Propertyhub JSON Feed Specification v2.0

Overview

This JSON specification provides a simple channel for authorized partners to provide property listing information to PropertyHub. Version 2.0 follows JSON Schema Draft 2020-12 specification and includes improved validation rules and clearer field requirements per property type.

Field Definitions

Root Fields

Field	Description	Required
updatedAt	Update date and time of the list in ISO 8601 format (UTC timezone). **Type:** String in ISO 8601 format	Yes
listingCount	Number of elements in listingData field. **Type:** Integer (minimum: 0)	Yes
listingData	Array of listing data. **Type:** Array	Yes

Listing Data Fields

Title and Detail Format: Both `title` and `detail` are objects with language-specific properties:

```
"title": {
  "th": "คอนโดหรู ใจกลางเมือง",
  "en": "Luxury Condo in City Center"
}
```

You can provide just `th`, just `en`, or both. At least one language is required for `title`.

Basic Information

Field	Description	Required
refNo	Unique Reference No. for this listing. Must be unique across all listings. If a property has both FOR_SALE and FOR_RENT, create 2 separate listings with different refNos (e.g., 1234-S for sale, 1234-R for rent). **Type:** String	Yes

Field	Description	Required
propertyType	Type of property. **Allowed values:** `CONDO`, `HOME`, `LAND`, `SHOP_HOUSE`, `TOWN_HOUSE`, `APARTMENT`, `FACTORY`, `OFFICE`, `RETAIL_SPACE`, `HOME_OFFICE`, `TWIN_HOUSE` **Type:** Enum (String) **Notes:** • `HOME` - บ้านเดี่ยว (detached house, single house) • `TOWN_HOUSE` - ทาวน์เฮ้าส์ ทาวน์โฮม (townhouse) • `SHOP_HOUSE` - อาคารพานิชย์ (shophouse) • `TWIN_HOUSE` - บ้านแฝด (semi-detached house) • `HOME_OFFICE` - โฮมออฟฟิศ (home office, not office space in office building) • `OFFICE` - เฉพาะพื้นที่ office ในตึกสำนักงาน (only for office space in office building) • `RETAIL_SPACE` - พื้นที่ขายของ (retail space) • `LAND` - ที่ดิน (land plot) • `APARTMENT` - อพาร์ทเมนต์ (apartment building) • `FACTORY` - โรงงาน (factory)	Yes
postType	Type of listing. **Allowed values:** `FOR_RENT`, `FOR_SALE` **Type:** Enum (String)	Yes
status	**[DEPRECATED]** Status of the listing. Listings missing from feed are considered removed. **Allowed values:** `ACTIVE`, `DELETED` **Type:** Enum (String)	No
title	Title of the listing in multiple languages. Either th or en must be provided. **Type:** Object with `th` and/or `en` properties (both strings)	Yes (either th or en)
detail	Detail of the listing in multiple languages. **Type:** Object with optional `th` and/or `en` properties (both strings)	No

Property Type Specific Requirements

For CONDO:

- Required: `roomType`, `onFloor`, `floorArea`, `numberOfBath`
- Location must include: `projectId`
- Note: `numberOfBed` is optional (will be inferred from roomType if not provided)

For HOME, TOWN_HOUSE, SHOP_HOUSE, HOME_OFFICE, TWIN_HOUSE:

- Required: `landArea`, `numberOfBed`, `numberOfBath`, `numberOfFloor`, `location`
- Location must include: `projectId` OR both `lat` and `lng`

For LAND:

- Required: `landArea`, `location`
- Location must include: `projectId` OR both `lat` and `lng`

For OFFICE, RETAIL_SPACE:

- Required: `floorArea`, `location`
- Location must include: `projectId` OR both `lat` and `lng`

For FACTORY:

- Required: `landArea`, `floorArea`, `location`
- Location must include: `projectId` OR both `lat` and `lng`

For APARTMENT:

- Required: `landArea`, `numberOfFloor`, `location`
- Location must include: `projectId` OR both `lat` and `lng`

