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RESTAURANT - PIZZERIA

NOV-20

COMPLIMENTARY

MARCO'S RESTAURANT GOES FROM STRENGTH TO STRENGTH

By Gloria Jones

For many months curious passersby have been wondering about the construction taking place next to Marco's restaurant. Concerned, loyal customers have even remarked: "We do hope it won't be another Italian restaurant, in competition to you". Well, the covers are off, the amazing lighting can be seen from the street and we can at last reveal that this is part of an even larger eaterie for the extremely popular Marco's restaurant.

There is a well-known proverb "The proof of the pudding is in the eating" which dates back to the 14th Century. It can certainly be applied to Marco's restaurant where satisfied customers return again and again not just for the delicious range of pizzas and pastas but also for steaks, salads, inventive entrees, cocktails, great wine selection and too good to miss desserts. The owner, his staff and the general ambiance of this place have also made it a popular destination. The only thing upsetting loyal visitors or hopeful walk-ins has been that without a reservation they have often been turned away, not able to get a table.

Something had to be done and so Marco took the plunge and the double fronted property next door to really increase the size of his restaurant. Thus allowing for more covers, an amazing pizza oven (built on site), a beautiful bar, well stocked wine cellar and some colourful extras he had been wanting to include for a long time.





As a frequent visitor myself to Marco's, I have been delighted to pop in over the last few months, talk to him about his plans, and see them all come to fruition with the result that we now have this stunning new space to enjoy on Thappraya Road.

It has always been a pleasure to share the odd glass with him and discuss plans. From his early days at the Rompho market to his move to Thappraya Road (once a favourite foodie area in Jomtien and now really bouncing back). To discuss photoshoots, cover stories, the introduction of Grab takeaways during Covid (now a phenomenal success) and Pizza of the Month keenly waited for and expected by his regulars.





I look forward to the many new ventures and events that will now be possible in this exciting larger space and you will not be surprised to hear that I have already made a few suggestions.

Subscribe to the Pattaya Trader YouTube channel for our review, interview and video coming soon and don't forget to contact Marco and his lovely team by scanning the QR code, Tel: +6692 475 1493 FB Marco's@marcospattaya. Take away also available via GRAB





PATTAYA CONTRIBUTORS

James Kemp Phisit Thanasuk Mandy Supa-arpha Itthikaiwan Shaun Sharples Rodney James Charman Yacht Style Rick Click Gloria Jones Steve Wade Barry Upton Kanchan Nath

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This Month in Discover Pattaya

Hi Everyone

We are delighted to celebrate the success of one of our absolute favourite customers Marco's restaurant - going from strength to strength! Also we review the wonderful seafood buffet at the InterContinental Pattaya Resort. and at last we get our chance to interview the talented Mr Jack Lemvard. Then, travel with Mandy to Monaco, take a look at ISE, the fantastic work being done by Pattaya Rotary clubs and discover why you should always work with a professional property agent.

This month's issue also contains a great selection of hotels and restaurants, an ever growing education section, medical and beauty pages, sports, easy living, business travel, homewares and property sections. Which part of our magazine would you like to see your company in?

Let me know and see how we can help you grow your business along with our many successful advertisers and social media clients..

I look forward to hearing from you Gloria x gloria@patttayatrader.com





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We have 20 Different types of Pizza to choose from The pizza of November is finally here : Mozzarella, mushrooms, rocket salad & Burrata cheese.



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THE INTERCONTINENTAL'S MARVELOUS **BBQ SEAFOOD BUFFET**

As a friend of mine remarked the other day, "The InterContinental Pattaya Resort is just pure class". Everything from its location with stunning sea views and beautiful flower arrangements, to the tasteful decorations and attentive, friendly staff. Also, it scores points for the general ambience, especially in its dining areas where the lighting is not overly bright and yet not so dark that it is impossible to read a menu or sometimes even see what you're eating. It was therefore pure joy to visit the Marvelous BBQ Seafood buffet and to make sure that for your sake, dear reader, we would sample as much of it as possible, planning our strategy with military precision.

As we were seated on the terrace outside - with wonderful sea views and breezes (helped by giant fans) we thought we should begin with the nearby barbecue. We also guessed that a general love of seafood from our fellow diners would mean that this area would become increasingly popular as the evening went on, so we decided to get in early. However, I have to say the staff kept everything plentifully filled throughout the evening with Rock Lobster, giant prawns and freshly barbecued crabs displayed in an ice-packed canoe - which was a nice touch! All accompanied by a delicious freshly prepared Somtam.

Then it was time to go inside and straight to the sushi of which there was a tremendous section right next to smoked fresh salmon, and oysters that of course had to be sampled with the accompanying sauces. I then found myself opposite the cold cuts and cheese station, and well that had to happen. From Brie and Camembert to a tangy blue cheese with very pleasing additions of walnuts, strawberries, olives and grapes it was all great. I decided to accompany my cheese with some salad from a selection which was pleasingly inventive. I tried a crunchy green mixed salad with onion and ricotta and a delicious mango option.



12



Feeling suitably healthy it was then on to the Meat Fest. If you come to this buffet with someone who is not a great seafood lover do not despair there are plenty of meat alternatives from chicken wings and Thai-style sausages to Beef wellington, Truffle soup and fall-off-the-bone ribs in deliciously rich barbecue sauce. Also, talking of sauce, the roasted duck breast deserves a special mention as it was covered by an amazing berry sauce which was a nice change from the usual orange. The stir-fried chicken with lemongrass was also particularly good and the steamed pork belly with pickled cabbage.

Plenty of rice dishes also available and a dazzling array of bread. A member of our team couldn't resist, especially because of the fresh butter alongside but I didn't have space for the carbs. This was also why I bypassed the pasta station even though it did look very tempting and seemed extremely popular with the children.

It was pleasing to see well-behaved kids really enjoying the buffet particularly the homemade ice cream, popcorn, fruit and chocolate fountain. The dessert table had a tempting variety of goodies for all the sweet lovers including mini creme brulees, raspberry mousse with fresh raspberry garnish, all kinds of large cakes such as mango, strawberry and cream sponge, and small Tiramisu in shot glasses.







Although my taste is usually more towards savoury food I really couldn't resist and was delighted that what I tried was fresh and not at all too sweet, sickly or creamy.

For beverages, soft drink options are many. Rather than a cola or the usual soda water we decided to give Ginger Ale a try, and actually found it worked very well with the buffet. For those of you who might be tempted to one of the accompanying free flow offers there is wine at 1,150 baht (net price) and beer at 550 baht (net price) available for 2 hours - but be sure to allow plenty of room for the food!

Marvelous BBQ Seafood Buffet is THB 1,450 net per person



DISCOVER PATTAYA



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Since antiquity cannabis and hemp plants have been grown all over the world, mainly for their very strong fibres used in the production of rope and cloth. Different geological locations and climatic factors have affected the plants so that in some regions they contain a resin that is used for medical and drug use. In India, for example, they have been incorporated in Ayurveda medicine for many years.

