

Issue 188 MAY 2020

PROPERTY TRADER

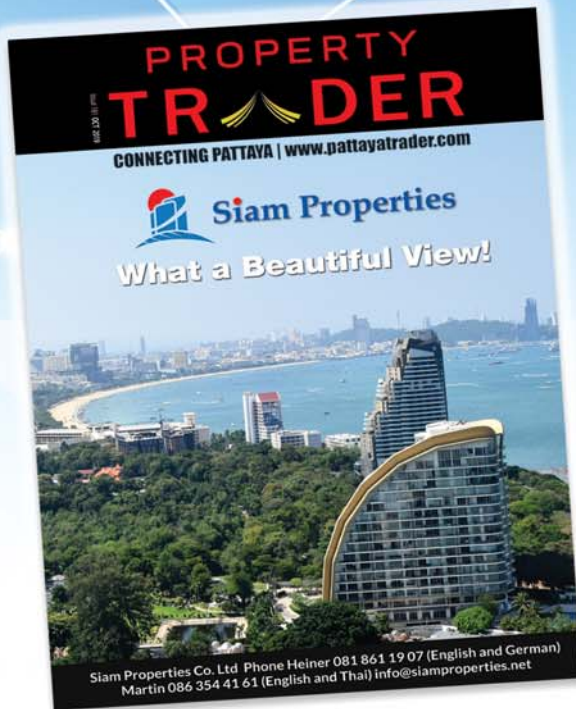
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For those people who take their health and well-being seriously, it's always a battle between the desire to have the best equipment and having the budget to afford it. Even the best home use equipment can cost a fortune let alone thinking about full commercial grade kit. Everyone has their favourite pieces of cardio equipment and of course a decent home gym wouldn't be complete without a set of free-weights and bars, but put all this together and costs start to add up making the dream less attainable. Buying cheap home use equipment, to those who take things more seriously, is also not a thought worth entertaining. Cheaper price means lower quality and more chance of something going wrong. Repairs could be costly, long drawn-out affairs. There are other options however.

1. Many companies use demo machines to show big name gyms the latest model, once these machines have fulfilled their purpose, they are sold off at a cheaper price to get back the original investment. Some of these machines may still be under the manufacturers warranty. This represents excellent value, although the equipment may not be brand new and straight out of the box, being a commercial grade piece, it will more than likely be in excellent condition and under normal home use, will last a hundred years!!

2. Superseded model, or end of production. When a new model is released, many companies like to clear out remaining stocks of the old model to make way for the incoming new designs. It may not be the latest and greatest, but it is by no means a bad deal. Again, these commercial models will last decades when used by one or two people at home and as above, may even still carry the manufacturers full commercial warranty.

3. Trade-ins. When big box clubs catering to large membership bases update their equipment, they usually trade-in the old models in to get something back on their original investment. More often than not, these machines have been under a yearly service contract and although have had high usage, they have been well taken care of. Belts replaced and oiled regularly. Most equipment suppliers will happily sell these on at more or less the same price they bought it for in order to get it off their hands quickly. The last thing they need is a warehouse full of equipment just getting older. These machines rarely have any manufactures warranty left but if purchased through a reputable dealer, you will have after sales service and support just a phone call away.

All of the above options gives you a more reasonable entry into the world of quality health and fitness equipment. High end brands and affordable prices. SEARA is a company that has been in business for 25 years in Thailand and has built a reputation of being a trusted and respected business partner to both Commercial and Home Use markets and from time to time has stocks of good quality equipment as mentioned in the above article. You are more than welcome to come and see what is available either in the Pattaya showroom or in the large warehouse facility located an hour or so drive towards Bangkok.

Under the current circumstances, investing in your health and well-being is not something that should be taken lightly and it might just be worth the extra digging around to try to find a better quality of equipment at an affordable price than simply looking at the the cheapest easiest option that may may end up costing you more in the long run.

PROPERTY TRADER

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Hi Property People

Well it's another month of restrictions for us all and if you are working from home then why not ensure you keep fit by contacting Seara who can set you up with anything from an entire home gym to a single piece of equipment to help fight the flab. Or maybe you are valiantly soldiering on like Mark from RE/MAX Town and Country who we feature this month?

To call business challenging at the moment would be an understatement but we see from the overseas visitors to our website that there is still a longing for people to come to Pattaya. Certainly those who are suffering in their own countries feel the need to consider an eventual holiday or hopefully even a retirement possibility right here.

There are also many of our readers trapped here with nothing to do but scroll their phones and computer screens. So let us help you show them some sales and rentals

to tempt them and don't forget we can also do a review of your business or project. Original content we can provide will stay on the web during and after the lockdown period. Also don't forget you can also catch our show on the TMN channel and on 96fm radio. Get in touch if you would like to be mentioned on next month's show.

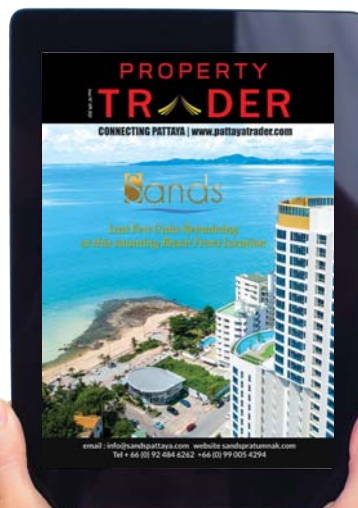
The Trader has been in Pattaya for 20 years now and has a loyal following both locally and abroad so please contact me to see how we can help get your properties out to them. Together we can do our best to get through this and please take care.

Gloria

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MARK QUINN RE/MAX

GENERAL MANAGER AT TOWN & COUNTRY

By Gloria Jones



Mark Quinn is no stranger to Thailand in fact he spent 7 years living in Koh Samui but he is relatively new to Pattaya, only joining the successful Town & Country RE/MAX team in November last year. Prior to that and after his time in Samui, he started his own RE/MAX agency in Khon Kaen where he lives with his wife, children and many dogs! Initially he told me there were only 5 “There are actually six because I forgot about the chihuahua, it’s more of a toy really. The others are all much larger - I love big dogs” he jokes. Mark still has this office and splits his week by travelling back to Khon Kaen Friday to be there on the weekend returning to Pattaya for Monday.

So what has living in these strange times that we all face ourselves in right now meant for Mark?

“Well the twice weekly trips that I do between Khon Kaen - Pattaya have gone from a door to door time of 21/2 hours to 7 hours now as I am no longer flying but driving. Lunches are takeaways, mostly eaten at the desk and yet we are still surprisingly busy at this time”

As you walk into the office on the ground floor lobby of Jomtien Complex Condotel there is a sign on the impressive doors, advising you to wear a mask and hand sanitizer is readily available. Luckily

they have plenty of room in the attractive, modern office and should a customer prefer a bit more privacy there is a large table in the meeting room so sitting the requisite 1 ½ metres apart is no problem.

“When we go for viewings we have to be very careful. There are strict instructions for the owner not to be present and for the prospective purchaser or tenant not to touch anything and of course we all wear masks. The office staff are still actively employed mainly replying to emails. These may take the form of enquiries from new and existing clients who wish to relocate, downsize or upsize due to the current Pandemic. Often the new enquiries come from overseas clients wanting to do some research as to what they might be able to rent or acquire once Thailand opens up again.”

