

## **6.5 รายงานการสำรวจสภาพแวดล้อมและสภาพอาคารข้างเคียง**

# **Surveying Report**

**(Condition of Property)**

## **The Andaman Cove Condominium**

Date 15 October 2024

**Report By:**

M.T.S. CIVIL LTD.,PART.

20/13 Moo.5 Chalong Muang Phuket.

Tel.0812557003



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20/13 Moo.5 , Chalong, Muang, Phuket. 83130 THAILAND g40kjt@hotmail.com

## **Surveying Report**

### **Condition of building of The Amandaman Cove Condominium Project**

**Date of Survey 15 October 2024**

**This report made follow to requirement from Alliance Corp Co.,Ltd. Address 203 Moo 7 T.Srisunthorn A.Thalang Phuket. By Mr.Pichidchai Ninsuwan ,Position: Project Manager. He requests us to check all condition of Andaman cove Condominium property and land title location on site in order to record condition of property before starting construction RP Hotels Rawai Phuket that close to Andaman cove condominium property.**

#### **A. General information**

- 1. We got the information in this report by walk around the Andaman cove condominium property and interview the property manager of the Andaman Cove Condominium, Khun Norkamon Promjaraensanti , on 15 October 2024**
- 2. This report use only the simple tool and by sight, no have any special tool to make record.**



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### **3. Andaman Cove Condominium composed of 3 buildings**

**(Building A, Building B, Building C) total unit is 30 unit (All building is reference concrete structure 2-3 storeys with concrete slab roof . During surveying this property, Some unit still have water leak and on proceed to fix detail is as below**

- Room No. 100/3      Living room (window)**
- Room No. 100/5      Front door**
- Room No. 100/11    Bedroom**
- Room No. 100/13    Living room / Bed room**
- Room No. 100/19    Living room**
- Room No.100/23    Bedroom / Stairs**
- Room No. 100/27    Bedroom**
- Room No. 100/29    Bedroom**
- Room No. 100/30    Storage room (office)**

**We can survey in all room except room No.100/8 due to no entrance door key**

### **4. Water supply and drainage system**

**4.1    Water supply of the property use water from water truck fill in underground tank and use pump to carry to elevated tank and flow to property by use gravity force to build pressure of water.**





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**4.2 Waste water treatment the property have 2 location of septic tank, one is under Building A, others is under Building B. All wastewater after treatment will flow to the collection tank, then use submersible pump to deliver water to filtering system , stock in PVC tank (on ground tank) in order to use for gardening. The filtering system room & stock tank is located close to Building A.**

**4.3 Rain water drainage use gutter around property ,spread to general area. Some of rain water flow to other property.**

## **5. Electric Power for this property**

**The property uses the source of electric power from Gorvenor. Have electrical powe wire from outside.**

## **B. The result**

- 1. Swimming pool, retention tank septic tank and water tank no signal shown it is leakage. All area around them is dry.**
- 2. Have some room that reported in item A have water leak , on proceed to fix**



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3. **No any condition that shown this property have structural failure just have some crack line from finishing work due to poor skill manpower and deteriorated material.**
4. **The picture that shown condition in each room (except room 100/8) and general area is in attached sheet. We Almost see some crack line at finishing work due to poor skill worker and deteriorated material.**
5. **The attached sheet in this report also show the land tile location, mark location on site already.**

### **C. Conclusion**

1. **This property have no sign that shown the structural failure. water tank ,swimming pool and septic tank is in suitable condition no anything have leakage.**
2. **All crack line that see is come from poor skill worker and deteriorated material.**
3. **Have 10 unit have some water leak on the date of surveying.**

Reported by

**Kajonsak Tantiplubtong Sor Yor. 8336**

รับรอง  
รวม อา  
Andama  
ตั้งอยู่ที่

# LAND TITLE LOCATION



# THE ANDAMAN COVE CONDOMINIUM

## THE BOUNDARY MEASUREMENT REPORT

Title Deed Number: 46678

Land Number: 1

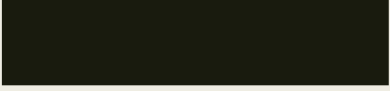
Province: Phuket

Sub-District: Rawai

On: the 8<sup>th</sup> October, 2018

By: Phuket 431 Survey Co., Ltd.

Cost: 8,000 Baht



## เทคโนโลยี

ฉบับสำนักงานต้น ทำนอง

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4624 1 2658 03 1 47 00005

การดำเนินงานตามแผนปฏิบัติการ



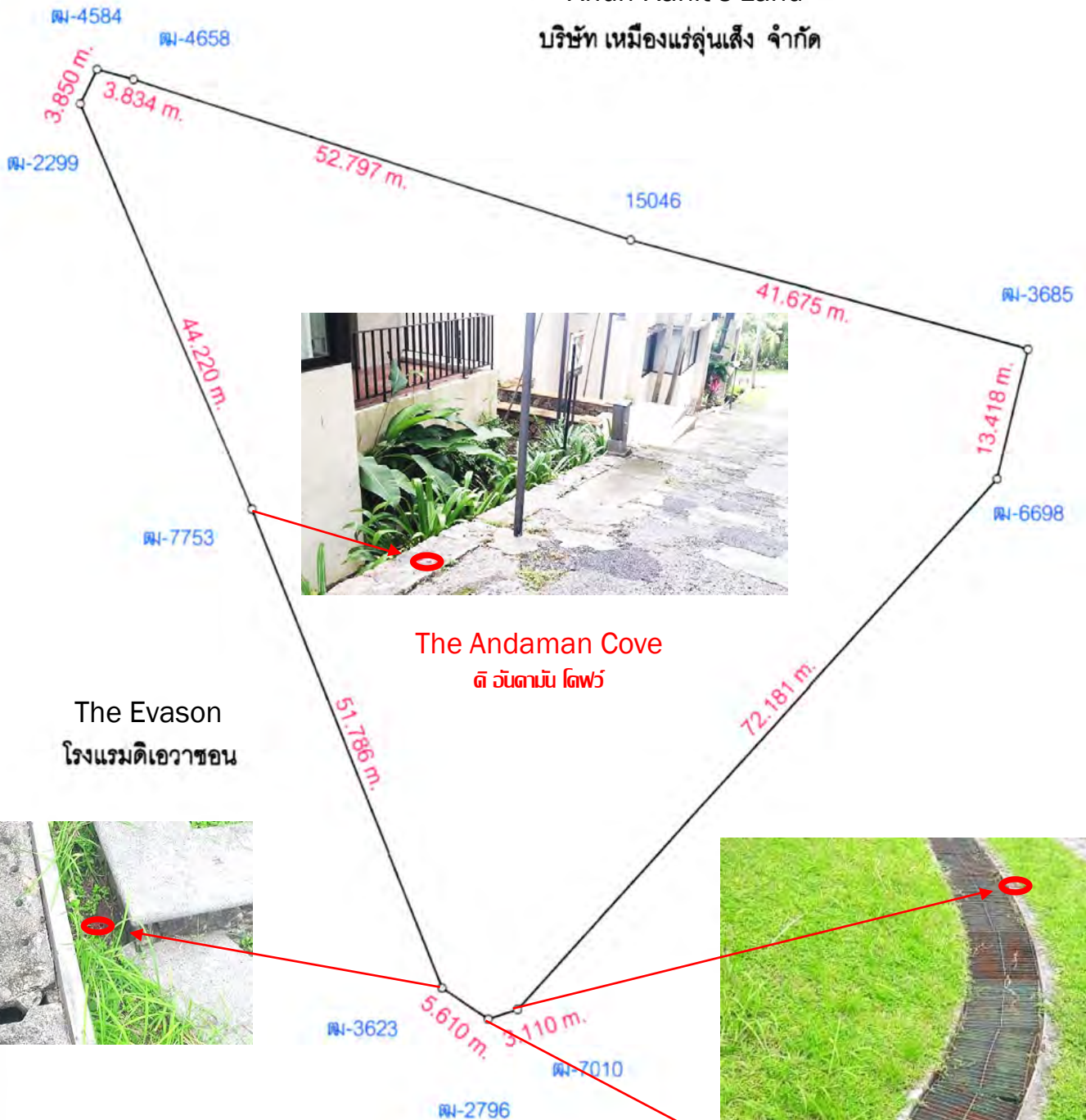
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Area = 4,475.560 Sq.m

Area = 2 - 3 - 18.89 Rai

Khun Kanit's Land

บริษัท เหมืองแร่รุ่งแสง จำกัด







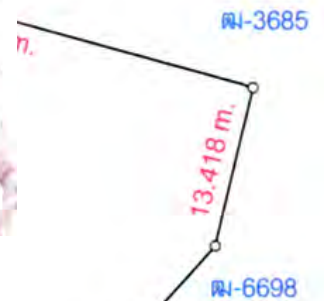
SCALE 1 : 600

Area = 4,475.560 Sq.m

Area = 2 - 3 - 18.89 Rai



บริษัท เหมืองแร่รุ่งแสง จำกัด Khun Kanit's Land



The Andaman Cove

ดี อันดามัน โดฟว์

The Evason  
โรงแรมดิเอวาซอน

The Evason  
โรงแรมดิเอวาซอน

6623

5.610 m.

2796

7010

51.786 m.

72.181 m.

13.418 m.





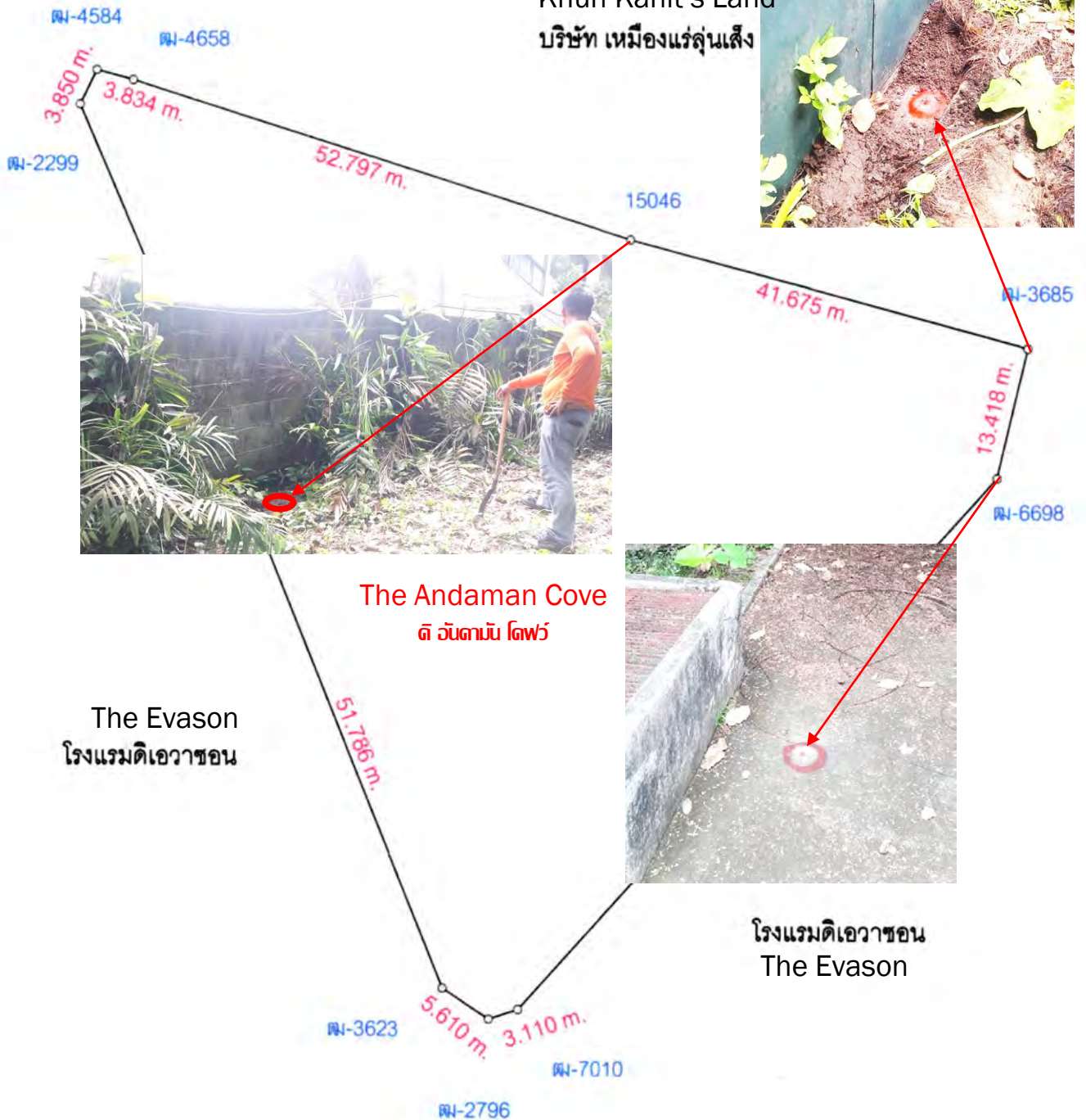
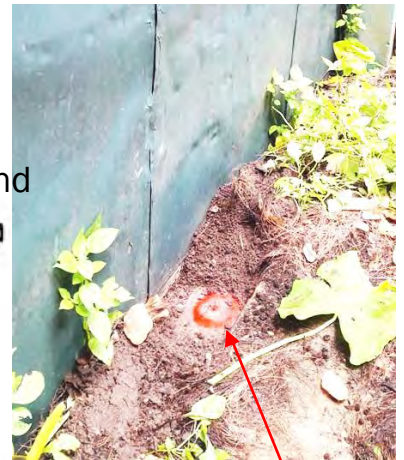
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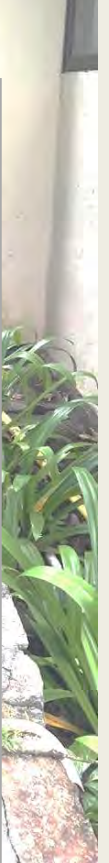
Area = 2 - 3 - 18.89 Rai

Khun Kanit's Land

บริษัท เหมืองแร่รุ่งแสง







PICTURE SHOWN CONDITION  
OF PROPERTY



**Survey report of residential areas around the project.**

**( Before starting work.)**

**Area**

**THE ANDAMAN COVE CONDOMINIUM**

**OCTOBER 10 - 11 ,2024**



# THE ANDAMAN COVE CONDOMINIUM







Building A

100/1





100/1 (2)





100/1 (3)



100/1 (4)





100/2



100/2 (2)