Claimed benefits for the use of Cannabis are as a sedative, relaxant, anticonvulsant (in the treatment of epilepsy), appetite stimulator, for pain relief and even to help with the withdrawal symptoms of alcohol and opiate addiction. There are two main chemicals found within the plant CBD and THC. CBD is mostly used for its medical benefits and THC associated with the intoxicating effect of "getting high".Social users generally prefer smoking cannabis although oral alternatives such as cookies, cakes and edibles have gained in popularity, The third and newest form of absorption is by the sub-lingual method.This is the most effective way as the oil is dropped under the tongue and absorbed quickly via the mucus in this area.

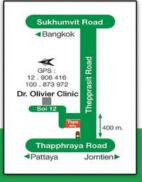
Dr Olivier Meyer now has a licence to prescribe and sell cannabis oil via his clinic. His goals for its usage are to aid in the treatment of anxiety and depression, to help patients who suffer from any chronic pain, arthritis and cancer and also to treat sufferers of Post Traumatic Stress Disorder who he often sees as there are many veterans living here in Pattaya. In addition the oil can be used to help with Alzheimer's and Parkinson's diseases and for terminal cancer patients or those suffering from HIV as its effect of stimulating the appetite can be most beneficial

Of course by obtaining cannabis oil from a proper licensed authority such as Dr Oilivier you can be sure that the dosages will be monitored. For example, he may prescribe the use of 1-2 drops initially, increasing the number if required. Also, recommending differing strengths depending on the patients' complaints. There are 3 varieties available: CBD Oil only, A CBD and THC mixture and a THC stronger oil and of course the Doctor strictly follows all of the Ministry of Health's Regulations when prescribing. So if you have been wondering about the benefits of Cannabis but want to make sure you are advised properly about its usage book an appointment to see Dr Olivier



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Dr Nicha is expert in the fields of dermatology, cosmetology, anti-aging, health and nutrition. She has had her own clinic here in Pattaya for over 10 years. Previously located near Central Festival it is now opposite Apus Condominium behind Big C Extra.

When you are a patient of Dr Nicha she will advise on care for your whole body not just the outward features. After an initial consultation she will take great care to provide a holistic treatment tailored to your individual needs.Consider her clinic a one-stop shop not just for beauty treatments such as lasers for rejuvenation facials and anti-ageing but also for medical procedures.

Dr Nicha can get her lab to check you for diabetes, cholesterol, to see if you have a danger of possible liver or cardiovascular disease, even check for food allergies or vitamin deficiencies.

Unlike most doctors she would rather see her patients healthy through use of NAD and vitamin drips rather than pills and medication. Preventative methods of highlighting possible problems before they become serious is also something she advocates. Above all

her priority is safety. The clinic uses only the very best, top-grade equipment, products and machinery and everywhere you look you will see the many certificates awarded to Dr Nicha. Her staff are also exceptionally well trained with very good English. Most of them have been with her for at least 8 years and she even has Russian translators.

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CREATE YOUR FUTURE

Unlocking the Potential of Accelerated Learning

by James Kemp Head of School The British Learning Centre - Bang Kapi.



In the ever-evolving landscape of education, parents are constantly seeking innovative methods to enhance their children's learning experiences and boost academic achievements. Among the plethora of pedagogical strategies, one that stands out as a for its effectiveness is "spaced practice" combined with the "Leitner Method." These techniques have shown remarkable results in accelerating learning, fostering retention, and transforming study routines into a lifelong skill. In this article, we shed light on how parents can harness these tools to nurture accelerated learners.

Spaced Practice: The Science Behind Learning

Spaced practice is a learning approach rooted in cognitive psychology and memory research. The concept is simple yet profound: instead of cramming information into a single intense study session, spaced practice involves distributing study sessions over time. It is based on the idea that memory retention and long-term learning are significantly enhanced when information is revisited at intervals. This approach capitalises on the brain's ability to consolidate and reinforce knowledge when exposed to the same material repeatedly but with adequate gaps between each exposure.

The benefits of spaced practice are manifold. First and foremost, it helps prevent the notorious "forgetting curve" that plagues traditional cramming. By revisiting material at spaced intervals, learners reinforce their memory, making it more likely that the information will be retained over the long term. Moreover, spaced practice promotes deeper understanding and better comprehension, as learners engage with the material multiple times from different angles. It also reduces the overall time required for effective learning, as shorter but more frequent study sessions can be more efficient than marathon cramming sessions.

The Leitner Method: A Structured Approach to Spaced Practice

While spaced practice offers a promising framework for learning, implementing it effectively can be a challenge, especially for young learners. This is where the Leitner Method comes into play. Named after its creator, Sebastian Leitner, a German science journalist, this method provides a structured and systematic approach to spaced practice, making it accessible for learners of all ages.

The Leitner Method is centred around the use of flashcards. Here's how it works: learners create a set of flashcards with questions or information on one side and answers or explanations on the other. These flashcards are then divided into different boxes or groups. Learners start with all the cards in Box 1. During a study session, they go through the cards and attempt to answer each question. If they answer correctly, the card is moved to Box 2. If they answer incorrectly, the card remains in Box 1.

The brilliance of the Leitner Method lies in its structure. As learners continue their study sessions, they focus more on the cards in Box 1, which contain the material they struggle with the most. As they progress and successfully answer cards from Box 1, these cards gradually move to Box 2, then to Box 3, and so on. By the time a card reaches the final box, learners have mastered the material and need only occasional review to maintain their knowledge.

Other Accelerated Learning Techniques

In addition to spaced practice and the Leitner Method, there are several other accelerated learning techniques that parents can explore to further enhance their children's learning experiences:

Mnemonic Devices: Mnemonics, such as acronyms, rhymes, and visual imagery, can help children remember complex information by associating it with easier-to-recall cues.

Active Learning: Encourage your child to actively engage with the material through discussions, debates, or hands-on activities. Active learning promotes deeper understanding and critical thinking. Ask questions that require your children to explain their understanding, edit and predict.

Mind Mapping: Mind maps are visual representations of information that help children organise and connect concepts. They are particularly useful for subjects that involve complex relationships between ideas.

Peer Teaching: Encourage your child to teach what they've learned to a peer or family member. Teaching others reinforces their own understanding and helps identify areas where they need further clarification.

Online Learning Platforms: Explore educational websites and apps that offer interactive lessons, quizzes, and games. These platforms can make learning more engaging and enjoyable for children.

Balanced Nutrition and Rest: Ensure that your child maintains a healthy diet and gets adequate rest. Physical well-being plays a significant role in cognitive performance.

In conclusion, spaced practice, the Leitner Method, and other accelerated learning techniques offer a powerful toolkit for nurturing accelerated learners in the home environment. By embracing these methods and fostering a love for structured, efficient learning, parents can equip their children with invaluable skills that extend far beyond the classroom. Remember, learning is a lifelong journey, and these methods empower children to become not just students but self-directed and motivated learners who can excel in any field they choose to pursue.



