

Frequently Asked Questions

Please read through this information page carefully.

1. Are there any other costs associated with the purchase e.g. land costs?

Please note that all cost's quoted below are as of today as set by the land office and all the information below is given in good faith, but we always recommend that you get this information clarified by a Lawyer before purchase.

At today's price as set by the Hua Hin Land Office the cost of a 30-year lease is approximately 1.1% of the land lease price.

The builder uses the services of Legal Services Hua Hin (see the "Legal Partner" section on this website) to draw up all the contracts required to purchase a property on our development, this can save a buyer up to 70,000 Baht and we use Legal Services Hua Hin to make sure that our contracts are written to the very high standard that we require.

The builder covers the costs of Legal Services Hua Hin to prepare our Sales & Construction contract along with our Land Lease and Maintenance contracts and if buyers want to use their services in relation to other aspects of buying a property, then they will be happy to inform buyers of their costs.

Legal Services Hua Hin can answer client's questions regarding a purchase, but it is a buyer's prerogative to seek an independent legal review of all contracts before signing.

Legal Services Hua Hin has a fresh customer-oriented approach, providing advice & guidance and they have been appointed the legal partner of the builder to deal with all legal aspects of our business here in Thailand.

They would be happy to act on your behalf if you are intending to purchase a property from the builder, please feel free to contact them regarding their services and fees. We would also advise buyers to make a Thai Last Will & Testament.

2. How can a foreigner buy property in Thailand?

Lease Hold

The maximum length a lease can be registered at the land office is 30 years and we will give you 2 further lease extensions giving you in effect 90 years. If you were to sell the property, the new owners can re-assign your lease into their name at a cost of around 50,000 Baht but they would only have the remaining period of your original lease left to run or they can request a new 30-year lease in their name but that would mean paying again for a new lease which at today's prices would be approximately 1.1% of the land lease price. In the case of your demise, if your children are left the property in your will (it is advisable to make a will in Thailand) then the lease can be re-assigned in their names, a transfer fee will be charged. Should the law in Thailand change allowing foreigners to buy freehold or buy way of a 99-year lease, then the original 30-year lease can be changed but any costs in doing so would be for the owner's account.

Company Set Up

As a foreigner you can only hold 49% of the shares, Thai nationals are required to hold the remaining 51%. So, you need a Thai partner or Thai friends to hold those shares. The downside to this arrangement is the costs. The transfer fees and taxes are approximately 6.3% and there are annual balance sheet fees to be paid every year. We recommend that you take good independent legal advice before considering this way of purchasing property.

Freehold

Only a Thai national can own land in Thailand, if your partner is Thai, you can transfer the land into their name but as always, we recommend that you take good independent legal advice before considering this way of purchasing property.

3. Is the land full Chanote title?

Yes

4. If modifications were made to the design how is that cost prorated?

We try to be as flexible as we can in design changes and will work around a client's requests, if at all possible, within the confines of a development build. If the property size does not increase, then we can normally hold the original sales price but if the property increases in size we would price accordingly.

5. Mains power, sewage, telephone & internet are all available?

Yes, mains power and water are supplied by the government or private companies and all electric on our development is under the ground so no unsightly poles and wires etc. internet supply is fibre optic and although land line telephone is available most people in Thailand use mobiles. Sewage is by way of septic tank. The builder cannot be held responsible for the supply of water, electric and internet services provided by external companies.

As we install underground electric on our development the electric company will not install separate meters to each individual property, the builder must install development meters so to cover the cost of any service or breakdown in line with other developments with underground electric we add 1 Baht per unit to the amount charged to the development.

Due to our Community, Solar system it is impossible to calculate the unit rate as it can depend on how many owners are residing at any one time, the less people residing than the more available electric will be shared by the other properties, thus reducing the unit rate charged.

6. What would be the construction period and how would payments be made?

Our build time is 8 months to completion from the agreed start of construction date; however, we do request a 2-week period at the end of the 8-month construction period for quality checks and snag work to be completed before a client takes over the property.

A reservation fee of 200,000 Baht (Non-refundable) is required to take your preferred plot or plots from sale, in the case of adjoining plots we still only require 1 reservation fee.

After the 200,000 Baht deposit is paid the plot will be marked as reserved for a 60-day period during which time we go to contracts. If contracts are not signed by the end of the 60-day period, a further 200,000 Baht will be required to reserve the plot for a further 30-day period and then every 30-day period until contracts are signed.

The builder offers a 5% discount on the sales price of the land plot if the land cost is paid for in full at the time of signing contracts.

20% of full sales price (less the land cost, if the land discount has been taken) is due to be paid 7 days after the signing of contracts.

The remaining 80% less the 200,000 Baht Deposit to be paid in 7 equal monthly payments throughout the 8 months build time with the last payment being made on the completion and handover of the villa.

If living in Thailand payments can be made in cash or bank cheque but most clients who are still living outside of Thailand will transfer money from an overseas bank account and If this is your preferred payment method all charges made by the sending bank or receiving bank in Thailand will be for the purchasers account.

The land is owned by the builder and if purchasing by way of a lease, the lease will be supplied by the builder. Transfer for ownership if purchased by way of a lease is normally made after a 30-day notice is given to the land office that the property has been completed and paid for in full, the purchaser has full right to occupy the villa after the final payment has been made.

7. The law in Thailand states we can own the villa but not the land is this correct?

Yes, you can legally own the property but not the ground it sits on unless you are a Thai national or if you purchase the land by means of a Thai Company. (See point 2)

8. What are the estate maintenance costs and when are they due for payment?

A compulsory common fee of 3,000 Baht per month is payable by each plot and is to cover the cost of running the development.

This payment covers the cost of the 24-hour security guards, maintaining the common areas, cleaning the roads, communal spa and fitness room, maids, removal of normal household trash and office management and office expenses.