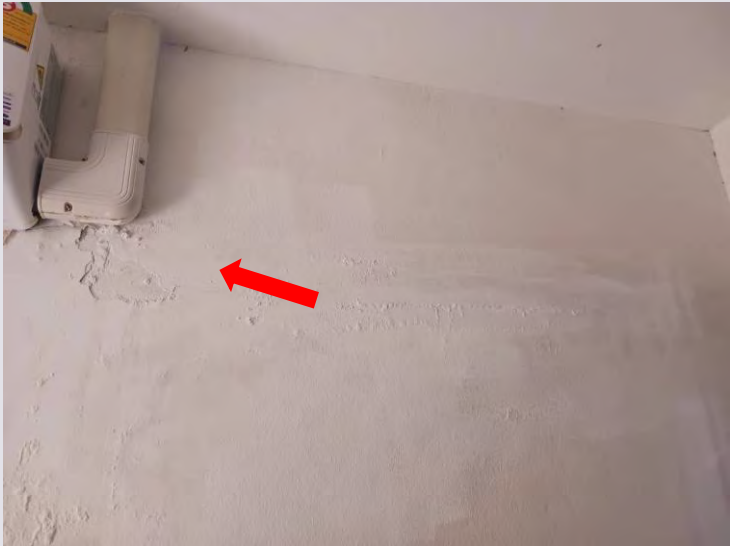




100/3



100/3 (2)





100/3 (3)





100/4









100/5





100/5 (2)



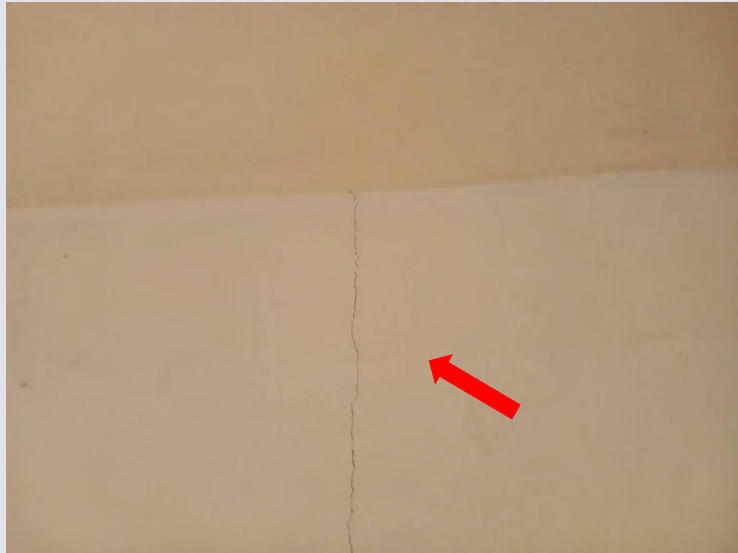


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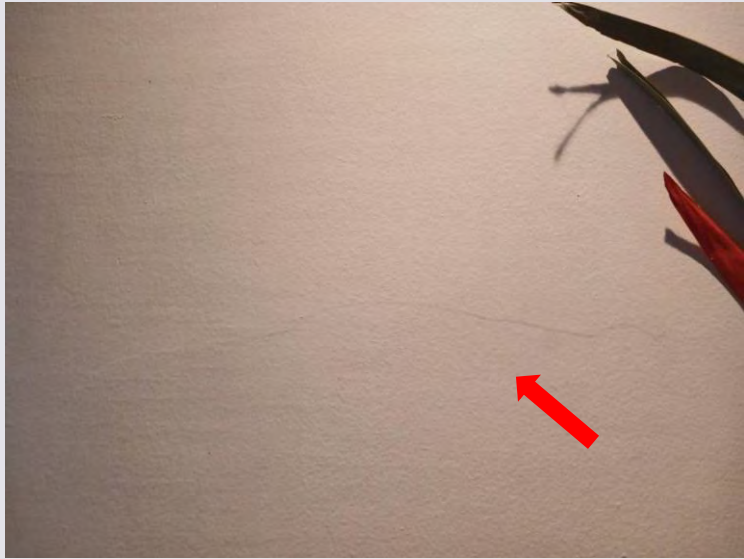




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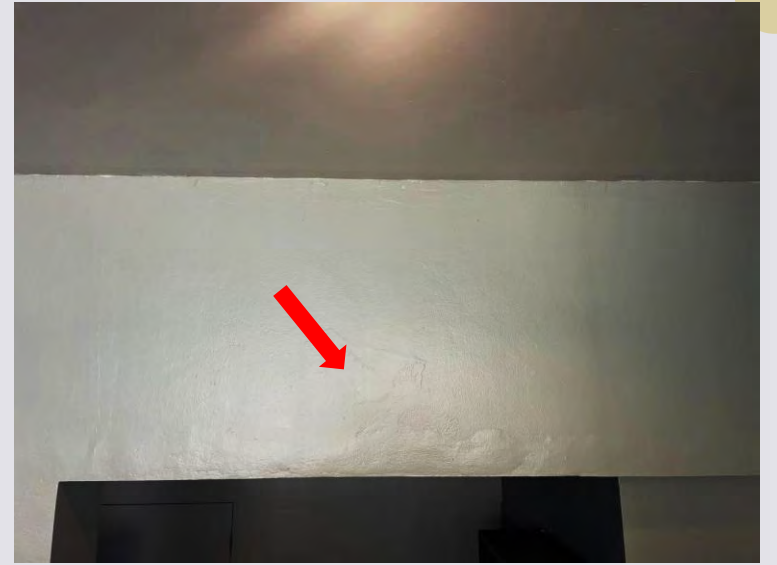
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100/7





100/7 (2)



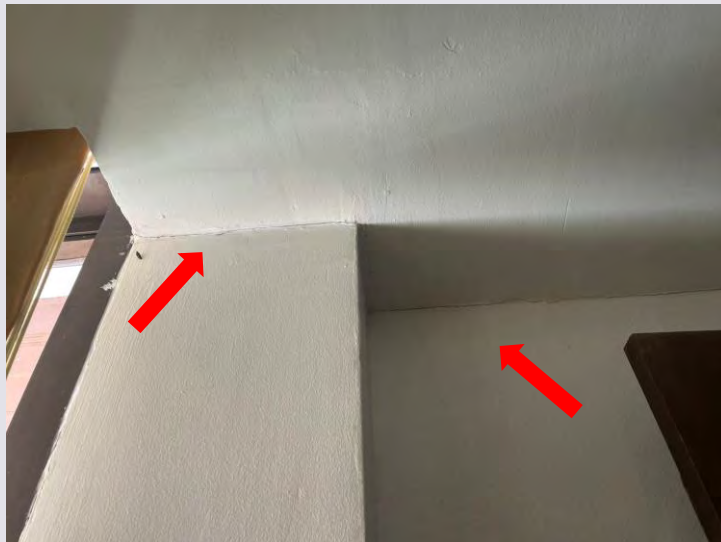


100/9





100/9 (2)





100/9 (3)





100/10





100/10 (2)





100/10 (3)





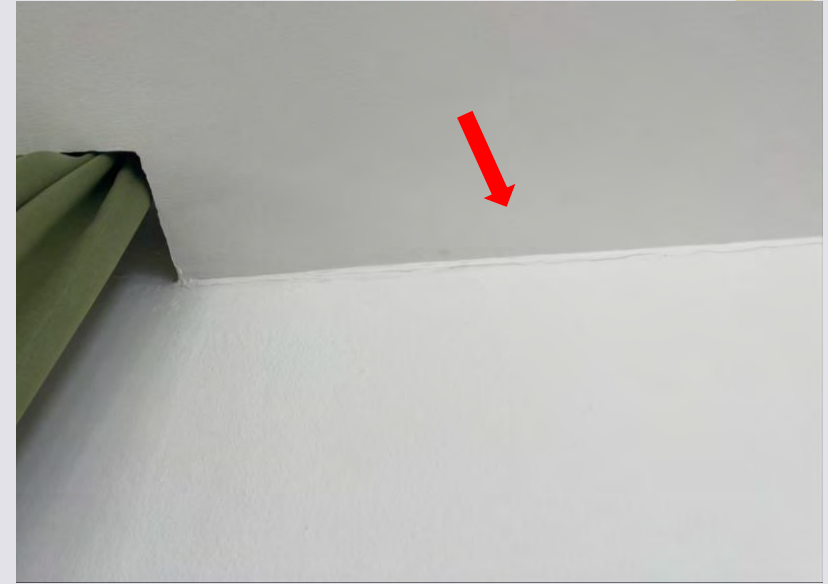
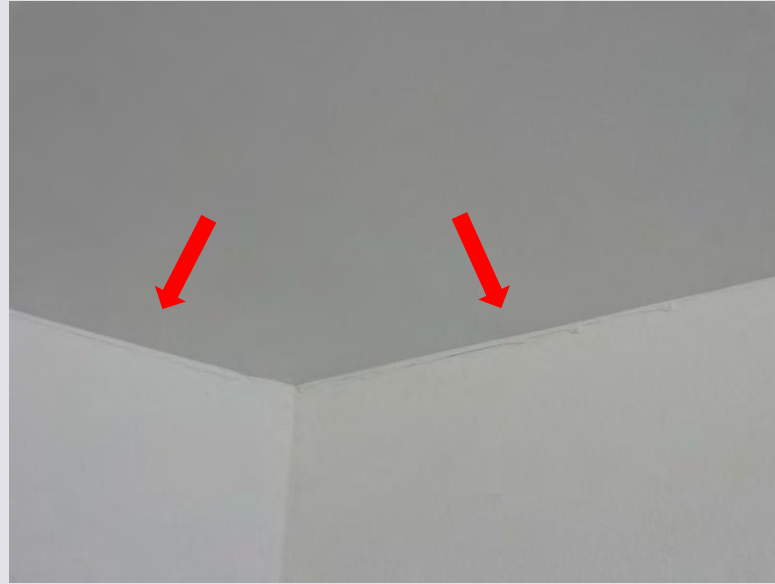


Building B





100/11











100/12

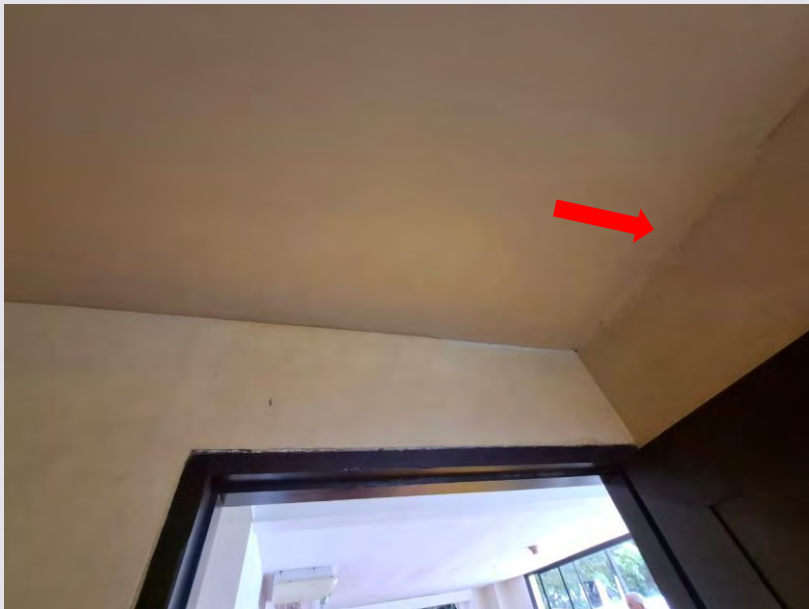








100/13





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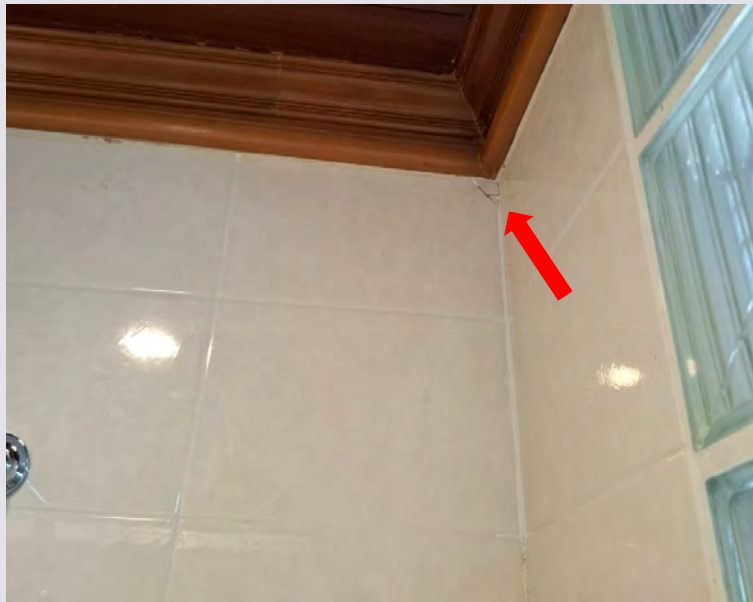
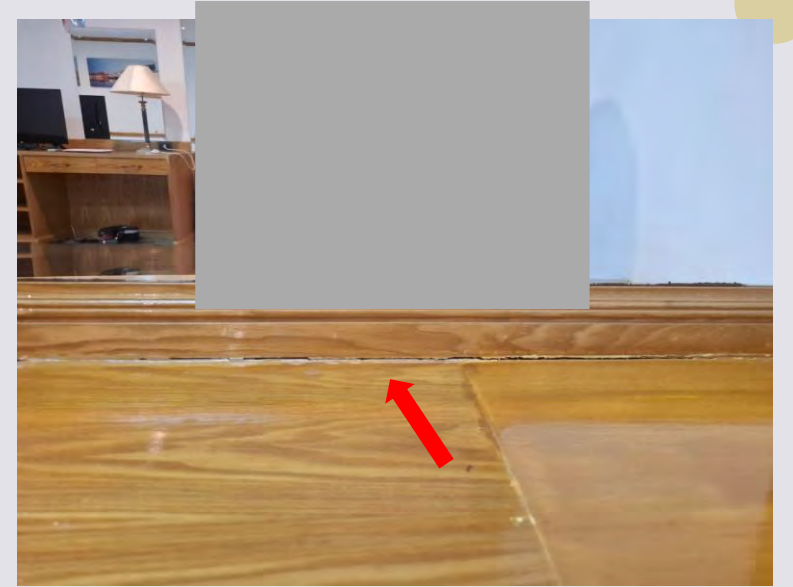
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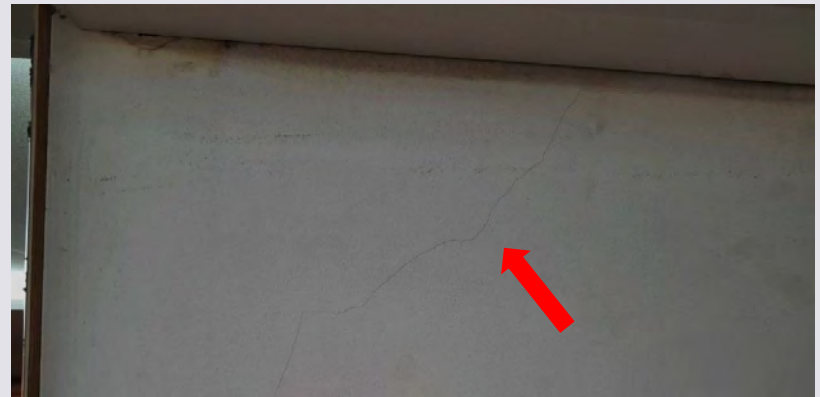
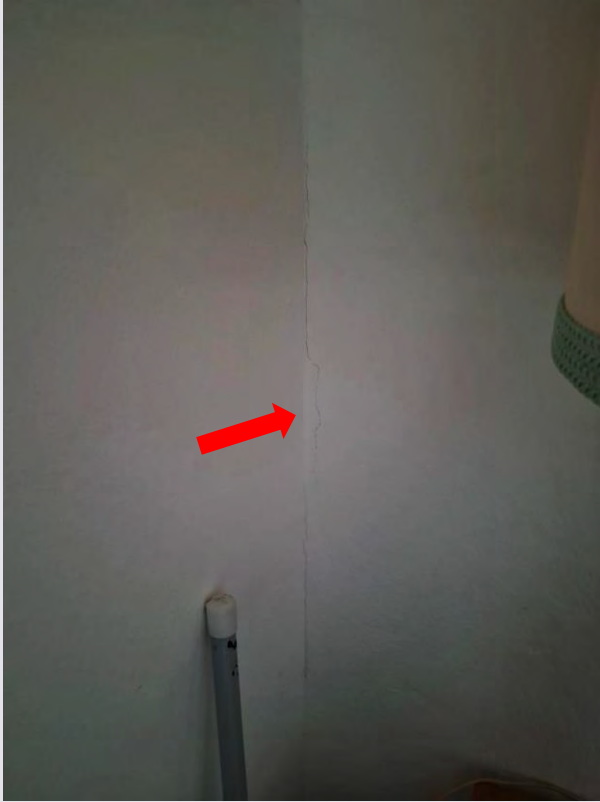


