

RETS Schema Group

Meeting Minutes 2007-10-17

Information

Meeting Date: 2007-10-17

Location: Marriott Hotel, Calgary, AB

Sponsor: Canadian Real Estate Association

Meeting Type: In-person Meeting

Duration: 12.5 hours (October 17, 8:30 – 5:30, October 18, 8:30 – 2:00)

Next Meeting Date: 2007-11-13, LasVegas, NV

Chair: Paul Stusiak

Minutes: Paul Stusiak

Attending

- Sergio Del Rio, Templates 4 Business
- Paul Desormeaux, EquiNet Consulting, Ottawa Real Estate Board
- Jaison Freed, FBS DataSystems, Inc.
- Bob Gottesman, Voyager Information Services
- Paul Hethmon, ClareityConsulting
- Kevin Kunz, NRT
- Pablo Maurelli, NAR
- Chris McKeever, CRT
- Ed Newman, NorthstarMLS
- Eric Petersen, TREND MLS
- Peter Simpson, Canadian Real Estates Association(CREA)
- Paul Stusiak, Falcon Technologies Corp.
- Stephane Viau, CREA

Agenda

- Review and adopt previous minutes

- Review Listing, Media, Property Schema
- New Business
- Set Next Meeting Date
- Adjourn

Minutes

Adopt previous meeting minutes

No discussion was held around the minutes of the previous meeting.

The minutes were adopted as read.

Review Listings.xsd, Properties.xsd

The discussion during the review of Listings.xsd and Properties.xsd ranged across both schema. The minutes reflect this discussion style by combining the two separate agenda items into a single heading. Headings reflect the element or complexType that was discussed.

Disclosure

The question was raised of the value in separating the required disclosures from the other disclosures. Sergio Del Rio suggested that we create a LegalDisclosures and OtherDisclosures. Most agreed that this was a good thing. Jaison Freed asked about why it is only a list and not linked to the media. A lengthy, back and forth discussion of the merits of providing the link did not result in a consensus. There were valid points made on both the benefits of linking to any electronic instances as well as the negatives. The discussion flowed back and forth between the need to split the mandatory from other disclosures. All agreed that the definition needs to be increased. The final conclusion brought us back to leaving the structure as is with a Disclosure element.

** Action – Paul Stusiak to add additional documentation that the disclosures are the statutory and optional disclosures. Also add a wikipedia type of entry for the word disclosure. Disclosure is information related to the condition or other aspects of the listing that would a value or desirability.

Value Range Pricing

A short discussion the combination of ListPriceHigh with ListPrice brought forward the comment that NAR has a document that defines ListPrice as the ListPriceHigh. The group agrees that if such a recommendation exists that we should drop the existence of ListPriceHigh from the schema.

** Action – Paul Stusiak to investigate the existence of such a document and recommendation. Bob Gottesman will assist.

Listing Offices

The group agreed that it would be easier to read the schema if all major resources that can stand alone be moved

to the bottom of the type definition.

**Action – Paul Stusiak to move the major containers to the bottom of the Listings.xsd complexType definitions, constrained by the extensibility pattern.

ListingsParticipants

The group agreed that this should be renamed to ListingParticipants.

IsDualVariable

**Action – Paul Stusiak to correct the typo in the comment.

Contingency

Discussion about the business practices. Wind up with a ContractConditions – may only need Conditions under the ListingContract – will handle the precursors to the contract like what the conditions of listing are.

Stephan suggests that we should immediately define the concepts like Contingency, Condition and Disclosure.

Lengthy discussion about the ListingAgreement and the possible need for a ClosingAgreement to mirror the initial state. The group agrees that there is a need to model the proposed ClosingAgreement before going further. This was done during the meeting.

**Action – Paul Stusiak to correct typo in the comment.

Adjourned

The meeting was adjourned for lunch.

Resumed

The meeting resumed after lunch.

LeaseAmount

Should change the type of this to use a period as well. Need to see the annual lease price so, we should use the PriceWithFrequency. People are capturing both the LeasePricePerSquareFoot and the AnnualLeasePricePerSquareFoot.

**Action – Paul Stusiak to investigate and correct the definition of annual price per square foot and lease price per square foot.

Other Lease

Some additional lease information that have data points in several systems were considered.

Date Available – place under RentLeaseInformationType.

Leased Unit Count - place under RentLeaseInformationType.