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Discovering The International School Eastern Seaboard by James Kemp Head of School The British Learning Centre - Bang Kapi.

The approach to the International School Eastern Seaboard must be one of the most scenic in Thailand: nestled among the manicured fairways of Burapha Golf Club, the school has been an established name within the region since its inception in 1997. As with all schools, ISE have faced challenges during the recent pandemic; I met with the Head of School, Mr. Roberto Santos, and Head of Secondary School, Mr. Stuart Ashford, to find out how the school has bounced back and their vision for its future.

'Renaissance' was a word that Mr. Santos used when speaking about the school, and I must say after our conversation I felt it an appropriate term to describe how ISE is moving forward. Seeking to solidify their reputation as a truly international school, Mr. Santos and Mr. Ashford spoke with fervor about how ISE was embracing the values and theories which underpin the International Baccalaureate Diploma programme, rather than simply offering the qualification, and by employing teachers that share in this approach. In my experience, this is an integral part of developing a feeling of consistency and shared vision that has a massive impact on student outcomes.

One concern that many parents have is that, while recognising the value of learning English, their child might fall behind in their native language. This is a particular worry for parents who are only in Thailand for a few years before returning home or would like their children to attend university in their native country. Understanding this, ISE offers first language lessons and qualifications in Japanese, Korean, Chinese, Thai and Spanish, something that is, to my knowledge, unique in the region. It also helps ISE to maintain a diverse staff, which is again an integral part of their international feel.

Ensuring that all students feel that they can achieve well is another area about which Mr. Santos and Mr. Ashford feel passionately. The school has several routes that students can take on their journey towards their qualifications: the IB Diploma, High School Diploma or a combination of the High School Diploma and selected courses from the IB. This means that all students can experience academic success, at their own level, and have the necessary qualifications they require to move forward into higher education.

I was interested to hear about the importance ISE places on helping their students to develop personally, as well as academically. The school is accredited by the Western Association of Schools, The National Honours Society chapter - a program through which their students have worked to support Operation Smile, a charity that offers free cleft surgeries for children. They have an active Model United Nations Club and integrate the CAS (Creativity, Activity, Service) programme from the IB Diploma into as much of their curriculum as possible. Giving back to the local community is something close to Mr. Santos' heart and something that I feel ISE wishes to embrace, developing a programme of scholarships for local children to enable them to access international education at ISE.

Undoubtedly, Covid 19 presented the International School Eastern Seaboard with hurdles to overcome. That said, I was impressed with their vision for the future and their desire to establish themselves as a school that offers an international experience which is distinct from many of the schools locally, who lean more towards a British model of education. Both Mr. Santos and Mr. Ashford are highly experienced educators and senior leaders, having worked in schools around the world, which makes them well-placed to empower the school to achieve this goal. If you are interested in a fully accredited school, with a genuinely global outlook, in beautiful surroundings with a long tradition of offering quality education, I recommend a short trip up Highway 7 to find out what ISE can offer.

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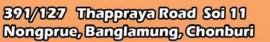


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GLORIA CHATS WITH JACK LEMVARD - ONE OF THAILAND'S MOST TALENTED DRIVERS

I have been wanting to interview Jack Lemvard for quite some time as he is definitely a local success story, born in Pattaya at the Memorial Hospital. So it was great to have a coffee and chat with him..

Jack's road to racing started as is usual, with go-karts. He was just 10 years old when he first tried driving one along with two of his school friends. They didn't continue but Jack was hooked. He drove his Dad mad for his own go-kart, finally getting his wish at the age of 13. From then on he was obsessed with racing, even forgoing school meals and using his lunch money to pay for practice sessions at the weekend.

The go-kart wasn't in great shape ("a piece of really") and constantly needed repairing. Happily the older drivers around the track took pity on Jack and, admiring his determination, helped out by giving him their old tools and chains. Without the money to pay for a mechanic Jack also quickly learnt to take care of all the repairs himself. Today he feels that this was a good thing, as his engineering knowledge has served him well since then.

Jack's father had a restaurant in Denmark and suggested his son join him there to finish his education. However, it was not a great time for Jack, he remembers it as always being cold. He missed Thailand and of course, his racing. He dropped out of his International Baccalaureate course and instead went to a cooking school, saving the money he earned part time from washing dishes.



At the age of 18, Jack took his hard earned cash straight back to Thailand and directly to the Pattaya Kart Speedway Track to carry on with his racing dream. Once that source dried up he got a job working with an oil and gas company in Ban Chang, passing all the necessary tests to get a level 2 certificate. Although the money offered was very attractive, racing was the only thing Jack really wanted to do. So it was indeed great timing when just as he was being offered an offshore job, the developers of Ocean 1 Tower stepped up to become his racing sponsor.

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During 2 years of being sponsored by the property developer Jack was at last able to focus 100% on his racing career. The results of which speak for themselves with Mr Lemvard winning many championship titles including: Thai Honda Jazz Super Cup, Thai Honda Pro Cup, Thai Lotus Cup, Thai Toyota Vios Cup, Asian Touring Car Series and many Thailand Super Series. He was also able to grade up from the days of his first little go-kart to race Porsche 991, Porsche 996gt3, Lamborghini Gallardo and BMW, competing in The Formula BMW World Finals in Spain as the best finisher of all the drivers from Asia.

Unfortunately, as with so many things, COVID put a halt to Jack's racing career as he found himself unable to compete while all the tracks were closed. However, he came back with gusto when they opened up again as he became 2022- 1st GTC Thailand Champion of the year.







This was followed by more good news as today Jack is not only back to racing at Bira, Bang Saen and Buriram but is employed by Team Ford for both Ford Mustangs and Rangers. They keep him busy, racing with both teams in Thailand, and he was recently also in Malaysia.

In fact now that the world is opening up again Jack is keen to continue to compete internationally. His dream being to race in the V8 Supercars Championship in Australia and become a World Champion in an FIA approved series. He also gives back to the sport he loves by coaching talented youngsters.

Success in all your ventures, Jack - we shall be cheering you all the way!



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SUNSEEKER'S TOP SPORT YACHT

Described as the "ultimate social boat", Sunseeker's new 75 Sport Yacht is the new flagship of the British builder's sports bridge series.

Sunseeker has showcased its new 75 Sport Yacht in the Mediterranean, where the yacht showed off the power and performance of a model able to reach 40 knots with the upgraded option of twin MAN V12-1900 engines. The yacht has an overall length of 75 ft 8in (23.06m), a beam of 17ft 8in (5.38m) and a draft of 6ft 2in (1.87m). An extensive upgrade of the 74 Sport Yacht, which is still available in its XPS version, the 75 Sport Yacht has a spectacular sports bridge, a long indoor-outdoor social area on the main deck, an aft starboard garage for a Williams SportJet 395, and a lower deck with three en-suite guest cabins, lower dinette or extra cabin, and two crew berths. The stern features a hydraulic lifting platform for direct water access while the tender garage houses a Williams SportJet 395 and is fitted with an integrated tender recovery roller system for easy launch and recovery.

