

dotproperty

ISSUE 032 Fall 2020



BRIDGE ESTATE

Find out how Bridge Estate has become one of Thailand's Best Real Estate Agencies



Khun Pitchakorn Meesak (Jarn)
Bridge Estate Managing Director

LEARN THE LAW

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GOLD STANDARD

TAKE A LOOK BACK AT THE DOT PROPERTY THAILAND AWARDS 2020

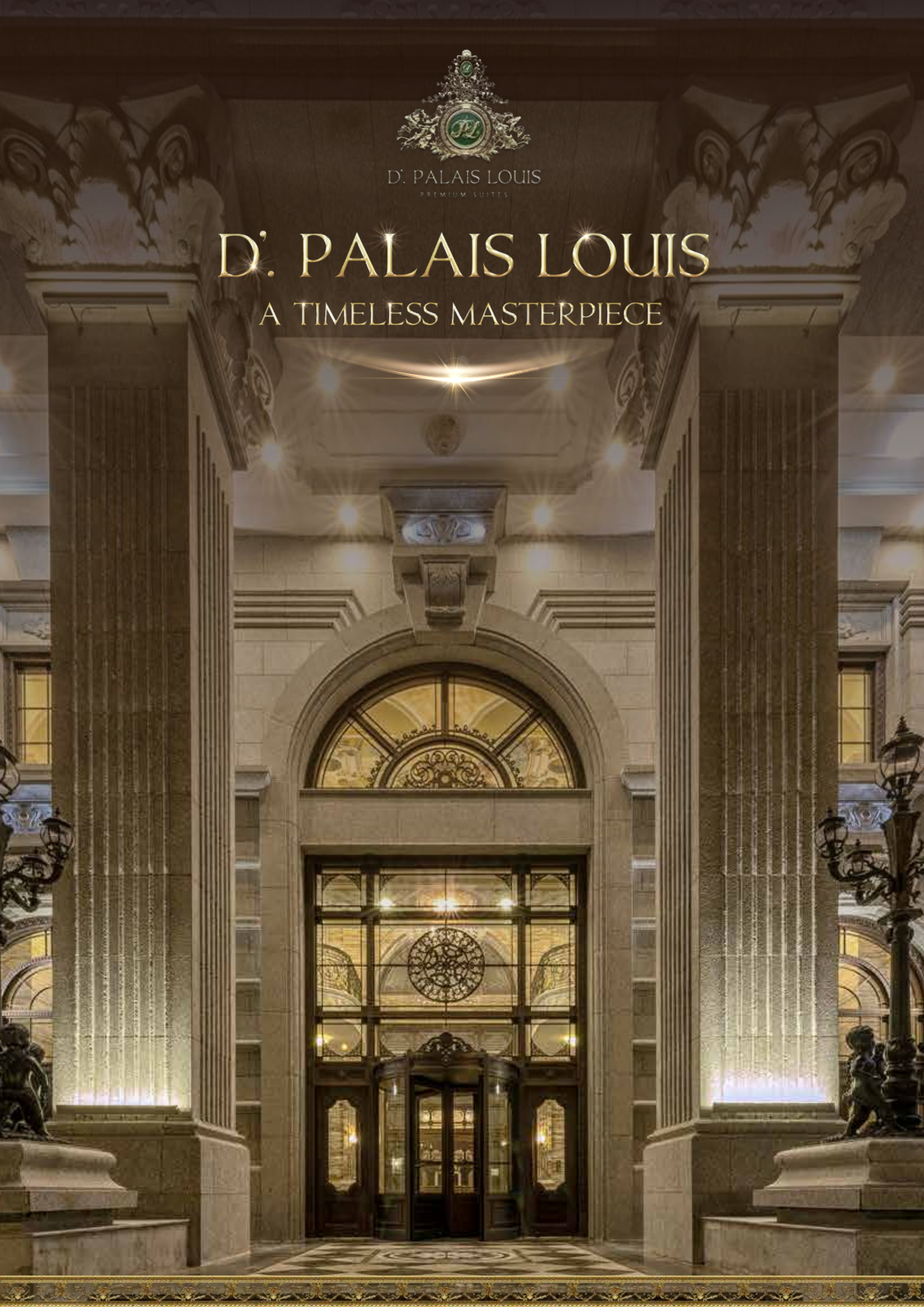
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D' PALAIS LOUIS
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D' PALAIS LOUIS

A TIMELESS MASTERPIECE





D'. Palais Louis is seemed to be like the Versailles of France, and is considered as a timeless masterpiece by its eternal and lasting beauty. The building is a perfect combination between sophisticated European architectural art and boldness in modern creativity.

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PHAN THIET

WORLD'S BEACH CITY FOR WELLNESS

OWN A SECOND HOME AT NOVAWORLD PHAN THIET



NovaWorld Phan Thiet - World's Beach City for Wellness, is located along 7 kilometers of coastline with crystal-blue waters, white sands and sunshine all year round. Thanks to upcoming infrastructure development, including the Dau Giay - Phan Thiet Expressway (expected to be completed by 2022), it will only take 1 hour and 40 minutes to reach Ho Chi Minh City, and 20 minutes to reach the planned Phan Thiet International Airport.

The project, with a total investment of nearly USD 5 billion, features hundreds of exceptional amenities, including a theme park operated by Daemyung Sono, South Korea's No.1 entertainment group; a 16-hectare Bikini Beach park operated by the reputable Finns Beach Club; 36-hole exclusive PGA golf courses; a 3,500-seat ATP tennis court (in collaboration with the Vietnam Tennis Federation); a 42.195 km-long marathon track; an Arena with 7,000 seats; a night life center; Outlets; reputable international and national hospitals; beauty clinics; training centers; an international culture village; a retirement village; and more than 20 hotels and resorts managed and operated by the most trusted international brands.

All year around events and international competitions will be hosted at NovaWorld Phan Thiet, making it one of the most attractive and energetic destinations in the world.





PHAN THIET

WORLD'S BEACH CITY FOR WELLNESS

**OWN A GOLF VILLA AT THE EXCLUSIVE PGA GOLF COURSE
AT NOVAWORLD PHAN THIET**

NovaWorld Phan Thiet - World's Beach City for Wellness, is located along 7 kilometers of coastline with crystal-blue waters, white sands and sunshine all year round. Thanks to upcoming infrastructure development, including the Dau Giay - Phan Thiet Expressway (expected to be completed by 2022), it will only take 1 hour and 40 minutes to reach Ho Chi Minh City, and 20 minutes to reach the planned Phan Thiet International Airport.

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All year around events and international competitions will be hosted at NovaWorld Phan Thiet, making it one of the most attractive and energetic destinations in the world.



ON THE COVER



Bridge Estate strives to bridge the gap in the real estate industry by building relationships, connecting people and delivering an unprecedented level of service throughout the entire transaction and thereafter. In order to accomplish these ambitious goals, the agency needed an approach that wasn't being offered in Thailand.

Bridge Estate brings a new approach to property

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NovaWORLD

HO TRAM

Symphony

Forest by the Sea

NovaWorld Ho Tram, a destination for tourism, recreation and entertainment, is set on an impressive 1,000 hectares spreading along the stunning coastline which is only 90 minutes away from Ho Chi Minh City. NovaWorld Ho Tram comprises of architectural masterpieces boasting a wide range of world-class amenities harmoniously blended into Ho Tram's pristine natural setting, NovaWorld Ho Tram is the ultimate tropical experience.

Each of NovaWorld Ho Tram's second home options is cocooned in a safe, peaceful environment for the entire family, not only enhancing the present lifestyle of its owner, but also offering exceptional investment value for future generations.



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Wonder City
VAN PHONG BAY

Best Beachfront Resort
Landscape Design Vietnam 2020

EDITOR'S NOTE



In this issue, we celebrate the winners of the Dot Property Vietnam Awards 2020 and Dot Property Thailand Awards 2020. While each event was different than in year's past in order to accommodate the "new normal", the spirit and jubilant atmosphere remained.

It was exciting to welcome real estate's finest to our presentation ceremonies in Ho Chi Minh City and Bangkok. Simply hosting such events was a testament to the outstanding response to COVID-19 in Vietnam and Thailand. And for that, the entire team at Dot Property wishes to thank everyone who has contributed in the successful fight against the virus.

Of course, the Dot Property Awards are just one aspect of what we do. As Southeast Asia's leading real estate marketplace, we are continually looking for ways to improve how people find a home.

That's why we are excited to announce the addition of Hipflat to the Dot Property Network. Hipflat, a Thailand-focused property portal, will complement Dot Property's service offerings in the Kingdom and becomes the 13th website to join our network since being founded in 2013.

By adding Hipflat to our comprehensive real estate marketplace that spans Southeast Asia, Dot Property welcomes a brand respected by Thailand's property professionals and homeseekers.

And this is only a start. There are several exciting announcements we will be unveiling in the coming weeks and months, including more information about the Dot Property Southeast Asia Awards 2020 which is scheduled for December.

Let's get to the magazine with all these shameless plugs out of the way. We have lots of interesting and informative content along with full recaps from the Dot Property Vietnam Awards 2020 and Dot Property Thailand Awards 2020.

Thanks for reading,

Cheyenne Hollis



VSIP has transformed from being the best-in-class industrial park developer to one that truly embodies the elements of a prime choice integrated township developer - work, live, play and learn.

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(+84-650) 374 3898 | www.vsip.com.vn
No.8 Dai Lo Huu Nghi, VSIP, Thuan An City, Binh Duong Province, Vietnam

Editorial

Editor-in-Chief

Cheyenne Hollis

cheyenne@dotpropertygroup.com

Design

Art Director

Weerasak Tham-amorn

Graphic Design Support

Rattiya Panya

Business

James Classen

GM - Real Estate Partners SEA

james@dotpropertygroup.com

Adam Sutcliffe

Director, Events and International Markets

adam@dotpropertygroup.com

Adam Matthews

Sales Director, Expat Portals

adam.matthews@dotpropertygroup.com

International Business Development Team

Mei Ling Chann

Head of International Sales

jade.chan@lifullconnect.com

Tanya Yu

Country Manager, Philippines

tanya.yu@lifullconnect.com

Bui Hong Ngoc (Ruby)

Business Development Manager, Vietnam

ngoc.bui@lifullconnect.com

Sales and Distribution Enquires

sales@dotpropertygroup.com

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1788 Singha Complex, 18th Floor,
Room 1808-1813, New Phetchaburi Rd.,
Bang Kapi, Huai Khwang, Bangkok 10310

©Dot Property Philippines Inc.

3/F ASPACE Offices,
110 Legazpi Street,
Makati City, Philippines.

©Dot Property Vietnam

Floor 9th, 21 Nguyen Trung Ngan,
Ben Nghe Ward, District 1, HCMC,
Vietnam

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8 Cross Street,
#24-03/04, PWC Building,
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Indonesia announces plans to loosen foreign property ownership regulations

In an attempt to provide a boost to the country's waning property market, the Indonesian government informed local property developers that it will ease foreign property ownership regulations. According to the Straits Times, Agrarian and Spatial Planning Minister Sofyan Djalil told industry leaders the new rules could be in place by the end of this year.

"On this foreign ownership matter, God willing... we will have (the Bill that covers the matter) ratified into law by end-August," Sofyan was quoted as saying by the newspaper. "That is the commitment from Parliament and President Joko Widodo had requested for such a timeline to be the deadline."

The COVID-19 pandemic has wreaked havoc on the Indonesian

property market with Cushman & Wakefield finding high-rise apartment sales dropped by 30 percent in the first quarter of this year. Housing sales also fell during the same period, but only by three percent.

"The overall residential market is expected to soften in the first half of 2020," David Cheadle, Cushman & Wakefield Indonesia Managing Director, told the South China Morning Post. "Several developers are already facing cash flow difficulties, with the COVID-19 outbreak disrupting developer revenues due to declining sales, with far fewer prospective-buyer inspections to housing projects caused by social distancing restrictions and work-from-home policies adding to the constant burden of construction loan interest rates."

That caused Fitch Rating to downgrade its outlook on the Indonesia homebuilding sector from stable to negative. The agency cited an unprecedented weakening in domestic demand due to the COVID-19 pandemic as the main reason for the change.

Can relaxed foreign property ownership regulations stimulate the market?

The Indonesian government is hoping an increase in overseas demand will offset the lack of domestic buyers, at least in the short-term. In order to attract foreign buyers, the country is set to relax its fairly strict foreign property ownership regulations which have turned off many potential buyers in the past.

Currently, international buyers can only own property in Indonesia via leasehold agreements. No details on what the government may do have been released, but local property professionals are excited by the potential changes.

"The potential of a foreigner being allowed to hold a (right-to-build) title in line with Indonesian citizens is a game changer. If it also allows for foreigners to mortgage in Indonesia it will open up a much larger market than in the past when it was all cash driven," Terje Nilsen, CEO of Seven Stones Indonesia, wrote in an article. "This will encourage foreigners to choose Indonesia as a first or second home option. Especially now when more and more people work from home. And they can call Bali, and other places in Indonesia home."



SUN CASA
CENTRAL



Winner in
Best Housing Master Plan Design

A New Experience For Life

SUN CASA CENTRAL is a high – quality urban area with modern Singaporean living environment and green space, which is like a miniature Singapore in the center of Binh Duong



Location

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Tan Uyen Town, Binh Duong Province



Total Area
30ha



879 Units

Shophouse, Terrace house,
Semi Detached House & Villa

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Developed by



www.suncasacentral.com.vn

MyCitiHomes builds from the heart to ensure families in the Philippines have their dream home



For Filipino families, home isn't simply a place to sleep and eat. It's a space where you thrive, relax and live. It is where life's important moments happen and stories are written. No one understands this quite like MyCitiHomes.

The developer builds from the heart and invests time and resources to create vibrant communities. It's all part of MyCitiHomes' commitment to providing homebuyers with.

"We are in the business of addressing the needs of our customers," MyCitiHomes President and CEO Rosie Tsai explains. "We are committed to fulfill our promise of building from the heart."

MyCitiHomes finds new ways to help families

It was thought that the ongoing COVID-19 pandemic would hinder home buying and prevent people from moving into their dream home. MyCitiHomes did not allow this to happen by introducing innovative programs that made it easier for customers to afford the home of their dream.

Initiatives included a two-month moratorium on penalties, amnesty, attractive rebates and a rewards promotion. Additionally, the developer continues to update homeowners with the latest news and resources that may help them in these trying times. The efforts of MyCitiHomes has not been lost on customers.

"I am glad that (MyCitiHomes) has these kinds of cashback programs that will help customers in this crisis," Homebuyer Reuben Gime proclaims. "I really appreciate that (MyCitiHomes) truly cares for its customers."

The flexible financing programs and promotions from MyCitiHomes helped make home buying possible for many people who may have otherwise been unable to achieve their home ownership ambitions.

"I am pleased that MyCitiHomes takes care of their buyers as they gave us a Welcome Back discount on our down payment which is very helpful in times like this that we are facing a worldwide pandemic," MyCitiHomes' Customer Argel Fabro points out.

MyCitiHomes developments are carefully crafted to consider those who will be living here. The diverse needs of families have been taken into account meaning homes adapt as the years go by. Designs anticipate the needs of residents as they grow older and settle into life in their community.

