

Details of Home Builder Service
1/2025
Service Area

Bangkok and vicinity/ Central	Bangkok and vicinity, Nakon Pathom, Nakorn Nayok, Saraburi, Kanchanaburi, Ratchaburi, Ayutthaya, Lop Buri, Ang Thong, Sing Buri, Chai Nat, Uthai Thani, Samut Sakhon, Samuts Songkram, Supanburi, Petchaburi
Eastern	Chon Buri, Rayong, Chachoengsao, Prachin Buri, Chanthaburi, Sra Kaeo
Northern	Chiang Mai, Chiang Rai, Phitsanulok, Phichit, Nakhon Sawan, Uttaradit, Kamphaeng Phet, Sukhothai, Lamphun, Lampang, Phayao, (Petchaboon, Tak, Phrae and Nan will be considered by case)
Northeastern	Nakhon Ratchasima, Khon Kaen, Buri Ram, Surin, Udon Thani, Ubon Ratchathani, Chaiyaphum, Sakon Nakorn, Roi-Et, Nakorn Phanom, Mookdahan, Maha sarakham, Kalasin, Si Sa Ket, Amnat Chareon, Yasothon (Nong Khai, Bung kan, Nong Bua Lumpo, Loe will be considered by case)
Southern	Prachuap Khiri Khan, Chumphon, Nakhon Si Thammarat, Surat Thani, Songkla, Phatthalung, Phuket, Krabi, Phangnga, Ranong (Trang, Satul will be considered by case)

Service conditions

1. The land must be easily accessed by heavy truck for transporting construction materials. If there is a toll to be paid, the toll is not included in the construction cost.
2. The Main water pipe and main electricity cable must be available at your land for the quality and convenience of the construction.
3. In case the public drainage system is not available at the land, the cesspool will be connected to the house drainage pipe.
4. The employer must be the owner of the land otherwise the letter of consent from the owner must be submitted.



PD HOUSE

Address: 471 Prachatipat Thanyaburi Pathumthani 12130

Tel. 02-996-0940

General Service

The company provides these services to our customers.

No	Description	Fee (baht)	Security (baht)
1	Apply for construction permit (Company bear the expense)	-	-
2	Apply for construction permit (Company bear the expense)	-	-
3	Apply for temporary water meter (Metropolitan) Apply for temporary water meter (Provincial) (Company bear the expense exclude service area extension fee)	5,350 3,600	5,350
4	Apply for temporary electricity meter (Metropolitan) Apply for temporary electricity meter (Provincial) (Company bear the expense exclude service area extension fee)	400	10,000 10,000
5	Apply for permanent water meter dia.1/2" (Metropolitan) Apply for permanent water meter dia.1/2" (Provincial) Customers bear the service area extension fee (if any). Fee and deposit are covered by company for the Exclusive II, Luxury II and Luxury IIs Series construction material (Service area extension fee excluded)	107 535	-
6	Apply for permanent electricity meter (Metropolitan and Provincial) 15 Amps 1 Phase (Smart II and Exclusive IIs Series) 15 Amps 3 Phase (Exclusive II Series) 30 Amps 3 Phase (Luxury II and Luxury IIs Series) Customers bear the service area extension fee (if any) Fee and deposit are covered by company for the Exclusive II, Luxury II and Luxury IIs Series construction material (Service area extension fee excluded)	700 700 1,500	-

Remark: Details of service is subjected to change without prior notice. (dated 30.06.25)

The company will apply for the above services with the government authorities on your behalf until completed. In case the customers would like to change the size of the electricity meter specified by the company, please inform us on the day the contract is signed or prior to the beginning of the construction because the main cable must be prepared (additional cost).