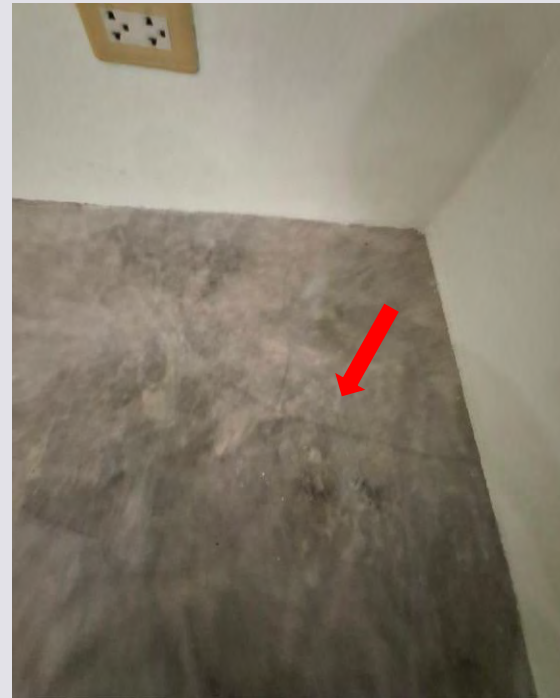


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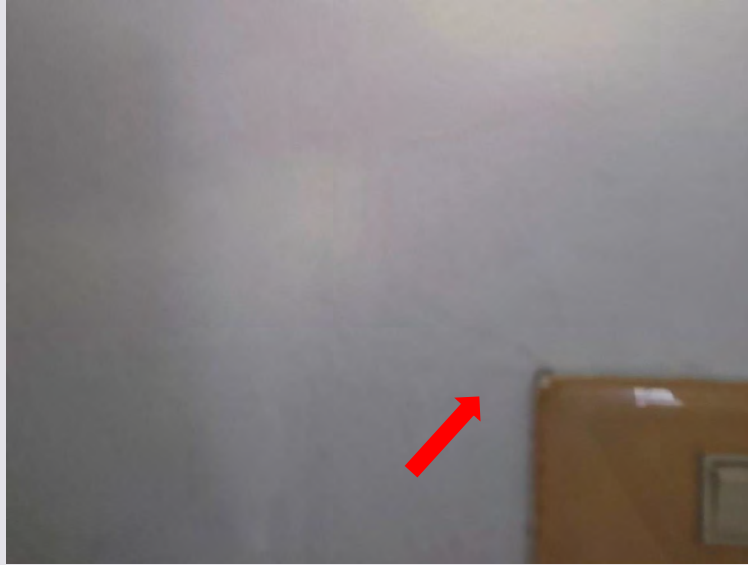




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100/16 (3)

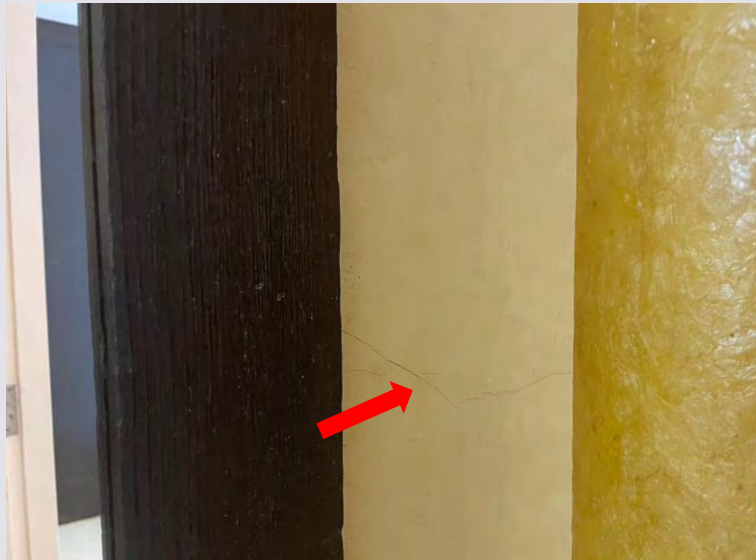




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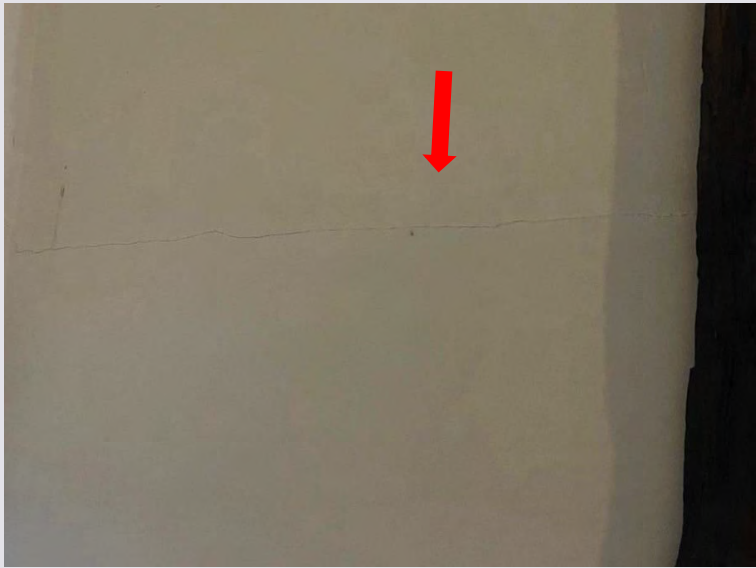


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100/18



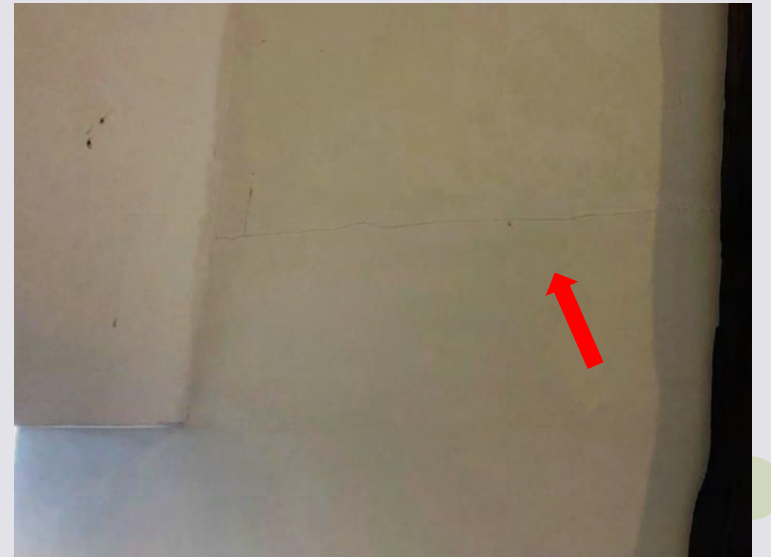


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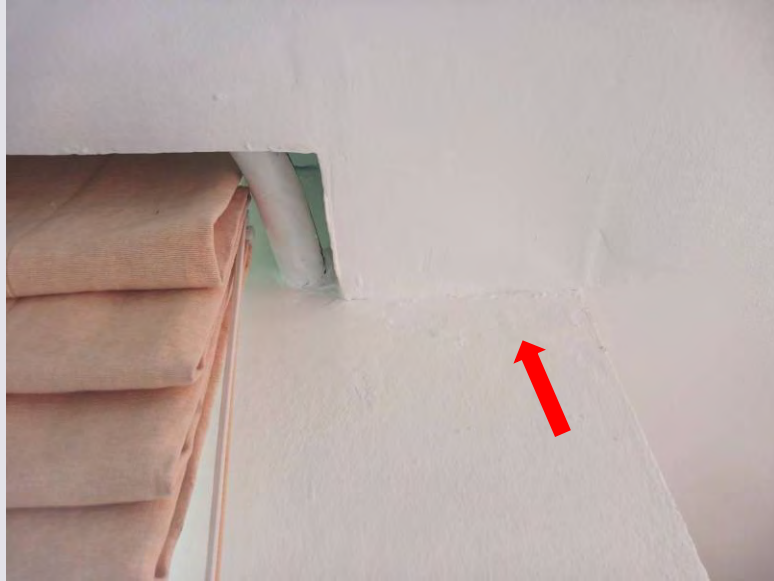




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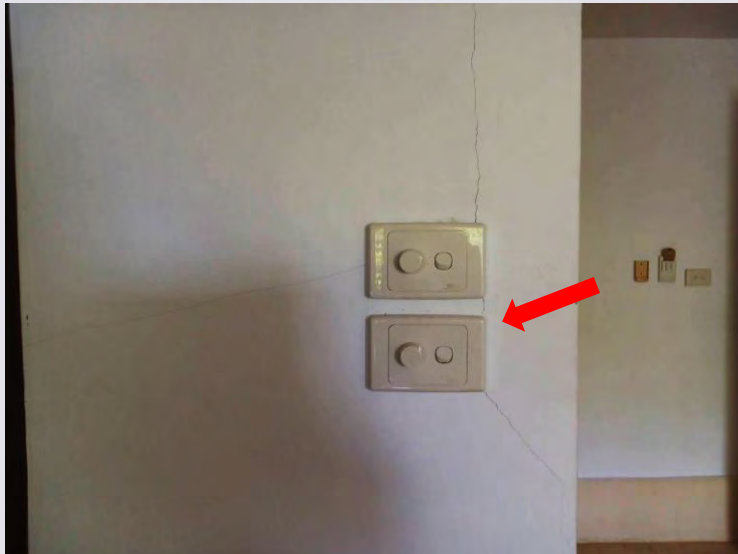




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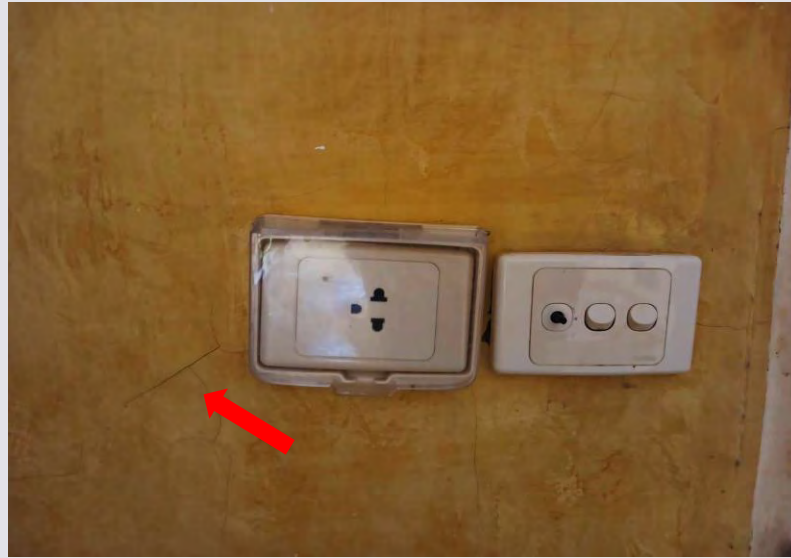
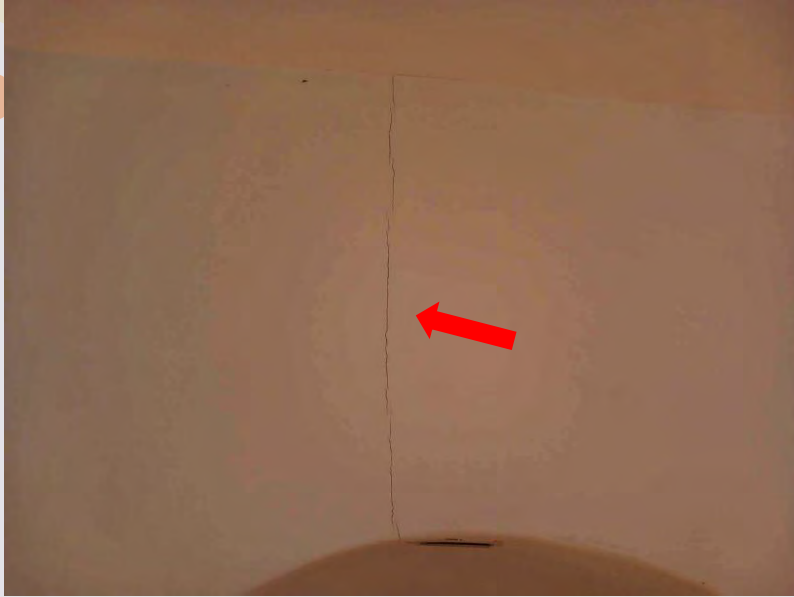