Beautiful integrated deck lighting ensures visibility at night while offering a warm ambience and striking appearance. The aft cockpit has a J-shaped seating area, a rise-and-fall folding table finished in carbon-fibre, an aft sunpad with a large Seabob stowage locker underneath, as well as the option of a control station. The foredeck offers a C-shaped sofa and island sunpad along with speakers, drinks holders and storage. The extensive sports bridge provides a vast entertainment space with two C-shaped seating and lounging areas, twin-seat helm station, four waterproof Fusion Marine speakers, and a wet bar with a water tap, refrigeration, optional barbecue grill and ice maker.

To access the interior, the cockpit door slides to starboard and descends with the window to unite the cockpit with the saloon and create an extensive indoor-outdoor environment. The saloon features bold interior styling and contemporary furniture crafted from wood, carbon- fibre and stainless steel, all illuminated with dimmable mood lighting.



The configuration of the interior and the material selections are customisable. The standard arrangement includes a C-shaped sofa and a fold-out table to starboard, with a large television unit to port. As well as expansive glazing on all sides, there's a panoramic sliding sunroof above the forward area, which includes a twin-seat helm and L-shaped companion seating, and stairs to the lower deck. Below deck, the lower galley is to port and features high-quality Miele appliances, a fridge-freezer, and dedicated cabinetry for crockery, cutlery and glassware. A 20-bottle wine cooler can also be specified. Forward is an L-shaped dinette or a fourth cabin with Pullman berths. The three en-suite guest cabins comprise a VIP cabin in the bow, a convertible twin/double to starboard, and a full-beam master midships, where port side options include two seats and a breakfast table, a chaise longue or a storage unit to match the starboard side.

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AGE: 35+



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Sports Update For November by Steve Wade

The Formula 1 season is already over as far as the drivers and constructor's championships are concerned but there are still three scheduled races in November, including the Brazilian and Abu Dhabi races. What most fans will be looking forward to though is the Las Vegas version which gets into sin city on the 18-19th of the month. This new addition to the F1 schedule is being held on a street circuit including the strip and the organizers are hoping that it becomes the flagship event for the entire sport, gaining the interest of the American public and raising the profile of the sport for non-motor racing fans around the world. I think we can trust Las Vegas to turn on the razzle dazzle and make it a spectacular show. It should make for great viewing.

The Champions League has two matchdays in November, on the 7-8th and 28-29th . Newcastle are making a great show of it so far after being drawn in the so called "group of death" and are away to PSG on the 28th, who they hammered at St. James' Park 4-1 earlier in the competition. Manchester United are bottom of their group at the moment and will need away wins at both Copenhagen and Galatasaray to give themselves a chance of qualifying for the knockout stages.

The Premier League has three matchdays planned because of a further international break and highlights include the London derby between Spurs and Chelsea on the 6th, the visit of champions Manchester City to an improving Chelsea on the 12th and finally Liverpool go to Maine Road for the early kick-off on the 25th.

Finally, the "race that stops a nation", the Melbourne Cup, is being run on Tuesday the 7th of the month. Held at Flemington Racecourse, this is not just one of the richest horse races on the planet but one of the great events on the Aussie social calendar. The action starts early but the actual race will be at 11am local time.

That's it for this month. Happy viewing everyone.







FISHING WITH SHAUN

Day 1 of our Homestay & Fishing expedition at Chom Bueng kicked off with an adreline pumping moment as the fishing line went taut and the struggle for control began.

It was evident we had a massive catch on our hands—a formidable arapaima weighing an astounding 396 pounds. This incredible start was followed by two more arapaimas, weighing 308 and 265 pounds respectively.



Adventures in Homestay and Fishing Chom Bueng: A Tale of Angling Triumphs

Despite losing three other potential catches in between, the thrill of the day didn't end there. I also reeled in a remarkable 2.6-kilogram golden bellied barb, dwarfing the current IGFA world record of 1.85 kilograms. Unfortunately, for the record books, these need to be caught in the wild, so it remains an unofficial world record. The excitement continued as I landed an albino gar weighing around 25 pounds and engaged in an exhilarating battle with a hefty 39-pound Amazon redtail.

Day 2 presented a slower start to our fishing escapade. However, we were soon rewarded with the capture of a splendid 46-pound platinum gar. Following a brief lull in the action, we shifted our focus to the juvenile ponds at the back, where we successfully landed two 60-pound arapaima. Seeking more thrills, we returned to the main lake and were met with a frenzy of arapaima bites. Although some managed to evade our hooks, we persevered and triumphed, eventually reeling in a colossal 352-pound monster. Our success continued with catches of pacu weighing 18 and 20 pounds respectively. However, the pinnacle of excitement arrived when my camera assistant skillfully hooked a rare rita salaween chunk, boasting an impressive weight of around 39 pounds. Our Homestay & Fishing adventure at Chom Bueng was a tale of triumphs and exhilarating moments, making memories that will forever be etched in our angling chronicles.

Please remember you can see this action first hand on The Savage Fishing Youtube Channel at https://www.youtube.com/@savagefishingchannel Savage Fishing Channel - YouTube AS WELL AS BEING A KEEN FISHERMAN SHAUN ALSO BRINGS US AUTHENTIC, FISH AND CHIPS WITH SHARPLES TRADITIONAL UK CHIP SHOPS.





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Rotary Club Eastern Seaboard brings smiles to many underprivileged kids with their annual Christmas Bag action

Rotary Club Eastern Seaboard has been bringing happiness to Pattaya's less fortunate children through its annual Christmas Bags project, for many years.

RCES prints 500 multi-use mini rucksacks each year that are then filled with special Christmas treats for these underprivileged kids with our "in-house' Santa doing the rounds of Children's Homes and orphanages during December.





Local International Schools support through their open days where students and parents are encouraged to decorate and write personal Christmas messages on each of these bags.

Excitement always runs high as Santa's arrival is eagerly awaited. Most of the children have prepared and rehearsed special Christmas songs and eagerly perform to gain favour with Santa. The looks of joy on their faces as each receives their gift is wonderful. The bags are filled with special and useful treats for the kids including pens, books, crayons, hygienic articles and of course some snacks and sinful sweets.

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RCES raises funds for these actions during the year and are ways looking for support from local businesses and individuals. If you would like to contribute to this most worthy cause, please contact Rotary Club Eastern Seaboard

https://www.facebook.com/RotaryClubEasternSeaboard info@rotary-es.org

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Rotary Club Eastern Seaboard

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FOREIGN BUSINESS LICENSE IN THAILAND By: Magna Carta Law Firm

he Foreign Business License (FBL) is a type of license necessary for foreign companies doing business in Thailand. The Foreign Business Act (FBA) regulates foreign business activities in Thailand. According to the Foreign Business Act B.E. 2542 (1999), foreigners are prohibited from operating some categories of businesses, and some categories of businesses can be operated by obtaining a license or a certificate according to the Business Lists, as the case may be. This law categorizes business activities into three types:

Thai businesses are classified into three types:

- Type 1 These are activities that reserved for Thai nationals;
- Type 2 Some activities are permitted for foreigners under certain conditions; and

Type 3 - These are businesses that foreigners can engage in without restrictions, if permitted by the Director-General of the Department of Business Development with the approval of the Committee.