Minimum Lease Term – under ListingContract?

Area Available to Lease place under RentLeaseInformationType.

**Action – Paul Stusiak to add the additional data points.

**Action – Paul Stusiak to move the IsLeased field from Lease Financial to RentLeaseInformationType and rename it to IsCurrentlyLeased.

**Action – Paul Stusiak to remove the Lease Remarks.

**Action – Paul Stusiak to remove the Rent/IsRented and add a note to IsCurrentlyLeased to RentLeaseInformation.

**Action – Paul Stusiak to move the Rent/IsRentControlled to RentLeaseInformation.

**Action – Paul Stusiak to move the Rent/RequiresSecurityDeposit to RentLeaseInformation.

**Action – Paul Stusiak to move the Rent/RequiresTenantBoardApproval to RentLeaseInformation.

**Action – Paul Stusiak to move the Rent/IsAvailableFurnished to RentLeaseInformation.

**Action – Paul Stusiak to move the Rent/IsAvailableShortTerm to RentLeaseInformation.

**Action – Eric Petersen to confirm RentLeaseInformationType missing fields by reviewing the complexType.

MLSArea

**Action – Paul Stusiak to rename the MarketingAreaType to MLSAreaType.

**Action – Paul Stusiak to add a third level to MLSAreaType.

MarketingInformation

**Action – Paul Stusiak to add a boolean HasSignOnProperty.

**Action – Paul Stusiak to make the container extensible.

Other

The group discussed the need to make the model hold some subset of the necessary information. See the CREA NDS information model for further detail.

DaysOnMarket

**Action – Paul Stusiak to move CDOM and DOM to ListingDates container.

**Action – Paul Stusiak to make the ListingDates container extensible.

**Action – Paul Stusiak to make the ListingPricing container extensible.

ShowingInformation

Discussion of the need for greater detail in the occupancy of the subject property. The suggested enumeration is

Owner, Tenant, Vacant, Unknown.

**Action – Paul Stusiak to add a new element for Occupant holding the enumeration.

Additional discussion around the directions as a part of Showing. The group agreed that it made sense to leave the directions in the Property rather than move it to the Listing/ShowingInformation. Although individual members may wish to add or amend the directions, auto populating the information from the Property/Directions should allow the most recent information to be updated.

Listings

**Action – Paul Stusiak to set the cardinality of Listings to a specific value.

Media

**Action – Paul Stusiak to change the cardinality of the modification timestamp to 1:1.

Listings/Properties

Discuss the need to change the cardinality of the properties in the listing. Two cases were described that are not correctly modelled. The first has additional properties, for example, a condo with a separate parking space, each of which have a separate property identifier. The second case is where a number of identical units are being sold under a single listing and are then converted to complete listings when sold.

The discussion concluded that the first case should be represented while the second should not be represented and should be a special case for those who need it.

**Action – Paul Stusiak to change the cardinality of the property in listing to 0:n.

**Action – Paul Stusiak to review the minutes to determine why there is a requirement for a cardinality of 0 on property in the listing instead of a cardinality of 1.

DisclosureEnumeration

**Action – Paul Stusiak to add an enumeration “Listing Member Has Ownership Interest”

Media Schema

**Action – Paul Stusiak to delete /MediaContent/Details/Uri

**Action – Paul Stusiak to move URI inside of the MediaItem

Discuss media. There were questions around Title – it has both a title and a uri. A general group refactoring was done. Many elements were removed. Review the restriction control both on Media and on the listing in general. Looking for a solution to provide some control for the use case that a vendor pulls once and redistribute to different locations.

We need to add a display order on the media item for a media item type. Call it preference order.

October 18, 2007

Properties

Rooms

The group opened with a discussion of the philosophy of the model. In particular, we are looking at the Rooms versus Interior data population. Many places do not have the possibility of rich detail where a Room has a substantial amount of detail but the members are not capturing the information. In these cases, they should be added to the Interior.

The group finally decided that there needed to be summaries on each level after discussion as well as roll up summaries.

The group decided that the Interior container should use the Room container if possible and be inside of the Rooms container.

Some additional discussion about moving the Rooms count values up to building weremade.

**Action – Paul Stusiak to check the cardinality of the fireplace, heating, a/c and fuel types.

**Action – Paul Stusiak to modify the structure of the Rooms to provide Level information and move the Interior detail into the Rooms structure.