Location Information

Field	Description	Required
projectId	Project ID according to PropertyHub Project ID (preferred option). **Required for CONDO.** **Type:** Integer	Conditional
projectName	Project name of the property. **Type:** String	No
homeAddress	Home address of the property (not valid for CONDO or LAND). **Type:** String	No
soi	Alley/street name (e.g., Sukhumvit 24) - ignored for CONDO. **Type:** String	No
road	Road name - ignored for CONDO. **Type:** String	No
provinceCode	**[DEPRECATED]** Province code will be derived from lat/lng (Ignored for CONDO). **Type:** String	No
districtCode	**[DEPRECATED]** District code will be derived from lat/lng (Ignored for CONDO). **Type:** Integer	No
subDistrictCode	**[DEPRECATED]** Sub District code will be derived from lat/lng (Ignored for CONDO). **Type:** Integer	No

Field	Description	Required
postCode	Post code - ignored for CONDO. **Type:** Integer	No
lat	Latitude of the property. Required for non-CONDO if projectId is not provided. Ignored for CONDO. **Type:** Number	Conditional
lng	Longitude of the property. Required for non-CONDO if projectId is not provided. Ignored for CONDO. **Type:** Number	Conditional

Property Dimensions

Field	Description	Required
floorArea	Floor area in square meters. For CONDO: room size. For others: usable area. Not valid for LAND. **Type:** Number (must be greater than 0)	Conditional
landArea	Land size in square wa (1 sq wa = 4 sq meters). Required for non-CONDO types. Not valid for CONDO. **Type:** Number (must be greater than 0)	Conditional
areaWidth	Width of the usable area in meters (only valid for RETAIL_SPACE, OFFICE, FACTORY). **Type:** Number (must be greater than 0)	No
areaDepth	Depth of the usable area in meters (only valid for RETAIL_SPACE, OFFICE, FACTORY). **Type:** Number (must be greater than 0)	No
landWidth	Width of the land plot in meters (only valid for LAND). **Type:** Number (must be greater than 0)	No
landDepth	Depth of the land plot in meters (only valid for LAND). **Type:** Number (must be greater than 0)	No

Room & Unit Details

Field	Description	Required

Field	Description	Required
roomType	Unit type of CONDO room. **Allowed values:** STUDIO, ONE_BED_ROOM, TWO_BED_ROOM, THREE_BED_ROOM, FOUR_BED_ROOM, FIVE_BED_ROOM, SIX_BED_ROOM, MOFF, LOFT, DUPLEX_ONE_BED, DUPLEX_TWO_BED, DUPLEX_THREE_BED, DUPLEX_FOUR_BED, DUPLEX_FIVE_BED, PENTHOUSE, VILLA, ROOM_TYPE_OTHER **Type:** Enum (String) **Note:** Only valid for CONDO.	Yes (for CONDO)
onFloor	Floor number that the listing is on (only valid for CONDO). Examples: '5', 2, '12A', 'G', 'B1' **Type:** String or Integer	Yes (for CONDO)
roomNumber	Building room number of CONDO room (e.g., '2320', '12A10') - only valid for CONDO. **Type:** String	No
roomHomeAddress	Home address of CONDO room (e.g., '5/333') - only valid for CONDO. **Type:** String	No
numberOfBed	Number of bedrooms. Required for HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE, TWIN_HOUSE. Optional for CONDO (will be inferred from roomType if not provided). **Type:** Integer (minimum: 1)	Conditional
numberOfBath	Number of bathrooms. Required for CONDO, HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE, TWIN_HOUSE. **Type:** Integer (minimum: 1)	Conditional
numberOfFloor	Number of floors in the building. Required for HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE, TWIN_HOUSE, APARTMENT. Not valid for CONDO and LAND. **Type:** Integer (minimum: 1)	Conditional
numberOfParking	Number of parking spaces available. Optional for HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE types. **Type:** Integer (minimum: 0)	No

Property Attributes

Field	Description	Required
facingDirection	Direction the property or room is facing. **Allowed values:** EAST, NORTHEAST, SOUTHEAST, NORTH, SOUTH, NORTHWEST, SOUTHWEST, WEST **Type:** Enum (String)	No

