

# Estate management and fees

## THE ESTATE MANAGEMENT FEES – COMMUNAL AREAS

Maintenance Fees are charged at cost plus a 15% management fee. The current cost is THB 89 per square meter per month.

## THE SERVICES COVERED BY THE MANAGEMENT FEES

The management fees are for providing the following services to the common areas only

1. Rubbish collection
2. Maintenance of the landscaped areas
3. Minor maintenance of the communal buildings
4. Maintenance of the communal swimming pool
5. Communal pest control
6. Minor maintenance to communal area equipment to include gym equipment, air conditioners, pumps, fire protection equipment, generators, CCTV equipment and lighting
7. Provision of security guards
8. Provision of buggy drivers / porters and buggies
9. Provision of communal area cleaners
10. Provision of financial control
11. Provision of telephone switchboard
12. Public liability and staff insurance
13. Insurance for all the building structures but not the individual villa contents
14. Providing the staff either directly employed or sub-contracted that the Lessor or the management company appointed by the Lessor thinks is appropriate to carry out the services listed above

## MAINTENANCE CHARGES FOR INDIVIDUAL VILLAS

Repairs and maintenance can be organized and carried out for the individual villas and the costs will be passed on to the owners plus a 15% charge.

## THE SINKING FUND

An adequate development "sinking fund" to cover all expenses for structural repairs, renovations, replacements that are not covered by the maintenance fee will be established by the Lessor and the management company. The initial amount payable into the sinking fund is THB 500 per square meter. A planned maintenance program will be established for larger items such as repainting the blocks, which will be needed every 3 to 5 years and additional amounts will be paid annually into the sinking fund in order to spread the cost of these major expenses.