The developer also emphasizes sustainable living in order to ensure its communities are future-proof. This is something taking on increasing importance in the aftermath of COVID-19. One lesson we have learned is that daily activities must be within reach.

An example of MyCitiHomes work can be found at its Sabella master planned development. The project will feature an eco-farm that serves as the setting for numerous environment-friendly activities.

At the heart of this area is a community garden where residents can plant vegetables, flowers, and herbs. There is also ample space for outdoor activities and sports, lessening the need to leave the community.

HOME PRICES ALONG HO CHI MINH CITY METRO LINE SKYROCKET



Despite not even being in operation, the Ho Chi Minh City Metro line has already made its mark on the city. Home prices along Metro Line 1 have increased by 25-75 percent from their launching price, according to a report from CBRE Vietnam.

Construction on the project began in 2012 with several new residential and retail developments launched alongside the public transportation route. Metro Line 1 will connect the Ho Chi Minh City downtown area with The Eastern City, a proposed urban area and financial center that will see Districts 2, 9 and Thu Duc joined together.

Home prices here have seen the largest gains over the past few years. CBRE Vietnam research found that high-end residential sales prices rose 7.3 percent annually on average since 2015. This area is predicted to see further price growth moving forward.


"End-users and buy-to-let investors are advised to purchase residential units in developments located along metro lines within The Eastern City due to the better connectivity they offer

to other areas within the city and to HCMC's central business districts," Dung Duong, Senior Director of CBRE Vietnam, told Vietnam Express.

EXPECT MORE BUILDING ALONG HO CHI MINH CITY METRO LINES

A Vietnam News report highlighted the fact that the local government hopes to place an emphasis on high-rise residential developments that provide easy access to public transportation infrastructure. Metro Line 1 is set to begin operations next year with plans in place for the construction of four other rail lines in the city.

The Department of Construction believes focusing on high-rise projects around these lines could ease some of the city's problems like flooding and congestion if implemented correctly. Plans call for these developments to aligning with technical and social infrastructure goals set by the government.



Neil MacGregor,
Managing Director of Savills Vietnam,
has spent 20 years in Vietnam

SAVILLS VIETNAM CELEBRATES 25 YEARS WITH A LOOK BACK AT THE MARKET

Founded in 1995, Savills Vietnam has witnessed the growth of the country's property market firsthand. There have been lots of peaks and valleys with the COVID-19 pandemic the latest event to impact the real estate sector.

"Stabilizing relations with the United States and officially joining ASEAN in 1995 marked successful milestones. The (country's) transition from centrally planned to a market driven economy was establishing a robust platform for lasting change and growth," Neil MacGregor, Managing Director of Savills Vietnam, said. "At the same time GDP growth and increased consumer confidence resulted in rising land prices, as the property market started to show signs of promise."

Those early signs of life were derailed by the Asian Financial Crisis. MacGregor noted that Vietnam's limited market opening allowed for a proactive government response which helped successfully manage the crisis and enabled a strong foundation for future growth. This was realized in 2001 when land prices began to increase.

MacGregor, who has spent 20 years in Vietnam, added that the property market became everyone's favorite investment channel in the years preceding to the Global Financial Crisis.

"In mid-2008, effects from the Global Financial Crisis led to a downward cycle in the domestic property market and land prices dropped by up to 40 percent," MacGregor explained. "Property

inventory in 2012 was over VND100 trillion (USD43 million), while property enterprises under bad debt increased. Rapidly rising inflation forced the State Bank to tighten monetary policies. The government, by revising policies and releasing economic stimulus packages to attract investment, helped successfully navigate the crisis."

This would allow new property segments, such as condotels, to flourish.

Real estate in places like Da Nang and Phu Quoc benefitted from country's booming tourism market. Growth would continue across most real estate sectors until the recent COVID-19 outbreak. However, the outlook remains positive.

"While globalization has positively affected Vietnam, the Covid-19 pandemic has caused extensive damage to global and local economies. Fortunately, early and decisive measures from the government meant Vietnam was far less affected than other countries in the region," MacGregor stated.

He added, "The World Bank anticipates three percent GDP growth in 2020, and its 6.8 percent growth forecast for 2021 shows confidence remains high in the local economy. The Vietnamese economy is primed for the recovery and the real estate sector is set to be one of the key beneficiaries in 2021 and beyond."

the
habitat
Binh Duong



The Habitat Binh Duong has emerged as the winner of “Best Sustainable Condo Development” category at Dot Property Vietnam Awards, 2020.

Jointly developed by



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(+84) 909 68 68 38 | www.thehabitatbinhduong.vn
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Aman taps Nai Lert site for Bangkok luxury residences and hotel



The upscale Aman hospitality brand revealed it will launch a luxury branded residence and hotel inside Bangkok's Nai Lert Park. Aman Nai Lert Bangkok is being developed in partnership with Nai Lert Park Development and completion is expected to happen in 2023.

The project is surrounded by the area's century-old tropical gardens with the design embracing this space to create a tranquil sanctuary, a signature of the Aman brand. The project will stand 36-storeys and both the hotel and private residences will feature ultra-luxury amenities that suit the unique surroundings.

"We are honored to have been entrusted with the privilege of operating Aman's flagship development in Bangkok," Naphaporn "Lek" Bodiratnangkura, CEO of Nai Lert Park Development, notes. "Nai Lert Group takes pride in its spirit of hospitality and we are pleased to be able to weave our legacy with Aman's."

Architect Jean-Michel Gathy, founder of Denniston and a long-time collaborator of Aman, has been entrusted to design Aman Nai Lert Bangkok. He found ways to remain true to the Aman identity while drawing upon the scenery around the project to ensure a special and authentic sense of place.



Aman Nai Lert Residences Bangkok will contain 50 units spread across the 11th to 18th floors of tower. The residences will feature uninterrupted views of Nai Lert Park and the Bangkok skyline which can be enjoyed from a private terrace. One-, two-, and three-bedroom units will be available along with exclusive penthouses that have a private entrance.

The luxury branded residences will also come with their own amenities which are unavailable

to hotel guests. These include a swimming pool, fitness center and a dining room with dedicated chefs.

As for the hotel, it contains 52 suites located on floors 9-19. It will feature separate amenities from the residences along with several eateries which are shared. The hotel's signature facility will be a large Holistic Wellness Centre that is equipped with a fully integrated medical clinic, a wellness lounge and a spa house.

THAI GOVERNMENT TO CONSIDER PROPERTY STIMULUS PACKAGE FOR FOREIGN BUYERS



The Center for Economic Situation Administration (CESA) will consider a property stimulus package for foreign buyers as the country looks to provide the real estate market with a much-needed boost. According to the Bangkok Post, both aid measures and a scheme with the Thailand Elite Card will be considered.

Thailand Privilege Card President Somchai Soongswang told the newspaper that the firm is looking at ways it can increase condo investment among Thailand Elite Card holders and prospective clients. A number of real estate agents sell the Thailand Elite Card so there is some synergy that could be cultivated in this regard.

One possible measure mooted is raising leasehold property ownership terms. Currently, leasehold terms run for 30 years with two additional 30-year extensions possible after that. Lengthening this to 50 years could make Thailand more competitive with other countries.

"Many neighboring countries have tried to lure foreign buyers to boost their property sector. To be competitive, Thailand should extend its leasehold period," Phattarachai Taweewong, Associate Director at Colliers International Thailand, explained to the Bangkok Post. "Most condo

projects in several locations in Phuket and Pattaya already have the full foreigner quota. To boost sales from foreign buyers, developers need to offer them a leasehold contract."

There is also hope the move to extend leasehold terms would benefit certain Bangkok locations where foreign quotas have already been taken up at several projects. Phattarachai singled out Asok-Rama IX, Phrom Phong, Thong Lo and Ekamai as areas where this could help.

Should any property stimulus package for foreign buyers contain improved leasehold property ownership terms, the detached housing market would benefit. It is unlikely international buyers would be able to buy homes on a freehold basis, but a more favorable lease policy could open up new possibilities.

AP Thailand noted that it is ready to market its detached housing to overseas property buyers should the government implement a policy to promote ownership. The firm is one of many developers in Bangkok that are now focusing on low-rise housing projects where real demand remains steady.

DOT PROPERTY PHILIPPINES AWARDS

POSTPONED UNTIL 2021



After much deliberation, the Dot Property Philippines Awards have been postponed until 2021 in light of the ongoing COVID-19 pandemic. The Philippines has been one of the hardest hit countries in Asia with more than 220,000 COVID-19 cases reported. A decision was made to call off this year's awards entirely with the country still reeling from the disease.

"Ultimately, we felt that it just wasn't appropriate to organize the Dot Property Philippines Awards in any format this year. As people struggle with unemployment and many in the business community find themselves fighting to keep the lights on, it's important not to lose sight of what really matters," Dot Property Philippines Country Manager Tanya Peralta-Yu, explained. "The focus needs to be on the country's efforts to overcome COVID-19 as well as the recovery from it."

The Dot Property Philippines Awards was launched in 2017 with last year seeing the program expand to include a presentation ceremony held in Metro Manila. This year's event

had originally been scheduled for September at The Peninsula Manila, but those plans were adjusted in late March.

In order to host the safest possible event that followed all local regulations, an entirely digital ceremony was proposed as part of the Dot Property Awards 'On Screen' series. However, everyone at Dot Property felt it best to call off this year's festivities altogether with the COVID-19 pandemic continuing to disrupt daily life in the Philippines.

"Our thoughts and prayers go out to those who have been affected by COVID-19. We would also like to express our deepest gratitude to the medical frontline workers and health professionals in the Philippines for their tireless efforts in the battle against COVID-19," Peralta-Yu stated.

The Dot Property Philippines Awards will return in 2021 although no date has been set. Since the situation remains fluid, Dot Property will continue to closely monitor what is happening in the country before making an announcement regarding next year's presentation ceremony.

DUSIT CENTRAL PARK TO TAKE GREEN EXPERIENCES TO THE NEXT LEVEL



The designers behind the THB36.7 million (USD1.2 million) Dusit Thani Central Park complex have been diligently working to find a way to make the mixed-use project an extension of Lumpini Park. Dragon Company Limited, the Thai-arm of Architects 49 International Limited, and OMA Asia Hong Kong Limited have finally unveiled their vision of just how this will be achieved.

The masterplan calls for a 20-metre, rooftop park that spans from the third to the seventh floors of one of the towers. The park will feature public spaces, a jogging track, an activities area, a dog park and a children's playground. The residences at Dusit Thani Central Park will have an area of park reserved exclusively for them.

One of the key aspects of the design is that it respects the area's heritage while bringing something new and unique to Bangkok. Users will feel as if the space is a part of Lumpini Park thanks to scenic vistas. In addition to this, each of the four buildings at Dusit Central Park will offer unobstructed views of the park to provide a total green experience.

"Every element of the Dusit Central Park project has been designed to help create new urban lifestyles while respecting and elevating the area's rich heritage for hospitality, commerce and green living," Somkiat Lo-Chindapong, Deputy Managing Director of A49, stated. "The challenge was to create four buildings which achieve their individual purposes – such as

maximum comfort and absolute privacy for the residential tower; convenience and luxury for the hotel; ease of access for the offices; and maximum connectivity for the shopping complex – while bringing sustainable value to the area through green design and amplifying land use for the public."

DUSIT CENTRAL PARK TAKE SHAPE

Dusit Central Park is a joint-venture project that sees one of Thailand's most popular hotel brand's, Dusit Thani, team up with the country's largest retail player, CPN. The project is anchored by a 69-story luxury condominium that will have 389 units. There will also be a 45-story office tower, Central Park Offices, at the mixed-use development in addition to retail space.

However, the centerpiece will be the new Dusit Thani Bangkok. The property will retain the easily identifiable, sleek triangular design of the original hotel in a new 39-story building. Unlike its predecessor, every room inside the new Dusit Thani Bangkok will have a view of the park.

"By positioning each building to face Lumpini Park, designing each space for maximum efficiency, reflecting the rich value of the past in a way that suits the present context and offering a large green space at the heart of the project, we believe our design achieves these aims and will help to put the destination on the map as a new icon of Bangkok – one which redefines luxury, modernity, and cultural and artistic beauty to become a top attraction for local and international visitors alike," Somkiat proclaims.

LinkZZapp

looks to assist developers and management companies in Malaysia with digitization



A new property platform solution wants to make life easier for developers and property management companies in Malaysia by launching a digital solution that streamlines complicated manual processes.

LinkZZapp has developed and launched The 360° e-Property Platform Solution that it believes will improve operations while eliminating the need for superfluous human contact.

The latter in particular is important with the "New Normal" now taking shape in Southeast Asia.

Many property developers in Malaysia trudged on with the same time consuming and tedious manual processes for more than 20 years but have now been forced to embrace digital transformation because of the ongoing COVID-19 pandemic.

"As a property investor as well as a PropTech player in the market, we constantly feel that there is so much room for the industry to improve digitally with all the technology available in this day and time. Plus, with the recent Covid-19 crisis where everyone is embracing social distancing as the new normal, we are seeing more property developers demanding a solution which can minimize face-to-face contact," LinkZZapp Founder and Chief Executive Officer William Wong stated.

LinkZZapp's technology is billed as Malaysia's first holistic, end-to-end solution for real estate companies.

It comes at a time when developers and property management firms require technology that offers strong functionality while being simple and convenient for users.

"Our holistic platform enables our users to track, manage, monitor, and engage digitally by using all-inclusive features which include Construction Monitor; Vacant Possession; Defect and Property Management; and Smart Community," Wong noted. "We also provide hardware and software integration solutions such as plate number recognition system, auto gate system, parking allocation system, facial recognition system and smart home system to property developers who wish to provide their homebuyers with seamless smart living experience."

He added that the property sector must innovate and embrace digital transformation in order to improve operations and provide a safer environment for the public. The company also believes LinkZZapp technology can increase efficiency and productivity of business processes.

Eurowindow

Nha Trang




DOT PROPERTY
VIETNAM AWARDS
2020

Ocean Luxury Villa
By *Radisson* 

**Best Luxury Beachfront Villa Resort
Development Vietnam 2020**



WILLIAM PROPERTY CONSTRUCTION CAN BUILD YOUR DREAM HOME IN NORTHEAST THAILAND

Buriram, Udon Thani, Khon Kaen and many other cities in Northeast Thailand have become popular with expats looking to settle down away from the large crowds of tourists, pollution and increasing cost of living. Moving here also provides you with a chance to have a house, something not feasible for most people in Bangkok.

Some expats also have family in Northeast Thailand. Opting to build in-laws a new home is beneficial in two ways. Firstly, it can provide elderly family members with a better lifestyle than what may be possible in older-style houses. Secondly, it makes family visits more enjoyable for everyone as there is enough space, privacy and convenience for the entire family.

For more than 12 years, William Property Construction has been building custom-made residences in Buriram, Udon Thani and elsewhere in Northeast Thailand. Boasting a long track record of success, the firm acts as a one-stop solution for those looking for a high-quality home without the headaches and delays the process can entail.

No one is able to turn the ideas you may have about a dream home into reality quite like William Property Construction. The process starts with the homebuilder checking on the suitability of your land. After that, it is time to sit down and go over what you want from the property. The company's renowned architect will assist you before coming up with a full set of working drawings and specifications approved by a structural engineer.