Back in the UK Mark was a surveyor and finds that his trained eye is often an asset whilst working in the property business. He is also extremely affable and a pleasure to talk to. This of course has helped him form many friendly relationships with his clients and customers. I also admire his energy and resourcefulness. At a time when many have simply given up the ghost (as they say) Mark is still thinking out of the box for new ideas and managing to maintain a positive outlook - more power to you Mark !





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During Lockdown some DIY jobs that can save you money

By James Moffat

During the time of Coronavirus, while you may be unable to go to your usual place of work you may now have plenty of time on your hands to tackle a whole host of jobs around the house.

This is particularly beneficial for those of us that can't work and can give a real sense of achievement as well as some mental stimulation. Of course, we don't advise you attempt any jobs that need professional work such as electrics or gas, far better to leave these until you can get a skilled tradesperson in to do the job.



Tackle the garden

The garden is a great place to start your lockdown DIY while also getting out of the house and getting some fresh air. It's well worth doing for just the cost of some elbow grease.

A lick of paint

One perfect job for some constructive DIY time is painting. While you have plenty of time on your hands, painting the house not only refreshes each room but can be done very cheaply for the cost of some brushes and paint.

Wallpapering

Much like painting, wallpapering a room can transform its look and feel. Although a lengthy process, lockdown is the perfect time to tackle it.

Flooring

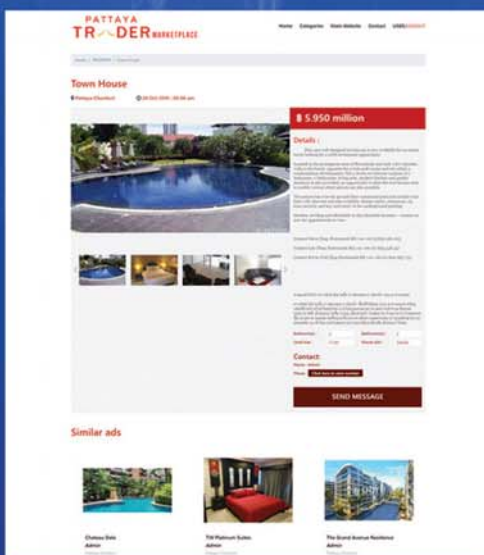
While replacing a whole floor is usually best left to the experts, squeaky floorboards can be cost-effectively tackled by sprinkling talcum powder, soapstone powder, or powdered graphite within the gaps between the boards.

Update your furniture

For the cost of some sandpaper, elbow grease and a tin of paint, you can transform your tired wooden furniture into a fresh piece to suit the colour scheme of your home.



PATTAYA TRADER'S NEW PROPERTY WEBSITE



Just as our magazine has two sections “The Pattaya Trader” and “The Property Trader”, now, so does the website.

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Featuring live feeds from the leading estate agents in Pattaya, you can check daily to see what's on offer around town.

The Marketplace is aimed towards at The Property Market here in Pattaya and surrounding areas + with our site generating traffic from India, Australia, USA, UK, The Philippines, Germany, Sweden.etc etc. your property listing can reach buyers from outside Thailand as well as locally.

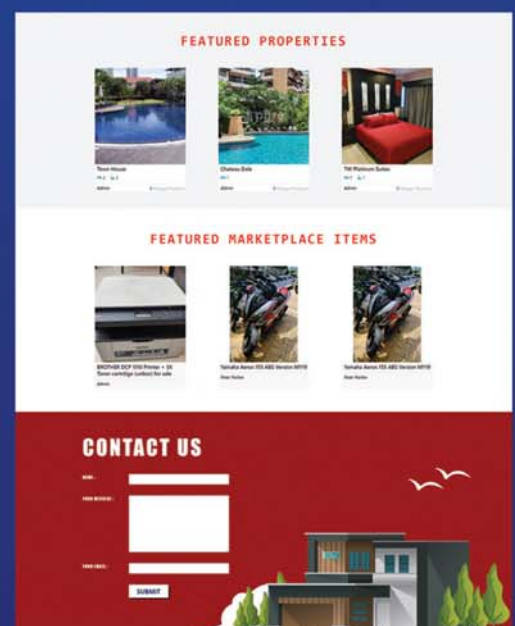
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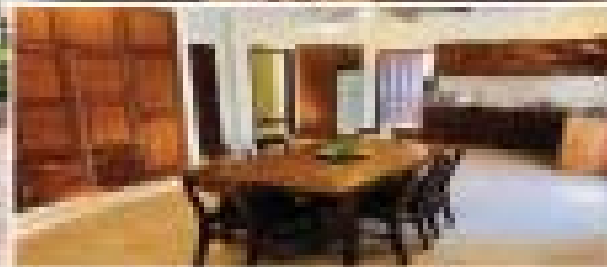
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5 countries winning the battle against COVID-19 and here's what they're doing

By Kristin Mariano



With over three million confirmed cases and upwards of 200,000 fatalities in the world, there are few signs of the COVID-19 pandemic slowing its rampage across the globe. Thousands of people are contracting the virus every day, with the United States, Spain, Italy, France and Iran some of the worst-affected countries.

However, some other countries appear to have managed to slow down the rate of new cases and now seem to be on a slow and possibly difficult path towards recovery. Here they are:

China

China, the epicentre of the COVID-19 outbreak, seems to have greatly controlled the transmission of the virus.

Around 89% of coronavirus patients in China have recovered and have been discharged from hospitals, according to reports from the country's National Health Commission. The severity and scale of the containment measures implemented by the Chinese government have resulted in a dramatic decrease in the number of daily cases.

South Korea

Another country that has recovered in an efficient manner is South Korea. Their model of 'trace, test and treat' strategy has helped in flattening the COVID-19 curve significantly – a model that is admired by many other Western countries. Unlike most affected countries, South Korea has relied on widespread testing and digital tracking of suspected cases to contain the pandemic, instead of imposing lockdowns or curfews.

Hong Kong

Despite its proximity to China, Hong Kong succeeded in containing the outbreak by taking measures to prevent transmissions internally. Authorities implemented a mandatory 14-day quarantine for anyone coming from China. They were also quick to set up quarantine facilities and negative-pressure beds for proper isolation and enforce social-distancing measures such as working from home, cancelling public events and closing schools.

Taiwan

Taiwan has managed to successfully contain the virus, even though it is located just over 128 kilometres from mainland China. Learning from the previous SARS outbreak, the government sprang into action as soon as word broke about a pneumonia-like disease in Wuhan in December 2019. They began extensive screening of travellers from Wuhan from 31 December, set up a system to track those in self-quarantine, and ramped up production of medical equipment for domestic use in January. They were also the first country to ban flights from Wuhan, on 26 January. The utilisation of big-data for intensive health monitoring of the population as well as Taiwan's excellent public healthcare system helped limit the spread of the virus.

New Zealand

Prime Minister Jacinda Ardern boasted that the country has won the battle against COVID-19 after weeks of level 4 lockdown – the strictest constraints placed on the country. Over the past few days, newly diagnosed infections have been in the single digits. New Zealand has reported 19 deaths and 1,472 confirmed and probable coronavirus cases, according to Johns Hopkins University. New Zealand has ramped up its testing, to the point that it can now carry out up to 8,000 tests per day. The country eased the restrictions to level 3, but Ardern is still urging vigilance saying NZ is "not out of the woods" yet.

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GPS Co-ordinates 19.906025, 99.953924

Price 7,000,000 Baht

Land for sale at Potharam Ratchaburi



Plot of land at Potharam Ratchaburi suitable for building an apartment block or a petrol station (no competition)

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Size 5 Rai 5 square Wah or 8,020 square meters

GPS Co-ordinates 13.749345, 99.705715

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Foreign ownership.