**Action – Paul Stusiak to define the term Bathroom as “a room who's main purpose is to provide sanitaryservice using one of the common plumbing fixtures.”

**Action – Paul Stusiak to define the term Bedroom as “a room who's purpose is to provide a sleepingfunction and meets fire code standards.”

**Action – Paul Stusiak to define the terms Bathrooms under a category using the Plumbing association definitions provided by Bob Gottesman.

**Action – Paul Stusiak to create the element BathroomsTotalCount as a required element of integer type with the definition of “the count of rooms with the category type of Bathroom”.

**Action – Paul Stusiak to create the elements Full/ThreeQuarter/Half/QuarterTotal as an optional element of integer type with the definition of “the count of rooms with the category type of Bathroom(XXX)”.

**Action – Paul Stusiak to add documentation to the LegacyBathsTotal to indicate that this is where the historic baths total should be mapped.

PropertyAssociation

Discussion around do we create a new container or try to put the information into the Complex container. Bob Gottesman provided a number of issues around the elements that need to be present to correctly handle the common property attributes of a PropertyAssociation.

Community

The group discussed Community and decided that we should remove the element Features. The group decided to

move the element SeniorCommunity to either the Complex or another container.

**Action – Paul Stusiak to move the element SeniorCommunity from Community in Property.

**Action – Paul Stusiak to remove the element Features from Community in Property.

Complex

The group discussed complex features. It was determined that it should contain the in-common shared features like fees and amenities. The group agreed that a consideration of the intent of complex should be preserved and reviewed after this meeting.

Further discussion led the group to consider the creation of a new container called SharedAmenities or SharedFeatures. Some of the types of things that would go in this are Earthquake insurance, Alarm system, Gated, Guard, Security, Private Patrol.

The Pool element should probably be repeated between the Building and SharedAmenities because it is possible for a property to have a private pool and to have a shared pool.

The group decided to add Patio as a room category to cover the case of California and other regions, where Patio is handled like another room.

PropertyFinancial

The group agreed that the Expenses element container should be moved from the Investmentcontainer to the PropertyFinancialType container.

SecurityAndSafety

The group discussed and agreed to add a Security container on a building and possibly one for SharedAmenities.

WaterFeature

The group discussed WaterFeature and agreed to add an element WaterFeatureCategory and an enumeration WaterFeatureCategoryEnum.

The values of the enumeration are:

- Lake,
- Ocean,
- River,
- Bay,
- Creek,
- Stream,
- Inlet,
- Canal,

- Waterfall,
- Reservoir,
- Pond,
- Cove,
- Lagoon,
- Bayou,
- Wetlands,
- Dike,
- Swamp,
- Marsh,
- Beach,
- Sea Wall.

The group discussed the need to add two boolean indicators called PermitWaterSports and CanWaterSki.

The group agreed that documentation should be added to the WaterFeature definition to document the decision to keep the features around the lot with the features on the lot.

Lot Location

The group agreed to the addition of a definition for location that it is related to the physical location like high speed internet, alley, corner, golf course, green belt, cliff rocks. Create an enumeration for this that can have multiple values.

A zero-lot line element needs to be added. Some question remained regarding having it on the building or the lot. The decision on the element location was left to Paul Stusiak, who will communicate the decision to the community.

Topography

The group agreed that this should be made into an enumeration.

Boolean Indicators

A discussion was held around adding booleans. In general, the group agreed to add certain boolean indicators to the schema even though the information could be derived to assist querying information. The topic that caused this discussion was a proposed flag called HasAirConditioning that does not exist currently in the schema.

BuildersName

The group agreed that an element named BuildersName should be added.

Missing elements

A long discussion was held around adding County to Address. A show of hands was presented and the vote was 2 for adding it versus 2 against adding it. Since it did not achieve a majority, County will remain not part of the address. The element County is missing from Properties.xsd. The element Heating and the element Cooling is missing from Properties.xsd.

New Business

A brief discussion on adopting the Listings.xsd was held. While the group unanimously supported presenting the Listings.xsd as revised during this meeting to the RETS Group, the group did not feel there would be a quorum for the vote at the meeting in Las Vegas.

Set Next Meeting

The next meeting will be held in Las Vegas at the convention centre on November 13th at 9:00 AM for three hours. The agenda will be posted to the rets.org website.

Adjourn

The meeting was adjourned at 2:00 PM, MDT