100/20 (2)



100/20 (3)







Building C



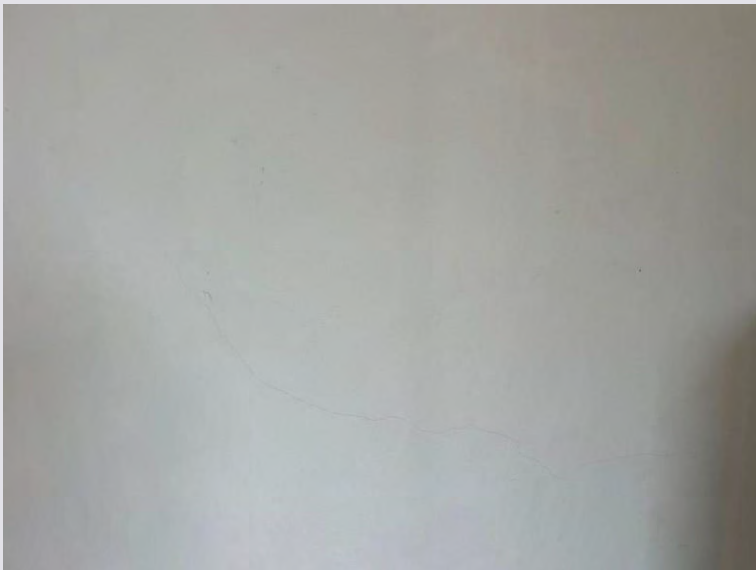


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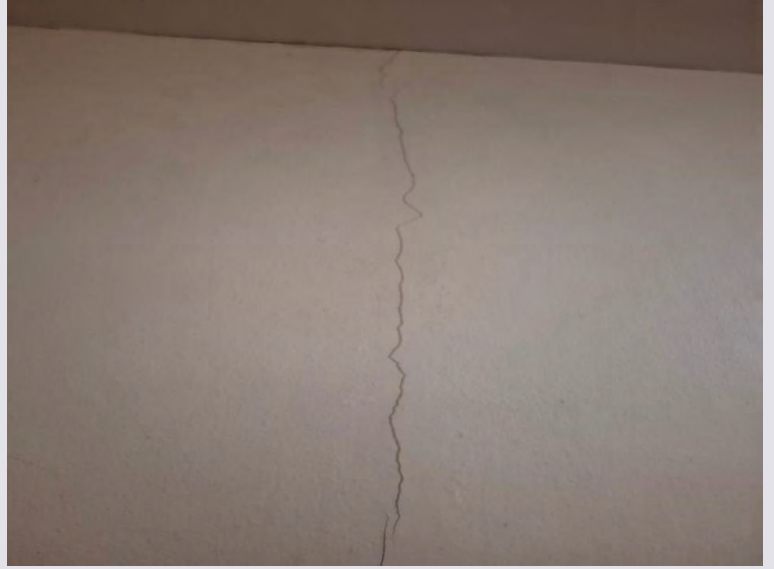




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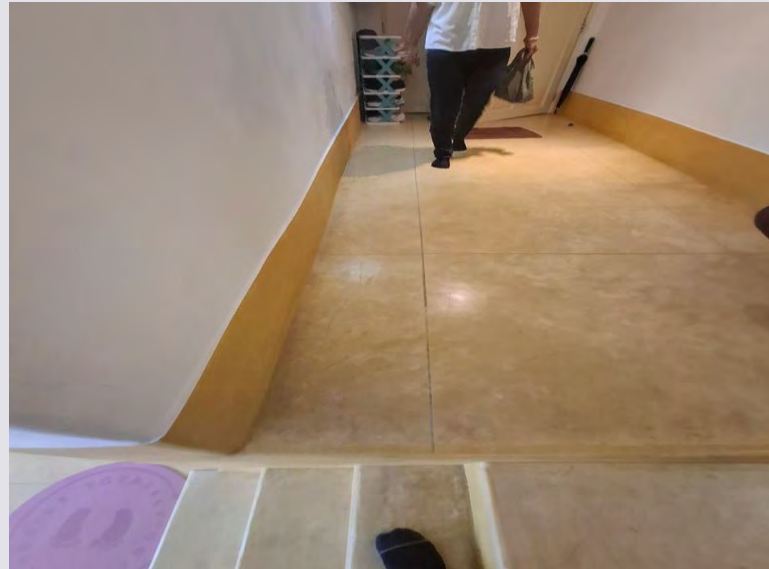


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100/22



100/22 (2)



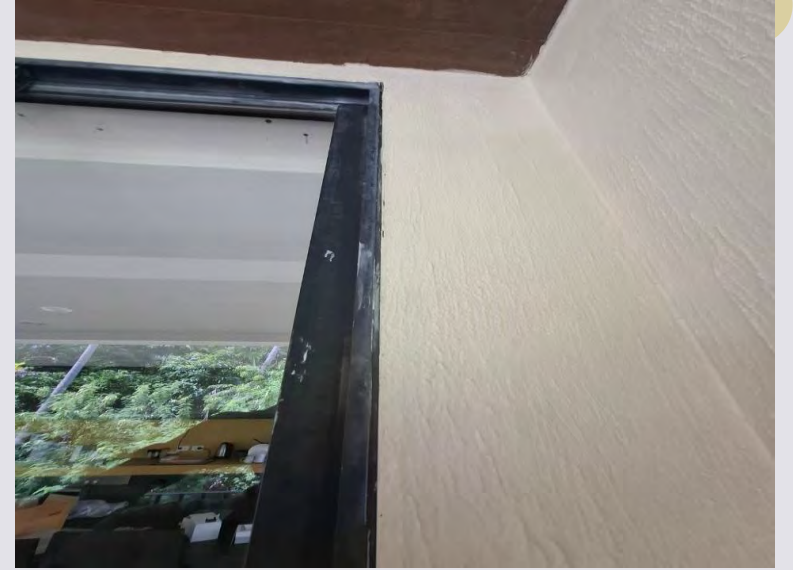


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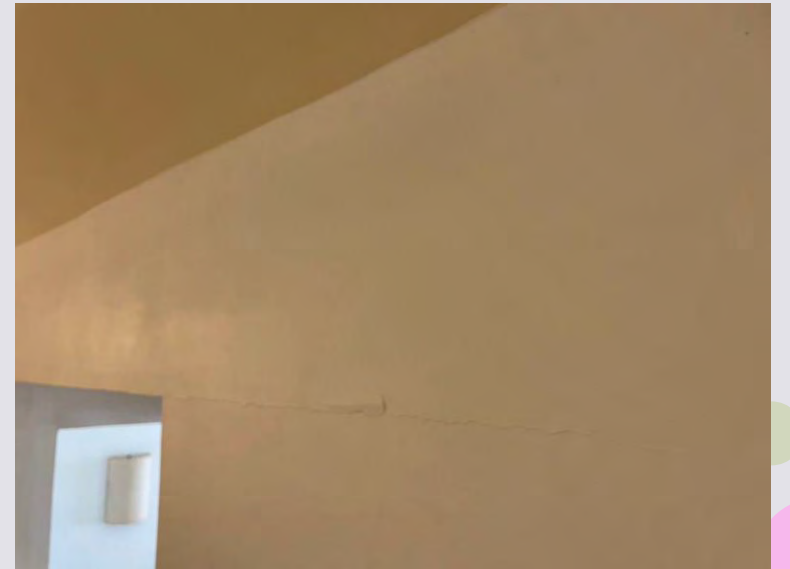


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100/22 (5)



100/23

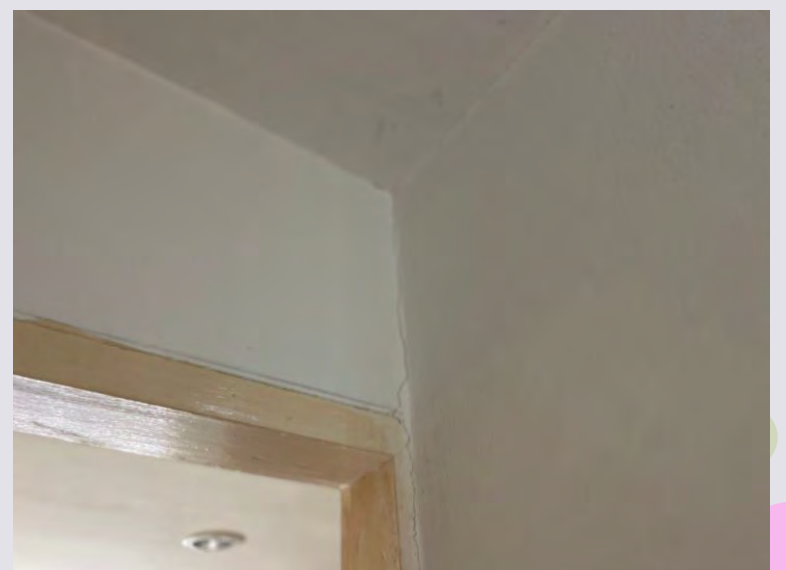
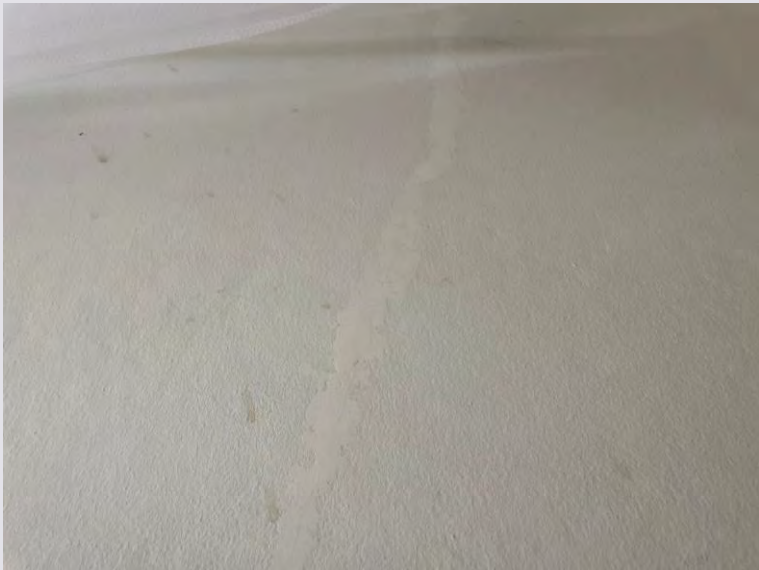




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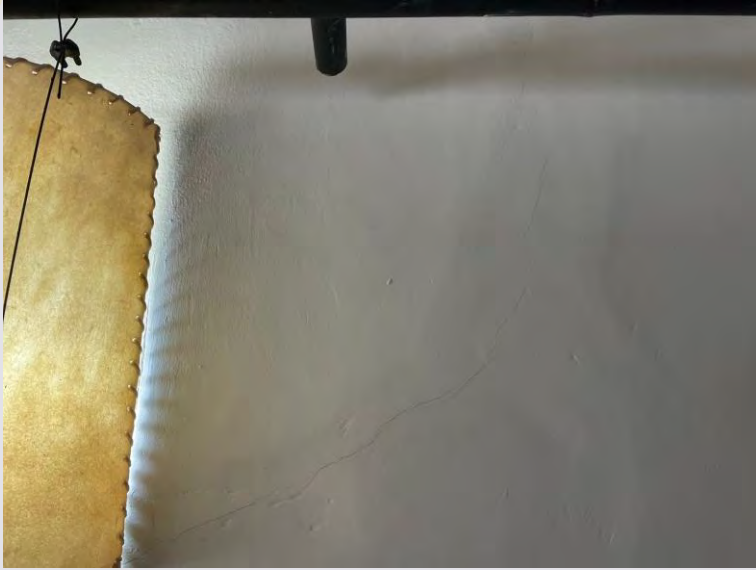




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100/23 (6)





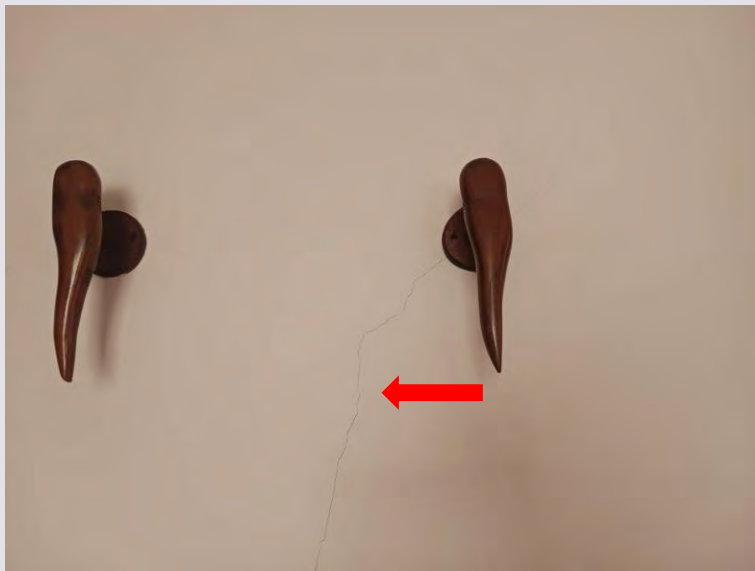
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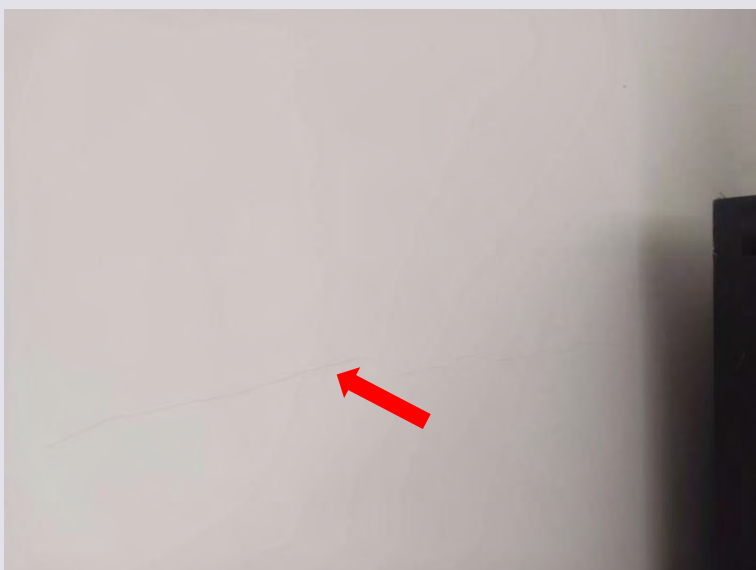
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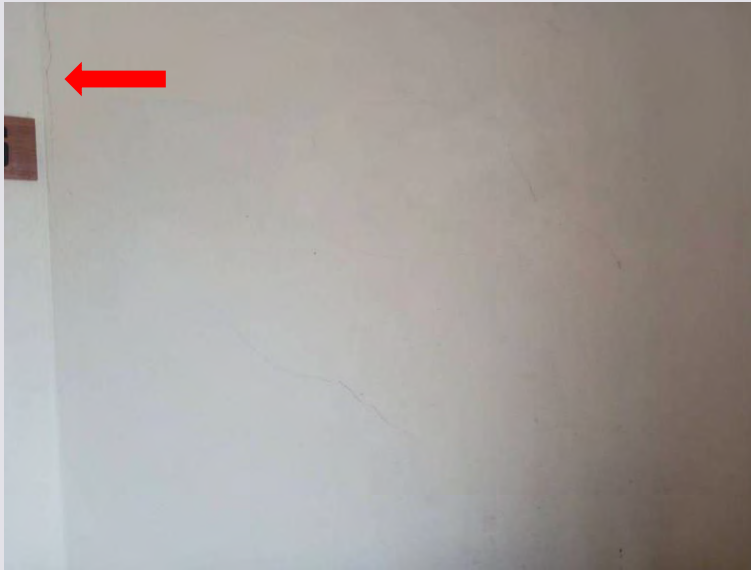




