

- [Propertyhub JSON Feed Specification v2.2](#)
  - [Overview](#)
  - [Field Definitions](#)
    - [Root Fields](#)
    - [Listing Data Fields](#)
      - [Basic Information](#)
      - [Property Type Specific Requirements](#)
      - [Location Information](#)
      - [Property Dimensions](#)
      - [Room & Unit Details](#)
      - [Apartment Building/Hotel Details](#)
      - [Property Attributes](#)
    - [Price Information](#)
      - [For Sale Price](#)
      - [For Rent Price](#)
      - [Advance Payment](#)
      - [Deposit](#)
    - [Amenities](#)
      - [For CONDO Property Type](#)
      - [For Non-CONDO Property Types](#)
    - [Pictures](#)
      - [Format 1: Simple Array with URLs Only](#)
      - [Format 2: Simple Array with Objects \(URLs + Captions\)](#)
      - [Format 3: Grouped by Category](#)
    - [Contact & Additional Information](#)
      - [Contact Information \(Agency Package Only\)](#)
  - [Complete Example](#)
    - [CONDO FOR\\_RENT Example](#)
    - [HOME FOR\\_SALE Example](#)
  - [Validation](#)
  - [Key Changes from v1.10](#)
  - [Notes](#)

# Propertyhub JSON Feed Specification v2.2

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# Overview

This JSON specification provides a simple channel for authorized partners to provide property listing information to PropertyHub. Version 2.2 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
<b>updatedAt</b>	Update date and time of the list in ISO 8601 format (UTC timezone). <b>Type:</b> String in ISO 8601 format	Yes
<b>listingCount</b>	Number of elements in listingData field. <b>Type:</b> Integer (minimum: 0)	Yes
<b>listingData</b>	Array of listing data. <b>Type:</b> 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). <b>Type:</b> String	Yes
propertyType	Type of property. <b>Allowed values:</b> CONDO, HOME, LAND, SHOP_HOUSE, TOWN_HOUSE, APARTMENT, FACTORY, OFFICE, RETAIL_SPACE, HOME_OFFICE, TWIN_HOUSE <b>Type:</b> Enum (String)  <b>Notes:</b> <ul style="list-style-type: none"><li>• HOME - บ้านเดี่ยว (detached house, single house)</li><li>• TOWN_HOUSE - ทาวน์เฮ้าส์ ทาวน์โฮม (townhouse)</li><li>• SHOP_HOUSE - อาคารพาณิชย์ (shophouse)</li><li>• TWIN_HOUSE - บ้านแฝด (semi-detached house)</li><li>• HOME_OFFICE - โฮมออฟฟิศ (home office, not office space in office building)</li><li>• OFFICE - เฉพาะพื้นที่ office ในตึกสำนักงาน (only for office space in office building)</li><li>• RETAIL_SPACE - พื้นที่ขายของ (retail space)</li><li>• LAND - ที่ดิน (land plot)</li><li>• APARTMENT - อพาร์ทเมนต์/อาคารทั้งหลาย (apartment building, guest house, small/commercial hotel, resort — entire building only). Only FOR_SALE is supported; Serviced apartment rooms for rent are not supported.</li><li>• FACTORY - โรงงาน (factory)</li></ul>	Yes
postType	Type of listing. <b>Allowed values:</b> FOR_RENT, FOR_SALE. APARTMENT listings must be FOR_SALE. <b>Type:</b> Enum (String)	Yes
status	<b>DEPRECATED</b> Status of the listing. Listings missing from the feed are considered removed.	No

Field	Description	Required
	<b>Allowed values:</b> ACTIVE, DELETED <b>Type:</b> Enum (String)	
title	Title of the listing in multiple languages. Either th or en must be provided. <b>Type:</b> Object with th and/or en properties (both strings)	Yes (either th or en)
detail	Detail of the listing in multiple languages. <b>Type:</b> 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)
- **Important:** Do NOT send landArea or numberOfFloor for CONDO properties. These fields are not applicable and will be ignored.

### 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
- **Important:** Do NOT send floorArea or numberOfFloor for LAND properties. These fields are not applicable and will be ignored.

### 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**, **numberOfRoom**, **location**
- Post type must be **FOR\_SALE**
- Location must include: **projectId** OR both **lat** and **lng**
- Note: Guest house, small/commercial hotel, and resort (entire building) should be sent as **APARTMENT** with **FOR\_SALE**.
- Not supported: Serviced apartment room/unit for rent is not supported in this version.

