

## FAQ Dominion Rawai

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### Who is the developer?

The developer is a Thai company Dominion House.

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### About the Company

**Dominion House** is a team of professionals with extensive experience in the construction and renovation of industrial, commercial, and residential real estate. Our portfolio includes over 100,000 square meters of completed projects in Phuket, as our company has been a contractor for major developments for many years.

We are proud to present our first independent project in Phuket — **Dominion Rawai**.

You can explore our previous projects at the link below:

<https://drive.google.com/file/d/1VzckEeFk7ep3UtTKCApPVPjzUVOMK15h/view?usp=sharing>

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### What makes you different from others, such as why should they buy you?

Most often, real estate in another country is bought as investment property, and there is only one criteria - location. The project is located 200 meters from the beach, 2 minutes from all the necessary infrastructure of the island: shops, cafes, restaurants, school, kindergarten, etc.

Add to this a limited number of units, 24/7 concierge service, free shuttle to the beach and shopping center, underground parking and you get an ideal investment option.

If you compare with the projects that are located nearby, the main difference is the format of the clubhouse - i.e. maximum comfort and privacy, as well as the presence of all the necessary infrastructure for life and recreation.

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### Completion date of the object

The facility will be complete in the 1st quarter of 2026

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### Payment for apartments

## **Additional discounts**

When buying apartments in installments during the construction period - 10%

When paying for apartments 100% - 20%

### **1 option**

Reservation payment of 100,000 baht upon selection of the property

1 contract payment - 25% of the apartment amount within 30 days from the date of the reservation payment

2 contract payment - 15% of the apartment amount at the stage of completion of the foundation, approximately March 2025

3 contract payment - 15% of the apartment amount at the stage of completion of the building frame, approximately July 2025

4 contract payment - 5% of the apartment amount, upon receipt of the keys

At a fantastic 60% you will receive the keys. Installments at 40% for 10 years.

### **Option 2**

Reservation payment of 100,000 baht upon selection of the property

1 contract payment - 25% of the apartment amount within 30 days from the date of making the reservation payment

2 contract payment - 25% of the apartment amount at the stage of completion of the foundation, approximately November 2024

3 contract payment - 25% of the apartment amount at the stage of completion of the building frame, approximately March 2025

4 contract payment - 15% of the apartment amount at the stage of completion of the utility lines, approximately November 2025

5 contract payment - 10% of the apartment amount, upon receipt of the keys

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## **What apartment options are there?**

There are 5 types of apartments in the condominium

Studios from 31 sq.m.

1 bedroom apartments from 43.5 to 49.5 sq.m

Apartments with 2 bedrooms from 56 to 64 sq.m.

All apartments on the 1st floor have a large additional terrace

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**Ceiling height**

Ceiling height in the project is 2.7 m

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**Rooftop pool size**

The size of the pool in the complex 6.75×20.35m

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**What is in the location next to Dominion**

Rawai Fish Market is the famous market for the freshest seafood in Phuket

Rawai Park - children's entertainment park and trampoline center - 50 meters

Rawai Park Language School - private international school, Cambridge program - 50 meters

Lyfe Medical Wellness - professional rejuvenation clinic, SPA and cosmetology - 30 meters

Massage parlors

Restaurants and cafes

Tops - a large grocery supermarket

And much, much more...

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**Where is Rawai?**

Rawai is a beach located in the very south of Phuket island

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**Rental program**

The developer takes over the management of all apartments in the condominium.

**Program 1** (valid only if the apartment is paid for before the end of construction)

Guaranteed income of 8% for 3 years.

The owner can vacation in his apartment for 30 days a year from May to October.

**Program 2**

Rental program - Rental Pool 30/70, 70% is given to the owner, 30% is taken for management by the management company.

The owner can vacation in his apartment for 30 days a year from May to October. In case of need for accommodation in the period November-April, the number of days is adjusted taking into account the coefficient:

from December 20 to February 28 - coefficient 7 to 1 (i.e. 1 day of accommodation in this period is equal to 7 days of accommodation in the period May-October)  
from November 1 to December 19, from March 1 to April 30 coefficient 4 to 1 (i.e. 1 day of accommodation in this period is equal to 4 days of accommodation in the period May-October)

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### **Estimated rental cost**

Estimated rental cost in Rawai area  
Studio - 30,000 - 35,000 baht/month  
1 bedroom apartment - 40,000 - 45,000 baht/month  
2 bedroom apartments - 55,000 - 65,000 baht/month