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100/25



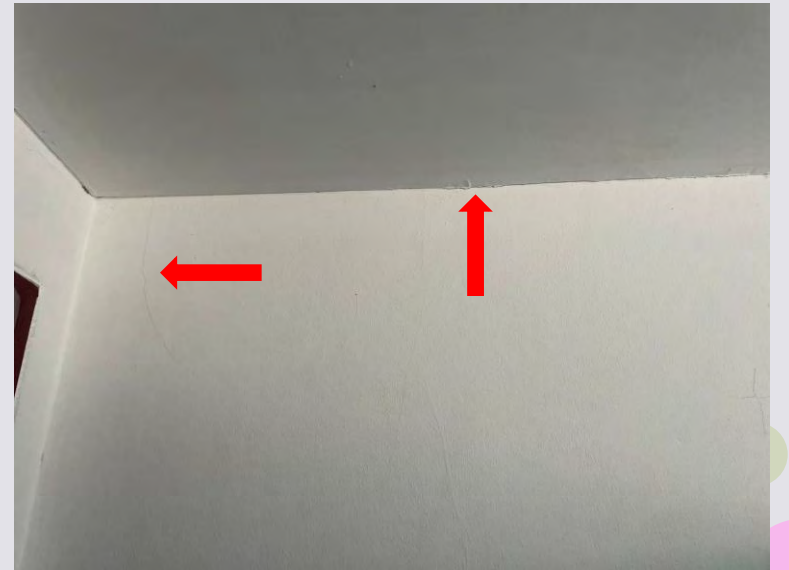
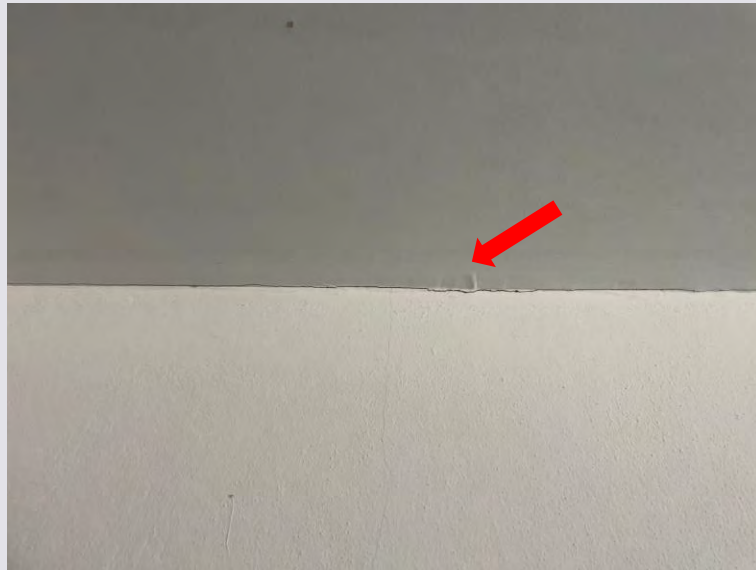
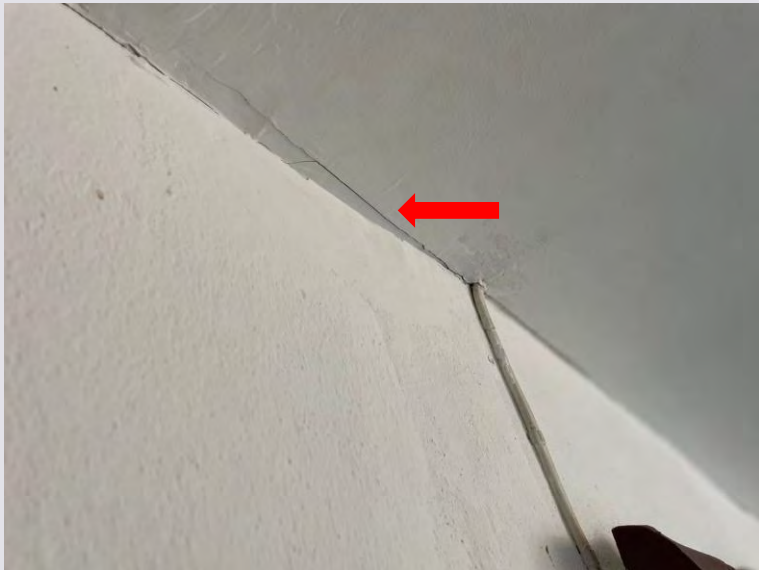
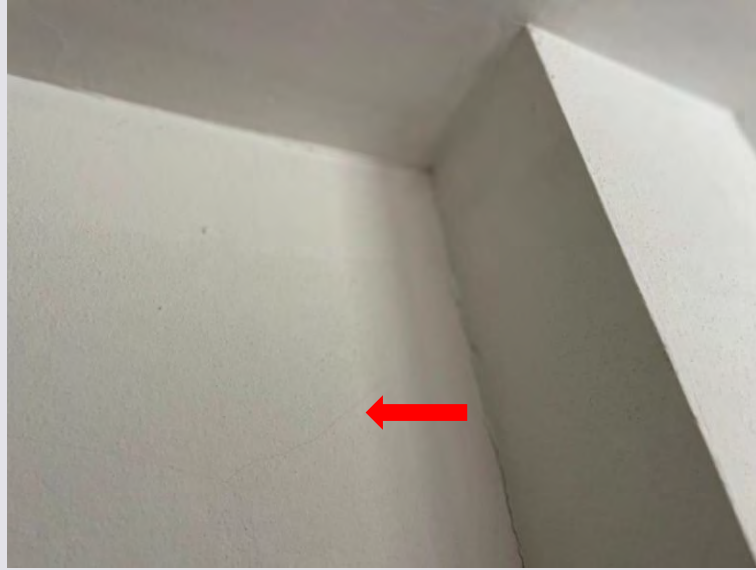


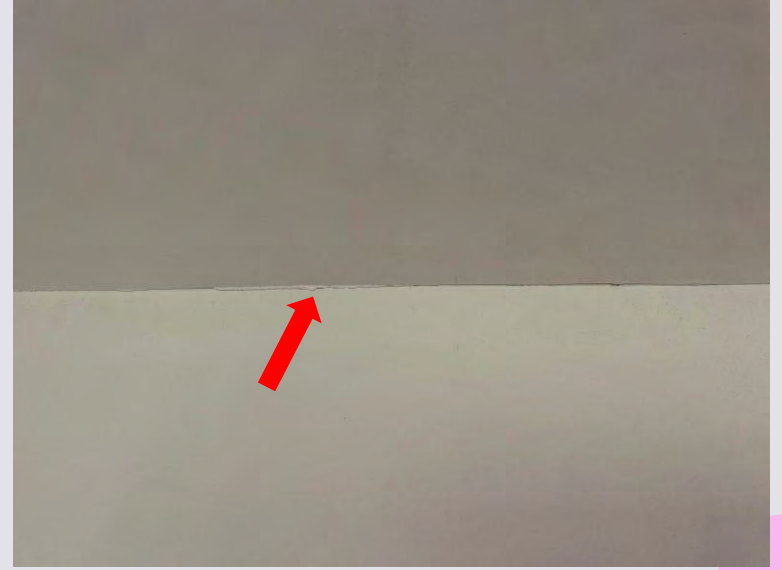
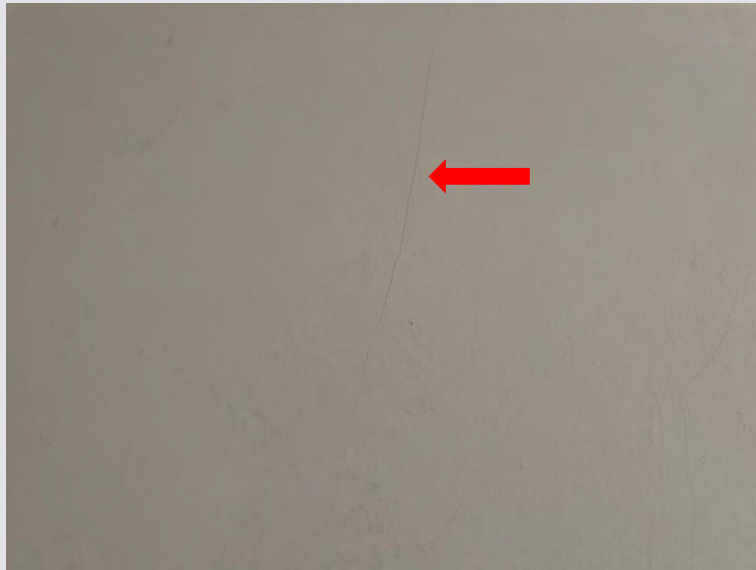
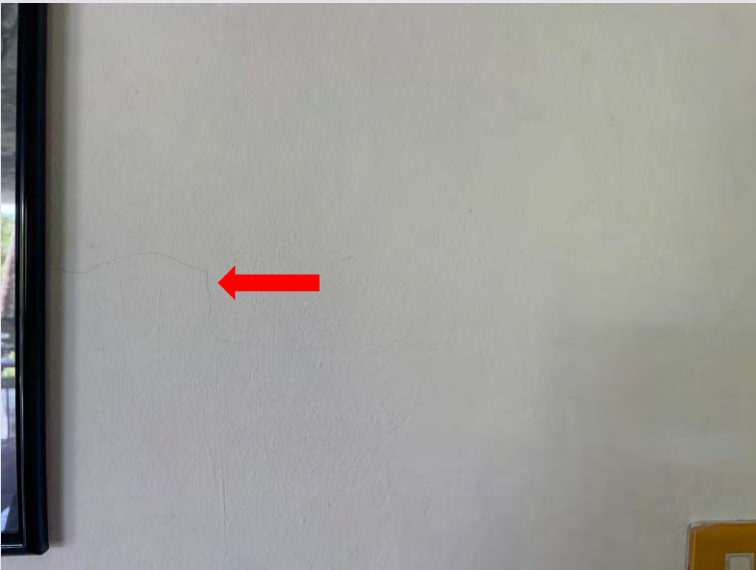
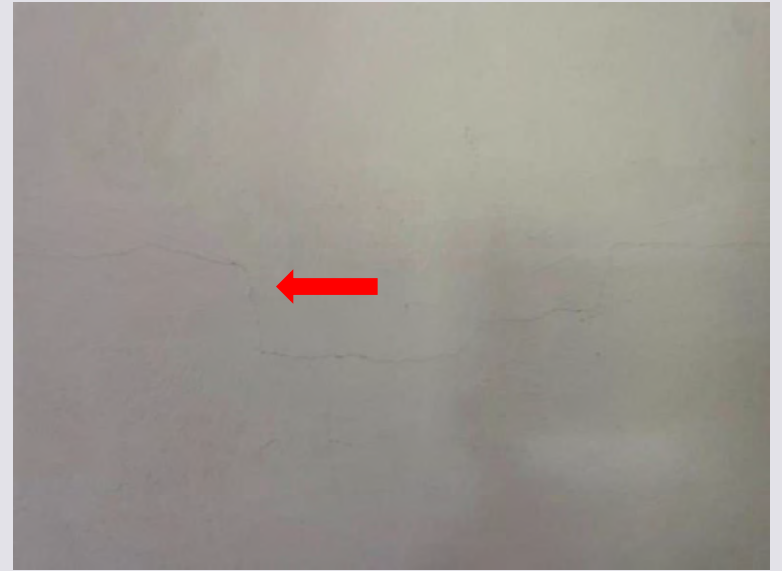
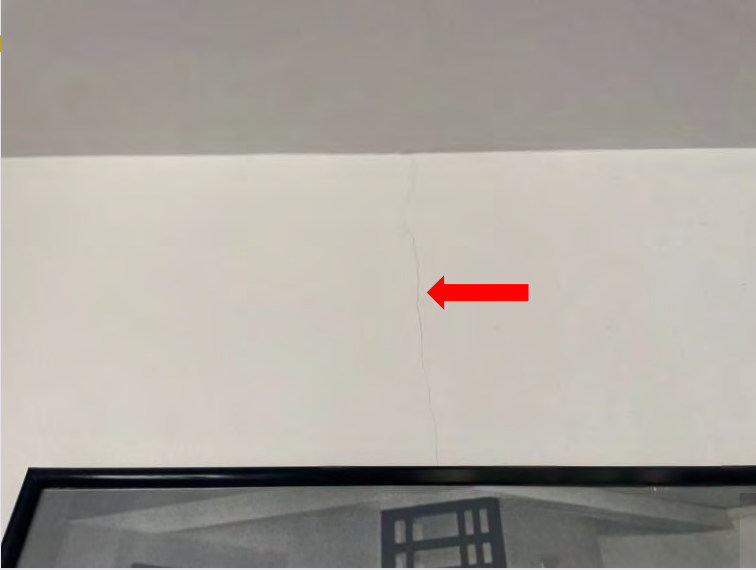
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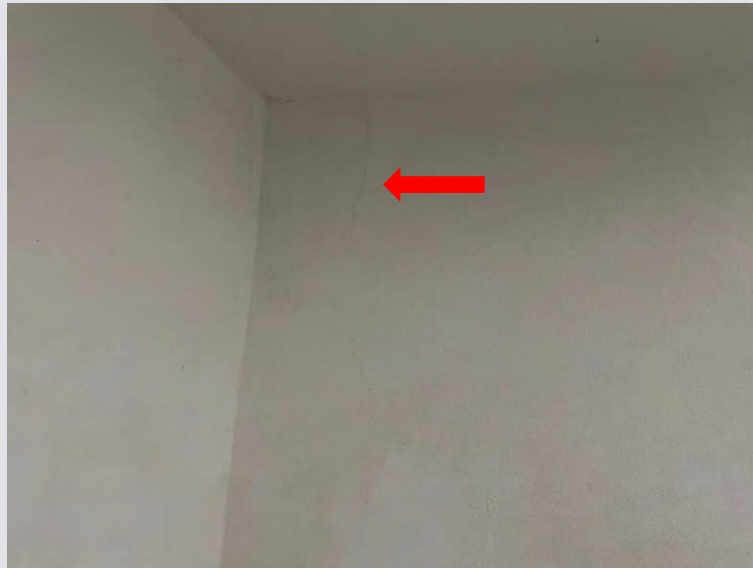
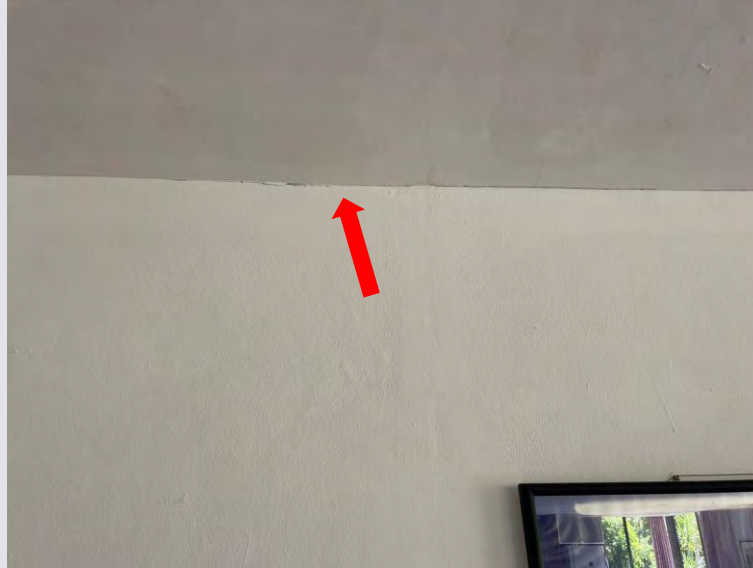


