

REALBASE

REAL ESTATE SOFTWARE FORMAT



Introduction

The following file specification include the standard fields exported from 'Realbase' real estate software for 'Property Advertising' on custom websites. The records are exported in 'Pipe Separated Value' (|) format to a single file (.DAT) as follows.

Specifications

#	Column Name	Data Type / Size	Example	Description
1	LISTING TYPE	INT (7)	1	LISTING TYPE (REF. TBL. 1)
2	DATA PROVIDER	CHAR (10)	REALBASE	SET BY REALBASE (REQUEST)
3	LISTING NUMBER	CHAR (10)	REAL001	UNIQUE PROPERTY CODE
4	PHOTO FLAG	INT (7)	2	NO. OF PHOTOS (0 TO 10)
5	DATE ENTERED	CHAR (24)	000000000000000019032001	DATE (0 FILLED - DDMMYYYY)
6	DATE CHANGED	CHAR (24)	000000000000000019032001	DATE (0 FILLED - DDMMYYYY)
7	CHANGE CODE	INT (7)	0	PRICE CHANGE (0 = YES 1 = NO)
8	LIST USER ID	CHAR (10)	1001	SET BY REALBASE (REQUEST)
9	LIST OFFICE ID	CHAR (10)	1001	SET BY REALBASE (REQUEST)
10	CO USER ID	CHAR (10)	1001	SET BY REALBASE (REQUEST)
11	CO OFFICE ID	CHAR (10)	1001	SET BY REALBASE (REQUEST)
12	CLASS CODE	INT (7)	11	CLASS TYPE (REF. TBL. 2)
13	SUB DIVISION NO.	INT (7)	1275	SET BY REALBASE (REQUEST)
14	PUBLISH SUBURB	CHAR (30)	MISSION BAY	SUBURB NAME
15	STREET NO.	CHAR (10)	12	STREET NUMBER
16	STREET NAME	CHAR (50)	SUDBURY TCE	STREET NAME
17	SALE TYPE	INT (7)	1	SALE TYPE (REF. TBL. 3)
18	PRICING CODE	INT (7)	1	SALE TYPE (REF. TBL. 4)
19	PRICE CURRENT	INT (12)	500000	SALE PRICE OR RENTAL PRICE
20	PRICE MIN	INT (12)	300000	MIN SALE PRICE (NOT FIXED)
21	PRICE MAX	INT (12)	800000	MAX SALE PRICE (NOT FIXED)
22	AUCTION DATE	CHAR (24)	000000000000000019032001	DATE (0 FILLED - DDMMYYYY)
23	AUCTION TIME	CHAR (10)	2:30PM	TIME (ANY FORMAT)
24	PUB. ADDRESS	INT (7)	1	SHOW ADDRESS (0 = NO 1 = YES)
25	FLOOR AREA SQ	INT (12)	120	SQUARE METRES
26	LAND AREA SQ	CHAR (10)	453.6	SQUARE METRES

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Specifications (Continued)

#	Column Name	Data Type / Size	Example	
27	LAND AREA HA	CHAR (10)	1.9	HECTARES
28	YEAR BUILT	INT (7)	1998	YEAR BUILT
29	NEW CONSTRUCT	CHAR (1)	N	NEW (Y = YES N = NO)
30	NO. OF STORIES	INT (7)	1	SALE TYPE (REF. TBL. 5)
31	UNIT NO.	CHAR (10)	10	UNIT NUMBER
32	NO. OF BED.	INT (7)	3	RANGE (0 - 10)
33	NO. OF BATH.	INT (7)	2	RANGE (0 - 6)
34	NO. OF CARS	INT (7)	2	RANGE (0 - 5)
35	NO. OF ENSUITES	INT (7)	1	RANGE (0 - 6)
36	TEASER HEADER	CHAR (70)	GREAT HOUSE	HEADER ADVERTISING TEXT
37	ADVERT	CHAR (1000)	NORTH FACING WITH GREAT VIEW.	BODY ADVERTISING TEXT

LISTING TYPE (REF. TBL. 1)

- 1 - Residential / Rentals
- 2 - Commercial / Business
- 3 - Rural

SALE TYPE (REF. TBL. 3)

- 0 - All
- 1 - Sole
- 2 - Exclusive Plus
- 3 - General
- 4 - ILS Multi
- 5 - Auction
- 6 - Tender
- 7 - Unsigned
- 8 - Joint Agency

PRICING (REF. TBL. 4)

- 1 - Fixed Price
- 2 - POA
- 3 - Negotiation
- 4 - Offers
- 5 - Auction
- 6 - Tender

STORIES (REF. TBL. 5)

- 1 - Single Level
- 2 - 2 Storeys
- 3 - 3 Storeys
- 4 - 4 Storeys
- 98 - Split Level
- 99 - Multi Level

CLASS (REF. TBL. 2)

RESIDENTIAL / RENTALS

- 0 - All
- 1 - Apartment
- 2 - House
- 3 - Home & Income
- 4 - Lifestyle
- 5 - Unit
- 6 - Townhouse
- 7 - Residential Section
- 11 - Rental Apartments
- 12 - Rental House
- 13 - Rental Home & Income
- 14 - Rental Lifestyle
- 15 - Rental Unit
- 16 - Rental Townhouse
- 17 - Rental Residential
- 18 - Rental Holiday Home
- 19 - Rental Flats

RURAL

- 0 - All
- 1 - Other
- 2 - Arable
- 3 - Dairy
- 4 - Fattening
- 5 - Forestry
- 6 - Grazing
- 7 - Horticultural
- 8 - South Island High Country
- 9 - Specialist Livestock
- 10 - Bare Land

COMMERCIAL / BUSINESS

- 0 - All
- 1 - Industrial to Buy
- 2 - Retail to Buy
- 3 - Office to Buy
- 4 - Hotel / Motel to Buy
- 5 - Industrial to Lease
- 6 - Retail to Lease
- 7 - Office to Lease
- 8 - Hotel / Motel to Lease
- 10 - Investment Flats
- 11 - Commercial Land
- 12 - Industrial Land
- 21 - Business Accommodation
- 22 - Business Contractor
- 23 - Business Distribution
- 24 - Business Franchise
- 25 - Business Hospitality
- 26 - Business Manufacturing
- 27 - Business Professional
- 28 - Business Restaurant
- 29 - Business Rest Home
- 30 - Business Retail Food
- 31 - Business Retail General
- 32 - Business Services
- 33 - Business Sporting
- 34 - Business Tourism
- 35 - Business Transport
- 36 - Business Wholesale

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Further Notes

1. Not all fields will apply in most cases depending on the software used (Sales or Rentals) and what is to be displayed on a custom website.
2. Further fields can be added directly from the software for specific requirements.
3. Fields described as 'SET BY REALBASE (REQUEST)' are reserved for public sites such as 'Trade Me' or 'Real Estate' (.co.nz) but can be used if required by custom web designers. More information can be obtained by contacting Realbase.
4. The 'Data File' containing these specifications can be uploaded using FTP from our client applications along with JPG files matching records in the 'Data File'. The naming convention for a JPG is the 'LISTING NUMBER' then '-1.jpg' or '-2.jpg' etc... depending on how many images are associated with a record (e.g. PAL2-1.jpg). (NOTE: Depending on the client application, there may also be an option to ZIP the data and images into one file before uploading.) The 'Data File' contains all the properties to be displayed each transfer. However, the JPG files are only transferred once.

Contact Us

For further information please contact Realbase.

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