Thailand's Foreign Business License TYPE 3 is the most common type for international enterprises, allowing a wide range of commercial operations. To conduct foreign business, investors must apply for permission under LIST 3 article 14 or 15 of the Foreign Business Act. Thai companies must submit a principal approval letter to the foreign business department's committee, and once established, a license is required. Companies with a minimum capital of 100 million baht can operate without a license.

Foreigners applying for a foreign business license must meet certain qualifications, including being at least twenty years old,



having a residence in the Kingdom, not being incompetent or quasi-incompetent, not being bankrupt, not having been punished by a court judgment or fine, not having been imprisoned for offenses related to trade, loans, or immigration, and not having had a license revoked within five years of the application date. These qualifications are based on the laws on immigration, the Penal Code, and the law on immigration. The applicant must also not have been imprisoned for cheating, misappropriation, or other trade offenses.

When applying for a Foreign Business License in Thailand, you must meet certain requirements and provide specific documentation. These include identifying eligible business activities, registering a Thai company, meeting minimum capital requirements, maintaining a shareholding ratio, and obtaining documentation from shareholders and directors. The minimum capital requirement may vary depending on the business activity and Thai legislation. Licensees or certificate grantees under the Treaty must have a minimum capital of 25% of the average three-year expected expenditure. Certificate grantees under the Investment Promotion Certificate do not have a minimum capital requirement. The minimum capital must be maintained until the business ceases operations in Thailand. Additional requirements may be specific to the business activity.

The eligibility conditions for a Foreign Business License can be complicated and vary depending on the type of firm and any changes in Thai legislation. It is recommended to seek legal assistance or consult professionals knowledgeable in Thai company rules and regulations to analyze eligibility and handle the application process.

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Ferry: The Series: Season 1

Ferry Bouman the renowned heroin dealer faces off against fearsome drug kingpin Arie Tack and his motorbike club.



Black Cake

Two estranged siblings receive a puzzling inheritance after their Mother's death and find out about her hidden past.



All the Light We Cannot See Season 1 A blind French teenager meets a German soldier and tries to survive the devastation of World War 2.



Lawmen: Bass Reeves Season 1

Story of Reeves Oyelowo and his journey from enslavement to becoming the first Black U.S. Marshal.



After the death of his grandfather, Peyami has to take care of his mentally ill father.



John Hamm stars as Sheriff Roy Tillman who pursuits Dot Lyon a seemingly typical housewife



What's on The Big Screen



Napoleon Joaquin Phoenix, Vanessa Kirby, Tahar Rahim. Historical drama about Napoleon's ruthless climb to become emperor and his volatile personal life.



Dear David Justin Long, Andrea Bang, Augustus Prew

Supernatural horror where a man is haunted by the ghost of a boy named David.



The Marvels

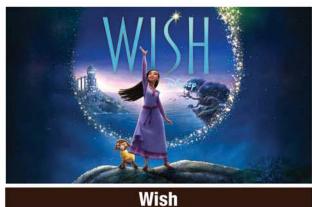
Brie Larson, Samuel L. Jackson, Park Seo-Joon, Teyonah Parris Carol Danvers's powers get entangled with Kamala Khan and Monica Rambeau.



Mia Wasikowska, Sidse Babett Knudsen ,Amir El-Masry A nutrition teacher starts her new post at an elite school and forms a close bond with five of the students.



Hunger Games: The Ballad of Songbirds&Snakes Viola Davis, Rachel Zegler, Tom Blyth. Prequel to the original trilogy set 64 years before the first film



Ariana DeBose, Alan Tudyk Walt Disney Computer animated musical about a place where wishes come true.



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Priced at around 66,000 baht, this Beer Machine features improved thermal insulation for more efficient brewing. It has a beer dispensing nozzle, a 10-liter capacity, DC 24V operation, 0-100W power range, and is made of Food Grade 304 Stainless Steel. The machine weighs 18kg and measures 40cm x 28cm x 65cm. No more need to go out and sit at a bar.



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The De'Longhi Dedica Style EC685 Espresso Machine – Your Café Experience at Home! For a mere 18k baht experience barista-style coffee in your kitchen.With a 15-bar pressure pump, you'll enjoy rich espresso. It heats up rapidly for quick coffee, and the manual cappuccino system delivers creamy froth for your lattes and cappuccinos. Elevate your coffee game



OoNI KODA 16 GAS PIZZA OVEN

Priced around 14,000 baht, the Koda 16 seamlessly marries eye-catching aesthetics with the practicality of gas-powered cooking. This impressive oven features a spacious opening, an expansive cordierite stone cooking surface, and an ingenious L-shaped burner. In keeping with the tradition of Ooni pizza ovens, the Koda 16 effortlessly achieves scorching temperatures of up to 950°F (500°C) - the ideal heat level for crafting flawlessly cooked, stone-baked pizzas.



DOLPHIN NAUTILUS ROBOTIC POOL VACUUM CLEANER



Priced around 40,000 baht, the Dolphin Nautilus CC robotic pool vacuum cleaner boasts impressive wall-climbing abilities for thorough cleaning of both your pool's floor and walls, regardless of the pool's shape or surface. This compact cleaning device is equipped with a weekly timer and offers all the advanced scrubbing and filtration features necessary for comprehensive pool maintenance.



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Vloggers abound on YouTube, some interesting and some not so. There are some very slick edited travelogues which are glossy and informative about destinations almost anywhere in the world and it's now possible to virtually experience what it would be like to visit all the places you ever dreamed of experiencing. The presentation of these features can be very often hit & miss with amateur wannabees not always hitting the mark, some trying too hard and some without the necessary talent to pull off the job.



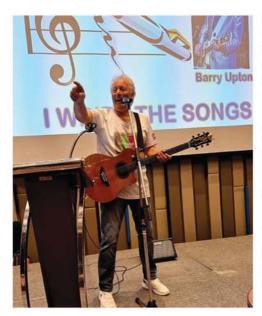
Last year I stumbled upon a vlogging channel with the title 'Vlogging A Dead Horse' which amused me so I watched an item. The presenter, Sean King, then got me hooked with his shambolic, chaotic, but unique humorous style and, to date, his channel is my go to TV choice as I know I'm going to be thoroughly entertained. His Vlogs are almost completely unedited being filmed on a GoPro via a selfie stick with Sean constantly talking about his extremely honest thoughts and reactions to wherever he may be, usually somewhere in S.E. Asia with Thailand being his favoured country for many reasons. I have always been drawn to uniqueness and a fresh approach so when coupled with lots of humour and character, then 'I'm going in'.