The **compulsory common fee** is payable in advance until the year end from the completion and handover date and then will be due for payment 12 months in advance on the 1st of January every year.

We advise you to use the services of the swimming pool and garden installers for the first 12 months of maintenance service which is **optional after the first 12-month guarantee period has expired**, this gives you the freedom to use alternative companies if you are not happy with their service or charges, we do not tie you into a contract and you are free to use the services of the company of your choice.

The payment for the garden and pool service can be paid monthly and will be paid directly from the homeowner to the contractor, our development manager Pla will be happy to assist you.

Communal Development Facilities:

Fitness centre – Spa Pool – Gardens – Roads – 24 Hour Security Guards – Common Area CCTV Cameras

Electric Supply:

The development will be connected to the Thailand electric grid, so above any power required above the solar kW or the period of generating electricity, properties will be supplied by Thailand electric.

Water Supply:

The development will be connected to the main Pranburi Water supply but during rainy season a lot of the water will be generated by the rainwater harvesting system.

Common Fee: Compulsory

Cost 3,000 Baht per plot per month.

Services include:

24 Hour Security – Trash Removal – Communal Development Facilities – Cleaning of Common Areas and Roads – Service Manager – Maids

The compulsory common fee is payable in advance until the year end from the completion and handover date and then will be due for payment on the 1st of January every year.

Garden & Swimming Pool Service by Outside Contractors:

Swimming Pools are normally cleaned and serviced 2 times a week including chemicals (top up water for property owners account) This is for the homeowner's account. Approximate cost depending on the size of the swimming pool 2,000 to 2,500 Baht per month.

Gardens serviced 1 or 2 times a week to include when required watering, grass cutting, trimming, sweeping and the removal of cuttings etc. This cost is for the homeowner's account. Approximate cost depending on the size of the plot 1,500 to 3,000 Baht per month.

9. Will we be required to sign a rules and regulations agreement and does the development have a sinking fund?

Yes, an agreement will be signed at the same time as signing the construction and land lease (not if buying freehold) agreement, a copy of this agreement and the construction agreement is available on request. This is to protect all homeowners and to offer a great lifestyle.

Yes, the development will have a sinking fund, on the completion and transfer of the property a sinking fund payment of 30,000 Baht would be required. This money will be held in a separate sinking fund account and will only be made available once the development has been totally completed, before the completion of the development all the up-keep costs of the roads and common area's will be for the account of the builder.

A sinking fund is a contingency fund established by owner's management companies to provide for future capital improvements such as road repairs, painting, or for any other unexpected remedial works outside the normal scope of the annual common fee.

On completion of the development and when all residents are living on the development, we would like to see the formation of a resident's association to work with the management and decide on how and when the sinking is to be spent, to keep the development in first class order to protect buyers' investment and keep the desirability to buy resale properties high.

10. If we wanted to make the villa on 2 plots, how does it work, and would we have to pay 2 compulsory common fees?

It is not a problem to build 1 villa across 2 adjoining plots and once you have decided on the location of the 2 plots we would make a drawing for your inspection on how a property would sit on the 2 plots and of course you could make suggestions to suit your taste / needs.

The extra plot size could be used as gardens or to build a separate guest house.

The compulsory common fee is charged per plot as the overhead cost of running the development estimated in advance per plot and not per property as this is an unknown factor at the beginning of a development.

The sinking fund is payable per property, not per plot.

11. Do you supply regular photos of a property being built?

Yes, every month we will email photos of the progression of work done or at the request of the purchaser.

12. At what stage of the development will the common area, spa and fitness room be built, and the shuttle bus be available?

The Spa & Fitness room will be built when 50% of the development has been completed. As so few residents require a shuttle bus and the cost of supplying one does put a strain on keeping the common fee at 3,000 Baht per month, we will look to adding the shuttle bus service once most of the properties have been completed.

13. What is included in the furniture package?

Each Villa is sold has an optional furniture package available to purchase, as the buyer you will get a furniture coupon of a certain value depending on what villa type you have purchased. This furniture coupon is only valid to be spent at our furniture suppliers Beautiful World Furniture.

You can choose exactly the furniture you want within the budget like beds, tables, chairs, sofas, table's lamps, etc.

The price of the furniture packages displayed are the retail price and can either be spent buying specific items or a complete package.

Please note that the builder has negotiated a 50% discount, so the actual cost of the package is 50% of its face value and it is this amount that is included in the sales price of the villa, If the furniture package is not required, we will refund 50% of the face value, which is the actual cost of the package.

14. Are the wardrobes built in as standard?

Yes, each Villa is sold with built-in quality wardrobes for each bedroom.

15. What happens if I require the use of a wheelchair later in life?

All our villa designs are wheelchair access friendly, with wider door access and pathways with ramps.

16. Does the development have a shuttle bus service to Hua Hin?

Yes, we will be running a shuttle bus service to Hua Hin and return, 6 days a week, days, and times to be confirmed.

(See question 12)

17. What guarantees do you give on your properties and swimming pools?

In Thailand, the standard guarantee period is 12 months but for your peace of mind when purchasing a property with the builder, you are offered a 5-year guarantee on the structure of your property and swimming pool from the date of the handover of your property.

(Please see the notes regarding "Structure" below)

Structure of your property: – Piling – Foundations – Post and Ring Beams – Roof Structure
All other items will have a 12-month guarantee from the date of handover.

Structure of your swimming pool: – The cast from leaking or cracking. Please note that we pile all of our swimming pools to help prevent any movement of the cast due to land swell in the rainy season.

Tiling, grouting and Pool equipment such as pumps, filters, pipework, lights, timers etc. only have the standard 12-month warranty as given by the pool equipment supplier.