

**LAGUNA PROPERTY RESALE PROGRAM  
FREQUENTLY ASKED QUESTIONS**

**Q:** Are there any restrictions on reselling my property?

**A:** There are no restrictions on reselling your property. You can sell your property privately or use property brokers including Laguna Property Resale. For more details, please see the overview page.

**Q:** What are other expenses/taxes involved and how much would that be?

**A:** Please see below table of General Tax Rules with Regard to Buying and Selling of Property

<b>Category</b>	<b>Sale of Freehold Land &amp; Property</b>	<b>Transfer of Leasehold Land</b>	<b>Sale of Building</b>	<b>Liability to Tax</b>
Transfer Fee	0.01%	N/A	0.01%	Seller/Buyer
Lease Registration Fee	2%	1%	N/A	Lessor/Lessee
Special Business Tax	3.3%	N/A	0.1% or N/A	Seller
Stamp Duty	0.5% or N/A	0.1%	0.5% or N/A	Seller
Withholding Tax	1% or 5 - 37%	N/A	1% or 5 - 37%	Seller

\*The fees you see above are simply an estimate and not all fees apply. Consult your accountant or financial adviser for a detailed analysis based on your particular tax situation.

**Q:** What kind of ownership transferred to the new buyer?

**A:** For residential properties (i.e. Townhomes, Residences, Village Villas), ownership may be freehold to Thai citizens and leasehold to foreign buyers.

For hotel managed properties located within hotels (i.e. Dusit Laguna Villas and Banyan Tree Villas), all properties are sold on a lease-hold basis.

For condominium properties (i.e. Allamanda Condominiums, Sheraton Island Villas and Laguna Village Villas), according to Thai Law, foreigner buyers can own freehold up to 49% of a condominium development. If any freehold allocation becomes available, leasehold buyers can upgrade their property ownership to freehold.

**Q:** If my property is leasehold, what is the lease term for the new buyer?

**A:** Your new buyer will have the remaining lease period of your property.

**Q:** Should I appoint a lawyer to review the agreements?

**A:** Our agreements have been used for a number of years and have been reviewed by major international law firms. However, should you wish to obtain specific advice regarding the structuring of your investment, we recommend you consult with a professional legal and/or financial adviser.

**Q:** When I am to sign the contract and other documents, do I have to come to Phuket or this can be done over post?

**A:** The documents can be couriered back and forth to obtain required signatures from all parties involved. For registration at Land Department, you can come over yourself, appoint your representative or let our legal staff handle this on your behalf for a moderate administration fee.

**Q:** Will the new buyer receive the same privileges and golf membership like I do.

**A:** Resident Privileges and Complementary golf membership are attached to the property and transferable to the new buyer. This is an excellent benefit to help resell your house.

**Q:** Is the new buyer required to continue the rental program?

**A:** Each property type has different rules and regulations on the rental programs. Please see your rental contract for detailed information.

**Q:** Can I also list my house with other agents at the same time with Laguna Property Resale?

**A:** Your contract with Laguna is an exclusive listing agreement and has the option to allow outside agents to sell your property.

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