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### **Layouts**

You can view the plans by following this link.  
[https://drive.google.com/drive/folders/1MIMjqoo\\_ExG24BLfoAa7CsIDL\\_gd7-SK](https://drive.google.com/drive/folders/1MIMjqoo_ExG24BLfoAa7CsIDL_gd7-SK)

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### **Floor plan**

Floor plans can be found here  
[https://drive.google.com/drive/folders/1MIMjqoo\\_ExG24BLfoAa7CsIDL\\_gd7-SK](https://drive.google.com/drive/folders/1MIMjqoo_ExG24BLfoAa7CsIDL_gd7-SK)

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### **Current price list**

The current price list is always at the link  
[https://drive.google.com/drive/folders/1MIMjqoo\\_ExG24BLfoAa7CsIDL\\_gd7-SK](https://drive.google.com/drive/folders/1MIMjqoo_ExG24BLfoAa7CsIDL_gd7-SK)

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### **Developer's website**

<https://phuketdom.com/eng>

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### **Location**

Dominion is located 200 m from the coastline of Rawai beach in the south of the island.  
<https://maps.app.goo.gl/dZ2PLVw79MYTGEuW6>

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### **Construction reports**

After construction begins, you can watch the construction online; there is a camera at the construction site. Additionally, we send reports once every 2 weeks.

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### **Approximate construction schedule**

In Oktober, construction began: excavation and installation of piles. Construction of the building frame in May. In September-October 2025, communications will be laid out. Next comes the interior finishing work and furnishing of the apartments.

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### **What is the guarantee?**

The warranty on interior finishing is 1 year. 5 years for structural elements.

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### **How much does a furniture package cost?**

The furniture package comes as a gift from the developer

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### **Which management company?**

The condominium will be managed by the developer's management company

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### **What is Rental Pool**

“Rental pool” is the income from the actual rental, which is shared with the management company.

Under the rental pool program, the owner receives income not in a fixed amount, but from the actual rental of the apartment. Apartments of similar type are combined into one type of room, pool. And, based on this, they form the price. At the end of the year, the management company calculates the income received and pays part of it to the owners of the apartments, and keeps part for itself for management.

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### **How to sign an agency agreement**

We sign the agency agreement when completing the first reservation agreement

To prepare an agency agreement you need: DBD for a period of no later than 3 months, full name of the director, passport of the director

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### **You have already received the building permit and EAI**

The building permit and EAI have already been received. The plot is fully owned by the developer. You can view the documents

[https://drive.google.com/drive/folders/1lpUF7hVD4qf7WhYDpw3T\\_hvxF-FwpOo6?usp=sharing](https://drive.google.com/drive/folders/1lpUF7hVD4qf7WhYDpw3T_hvxF-FwpOo6?usp=sharing)

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### **How quickly do you pay commissions?**

The commission is paid within 15 working days from the moment the first contract payment is credited to the developer's account and the full package of documents is provided by the agent

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## **Apartments can be purchased in Freehold and Leasehold**

Apartments can be purchased in Freehold or Leasehold

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## **Cost of additional payment for Freehold**

Apartment Studio - 250,000 baht  
1 Bedroom Apartment - 350,000 baht  
2 Bedroom Apartment - 400,000 baht

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## **Is it possible to issue Freehold later?**

If a client wants to register an apartment in Freehold, he can do so. To do this, you need to send a request to the developer; if there are quotas for Freehold, the developer will reissue the documents. The client will need to pay extra for another form of ownership.

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## **What are the utility bills?**

Utility bills are paid for the first time 1 year in advance and amount to 80 baht per 1 sq.m per month. Starting from the second year, once every 3 months. Utility payments are charged from the moment the condominium is put into operation.

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## **What other additional payments are there?**

Before registering an object with the Land Office, you need to pay:  
Installation of meters - 20,000 baht  
Sinking Fund - 800 baht per 1 sq.m.  
Taxes:  
Leasehold - 1,1%  
Freehold - 2%

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## **Are there any restrictions on resale?**

There are no restrictions on resale from the developer. When re-issuing documents, you will need to pay 100,000 baht. Documents are prepared within 2 working days.

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## **Cost of registration of documents for a new buyer (assignment)**

The cost of paperwork for a new buyer is 100,000 baht

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## **Is there an installment plan after construction?**

Installments are provided for 10 years after completion of construction

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**How can I transfer money to you (what methods are there to pay for the apartment)**

Bank payment, it could be from abroad or it could be a domestic transfer.

When purchasing an apartment in Freehold, all payments must be made from abroad.