



Comparison Checklist for home buyers in Hua Hin

As we say „compare apples with apples and pears with pears“ you should compare carefully the features of projects. Therefore make use of this check list to compare other projects with our project Tropical Paradise Garden.

Contracts

Very detailed contracts which do not leave you in doubt. We applied wherever possible Swiss law as long as it is applicable in Thailand. All contracts have been checked by a lawyer specialised in property and also one of our home buyers.

We have 3 contracts: a lease contract regarding the plot of land, a work and labour contract for the erection of your home and a set of regulations regarding the residency.

Security

Your payments can be routed through our investment company in Switzerland (HRE Helvetic Real Estate Ltd.). The Lease payment will be immediately secured by registering the lease contract (in Thai and equivalent to the German and English version) with the local land register. This means immediate protection of loss in case the company would get into trouble.

The villa is built under the work and labour contract and payable only on progress. This progress is visible and we document all steps by photographic means. In addition the architect's team makes weekly progress reports. We employ our own engineering staff to control quality. We make sure that payment is only released if the construction progress is as stipulated in the contract.

Location

As every agent claims, the location is important—especially if you think about reselling your property one day. The Tropical Paradise Garden project is a lovely, smaller sized residence with only 16 units in total and not a mass project. It is in a beautiful landscape, not far from the center of Hua Hin (15 min drive) near to the Gulf of Siam (about 1 km) and the nearest shopping center is in 7 min drive distance.

The land plot is accessible with good roads but without much traffic and allows you to use your bicycle to drive to the beach without danger of a main road. The landscape is characterized by kars hills, some looking like a turtle. This is where the area has its name derived from: Khao Tao (turtle hill).

The latest developments in the area are all in the upper price region and therefore of upscale standard. The value of the land alone has appreciated 50 % within 1 year only.

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Neighbourhood

We put high value on friendly relationships within our residence. Our buyers so far are mostly entrepreneurs and with a wealth of experience are good for many entertaining stories at our clubhouse which serves as meeting point.

Structure

Massive footing and exterior walls with 20 mm strength. We have seen here many using very small bricks which heat up quickly when exposed to the sun.

Strong and long-lasting roof construction, prepared for ever stronger storm winds. In general we use only high grade material. Concrete strength is tested regularly by independent institute.

Construction supervision

We maintain our own engineering team to ensure independent quality supervision and are in addition working with a technical institute as external advisors. The architect's team is regularly at the construction site to double check whether all conditions are met.

Infrastructure

Sturdy concrete ring road, able to carry heavy weight without cracking. The street line is not just straight but bends to become an interesting landscape feature, with flowers and trees lining the road system.

Around the whole residence a wall protects mainly from animal intruders (stray dogs) and will be partly hidden by nice flowers planted alongside. Between the villas and around the villas we avoid walls but create privacy with landscaping methods.

We have built an extensive rain- and floodwater system which has itself already proven as most successful during last rainy season. The floorlevel of the villas is more than 1 meter above the government road in addition.

We have built an underground freshwater tank taking almost 100,000 liter of water reserves. This is the 6-fold value over normal housing standards. We use our own filter system and have 3 pumps available (2 in rotating use, 1 standby) supplying the houses with water.

The underground water pipes can bear higher pressures and supply enough pressure to each villa to have at least 3 bar pressure. The house-own central hot water supply allows a bigger diameter and therefore taking a shower is not a mere trickle of water as often found in local houses using

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instantaneous water heaters. Hot water is supplied to all showers, bath tubs, the kitchen and the washing area.

The power, TV and phone cable system is underground. We avoid the ugly clutter of cables in front of your home. The cost of underground system is remarkably higher than overhead lines. However it may increase the resale value of your property as most visitors deem such overhead systems as extremely disturbing.

Tropical Garden: we have the access ring road behind the house and not in front giving you the possibility to adore the central tropical garden from your terrace—undisturbed. This central area is accessible for all our residents and therefore the factual m² area for each house is increased for almost 600m² in addition to the plot for the villa, giving each owner a average land area of 1200 m².

Construction

Aluminium doors and windows

We have chosen the best available in Thailand, namely Sun Paradise. With regard to quality and longevity this Swiss based company produces products otherwise not found on the local market. Aluminium itself is longlasting and needs little maintance in comparison to wooden elements, which are much cheaper and the common way in lower cost houses. Our doors and windows are 100% water and wind proof and the quality movable parts will still work flawlessly even many years after installation. More information can be found at <http://www.sunparadise.com>.

Mosquito Protection

All outside doors and windows have mosquito screens. We are surprised to see many local offers without such protection. Since we feel that in normal instances people like open doors and windows, such protection is a must. Beside mosquitos all kind of other flying insects turn your stay into a nightmare without screens.

Kitchen

The kitchen room is as personal as the clothes someone wears. We therefore work together with local kitchen builders and suppliers which plan exactly the kitchen a client wants. We give for each villa a value coupon to leave everyone the free choice. Of course we will assist in finding the best possible solution.

Aircondition

All the villas are equipped with powerful aircondition systems and the cool air is supplied via a airgrill near the ceiling in order to avoid getting into contact with cool air directly. The normally

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used wall mounted split type does not have this feature. We have furthermore chosen the most quiet air compressor on the market.

Maid room

The maid room is separated from the central part of the house and can house a assistance if needed and when getting older. Many might use this room for the time being as a storage room.

Carport

Each villa has its own carport which is built in the pergola style and will be overgrown by plants. Every house is mirrored and therefore the carport is facing the carport of the neighbour.

Terraces

Well-dimensioned terraces—shadowed by large overhanging roof—allow the view to the central tropical garden, cooled by large overhead ventilators. All rooms come with high ceilings and in the dining and living area a dome is created giving the rooms a majestic look.

Ponds

A large pond in front of the villa and living room area will create a peaceful atmosphere, planted with lotus and other water plants. The fish population will make sure no mosquitos can breed in the pond. Underwater lamps create a special look at night.

Clubhouse

The clubhouse is a central feature open for all residents and serves as the meeting point if one would like to be with its neighbours and friends from outside. A fully equipped kitchen allows for partys and the food can be cooked by ourselves or ordered by a catering. A large common pool, slightly salted, let us avoid chlorine usage and allows for swimming. Our own gardeners are responsible for cleanliness of the garden and clubhouse and if desired they can also tend the private garden of the home owner.

Our concierge service takes care for all questions related to air travel, visa regulations, tax questions, ordering food, taxi and other facilities and much more.

We can guarantuee nursing and medical services from resident doctors and nurses, with whom with have contracts.

If your object of desire fulfills all the above criteria, you are on the right track!