

# 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
<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
<b>refNo</b>	<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><b>Type:</b> String</p>	Yes
<b>propertyType</b>	<p>Type of property.</p> <p><b>Allowed values:</b> CONDO , HOME , LAND , SHOP_HOUSE , TOWN_HOUSE , APARTMENT , FACTORY , OFFICE , RETAIL_SPACE , HOME_OFFICE , TWIN_HOUSE</p> <p><b>Type:</b> Enum (String)</p> <p><b>Notes:</b></p> <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</li> </ul>	Yes

Field	Description	Required
	for rent are not supported. • FACTORY - โรงงาน (factory)	
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. <b>Allowed values:</b> ACTIVE , DELETED <b>Type:</b> Enum (String)	No
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)

### 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 , 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
projectId	Project ID according to PropertyHub Project ID (preferred option). <b>Required for CONDO.</b> <b>Type:</b> Integer	Conditional
projectName	Project name of the property. <b>Type:</b> String	No
homeAddress	Home address of the property (not applicable for CONDO or LAND; ignored if provided). <b>Type:</b> String	No
soi	Alley/street name (e.g., Sukhumvit 24) - ignored for CONDO. <b>Type:</b> String	No
road	Road name - ignored for CONDO. <b>Type:</b> String	No
provinceCode	<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. Ignored 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 non-CONDO types. Ignored 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 types). <b>Type:</b> Number (must be greater than 0)	No

Field	Description	Required
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
roomHomeAddress	Home address of CONDO room (e.g., '5/333') — only applicable to CONDO; ignored for other types.	No

Field	Description	Required
	<b>Type:</b> String	
<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. Ignored for CONDO and 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 postType is FOR_SALE ; ignored otherwise). <b>Type:</b> Integer (minimum: 1)	Yes (for APARTMENT)

Field	Description	Required
<b>avgRoomArea</b>	Average unit size in the building in square meters (only applicable to APARTMENT and only when postType is FOR_SALE ; 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> EAST , NORTHEAST , SOUTHEAST , NORTH , SOUTH , NORTHWEST , SOUTHWEST , WEST <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> FULLY , PARTIAL , UNFURNISHED <b>Type:</b> Enum (String)	No
<b>tenure</b>	Tenure of the property (only applicable for FOR_SALE CONDO; ignored for all FOR_RENT listings and other property types). <b>Allowed values:</b> FREEHOLD , LEASEHOLD <b>Type:</b> Enum (String)	No

## Price Information

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



## 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> CALL , AMOUNT <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> CALL , AMOUNT <b>Type:</b> Enum (String)	Yes
<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

Field	Description	Required
<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)
<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
contactInformation	<b>ONLY applicable for Agency package.</b> Ignored for other packages. <b>Type:</b> Object	No
tagName	Specific tags associated with this listing (maximum 5). Example: ["hot", "premium", "new"] <b>Type:</b> Array of String (max 5 items)	No
remark	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-ga
  "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)

## 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