only landAreaTo will be specified.

Tag: `<landAreaUnits>X</landAreaUnits>`
Data Type / Length: varchar (8)
Description: The units the land area is measured in
Values:

acres
hectares

Tag: `<strapLine>X</strapLine>`
Data Type / Length: varchar (255)
Description: A brief one line description of the property
Example: "Residential arable and livestock farm"

Tag: `<priceQualifier>X</priceQualifier>`
Data Type / Length: smallint (4)
Description: Price qualifier text. To be displayed with property price to indicate special selling conditions such as Sale by auction. It is a numeric value which corresponds to the lookups below:

1	=	Asking Price Of
2	=	Fixed Price
3	=	From
4	=	Guide Price
5	=	Offers In Region Of
6	=	Offers Over
7	=	Auction Guide Price
8	=	Sale By Tender

Tag: `<saleBy>X</saleBy>`
Data Type / Length: smallint: (4)
Description: Property for sale by. Indicates type of sale on the property. It is a numeric value which corresponds to the lookups below.

0	=	Not Specified
1	=	Private Treaty
2	=	By Auction
3	=	Confidential
4	=	By Tender
5	=	Offers Invited

Tag: `<propertyTenure>X</propertyTenure>`
Data Type / Length: varchar: (20)
Description: The tenure of the property, stored as a textual value that can be blank. This can either be Freehold or Leasehold.

Tag: `<forSaleLeaseLength>X</forSaleLeaseLength>`
Data Type / Length: smallint: (4)
Description: The length of the lease on the property (only applicable if Tenure is set to Leasehold).

Tag:
```
<propertyTypes>
    <propertyType>28</propertyType>
    <propertyType>5</propertyType>
    <propertyType>1</propertyType>
</propertyTypes>
```
Data Type / Length: tinyint (4)
Description: The multiple property types for this property. For example farms and grazing land
Values: Please see the appendix

Photos, floorplans, brochures, tours, website links and EPCs

How do images and floorplans work?

All images and floorplans are specified within the property data as extra XML nodes. On each node is a 'modified' attribute that provides the date and time this media item was uploaded or edited that you can use to determine whether the media needs to be downloaded or not. We ask that you use this modified date/time to only obtain and download the media required.

These items will be provided as absolute URLs and you would be expected to download them to your servers where possible. Below is an example of the image xml:

```
<images>
<image modified="2011-04-20 11:20:00">http://.../IMG_42472_1_large.jpg</image>
<image modified="2011-04-20 11:20:00">http://.../IMG_42472_2_large.jpg</image>
<image modified="2011-04-20 11:20:00">http://.../IMG_42472_3_large.jpg</image>
<image modified="2011-04-20 11:20:00">http://.../IMG_42472_4_large.jpg</image>
<image modified="2011-06-02 15:33:00">http://.../IMG_42472_5_large.jpg</image>
</images>
```

What image sizes do you provide?

We will provide you with the images in JPEG format. They are typically 1024 pixels wide.

How do brochures, virtual tours and EPCs work?

Brochures, virtual tours, EPC graphs and the first page of the EPC report will all work the same as images and floorplans. The URLs will be provided along with a 'modified' attribute to help you determine whether the media is now or has changed and therefore needs downloading.

Brochures and the first page of the EPC report are typically PDF documents. Tours can be any format including SWF and external website links. EPC graphs will be in JPEG format.

How do external website links work?

External website links can also be added to a property to direct someone to a website relevant to that property. These work slightly different to the other media items as the links each contain three individual child elements:

Tag: `<url>`**x**`</url>`
Data Type / Length: varchar (150)
Description: The textual URL of the external link. Can be left blank.

Tag: `<description>`**x**`</description>`
Data Type / Length: varchar (100)
Description: The textual description saying where the link directs. Can be left blank.

Tag: `<modified>`**x**`</modified>`
Data Type / Length: datetime
Description: The last time the item was modified. This can be used in the same way as the attribute on the previous media items.

Please see the example file for more details.

Appendix A

Residential Property Types

Type ID	Type
1	Houses
2	Flats / Apartments
3	Bungalows
4	Other

Residential Property Styles

StyleID	TypeID	Style Name
1	1	Barn Conversion
2	1	Cottage
3	1	Chalet
4	1	Detached House
5	1	Semi-Detached House
6	1	Farm House
7	1	Manor House
8	1	Mews
9	1	Mid Terraced House
10	1	End Terraced House
11	1	Town House
12	1	Villa
28	1	Link Detached
29	1	Shared House
31	1	Sheltered Housing
13	2	Apartment
14	2	Bedsit
15	2	Ground Floor Flat
16	2	Flat
17	2	Ground Floor Maisonette
18	2	Maisonette
19	2	Penthouse
20	2	Studio
30	2	Shared Flat
21	3	Detached Bungalow
22	3	Semi-Detached Bungalow
34	3	Mid Terraced Bungalow
35	3	End Terraced Bungalow
23	4	Building Plot / Land
24	4	Garage
25	4	House Boat
26	4	Mobile Home
27	4	Parking
32	4	Equestrian
33	4	Unconverted Barn

Commercial Property Types

TypeID	Type Name
1	Offices
2	Serviced Offices
3	Business Park
4	Science / Tech / R&D
5	A1 - High Street
6	A1 – Centre
7	A1 - Out Of Town
8	A1 – Other
9	A2 - Financial Services
10	A3 - Restaurants / Cafes
11	A4 - Pubs / Bars / Clubs
12	A5 - Take Away
13	B1 - Light Industrial
14	B2 - Heavy Industrial
15	B8 - Warehouse / Distribution
16	Science / Tech / R&D
17	Other Industrial
18	Caravan Park
19	Cinema
20	Golf Property
21	Guest House / Hotel
22	Leisure Park
23	Leisure Other
24	Day Nursery / Child Care
25	Nursing & Care Homes
26	Surgeries
27	Petrol Stations
28	Show Room
29	Garage
30	Industrial (land)
31	Office (land)
32	Residential (land)
33	Retail (land)
34	Leisure (land)
35	Commercial / Other (land)
36	Refurbishment Opportunities
37	Residential Conversions
38	Residential
39	Commercial
40	Ground Leases

Agricultural Property Types

TypeID	Type Name
1	Residential Farm
2	Commercial Farm
4	Poultry Farm
5	Livestock Farm
6	Arable Land
7	Bare Land
8	Grazing Land
9	Paddocks
10	Pasture Land
11	Shooting
12	Fishing
13	General Leisure
14	Woodland
15	Investment Land
16	Development Land
17	Residential Land
18	Commercial / Industrial
19	Brownfield Land