



RIVERHOUSE

PHUKET | THAILAND

Ownership - Payment Schedule - Common Area Fee

The ownership structure is as follows;

- The Villa is owned freehold by the client.
- Land is held as a leasehold 3 x 30 years.
(Registered at the Government Land Department.)
- Client receives a share in the land owning company, with the other owners.
(For long term security over land and lease.)
- Land, Lease and Share is included in the price.

Typical Payment Plan for villa purchased off plan;

- 2% at signing Reservation Agreement.
- 28% at signing Main Agreement (Within 1 month Reservation)
- 20% at agreed Construction Milestone. (approx. 3 months)
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- 10% at Handover of Villa & Ownership Transfer (approx. 2 months)

Payment Remarks;

- Villa sales prices are fixed in Thai Baht.
- Villa price includes solar panels and battery storage system
- Villa price includes landscaping, air conditioning, wardrobes, and full kitchen
- Villa price does not include furniture packages
(See Riverhouse Furniture Package Offers)
- All taxes and transfer fees are split 50/50 between Riverhouse & Buyer.

Common Area Management Fees (CAM)

Riverhouse Monthly Management fee provides certain services for the common area and the villas.

- One time contribution to Sinking Fund for each unit 100,000 THB
- For 3 bedroom Villa approximately 11,000 THB
- For 2 bedroom Villa approximately 9,500 THB
- Bigger plots are calculated per SQM.
- Payable 12 months in advance.

Common Area Management Fee includes;

- Setting up and managing the owners' committee
- Administration, settlement of water and electricity, accounting, financial statements etc, for the land owning company.
- Security Guard on evening and night shift.
- Gardening of common area & villas
- Proactive management of infrastructure & common services.
- Pool Cleaning 2 times per week.

The above services ensures that you can leave your villa unoccupied and return to a well-kept garden, clear pool and that your neighbors villa is in a similar condition.

Rental Services;

- The Rental Program is managed by Phuket based Holiday Rental Specialist Resava.
- More information about rental program and ROI is available from Resava.
- The rental packages are optional and owners are welcome to opt out or make their own arrangements for rental of the villas.

All Ownership structure, Payment Schedules, Management fees are well defined in the Riverhouse Agreements.