

GENERAL PROJECT INFORMATION

Development	Banyan Residences Villas
Developer	Blue Lotus Hua Hin (Thailand) Company Limited
Site Location	200 km drive from Bangkok 5 minutes drive from Hua Hin center and the beach
Development Area	70,000 m ²
Number of villas	110 villas
Privileges	<ul style="list-style-type: none"> • Membership at Banyan Golf Club, Hua Hin (<i>optional</i>) • Banyan Privilege card for all Residents Special benefits at several restaurants, beach clubs, water park and sport facilities (fitness, tennis etc.)
Common Services	<ul style="list-style-type: none"> • Residences management • Maintenance common areas and infrastructure • 24/7 security service
Residential Services (<i>optional</i>)	<ul style="list-style-type: none"> • Housekeeping • Garden and pool service • Pest control <p><i>Remark: Prices are based on a customized package</i></p>
Project management service	<p>We offer a professional project manager who will manage the construction from a draft design until completion of the villa.</p> <p><i>Remark: Project management fee is 5% of the total construction costs.</i></p>



For further information:

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PAYMENT
CONDITIONS

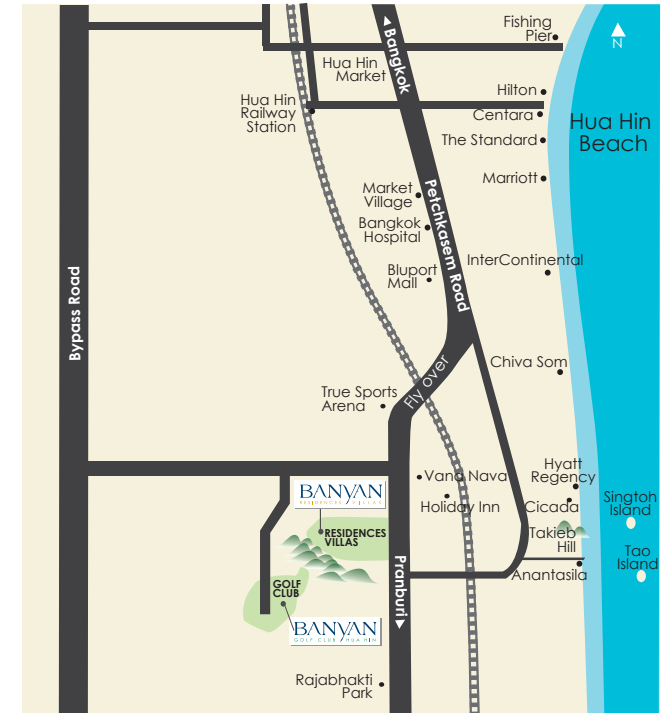
**PRIVILEGED RATES AT BANYAN GOLF CLUB
FOR BANYAN RESIDENTS**

- 20% off on green fees
- 10% off on food & drinks

PAYMENT CONDITIONS

Reservation fee	THB 400,000.-
Full payment of land lease	At execution of agreements
Villa construction cost	In milestones according to progress construction
Common fee	THB 4,637.- / month* up to 500 m ² plot size <i>Subject to 7% VAT</i>
	THB 4 / month* each additional m ² plot size <i>Subject to 7% VAT</i>
Electricity	THB 6 per Kw/h* <i>Subject to 7% VAT</i>
Water	THB 18 per m ³ * <i>Subject to 7% VAT</i>
Registration fee land (lease)	1.1% of the total land price