Your input and feedback are a vital part of this process and the end result is a home design in line with your wishes. Once the design is completed, you will receive a fixed price quotation for the construction of the house as well as a detailed scope of work required.

Should you agree to proceed, work can begin. During the construction period, you will be provided with full project management service. Project managers hail from the UK and Europe allowing for seamless communication, something not possible with other construction firms. They will keep you informed of everything that is happening from the moment shovels go into the ground until it's time to move in.

William Property Construction is the leading homebuilder in Buriram and Northeast Thailand. The company is committed to transparency, ensuring projects are completed on time and within budget. They also have an impressive portfolio of completed work that truly showcases their skill and expertise.

For more information about William Property Construction, please visit: williampropertythailand.com



D'CAPITALE

is in the golden location, the intersection point of the key intersection of Hanoi Capital, includes Tran Duy Hung, Khat Duy Tien, Pham Hung, Thang Long Avenue, D', Capitale is right in the middle the new political and financial center of Ha Noi. The project is designed in style Modern Europe is completely environmentally friendly, give customers a life Classy, luxurious, immersed in the nature of a large 13-hectare park with trees and greenery Lake. At here, everyone's will enjoy the full definition of "luxury" that Tan Hoang Minh Group aims to. That is the feeling of being appreciated by what the best, most perfect from the smallest details in every passing moment a peaceful and fulfilled life.



Real estate transparency improves across Southeast Asia



Several countries in Southeast Asia made notable improvements when it came to real estate transparency, according to a recent JLL report. The Global Real Estate Transparency Index 2020, a biannual research project from the consultancy, found that many countries in the region made significant progress over the past two years.

Thailand, Vietnam, the Philippines and Indonesia were among the top ten improved countries in regard to real estate transparency. Singapore was the region's best performing country when it came

to transparency and finished 15th globally. Malaysia was the only other Southeast Asian country to make the Global Real Estate Transparency Index 2020's top 30.

A total of 99 countries and territories around the world are ranked in the report. The final real estate transparency score is based on six factors: investment performance; market fundamentals; listed vehicles; regulatory and legal indices; transaction processes; and sustainability. This was the 11th edition of the report.

Vietnam continues to improve

The Vietnam property market continues to improve, and this was highlighted by the fact the country rose five places in the JLL report. As a result of the jump, Vietnam is now classified as "Semi-Transparent". This is an important step for the country as more international investors look to enter the property market.

"Vietnam has made further progress on the regulatory front with government bodies tightening

their oversight to ensure rules and regulations are being adhered to in areas such as land-use planning and lending standards. The country's strong economic prospects have drawn significant interest from both occupiers and investors, and this has led to increased competition and service offerings from property management companies," the report found.

The performance of Ho Chi Minh City, in particular, was cited as a key driver of real estate transparency in the country.

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Thailand becomes transparent

Thailand made further progress and was placed in the “Transparent” tier by JLL for the first time. According to the Global Real Estate Transparency Index 2020, greater regulatory enforcement of lending standards

and requirements for more frequent property valuations in the Kingdom along with improved accounting standards were catalysts for the improvement.

“Moderate gains in Thailand have in part been driven by changes on the regulatory front, and this has led to it advancing into the lower reaches of the ‘Transparent’ tier alongside

Mainland China’s leading cities. The national accounting body has adopted new measures to move Thailand’s GAAP more in line with international standards, while regulators have tightened up on some lending standards including requiring greater frequency of appraisals. In Bangkok, a new land-use plan is scheduled to be launched in 2020 after

significant public consultation, and this has helped to improve the predictability of the changes to come,” the report explained.

The country is now ranked as the world’s 33rd most transparent real estate market and recorded the fifth highest improvement during the past two years.

Sustainability focus moves the Philippines forward

While the Philippines still trails both Thailand and Indonesia in real estate transparency, the country continues to become more transparent. Many developers have made strides in sustainability and these efforts were one of the reasons the country improved in the latest rankings.

“Sustainability has been a key contributor to gains achieved in the Philippines as developers put a renewed focus on this area. The number of green-certified buildings has been on the rise and the first non-bank issuance of a green bond took place early in 2020 by a local developer. Steps to digitize the land registry are also a positive stride, leading to better quality records and easier access,” the report points out.

Elsewhere in Asia

The Global Real Estate Transparency Index 2020 highlighted Indonesia as another country that made solid strides over the past two years. Meanwhile, Myanmar was the lowest ranked country in the region and 72nd globally.

Japan and Hong Kong scored highly once again and both countries are firmly entrenched in the “transparent” tier. The report added, “the improvements have been small, with the biggest advances recorded on the sustainability front as governments and industry players have placed a greater emphasis on health and well-being.”



DOT PROPERTY
VIETNAM AWARDS

2020



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FOR MORE INFORMATION ABOUT THE PROJECT, PLEASE CONTACT

DANKO
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PROJECT DEVELOPER

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Website: <https://dankogroup.com.vn>

HOMEVINA
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Project consulting and development firm.

VIETNAM PROPERTY SECTOR

LOOKS TO CLOSE THE GAP ON
REGIONAL NEIGHBORS



It's no secret that the Vietnam property sector trails behind its ASEAN peers. Thailand, Indonesia and Malaysia all enjoy domestic demand and consistent international interest that allowed the real estate industry in these countries to grow. However, Vietnam is now working to close that gap.

The second home market, in particular, is seen as vital for the growth of the Vietnam property sector. A number of ASEAN countries have had success in building the second home segment which has elevated those real estate markets as a whole. Even if Vietnam currently trails countries like Thailand and the Philippines, it is well positioned to learn from its neighbors.

"Vietnam's property market, generally speaking, is claimed to be 10-15 years behind Thailand, Malaysia and Indonesia. The second home market only started to develop during the last couple years and is probably the furthest behind. On the bright side, there are a great deal of lessons and experiences that we can take from our pioneer neighbors," Nguyen Hoang, Director of the R&D Department at DKRA Vietnam, explained.

A strong tourism industry could also help Vietnam establish itself as a renowned second home destination. Hoang noted that tourism has significantly increased during the past five years with the country welcoming 18 million international visitors in 2019. COVID-19 will see that number decrease in the short term, but the long-term tourism outlook remains positive.

"In the coming years, I think the Vietnam hospitality and tourism sector will catch up with neighboring countries such as Thailand, Malaysia and Singapore. The presence of well-known, international brands like Hilton, Sheraton and Accor have already brought credibility to tourism in the country," Hoang stated.

The Vietnam property sector welcomes hospitality

One of the most recent trends in the Vietnam property sector has been the rise of hospitality real estate. Driven by the country's rapid growth of middle-income and high-net worth individuals, a significant number of hospitality-focused projects were launched between 2015 and 2019.

"The Vietnam hospitality property market witnessed dynamic movement during recent years with a large supply of projects launched. There have been thousands of beachfront villa/ townhouses as well as 10,000-12,000 condotel units launched annually. Reputable developers of the segment include Vingroup, BIM Group, CEO Group and Sun Group," Hoang reported.

He continued, "Facilitated by the sector's vigorous development, asking prices have grown dramatically. As a result, it is now pretty

easy to find beachfront villas listed for sale at one million dollars or more."

According to Hoang, the most popular locations for hospitality properties are along Vietnam's central coast with Da Nang and the provinces of Quang Nam, Khanh Hoa and Binh Thuan all seeing a lot of real estate activity. In the south, Phu Quoc Island is an up-and-coming destination. Meanwhile, the Ninh Thuan, Phu Yen and Binh Dinh provinces are now starting to establish themselves as emerging markets.

Foreign ownership could unlock greater demand

Many developers in Vietnam have been encouraging the government to loosen foreign property ownership regulations in order to attract more overseas buyers. Current laws state that international buyers cannot hold more than 30 percent of the units in a single residential building. Additionally, buildings must be approved for foreign ownership by the government before sales begin.

Overseas buyers are currently unable to own hospitality property in Vietnam, but this could be set to change.

"Recently, the Ministry of Construction proposed that foreigners be allowed to buy hospitality properties like beachfront villas, townhouses and condotels. This is something most experts believe to be in the best interest of the Vietnam property sector," Hoang said. "I suppose that this is a good suggestion that can not only boost the hospitality property sector, but also increase the competitiveness of the Vietnam real estate industry as a whole. Through this, the trend of worldwide integration would be proven and implemented."

Should international property buyers be allowed to acquire hospitality properties in Vietnam, a place such as Da Nang could compete with Bali, Phuket and Cebu in Southeast Asia. Especially when you consider that most hospitality projects also have familiar rental schemes and other mechanisms in place to provide investment returns.

It may not be there yet, but the Vietnam property sector is closing the gap on its regional neighbors.

About DKRA Vietnam

DKRA Vietnam is a leading broker agency and property consultant in Vietnam. The company provides a wide range of services including market research, project development consultancy in hospitality and residential property, sales and marketing and property management.

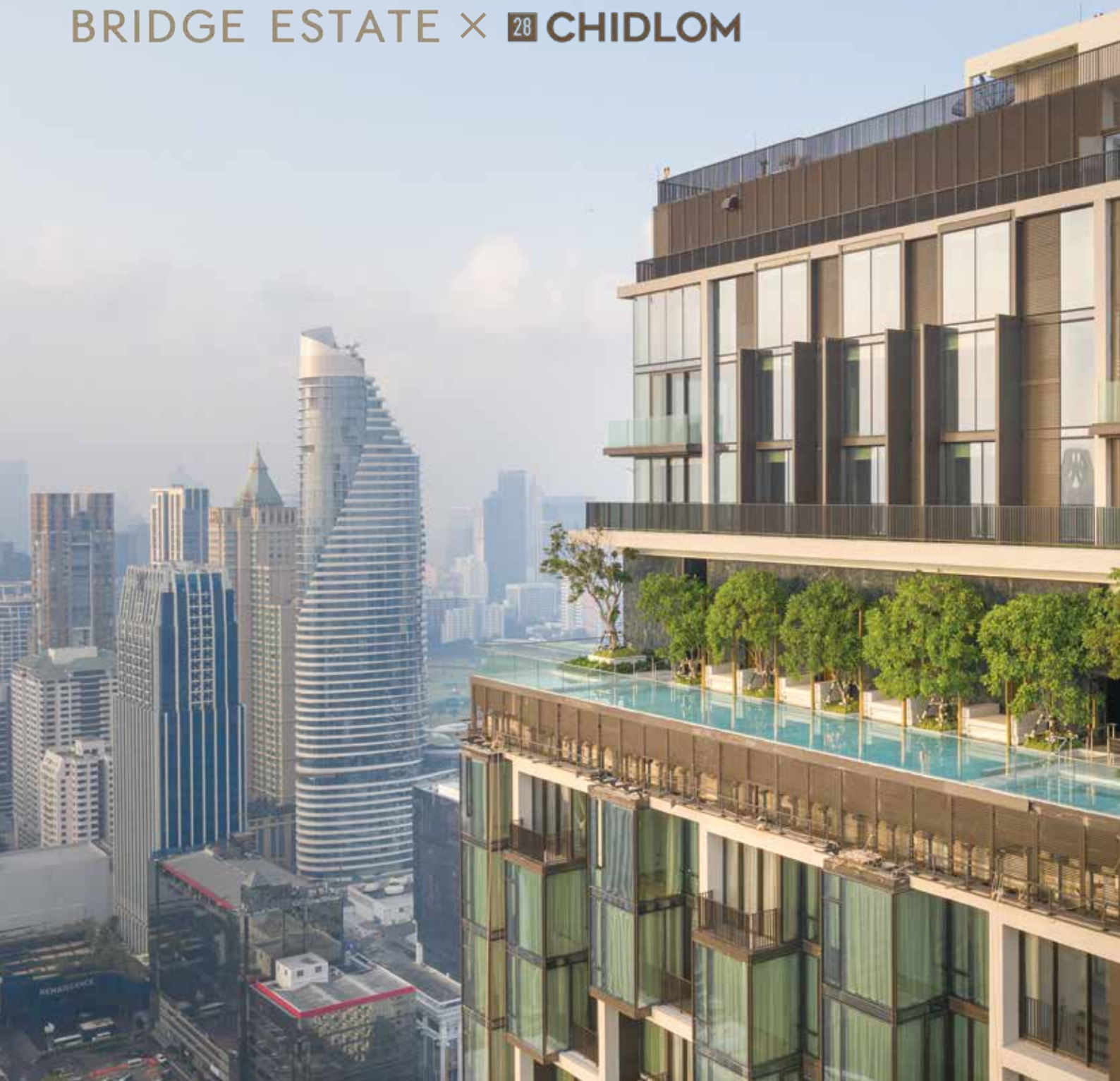
For more information, please visit:
www.dkra.vn



Mr. Nguyen Hoang
Director of R&D Department
DKRA Vietnam



BRIDGE ESTATE × 28 CHIDLOM



Bridge Estate may not be the oldest real estate agency in Thailand, but the firm has quickly made a name for itself. Today, it is one of the most trusted companies in the real estate industry with the firm's hard work recently recognized at the Dot Property Thailand Awards 2020.



BUILDING BRIDGES

You can tell a lot about the character of a company from the name it selects. This is no different for Bridge Estate with its name serving as a constant reminder of the agency's mission. The company strives to bridge the gap in the real estate industry by building relationships, connecting people and delivering an unprecedented level of service throughout the entire transaction and thereafter.

In order to accomplish these ambitious goals, the agency needed an approach that wasn't being offered in Thailand.

"Our relentless passion and personal commitment are what distinguishes us from others. Our mission is to offer each and every client a worry-free experience by providing the fully integrated service in real estate, sell or purchase transaction and tenancy management," Khun Pitchakorn Meesak (Jarn), Bridge Estate Managing Director, tells Dot Property.

Bridge Estate was established in 2019 but the team boasts more than 15 years of experience in the property sector. It utilizes this experience and knowledge to offer a full range of real estate services.

"We are a team of highly-experienced professionals with skills and passion. Our expertise is in providing efficient sales and marketing strategies. We are dedicated to providing comprehensive solutions for both local and international homeowners, investors and tenants," Khun Jarn says.

From inquiry to aftersales service, Bridge Estate is truly bridging the gap for international clients, helping them navigate the Thai market. The company has developed several programs that allow it to efficiently carry out its goals. These include Bridge More, a property care management program that streamlines the post-transaction experience.

"The Bridge More service is for both leisure and business clients in Thailand. Our service can be tailored upon clients' needs and requirements, covering all aftersales services from transfer of ownership to leasing and resales," Khun Jarn details. "In essence, we enable you to do more with your time by providing comprehensive, hassle-free property care that includes a furniture and interior decoration service along with management solutions."

This is something that is extremely important for overseas property buyers, a group Bridge Estate has a lot of experience working with. In fact, one reason Khun Jarn launched Bridge Estate was in order to help facilitate cross-border real estate transactions.

"Bridge Estate was founded to respond to the growing demand of cross-border real estate transactions throughout Thailand, across both inbound and outbound investment channels," Khun Jarn

explains. "Managed by a team of established industry professionals from both the developer and agency sides, we strive to create high success levels for our clientele based on our decades of execution experience in local and international markets."