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10 movies to satisfy your thirst for travel during home quarantine

By Kristin Mariano

Being in home quarantine has prevented us from travelling the world, but it has given us too much time to catch up on TV series and movies. Here are 10 movies you can binge on during quarantine that will tour you around the world on your couch.



The Grand Budapest Hotel – Germany

Let's get you checked-in in one of the best-loved hotels in the world and let us start this list in a happy note with this visual comedy that sees a lobby boy in a quest to retrieve a priceless painting against the backdrop of encroaching pandemonium.



The Bucket List – France, China, India, Nepal, Tanzania, Egypt

This coronavirus outbreak has made us realise how short and precious life is. After this pandemic is over, many of us will probably fulfil their bucket list. Two

gentlemen fulfil their "bucket list," a list of activities to do before they "kick the bucket."



Eat, Pray, Love – Italy, India, Indonesia

After a bitter divorce, author Elizabeth Gilbert flew to Italy, India, and Indonesia to eat gelato, pizza, and pasta; to heal and meditate, and to fall in love again.



Wild – United States

Despite lacking experience, Cheryl Strayed embarked on a hike on the Pacific Crest Trail for healing and self-discovery.



Out of Africa – Kenya

A memoir of Karen Blixen detailing her life on her coffee plantation as well as a tribute to some of the people who touched her life there. It also provides a vivid snapshot of African colonial life in the last decades of the British Empire.



Slumdog Millionaire – India

Let's kick it up a notch with the fast-paced story of two brothers from the slums of Mumbai on a quest for love and a better life. The movie showcases the vibrant city of Bombay, the rural

landscapes of deep India and the visits to the Taj Mahal.



Tracks – Australia

When the craving for peace and solitude becomes too much to ignore, an Australian woman sets off on a solo trip across the outback from Alice Springs all the way to the Indian Ocean,

with just her faithful dog and four camels for company.



Lost in Translation – Japan

An unlikely friendship between an aging movie star and a lonely young housewife against the backdrop of vibrant Tokyo.



The Beach – Thailand

The film that made Phuket famous is Leonardo DiCaprio's The Beach that narrates the story of a tourist looking for the pristine, uninhabited and restricted island in the Gulf of Thailand with a beautiful hidden beach and lagoon.



Thelma & Louise – United States

Let's end this list with an epic road trip of two best friends until their tragic end – or is it? Share

A new 'one in all solution' for new and existing business offered by Thepprasit business center located in the heart of the city on Thepprasit road, Pattaya. Their services has been an answer to many companies and new start ups. The massive commercial digital billboard has attracted many businesses and received outstanding feedback.

Due to fierce competition they have found an efficient way to develop a successful integrated way to create a platform for their services keeping the needs of clients as priority. They offer meeting rooms for big and small companies, office space for rent and advertisement space on the massive digital billboard, which has become one of the most commercial and most frequently viewed billboard in Pattaya.



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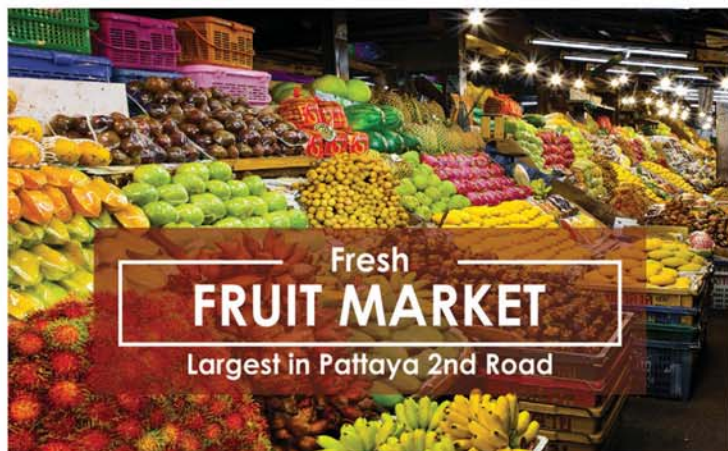
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Real estate discounts: HOW MUCH CAN YOU ASK FOR WHEN NEGOTIATING?

By 



The art of negotiation requires you to understand numerous factors. This is especially true when it comes to real estate discounts. Discounts in the world of property come in all shapes and sizes, some of which you may not even currently realize. At the moment, many developers are willing to offer discounts due to the current situation. However, not all of them are broadcasting the offers.

Trying to talk down the price of a home requires much more nuance than, say, knocking a few bucks off some souvenir even in a buyer's market.

Obtaining real estate discounts during negotiations is possible in most cases as long as you know what to ask for. Here are a few things you are going to want to understand before trying to get the price down.

1) Be realistic

Firstly, don't offer half the value of a property and expect to get a response. Even if the market is slow or the seller is super motivated, they aren't going to take a massive loss unless it is absolutely necessary. It's okay to go in with an initial offer that's low, but still be reasonable.

The goal is to get the seller moving down. If you turn them off completely, there won't be any negotiating.

2) Use percent not price

House and condo units are expensive. When asking for real estate discounts using price, the sum you want probably seems like a lot of money.

In percent form, it might seem like a lot less.

By stating your discount request in percentage form during negotiations, the seller may be more inclined to see it as reasonable when compared with the total amount of money it actually comes out to.

3) Consider alternatives to a straight price cut

When looking for real estate discounts, don't fixate on the selling price. Yes, this is important. However, there are other ways you can save yourself some money.

If you aren't making any headway on price during negotiations, think about the fees and taxes involved in the transaction process.

These are usually split between the buyer and seller but can be negotiable. If the seller isn't budging on price, turn your attention to getting him or her to pick up the tab on all the taxes and/or fees. This may not count as a traditional discount, but you're still saving money all the same.





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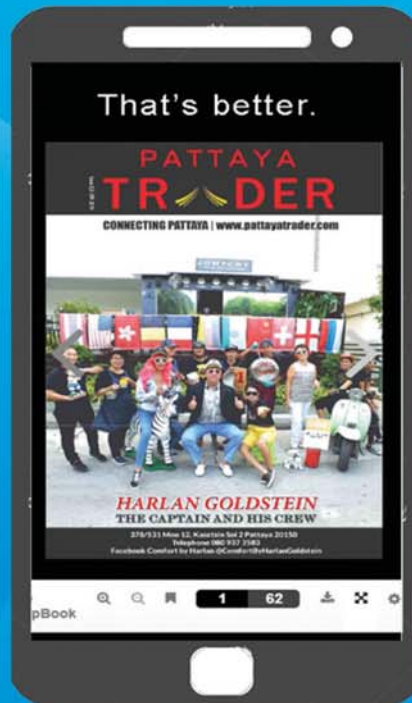
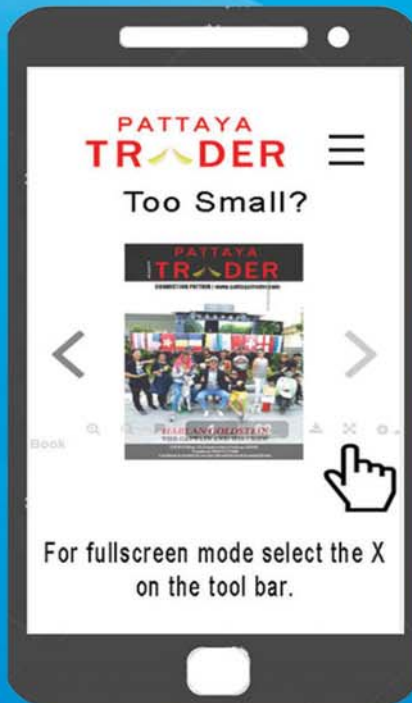
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A Home by the Sea - Chom Thale Resort Beach Front House

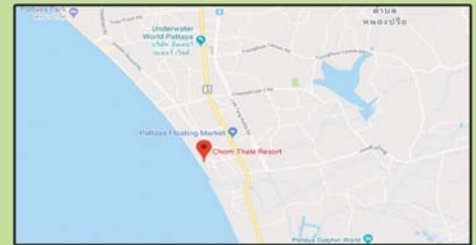


Located right on the beach at Na Jomtien. With no road between the house and the beach, just the garden area and great sea views!