*Price level based on date 1/7/2023



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STANDARD SPECIFICATION LIST

STANDARD SPECIFICATION LIST BANYAN VILLA

AREA	DESCRIPTION MATERIAL
FLOORS	
Indoor living area	Ceramic tile or natural stone finishing
Outdoor terrace	Ceramic tile or natural stone finishing
Bedrooms	Ceramic tile or natural stone or engineering wood finishing
Bathrooms	Ceramic tile or natural stone finishing
Swimming pool	Ceramic tile or natural stone finishing
Entrance steps	Lava stone finishing
WALLS	
In/outdoor	Lightweight brick 20 cm Thk with cement plaster, skimming & paint finishing
Bathroom	Lightweight brick 20 cm Thk with cement plaster, ceramic tile finishing
Swimming pool	Ceramic tile or natural stone finishing
CEILING	
Height	3-meter from floor level
Indoor (dry areas)	Plasterboard with paint
Outdoor and Indoor wet areas	Moisture resistant plasterboard with paint
DOORS AND WINDOWS	
Main entrance door	Solid teak door 3" with teak frame
Exterior doors/windows	Aluminium powder coat frame with double glass and multi lock system
Interior door	Timber with plywood finishing 2"

AREA	DESCRIPTION MATERIAL
ROOFING	
Structure	Steel structure with a galvanized underpanel covering
Roof tiles	Roman style in a selection of 3 different plain colors (red/brown/charcoal)
SANITARY	
Water closet	Wall hung, brand Toto or equivalent
Lavatory	Under counter, brand Toto or equivalent
Faucet	Brand Toto or equivalent
Shower set	Built-in mixer with separate rain shower /hand shower, brand Toto or equivalent
Piping	Pimatec flex
WATER HEATER	
Boiler 300L	Hot water solar system, installed on the roof
ELECTRICAL	
MDB	Schneider with RCBO breaker switches
Switches / sockets	Schneider or equivalent
Swimming pool system	Brand Hayward, salt system
AIRCONDITIONING	
Concealed split	Daikin Inverter unit, capacity depending on the room size

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LEASEHOLD

ZONE A

THB 10,000 per Sqm

ZONE A	AREA M ²	PRICE LAND*
Plot 2	3,236.40	32,364,000.00
Plot 4**	2,456.00	67,500,000.00
Plot 6	2,164.00	21,640,000.00
Plot 8	2,215.60	22,156,000.00
Plot 11	1,818.00	18,180,000.00
Plot 14	1,367.00	13,670,000.00
Plot 19	2,119.20	21,192,000.00
Plot 23	2,335.60	23,356,000.00

*Price level based on date 1/2/2023

**Land Price Includes Villa

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The terms and conditions:

- The Developer will support and/or advise the purchaser to appoint a contractor who will construct the villa at the purchaser's own expense
- The prices as expressed herein are based on the land lease price only.

LEASEHOLD

ZONE B

THB 9,500 per Sqm

ZONE B	AREA M ²	PRICE LAND*
Plot 31B	1,566.60	14,882,700.00
Plot 37	738.00	7,011,000.00
Plot 50	745.60	7,083,200.00
Plot 55A	1018.00	9,671,000.00

**Price level based on date 1/2/2023*

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LEASEHOLD

ZONE C

THB 9,000 per Sqm

ZONE C	AREA M ²	PRICE LAND*
Plot 62A	472.00	4,248,000.00
Plot 63	514.00	4,626,000.00
Plot 64	527.00	4,743,000.00
Plot 65	816.00	7,344,000.00
Plot 94A	435.00	3,915,000.00
Plot 94B	583.00	5,247,000.00
Plot 98	843.00	7,587,000.00
Plot 104	1,020.20	9,181,800.00