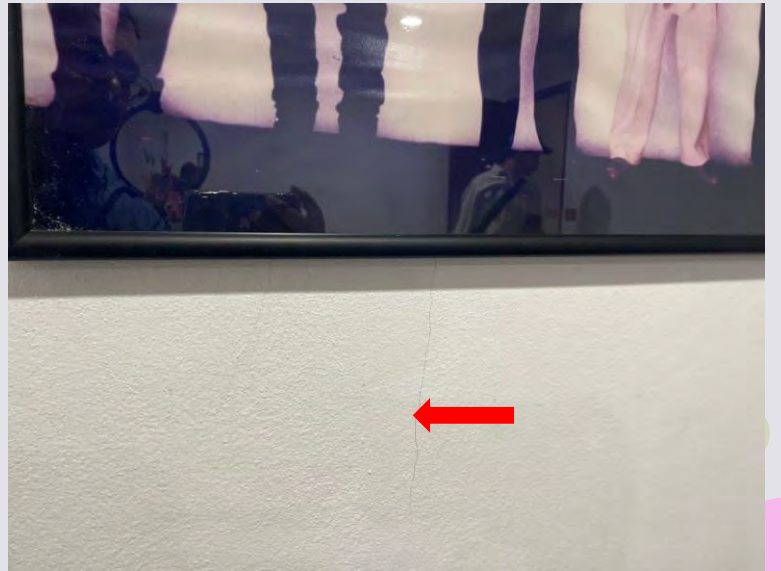
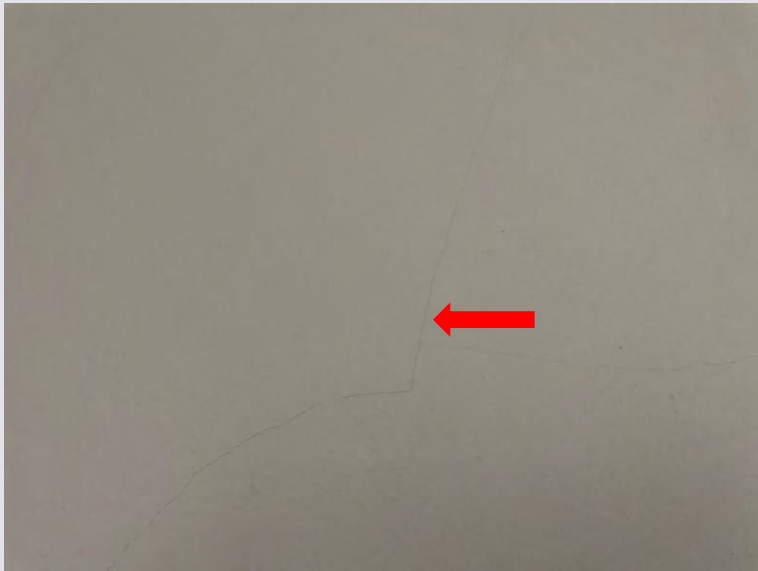
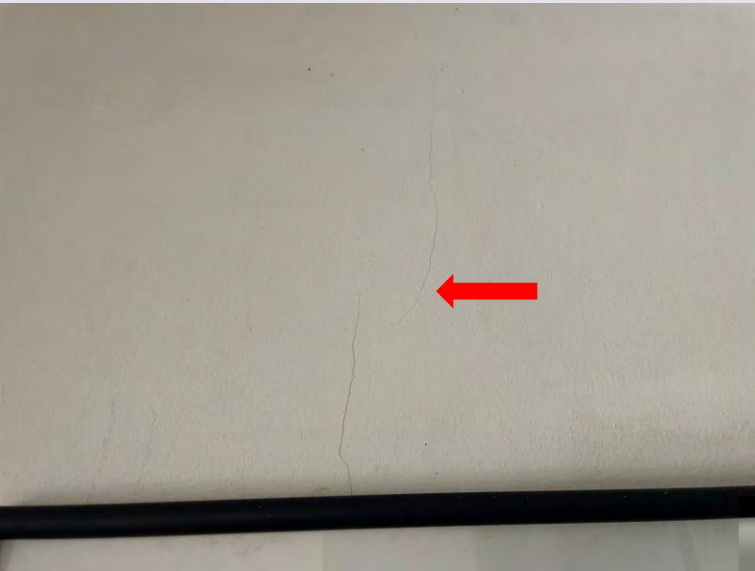
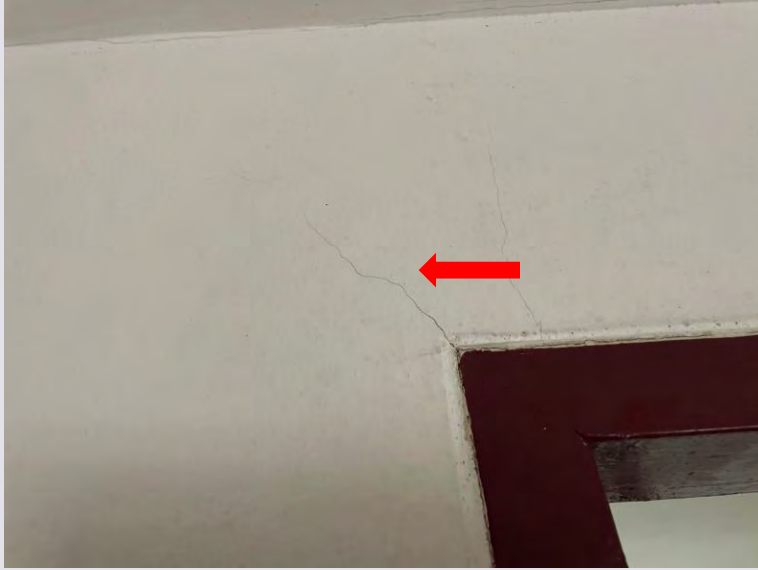








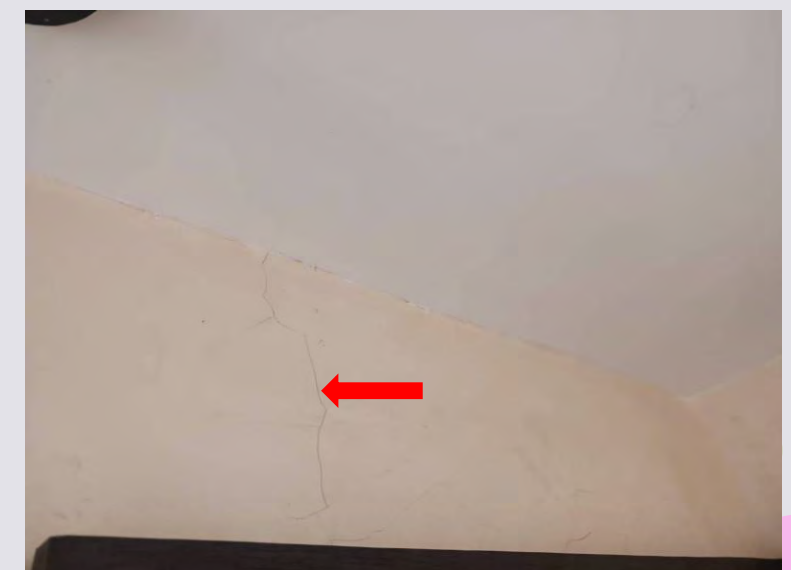
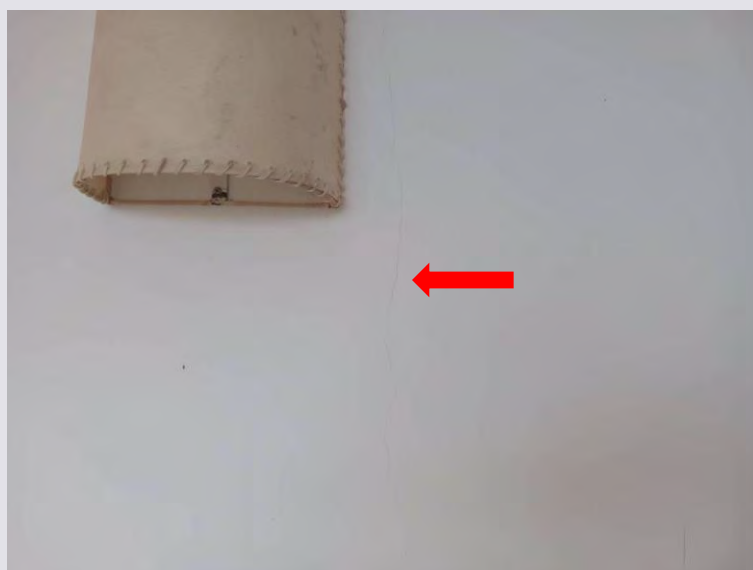








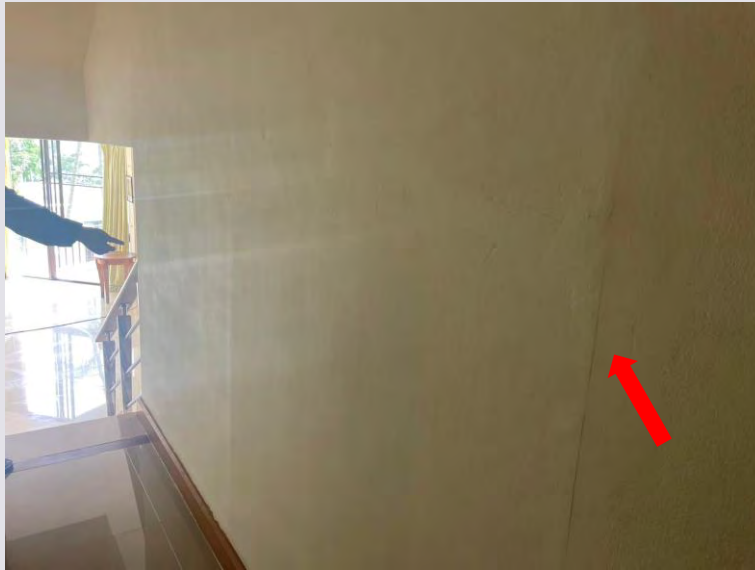
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100/27 (3)





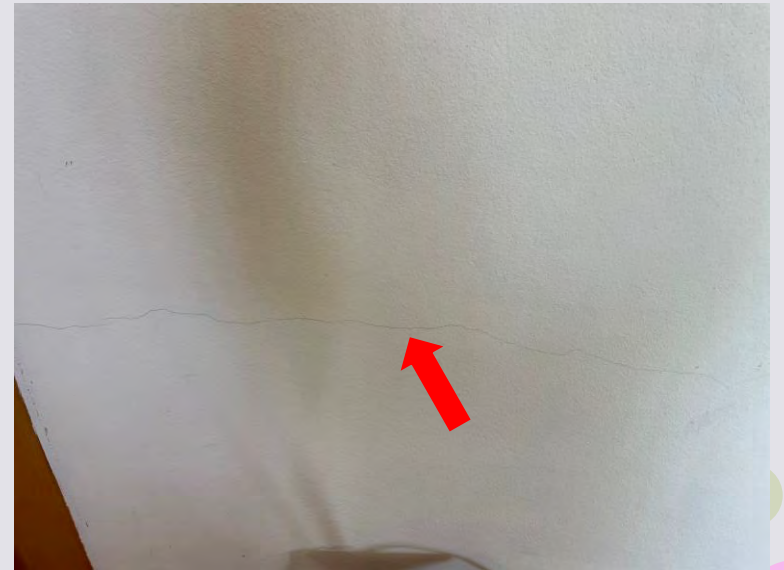
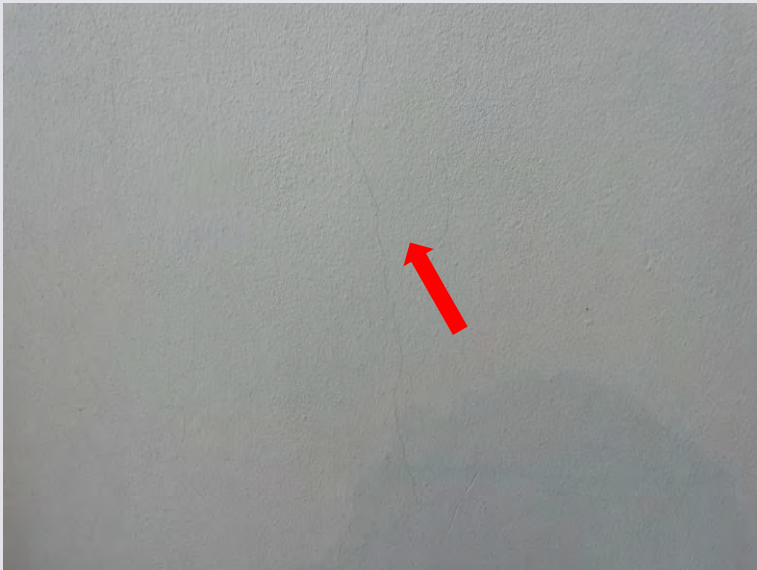