Client success is something valued very highly by the entire team at Bridge Estate. The agency is committed to making the process as smooth as possible for both investors and end users.

"We strive to reach high levels of success for our clients, based on our decades of execution experiences in local and international markets. We can generate revenue from property investment while guaranteeing the best condition of the property is maintained. Investors can enjoy the full benefits of a hassle-free investment," Khun Jarn notes. "The result is delivering 'best of the best' service and the highest possible success rate for all our clients."

A MILESTONE ACHIEVEMENT

One of the biggest milestones for any real estate agency is becoming the sole agent for a marquee development. Usually sole agent partnerships are reserved for brand name consultancies. However, leading Thai developer SC Asset selected Bridge Estate to be the sole agent of 28 Chidlom, an iconic luxury freehold condominium in the heart of Bangkok.

For a developer the size of SC Asset to trust Bridge Estate is truly a sign that the agency is among Thailand's elite. And for Bridge Estate, being the sole agent of 28 Chidlom allows them to exclusively offer clients residences in a landmark Bangkok development.

"What impresses me the most about 28 Chidlom is that it manifests SC Asset's top standard of excellence to offer high-class

living facilities. It is the destination for a perfect home and ideal for long-term lease because it offers the best. The best location in Bangkok, the best amenities, the best living experience and the best possible investment," Khun Jarn says.

The project is built on one of the last land plots in the Chit Lom area which means property values will increase over time if history is any indication. In 2006, Central Group acquired part of the British Embassy on the nearby Phloen Chit Road for THB900,000 per square wah. More than a decade later the Thai retail giant acquired the remainder of the land for THB2 million per square wah.

Citing the 110 percent land price increase at a site less than 500 meters away, Khun Jarn believes 28 Chidlom will see outstanding rental returns and capital gains. It may also be the last opportunities for the public to own a freehold residence in Chit Lom which will support price growth further.

However, the luxury condominium has a lot more going on beside its outstanding location.

"28 Chidlom has been designed to be one of the Chit Lom area's most iconic landmarks. It has a rare, 'Jewel box' façade design that makes it stand out from other nearby projects. There are also world-class facilities along with 5-star concierge services that will delight those living here," Khun Jarn points out.

And while the project is iconic from the outside, the interior design is just as appealing. It starts with the "Urban Oasis" concept that sees the majority of the ground floor area dedicated to green spaces. This greenery has been crafted so it connects to the interiors and can be experienced from everywhere.

The loft-style design of units at 28 Chidlom means all residences have a ceiling height of at least three meters. Additionally, all units were meticulously designed to ensure optimal space usage.

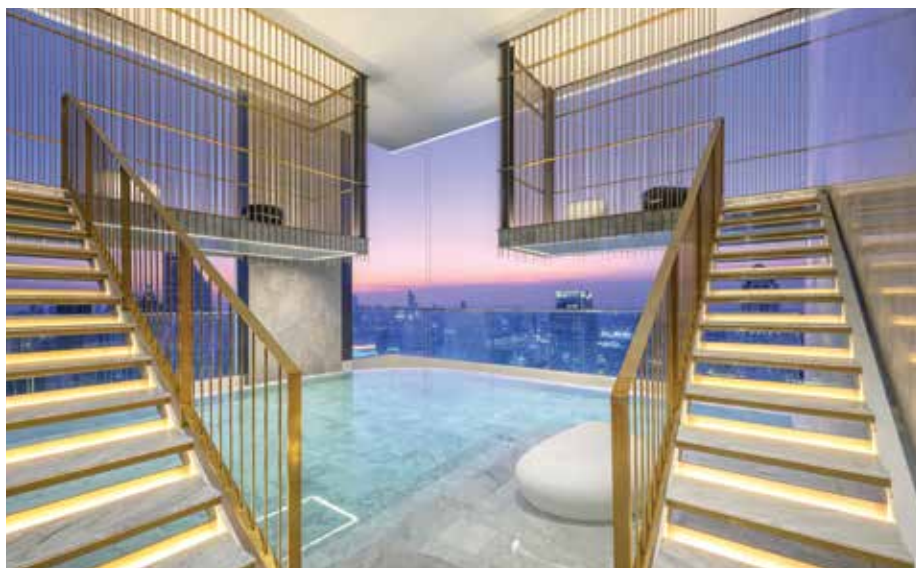
Each one comes fully fitted with premium materials that help combine function and design.

Residences also come with full-height windows that allow natural sunlight to shine through while providing breathtaking views of Bangkok. The latest in window technology has been used to ensure residents are insulated against heat and noise. All of the features have been incorporated into every last unit to guarantee those living here will always have the best in privacy and comfort.

BECOMING THE BEST

For Bridge Estate, being named as one of Thailand's Best Real Estate Agencies at the Dot Property Awards Thailand 2020 was another sign the company is moving in the right direction.

"We are proud to be awarded as Thailand's Best Real Estate Agencies at the Dot Property



Awards Thailand 2020. In fact, this is the second consecutive year we have won the award,” Khun Jarn notes.

Of course, Bridge Estate has no plans to rest on its previous accomplishments despite an award-winning pedigree. The firm is already looking to build upon this success in order to offer its clients the absolute best moving forward.

“At Bridge Estate, we aim to provide the best living solutions for clients whether they’re searching for a dream home or need fully managed investment for their properties. Our goal is not to be just another hit-and-run agency, but to be one of the most trusted agencies for clients and developers in the long term,” Khun Jarn proclaims.

**For more information
about Bridge Estate:**
www.bridgethailand.com
Tel. +66 (0)99 419 6364
inquiry@bridgethailand.com



A man and a woman are looking down at a document on a table. The woman is on the left, wearing a brown sweater, and the man is on the right, wearing a white shirt. They are both focused on the document. The background is a bright, out-of-focus indoor setting.

UNDERSTANDING FOREIGN OWNERSHIP OF HOUSES AND VILLAS IN THAILAND FROM A LEGAL PERSPECTIVE



Foreign ownership of houses and villas in Thailand is tricky, especially from a legal point of view. The easiest solution is to acquire this type of property via a leasehold arrangement, but the terms of these don't sit well with many buyers. There are other options available, including purchasing it via a Thai registered company.

However, neither method is as clear as buying a condominium unit where freehold ownership is permitted. From the legal aspect, foreign ownership of houses and villas in Thailand requires patience and a deep understanding of the law.

"The purchase of houses or villas in Thailand is not straightforward for foreign buyers.

The ownership of land in Thailand is restricted to Thai citizens and

Thai-owned companies. Obviously, this rule can present significant challenges to foreign purchasers who are looking to buy houses or villas that are situated on such land," Khun Sirichot Chaichot, Attorney at Law at Siam Legal, explains. "There are various legal methods available for purchasers who would like to buy a house or villa, but I would strongly recommend that buyers consult with a lawyer who is familiar with the relevant law and can ensure that they are in full compliance."

Foreign ownership of houses and villas in Thailand with a Thai registered company

International buyers wanting to own a house or villa outright can purchase it via a Thai registered company. On the surface, the arrangement comes with favorable terms, but Khun Sirichot warns

potential buyers that this type of ownership structure comes with wide-ranging challenges.

"I do not generally advise my clients to hold the ownership of land and a house/villa through a Thai company limited, unless they are certain they will have full control over the property either directly or indirectly," Khun Sirichot states. "This means that he or she is the director of the company who can solely sign and bind all activities of the company and holds or controls shares in the company that provide the majority of the voting rights. In addition, such a company should be healthy; conduct regular, ongoing business; and not be at risk of insolvency."

That last line in particular is one foreign buyers need to take note of. Maintaining a Thai registered company has significant time and financial costs that cannot be

avoided. If the business holding the property becomes inactive and is delisted by the Business Department, selling or transferring it becomes a massive headache.

"In the event that the director(s) of the company have abandoned the company, died, disappeared or have not submitted the annual income/balance sheet, the buyer will need to ask the seller to take all necessary actions to activate the company including, but not limited to, changing the structure and/or submitting the balance sheets for the previous year(s) up to date, prior to taking any further steps," Khun Sirichot details.

Ultimately, purchasing a house or villa in Thailand through a Thai-registered company should be avoided unless the business is active, has secure finances and the buyer is in full control of the organization.



The pros and cons of leasehold villa or house ownership in Thailand

Foreign ownership of houses and villas in Thailand via a leasehold agreement is common, although not without some legal challenges. That being said, it is generally seen as a more secure form of ownership than buying a property through a Thai registered company.

"At the very least, the buyer will be entitled to use, occupy and enjoy the property for up to 30 years. The lessee may also be entitled to sublease, or assign the leasehold right to a third party(s), or leave as an estate to the successor(s) of the buyer if the lessor or landlord provides express consent in

writing in the lease agreement," Khun Sirichot points out.

In theory, leases can be extended for up to 60 years after the expiration of the original 30-year agreement. Some developers selling houses and villas in Thailand to international buyers will even promote this despite the fact lease extensions are by no means guaranteed.

"Common lease extension terms, often seen in lease agreements (e.g. 30 + 30 + 30 years) are, in my view, likely unenforceable," Khun Sirichot reports. "In the event that the lessor/landlord does NOT voluntarily honor any clause regarding the renewal of the lease upon the expiration of the first lease term, the lessee will have no choice but to attempt to

exercise his or her right in court. However, I cannot guarantee that the judgment of the court at that point of time will be in favor of the lessee."

Another growing trend in leasehold properties is the inclusion of guaranteed buyback clauses where the developer agrees to pay the buyer a set amount upon the end of the leasehold term. This may sound great, but may not be legally binding, according to Khun Sirichot.

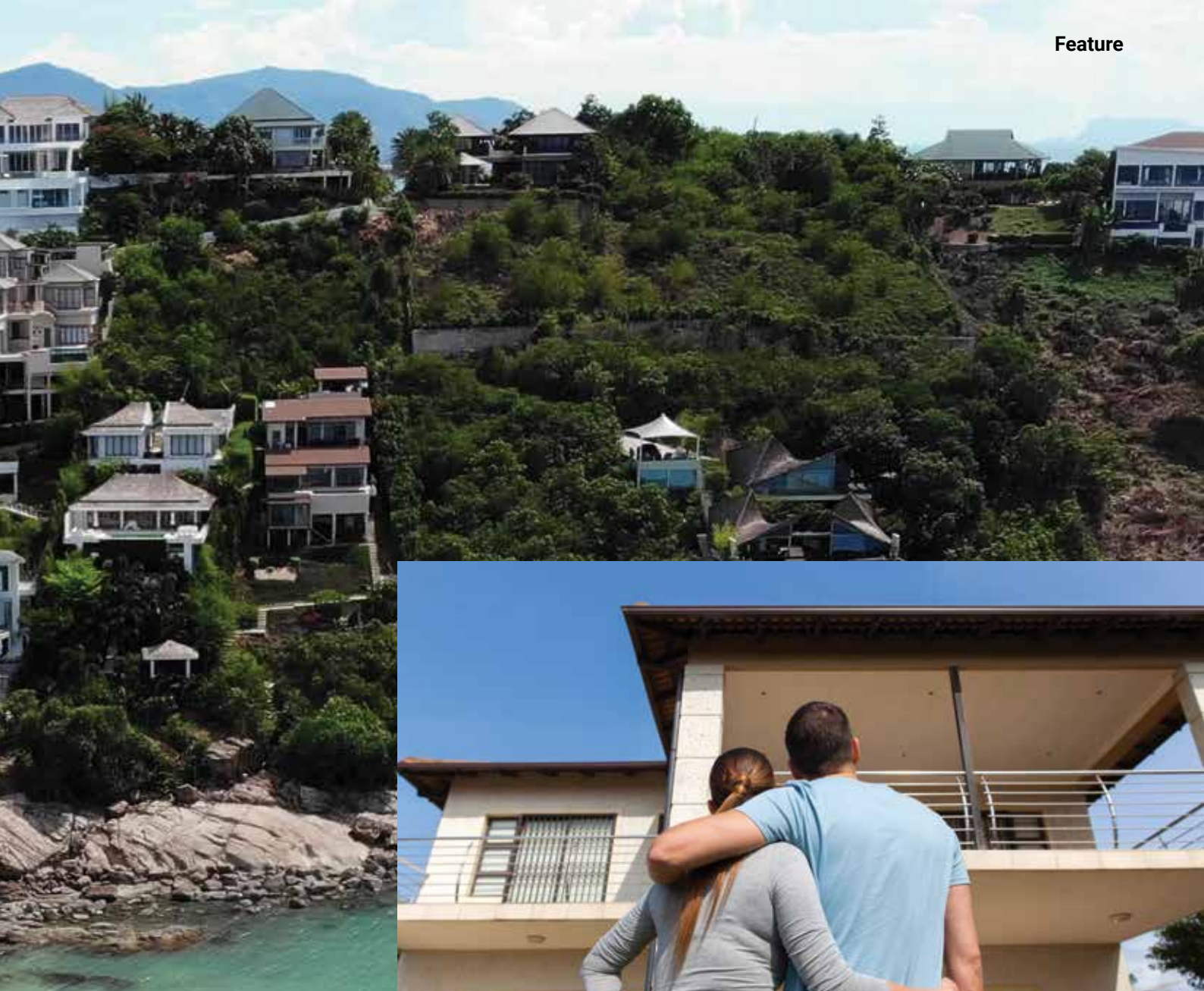
"If the buyer enters into a lease agreement, the ownership of the property is not going to transfer into the buyer's name. In fact, upon the expiration of the lease term, the buyer will have to vacate and return the property to the seller. A guaranteed buyback

clause can happen only if the seller keeps the promise upon the expiration of the lease term," Khun Sirichot says. "It could be more accurately described as a 'gentleman's agreement' rather than a legally binding agreement. If the guaranteed buyback clause is in a purchase agreement, it may be deemed as 'Kai Fark' or sale with a right of redemption."

Is legal help a necessity?

Foreign ownership of houses and villas in Thailand almost certainly requires having some sort of legal help. Trying to navigate the process on your own is extremely difficult and may see you enter into an unfavorable agreement.

"When buying property in Thailand it is important to have



a professional in your corner. Someone who knows the local market, the language, the country and its particular practices and legal system. A reputable local law firm is ideal for this and I recommend buyers take the time to sit down and talk with such a professional before they even consider buying property in Thailand," Khun Sirichot concludes. "A professional can expertly guide buyers through the entire process and ensure that the proper steps to complete a successful purchase are followed."

For more information about real estate law from Siam Legal:

www.siam-legal.com/realestate/thailand-property-lawyer.php

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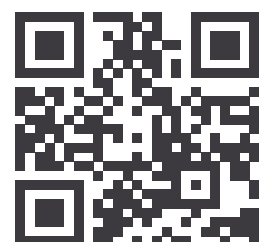
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DOT PROPERTY VIETNAM AWARDS 2020

PUT SPOTLIGHT ON INNOVATION AS REAL ESTATE'S
BEST FIND NEW WAYS TO SUCCEED

Hope, positivity and resilience were on full display at the Dot Property Vietnam Awards 2020 as the real estate industry finally got back to business. More than 45 winners were honored during an exclusive ceremony inside the renowned Reverie Saigon Hotel on July 23.