Field	Description	Required
furnished	Furnishing condition (only valid for HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE). **Allowed values:** FULLY, PARTIAL, UNFURNISHED **Type:** Enum (String)	No
tenure	Tenure of the property (only applicable for FOR_SALE CONDO, ignored for all FOR_RENT listings and other property types). **Allowed values:** FREEHOLD, LEASEHOLD **Type:** Enum (String)	No

Price Information

Field	Description	Required
price	Price object containing pricing information. **Type:** Object If postType is FOR_RENT, must include "forRent". If postType is FOR_SALE, must include "forSale".	Yes

For Sale Price

Field	Description	Required
forSale	Detail about FOR_SALE price. **Type:** Object	Yes (when postType is FOR_SALE)
priceType	Price type. **Allowed values:** CALL, AMOUNT **Type:** Enum (String)	Yes
price	Selling price in THB (required when priceType is AMOUNT). Must be integer. **Type:** Integer (minimum: 1)	Yes (when priceType is AMOUNT)

Example:

```
"price": {
  "forSale": {
    "priceType": "AMOUNT",
    "price": 5000000
  }
}
```

For Rent Price

Field	Description	Required
forRent	Detail about FOR_RENT price. **Type:** Object	Yes (when postType is FOR_RENT)
priceType	Price type. **Allowed values:** CALL, AMOUNT **Type:** Enum (String)	Yes
price	Monthly rental price in THB (required when priceType is AMOUNT). Must be integer. **Type:** Integer (minimum: 1)	Yes (when priceType is AMOUNT)
advancePayment	Advance payment information. **Type:** Object	No
deposit	Deposit information. **Type:** Object	No

Example:

```json
"price": {
  "forRent": {
    "priceType": "AMOUNT",
    "price": 30000,
    "advancePayment": {
      "advancePaymentType": "MONTH",
      "month": 1
    },
    "deposit": {
      "depositType": "AMOUNT",
      "amount": 10000
    }
  }
}
```

Advance Payment

Field	Description	Required
advancePaymentType	Type of advance payment. **Allowed values:** AMOUNT, MONTH, NO_ADVANCE_PAYMENT, CALL **Type:** Enum (String)	Yes
amount	Amount of advance payment in THB (required when advancePaymentType is AMOUNT). **Type:** Integer (minimum: 0)	Yes (when type is AMOUNT)

Field	Description	Required
month	Number of months for advance payment (required when advancePaymentType is MONTH). **Type:** Integer (minimum: 0)	Yes (when type is MONTH)

Deposit

Field	Description	Required
depositType	Type of deposit payment. **Allowed values:** AMOUNT, MONTH, NO_DEPOSIT_PAYMENT, CALL **Type:** Enum (String)	Yes
amount	Amount of deposit in THB (required when depositType is AMOUNT). **Type:** Integer (minimum: 0)	Yes (when type is AMOUNT)
month	Number of months for deposit (required when depositType is MONTH). **Type:** Integer (minimum: 0)	Yes (when type is MONTH)

Amenities

Different property types support different amenities.

For CONDO Property Type

```
"amenities": {
  "allowPet": true,
  "hasAirCondition": true,
  "hasRefrigerator": true,
  "hasTV": true,
  "hasWaterHeater": true,
  "hasDigitalDoorLock": true,
  "hasHotTub": true,
  "hasKitchenHood": true,
  "hasKitchenStove": true,
  "hasWasher": true,
  "hasMicrowave": true,
  "hasFurniture": true,
  "hasInternet": true
}
```

CONDO-specific amenities:

- allowPet - Allow pets (boolean)
- hasAirCondition - Has air conditioning (boolean)

- `hasKitchenStove` - Has kitchen stove (boolean)
- `hasMicrowave` - Has microwave (boolean)

For Non-CONDO Property Types

```
"amenities": {
  "hasRefrigerator": true,
  "hasTV": true,
  "hasWaterHeater": true,
  "hasDigitalDoorLock": true,
  "hasHotTub": true,
  "hasKitchenHood": true,
  "hasWasher": true,
  "hasFurniture": true,
  "hasInternet": true,
  "hasPhone": true,
  "hasLift": true,
  "hasThaiKitchen": true,
  "hasPantryKitchen": true,
  "hasPersonalPool": true,
  "hasEvCharger": true,
  "hasBuildInCloset": true,
  "hasStorageRoom": true
}
```