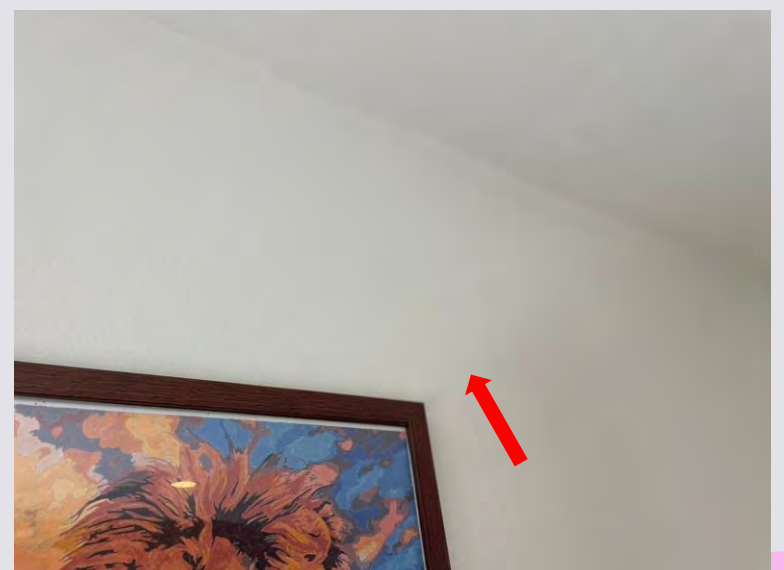
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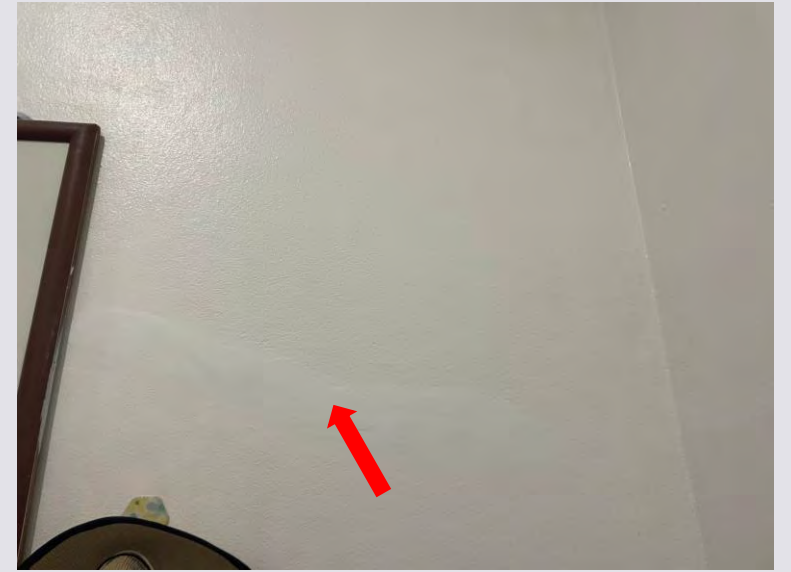
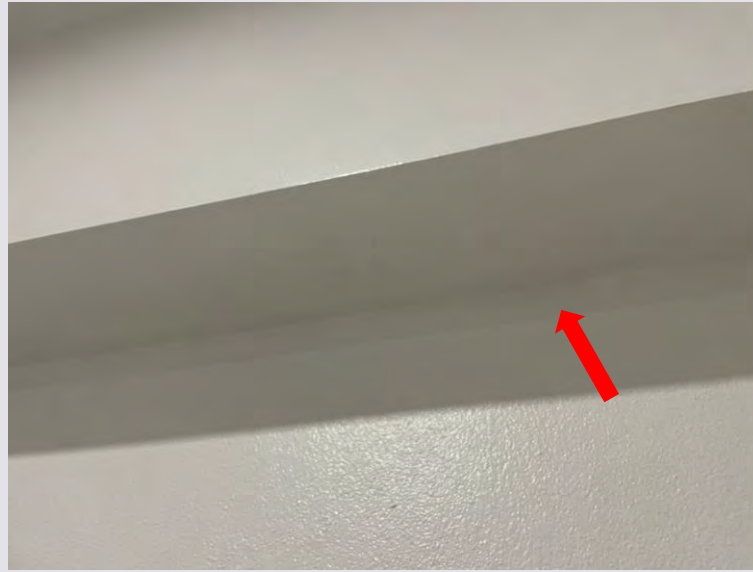






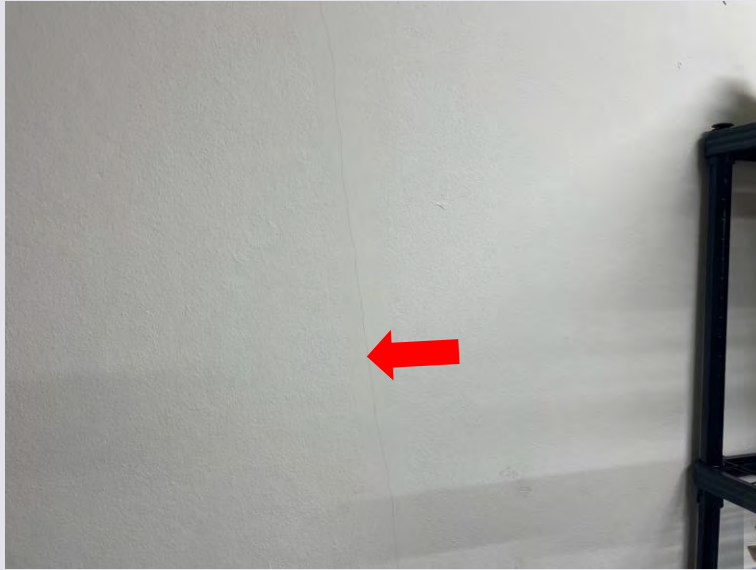








100/30 (2)



100/30 (3)

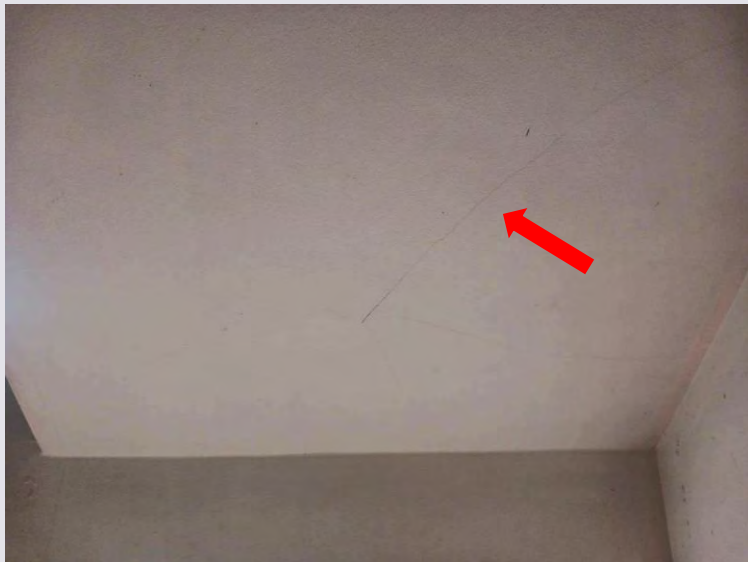






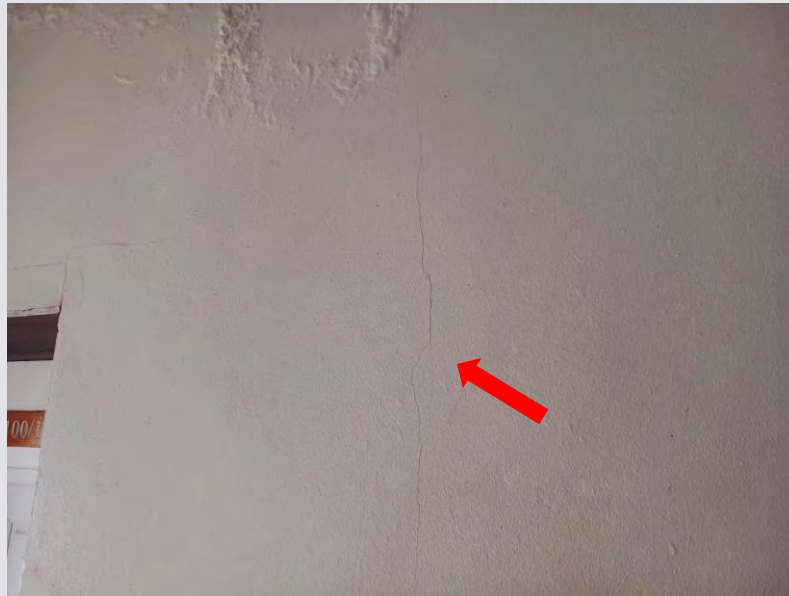
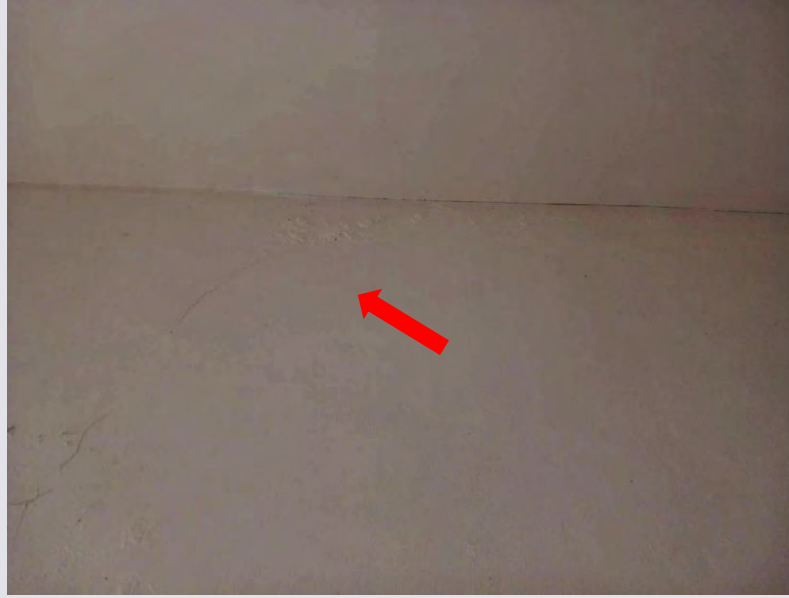
Hall of Building A

## Hall of Building A-1





## Hall of Building A-1(2)



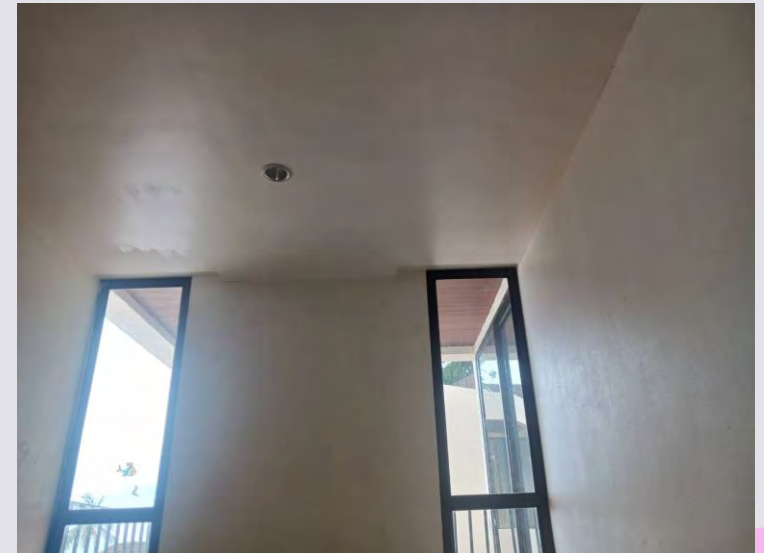


## Hall of Building A-2





## Hall of Building A-3





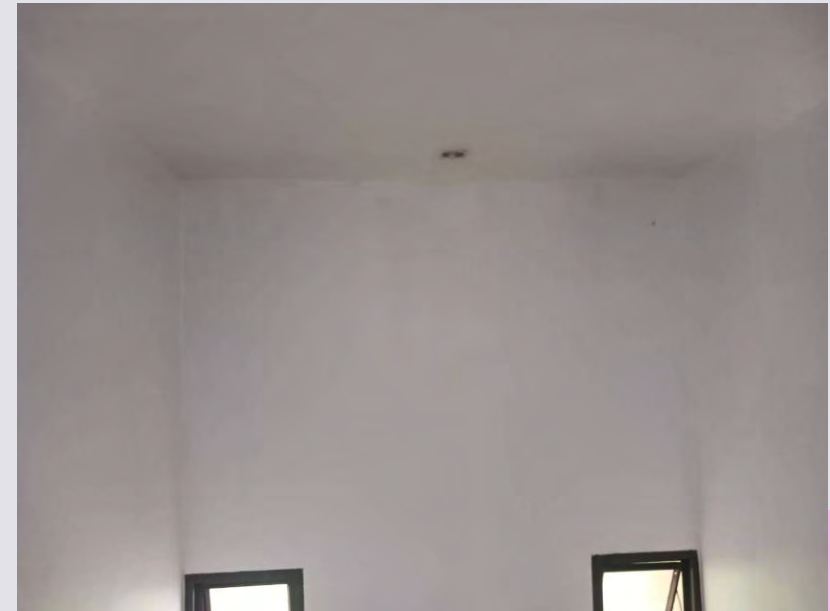
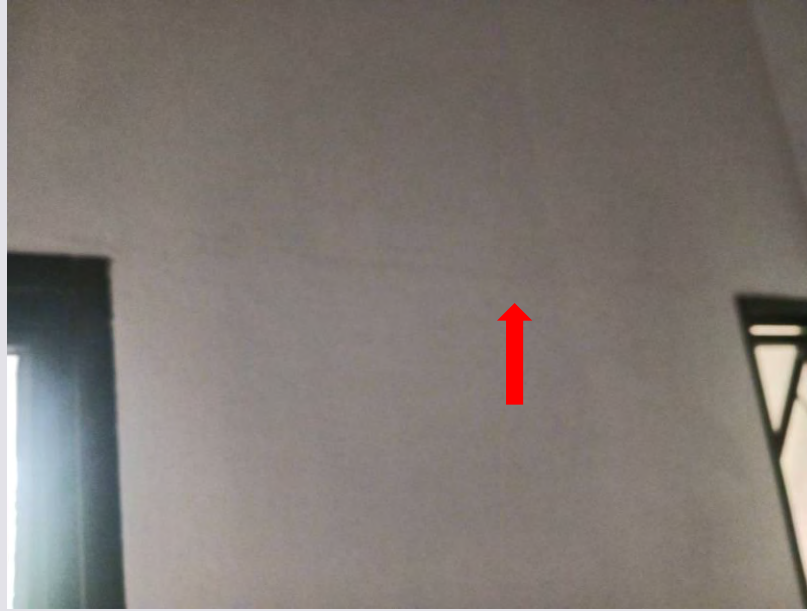
Hall of Building B