Housing Loan Service

In case you are interested to apply for housing loan service, we are pleased to facilitate the Bank on your behalf. The major banks that provide special conditions for our customers are

- Siam Commercial Bank (www.scb.co.th/th/personal-banking/loans/home-loan/home-builder)
- Government Housing Bank (www.ghbank.co.th/product/loan)
- Bank of Ayudhaya (www.krungsri.com/th/personal/loans/home-loans/home-construction)

The basic conditions for housing loan are:

1. The land must be free from any mortgage. In case there are co-owners, the co-owners must sign the letter of consent.
2. Land and building must be mortgaged to the bank. The owner must buy fire insurance policy with the insurer recommended by the bank.
3. Your monthly income (include your spouse) should be 2 times of the amount to be paid to the bank. For example, if the amount to be paid monthly is 10,000 baht, your monthly income should be 20,000 baht (approximately).

Warranty

1	20 years warranty for the structure of the house. Exclude the road and floor casted on ground.
2	2 years warranty for general work for Exclusive II, Luxury II and Luxury IIs Series standard construction material 1 year warranty for general work for Smart II and Exclusive IIs Series standard construction material. Exclude natural depreciation of materials due to long used and misused.
3	5 years warranty for roof tiles (by the manufacturer and installer)
4	10 years warranty for rustproof roof structure (by the manufacturer and installer)
5	10 years warranty for laminated floor (by the manufacturer and installer)



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Apply for house building service

If you decide to have the company build your house, the Application form for house building service should be filled and submitted. Detail as follow:

No	House Price	Advance payment (Baht)
1	House price does not exceed 2 million baht	30,000
2	House price more than 2 million baht but not exceed 5 million baht	50,000
3	House price more than 5 million baht	100,000
4	Customers' own house design	3% (not exceed 100,000 baht)

Documents

1.	4 copies of Title Deed with verified signature (the same size of original copy)
2.	4 copies of ID card and house registration with verified signature
3.	A copy of tax payment receipt with verified signature

Our survey officer will survey the land and the access road to the land to mark the lay out. If the construction site cannot be accessed due to too narrow road, the advanced payment will be refunded

Contract Signing

When the land survey result, the list of standard materials and the house plan are agreed, the contract must be signed so the company can proceed for the construction permit.

The advance payment will be refunded on the day the contract is signed.

If there is any additional construction made after the contract is signed, the company will propose the quotation, and the payment must be made before the additional construction starts. **The duration of construction dated from the day the contract is signed and the payment for the signing contract installment is fully paid. (The piles driving work will start after the contract signing 45-60 days approximately.)**

Duration of construction for Pre-fabrication & Multi-Joint Lock System
(Since contract signing date)

No	House Price	Duration of construction
1	House price does not exceed 2 million baht	8 - 9 Months
2	House price from 2 million baht but not exceed 4 million baht	10 - 12 Months
3	House price from 4 million baht but not exceed 6 million baht	13 - 14 Months
4	House price from 6 million baht but not exceed 10 million baht	15 - 18 Months
5	House price from 10 million baht but not exceed 20 million baht	19 - 21 Months
6	House price from 20 million baht but not exceed 30 million baht	22 - 27 Months
7	House price from 30 million baht but not exceed 40 million baht	28 - 35 Months
8	House price from 40 million baht but not exceed 50 million baht	36 Months

Duration of construction for Cast-in-place structure (since contract signing date)

No	House Price	Duration of construction
1	House price does not exceed 2 million baht	10 - 11 Months
2	House price from 2 million baht but not exceed 4 million baht	12 - 13 Months
3	House price from 4 million baht but not exceed 6 million baht	14 - 15 Months
4	House price from 6 million baht but not exceed 10 million baht	16 - 18 Months
5	House price from 10 million baht but not exceed 20 million baht	19 - 23 Months
6	House price from 20 million baht but not exceed 30 million baht	24 - 29 Months
7	House price from 30 million baht but not exceed 40 million baht	30 - 35 Months
8	House price from 40 million baht but not exceed 50 million baht	36 Months



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Remark:

For your confidence and to confirm that the company will complete the construction within the duration stated in the contract, the company agrees to pay the fine 0.01% of the house price if the company cannot hand over the house to the customers on time.