

Guideline for the cost of Cost of Ownership

1. Annual Maintenance and Management Fee 60 baht per apartment M² per month, paid annually in advance to provide: *Cleaning, maintenance, repairs and up-keep of common areas, stairways, roof and car park*

Provision of electricity and water, maintenance of systems

Maintenance and up-keep of satellite TV, ADSL & telephone systems

Painting of exterior, balconies and shared areas every three years

General common area maintenances & repairs, refuse disposal, sewerage

Up-keep and maintenance of Swimming pool, Gardens & Landscaping

Reception (excluding utilities) C.C.T.V.

I.e. (a) one deluxe bedroom apartment 73.5m² x 60 x12 = 52,920 baht

(b) one deluxe bedroom apartment 74.5m² x 60 x12 = 53,640 baht

2. Annual building and contents insurance (a) apartment 7,718 baht
(105 baht m² per annum) (b) apartment 7,823 baht

3. Annual Satellite TV, ADSL Internet, Telephone system charges
1000, 400, 100 baht respectively per month =18,000 baht per apartment per annum

4. Utilities:
Electricity, metered charge of 6 baht, excluding VAT, per unit (plus a equal share of common areas)
Water, metered charge of 210 baht, excluding VAT, per M³ (plus a equal share of common areas)

5. Laundry, cleaning & maid service:
(These are additional services which are charged at the current tariff).

6. Lettings/Rental income (net of VAT) during the first 3 years:

Agents Commission	-10%
Management Fee	<u>-15%</u>
	-25%

(The landlord shall deduct a minimum charge of 5% from the remaining 75% in respect of your tax liability, depending upon the income and tax level in any given year)

Utilities, Laundry & Cleaning are included in the rental tariff and are your liability. Except as otherwise indicated Certain VAT (Value Added Tax assessed by the Government) will be applied in these rates

7. Annual House & Land Tax
Retrospective Tessabahn tax charged, or part thereof March 1st annually, which is the 'declared' value of your apartment x 12.5% ÷ 30 years

I.e. 5,000,000 baht x 12.5% = 625,000 baht ÷ 30 = 20,833 baht (plus an accountancy charge)

8. Registration of Lease
One time charge of 1.1 % of the 'declared' value of your apartment, plus any professional fees.

If payments are made in currencies other than the Thai Baht, the parties will agree on the rate of exchange and all bank charges, if any, shall be the responsibility of the Tenant.

All the contents above are intended as a guide only, and are subject to change without notice.

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