Recently, Sean came to Pattaya and it wasn't long before we arranged a supposed short meet up which then lasted nine hours resulting in him doing a vlog about my studio and then, me showing him around many delights of the greater Pattaya area that Tommy Tourist easily misses by not exploring outside of the downtown area.

Then, as Sean has so many subscribers to his channel and becoming aware of his immense fan base. I hit on the idea of us working together on a song and music video because, as regular readers know, that's one of the creative things I do. As I needed to bring out his fun personality in a three minute song, I set about writing some lyrics with a kind of seventies style funk backing as we're both fans of that genre.

One of his many addictive 'catchphrases' was the line 'two naughty girls and a bottle of champagne' (I cleaned that up a bit for this up market magazine). So a similar title was decided on which, as per Sean's personality, could be a tad provocative. After recording the song, we filmed the video in Jomtien with a couple of willing female friends and the result should, by the time you're reading this, be up gracing YouTube, both on my channel FAB BAZ MUSIC TV and Sean's VLOGGING A DEAD HORSE channel. Big fun indeed!



Another first for me happened last month at the PATTAYA CITY EX-PATS CLUB which meets on a weekly basis every Wednesday at the Holiday Inn on Beach Road.

My presentations there are always musically based, but this time I challenged myself to write a song in less than 45 minutes, completely fresh and unprepared, with suggestions for style and content from the assembled audience and constructed in front of their very eyes.

We did it with about 5 minutes to spare and I've made a simple demo of the resulting song called 'Paradise Beach In The Sunshine'.



Again, check out FAB BAZ MUSIC TV for a gander. If you positively seek out fun & frolics in this wonderful place called Pattaya, there is most definitely never a dull moment to be had.

CROSS WORD NOVEMBER 2023

1. Typeface

2. Separate

6. In the past

8. White heron

11. Lyric poem

13. Jump lightly

21. At any time

12. Draw

9. Plan of action

10. Belonging to us

7. Highway

4. Raise

3. Nocturnal ungulate

5. Arboreal mustelid

Across

- 1. Destiny
- 5. Female horse
- 9. Molar
- 14. Gemstone
- Highly excited
 Relating to sound
- 17. Part of the neck
- 18. Deep loud noise
- 19. Move furtively
- 20. Three-legged stand
- 22. Skilful in movement
- 24. Change location
- 26. Cut in three
- 31. Religious doctrine
- 33. Relating to the eye
- 34. Subsequently
- 37. Become known
- 39. Animal foot
- 40. Formal association
- 41. Spanish title
- 42. Chief
- 45. Branch of knowledge
- 47. Agreement
- 48. Specific anesthetic
- 50. Flow of water in the same
- direction as the wind
- 52. Worked hard
- 55. Bluish shade of green
- 57. Shrub
- 59. Length of sawn wood
- 63. Lather
- 65. Small restaurant
- 66. Spooky
- 67. Boundary
- 68. Notion
- 69. Entice
- 70. Facial expression
- 71. Limited period of time

23. Fern leaf	45. Impartial
25. Lull	46. Illegal
27. Take a little at a time	49. Metallic element
28. Leave or strike out	51. Tripod
29. Religious song	53. Elude
30. Tendency	54. Postpone
32. Test	56. Connecting point of
34. Offend	several lines
35. Travesty	58. Side
36. Two times	59. Domestic companion
38. Distribute	60. Sheltered side
40. Lightheaded	61. Limb
43. Negation of a word	62. Pinch
44. Field game	64. Historic period

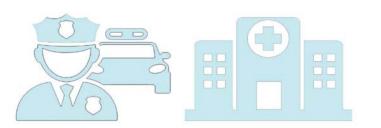
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SOLUTIONS ARE ON PAGE 49

SUDOKU NOVEMBER 2023

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IMPORTANT TELEPHONE NUMBERS



POLICE

Emergency Hotline: 191 Pattaya Police Station: Soi 9 Pattaya Phone: 038 420- 802, 038-420 805 0-3842-9325 Banglamung Police Station,Sukhumvit Highway) Phone: 038 221 800, 038 221 331 Tourist Police:Phratamnak Road Emergency Hotline: 1155 Phone 03841 4669, 03842 5937,

AMBULANCE AND HOSPITALS

General emergency number 191 can be used or 1669 Pattaya International Hospital PhoneTel: 038 428 374-5. Tel: 038-427 575 Bangkok Hospital Pattaya PhoneTel: 038-259-999. 0-3825-9911 Pattaya Memorial Hospital PhoneTel: 038 488 777. 038-429 422

FIRE

Emergency Phone: 199 Fire Brigade Pattaya PhoneTel: 038-425-943, Fire Brigade Naklua PhoneTel: 038-221-000,

SEA RESCUE

Marine Police Phone. 038-423 666 Sea Rescue Phone 038-488 134

ELECTRICITY

Electricity Pattaya Phone 0-3842-6463, 0-3842-8502 Electricity Banglamung Phone 0-3822-1007

WATER

Water Works Banglamung Phone 0-3822-1463 Water Works Pattaya Phone 0-3822-2462/5

WASTE DISPOSAL

Garbage Collection Phone 0-3842-9494



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How do we do it?

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What's our commitment?

- We will continue to build the BBX Business community providing sustainable opportunities focused on business needs
- We will support business initiatives and partnerships, nurturing them in parallel with new ideas.
- We will provide a secure financial platform for transaction management

Your Commitment?

• Our business community transacts via business trade credits. A willingness to be part of this extra revenue stream

• Our community of business owners connects and supports each other via fair trading terms, an understanding that strong relationships prosper with respect

Reach out to us, we are here to help all business grow! www.bbxworld.com

SOLUTIONS CROSSWORD PAGE 46



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MONACO MAGIC: GLITZ, GLAMOUR, AND GRACE

By Mandy Supa-arpha Itthikaiwan

Are you mesmerised by the glamorous scenes in James Bond's "GoldenEye" or the world-class Formula 1 race? I certainly am, which is why I went to Monaco.

Arriving at Monte Carlo, the capital of Monaco, my first stop had to be the iconic Casino de

Monte-Carlo, a Belle Époque masterpiece where James Bond's adventures came to life. Even if you're not a gambler, a visit to this architectural gem is a must.

Monte Carlo is synonymous with luxury, elegance, and high-stakes glamour so people-watching here is a delightful pastime. As you stroll the streets, you'll encounter a mix of locals and well-heeled visitors, all impeccably dressed and living life to the fullest. Sit at a sidewalk café and watch the world go by, or visit the renowned Café de Paris near the Casino Square for the ultimate people-watching experience. You might even spot a celebrity or two blending in with the cosmopolitan crowd.

