

THE PROJECT

Sudara is a condominium resort development that covers approximately 35,000 m² (21-3-67.9 Rai) of land in the nearby enchanting Bangtao Beach, one of Phuket's longest beaches spanning six kilometres. There will be 2 phases namely Sudara Phase 1 and Sudara Phase 2. The land area for Sudara Phase 1 is around 15,800 m² (9-3-50 Rai) (which shall be subject to the final subdivision of relevant land title deeds).

What type and number of units is available at Sudara?

Sudara Phase 1 project will comprise of three low-rise condominium buildings of 220 units. 1-bedroom, 2-bedroom and 3-bedroom configurations are available ranging from 52 – 144 sqm.

How long will it take until my condo is ready?

Construction will commence once we obtain the relevant government buildings approval. It takes approximately 24 months (from the date of obtaining the relevant government buildings approval) for all buildings in Phase 1 to complete construction.

Will there be a warranty period?

Yes, we will provide a 5-year structure and a 2-year non-structure warranties from the date of registration of the condominium.

What is included in the purchase price?

All the condominiums will be fully fitted with built-in wardrobe and cabinet, and kitchenette. Loose furniture, appliances, artifact items and amenities are not included but a furniture package and household package will be available for purchase separately.

Can I customise the design of my condo?

The condominiums have been designed by professional architects and engineers, and conform to the required building code and permits issued by the relevant Government authorities. No changes to the exterior and structural elements will be allowed.

LEGAL

What type of ownership is available?

Condominiums are available on a freehold basis for both foreigners and Thai buyers. Foreigners may purchase up to 49% of the area of total units in Sudara Phase 1 condominium project. The remaining 51% can be acquired under renewable leasehold basis.

The maximum lease period is 30 years with subsequent 30 years renewals.

**The lease period and renewal of lease between the developer/seller and buyer will be specified in the contract.*

What are the costs associated with leasehold and freehold registration?

Leasehold registration fees and stamp duty i.e. 1.1% premium will be payable to the competent Land Office upon registration of the lease. The cost of lease renewable will be paid by the owner as the lessee based on the agreement.

Freehold registration fees i.e. 2% of official appraisal price (assessed by the Thai Treasury Department) will be payable to the competent Land Office upon transfer and registration of title of the Unit.

Other applicable taxes for freehold title registration will include the following:

- Withholding Tax of 1% of selling price or appraisal price whichever is higher
- Specific Business Tax of 3.3% of selling price or appraisal price whichever is higher

**Leasehold registration fees and stamp duty will be responsible by the lessee / buyer.*

**Developer/seller and buyer will be equally responsible i.e. on a 50-50 basis for freehold registration fee and taxes.*

**The leasehold and freehold registration fees between the developer/seller and buyer will be specified in the contract.*

Is leasehold condominium transferable?

Yes, leasehold condominiums are transferable subject to the terms of the lease agreement and transfer fees of 1.1%.

Is leasehold condominium secure?

Leasehold condominium is a common ownership structure for non-Thais to protect their condominium investment.

Registration ensures the owner's rights are recognised by the Government and relevant authorities.

When will the registration take place?

Approximately 90 days upon full payment and registration of condominium are completed.

Do I need a lawyer?

We recommend you consult with a professional legal advisor should you wish. We can recommend some options for you if required.

What type of visa is available for foreigners staying in Thailand?

Thailand has different visas for foreigners who wish to enter Thailand for short term or long term stay for the purpose of study, work, marriage, investment and retirement.

We recommend you consult with an immigration specialist or Thai Consulate / Embassy for more information.

FINANCE

Can I get financing and mortgage for my condo?

Foreigners may be able to secure financing to purchase property in Thailand.

We recommend you consult with your bank / financial advisors for more information.

PRIVILEGES

What privileges will I receive as an owner?

All owners will have access to Concierge Services to be managed by Andara Resort & Villas Phuket team (“**ARV**”) subject to Co-owners’ meeting approval of such appointment and engagement of ARV.

Sudara Residence owners will also receive special privileges and discounts at Andara Resort & Villas’s SILK restaurant and spa treatment on premise.

What does Concierge Service include?

Our Concierge Services onsite will provide information and recommendations on local attractions, shopping, restaurants, dining, entertainment, nightlife and recreation, arranging car & scooter rental, personal trainer sessions at the gym or yoga room, offsite hairdresser or manicure appointments and other reasonable requests.

PROPERTY MANAGEMENT

Who is the property manager?

The dedicated property management company will be powered by the award-winning ARV to run the day-to-day management of Sudara.

What type of services will be offered?

A full range of services will be provided to individual owners including residence management, housekeeping, linen & laundry services, pest control, garden maintenance, pool cleaning, general maintenance and repairs, car & scooter rental, hairdresser appointment, manicure & pedicure appointments, gym range of personal trainers and other reasonable requests, which are subject to the additional service fees and the buyer’s engagement.

