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Propertyhub JSON Feed Specification v2.2

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 |
|---------------------|---|----------|
| 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 | <p>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).</p> <p>Type: String</p> | Yes |
| propertyType | <p>Type of property.</p> <p>Allowed values: CONDO, HOME, LAND, SHOP_HOUSE, TOWN_HOUSE, APARTMENT, FACTORY, OFFICE, RETAIL_SPACE, HOME_OFFICE, TWIN_HOUSE</p> <p>Type: Enum (String)</p> <p>Notes:</p> <ul style="list-style-type: none"> • HOME - บ้านเดี่ยว (detached house, single house) • TOWN_HOUSE - ทาวน์เฮ้าส์ ทาวน์โฮม (townhouse) • SHOP_HOUSE - อาคารพาณิชย์ (shophouse) • TWIN_HOUSE - บ้านแฝด (semi-detached house) • HOME_OFFICE - โถมออฟฟิศ (home office, not office space in office building) • OFFICE - เอกพาร์ทเม้นท์/อาคารทั้งหลัง (only for office space in office building) • RETAIL_SPACE - พื้นที่ขายของ (retail space) • LAND - ที่ดิน (land plot) • APARTMENT - อพาร์ทเมนต์/อาคารทั้งหลัง (apartment building, guest house, small/commercial hotel, resort – entire building only). Only FOR_SALE is supported; Serviced apartment rooms for rent are not supported. • FACTORY - โรงงาน (factory) | Yes |
| postType | <p>Type of listing.</p> <p>Allowed values: FOR_RENT, FOR_SALE.</p> <p>APARTMENT listings must be FOR_SALE.</p> <p>Type: Enum (String)</p> | Yes |
| status | <p>DEPRECATED Status of the listing. Listings missing from the feed are considered removed.</p> | No |

| Field | Description | Required |
|---------------|--|-----------------------|
| | Allowed values: ACTIVE, DELETED Type: Enum (String) | |
| 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**, **number0fBath**
- Location must include: **projectId**
- Note: **number0fBed** is optional (will be inferred from roomType if not provided)
- **Important:** Do NOT send **landArea** or **number0fFloor** for CONDO properties. These fields are not applicable and will be ignored.

For HOME, TOWN_HOUSE, SHOP_HOUSE, HOME_OFFICE, TWIN_HOUSE:

- Required: **landArea**, **number0fBed**, **number0fBath**, **number0fFloor**, **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 **number0ffFloor** 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`, `number0fFloor`, `number0fRoom`, `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 |
|----------------------------|--|-------------|
| <code>projectId</code> | Project ID according to PropertyHub Project ID (preferred option). Required for CONDO. Must be a positive integer (minimum: 1, 0 is not valid). Type: Integer | Conditional |
| <code> projectName</code> | Project name of the property. Type: String | No |
| <code> homeAddress</code> | Home address of the property (not applicable for CONDO or LAND; ignored if provided). Type: String | No |
| <code> soi</code> | Alley/street name (e.g., Sukhumvit 24) - ignored for CONDO. Type: String | No |
| <code> road</code> | Road name - ignored for CONDO. Type: String | No |
| <code> provinceCode</code> | DEPRECATED Derived from lat/lng (ignored for CONDO). Type: String | No |

| Field | Description | Required |
|------------------------|---|-------------|
| districtCode | DEPRECATED Derived from lat/lng (ignored for CONDO). Type: Integer | No |
| subDistrictCode | DEPRECATED Subdistrict code derived from lat/lng (ignored for CONDO). Type: Integer | No |
| 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. Do NOT send for LAND. Type: Number (must be greater than 0) | Conditional |
| landArea | 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. Type: Number (must be greater than 0) | Conditional |
| areaWidth | Width of the usable area in meters (only applicable to RETAIL_SPACE, OFFICE, FACTORY; ignored for other types). Type: Number (must be greater than 0) | No |
| areaDepth | Depth of the usable area in meters (only applicable to RETAIL_SPACE, OFFICE, FACTORY; ignored for other | No |

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

Room & Unit Details

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

| Field | Description | Required |
|---|---|-------------|
| roomHomeAddress | Home address of CONDO room (e.g., '5/333') — only applicable to CONDO; ignored for other types. 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. Do NOT send for CONDO or LAND. Type: Number (minimum: 1, multiple of 0.5). Example: 1, 1.5, 2, 2.5 (2.4 is invalid). | Conditional |
| <p style="text-align: center;">หมายเหตุ: จำนวนชั้นต้องเป็นจำนวนเต็ม หรือลงท้ายด้วย .5 เช่น 2 ชั้น ครึ่ง (2.5)</p> | | |
| numberOfParking | Number of parking spaces available. Optional for HOME, SHOP_HOUSE, TOWN_HOUSE, HOME_OFFICE types. Type: Integer (minimum: 0) | No |

Apartment Building/Hotel Details

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

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

Property Attributes

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

Price Information

| Field | Description | Required |
|--------------|--|----------|
| price | Price object containing pricing information. | Yes |

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

Example:

```
"price": {
  "forSale": {
    "priceType": "AMOUNT",
    "price": 500000
  }
}
```

For Rent Price

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

| Field | Description | Required |
|----------------|--|--------------------------------|
| 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:

```
"price": {
  "forRent": {
    "priceType": "AMOUNT",
    "price": 3000,
    "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. 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 |
|---------------------------|---|----------|
| 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

```
{  
    "updatedAt": "2024-01-15T10:30:00Z",  
    "listingCount": 1,  
    "listingData": [  
        {  
            "refNo": "CONDO-001-R",  
            "propertyType": "CONDO",  
            "postType": "FOR_RENT",  
            "title": {  
                "th": "คอนโดฯ 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",  
            "price": 15000  
        }  
    ]  
}
```

```
"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

- 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

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)
-

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