

LEGAL & OWNERSHIP

LEASEHOLD TITLE

Applies to foreigners on a (30 X 3)
leasehold of the land and the villas

FREEHOLD TITLE

Applies to Thai buyers or foreign nations buying
through Thai limited companies to own both the land
and the villas

1st Way

15.8 M.

VILLA : FREEHOLD TITLE

▶ Tax : 6.8% of Villa Value (Developer 50% / Customer 50%)

Calculate 15,800,000 baht = $15,800,000 \times 6.8\% = 1,074,400$ Baht

Developer 50% = 537,200 Baht / Customer 50% = 537,200 Baht



5 M.

LAND : LEASEHOLD TITLE (90 Years)

▶ Tax : 1.1% of Land Value (Developer 50% / Customer 50%)

$\frac{1.1\%}{30 \text{ years}}$
➤
 $\frac{1.1\%}{30 \text{ years}}$
➤
 $\frac{1.1\%}{30 \text{ years}}$

Calculate 5,000,000 baht = $5,000,000 \times 1.1\% = 55,000$ Baht

Developer 50% = 27,500 Baht / Customer 50% = 27,500 Baht

Note:

1. Villa selling price fixed in Thai Baht only
2. Price does not include furniture package
3. All tax and transfer fee will be shared 50/50 between developer and the buyer
4. Sinking Fund 500 THB / Per Sqm.
5. Installation of Electric & Water 20,000 THB (One-time payment)
6. Common fees 25 THB per Sqm. / Monthly (Paid one year in advance)



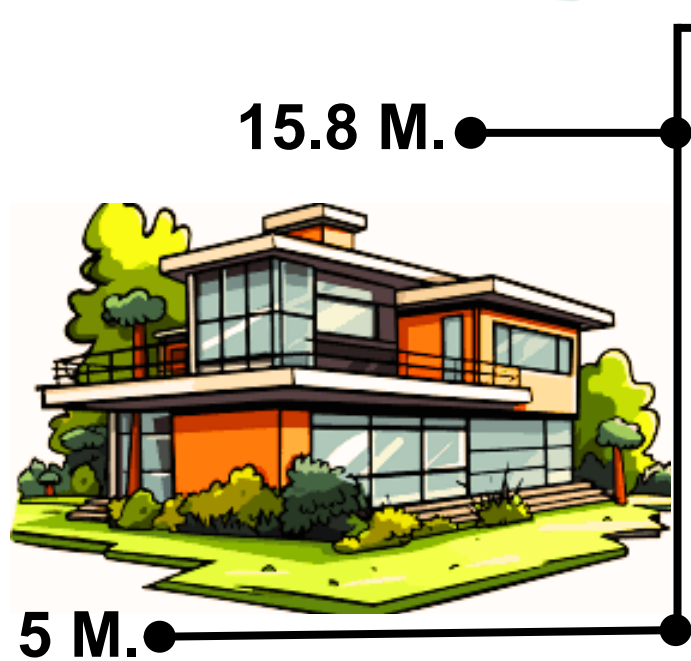
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2nd Way



VILLA + LAND :FREEHOLD

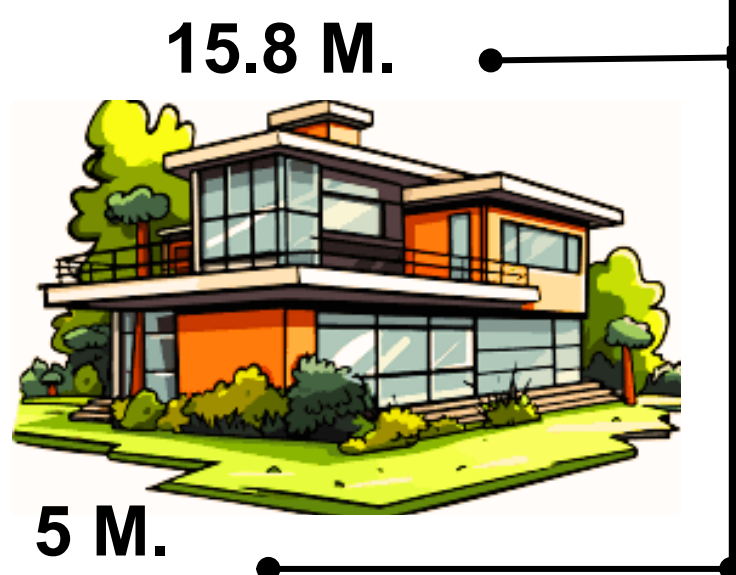
- ▶ Set Up Thai Limited Companies to own both the land and the Villas

Tax : 6.8% of Villa + Land Value (Developer 50% / Customer 50%)

Calculate 20,800,000 baht = $20,800,000 \times 6.8\% = 1,414,400$ Baht

Developer 50% = 707,200 Baht / Customer 50% = 707,200 Baht

3rd Way



VILLA + LAND : (90 Years)

- ▶ Tax : 1.1% of Land Value (Developer 50% / Customer 50%)

$$\frac{1.1\%}{30 \text{ years}} \rightarrow \frac{1.1\%}{30 \text{ years}} \rightarrow \frac{1.1\%}{30 \text{ years}}$$

Calculate 20,800,000 baht = $20,800,000 \times 1.1\% = 228,800$ Baht

Developer 50% = 114,400 Baht / Customer 50% = 114,400 Baht

Note:

1. Villa selling price fixed in Thai Baht only
2. Price does not include furniture package
3. All tax and transfer fee will be shared 50/50 between developer and the buyer
4. Sinking Fund 500 THB / Per Sqm.
5. Installation of Electric & Water 20,000 THB (One-time payment)
6. Common fees 25 THB per Sqm. / Monthly (Paid one year in advance)

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