Non-CONDO specific amenities:

- `hasPhone` - Has phone line (boolean)
- `hasLift` - Has lift/elevator (boolean)
- `hasThaiKitchen` - Has Thai kitchen (boolean)
- `hasPantryKitchen` - Has pantry kitchen (boolean)
- `hasPersonalPool` - Has personal pool (boolean)
- `hasEvCharger` - Has EV charger (boolean)
- `hasBuildInCloset` - Has built-in closet (boolean)
- `hasStorageRoom` - Has storage room (boolean)

Pictures

Pictures can be provided in 3 different formats.

Format 1: Simple Array with URLs Only

```
"pictures": [
  "https://example.com/image1.jpg",
  "https://example.com/image2.jpg",
  "https://example.com/image3.jpg"
]
```

Format 2: Simple Array with Objects (URLs + Captions)

```
"pictures": [
  {
    "url": "https://example.com/image1.jpg",
    "caption": "Living room"
  },
  {
    "url": "https://example.com/image2.jpg",
    "caption": "Master bedroom"
  },
  {
    "url": "https://example.com/image3.jpg",
    "caption": "Kitchen"
  }
]
```

Format 3: Grouped by Category

```
"pictures": {
  "listing": [
    {
      "url": "https://example.com/room1.jpg",
      "caption": "Master bedroom"
    },
    {
      "url": "https://example.com/room2.jpg",
      "caption": "Living room"
    }
  ],
  "buildingAndFacilities": [
    {
      "url": "https://example.com/pool.jpg",
      "caption": "Swimming pool"
    },
    {
      "url": "https://example.com/lobby.jpg",
      "caption": "Lobby"
    }
  ],
  "other": [
    {
      "url": "https://example.com/area.jpg",
      "caption": "Surrounding area"
    }
  ],
  "notSpecific": []
}
```

Picture Categories (for Format 3 only):

- `listing` - Pictures of the property
- `buildingAndFacilities` - Pictures of condo building, lobby, playground and facilities
- `other` - Other pictures (e.g., 3D render, surrounding area, neighborhood)
- `notSpecific` - Uncategorized pictures

Contact & Additional Information

Field	Description	Required
contactInformation	**ONLY applicable for Agency package.** Ignored for other packages. **Type:** Object	No
tagName	Specific tags associated with this listing (maximum 5). Example: `["hot", "premium", "new"]` **Type:** Array of String (max 5 items)	No
remark	Internal memo or remark for the listing (not displayed on listing page). **Type:** String	No

Contact Information (Agency Package Only)

```
"contactInformation": {
  "name": "Agent Name",
  "lineId": "@agent-line-id",
  "email": "agent@example.com",
  "whatsApp": "+66812345678",
  "agentPhone": ["0812345678", "0887654321"]
}
```

Field	Description
name	Agent name (String)
lineId	Line ID (String)
email	Email address (String, email format)
whatsApp	WhatsApp number (String)
agentPhone	Agent phone numbers (Array of String, maximum 2)