Innovation was a key theme during the fourth annual Dot Property Vietnam Awards and never has it been more important. Developers, real estate agencies and firms in the property sector have all needed to quickly innovate during what has been an extremely challenging time.

For the second consecutive year, Novaland Group won Vietnam Developer of the Year, the event's top honor. It was one of four awards the homebuilder took home this year.

The Dot Property Vietnam Awards 2020 was a record-setting affair for Sunshine Homes – A Member of Sunshine Group as the firm collected six honors, the most ever in a single year. The developer was presented with Best Innovation and Technology and was also one of only three winners in the Special Recognition Awards for Innovation category.

Sustainability and a commitment to green building was another theme celebrated this year. VSIP Group and its member companies is one of the organizations at the forefront of that movement and their five awards, including Best Sustainable Commercial Development, show the group's commitment to this.

The most coveted honor is the Vietnam People's Choice Award for Project of the Year 2020 with the public choosing Sun World Ba Na Hills from Sun Group as its favorite project. Sun Group also won Best Leisure Developer.

DOT PROPERTY VIETNAM AWARDS 2020 DEVELOPER WINNERS:

- **Vietnam Developer of the Year 2020** - Novaland Group
- **Best Luxury Developer** - Tan Hoang Minh Group
- **Best Leisure Developer** - Sun Group
- **Best Mixed-Use Developer** - Him Lam Land
- **Best Residential Developer** - TNR Holdings Vietnam
- **Best Sustainable Developer** - BCG Land
- **Best Innovative Developer** - Meyland
- **Best Township Developer** - KITA Group
- **Best Industrial Real Estate Developer** - TNI Holdings Vietnam
- **Best Housing Developer** - Thang Long Real Estate Corporation
- **Best Landed Developer** - VSIP Group

Quality residential, commercial, hospitality and mixed-use projects have taken the Vietnam property market to the next level. Driven by a commitment to sustainability and innovation, developers have launched best-in-class projects around the country. This includes the continued expansion into resort and satellite urban areas, two fast growing elements of the property market.

Tan Hoang Minh Group once again showed it is one of Vietnam's leading affluent developers, winning awards for Best Luxury Residential High Rise Development and Best Ultra Luxury Condo Development. Among the hospitality winners was Ocean Luxury Villa Managed By Radisson Blu which earned Best Luxury Beachfront Villa Resort Development.

DOT PROPERTY VIETNAM AWARDS 2020 RESIDENTIAL PROJECT WINNERS:

- **Best Luxury Residential High Rise Development**
D'. Capitale from Tan Hoang Minh Group
- **Best Ultra Luxury Condo Development**
D'. Palais Louis from Tan Hoang Minh Group
- **Best Luxury Township Development**
CityLand Park Hills from CityLand Investment Company Limited
- **Best Luxury Shophouse Development**
Him Lam Van Phuc from Him Lam Land
- **Best Investment Property Vietnam**
Meyhomes Capital Phu Quoc from Meyland
- **Best Sustainable Residential Development**
Aqua City from Novaland Group
- **Best Green Sky Villas Development**
Sunshine Crystal River from Sunshine Homes – A Member of Sunshine Group
- **Best Sustainable Condo Development**
The Habitat Binh Duong from VSIP-Sembcorp Gateway Development Co., Ltd
- **Best Housing Master Plan Design**
Sun Casa Central from VSIP J.V., Co., Ltd.
- **Best Innovative Green Building**
Léman Luxury Apartment from C.T Group

DOT PROPERTY VIETNAM AWARDS 2020 MIXED USE, HOSPITALITY AND COMMERCIAL PROJECT WINNERS:

- **Best Cultural Heritage Development**
Sunshine Heritage Resort from Sunshine Homes – A Member of Sunshine Group
- **Best Luxury Financial Complex**
Sunshine Empire from Sunshine Homes – A Member of Sunshine Group
- **Best Resort Villa and Tourism Complex**
Casa Marina Premium from BCG Land
- **Best Luxury Beachfront Villa Resort Development**
Ocean Luxury Villa Managed By Radisson Blu from Eurowindow Holding
- **Best Entertainment and Resort Complex**
NovaWorld Phan Thiet from Novaland Group
- **Best Green Industrial Building**
VSIP Bac Ninh High-Rise Ready Built Factory from VSIP Bac Ninh
- **Best Sustainable Commercial Development**
VSIP Bac Ninh High-Rise Ready Built Factory from VSIP Bac Ninh

Innovation and design have become incredibly important for the real estate industry. Sunshine Homes – A Member of Sunshine Group led this charge during the past 12 months and was presented with the award for Best Innovation and Technology.

DOT PROPERTY VIETNAM AWARDS 2020 DESIGN AND INNOVATION WINNERS:

- **Best Innovation and Technology**
Sunshine Homes – A Member of Sunshine Group
- **Best Condo Architectural Design Ho Chi Minh City**
Thang Long Home - Hung Phu Condos from Hung Phu Real Estate Investment JSC
- **Best Beachfront Resort Landscape Design**
Wonder City Van Phong Bay from Eurowindow Holding
- **Best Shophouse Architectural Design**
Thanh Long Bay from Nam Group
- **Best Township Landscape Architectural Design**
Danko City from Danko Group



New for 2020 was the introduction of the Special Recognition Awards for Innovation, Building Community and Smart Green Solutions. These winners are pioneers in their respective fields and have helped elevate the entire real estate sector.

DOT PROPERTY VIETNAM SPECIAL RECOGNITION AWARDS:

- **Special Recognition Award for Innovation**
Sunshine App - Development by Sunshine Group
- **Special Recognition Award for Innovation**
Rolling Ant
- **Special Recognition Award for Innovation**
Houze Group
- **Special Recognition Award for Building Community**
Novaland Group
- **Special Recognition Award for Smart Green Solution**
Sunshine Homes – A Member of Sunshine Group

The Dot Property Vietnam Awards 2020 also celebrated real estate agencies, property consultancies and property management companies.

VIETNAM'S BEST REAL ESTATE AGENCIES 2020:

- **DKRA Vietnam**
- **CENLAND**
- **TLH Real Estate Transaction Floor Company Limited**



VIETNAM'S BEST PROPERTY CONSULTANCY FIRMS 2020:

- **DKRA Vietnam**
- **CENLAND**

DOT PROPERTY VIETNAM AWARDS 2020 PROPERTY MANAGEMENT BUSINESS WINNERS:

- **Vietnam's Best Property Management Business**
TNS HOLDINGS
- **Ho Chi Minh's Best Property Management Business**
Minh An Housing

"This year has been challenging for the Vietnam property sector, but things have started to turn around and the Dot Property Vietnam Awards 2020 was another step in the right direction," Adam Sutcliffe, Dot Property Director, Events and International Markets, says. "The 2020 class of winners will forever be recognized for both their innovative spirit and ability to overcome adversity."

The Dot Property Vietnam Awards 2020 would like to thank this year's sponsors, Berkeley Group and De Dietrich - exclusively distributed by Deborah Home, for their support of the event along with Vietstock, the event's official media partner.

Additionally, a number of consultants helped make the Dot Property Vietnam Awards 2020 presentation ceremony possible. We want to express our deepest gratitude to Mr. Martin Koerner, Chairman, EuroCham's Tourism & Hospitality Sector Committee; Mr. Eric Baumgartner, Managing Director, Dôme Hospitality; Mr. Jonah Levey, CEO, Dreamplex Coworking Space; Mr. Alex McCardell, CEO, Watermelon Consulting; Mr. Adam Corall, Director, Australasian Premium Partners; Mr. Daan van Rossum, CXO, Dreamplex Coworking Space; Mr. Eric Monteil, Founder Managing Director, Art Consulting Asia; and Mr. Jonathan Trouillon, Managing Director, Kobi Lighting Studio for their assistance.

In December, the Dot Property Awards series concludes its yearly calendar with the Dot Property Southeast Asia Awards 2020. This year's regional celebration will focus on supporting charity with proceeds going to COVID-19 relief efforts across Southeast Asia.

Anyone interested in joining the Dot Property Southeast Asia Awards 2020 should contact Ngoc Bui, Dot Property Vietnam Head of Business Development, at ngoc@dotproperty.com.vn



SUN GROUP SHINES BRIGHT AT DOT PROPERTY VIETNAM AWARDS 2020

- **Vietnam People's Choice Award for Project of the Year 2020**
Sun World Ba Na Hills
- **Best Leisure Developer**

The most coveted honor at the Dot Property Vietnam Awards is the People's Choice Award for Project of the Year. It is the only award voted on by the public and winning means a great deal to developers. This year saw a deep field of contenders compete for the honor with thousands of votes being cast at dotproperty.com.vn.

Sun World Ba Na Hills received the most votes and won Vietnam People's Choice Award for Project of the Year 2020, a historic moment for developer Sun Group. However, it was not the only honor for the company on the evening.

Sun Group also won Best Leisure Developer. The firm is behind some of Vietnam's most popular resort and tourism projects, all of which have captured the hearts and minds of tourists both locally and from around the world. The award is a validation of the company's work toward making Vietnam a leading global destination.



Rolling Ant

SPECIAL RECOGNITION FOR A PAIR OF INNOVATORS

- **Special Recognition Award for Innovation**
Rolling Ant
- **Special Recognition Award for Innovation**
Houze Group

Two local pioneers were honored with the Special Recognition Award for Innovation at the Dot Property Vietnam Awards 2020. The award was created to celebrate those companies helping move the real estate industry forward through innovation.

Rolling Ant is changing the way people view properties online. The company provides real time, immersive 3D solutions that are fully interactive. This allows viewers to explore and see projects from any angle and in any lighting/environmental condition which benefits both property sellers and buyers.

Houze Group is bringing together proptech, fintech and mobile commerce on one digital platform. The startup's goal is to be a place where brokerages and property buyers have access to relevant, accurate and transparent information needed to make confident decisions.



Houze Group

NOVALAND WINS VIETNAM DEVELOPER OF THE YEAR FOR THE SECOND YEAR IN A ROW



- **Vietnam Developer of the Year 2020**
- **Special Recognition Award for Building Community**
- **Best Entertainment and Resort Complex**
NovaWorld Phan Thiet
- **Best Sustainable Residential Development**
Aqua City

Novaland has proven its credentials as the country's leading homebuilder by winning Vietnam Developer of the Year for the second year in a row. That was one of four honors collected by the firm at the Dot Property Vietnam Awards 2020.

With a deep understanding of the real estate market, Novaland has developed some of Vietnam's best projects. The company sets the highest standards for all of its projects to ensure its clients can enjoy the best. Additionally, they approach property development with an innovative mindset and is constantly adapting to what the market needs.

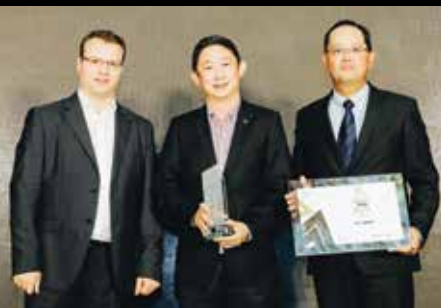
For example, Novaland was one of the first Vietnamese developers to focus on detached housing projects in suburban locations. This is one reason why Novaland won the Special Recognition Award for Building Community, a new honor for 2020.

Meanwhile, the company's NovaWorld Phan Thiet complex continues to earn plaudits. This year, the project won Best Entertainment and Resort Complex which it adds to the Best Innovative Resort Landscape Architectural Design Vietnam award won at the Dot Property Vietnam Awards 2019.

NovaWorld Phan Thiet is one of Vietnam's most impressive resort complexes. The project features architecture inspired from locations all over the world while the beautiful unit types provide investors with numerous options.

Finally, Novaland's Aqua City won Best Sustainable Residential Development at the Dot Property Vietnam Awards 2020. The project is being built under a "Green Living, Clean Living" concept that will cultivate diverse natural ecosystems. A number of environmentally friendly features can be found throughout Aqua City. These include the use solar energy for public utilities and a cutting-edge waste collection and sorting system that promotes recycling.

VSIP GROUP AND ITS MEMBER COMPANIES CELEBRATE SUCCESS AT DOT PROPERTY VIETNAM AWARDS 2020



- **Best Landed Developer**
VSIP Group
- **Best Sustainable Condo Development**
The Habitat Binh Duong from VSIP-Sembcorp Gateway Development Co., Ltd
- **Best Housing Master Plan Design**
Sun Casa Central from VSIP J.V., Co., Ltd.
- **Best Green Industrial Building**
VSIP Bac Ninh High-Rise Ready Built Factory from VSIP Bac Ninh
- **Best Sustainable Commercial Development**
VSIP Bac Ninh High-Rise Ready Built Factory from VSIP Bac Ninh

VSIP Group and its member companies are committed to sustainability and green building. The firm's work in these areas was celebrated in a big way at the Dot Property Vietnam Awards 2020 with the company winning a total of five honors.

In the developer categories, VSIP Group won Best Landed Developer. The firm has launched an impressive number of townships in Vietnam with each one offering a diverse array of landed property and being built to international standards.

The company's detailed planning and attention to detail can be seen at Sun Casa Central from VSIP J.V., Co., Ltd., winner of Best Housing Master Plan Design. Boasting Singapore-standard modern urban

design and smart architecture, Sun Casa Central is a spectacular housing development that shows VSIP Group's true capabilities.

Best Sustainable Condo Development was presented to The Habitat Binh Duong. The project has a tree density of 64 percent and a number of eco-friendly features were placed throughout the project to promote green living.

VSIP Group extends the sustainable, green building philosophy to all parts of its townships. In the commercial property sector, VSIP Bac Ninh High-Rise Ready Built Factory from VSIP Bac Ninh received two awards: Best Green Industrial Building and Best Sustainable Commercial Development.

SUNSHINE HOMES MAKES HISTORY

AT THE DOT PROPERTY VIETNAM AWARDS



- **Best Innovation and Technology**
Sunshine Homes – A Member of Sunshine Group
- **Best Green Sky Villas Development**
Sunshine Crystal River
- **Best Luxury Financial Complex**
Sunshine Empire
- **Best Cultural Heritage Development**
Sunshine Heritage Resort
- **Special Recognition Award for Innovation**
Sunshine App
- **Special Recognition Award for Smart Green Solution**

Sunshine Homes – A Member of Sunshine Group set the bar for itself really high by taking home five honors at the Dot Property Vietnam Awards 2019. The developer did one better by winning six awards this year including two Special Recognition Awards.

Its work in the field of green building was rewarded with the Special Recognition Award for Smart Green Solution. Nowhere is this progress more evident than at its stunning Sunshine Crystal River project which was presented with the award for Best Green Sky Villas Development.

Sunshine Crystal River, which is the first sky villas project to be built in Hanoi, has been designed with expansive spaces dedicated

to nature. The units take advantage of the riverside location by offering residents 360-degree views of the water while also ensuring unmatched privacy.

That is the kind of forward thinking that propelled Sunshine Group to the Best Innovation and Technology Award in 2020. In addition to this, the developer won Special Recognition Award for Innovation for its best-in-class Sunshine App.