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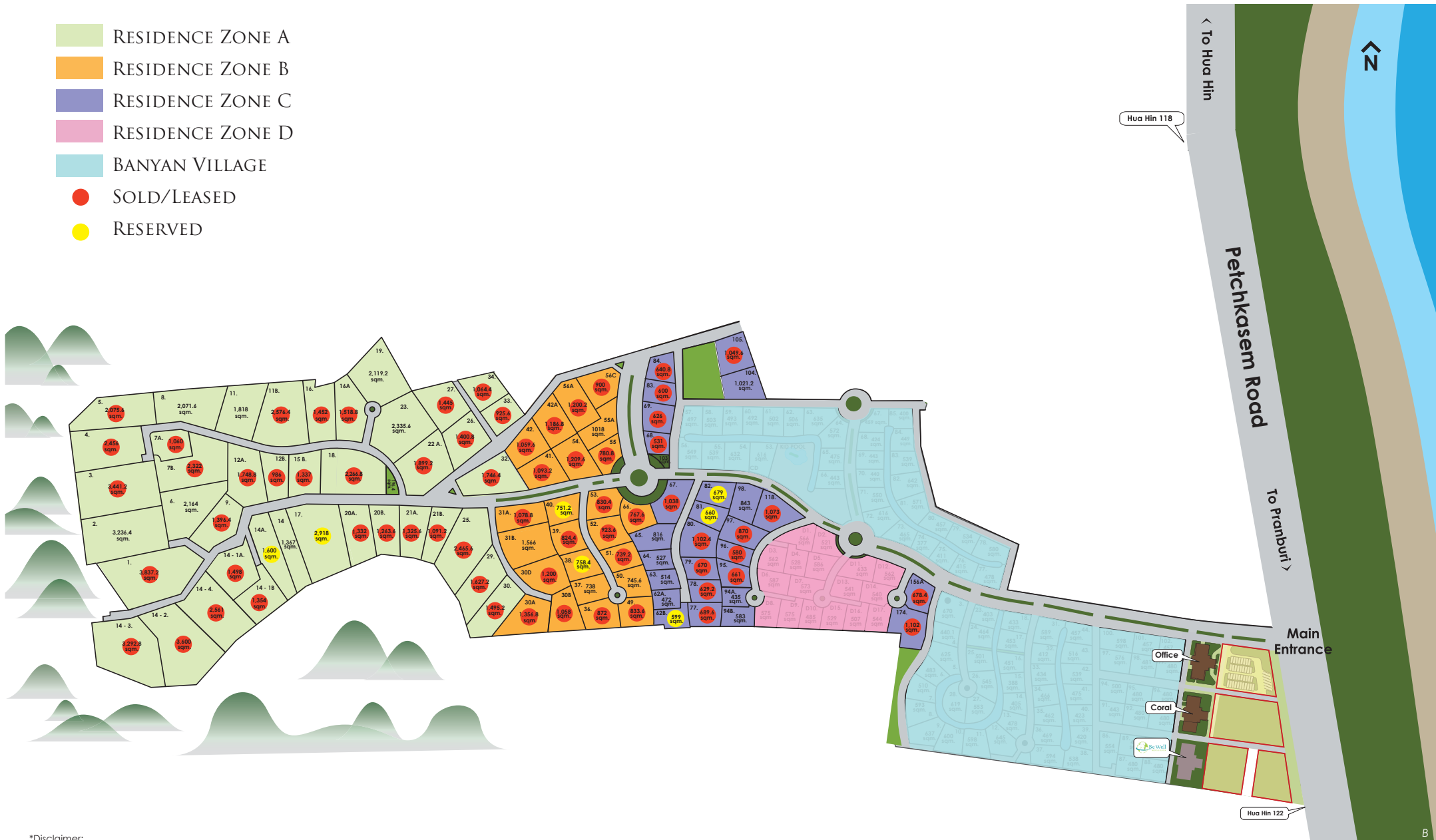
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- RESIDENCE ZONE A
- RESIDENCE ZONE B
- RESIDENCE ZONE C
- RESIDENCE ZONE D
- BANYAN VILLAGE
- SOLD/LEASED
- RESERVED



*Disclaimer:
 (A) All images, designs, images and visuals, drawing plans or sketches shown in this material are only artist's conceptual renderings and are not to scale and are shown solely for illustrative purposes. The same are subject to change without notice and [the developer/BLHH] reserves the rights to make additions, deletions, alterations or amendments as and when it deem fit and proper. No representation or warranty is made or intended to be made as to the accuracy or completeness of information provided in this material.

Q: Where is the project located?

A: Banyan Residences is located 5 minutes away from the beach, shopping malls and international medical service Hospital.

