

# Manora Village III - Legal Information

## **LEASEHOLD & HOUSE OWNERSHIP:**

The Buyer can purchase the house and lease the land from The Seller.

The Leasehold will be registered at the Land Department in Hua Hin for 30 years. The Buyer will have the right to renew the Leasehold for two further periods of 30 years (30 +30 + 30 years). When ever he wishes, he will have the right to transfer the name of ownership to another person or to resell the property to a new client. In that case The Buyer will be responsible for all registration fees, transfer tax or stamp duties at the local Land Department. The new Buyer will receive from us a new Leasehold agreement of 30 years with the same rights and conditions as the previous Buyer.

## **FEES FOR LEASING THE LAND:**

30-year registered Leasehold for all Land Plots D is 30,000 Baht / 1 year

30-year registered Leasehold for all Land Plots E is 30,000 Baht / 1 year

30-year registered Leasehold for all Land Plots F is 36,000 Baht / 1 year

*\*The fees have always to be paid for one year in advance to The Seller, the first time on the day of the registration of the 30-year Leasehold.\**

## **LEGAL SERVICES & FEES:**

The Buyer will pay a one time fee of 25,000 Baht for all the legal services, registration fee and stamp duties associated with the registration of the 30 year Leasehold at the Land Department in Hua Hin.

## **TAX & PROPERTY TAX:**

**Transfer of House ownership:** The Buyer shall pay the Tax and Fees at the Land Office.

The Seller is responsible for VAT Tax and also for future property "Land" Tax.

The Buyer is responsible for future property "Building" or "House" Tax.

## **OFFICIAL PERMITS:**

The Seller is responsible for all official permits.

The Seller will provide the House Register with the official house address.

## **FEES FOR MANAGEMENT & MAINTENANCE SERVICES:**

24 hours security guards

Maintenance of the swimming pool

Maintenance of the pump house

Maintenance of the common area

Maintenance of the project roads

Gardening of common garden area

Gardening of private garden area

Project electric expenses

Project water expenses

Property inspection

Garbage collection

Maintenance Fee for all plots D is 57,000 Baht / 1 year

Maintenance Fee for all plots E is 63,000 Baht / 1 year

Maintenance Fee for all plots F is 63,000 Baht / 1 year

*\* The fees have always to be paid for one year in advance to The Seller*

## **SINKING FUND:**

Each owner will pay an initial amount of 50,000 Baht into a sinking fund.