The app is a fully-integrated platform where users can conduct the buying, selling, transferring and leasing of real estate. But that is just one aspect of Sunshine App. It is possible to shop online, make financial investments and reserve amenities in various

developments. The full functionality provides Sunshine Homes clients with unmatched convenience and shows just how committed the developer is to innovation.

Two of Sunshine Homes' most notable projects were also honored at the Dot Property Vietnam Awards 2020. Best Luxury Financial Complex went to Sunshine Empire while Sunshine Heritage Resort was named Best Cultural Heritage Development.

HIM LAM LAND MAKES IT MARK WITH TWO HONORS

- **Best Mixed-Use Developer**
- **Best Luxury Shophouse Development**
Him Lam Van Phuc

Him Lam Land is known for delivering quality products and services that meet the needs of the public. Through sustainable development, the firm has crafted some of Vietnam's best mixed-use developments over the years. The developer operates under the principles of prestige, quality and effectiveness to ensure its mixed-use projects offer the best.

The quality of Him Lam Land's work can be seen throughout Him Lam Van Phuc, winner of Best Luxury Shophouse Development at the Dot Property Vietnam Awards 2020. The project exudes sophistication by providing wonderful living spaces. These are interwoven with the surroundings and commercial spaces to create a development that is truly one-of-a-kind.



TOWNSHIPS IN THE SPOTLIGHT

- **Best Luxury Township Development**
CityLand Park Hills from CityLand Investment Company Limited
- **Best Township Landscape Architectural Design**
Danko City from Danko Group

Located in Ho Chi Minh City's Go Vap District, CityLand Park Hills provides residents with a luxurious lifestyle that offers the utmost in convenience. The township contains 82 villas, 891 townhouses and 968 condominium units with each one offering bespoke service and amenities. The ultimate goal is to make those living here feel relaxed by maximizing work/life balance.

At the heart of CityLand Park Hills is a large green space that breathes life into the entire development. Everyday living here is made easy thanks to on-site facilities such as a shopping center, office space, an international school and a medical facility.

Another township turning heads is Danko City from Danko Group. The project took home Best Township Landscape Architectural Design due in large part to stunning green spaces that have been crafted to make the project look like a work of art.

If the design of Danko City looks familiar, that's because it is inspired by the Palace of Versailles in France. The landscape architectural design of the project does share similarities with the famed French palace, but also contains several elements that make it unique.



TAN HOANG MINH GROUP

KNOWS LUXURY IN VIETNAM



- **Best Luxury Developer**
Tan Hoang Minh Group
- **Best Luxury Residential High Rise Development**
D'. Capitale
- **Best Ultra Luxury Condo Development**
D'. Palais Louis

Tan Hoang Minh Group isn't content with developing luxury residences. The homebuilder wants its project to be artistic masterpieces that surpass anything else on the market. In order to accomplish this, the developer starts by choosing prime locations in Hanoi and Ho Chi Minh City that are suitable for its vision.

Once a site is chosen, Tan Hoang Minh Group then focuses on every last detail in order to craft perfection. The developer looks to honor classical and contemporary art by creating timeless masterpieces with immutable values. Its projects aren't simply a nice place to live, but a collector's item owners can cherish and hand down from one generation to the next.

The ambitions of Tan Hoang Minh Group are on full display at two award-winning projects: D'. Capitale and D'. Palais Louis. The latter is a magnificent project situated in Hanoi that is just outside of the city center. Residents can take advantage of 5-star service with a concierge on hand to assist 24/7.

D'. Palais Louis features some of the most luxurious amenities in Hanoi. The breathtaking library area is a gem while the Skybar provides residents with the ideal place to unwind. Advancements, such as the four seasons swimming pool, are innovative touches not found at other developments in the city.

D'. Capitale utilizes a different type of luxury that appeals to those who enjoy the modern European style. The most impressive feature at the project is an artificial lake and park area designed as a retreat from the nearby urban areas. As for the residences, Tan Hoang Minh has developed the project to offer a bespoke living experience.



INNOVATION THAT INVESTORS TRUST MAKES MEYLAND A WINNER

- **Best Innovative Developer**
Meyland
- **Best Investment Property Vietnam**
Meyhomes Capital Phu Quoc

Meyland continues to find new ways to push the Vietnam real estate market forward. This desire to constantly improve is just one reason it was named Best Innovative Developer at the Dot Property Vietnam Awards 2020. The firm is the luxury real estate brand of Tan A Dai Thanh Group, one of Vietnam's most well-known conglomerates. With this backing and expertise, the developer utilizes a flexible strategy that ensures customers and partners will receive the best.

"Although we have just entered the real estate market, we have quickly made a mark on the market with our own characteristics. Each project developed by Meyland is a harmonious combination between local culture and international thinking, creating a different and unique product in the market," Nguyen Minh Ngoc, Vice Chairman of the Board of Directors of Tan A Dai Thanh Group, said.

Meyhomes Capital Phu Quoc is the perfect example of the company's philosophy. The development promises to be a colorful tropical island city in An Thoi Town. It is ideally positioned to take advantage of the Phu Quoc tourism boom, a factor that makes it ideal to property investors.



BCG LAND SCORED A PAIR OF HONORS AT DOT PROPERTY VIETNAM AWARDS

- **Best Sustainable Developer**
BCG Land
- **Best Resort Villa and Tourism Complex**
Casa Marina Premium

BCG Land develops its projects with the noble aim of elevating the country's property market while simultaneously building sustainable values that can be carried on by future generations. The firm looks for ways to incorporate renewable energy and environmentally friendly materials at all of its projects while minimizing the impact on ecosystems.

One of the most notable developments from BCG Land is Casa Marina Premium. The ambitious project won Best Resort Villa and Tourism at the Dot Property Vietnam Awards 2020. Casa Marina Premium contains a mixture of villas and apartments that are operated commercially. It has been an extremely popular resort with occupancy rates routinely at 100 percent during weekends and more than 70 percent during the week.



THE BEST DEVELOPERS IN VIETNAM STAND OUT IN THEIR RESPECTIVE AREAS OF EXPERTISE

Winning an award in developer categories of the Dot Property Vietnam Awards is no easy feat. These firms have the knowledge, capabilities and commitment to excellence that makes them the best at what they do. Here are four outstanding developer winners from the Dot Property Vietnam Awards 2020.

• Best Residential Developer TNR Holdings Vietnam

TNR Holdings Vietnam has a portfolio of residential projects that sets it apart from other developers. The homebuilder continues to launch developments tailored to the needs of modern residents. Projects such as TNR GoldSeason feature an American-lifestyle design popular among families while others, like TNR Goldmark City, boast Singapore-style design with low building density. The ultimate goal is to create spaces where people truly feel at home.

• Best Township Developer KITA Group

KITA Group is behind several superb townships that have caught the eye of the public. Stella Mega City is the developer's most ambitious township that brings everything a person would need into one space. There are 5-star hotels, commercial centers, sports complexes and event centers with each of these incorporating sustainable technologies. KITA Group has also built in infrastructure and surrounding facilities that support the various residential area to ensure a vibrant community.

• Best Industrial Real Estate Developer TNI Holdings Vietnam

No developer understands the industrial real estate market like TNI Holdings Vietnam. It is behind the country's top industrial developments with the firm's understanding of customer needs and value chains allowing it to build cutting-edge spaces. This is backed by the fact that TNI Holdings Vietnam's industrial projects have an 80 percent occupancy rate on average.

• Best Housing Developer Thang Long Real Estate Corporation

With more than a decade of experience, Thang Long Real Estate Corporation is one of the country's most respected housing developers. The firm is known for crafting highly livable environments that resonate with homeowners. Housing projects from Thang Long Real Estate Corporation feature thoughtful designs with ample nature areas and modern residences. Projects like Thang Long Home - Hung Phu are seen as innovative for their commitment being urban green areas.



EUROWINDOW HOLDING REMAINS ONE OF VIETNAM'S TOP RESORT DEVELOPERS

- **Best Luxury Beachfront Villa Resort Development**
Ocean Luxury Villa Managed By Radisson Blu
- **Best Beachfront Resort Landscape Design**
Wonder City Van Phong Bay

Eurowindow Holding has established itself as one of the leading resort developers in Vietnam. This was affirmed at the Dot Property Vietnam Awards 2020 with the company winning a pair of honors. Wonder City Van Phong Bay collected Best Beachfront Resort Landscape Design while Best Luxury Beachfront Villa Resort Development went to Ocean Luxury Villa Managed By Radisson Blu.

Located along Cam Ranh Beach, Ocean Luxury Villa Managed By Radisson Blu features a collection of outstanding villas. No expense has been spared to create beautiful properties that match the breathtaking surroundings. And with Radisson Blu managing the project, those staying here are guaranteed a world-class experience.



A TRIO OF DOT PROPERTY VIETNAM AWARDS 2020 WINNERS FIND NEW WAYS TO STAND OUT

- **Best Condo Architectural Design Ho Chi Minh City**
Thang Long Home - Hung Phu Condos from Hung Phu Real Estate Investment JSCd
- **Best Shophouse Architectural Design**
Thanh Long Bay from Nam Group
- **Best Innovative Green Building**
Léman Luxury Apartment from C.T Group

Progress is important when it comes to the real estate sector. Several winners at this year's Dot Property Vietnam Awards 2020 found new ways to contribute to the sector.

Take Léman Luxury Apartment from C.T Group for example. The project, which won Best Innovative Green Building, has found new and exciting ways to incorporate nature into a project. One popular green feature at Léman Luxury Apartment are the hanging gardens.

Meanwhile, Thanh Long Bay from Nam Group has looked to modernize shophouse design by embracing the values of sustainability. The result is a modern update of a style that remains extremely popular in Vietnam.

Finally, there is Thang Long Home - Hung Phu Condos from Hung Phu Real Estate Investment JSC. This project features a magnificent architectural design that is unlike any other condo in Ho Chi Minh City. No expense has been spared to craft a stunning condominium.





DOT PROPERTY VIETNAM AWARDS

HONORS TOP REAL ESTATE CONSULTANCIES, AGENCIES AND MANAGEMENT FIRMS

The Dot Property Vietnam Awards 2020 placed a spotlight on the country's best real estate agencies, consultancies and management firms. These companies play an important role in the real estate sector by facilitating transactions, providing information, handling aftersales service and doing much, much more.

VIETNAM'S BEST REAL ESTATE AGENCIES 2020

- **DKRA Vietnam**
- **CENLAND**
- **TLH Real Estate Transaction Floor Company Limited**

For the second consecutive year, both DKRA Vietnam and CENLAND were named on the list of Vietnam's Best Real Estate Agencies. This year they were joined by TLH Real Estate Transaction Floor Company Limited.

VIETNAM'S BEST PROPERTY CONSULTANCY FIRMS 2020

- **DKRA Vietnam**
- **CENLAND**

New for this year was Vietnam's Best Property Consultancy Firms 2020. DKRA Vietnam and CENLAND were the two winners in this category. The victories highlight the reach and expertise of each firm.

DOT PROPERTY VIETNAM AWARDS 2020 PROPERTY MANAGEMENT BUSINESS WINNERS:

- **Vietnam's Best Property Management Business**
TNS HOLDINGS
- **Ho Chi Minh's Best Property Management Business**
Minh An Housing

This year also saw property management companies rewarded for their hard work. In Ho Chi Minh City, Minh An Housing was named as the Best Property Management Business. On the country level, the outstanding efforts of TNS HOLDINGS were recognized.



SUNSHINE APP

The most attractive and optimal application introduced into investment market for the first time, included:

- | | | |
|---|---|--|
|  Sunshine Homes |  Property Transfer |  Sunshine School |
|  Sunshine Services |  Sunshine Resort |  Sunshine Renting |
|  Sunshine Pay |  Sunshine Fintech |  Sunshine Health |
|  Smart Living |  Sunshine Credit |  Sunshine TV |
|  Sunshine Mall |  Sunshine Cab | |



DOT PROPERTY THAILAND AWARDS 2020

CELEBRATES THE REAL ESTATE SECTOR'S RESILIENCY DURING A CHALLENGING YEAR

After a year full of challenges, the Dot Property Thailand Awards 2020 were a chance to celebrate the industry's resiliency and show things are returning to normal. A total of 25 winners were honored during an exclusive ceremony inside the Park Hyatt Bangkok on September 17.

Thailand has been a global leader in preventing the spread of COVID-19 and numerous precautions were in place to ensure a safe evening. The intimate celebration was one of the first major real estate events since the country began reopening in June.

SC Asset enjoyed a great deal of success this year having recorded year-on-year revenue growth while developing some of the most in-demand residential projects in the country. The homebuilder's work was honored with the awards for Thailand Developer of the Year 2020 and Best Housing Developer Thailand.

One of Bangkok's most notable new developments was recognized with a very special prize during the Dot Property Thailand Awards 2020. The PARQ earned the Special Recognition Award for Green Innovation.

"The Special Recognition Award for Green Innovation is a validation of our vision brought to life - to become Thailand's leader in Green Innovation and Sustainability. Today, The PARQ is on track to become Thailand's first LEED and WELL certified commercial building through the successful collaborative development efforts of both TCC Assets and Frasers Property," Khun Kamolnai Chaixanien,

Director at Kasemsubsiri, proclaimed. "We are humbled by this recognition and look forward to continue to raise the standards of Green Innovation and Sustainability in Thailand and beyond."

The most coveted honor is the People's Choice Award for Thailand Project of the Year 2020, one of the only property awards in the country to be voted on by the public. This year, the people chose The Estelle Phrom Phong from Raimon Land as their favorite real estate project. The Estelle Phrom Phong also won Best Luxury Residential Condominium Bangkok.

DOT PROPERTY THAILAND AWARDS 2020 DEVELOPER WINNERS:

- **Thailand Developer of the Year 2020 - SC Asset**
- **Best Housing Developer - SC Asset**
- **Best Developer Phuket - Botanica Luxury**
- **Best Boutique Developer Phuket - Serene Surin**

Outside of Bangkok, developers continue work on remarkable projects. Among these great developments is Intercontinental Residences Hua Hin from Proud Real Estate, winner of both Best Branded Residence Hua Hin and Best Luxury Condominium Hua Hin. Meanwhile, Wyndham Garden Irin Bangsaray Pattaya from Irin Property took home Best Investment Condominium Eastern Seaboard for the second year in a row.



DOT PROPERTY THAILAND AWARDS 2020 RESIDENTIAL PROJECT WINNERS:

- **Best Luxury Residential Condominium Bangkok**
The Estelle Phrom Phong from Raimon Land
- **Best New Launch Condominium Bangkok**
The Issara Sathorn from Charn Issara Development
- **Best Urban Lifestyle Development Bangkok**
THE EXTRO Phayathai-Rangnam from Singha Estate
- **Best Affordable Condominium Bangkok**
Modiz Sukhumvit 50 from AssetWise
- **Best New Launch Villa Development Phuket**
ISOLA Phuket from Dynasty Group
- **Best Luxury Condominium Hua Hin**
Intercontinental Residences Hua Hin from Proud Real Estate
- **Best Branded Residence Hua Hin**
Intercontinental Residences Hua Hin from Proud Real Estate
- **Best Luxury Villa Development Hua Hin**
Luxury Home from The Bibury
- **Best Seaview Apartments Koh Samui**
Chariya Residence from Chariya Development Management
- **Best Villa Development Eastern Seaboard**
Garden Ville 5 from Garden Ville Home & Property
- **Best New Launch Condominium Eastern Seaboard**
The Rhine 2 Residence from Wealth Asset Group
- **Best Investment Condominium Eastern Seaboard**
Wyndham Garden Irin Bangsaray Pattaya from Irin Property
- **Best Housing Development Eastern Seaboard**
Patta Define from Patta Group

Innovation and design were championed at the Dot Property Thailand Awards 2020. The PARQ made history at this year's ceremony by winning the very first Special Recognition Award for Green Innovation.