Complete Example

CONDO FOR_RENT Example

```json
{
  "updatedAt": "2024-01-15T10:30:00Z",
  "listingCount": 1,
  "listingData": [
    {
      "refNo": "CONDO-001-R",
      "propertyType": "CONDO",
      "postType": "FOR_RENT",
      "title": {
        "th": "คอนโดหรู ใจกลางเมือง",
        "en": "Luxury Condo in City Center"
      },
      "detail": {
        "th": "คอนโดพร้อมเฟอร์นิเจอร์ครบ วิวสวย",
        "en": "Fully furnished condo with beautiful view"
      },
      "roomType": "TWO_BED_ROOM",
      "onFloor": 15,
      "roomNumber": "1501",
      "floorArea": 75.5,
      "numberOfBed": 2,
      "numberOfBath": 2,
      "facingDirection": "SOUTH",
      "location": {
        "projectId": 12345,
        "projectName": "The Luxury Residence"
      },
      "price": {
        "forRent": {
          "priceType": "AMOUNT",
          "price": 35000,
          "advancePayment": {
            "advancePaymentType": "MONTH",
            "month": 2
          },
          "deposit": {
            "depositType": "MONTH",
            "month": 2
          }
        }
      },
      "amenities": {
        "allowPet": false,
        "hasAirCondition": true,
        "hasRefrigerator": true,
        "hasTV": true,
        "hasWaterHeater": true,
        "hasWasher": true,
        "hasFurniture": true,
        "hasInternet": true
      },
      "pictures": {
```

```json
      "listing": [
        {
          "url": "https://example.com/living-room.jpg",
          "caption": "Living room"
        },
        {
          "url": "https://example.com/bedroom.jpg",
          "caption": "Master bedroom"
        }
      ],
      "buildingAndFacilities": [
        {
          "url": "https://example.com/pool.jpg",
          "caption": "Swimming pool"
        }
      ]
    },
    "tagName": ["hot", "furnished"]
  }
 ]
}
```

HOME FOR_SALE Example

```json
{
  "updatedAt": "2024-01-15T10:30:00Z",
  "listingCount": 1,
  "listingData": [
    {
      "refNo": "HOME-001-S",
      "propertyType": "HOME",
      "postType": "FOR_SALE",
      "title": {
        "th": "บ้านเดี่ยวสวย พร้อมสวน",
        "en": "Beautiful Single House with Garden"
      },
      "detail": {
        "th": "บ้านสวย พร้อมอยู่ สวนหน้าบ้าน",
        "en": "Ready to move in, garden in front"
      },
      "landArea": 100,
      "floorArea": 250,
      "numberOfBed": 4,
      "numberOfBath": 3,
      "numberOfFloor": 2,
      "numberOfParking": 2,
      "furnished": "PARTIAL",
      "facingDirection": "EAST",
      "location": {
        "projectId": 54321,
        "projectName": "Green Valley Village",
```

```json
          "homeAddress": "123/45",
          "soi": "Sukhumvit 101",
          "road": "Sukhumvit",
          "postCode": 10260,
          "lat": 13.7563,
          "lng": 100.5018
        },
        "price": {
          "forSale": {
            "priceType": "AMOUNT",
            "price": 12000000
          }
        },
        "amenities": {
          "hasLift": false,
          "hasFurniture": true,
          "hasRefrigerator": true,
          "hasInternet": true,
          "hasThaiKitchen": true,
          "hasPantryKitchen": true,
          "hasPersonalPool": true,
          "hasEvCharger": true
        },
        "pictures": [
          "https://example.com/house-front.jpg",
          "https://example.com/house-garden.jpg",
          "https://example.com/house-interior.jpg"
        ],
        "contactInformation": {
          "name": "John Doe",
          "lineId": "@johndoe",
          "email": "john@example.com",
          "agentPhone": ["0812345678"]
        }
      }
    ]
  }
}
```

Key Changes from v1.10

1. **Stricter Validation**: Property type specific requirements are now enforced through JSON Schema conditionals
2. **Cleaner Structure**: Uses JSON Schema 2020-12 draft with $defs for reusable definitions
3. **Flexible Pictures Format**: Supports both simple array and grouped object formats
4. **Better Documentation**: Inline descriptions in schema for all fields
5. **Deprecated Fields**: Clearly marked deprecated fields (status, provinceCode, districtCode, subDistrictCode)
6. **Conditional Requirements**: Smart validation based on property type and post type combinations
7. **Title Language Requirements**: Must provide either Thai or English title (or both)

Notes

- All boolean values should be `true` or `false` (lowercase)
- All date/time values should be in ISO 8601 format (UTC timezone)
- Prices must be integers (no decimal points)
- Empty strings should be represented as `""`
- Missing or null values can be omitted from the JSON
- Property type determines which fields are required and which are ignored
- CONDO properties must always include projectId
- Non-CONDO properties can use either projectId OR lat/lng for location