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Simple Simon, on Jomtien soi 5 (Immigration), is available for sale.

Long term profitable restaurant business, retail food sales outlet and five rooms for rent.

Well established business for sale due to retirement of owner. Currently profitable (all figures available)

With room for expansion, especially evenings. 3 plus 3 rental agreement in place.

Price of 3.7 million baht plus prepaid rent for 12 months @47,500 baht.

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Studio Apartment

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96FM Pattaya People Radio

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Isn't radio wonderful?

Of all the problems the recent weeks have caused, radio has hardly been affected. Yes, despite presenters having to stay at home just like everybody else, the music and entertainment from 96FM and Kiss FM has continued right through this difficult period.

96fm and now, the revamped Kiss 91.75fm spearheaded by new production manager Dave Ward, are an integral part of the Pattaya ExPats community and the soundtrack for all Ex Pats living in Pattaya.

Both radio stations can be heard in your car or on any household radio plus online with the Pattaya People free app which can easily be downloaded to your mobile device or computing receiver.

Top quality sound and varied enjoyable content 24 hours a day from 96fm and 91.75fm will most definitely enhance your daily music listening here in Pattaya, or, in fact, outside of Pattaya and, in fact, anywhere in the world.

KISS 91.75fm and online offers a mixture of cool Tropical House music sounds plus a selection of modern dance hits.

The best commercial playlist in town is on 96fm and is regularly updated with lots of great new popular tunes and additional oldies but goldies which are bound to get your groove on...baby! Continuous 'sunshine hits on 96' provide great entertainment with 'less chat, more music' as a credible slogan.

New additions for May include tracks from artists like Eric Clapton, James Taylor, John Otway, Otis Redding plus many more recent releases.

The music policy of 96FM, as programmed by station production manager/presenter Barry Upton, who has a wealth of experience in all areas of music, is a healthy combination of classics, together with the best of the latest offerings, plus the odd surprise here and there.

The weekly schedule, once things back to normal, is:

8am to 12 noon	- 'Morning Glory' with Barry Upton
12 noon to 2pm	- 'Let's Do Lunch' with DJ Johnny P
2pm to 4pm	- 'Afternoon Delight', now with DJ S. J.
4pm to 6pm	- 'The Sundowner Show' with Barry Upton
6.20pm to 8am	- All Night Long (featuring Paul Rosenberg)

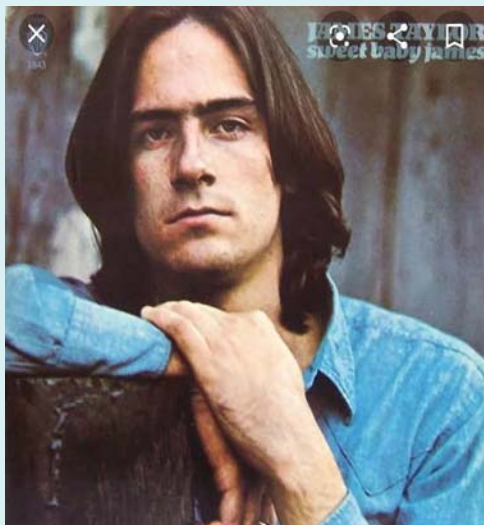
**MSN International News in English is at
12 noon, 2pm, 4pm & 8pm**

Each day's playlist is carefully put together from seven decades of hits, plus occasional chats with interesting local guests to the 96FM studios.

All through the weekend, a full service of entertainment can be enjoyed.

For more information contact Pattaya People Media Group by e-mailing info@pattayapeople.com. - Get your kicks on 96

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PATTAYA PEOPLE TELEVISION

Helping Pattaya



Despite the problems caused by recent unavoidable obstacles, PPTV has been at the forefront of providing important information for our Pattaya Ex Pat and, indeed, Thai community especially publicising the 'Help Pattaya' campaign to feed the needy.

Now on the TMN cable network, internet access from the Pattaya People web site, www.pattayapeople.com and the free Pattaya People app, means that our weekly updated output can be sought easily, even on your smartphone with interesting features and essential programming.

Coming up in May is a continuing focus on up to date immigration news from Key Visa with the

latest rules and regulations, plus the latest 'Pattaya Ex Pats Club' features with interesting content from the guest speakers that appear there every week.

As soon as entertainment venues are re-opened, the Pattaya Live Music Guide will return in which entertainer/ musicians Barry Upton & Paul Rosenberg will bring us all up to date with what's happening around the many diverse live music venues here in Pattaya.

Also check out Barry and Pattaya Trader editor Gloria Jones with their monthly look at the latest goings on around town.

Another interesting feature from a few years ago is Niels Colov's 'Personalities' show.

If you have any ideas for items or can recommend new people for Barry to chat to for his 'Pattaya Stories' series or any other features, please contact Pattaya People Media Group by e-mailing to info@pattayapeople.com.

Don't forget to download the FREE 'Pattaya People' app so you can access the TV output on your handheld device, anytime and anywhere in the world.



Retiring in Thailand

Searching for a Condo in Jomtien (Part 2)

By  Kim

Following on from part 1 in our April magazine Kim continues to tell us about his experience of searching for a condo in Jomtien. If you missed it you can still read the article online by going to our website pattayatrader.com BACK ISSUES Ed.



“Be prepared to expect the unexpected and keep an open mind as you will see a lot of alternatives that may deviate from your initial thoughts!”

Now actually in Jomtien making viewings and sharing my experiences in the hope that they will assist other people in their quest to find a suitable home.

Whilst a majority of the complexes have been built towards the beach, Jomtien is expanding and many Condo Resorts have now been constructed between the Beach Road and Jomtien 2nd Road, One of these is the Dusit Grand Park.

Whilst you may feel that you are in the middle of nowhere this is a pleasant development. It's a series of low-rise buildings positioned around a large swimming pool feature. There is a nice relaxed 'resort' vibe to the development and it would suit couples. They offer a shuttle, so maybe not as isolated as it initially feels.

I was offered a very well furnished 1-bedroom unit on the 5th floor. I know that I want high floors but it's difficult in a low-rise complex! However, there are nets on the windows to keep out unwelcome insects. This 38 sq meter apartment was priced at a reasonable THB.12,000 monthly.(Probably some bargaining available).



Next, I did some more exploring towards the south of Jomtien Beach and found the massive Paradise Condos. A functional, older building in a quiet but not isolated location. The advantages with the older buildings are that the units are generally larger with good sized balconies. There is a simple but good-sized pool and this could have been a possibility if I could have viewed some units here. As rentals appear to be handled by one person who was not in town, it was not possible to make any viewings but I would not exclude this property from your list of possibilities. Later, I was offered a 42 sq meter studio on the 42nd floor for THB.11,000 and also a 90 sq meter, 1 bedroom on the 28th floor for THB.16,000. Both look well furnished with great views.