**Location Information**

Field	Description	Required
<b>projectId</b>	Project ID according to PropertyHub Project ID (preferred option). <b>Required for CONDO. Must be a positive integer (minimum: 1, 0 is not valid).</b> <b>Type:</b> Integer	Conditional
<b>projectName</b>	Project name of the property. <b>Type:</b> String	No
<b>homeAddress</b>	Home address of the property (not applicable for CONDO or LAND; ignored if provided). <b>Type:</b> String	No
<b>soi</b>	Alley/street name (e.g., Sukhumvit 24) - ignored for CONDO. <b>Type:</b> String	No
<b>road</b>	Road name - ignored for CONDO. <b>Type:</b> String	No
<b>provinceCode</b>	<b>DEPRECATED</b> Derived from lat/lng (ignored for CONDO). <b>Type:</b> String	No

Field	Description	Required
<b>districtCode</b>	<b>DEPRECATED</b> Derived from lat/Ing (ignored for CONDO). <b>Type:</b> Integer	No
<b>subDistrictCode</b>	<b>DEPRECATED</b> Subdistrict code derived from lat/Ing (ignored for CONDO). <b>Type:</b> Integer	No
<b>postCode</b>	Post code - ignored for CONDO. <b>Type:</b> Integer	No
<b>lat</b>	Latitude of the property. Required for non-CONDO if projectId is not provided. Ignored for CONDO. <b>Type:</b> Number	Conditional
<b>Ing</b>	Longitude of the property. Required for non-CONDO if projectId is not provided. Ignored for CONDO. <b>Type:</b> Number	Conditional

## Property Dimensions

Field	Description	Required
<b>floorArea</b>	Floor area in square meters. For CONDO: room size. For others: usable area. Do NOT send for LAND. <b>Type:</b> Number (must be greater than 0)	Conditional
<b>landArea</b>	Land size in square wa (1 sq wa = 4 sq meters). Required for HOME, TOWN_HOUSE, SHOP_HOUSE, HOME_OFFICE, TWIN_HOUSE, LAND, FACTORY, APARTMENT. Do NOT send for CONDO. <b>Type:</b> Number (must be greater than 0)	Conditional
<b>areaWidth</b>	Width of the usable area in meters (only applicable to RETAIL_SPACE, OFFICE, FACTORY; ignored for other types). <b>Type:</b> Number (must be greater than 0)	No
<b>areaDepth</b>	Depth of the usable area in meters (only applicable to RETAIL_SPACE, OFFICE, FACTORY; ignored for other	No

Field	Description	Required
	types). <b>Type:</b> Number (must be greater than 0)	
landWidth	Width of the land plot in meters (only applicable to LAND; ignored for other types). <b>Type:</b> Number (must be greater than 0)	No
landDepth	Depth of the land plot in meters (only applicable to LAND; ignored for other types). <b>Type:</b> Number (must be greater than 0)	No

## Room & Unit Details

Field	Description	Required
roomType	Unit type of CONDO room. <b>Allowed values:</b> 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 <b>Type:</b> Enum (String)  <b>Note:</b> Only applicable to CONDO; ignored for other types.	Yes (for CONDO)
onFloor	Floor number that the listing is on (only applicable to CONDO; ignored for other types). Examples: '5', 2, '12A', 'G', 'B1' <b>Type:</b> String or Integer	Yes (for CONDO)
roomNumber	Building room number of CONDO room (e.g., '2320', '12A10') — only applicable to CONDO; ignored for other types. <b>Type:</b> String	No

Field	Description	Required
<b>roomHomeAddress</b>	Home address of CONDO room (e.g., '5/333') — only applicable to CONDO; ignored for other types. <b>Type:</b> String	No
<b>numberOfBed</b>	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). <b>Type:</b> Integer (minimum: 1)	Conditional
<b>numberOfBath</b>	Number of bathrooms. Required for CONDO, HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE, TWIN_HOUSE. <b>Type:</b> Integer (minimum: 1)	Conditional
<b>numberOfFloor</b>	Number of floors in the building. Required for HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE, TWIN_HOUSE, APARTMENT. Do NOT send for CONDO or LAND. <b>Type:</b> Number (minimum: 1, multiple of 0.5). Example: 1, 1.5, 2, 2.5 (2.4 is invalid).  หมายเหตุ: จำนวนชั้นต้องเป็นจำนวนเต็ม หรือลงท้ายด้วย .5 เท่านั้นเช่น 2 ชั้น ครึ่ง (2.5)	Conditional
<b>numberOfParking</b>	Number of parking spaces available. Optional for HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE types. <b>Type:</b> Integer (minimum: 0)	No

