



## **Frequently Asked Questions**

### **- About the development –**

#### **What is Radisson Phuket Mai Khao Beach?**

Radisson Phuket Mai Khao beach is a branded condominium hotel that offers owners and guests views over the Andaman Sea. With a West facing beachfront location all residences will be able to take in the splendour of tropical sunsets and ocean views. The property includes a range of upscale facilities for the enjoyment of guest and owners alike; providing peace, relaxation, natural surroundings, with International standard hospitality services and a beachfront location.

#### **Where is Radisson Phuket Mai Khao Beach Located?**

Radisson Phuket Mai Khao Beach is set directly opposite the beachfront on Mai Khao beach, deemed as one of Thailand's most popular and fastest growing leisure destinations and offers panoramic views overlooking the iridescent Andaman Sea. Take in the spectacular sunsets by the infinity pool or enjoy the sea breeze during a peaceful stroll around our lush gardens, or nearby beach.

#### **Who is the developer?**

Thai – Chinese Property Holdings Co., Ltd is the development company. A company with 281,000,000 registered capital, involving a partnership between Thai & International Construction industry specialists.

#### **Who are the Designers?**

Studio 906, a Phuket architectural practice is the lead architect for the project. In addition, the developers have appointed consultants for specialist areas, these include SOHO Hospitality who are designing the multiple food and beverage outlets and concept and WM Koncepto as landscape architects. Architect 11 are designing public spaces.

#### **How many units are there, and sizes and types?**

There are 222 units of varying designs within the development on a land plot just under 5 rai in size (7872 SQM). The gross floor area of 14,000 SQM is split across 8 four storey buildings. The project also includes facilities such as multiple swimming pools, kids pool, spa, meeting rooms, gymnasium, all day dining, speciality restaurant, rooftop bar, lobby, concierge, lobby bar as well as underground car parking. Just 110 units, all with beachfront orientations are being offered for sale to individual buyers:

<b>TYPE A Deluxe Sea View Studio:</b>	41SQM	Total 30 keys
<b>TYPE B Premier Sea View Suite:</b>	47 SQM	Total 56 keys
<b>TYPE C Premier Pool Access Suite:</b>	47 SQM	Total 8 keys
<b>TYPE D Deluxe Sea View Studio with Private Pool:</b>	56 SQM	Total 10 keys
<b>TYPE E Premier Sea View Suite with Private Pool:</b>	60 SQM	Total 4 keys
<b>TYPE F Grand Sea View Suite with Private Pool:</b>	127 SQM	Total 2 keys

#### **What is the construction schedule?**

The construction has already commenced, superstructure is already completed and internal fit out is underway. The completion of the property is scheduled for Q4 2023, and the hotel to commence operations, receiving guests, within Q1 2024.

**What are the types of furniture, fixtures and fittings?  
Is there a furniture package available?**

Every unit is fully furnished in Radisson's signature style with custom-made furniture. All the units will come fully furnished with hospitality grade fixtures, fittings and amenities. For more details, please refer to the furniture package and specification list. The furniture package is already included in the selling price.

**Is customizing of the units allowed?**

Modifications to the units are not allowed since it is important to maintain consistency in the design in order to sustain the premium quality of the residences and ensure maximized rental yields.

**What facilities & services are available?**

Facilities include lobby, lobby bar, grab & go, welcome corner, speciality restaurant, meeting space with break out areas, gymnasium, spa, rooftop bar and pool, main pool, kids pool, kids club concierge, 24-hour staff, security, room service, CCTV, WIFI.

**- Legal -**

**What is the ownership structure at Radisson Phuket Mai Khao Beach?**

The property will be sold as a condominium and therefore has to comply with the condominium act of Thailand. Within the act it states that a quota of up to 49 % of the total saleable area may be sold to Non-Thai Nationals with freehold title deed. Within this project the developer is retaining over 51% of the saleable area which will also be provided to the hotel for operations. As such all of the units for sale to individual buyers fall within the allowed quota of Non-Thai National Freehold allocation and can therefore be owned on a Freehold basis.

**What are the taxes and costs associated with the unit purchase?**

The costs & taxes associated with the unit purchase are outlined below:

- **Transfer Fee:** The transfer fee shall be paid for an equal share basis by the buyer and developer.
- **Legal Fees:** Fee payable to the buyers' legal representative to conduct due diligence and contract review. The fee ranges between law firms.

*\*Certain applicable tax rates rely upon the relevant Thai tax laws at the date of issue of this FAQ. Changes in law or circumstances may occur after the issue date.*

**Are there other on-going taxes and expenses?**

A) Common Area Fee will be charged at THB 70 per SQM per month.

B) Sinking Fund Fee will be charged at THB 600 per SQM. This is a one-off payment.

C) Taxes on rental income: If rental income is paid to a non-resident of Thailand, the income is subject to a withholding tax at the rate of 15%. Under the Thai Revenue Code, a person residing in Thailand for 180 days or more in one tax year is deemed to be a resident of Thailand, in which case they are subject to a withholding tax rate of 5%.