DOT PROPERTY THAILAND AWARDS 2020 DESIGN AND INNOVATION WINNERS:

- **Special Recognition Award for Green Innovation**
The PARQ from Kasemsubsiri
- **Best Sustainable ECO Design**
Serene Condominium from Serene Surin

DOT PROPERTY THAILAND AWARDS 2020 MIXED USE, HOSPITALITY AND COMMERCIAL PROJECT WINNERS:

- **Best Co-Working Space Bangkok**
The Great Room

The Dot Property Thailand Awards 2020 also recognized the best real estate agencies currently operating in the country. A total of five firms were honored in 2020.



THAILAND'S BEST REAL ESTATE AGENCIES 2020:

- Bridge Estate (Thailand)
- List Sotheby's International Realty
- Condo Connection Thailand
- Coldwell Banker SEA Property
- YTD Land & Houses - Yarontida Co.,Ltd

"Hosting an in-person ceremony for the Dot Property Thailand Awards 2020 is a tribute to both the country's excellent response to COVID-19 and the real estate sector's ability to overcome challenges brought on by the pandemic," Adam Sutcliffe, Dot Property Director, Events and International Markets, says. "This year's class of winners has proven to be resilient in the face of adversity. We are delighted to have this opportunity to celebrate their hard work."

The Dot Property Thailand Awards 2020 would like to thank this year's sponsor Berkeley Group as well as Savills Thailand, the official Awards Consultants, and VIP Transportation Provider Wearnes Automotive for their support of the event.

In December, the Dot Property Awards series concludes its yearly calendar with the Dot Property Southeast Asia Awards 2020. This year's regional celebration will focus on supporting charity with proceeds going to COVID-19 relief efforts across Southeast Asia.

BANGKOK'S THE PARQ

IS REVOLUTIONIZING COMMERCIAL SPACE THROUGH GREEN INNOVATION



Khun Kamolnai Chaixanien, Director at Kasemsubsiri, speaks to the media about The PARQ winning the Special Recognition Award for Green Innovation

Bangkok has faced both COVID-19 and increased pollution from PM2.5 particles in 2020 alone. These occurrences have highlighted the growing need for developers to create commercial spaces that emphasize health and wellbeing while minimizing the impact buildings have on the environment.

No commercial building in the Thai capital has embraced these principles quite like The PARQ. Developed by Kasemsubsiri in conjunction with TCC Assets and Frasers Property, The PARQ is revolutionizing commercial space through green innovation. It is the only office project in Thailand on track to receive both WELL and LEED certification.

On the surface, The PARQ boasts all of the latest innovations you'd expect to find from a modern commercial development. It utilizes triple-layered glass windows that increase the amount of natural light allowed in while reducing energy usage. There is also an LED panel lighting system that provides energy savings of up to 50 percent when compared to standard lighting.

The PARQ is the first building in Thailand to germinate UVC robot and installation of UVC Emitters designed to eliminate bacteria, fungus

and reduce the spread of airborne germs. There is an advanced air filtration system that will significantly reduce PM2.5 and PM10. It's all part of the developer's commitment to promote wellness through green innovation. These efforts were honored at the Dot Property Thailand Awards 2020 with The PARQ winning The Special Recognition Award for Green Innovation.

"The Special Recognition Award for Green Innovation is a validation of our vision brought to life – to become Thailand's leader in Green Innovation and Sustainability. Today, The PARQ is on track to become Thailand's first LEED and WELL certified commercial building through the successful collaborative development efforts of both TCC Assets and Frasers Property," Khun Kamolnai Chaixanien, Director at Kasemsubsiri, proclaimed. "We are humbled by this recognition and look forward to continue to raise the standards of Green Innovation and Sustainability in Thailand and beyond."

With density throughout Bangkok increasing, green innovation will play an important part in ensuring a healthy and environmentally sustainable future. The PARQ deserves special recognition for its efforts in crafting a remarkable commercial project led by green innovation.



SC ASSET ADAPTS AND INNOVATES TO BECOME THAILAND'S LEADING DEVELOPER IN 2020

Developers have been forced to adapt and innovate during 2020 in order to keep business moving. This year has presented Thailand's homebuilders with a unique set of challenges that required forward-thinking solutions. Simply put, what worked in the past wasn't going to cut it in 2020.

Understanding this, SC Asset was quick to pivot away from the condominium market and focus on the housing segment where local demand remained strong. The developer's results speak for themselves.

SC Asset recorded housing sales growth of 116 percent during the first half of 2020 when compared to the same period last year. This led to revenue growth of 18 percent and profit growth of 26 percent during a time many other firms have struggled.

The developer saw historic pre-sales to start the year with many of its housing projects either selling out or only having a few properties remaining. And while other homebuilders are delaying new projects, SC Asset is preparing to launch seven new developments between now and the end of the year.

These impressive results propelled SC Asset to victory at the Dot Property Thailand Awards 2020 with the company winning Thailand Developer of the Year 2020, the event's top honor. Additionally, the homebuilder was named Best Housing Developer Thailand, capping off a very successful year.

Innovating homes to meet the needs of today

SC Asset has been very thorough in creating housing estates that are tailored to the needs of modern residents. Nowhere is this more evident than at its Grand Bangkok Boulevard luxury housing brand.

Homes in Grand Bangkok Boulevard developments are equipped with a number of unique innovations that are designed to make life better for everyone. For example, the developer has applied a number of multi-generational family features in each residence to ensure they are suitable for people of all ages.

On the bottom floor of houses in Grand Bangkok Boulevard Sukhumvit, a housing estate in suburban Bangkok, is a special bedroom that caters to the elderly. Innovations include soft flooring that is easy on the joints and bathroom safety features.

Beyond that, these homes contain everything the modern family would want. There is ample parking with space for at least four cars, an important feature in the city. Each house also boasts a Thai kitchen and maid room in addition to all of the other areas you'd expect.

No developer in Thailand can match the craftsmanship, market knowledge or innovation that SC Asset has brought to the market this year. Winning Thailand Developer of the Year 2020 and Best Housing Developer Thailand is proof that SC Asset is the best homebuilder in the Kingdom at this moment.

FOR YOUR VIEWING PLEASURE: CHARIYA RESIDENCE STANDS OUT IN KOH SAMUI



Chariya Residence is not your ordinary residential development in Koh Samui. With more than 40 years of combined experience in the fields of design, construction, project management, sales and marketing, the team behind this project saw the opportunity to do something completely different.

It all starts with the location of Chariya Residence on Samui's north coast. It offers breathtaking views of the beautiful blue waters. Off in the distance you can catch a glimpse of Koh Phangan, Koh Tao and Angthong National Marine Park. It should come as no surprise the project was named Best Seaview Apartments Koh Samui at the Dot Property Thailand Awards 2020. But beyond the stunning views is something equally as remarkable – a luxury condominium at a competitive price point.

Each apartment at Chariya Residence has been designed to maximize light, space and practicality while providing unmatched views of the sea. What's more, they come fully fitted and beautifully furnished meaning you can move in or rent it out with no delay.

The kitchens are equipped high-end, built-in appliances and oversized rectangular sinks with matching stainless steel taps. Bedrooms

and living areas feature modern, tropical designs with well-appointed furnishings.

Meanwhile, views of the sea can also be enjoyed at the large, infinity-edge swimming pool and expansive poolside terrace that has its own restaurant. It's an ideal place to take in the wonderful surroundings.

For the developer, it was important that Chariya Residence allow property investors to enjoy the beauty and lifestyle of paradise without breaking the bank. The competitively priced apartments make Samui property ownership possible without needing to sacrifice on quality.

Additionally, unit owners are in total control of their residence. There are no usage restrictions meaning you can stay there when you want, and have it rented out at your convenience.

Property management is handled by Samui Prestige Properties who are leveraging industry-leading technologies, marketing and on-site staff training to provide 5-star service.

With its award-winning views and outstanding quality, Chariya Residence is one Koh Samui project worth taking a deeper look at.



- People's Choice Award for Thailand Project of the Year 2020
- Best Luxury Residential Condominium Bangkok

The Estelle Phrom Phong has turned a lot of heads since first launching. Developer Raimon Land promised a place that would be a sanctuary of luxury and the high-rise condominium has certainly delivered on that lofty promise. So much so that even the public took note of what was happening.

Competition for the People's Choice Award for Thailand Project of the Year 2020 was fierce with 14 of the country's best developments vying for this prestigious honor. Projects from Bangkok, Phuket, Pattaya, Samui and Hua Hin were all nominated with the public voting on their favorite.

The votes were tallied and The Estelle Phrom Phong was selected as the People's Choice Award for Thailand Project of the Year 2020. Winning shows that Raimon Land has created a residential development that has captured the imagination of the public.

THE ESTELLE PHROM PHONG

TAKES HOME THE PEOPLE'S CHOICE AWARD FOR THAILAND PROJECT OF THE YEAR 2020

A new type of luxury

The Estelle Phrom Phong is being developed as part of a joint venture with Tokyo Tatemono, Japan's oldest homebuilder. The two firms have combined their expertise to craft an urban oasis which brings a sense of calm over the hustle and bustle of the city.

This is accentuated by luxurious amenities which capture serenity. There are private gardens where residents can connect with nature. The sky gym provides a place to stay in shape while taking in the brilliant city that surrounds the development. The Estelle Phrom Phong also has a Japanese spa and onsen where those living here can unwind and find tranquility.

Meanwhile, residences have been painstakingly designed to ensure a peaceful experience that offers the absolute best. Fine marble can be found throughout each unit along with high-end fittings, furnishings and appliances. A select number of penthouses feature private elevators for an extra touch of privacy.

No expense has been spared and that is why The Estelle Phrom Phong won Best Luxury Residential Condominium Bangkok at the Dot Property Thailand Awards 2020 in addition to the the People's Choice Award for Thailand Project of the Year 2020.

THE LAUNCH OF ISOLA PHUKET

BREATHES NEW LIFE
INTO THE ISLAND
LIVING CONCEPT



The idea of island living hasn't evolved all that much over the years, especially in Phuket. It usually involves views of the beach, a nice villa and, perhaps, drinking out of a coconut. This was not lost on developer Dynasty Group who wanted to advance the concept of island living with the launch of ISOLA Phuket.

"Dynasty Group's vision for ISOLA was to reimagine island living. We drew inspiration from the world's most iconic developments to create something unique and fresh for Phuket. Our core mission is to market outside of what other developers are doing and to maintain a consistent point of difference," Dino Sabnani, Director at Dynasty Group explains. "We do this to ensure that if market conditions change, our projects will be distinguished and our owners and investors will always have security in renting and re-sales. ISOLA's point of difference is the distinctive modern architecture and its hotel-style living in a residential setting."

Sabnani adds that many aspects of ISOLA Phuket have been inspired by the island's ultra-luxury villa market which is famous around the world. The goal of Dynasty Group was to launch a villa estate with that same level of service and attention to detail but at an accessible price point.

"ISOLA will offer a personal concierge, housekeeping and a butler for residents which will mirror the level of service at a 5-star hotel. The concierge will be able to organize your activities, have your laundry washed, research restaurants, receive your shopping or whatever you would ask of a hotel concierge," Sabnani details. "This is in addition to our in-house chef who can prepare meals in the privacy of your own villa. The residents' speedboat will also be offered to owners allowing them to explore Phuket's neighboring islands."

Go inside the Best New Launch Villa Development Phuket

ISOLA Phuket won Best New Launch Villa Development Phuket at the Dot Property Thailand Awards 2020 thanks in part to a unique design that helps it stand apart from other projects on the market.

The development features a collection of 12 exquisite two-story villas that are well appointed with generous entertainment spaces and full-length infinity pools. The two and three-bedroom villas were crafted in a manner that ensures buyers are acquiring something entirely different from what's currently available in Phuket.

"With a lot of new developments rumored to be coming to the market in Phuket, we wanted to ensure that purchasers who are buying into ISOLA are benefitting from a unique point of difference not offered anywhere else," Mitchel Squires, Director at ISOLA notes. "The villas offer larger-than-average floor plans and luxury interior fit-outs as standard throughout. It has been designed for owner-occupiers and everything from the endless infinity pools and expansive floor-to-ceiling glass windows to

the bespoke outdoor lounge areas and cantilevered balconies have been created with these purchasers in mind."

Villas at ISOLA Phuket are practical in use but sophisticated in design. Liveability was an area of emphasis with spaces allowing activity to flow easily and intuitively. Indoor and outdoor areas are seamlessly interwoven so residents can enjoy all seasons in absolute comfort.

It was this effort, which goes well beyond the ordinary, that propelled ISOLA Phuket to victory at the Dot Property Thailand Awards 2020. The achievement was not lost on the team at Dynasty Group.

"We are greatly humbled and honored to be receiving the award for Best New Villa Development. There is a huge amount of effort that goes into a project like this and it feels extremely rewarding to be recognized by Dot Property and amongst Thailand's best projects and developers," Squires says.

5-star lifestyle in a 5-star location

ISOLA Phuket is located near Layan Beach, an area of the island that is home to several 5-star resorts. Dynasty Group believed it was the perfect location for this type of villa development from both a liveability and investment standpoint.

"We see Layan as one of the most dynamic markets in Phuket thanks to its close proximity to the airport and the abundance of surrounding 5-star properties and planned developments. The continuous investment into entertainment infrastructure by the private sector and the launch of Porto De Phuket by the Central Group will continue to boost interest in the area," Sabnani details. "Layan ticks every lifestyle amenity box and delivers enormous appeal to a wide demographic range. Its investment potential offers security, value and growth. We are extremely positive about the Layan market and actively looking for more opportunities to invest in this great area."

In a location known for its upscale resorts and an exclusive lifestyle, it was important for ISOLA Phuket to go above and beyond. The key was finding a way to combine the bespoke experience of staying in a luxury hotel with the privacy only afforded from a personal residence.

"There's a lot to be said for a luxury hotel from the impeccable service and excellent accommodation on offer, to a range of exciting food, drink and leisure facilities. But those who head off on lavish getaways are increasingly looking for a level of privacy they just can't get in a hotel," Squires adds. "Our buyers are conservative and discreet, they want to live in a development that sits quietly and provides the utmost privacy and security at all times, whilst being at the highest level of design detail globally. ISOLA is perfectly positioned to capture this audience."

SERENE SURIN

IS A PHUKET REAL ESTATE GAMECHANGER



- **Best Boutique Developer Phuket**
- **Best Sustainable ECO Design** - Serene Condominium

Serene Surin is not your ordinary developer and their latest project, Serene Condominium, has certainly broke the mold. The Phuket-based firm has a desire to improve the world around it while creating resort residences that delight buyers. This hard work and dedication was recognized at the Dot Property Thailand Awards 2020 with a pair of honors.