INFRASTRUCTURE & COMMON AREA

Common area and related facilities will be managed by ARV team onsite on a 7 days a week basis.

What infrastructure and services are provided?

The infrastructure facilities and services offered at Sudara includes the following:

- Private internal roads with 24-hour security
- Electronic vehicle chargers
- Swimming pools, Clubhouse and Gym
- Co-working space and Rooftop terrace with BBQ area
- Kid's play zone
- Common area Broadband internet
- Basement parking
- Electricity and water service by the Provincial Electric Authority
- Daily common area maintenance cleaning, gardening and landscaping services
- Common area pest control
- Daily garbage collection and waste disposal
- And any other services as required for common use or the benefit of owners.

What are the monthly charges for the common area fee?

All owners will need to contribute to the general upkeep and maintenance of the infrastructure facilities and services provided in accordance with the Rules and Regulations of the Condominium Juristic Persons as registered and approved by the Land Office.

This required payment is called Common Area Maintenance (CAM) fee and will be calculated based on the total sqm of your condominium unit. The CAM fee for Sudara will be 95 Baht per sqm per month. This fee will be collected on an annual basis and may change from time to time as it is subject to actual expenses incurred in the financial year.

What is the sinking fund?

Condominium owners also need to contribute to a special fund ("Sinking Fund Fee") for major repairs, replacement and/or upgrade of the building's infrastructure and common facilities. The sinking fund contribution will be 700 Baht per sqm will be collected at the time of purchase.

This amount will be reserved until needed, and the fund is only replenished from time to time as required upon approval by the Co-owners' meeting.

**Please note that this is standard practice.*

RESIDENCE MANAGEMENT

Residence Management will be managed by ARV on site and operating 7 days a week caring for your residence when assigned.

What type of services will be offered?

The residence manager and team will ensure your residence will be kept in a good condition throughout your stay or when you are not in residence. A full range of services will be provided to owners including individual in-residence management (subject to service fees and engagement by the buyer's), technical inspection, housekeeping services, in-residence garden & pool maintenance, insurance, pest control, internet & TV subscription, linen & laundry service, and accounting service etc.

What are the management service fees for my unit?

The in-residence management fees start from around THB 5,500 for 1-bedroom, THB 7,000 for 2-bedroom and THB 8,000 for 3-bedroom units on a monthly basis.

The price list of the in-residence management service can be obtained from Andara Residence Manager 12 months before the completion of construction of your unit.

RESIDENCE RENTAL PROGRAM

Sudara rental programme operated by Andara manager will provide owners (of non-hotel managed residences) with the ability to generate a rental income from their property when not in residence.

Owner will be required to buy a furniture package and houseware package to join Sudara rental programme and enter into the rent management agreement with Andara manager.

Can I rent out my unit out on my own?

Yes, if you are renting out your units on a long-term basis (1 month or more) there are no restrictions. You may rent out directly or through Sudara Rentals or external agents of your choice. We recommend owners to rent their residence through Sudara Rentals managed by Andara manager as the residence manager and team will be on site to handle any issues that may occur in your units promptly.

**To join the Sudara rental programmes, owner will be required to buy Sudara furniture package and houseware package, enter into the rent management agreement with Andara manager; and signed up the residence program including content and liability insurance, internet service subscription and yearly pest control.*

Can I stay in my unit if I join the rental program?

Yes, you can stay in your rental unit even if you join the rental program. However, to ensure that the team can effectively manage and rent out your residence, owners can establish open rental timeframes. By coordinating your personal stays in advance of at least a recommended 30-day notice, the management team can optimize rental opportunities while accommodating your schedule. Please communicate your availability with the rental management team to ensure a smooth process.

What is the rental return can I expect?

There is no guaranteed return being offered at Sudara, however we expect a return of around 7% - 8% considering the location, quality of the development, and the fact that it is being managed by ARV who are experience in providing exceptional care and attention to detail from managing the residence unit to Sudara's amenities such as the Pavilion pools, outdoor lounges, gym, and other shared facilities.

What is the rental split between Sudara Rentals and the owner?

Sudara Rentals will take 15% of the total income generated through the rental programme.

How is my rental return being paid?

Your rental return will be paid by Sudara Rentals on a 6-month basis to your nominated bank account.

**Any fees and charges incurred over bank transfers will be borne by the owner/beneficiary.*

Who pays for utility charges in my unit?

The tenants will cover the costs of utilities for the rented condominium unit. A two-months utility deposit will be required.

For owners who are not part of the rental programme, their utility fees will be charged on a monthly basis based on actual consumption.

**Details of utility fees and charges will be provided by Andara Residence Management.*

What are the taxes levied on rental income?

Rental distribution made to non-resident (foreign) owners are subject to 15% withholding tax. Rentals earned by Thai tax residents are subject to 5% withholding tax.

PETS

Are pets allowed?

No pets are allowed.

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