From the sublime to the ridiculous! Located close to the Paradise is the recently completed Cetus Tower, a glistening edifice standing at 49 floors. It is a beautiful property and one of the few where I felt that the management is really taking care and not just turning over to the owners and their Air B&B guests. There is a superb pool in front of the building worthy of any 5-star hotel. Another pool is located on the 5th floor with a state-of-the-art fitness room and a vast lounge and terrace to capture the sea breezes.

The 1-bedroom unit was located on the 33rd floor featuring panoramic windows with a spectacular view South-West to Na Jomtien. Perfectly furnished with a very clever sliding door if you want to close off the bedroom. Fully equipped and priced at THB.25,00 per month. This figure soon came down to 20,000 and I believe that if I had wanted to proceed with this one I could have negotiated to 17,000.

The next was also a recently completed tower, the new Dusit Grand. It is located on Jomtien 2nd Road and conveniently located to all amenities and not far to the beach. I viewed three 1-bedroom units all with an identical floor plan:

13th floor @ THB.13,000, South View,



29th floor @ THB.15,000 South view

33rd floor @ THB 16,000 North View. This last unit had a really spectacular view over Pattaya and to the ocean beyond but was subject to a lot of direct sun. I was tempted as the unit is comfortable, modern and the view impressive. However the building did not give me a good feeling, people seemed to be coming and going without respecting it as their home. A good fitness studio and nice pool is nice but it is relatively small for the size of the building and potential number of residents.

At this stage in my search I had a better understanding of the 'mechanics' and whilst tempted by the modern facilities of Cetus and Dusit Grand, I had still not found somewhere comfortable to call my future home!

The next day started with a visit to View Talay 3. Another of these Condominium monsters but with a completely different feel. Down a private road shared only with a luxury hotel, the buildings are very close to Cozy Beach. This is actually not in my preferred search area, however, as I mentioned, keeping an open mind is important when searching. So, I let my persevering agent lead me to Pratamnak Hill and down to this surprisingly quiet area.

View Talay 3B is a well-kept building with a sedate and peaceful aura. The studio was located on the 10th floor, 45 sq meters, large balcony, screen doors and classically furnished. Actually, very nice, comfortable and spacious, but was it too quiet? Enough for day 2, still so much to think about!

I was becoming overwhelmed at the vast and increasing choice. However it was getting to the point where

a decision had to be made! Keeping an open mind, having a tenacious agent and being able to understand all the variants, helped

Another alternative was excitedly offered. This was in the vast monolithic tower of Jomtien Plaza Condotel. Superb location right at the start of Jomtien Beach Road, this institution has surely seen a lot over the years and has many stories to tell. It is cavernous but has an institutional feel, initial impressions were not good. The building must be over 30 years old and it's not growing old gracefully. Whilst renovations are taking place, it has a long way to go. The studio that I viewed was a 52 sq meter studio with a spectacular sea view balcony on the 16th floor. If renovated it would be magnificent, however with a hotchpotch of furnishings including balcony fittings that look as though they have come from a GoGo Bar! Offered at THB.15,000 it was very overpriced for the poor condition that the building and the apartment were in. This was a quick exit

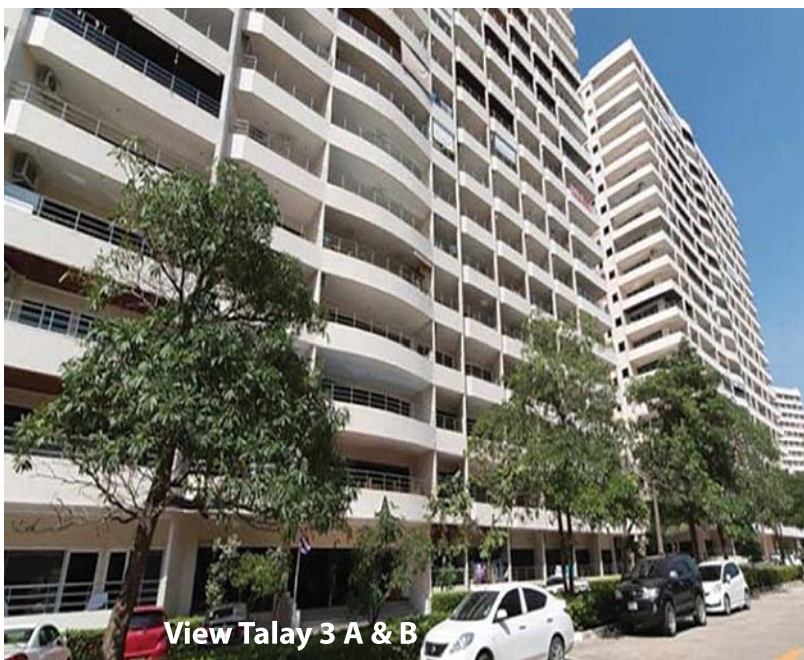
The day saw me veering towards this the View Talay 3B offer but the industrious Oil and her assistant had yet another offer, next door in View Talay 3A! Maybe love at first sight but I felt that I could live comfortably here. A beautifully furnished 48 sq meter studio on the 14th floor. It has a large balcony with clear views towards the sea with the Heritage Pattaya luxury hotel as a neighbour.

The building has a large pool located next to the beach. I will have access to the beach so walks along the promenade to Jomtien will be my order of the day. It does appear to be a very quiet location and I am looking forward to this. The only slight drawback is the lack of transportation. However, it is possible to rent a Motorbike for just THB.2,500 per month. Search over, the owner has accepted my offer and I will be moving in. So what have I learnt from this challenge?

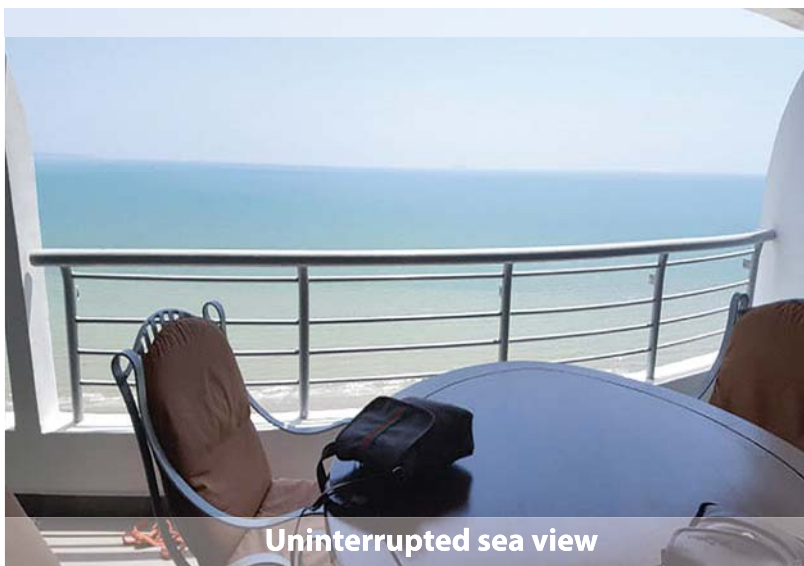
- Firstly remain open minded, don't say no and keep looking!
- Find a good agent who is looking after your interests
- The more you see the more you will find! Remain focused
- There is leeway on the rental price. Always negotiate!
- If you are looking for a 1-year rental you will enjoy better prices but you are locked in to a 1-year contract
- Rely on your instincts and remember your initial thoughts as you first enter any complex

Once you find a property that you like and decide that you want to proceed you are expected to make a non-refundable deposit. To lock an apartment, you will have to pay the equivalent of 1 month's rent. Before moving in, you will generally be requested to pay an additional month's rent as a security deposit also in advance. So bear in mind that you may hand over the equivalent of 3 month's rent before you move in!

