

THE
ZERO
BANG TAO



The Zero Bang Tao, we've embarked on a mission to create Phuket's most environmentally friendly Condo in the vibrant locale of Bang Tao.

Experience groundbreaking innovation that seamlessly integrates with zero-carbon living standards. Every detail of our development is crafted to impress and inspire, with sustainability as its foundation.

Phuket Real Estate Market Price Index (2022 to Date) and Future Projections

Phuket's real estate market tells a story of resilience and transformation. Over the past few years, the island has become **a magnet for investors seeking** not just properties, but opportunities. Prices have stabilized and surged, demand has sharpened, and the trajectory of growth is undeniable. This market isn't just a destination; it's a thriving stage for **global investments**.

2022-2023

- The market saw stabilization post-pandemic, with **real estate values climbing steadily**.
- Phuket had **72,000 housing units, with 10,000 units still available** in early 2024.

2024-2025

- **Increased demand in high-profile areas like Bang Tao, Kamala, and Patong** is driving prices higher.
- **Infrastructure developments and luxury eco-friendly** projects are positioning Phuket for continued growth.

PROJECTIONS

- Continued investment inflows and a **rise in eco-conscious developments** are expected to push **prices up by 10-15% annually** in prime areas.

Phuket Rental Market Data (2022 to Date) and Future Projections



Phuket's rental market is the ultimate fusion of lifestyle and profit. The rise in short-term rentals is driven by the island's appeal to travelers and digital nomads, making this a market with unmatched potential. For investors, it's not just about renting properties — it's about building a **reliable, high-yield income stream in paradise**.

2022-2023

- Average occupancy rate of **66% for short-term rentals**, with **properties booked for an average of 241 nights annually**.
- The surge in short-term rentals indicates strong competition with traditional hotels.

2024

- Demand for rental units has skyrocketed, with returns increasing as tourists opt for private accommodations.
- Phuket remains a hotspot for **expatriates and long-term visitors**.

PROJECTIONS

- The shift toward hybrid work and flexible living is expected to **increase demand for long-term rentals, stabilizing returns for investors** over the next decade.

Phuket and Thailand Tourism Numbers and Projections



Tourism is the heartbeat of Phuket's economy. With pristine beaches, luxury resorts, and year-round appeal, it's no surprise that Phuket continues to **attract millions of visitors annually**. Understanding the pulse of tourism is key to unlocking the island's real estate potential—because where travelers go, opportunity follows.

2022-2023

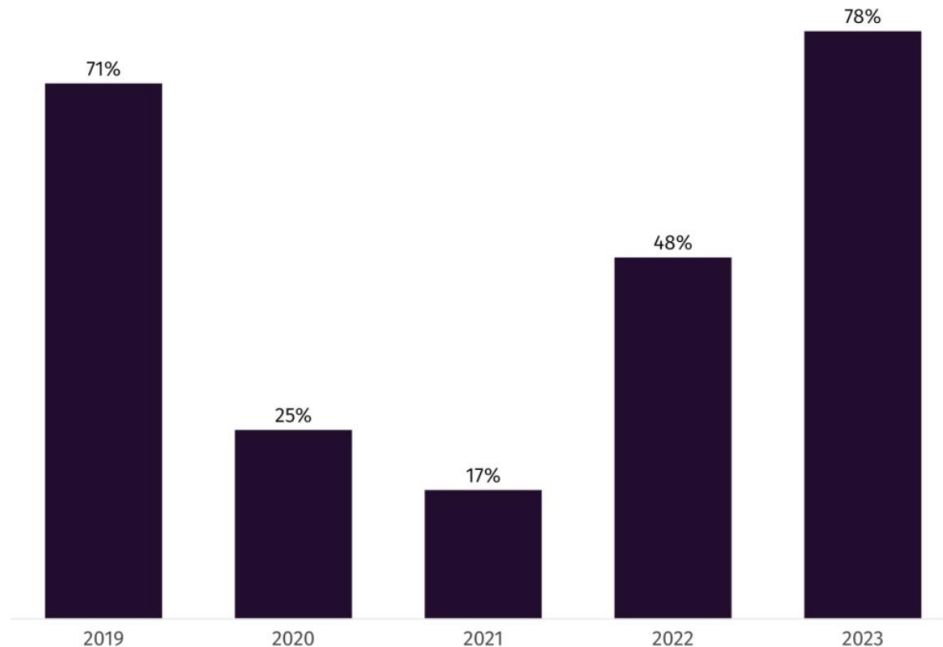
- Thailand welcomed **over 15 million tourists in H2 2023**, a **15% increase from the previous period**.
- Phuket alone recorded **over 9 million international arrivals in 2024**, a **42% year-on-year increase**

2024-2025 PROJECTIONS

- Tourism growth is projected to surpass pre-pandemic levels by 2025, with Phuket expected to attract **over 14 million visitors annually**.
- Infrastructure developments, including **airport expansions**, will further support tourism growth.