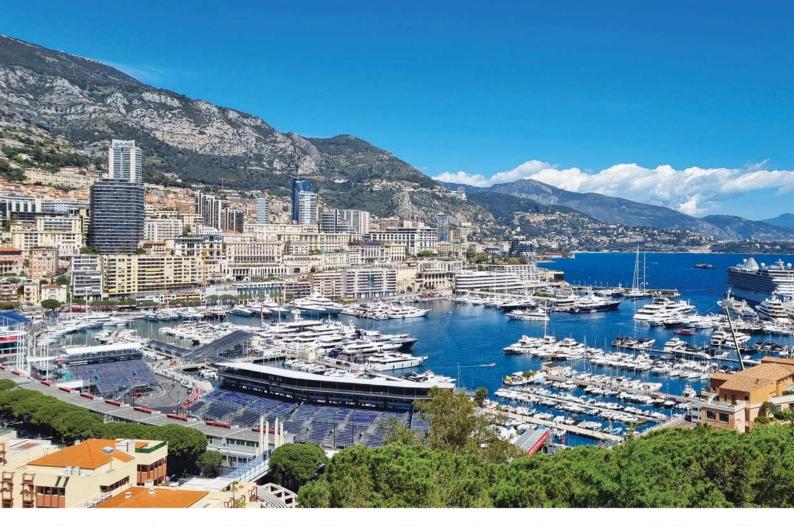


Monaco is a popular residence for wealthy individuals due to its favourable tax laws. Some of the celebrities known to have resided here include F1 stars Lewis Hamilton, David Coulthard, tennis player Rafael Nadal, singers Elton John and Bono, and Film stars Roger Moore and Leonardo DiCaprio. But Monaco offers more than just glitz and glamour. The Cathédrale de Monaco, is a serene and spiritual retreat tucked away in the heart of the city. Its stunning architecture and peaceful ambiance make it a place for quiet contemplation and it is where the late Princess Grace is laid to rest.



A fairy tale unfurled when Grace Kelly, a Hollywood icon, met Prince Rainier III at the Cannes Film Festival. Their whirlwind romance led her to abandon her Hollywood career for life as Princess Grace of Monaco. Together, they graced the principality with elegance and charm, and had three children together. Tragically, the tale took a heartbreaking turn with Princess Grace's life cut short in a car accident. However, her memory lingers on in the hearts of those who visit her final resting place in Monaco's cathedral.





Another gem not to be missed is the Palais du Prince perched high on a rocky promontory overlooking the Mediterranean. This palace has guided tours that take you through opulent state rooms, offering a glimpse into Monaco's royal history. For those seeking a touch of nature, Monaco also offers two exquisite options. The Jardin Exotique, a serene oasis filled with a diverse collection of succulents and cacti. Also, the Musee Oceanographique Monaco, which is perched on a stunning cliff overlooking the Mediterranean. It beckons with a fascinating world of marine life and exhibits, making it a must-visit destination for nature enthusiasts.

Monaco, with its intriguing blend of opulence, history, natural beauty, captivating people-watching, and a star-studded atmosphere, promises an unforgettable experience.



TOP Travel Predictions for 2024 By Kanchan Nath

To explore how travel will transport people out of autopilot and into unleashing their best life, Booking.com commissioned research among more than 27,000 travellers across 33 countries and territories, to reveal predictions for travel in 2024.

COOL-CATIONERS

With scorching temperatures pushing the mercury to record-breaking levels and causing heat waves around the world. Sweltering conditions are accelerating a rise in travellers chasing cooler climes to revive and refresh themselves. They also said that being close to water instantly makes them feel more relaxed. As people dive headfirst into aquatic escapes, mindful water immersion will quickly become the next mainstream version of meditation, where the wild-swimming craze meets the ice-therapy movement. This fresh form of feel-alive wellness travel will see floating yoga, water sound baths and snow meditation surge, as well as a boom in ice therapy retreats..





SURRENDER SEEKERS

In 2024, just bring yourself. Travellers increasingly want to surrender themselves to the element of surprise, explore the unknown and venture into uncharted territory on holiday. Averse to the 'sameness' of everyday life and actively avoiding cookie-cutter experiences, the intuitively adventurous traveller of 2024 wants to step outside of the homogenised holiday, preferring to venture off the beaten path and travel with strangers.

The travel industry is already responding fast with tech-enabled flexible services, giving travellers the option to cancel, change plans, and buy now, pay later at the press of a button. The explosion of Al, which has already seen the launch of Booking.com's Al Trip planner, is going mainstream to assist travel plans in the year ahead.

CULINARY EXCAVATORS

Food archaeologists will be more interested in learning about the origins of a destination's 'must-eat' delicacies than they were in the past. Culinary excavators are bucking next-gen food trends in favour of preserving the true craftsmanship of traditional dishes; leaning on gastro-tourism to embrace the unique history, geography and produce that makes for one-of-a-kind cuisine that will awaken the senses.Expect an increase in indigenous experiences that take travellers on trails that tell the story behind the food they serve, bringing pride and income to communities around the globe.



REBOOT RETREATERS

When things are falling apart back home amid global instability and an ever-hectic world, dishevelled travellers are booking one-track trips rooted in self-improvement to bring themselves back to the life they truly want again. The new era of sleep tourism, for example, welcomes sleep concierges and cutting-edge tech to serve the 55% who want to travel in 2024 to solely focus on uninterrupted shut-eye.

Taking the impetus to reinvent their 'real' life even further, travellers revealed that the stripped-back lifestyle of agrarian and indigenous communities, where self-sufficiency is a way of life, would appeal to them in 2024. Beyond just back to basics, the focus is on a better balance with nature and the elements to reset their day-to-day back home.



MINDFUL AESTHETES

Once upon a time, the words sustainable and stylish were not necessarily synonymous, with the words 'eco-travel' conjuring up visions of primitive campsites. Make way for the intersection of design and mindfulness to influence travel in 2024. Gone are the days when comfort and exceptional design were solely associated with excess and extravagance. Discerning travellers will hunt down jaw-dropping architecture that has environmental features, looking for accommodation that has wow-factor sustainability innovation.

Arjan Dijk, Senior Vice President and Chief Marketing Officer at Booking.com comments: "Our 2024 travel predictions reflect the idea that travel is not a means to escape life, but instead a catalyst to live our best lives. From thrilling adventures in a new destination to feeling the pulse of a new culture and every experience in between, travel allows us to become the best version of ourselves. At Booking.com, it's our mission to make it easier for everyone to experience the world and we believe in the power of travel to inspire, transform, and enrich lives and we are committed to empowering extraordinary experiences that resonate with the heartbeat of each and every traveller in 2024 and beyond."





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	Immigration



A fabulous time was had by all at Rotary Club Pattaya Marina's Dinner and Dance event. With funds being raised for The Rotary Foundation's End Polio Now initiative.

Thank you Rodney James Charman and Jayson Talla Camilo for the great photos

















Issue 235/40 | NOVEMBER 2023



It was a unique event at Centara Mirage. The newest Rotary Club in town, Pattaya Center International, honoured the late Senator Sutham Phantusak. He was in all the history of Rotary Pattaya, both a unique leader and person. Dr. Darin Phantusak, his oldest daughter, shared the evening with members and friends. Here are some highlights of the speech made on that occasion by our Member Pierre Rothschild:

Dear Dr. Darin

You are our guest of honour tonight as we honour your Daddy. One of the most important Rotarians in the history of Pattaya, and much more. Sutham Phanthusak is one of Pattaya's success stories. His ownership of the Woodlands Resort and Woodlands Suites is well known, as is his taking of the Tiffany's Show to the worldwide prominence it has today. He is remembered as one of the most important, most admired and most loved people in Pattaya.