It is quite a daunting task and one that I took on not only for myself, but also with the view of being able to help others also considering a move to Jomtien. If you need any assistance or advice on looking to rent or buy a Condominium in Jomtien, please don't hesitate to write to me at kim@meanderingtales.com I would be pleased to assist and also to introduce you to my wonderful and tenacious agent, Oil.



View Talay 3 A & B



Uninterrupted sea view



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Private sector wants Thai government to push back new Land and Buildings tax

By 



The private sector wants the Thai government to delay the collection of the new Land and Buildings tax

Thailand's new Land and Buildings tax took effect at the start of the year, but the private sector wants to postpone payment of it in light of the ongoing COVID-19 pandemic. Collection of the tax has already been delayed until August.

It was originally supposed to be due in April. However, the government opted to delay this as local authorities and taxpayers weren't fully prepared, according to local media reports.

The private sector is now urging the Thai government to delay the new Land and Buildings tax even further as the country's economic situation has made it difficult to begin the collection process.

Chairman of the Federation of Thai industries Supant Mongkosisuthree said that he believes the public and businesses are no longer in a position to pay the tax because of the drastic impact of the pandemic. The recommendation was made during a meeting of Prime Minister General Prayut Chan-o-cha's Advisory Committee. No timeline for a decision has been announced.

New Land and Buildings tax has limited impact on individual property owners

Regardless of when collection of the new Land and Buildings tax in Thailand starts, the impact to most property owners will be limited. The new tax targets owners of luxury properties as well as individuals who own multiple residential units.

Individuals who own a single residential property priced less than THB50 million are exempt from the new tax as long as the unit isn't vacant. Vacant units valued at THB10 million or less are exempt from the tax as long as the individual does not own more than one unit. Empty properties valued between THB10 and THB50 million are taxed at 0.02 percent with the rate increasing from there.

Those owning two or more residential properties are on the hook for additional taxes. Any additional property owned by a person valued at THB50 million or below is taxed at 0.02 percent.





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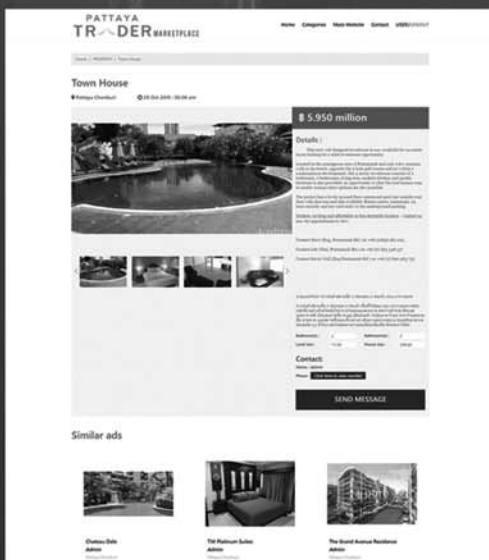
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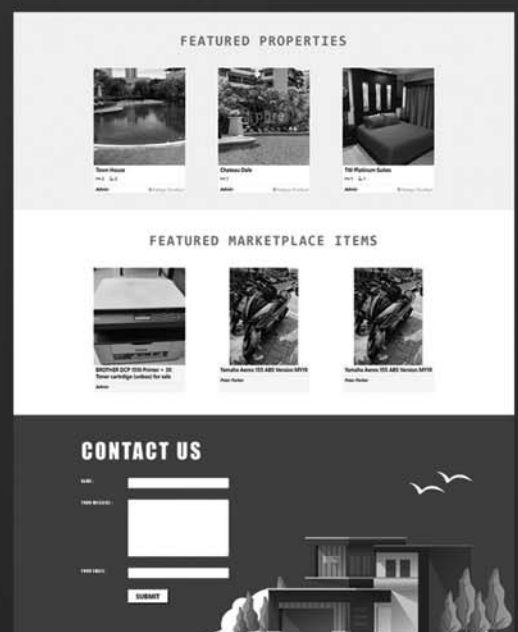
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Thailand leasehold property: does it ever makes sense to lease?

By Cheyenne Hollis



There is a lot of information on why you shouldn't want Thailand leasehold property. Most of these articles focus on the fact that owning something forever is better than leasing something for a certain number of years. It is a logical argument and one that is true in most circumstances.

However, that is most and not all. There are a few times when Thailand leasehold property is either a better option or the only choice available. Let's take a look at the two times you should consider Thailand leasehold property.

Here's when Thailand leasehold property makes sense

Prime locations

A few years ago, it was impossible to acquire a unit in many developments found in prime locations such as Wireless Road or along the beach in Phuket. One of the notable examples of this was Ritz-Carlton Residences Bangkok inside the MahaNakhon building which were initial leasehold properties. Eventually units were converted into freehold units, but some locations are still a stronghold for Thailand leasehold property.

For example, the four luxury residential projects that will eventually be launched at One Bangkok are set to be exclusively leasehold and that is because TCC Assets and Frasers Property, the project's developers, could only acquire the land on a lease arrangement.

It has already been revealed that the first tower launched on the site will contain Bangkok's first Ritz-Carlton Hotel along with 110 leasehold residential units.

There are also other pockets of Bangkok and some tourist areas where freehold projects can be hard to come by. If you have your heart set on one of these places, Thailand leasehold property might be your only option.

Landed properties

Buying a house or villa in Thailand isn't as easy as purchasing a condo unit. That's because foreigners can legally own the latter, but not the former. One workaround is having a Thai registered company purchase the landed property. However, this entails a lot more work and possibly different tax considerations depending on how you go about it.

Alternatively, Thailand leasehold property can be a much easier and straightforward arrangement for foreigners wishing to acquire a villa or house. Leases are good for 30 years and can be renewed as long as both parties agree. More importantly, the lease remains valid until its stated duration regardless of if the land is sold or something else unforeseen occurs.





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- DVD Player
- Toaster
- Fridge
- Kitchen Zone

Facility / Service

- Microwave
- Keycard
- Iron
- Swimming Pool <Roof Top>

Rent 12,500 / Month

SALE 1.55 MB.

☎ Chanichar 087 507 9761, 089 403 6744 ✉ jeckyohlala@gmail.com



Luxury Beachfront Condo For Sale on Pratumnak

2 2

฿ 14,500,000

REF:1529



2 Bedroom Condo For Sale or Rent in Central Pattaya

2 1

฿ 4,146,590

REF:1528



Sea view condo in Jomtien

0 1

฿ 3,500,000

REF:1521

pattayatrader.com PROPERTY MARKETPLACE.



Luxury 4 Bedroom House For Sale in Pratumnak

4 5

฿ 19,900,000

REF:1527

pattayatrader.com PROPERTY MARKETPLACE.



Luxury Sea View Condominium

1 1

฿ 2,500,000

REF:1525

pattayatrader.com PROPERTY MARKETPLACE.



One bedroom apartment in Jomtien

1 1

฿ 3,800,000

REF:1526

pattayatrader.com PROPERTY MARKETPLACE.



