

LEGAL & OWNERSHIP

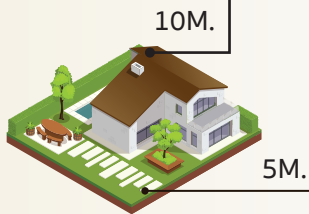
LEASEHOLD TITLE

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



VILLA : FREEHOLD TITLE

- Tax : 6.8% of Villa Value (Developer 50% / Customer 50%)
Calculate 10,000,000 baht = 10,000,000 x 6.8% = 680,000 baht
Developer 50% = 340,000 Baht / Customer 50% = 340,000 Baht

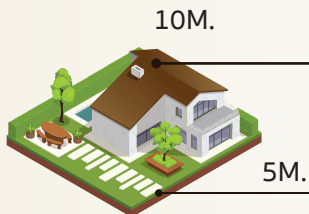
LAND : LEASEHOLD TITLE (90 years)

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

$$\frac{1.1\%}{30 \text{ years}} \quad \rangle \quad \frac{1.1\%}{30 \text{ years}} \quad \rangle \quad \frac{1.1\%}{30 \text{ years}}$$

Calculate 5,000,000 baht = 5,000,000 x 1.1% = 55,000 Baht
Developer 50% = 27,500 Baht / Customer 50% = 27,500 Baht

2nd Way

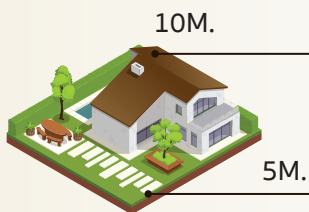


VILLA+LAND :

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 15,000,000 baht = 15,000,000 x 6.8% = 1,020,000 baht
Developer 50% = 510,000 Baht / Customer 50% = 510,000 Baht

3rd Way



VILLA+LAND : (90 Years)

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

$$\frac{1.1\%}{30 \text{ years}} \quad \rangle \quad \frac{1.1\%}{30 \text{ years}} \quad \rangle \quad \frac{1.1\%}{30 \text{ years}}$$

Calculate 15,000,000 baht = 15,000,000 x 1.1% = 165,000 baht
Developer 50% = 82,500 Baht / Customer 50% = 82,500 Baht

REMARKS:

1. The price includes the swimming pool, landscape, air conditioning, and kitchen.
2. All Taxes and transfer fees will be shared 50/50 between the buyer and developer.
3. Price does not include furniture package.
4. Sinking fund 100,000 THB
5. Installation of Electric & Water 20,000 THB (One-time payment)
6. Common fees 30 THB per Sqm. / Month (Paid one year in advance)
7. Villa selling price fixed in Thai Baht Only

+66(0)9 0595 9459