

Purchase

HOW DO I PURCHASE A PROPERTY OR A PROJECT?

Your property can be purchased as follows: The land parcel can be owned freehold or held by a lease &in perpetuity.” The Town House or Pool Villa can be owned freehold in your name or in a company or trust. Shares shall be issued to all Town House and Pool Villa buyers, in the company, which owns and manages the common areas of each of the properties.

This information can be explained clearly by our Master Agents - Elite Investment Group or by our international lawyers, Mayer Brown JSM. Tax advice can be provided as required, by our international accountants, BDO Richfield. We do recommend that buyers speak to our advisers as they fully understand our projects and have worked with us to establish the most suitable and secure procedures for our international buyers.

Once you take delivery of a beautiful ECO Town House or Pool Villa, you and your family are able to enjoy your property, while “HMS Asia Pacific - Property Management” manage the rental of your property. You are entitled to use the property up to 60 days per annum and will enjoy the financial returns achieved under management by “HMS Asia Pacific - Property Management”.

Of course, the capital growth achievable on a quality property in the fast growing tourist market of Koh Samui means that your dream property serves as a sound investment in any property portfolio.

HOW DO I PROCEED?

In order to proceed with the purchase, the following actions are required:

1. A Reservation Form is signed identifying the Town House or Pool Villa selected and a payment of One Hundred Thousand THB (100,000 THB) - Refundable up to 14 days after signing the Reservation Agreement - is made to secure the property purchase;
2. Within Thirty (30) days of signing the Reservation Form and paying the One Hundred Thousand THB (100,000 THB), all legal documents are signed, including the leasehold agreement and sales and purchase agreement, with our advisers. During this period, all legal procedures in securing the property shall be explained and executed. During this time the Buyer also signs an agreement with NSP & Laws (Samui) to establish an account on their behalf and to handle all payments to ECO on their behalf. Once signing has taken place, the balance of Twenty-Five Percent (25%) of the “Pool Villa or Town House Price” is paid as directed by NSP & Laws;
3. Within a further 30 days, a further Twenty-Five Percent (25%) of the “Pool Villa or Town House Price” is paid as directed by NSP & Laws;
4. ECO will only commence construction when they can fully complete the project. Only commencement of construction, NSP & Laws will commence payment towards the build process in accordance with the agreed terms. On commencement of construction, interest free quarterly payments shall commence towards the outstanding 50% of the purchase price as directed by NSP & Laws;
5. All ownership paperwork will be provided by NSP & Laws on completion of payment in full, including land lease or title deed and house certification from the local authorities, plus all documentation associated with the property and its contents;
6. All insurances required will be advised and offered, including land title deed insurance and building and contents insurance;
7. “HMS Asia Pacific – Property Management” will implement the investment management plan immediately on completion of build. They will meet with you as soon as possible after you have signed all legal paperwork to commence the management relationship; and
8. Any additional assistance requested will be provided as required.

We sincerely hope that you choose to join our family and friends in Koh Samui. It is our intention to provide you with a property that we are proud of and that you and your family enjoy for many years; not only as a home in Koh Samui, but as a sound investment decision.

CONTACTS:

THAILAND:

Peter Jones

Email: peter@ecodevelopmentssiam.com

Phone: +66 81895 1183

CHINA (ASIA):

AUSTRALIA:

Tracey McGuinn-Charleson

Email: tracey_mcginn@hotmail.com

Phone: +61 40303 0113