Brand new condo in Narm Talay Condominium Jomtien

2 2

฿ 4,990,000

REF:1522



Nice house for sale with private pool

2 2

฿ 9,000,000

REF:1518

pattayatrader.com PROPERTY MARKETPLACE.



City Gardens Tropicana

1 1

฿ 3,671,974

REF:1519

pattayatrader.com PROPERTY MARKETPLACE.



Corner duplex sub-penthouse in Northpoint

3 2

REF:1449

฿ 32,900,000

📍 Naklua

pattayatrader.com PROPERTY MARKETPLACE



Pool Villa in Baan Talay Pattaya

3 4

REF:1447

฿ 27,000,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



The Riviera Jomtien Beach

1 1

REF:1443

฿ 3,631,325

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



New high rise condo in Jomtien

1 1

REF:1441

฿ 5,140,410

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



2 Storey house for sale close to the beach

3 3

REF:1439

฿ 6,800,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



Excellent villa close to the beach

3 3

REF:1438

฿ 10,000,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



Duplex condo for rent in Jomtien..

3 3

REF:1437

฿ 50,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



Sea view condo for sale in Pratumnak

0 1

REF:1478

฿ 2,690,000

📍 Pratumnak Hill

pattayatrader.com PROPERTY MARKETPLACE



Studio for sale on Pratumnak

0 1

REF:1432

฿ 2,690,000

📍 Pratumnak Hill

pattayatrader.com PROPERTY MARKETPLACE



JOMTIEN COMPLEX BIG CONDO SEA VIEW

3 B/R , 2 Baths , 191 M2 , 30 th floor , double corner unit , sea view and city view : the fresh sea wind goes through the whole apartment !!
Foreign name .
Swimming pool, 2 tennis, fitness. In the heart of Jomtien
Price 8.9 Million Baht
Tel : 089 09 66 729
registezier@yahoo.fr



PRATAMNAK

2 B / R , 2 baths , 56 M2 ,
Corner unit 7th floor ,
Foreign name ,
fully furnished
Swimming pool, fitness, parking with lift
Price : 2.8 Million Baht
tel : 089 09 66 729
registezier@yahoo.fr



GRANDE AVENUE RESIDENCE CONDO CENTRAL PATTAYA

2 Bedrooms, 2 Bathrooms,
Pool View
3rd Floor Corner Unit,
63sq mts
Thai Company Name
Price B4,100,000
Telephone 084 097 2467



Klang talay condo

B1,100,000
REF:040
Pratumnak soi 6
Studio 40 sqm.
Floor 10
Foreigner name
Including Transfer fee
furniture
email: pattayatrader@pattayatrader.com



The mountain condo At soi khoatalo

Tower A
B900,000
REF:041
Foreigner name
Studio 32 sqm.
Transfer 50/50
email pattayatrader@pattayatrader.com



Center Point

6th floor, 3,390,000 THB REF:042
Central Pattaya, 2 bedroom
90,15 sq.m. Foreign name Security
Guards Parking, Communal swimming
pool , CCTV Camera, Covered Parking
Store on Site
email pattayatrader@pattayatrader.com



The View Cosy Beach

Price 5,390,000 THB
REF:043
2 bedrooms
Sea View
88,20 sq.m.
9 floor
Foreign name
roof top swimming pool
email pattayatrader@pattayatrader.com



Modern One Bedroom Unit Sunrise Hill

Pratamnak B4,980,000 REF:044
One bedroom, 2 bath
3rd floor with city and sea view.
This unit is 113 sq.m.
Master bedroom has its own bathroom
and walk-in closet.
Sold fully furnished
email pattayatrader@pattayatrader.com



Siam Country Club

B4,000,000 REF:045 was 6,000,000 THB
3 bedroom 3 Bathroom house
East Pattaya
size 312 sqm
in thai name
email pattayatrader@pattayatrader.com
and quote reference.



Nice House for rent Jomtien

฿ 30,000

REF:1613

pattayatrader.com PROPERTY MARKETPLACE.



Nice condo for sale South Pattaya

฿ 2,300,000

REF:1614

pattayatrader.com PROPERTY MARKETPLACE.



Luxury modern house for rent

฿ 89,999

REF:1615

pattayatrader.com PROPERTY MARKETPLACE.



Nice House for sale Jomtien

฿ 14,500,000

REF:1616

pattayatrader.com PROPERTY MARKETPLACE.



Beach front condo in Jomtien

฿ 7,500,000

REF:1617

pattayatrader.com PROPERTY MARKETPLACE.



Modern house for sale East Pattaya

฿ 4,250,000

REF:1618

pattayatrader.com PROPERTY MARKETPLACE.



Nice condo for sale or rent in Pratumnak

฿ 2,090,000

REF:1623

pattayatrader.com PROPERTY MARKETPLACE.



Luxury life style

฿ 1,984,000

REF:1645

pattayatrader.com PROPERTY MARKETPLACE.



Spacious 1 bedroom apartment

฿ 5,500,000

REF:1648

pattayatrader.com PROPERTY MARKETPLACE.



2 bedroom townhouse for sale in East Pattaya

2 2 2

REF:1671

฿ 2,200,000

pattayatrader.com PROPERTY MARKETPLACE.



Nice spacious 1 bedroom for rent in Jomtien.

1 1 2

REF:1670

฿ 27,500

pattayatrader.com PROPERTY MARKETPLACE.



Studio for sale and rent

0 0 1

REF:1669

฿ 1,650,000

pattayatrader.com PROPERTY MARKETPLACE.



Bang Saray newly renovated luxury villa

2 2 2

REF:1668

฿ 3,400,000

pattayatrader.com PROPERTY MARKETPLACE.



Luxury Thai Bali style home in Na-Jomtien

3 3 3

REF:1667

฿ 50,000

pattayatrader.com PROPERTY MARKETPLACE.



5 Bedroom house for sale and rent

5 5 5

REF:1665

฿ 15,000,000

pattayatrader.com PROPERTY MARKETPLACE.



3 Bedroom house for rent in Bang Saray

3 3 2

REF:1664

฿ 22,000

pattayatrader.com PROPERTY MARKETPLACE.



1 Big house with 3 separate guest house

6 6 6

REF:1662

฿ 38,500,000

pattayatrader.com PROPERTY MARKETPLACE.



Land for sale in Huay Yai

0 0 0

REF:1661

฿ 33,000,000

pattayatrader.com PROPERTY MARKETPLACE.



Apartment building for sale in South Pattaya B64,000,000.

Hotel Business in the best location of commercial area business in Pattaya on South Pattaya Second road, short walk to beach road, taxi route, 4 Storey building for 32 units which always full rented. Long term lease up to 2 years for good benefit. 32 bedrooms, 33 bathroom, 150 sqm. Interior. https://marketplace.pattayatrader.com/ad/apartment-building-for-sale-in-south-pattaya_603 if you are interested in this property please contact pattayatrader@pattayatrader.com



Condo in South Pattaya.