Q: Can I enjoy sea view from my villa?

A: As the project is built on a hill side and located 1.5 km from the sea, our center and rear plots have sea view.

Q: Can I design my own villa?

A: Yes, if one of the existing 4 models is not the preferred design, customers are able to design their own layout, which can be converted by a professional team into a "Banyan style" villa.

Q: What other privileges are available for villa owners?

A: Our villa owners have privilege for benefits at several restaurants, beach club, water park and sport facilities (fitness, tennis) etc.

Q: Is there a golf membership included?

A: Villa owners have the privileged rates at Banyan Golf Club:

- 20% off on green fees
- 10% off on food & drinks

Q: How about land ownership at Banyan for foreigners?

A: To realize the dream of owning a house in Thailand is to lease the land from the landlord (Banyan in this case). A lease of 30 years (longest period currently permitted by Thai law) will be signed between Banyan and the buyer. An agreement to lease the land for a total of 90 years will also be signed, which enables the owners to renew their leases for two additional 30-year periods. The price of the land covers the entire period of 90 years.

Q: What does the price of a plot include?

A: The price of a plot includes a 3-phase underground electrical connection, Fiber optic connection and water supply.

Q: What additional fees are involved when registering the lease with the local land office?

A: A villa owner needs to pay 1.1% of the land price "rent" as registration fee when the lease is registered at the provincial land office.

Q: Is it possible to acquire the land as freehold at the Banyan?

A: Due to the limited number of freehold plots which Banyan is entitled to sell by law every 3 years, a structure has been developed where the land will be registered as a leasehold first and converted into a freehold within a certain timeframe.

Q: What is the maximum timeframe to convert the leasehold into a freehold?

A: The exact timeframe of the conversion will depend on the number of clients who have signed for this structure and when a new quota of freehold plots will become available. Our sales team can provide you the details on the maximum timeframe of your preferred selected plot.

Q: Does Banyan provide property management for home owners?

A: Banyan provides a comprehensive concierge/ facilities management service for home owners at a monthly fee starting from THB 9.000,- The service comprises hospitality services, villa management, housekeeping, gardening, pool cleaning and maintenance, pest control, etc.

Q: Will there be any additional cost to convert a leasehold into a freehold?

A: A registration fee of 2% over the appraised value of the land will have to be paid to the land office at the time of the freehold registration.

Q: What about home insurance?

A: There are many international insurance companies who provide property insurances. Banyan can support in recommending a preferred insurance company.

Q: Does Banyan provide a rental management service?

A: Banyan does not offer such a service at the moment, however can assist in liaising between professional real estate agents who are specialized in offering rental programs for each type of villa.

Q: How long will it take to construct a villa?

A: Depending on the villa model, it should take 10 to 12 months from start to finish. The buyer will be advised about the actual construction time by a detailed time schedule upon signing the contracts.

Q: How often is it required to visit Banyan during the construction period and is Banyan able to support in supervising the construction?

A: Banyan could provide a professional project management service, whereas supervising the construction is part of it in order to minimize any possible defects and maximize the quality of the construction. By having this service, owners will be updated on a daily basis by receiving a daily report and is visiting the Banyan on a regular basis not required.

Q: How much does a Project management service cost?

A: The price of a Project manager is 5% of the total construction cost.

Q: What is the warranty period for a villa?

A: 1-year warranty on the Mechanical and Electrical work and a 5-year warranty on the structural integrity of the villa, both commencing from the handover date of the villa.

Q: How to get Retirement Visa in Thailand.

A: Applicant must be 50 years of age or over and the applicant must meet one of the financial requirements ;

- Security deposit of THB 800,000 in a Thai bank account ;
- or
- Monthly income of at least THB 65,000 ; or
- A total of 800,000 baht combination of personal bank deposit and income for the entire year.

Foreigners on a long term retirement visa in Thailand have to report to the local immigration officer every 90 days. After three years on a retirement visa the retiree can apply for Thai Permanent Residence status and no long is required to extend their visas