### **- Construction –**

#### **What are the warranties on the finishing's and materials?**

As a residence operated by an International hospitality brand then attention to the specifications has been made in consultation with Radisson to ensure that it complies to both their brand standards, and that it meets hospitality grade standards, which are usually a higher wear and tear criteria than domestic use, and higher safety rating. Comprehensive warranties of 2 years on all loose fixtures and fittings are standard as a minimum requirement. In addition, the structure of the building comes with a 5 year warranty.

### **- Rental Program –**

#### **Is there a rental program available?**

All units will be part of a Rental Program operated under Radisson Hotel Group. Owners will benefit from a 14-day complimentary usage per annum.

#### **Is there any rental guarantee and what level of rental return can be expected?**

During the first three years of operation, there is a guaranteed yield of 6% based on the contractual price. At the end of the 3<sup>rd</sup> year, and for the remaining term of the leaseback (years 4-15) then there is a revenue sharing model. The revenue split is at a ratio of 40% to the owner and 60% to the management company, derived from the GROSS ROOM REVENUE of the ROOM TYPE POOL. Further details of the revenue sharing model are available with your agent. The examples of projection have been made in consultation with the brand, and by utilising data from the globally recognised hospitality focused STR report <https://str.com>. Accounting standard will follow the most recent (11<sup>th</sup> Edition currently) Uniform System of Accounts, the globally recognised hospitality accountancy standard.

#### **How is the rental return paid?**

The rental return shall be calculated with an issuance of a bi-annual statement of the Owner's Entitlement, and shall remit any entitlement within 30 business days of the end of the bi-annual period.

#### **What are the terms & conditions of my 14-day usage?**

The 14-day complimentary usage is subject to the following terms & conditions:

- **Owner's Usage:** 14 days usage per annum, subject to the following terms:

<b>7 days during High Season</b>	(1 Nov-19 Dec and 21 Jan – 30 April)
<b>7 days during Low Season</b>	(1 May – 31 Oct)
<b>Blackout period</b>	(20 Dec-20 Jan)

- **Units Availability:** The Management will use the best endeavor to assign units to their respective owners. If an owner's unit is not available, an alternate unit will be offered, subject to availability.

- **Unused Days:** Owners will not be able to carry over any unused days to the next calendar year.
- **Cancellations:** Cancellations must be made within 14 days prior to arrival date
- **Friends & Family Usage:** Usage days can be utilized by owner's family & friends
- **Extended Usage:** The unit owner may use their property for additional days beyond their 14-day usage at a discounted rate of 50% from the **BEST AVAILABLE RATES**.

### ***–Property Management –***

#### ***Who will manage my property?***

The hotel management will be undertaken by the Radisson Hotel Group, a globally recognized hotel brand with a proven record of managing the operations of over 1,400 hotels worldwide. The hotel management company will serve both business and leisure guests with care and class. Serviced to the highest standard, the Radisson Phuket Mai Khao Beach offers purchasers and guests an excellent avenue for investment in an upscale resort.

### ***–Others –***

#### **What are the privileges of being an owner at Radisson Phuket Mai Khao Beach?**

Each owner will receive one Radisson Rewards card with Elite Platinum status for a period of 5 years. This can be utilised at Radisson properties throughout the world. At the end of the 5<sup>th</sup> year the owner will be required to maintain the tier status as per the criteria of any other Radisson Rewards member. This card remains valid to the owner for the 5-year term regardless of if they continue to own a property at Mai Khao.

In addition, every owner and up to 4 nominees of their choice will receive 'owner benefits' that are valid at the Radisson Phuket Mai Khao Beach. These benefits will remain in effect for the period that ownership is maintained and will pass to any subsequent owners should the unit be sold on.

The benefits are the same as the worldwide platinum Radisson Reward Card with an additional benefit for any bookings made at Radisson Phuket Mai Khao Beach the owner (or nominees) will be able to receive a 50% discount to the BEST AVAILBLE RATE. An owner's handbook is currently being drafted between the developer and the Radisson detailing the benefits in full

### ***–Why Buy –***

#### **What are the key selling points of Radisson Phuket Mai Khao Beach?**

- Located in an unspoiled and exclusive beachfront location on Mai Khao Beach with tropical surroundings offering maximized privacy, ideal for a luxury resort residence and getaway for visitors.
- 6% guaranteed return for the first initial 3 years plus a speedy capital gain due to its prime location.
- Only 10 minutes from Phuket International Airport and key amenities such as five star hotels, marinas and golf courses.
- Absolute beachfront position within 1-min walk across the road.

- Management & Rental Services by Radisson Hotel Group, one of the world's leading luxurious hotel brand, ensuring the highest quality of service and a maximized rental yield.
- Fully furnished in Radisson's signature style.
- Extensive luxury facilities including lobby, lobby bar, grab & go, welcome corner, speciality restaurant, meeting space with break out areas, gymnasium, spa, rooftop bar and pool, main pool, kids pool, kids club concierge, 24-hour staff, security, room service, CCTV, WIFI.
- Radisson Rewards card with Elite Platinum status for a period of 5 years. This can be utilized at Radisson properties throughout the world.
- A lifestyle investment and opportunity to acquire an exclusive piece of Radisson's tropical luxury lifestyle in a location which is emerging as a prime extension of Phuket.
- Construction well advanced

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