Let's begin with Serene Condominium, winner of the Special Recognition Award for Best Sustainable ECO Design. An amazing amount of time and effort went into the design of the project so it would be the most sustainable development in Phuket.

It all starts with the lush greenery found throughout Serene Condominium. The developer wanted to cover as many parts of the building with leafy plants and trees in order to cool down the area and reduce its carbon footprint. Additionally, solar panels were installed on the rooftop which provide clean, renewable energy.

Serene Condominium doesn't use any non-recycled plastic. Instead, a range of recycled, eco-friendly and highly-durable materials have been selected. One of the goals was to find materials that require minimum maintenance and that don't need harmful chemicals to maintain.

All of these efforts are supported by an initiative that sees Serene Surin plant two trees for every tree that it cuts down directly or indirectly at Serene Condominium. The end result is a project that provides buyers with a responsible, sustainable investment.

A property leader in Phuket

Serene Surin is proud to call Phuket home and leads the way when it comes to boutique development on the island. The developer takes a meaningful approach to property development with a focus on transparency, professionalism and building up long-term relationships with all stakeholders.

Everything starts with the deep connection Serene Surin has to the local community. An example of this was seen during the COVID-19 outbreak when the Serene Surin team delivered food to local families who had been impacted by the pandemic.

Clients choose Serene Surin for the bespoke service, attention to detail and unique features they will find at the developer's projects. As a boutique developer, the company is agile enough to launch new and exciting innovations, such as the transformable furniture found in units at Serene Condominium, that larger players may be too scared to try while still offering unmatched quality.



PROUD REAL ESTATE BUILDS AN AWARD-WINNING LEGACY IN HUA HIN

- **Best Luxury Condominium Hua Hin** - Intercontinental Residences Hua Hin
- **Best Branded Residence Hua Hin** - Intercontinental Residences Hua Hin

For more than a century, Hua Hin has been the place Bangkokians retreat to on weekends. The tranquil atmosphere and refreshing sea breeze provide a welcome respite from the intense city life. Sure, the seaside town has grown over the years, but its essence has remained the same.

This legacy is why Hua Hin remains Thailand's premier second home destination. Everyone from the Royal Family to leading business officials and international retirees have chosen the city for a summer residence. When it comes to property, no homebuilder understands the city quite like Proud Real Estate.

The developer's latest project promises to be something truly special. InterContinental Residences Hua Hin is not only the city's last beachfront residential development but is also Thailand's first residential project under the InterContinental Hotels & Resorts brand. The end result is a world-class development befitting of such a rare location.

If you have ever visited the impressive InterContinental Hua Hin, which was also developed by Proud Real Estate, the design of the InterContinental Residences Hua Hin will immediately be familiar. Everything people have come to love about the world-class hotel has remained while bespoke features, amenities and services that cater to residents have been added.

There is a lot to love about the project, but it is important to mention the interior design which embraces the cultural and historical heritage of Hua Hin. The fully-furnished residences are decorated with pieces inspired by the villas of the past. Modern touches have been carefully incorporated throughout, so they do not disturb the overall style. For example, the wooden headboard features a full charging station for electronics on each side of the bed. It's something you wouldn't notice on first glance but will be glad to have.

As Hua Hin's last beachfront residential development, InterContinental Residences Hua Hin is part of the city's legacy. Not only is the project peerless in terms of design, function and quality, but it is redefining the weekend getaway experience. There has been no other development like this before and will be no other development like this in the future.

It is easy to see why InterContinental Residences Hua Hin was honored as Best Luxury Condominium Hua Hin and Best Branded Residence Hua Hin at the Dot Property Thailand Awards 2020.



A TRIO OF BANGKOK CONDOMINIUM PROJECTS

IMPRESS IN 2020

The quality of Bangkok condominium projects continues to improve across all market segments. Amenities, such as automatic parking, are now offered at some affordable developments after being almost exclusively found at superluxury projects just a few years back. And luxury projects continue to impress with new innovations that are simply exquisite.

A trio of Bangkok condominium projects were recognized at the Dot Property Thailand Awards 2020 with each one adding something unique to the market.

Best Urban Lifestyle Development Bangkok **THE EXTRO Phayathai-Rangnam** from Singha Estate

THE EXTRO Phayathai-Rangnam is a true gamechanger. It is one of the first Bangkok condominium projects to target millennials with a design that balances luxury and modernity. Understanding the unique needs of the younger generation, developer Singha Estate went out of its way to create spaces tailored to their lifestyle.

These spaces include co-working facilities and other common areas where residents can mingle and hang out with friends. The rooftop area at THE EXTRO Phayathai-Rangnam is incredibly impressive with an amphitheatre, multi-story gym and observation deck just a few of the amenities available.

Best Affordable Condominium Bangkok **Modiz Sukhumvit 50** from AssetWise

Developer AssetWise wanted Modiz Sukhumvit 50 to have everything people love about upscale developments while still being affordable. It's safe to say they achieved this goal and then some. From an expansive amenities deck to automatic parking, the project is brimming with high-end amenities.

There are multiple different unit styles to choose from at Modiz Sukhumvit 50 as well. Among these are stylish loft units and spacious multi-bedroom residences. Each is equipped with a built-in audio system and control panel adding an extra touch of convenience.

Best New Launch Condominium Bangkok **The Issara Sathorn** from Charn Issara Development

Of all the Bangkok condominium projects to launch in 2020, The Issara Sathorn from Charn Issara Development really stood out. The unit designs maximize space through improved functionality. Units also feature winter garden areas that provide a pleasant space to enjoy the outstanding views each residence offers.

In terms of facilities, The Issara Sathorn has cultivated a comprehensive set of amenities suitable for people of all ages. Among the features are a therapy pool and several garden areas.



THE EXTRO Phayathai-Rangnam from Singha Estate



Modiz Sukhumvit 50 from AssetWise



BOTANICA LUXURY CONTINUES ITS OUTSTANDING WORK IN PHUKET

Botanica Luxury has built up a collection of Phuket's most luxurious and exclusive villa projects. All it takes is one glimpse at the firm's portfolio to understand why it was named Best Developer Phuket at the Dot Property Thailand Awards 2020.

At the heart of Botanica Luxury are the unique designs it uses at all of its villa phases. These are the artistic vision of the renowned architect Khun Attasit Incharooti of AAP Architecture Co Ltd. who is also the Owner and CEO of Botanica Luxury. Each villa from the developer combines unmatched functionality with the tropical beauty that Phuket is known for.

Unlike some homebuilders who are very rigid when working with potential buyers, Botanica Luxury understands the need for flexibility in all aspects of the process. In terms of design, the developer works with you to ensure total happiness when it comes to your villa. The goal is to create a one-of-a-kind residence tailored exclusively to you.

But that's just one aspect of this flexibility. The firm also offers multiple payment plans to support overseas buyers. This is quite rare in Thailand and something Botanica Luxury clients have come to appreciate.

The award-winning developer ensures its villa estates have world-class facilities to support the outstanding residences. Each Botanica Luxury community offers services, such as 24-hour security, CCTV, an automatic key card system and an innovative underground electric cable setup, that ensures that the development is always immaculately presented and landscaped.

Finally, Botanica Luxury can provide a professional rental management service in order to take care of the property and make it ready for guests. This includes the handling of short-term rentals. The end result is a hands-free investment and holiday home that is unmatched in Phuket.



A LUXURIOUS EXPERIENCE IN HUA HIN

Luxury Home from The Bibury took home Best Luxury Villa Development Hua Hin during the Dot Property Thailand Awards 2020. The upscale villas are customizable ensuring buyers receive the luxury residence of their dreams. Luxury Home from The Bibury features contemporary designs that take full advantage of the exceptional natural surroundings. And with only 29 villas available, the project also provides an exclusive living experience.

EASTERN SEABOARD SHINES AT THE DOT PROPERTY THAILAND AWARDS 2020

Four of the best developments along the Eastern Seaboard were honored at the Dot Property Thailand Awards 2020. These projects have each brought something unique to the market. Let's take a look at the winners.

Best New Launch Condominium Eastern Seaboard

The Rhine 2 Residence
from Wealth Asset Group

The launch of The Rhine 2 has helped elevate the Pattaya condo market. Wealth Asset Group's 'more than luxury' philosophy that aims to offer buyers a world-class experience through the design of the project. The developer was motivated to go beyond the upscale condo experience and offer property buyers a truly special residence. No expense was spared in the firm's pursuit of residential perfection.

Best Investment Condominium Eastern Seaboard

Wyndham Garden Irin Bangsaray Pattaya
from Irin Property

Even with tourism in Thailand declining due to the COVID-19 pandemic, Wyndham Garden Irin Bangsaray Pattaya remains a strong investment. That's because it is in a desirable location and backed by a strong hotel brand. When visitors return to Pattaya, they will be greeted by a resort featuring a modern luxury style that catering to the unique needs of travelers. Meanwhile, the location near Bang Saray Beach is popular with both domestic and international tourists.

Best Housing Development Eastern Seaboard

Patta Define
from Patta Group

Patta Define is an outstanding housing project located in Pattaya's Banglamung-Laem Chabang area. The project exudes luxury with the detached houses and semi-detached houses featuring distinctive designs that reflect the uniqueness of each homeowner. A full range of amenities, including a clubhouse, fitness center, swimming pool, playground and shady garden, are available for residents.

Best Villa Development Eastern Seaboard

Garden Ville 5
from Garden Ville Home & Property

Garden Ville 5 is the newest housing estate from Garden Ville Home & Property. The development features resort-style homes in a lush tropical setting with gardens found all around. This adds both peaceful green spaces and privacy to each residence. Two unique home styles are available with each one having its own private pool.



*Bridge Estate (Thailand)*

DOT PROPERTY THAILAND AWARDS RECOGNIZES THE KINGDOM'S LEADING REAL ESTATE AGENCIES

The Dot Property Thailand Awards once again honored top professionals in the country. Thailand's Best Real Estate Agencies 2020 rewarded the companies keeping the property sector moving forward by facilitating transactions, providing information, handling aftersales service and overseeing other necessary activities. Five firms were bestowed with this prestigious recognition in 2020.

*List Sotheby's International Realty*

Bridge Estate (Thailand)

Bridge Estate (Thailand) is a full-service agency specializing in cross-border real estate transactions throughout the country. The firm is led by the experienced Pitchakorn Meesak who has developed relationships with many of the country's top developers including the award-winning SC Asset.

*Condo Connection Thailand*

List Sotheby's International Realty

List Sotheby's International Realty is one of the country's leading luxury residential service providers and is supported by a global network and powerful digital marketing capabilities. Established in 2018, the firm offers high level real estate services to local and international clients.

*Coldwell Banker Sea Property*

Condo Connection Thailand

Condo Connection is a full-service, real estate property investment and management firm based in Pattaya. The agency locates the best condominium units for both residential and investment purposes in order to ensure clients can acquire a property that meets all their needs.

Coldwell Banker Sea Property

Nobody knows luxury property in Phuket quite like Coldwell Banker Sea Property. Overseen by Norbert Witthinrich, the firm has a long track record of success on the island. It focuses on listening, asking questions and being transparent with clients to create the best possible outcomes for everyone.

*YTD Land & Houses – Yarontida Co.,Ltd*

YTD Land & Houses – Yarontida Co.,Ltd

YTD Land & Houses – Yarontida Co.,Ltd prides itself on being a one-stop real estate agency. As the name suggests, the company specializes in selling and renting of houses and land in Bangkok's popular suburban locations.



WEARNES AUTOMOTIVE NAMED VIP TRANSPORTATION PROVIDER FOR DOT PROPERTY THAILAND AWARDS 2020

Wearnes Automotive brought Dot Property Thailand Awards 2020 guests to the event in a grand fashion. The automotive retailer supplied a fleet of luxurious Volvo vehicles to chauffeur winners to the Park Hyatt Bangkok for this year's presentation ceremony.

As VIP Transportation Provider of the awards, Wearnes Automotive provided door-to-door, VIP transport service to select guests in Bangkok. This ensured they could enjoy the innovations and comfort features found in the latest Volvo SUVs, Crossovers and Sedans while allowing guests to arrive in style.

"One way to get to know Volvo cars is to see them up close or even ride in one. We will bring the latest Volvo product line to this special event, including the newly launched V60 T8 Plug-in Hybrid, the XC40 T5 Inscription, the handsome T8 Plug-in Hybrid Inscription and the luxurious XC90 T8 Plug-in Hybrid

Inscription. All of these vehicles are equipped with state-of-the-art safety technology, premium sound system and the latest innovations in Scandinavia design," Adrian Ip, Managing Director at Wearnes Automotive, said.

With more than 110 years of experience, Wearnes Automotive is a leading luxury automotive retailer in Southeast Asia. The company is best known for providing the seamless and customized "Wearnes Experience" that is synonymous with the excellence standards of the luxury marques the company represents. The company was also the VIP Transportation Provider at the Dot Property Southeast Asia Awards 2019 in Bangkok.

"The Dot Property Thailand Awards 2020 was a special evening with leading property developers in the region gathering to celebrate

being a winner at one of the most prestigious award ceremonies," Ip explained. "Extended our partnership with the Dot Property Awards was an easy decision for us. We are proud to join the Dot Property Thailand Awards 2020 and make it complete with our beautiful Volvo cars."

Now in its fifth year, the Dot Property Thailand Awards saw leading developers, projects and companies that contribute to the real estate sector honored.

"The partnership between Wearnes Automotive and the Dot Property Awards has been mutually beneficially and we're delighted they will be the official VIP Transportation Provider of the Dot Property Thailand Awards 2020. Their amazing fleet of Volvo automobiles really turned heads," Adam Sutcliffe, Director, Events and International Markets at Dot Property, says.



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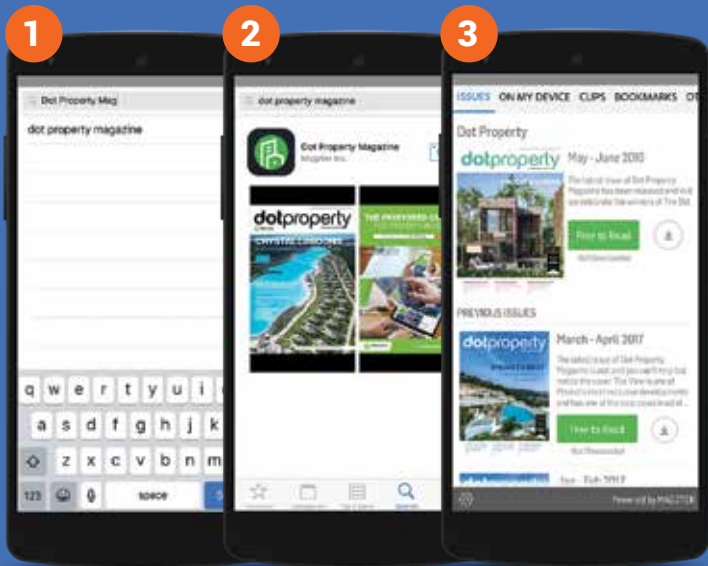
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☎ (+84) 886 045 888

✉ thomisland@sunworld.vn

🌐 honthom.sunworld.vn

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