### Apartment Building/Hotel Details

Field	Description	Required
<b>numberOfRoom</b>	Number of rooms/units in the building (only applicable to APARTMENT and only when	Yes (for APARTMENT)



Field	Description	Required
	<code>postType</code> is <code>FOR_SALE</code> ; ignored otherwise). <b>Type:</b> Integer (minimum: 1)	
<b>avgRoomArea</b>	Average unit size in the building in square meters (only applicable to APARTMENT and only when <code>postType</code> is <code>FOR_SALE</code> ; ignored otherwise). <b>Type:</b> Number (must be greater than 0)	No

## Property Attributes

Field	Description	Required
<b>facingDirection</b>	Direction the property or room is facing. <b>Allowed values:</b> <code>EAST</code> , <code>NORTHEAST</code> , <code>SOUTHEAST</code> , <code>NORTH</code> , <code>SOUTH</code> , <code>NORTHWEST</code> , <code>SOUTHWEST</code> , <code>WEST</code> <b>Type:</b> Enum (String)	No
<b>furnished</b>	Furnishing condition (only applicable to HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE; ignored for other types). <b>Allowed values:</b> <code>FULLY</code> , <code>PARTIAL</code> , <code>UNFURNISHED</code> <b>Type:</b> Enum (String)	No
<b>tenure</b>	Tenure of the property (only applicable for <code>FOR_SALE</code> CONDO; ignored for all <code>FOR_RENT</code> listings and other property types). <b>Allowed values:</b> <code>FREEHOLD</code> , <code>LEASEHOLD</code> <b>Type:</b> Enum (String)	No

## Price Information

Field	Description	Required
<b>price</b>	Price object containing pricing information. <b>Type:</b> Object	Yes

Field	Description	Required
	If <b>postType</b> is <b>FOR_RENT</b> , must include "forRent".	
	If <b>postType</b> is <b>FOR_SALE</b> , must include "forSale".	

**Important:** Price values must be positive integers (minimum: 1). A price of 0 is not valid and will cause validation to fail.

### For Sale Price

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

### Example:

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

### For Rent Price

Field	Description	Required
<b>forRent</b>	Detail about FOR_RENT price. <b>Type:</b> Object	Yes (when postType is FOR_RENT)
<b>priceType</b>	Price type. <b>Allowed values:</b> <b>CALL</b> , <b>AMOUNT</b> <b>Type:</b> Enum (String)	Yes

Field	Description	Required
<b>price</b>	Monthly rental price in THB (required when priceType is AMOUNT). Must be integer. <b>Type:</b> Integer (minimum: 1)	Yes (when priceType is AMOUNT)
<b>advancePayment</b>	Advance payment information. <b>Type:</b> Object	No
<b>deposit</b>	Deposit information. <b>Type:</b> Object	No

#### Example:

```

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

```

#### Advance Payment

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

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

## Deposit

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

# Amenities

Different property types support different amenities. Note: Amenities that are not applicable to the property type may be accepted by the schema but ignored by PropertyHub.

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

```
{
  "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": {
  "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

```
{
  "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",
        "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"]
  }
}
]
```

---

## Validation

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- Schema file: `propertyhub-feed-schema-v2.json`
- Validate with ajv-cli:
  - `npm i -g ajv-cli ajv-formats`
  - `ajv validate -s propertyhub-feed-schema-v2.json -d your_feed.json`

Notes:

- `listingCount` should equal the length of `listingData` (not enforced by schema).
- Use ISO 8601 (UTC) for date/time.
- Prices must be integers.
- Fields marked "ignored" are accepted by the schema but not used by PropertyHub, and may be dropped internally.

## Key Changes from v1.10

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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)
  8. **Field Restrictions:** Explicit guidance on fields that should NOT be sent for specific property types (e.g., no **landArea** for CONDO, no **floorArea** for LAND)
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## Notes

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- 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