Hotel Occupancy Rates and Projections

Hotel occupancy is more than a statistic—it's a reflection of Phuket's allure. With **occupancy rates consistently exceeding expectations**, the island's hospitality sector is thriving. These numbers aren't just indicators of success; they're proof **of Phuket's position as a global tourism powerhouse**.



** Please note that due to COVID-19, occupancy rates for 2020, 2021 and the first half of 2022 were lower than usual.*

2022-2023

- Hotel occupancy in Phuket reached **78% in 2023**, surpassing pre-pandemic highs of **72% in 2019**.

2024

- Seasonal peaks continue from November to March, with December 2024 occupancy rates projected to hit **86-90%**.

2025 PROJECTIONS

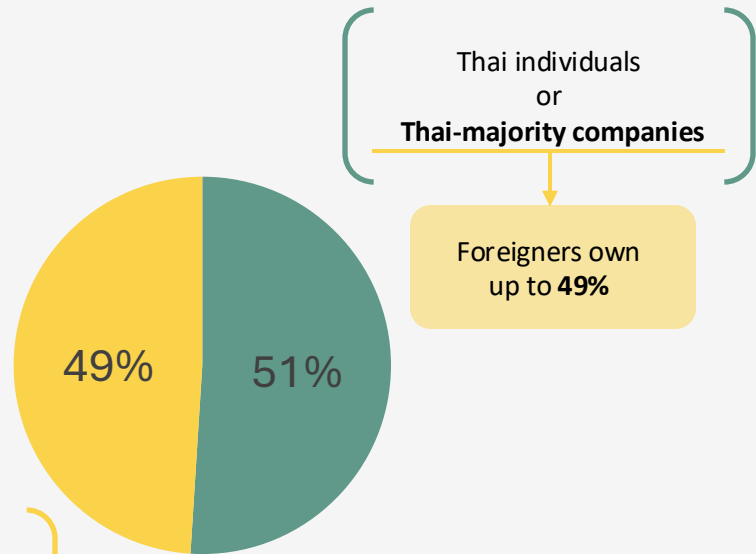
- Average occupancy rates are expected to **stabilize at 78-80% year-round**, with high seasons seeing **peaks above 90%**.
- The ongoing preference **for boutique hotels and eco-resorts** is expected to sustain high occupancy rates.

Foreign Ownership Laws & Investment Options in Thailand

FOREIGN OWNERSHIP LAWS

Condominiums:

- **Foreigners can own up to 49%** of the total saleable area of a condominium building on a **freehold basis**.
- This is the most straightforward ownership option for foreign investors.



OWNERSHIP OPTIONS

1. Freehold Ownership

- Definition: You own the property **outright in your name**.
- Applies To: Condominium units within the **49% foreign ownership** quota.
- Advantages: Full ownership with **no renewal requirements** or restrictions.

2. Leasehold Ownership

- Definition: You lease the property from the landowner for a **long-term period (up to 30 years, with extensions)**.
- Applies To: Land, villas, and properties outside the foreign freehold quota.
- Advantages: Provides legal rights to use and occupy the property during the lease term. **Can be sold without paying income tax**. This is **popular ownership type with investors** who wish to keep their taxes at their lowest.

KEY CONSIDERATIONS

1. **Freehold:** Offers more security and **long-term investment potential**. Ideal for condominiums within the foreign quota.
2. **Leasehold:** Suitable for villas or **land purchases, with renewable lease terms** often included in contracts. This is a popular option for many foreign investors in Thailand.

Taxation Obligations for Investors in Thailand

Personal Income Tax (PIT) is a direct tax levied on the income of individuals in Thailand. Both residents and non-residents are subject to PIT on income earned within Thailand. Residents are also taxed on foreign-sourced income if it is remitted to Thailand in the same or subsequent tax years.

Thailand employs a progressive PIT rate structure, with rates ranging from 0% to 35%, applied as follows:

Taxable Income (THB)	Tax Rate (%)
0 – 150,000	Exempt (0%)
150,001 – 300,000	5%
300,001 – 500,000	10%
500,001 – 750,000	15%
750,001 – 1,000,000	20%
1,000,001 – 2,000,000	25%
2,000,001 – 5,000,000	30%
Over 5,000,000	35%



STANDARD DEDUCTION

Residential Properties: A standard **deduction of 30% of the gross rental income** is permitted for houses and buildings. This means that **30% of the total rental income is automatically deducted to account for expenses**, without the need for detailed documentation.

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WHERE COMFORT MEETS
INNOVATION, REDEFINING ECO-FRIENDLY LIVING IN PHUKET.



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