Soon he came to Pattaya to the hotel Nipa Lodge which was replaced by the Amari Tower.The Man who hired him is my closest friend in Thailand, the Swiss Hotelier Kurt Rufli, founder of the Amari Hotel Group.Kurt remembers your Daddy well, as an outstanding and hard working young man. Later, he left for other hotels and started his own, unique career.

Sutham noticed that there were no commercial banks in Pattaya, and tourists could only exchange money in their hotel, at less than favourable rates. The currency exchange he started was successful beyond his wildest dreams .

We are the youngest Rotary Club in Pattaya. So it is an honour and our duty to remember your Daddy. He joined Rotary International in Pattaya early, serving two terms as the local President and another as District Governor. He was a leader for the Boyscout organisation in Thailand and the latest position which he was appointed to was to the Senate in Thailand.Not many have been honoured by King Bhumibol, but Sutham Phanthusak was one of them.

He was born in Trang, in Southern Thailand. His father was a rubber farmer, his mother stayed at home to look after Sutham and his five sisters.He left school when he was 16 years old. His family could not support him financially, and so he moved to Bangkok and entered the hotel business.



He also began a real estate business, and was approached by a small company called Tiffany's Show. They had a tiny theatre with ten actors in South Pattaya, but it was going nowhere. It is now the largest and best Transgender-Show in the World. The next project was Woodlands Resort, followed by the Yamaha Music Schools, the La Baguette Coffee Shops and many others.

A handful of men "made" Pattaya, your Daddy was one of them. We, as Rotarians, are proud that he was an important member, one of the most important in the Rotarian history, of Pattaya.You, your mother and your two sisters continue his work.To honour him, is to honour us all.



The Rotary Club of Pattaya Center International is the newest Rotary Club in the region and is proud to have members from Thailand and all around the world. We help those in need and maintain an active club life with many events and our club, Language is English. Any interested persons are welcome to contact:

116/18 M.9 Pattaya Klang Road, Nongprue, Banglamung, Chonburi 20150 Telephone 065 490 5153 or join our Facebook page Rotary Club of Pattaya Center International -RCPCI

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WE ALSO NOW HAVE STORES IN BANGKOK AND PHUKET

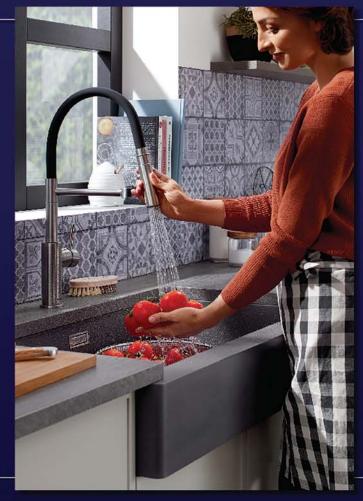




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Held at the Hard Rock Hotel Pattaya by the BCCT, in cooperation with Beluthai, Danish, Finnish, Franco, German, Greek, Irish, Italian, Netherlands, Norwegian, Spanish, Swedish, and Swiss Chambers of Commerce. Also, the European Association for Business and Commerce (EABC) and Thai-European Business Association (TEBA).

A top-class buffet with excellent wines, beer, Thatcher's Gold Cider and Gin from Old Bakery Gin Store London. Lovely to meet some of the sponsors Regents International School and Old Bakery Gin Store.

















Well done Khun Ritz Assistant Director of Sales & Marketing, Khun Aussi Food & Beverage Manager the Fantastic Staff of Hard Rock Hotel who looked after us all so well and not forgetting our own BCCT Executive Director Greg Watkins MBE

by Rodney James Charman



Issue 235/40 | NOVEMBER 2023

PATTAYA



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BUYING A PROPERTY IN PATTAYA? WHY YOU SHOULD WORK WITH A QUALIFIED AGENT.

If you're thinking of buying a property in Pattaya in the near future, doing your own research and finding out as much as you can about the place you want to live in is obviously a good thing. Surfing the internet, picking out an area and the type of property that may appeal to you and getting as much local knowledge as you can will help you make that final decision on what is best for you. But when it comes to the actual purchase, going through a property professional, especially in Thailand, is the smart move.

There are certain things in life that should be left to people who know what they're doing, and buying property in Thailand is one of them. Done properly, the purchase of property in the Kingdom can be a straightforward business, but complying with the rules and regulations for a foreigner buying here needs the expertise of someone who has been through the process many times before and is keeping abreast of the latest developments.

SELECTING THE RIGHT PROPERTIES TO SHOW YOU

Once you have given your agent the outline of what you're looking for, they can narrow the field down and book you viewings from their own listings which they feel will suit you best. Viewing property after property that bears no resemblance to your requirements can become dispiriting and can turn something that should be an exciting time into a chore after a while. Don't let the over zealous agent who badly needs a sale railroad you into the wrong choice.



LOCAL KNOWLEDGE

There is only so much information you can get via the internet and an experienced local agent will be able to fill in those gaps that may be the difference on whether you purchase in a certain area or not. Ask as many questions as you need. Make sure to get the full rundown on everything that will help you make a decision on where you should buy. It may be access to schools, hospitals, transport routes, restaurants and bars or the best shopping. Whatever is important to you, your agent should have all the answers.



GUSTAF REAL ESTATE

PRICE NEGOTIATION

If both seller and buyer are willing, there will be a figure that they can both agree on and both will be happy with. Your agents job is to find that figure as quickly as possible and make sure that all lines of communication are kept open during the negotiations, ensuring a satisfactory completion for both parties.

DOCUMENTATION

This is the most important part of the whole process. There are various rules and regulations that must be adhered to when purchasing in Thailand and your agent must be familiar with all of them. If done correctly, you shouldn't have any problems in securing the property you have chosen. Whether it be a house, condominium or commercial property, make sure anybody acting on your behalf knows exactly what the process involves and can guide it through to completion.

WORKING WITH THE AGENT

Once you have decided on the company you want to use, you can go a long way to securing the property you need by cooperating as best you can with the agent. Attend every arranged viewing, keep in touch with your agent to make sure they are working on your behalf to find the property that you want to buy. Make sure they are aware of any change in your circumstances and don't be afraid to ask questions if you have any misgivings.

The people at Gustaf Real Estate have many years of experience in the Real Estate business, both in Thailand and Europe. Their reputation in Pattaya is impeccable, and if you choose them as your preferred agent in Pattaya, you can rest assured that the service you get will be second to none. Even if you are considering buying remotely from abroad, Gustaf Real Estate can help guide you through the process. Thai, English and Swedish spoken.

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