HOT DEAL - reduced for a quick sale! This studio unit comes fully furnished and is located just a few minutes walk to Sukhumvit Rd, with good access to Pattaya and Jomtien. This project has a nice swimming pool for all residents to enjoy. Contact us for more details. 1 bathroom, 31 sqm. interior, https://marketplace.pattayatrader.com/ad/condo-in-south-pattaya_599 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J2



Resale apartment for sale in South Pattaya. B1,650,000

Arcadia Beach Continental, offering inner-city resort living in Pattaya on an unprecedented scale. Centrally located just off Thapraya Road Soi 9. This exceptional resort will feature a beach club, pool & recreational facilities within a luxurious European-themed resort of 5 buildings, 8 storeys each. Project completion is scheduled for SEP-OCT 2019. 1 bedrooms, 1 bathroom, 26 sqm. interior https://marketplace.pattayatrader.com/ad/resale-apartment-for-sale-in-south-pattaya_71 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J3



2 Bedroom Condominium for sale in Jomtien.

Brand new unit for sale, Nam Talay Condominium is located only 200 meters from the beach in the coveted Na Jomtien area next to La Royale, with easy access from Sukhumvit road. 25 m pool with waterfall and sunbathing areas, tropical gardens, off-road parking, four elevators, a fully equipped gym, a luxurious lobby area, not forgetting the re-assurance of 24 hr security. https://marketplace.pattayatrader.com/ad/2-bedroom-condominium-for-sale_590 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J4



Beautiful 4-bedroom house for rent.

B70,000 per month.
4 bedrooms, 4 bathroom, 280 sqm. interior,
5 Fully Air Conditioned
TV
Parking space available
Swimming Pool: Private
https://marketplace.pattayatrader.com/ad/beautiful-4-bedroom-house-for-rent_591
if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J5



Nice Town House for Sale or rent

B 5,800,000
B 45,000 / month
Town House for sale and rent in East Pattaya area .Nice location ,New finished house for sale or for rent, quite space area house, 3 bedroom, big kitchen, garden front and back side of house, private pool, BBQ area, working room, Separate Guest house, and separate maid room. Available to view now!! 3 bedrooms, 4 bathroom, if you are interested in this property please contact : pattayatrader@pattayatrader.com quoting this reference.:00J6



Studio for Sale and rent in Pratumnak.

B 1,750,000 , B 10,000 / month
Studio for sale and rent in Pratumnak luxury condos in Pattaya size 40.88 on 4th floor communal swimming pool and seven waterfalls, tropical, water, stone and modern tropical garden. Facilities: Childrens pool and jacuzzi with floating sunbath area, 360 degree panoramic rooftop, state of the art fitness center and sauna, Wi-Fi ready, car park, convenience store and coffee shop, on site laundry and cleaning. One of the best security systems on the market, 24 hour on site security, key pad building access, etc. 1 bathroom, 41 sqm. interior https://marketplace.pattayatrader.com/ad/studio-for-sale-and-rent-on-pratumnak_592 if you are interested in this property please contact pattayatrader@pattayatrader.com reference.:00J7



Beach-front 2 Bedroom condo in Baan Amphur. B 11,900,000

A recently renovated GROUND-floor 2 bedroom condo on a stunning waterfront property called Baan Somprasong. Very well known and popular beachfront residential development. The absolute best Pattaya has to offer. A short distance from the city. Amenities include a 50 meter long swimming pool with jacuzzi plus a separate pool for children and an extraordinary garden. Guaranteed to serve all your needs! 2 bedrooms, 2 bathroom, 175 sqm. interior, https://marketplace.pattayatrader.com/ad/beach-front-2-bedroom-condo-in-baan-amphur_582 if you are interested in this property please contact pattayatrader@pattayatrader.com reference.:00J8



Attractive Luxury Villa

B 24,900,000 B 100,000 / month.
Breathtaking views overlooking the skyline of Pattaya city. With 4 bedrooms, 5 bathrooms, private pool plus waterfall with large manicured gardens, air-cons in ALL rooms and a double car-park garage. This stunning home has it all! Located just off Sukhumvit road in East Pattaya on a sloping hillside. 4 bedrooms, 5 bathroom, 380 sqm. interior, 1050 Sqm., https://marketplace.pattayatrader.com/ad/attractive-luxury-villa_528 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J9



4 Storey 13 Room House for Sale in Wongamat ฿20,500,000 REF:064 House with 13 rooms 700 meters from Wongamat Beach. On the ground floor there are 4 rooms for rent. On the second floor - dining room / kitchen / living room / office / lounge / large balcony On the third floor there are 5 bedrooms / 3 bathrooms (one with a Jacuzzi). The house is located on Naklua road, soi 16. Transfer fees 50/50.
email: pattayatrader@pattayatrader.com



Studio for short term rent in Jomtien ฿7,500 REF:065 House and condo Booking is possible from now to November 19
1 Bathrooms , Fully furnished (new)
1 Balcony , Floor 3 , 300 to sea
Swimming Pool , European kitchen
Flatscreen TV , Gym , 24h Security
Car parking
email pattayatrader@pattayatrader.com



NORTHPOINT WONG AMAT
1 Bedroom-Pool Floor-FOR RENT
40000/month for 1 year contract
REF:065 1 Bathrooms , 70m2 , Floor 24
Air Conditioning , Fitness Equipment
Full Equipped Kitchen , Garden, Internet
Jacuzzi, Pool
Satellite Or Cable
Sea View
email pattayatrader@pattayatrader.com



For rent AERAS CONDO with ocean view
฿20,000 REF:067 (1-year lease)
AERAS Beachfront Condominium
Location : Jomthien Beach soi 17, Pattaya 1 bedroom 1 bathroom
Size 43 Sqm.
11 floor beachfront view
fully furnished
email: pattayatrader@pattayatrader.com



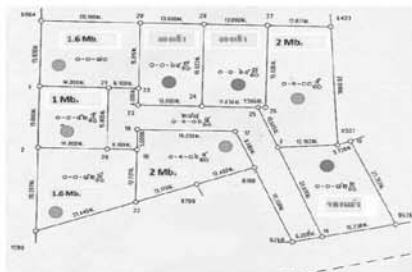
Jomtien Side Studio For Sale At View Talay 5D
฿2,995,000 REF:068
View Talay Project 5, Living area 48 sq.m.
Studio on 17th floor with sea and city view and fully furnished as show in pictures. Located in Jomtien with direct beach access, Restaurants, bars, 24 hour supermarket in immediate vicinity
email pattayatrader@pattayatrader.com and quote reference.



Bua Khao Paradise Guesthouse Pattaya
Rooms Available September/October
REF:069 Standard Room 9,500 per month you pay for electricity used. Deluxe w/Balcony 11,250 per month you pay for electricity used. Super Deluxe w/Balcony 15,000 per month you pay for electricity used. Water and High-Speed WiFi included in monthly prices.
email pattayatrader@pattayatrader.com and quote reference.



For long term rent and sale nova ocean view 43sq studio on the 6th floor
฿13,000 REF:070 Pratamanek Soi 6 Na Klua, Chon Buri, Thailand
This beautiful unit comes fully furnished including electrical appliances.
for one year contract the price is 13000 baht per month (2-month deposit)
The sale price is 2.3mb (foreign name)
email pattayatrader@pattayatrader.com



5 Land plots for make the house., Huai-Yai,
฿1,000,000 REF:071 Transfer Tax 50/50.
Land plots for sale. 208-432 sq.,m.
Price start amount 1 million baht.
Land located at Huai-Yai.
You can buy the land or buy the land with house.
email pattayatrader@pattayatrader.com



Viewtalay Beach Front by ND
Sale Price: 3,900,000 Mb.
REF:072
Condo View Talay 7 For Sale
Nice Studio with sea view
Size 48 Sqm, Floor.15 Jomtien side
Fully Furnished
Foreign Name
Transfer fee 50/50
email pattayatrader@pattayatrader.com

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PROPERTY TRADER

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