## Hall of Building B -1

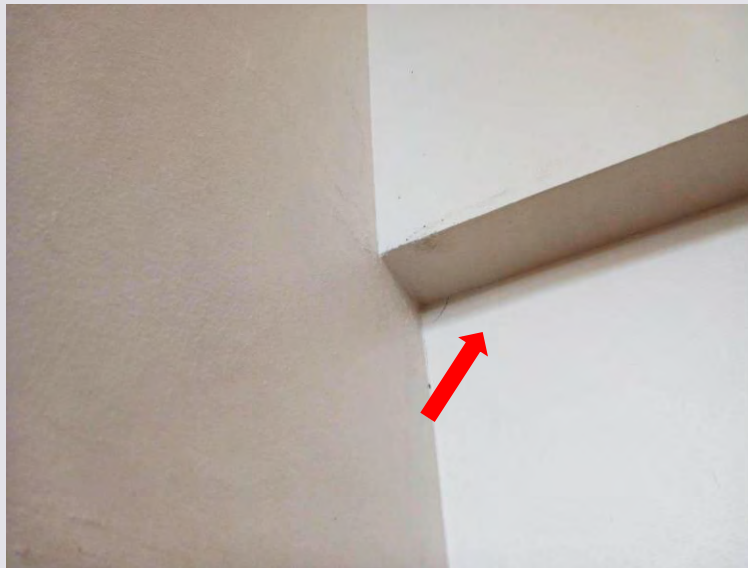


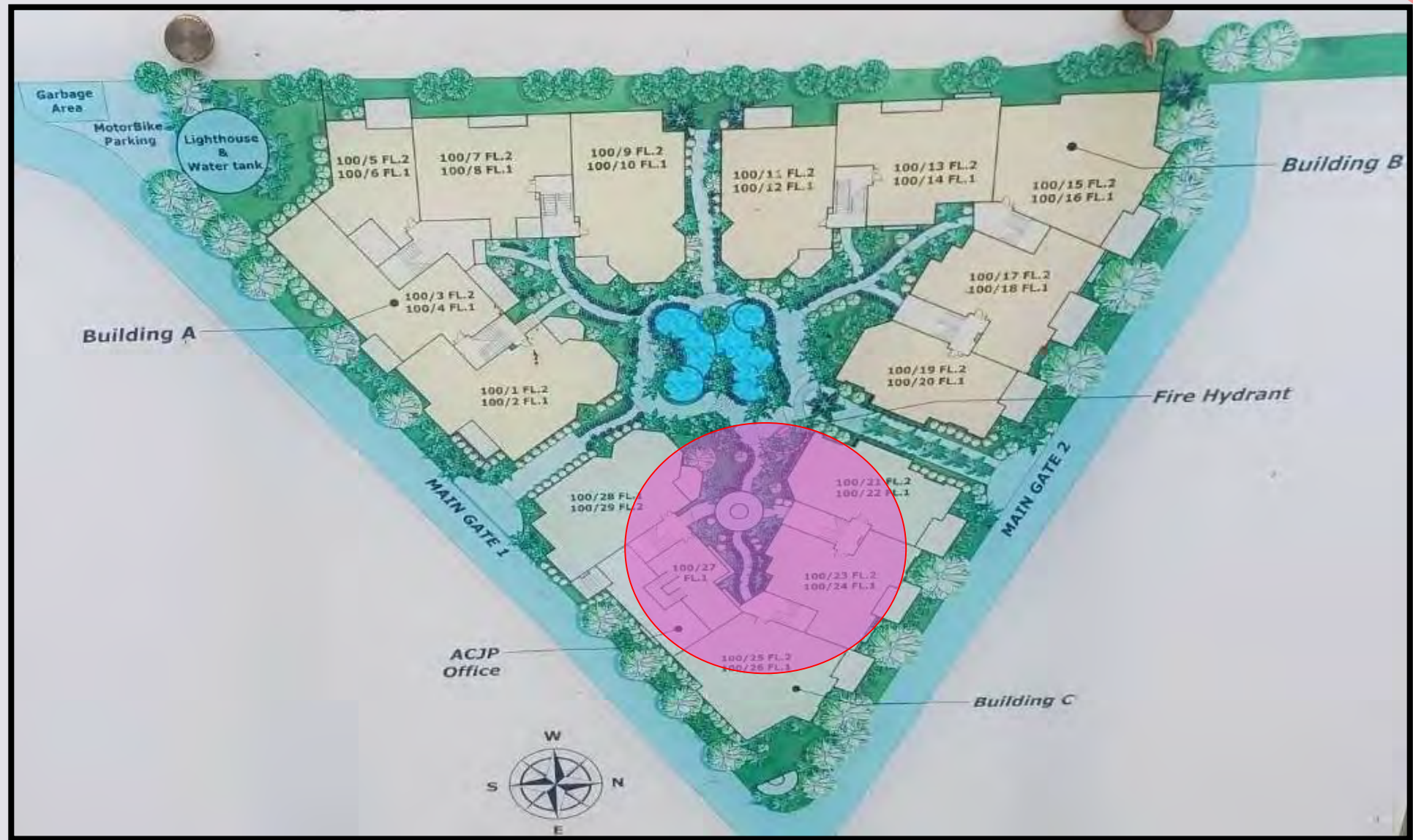
## Hall of Building B -2





## Hall of Building B -3

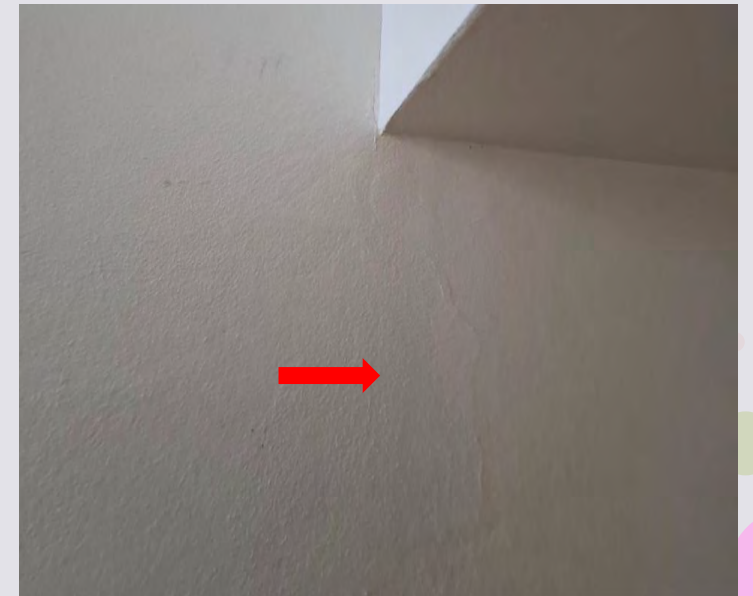




Hall of Building C



## Hall of Building C 1-3



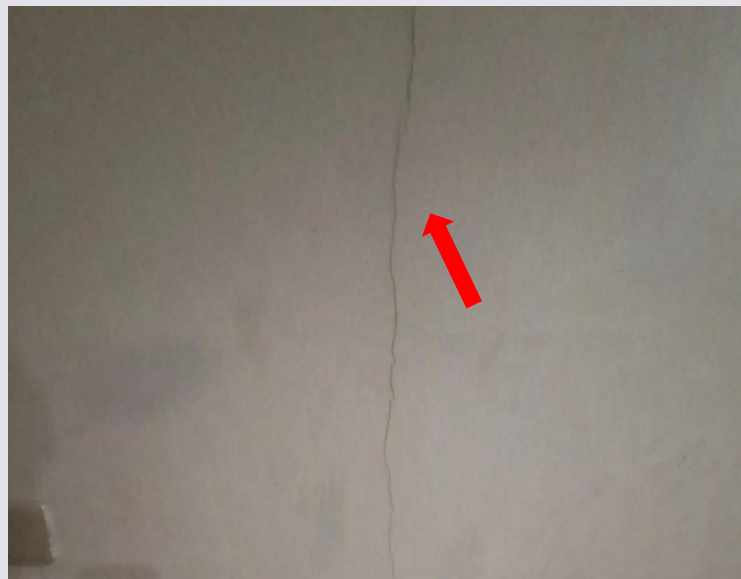
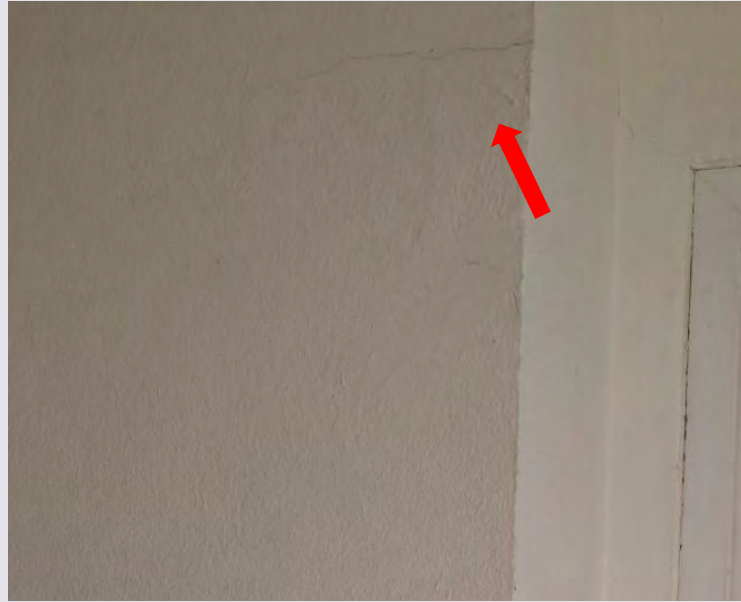


## Hall of Building C 1-3 (2)





## Hall of Building C 1-3 (3)





Outside The Building A



## Outside The Building A





## Outside The Building A(2)





### Outside The Building A(3)







Outside The Building B

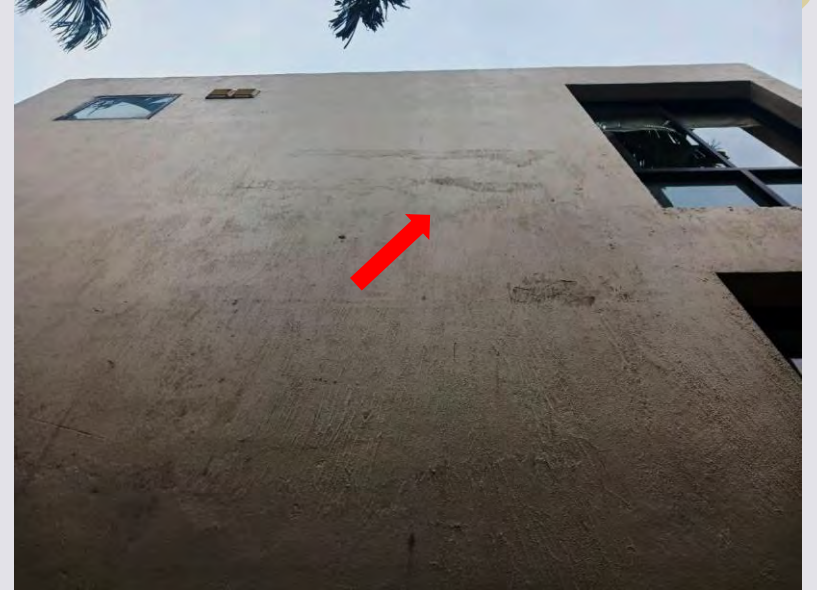
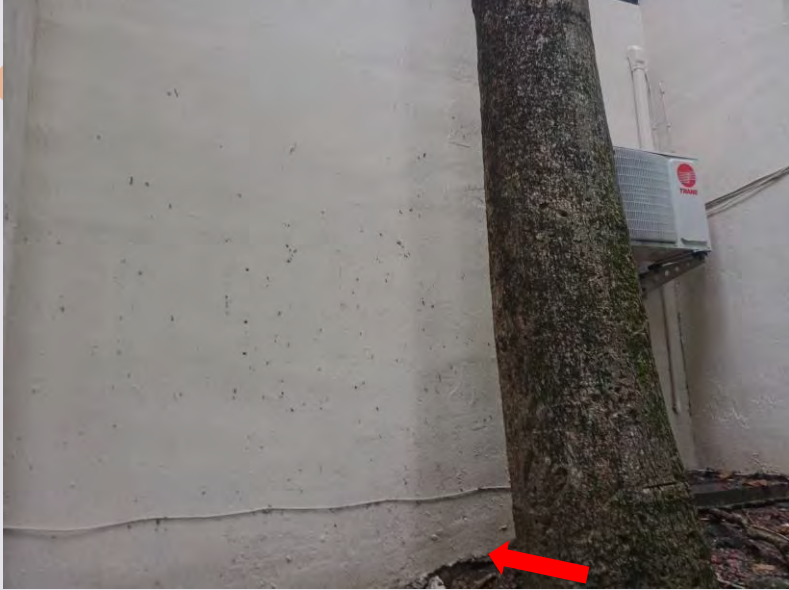


## Outside The Building B





## Outside The Building B (2)





### Outside The Building B (3)







Outside The Building C

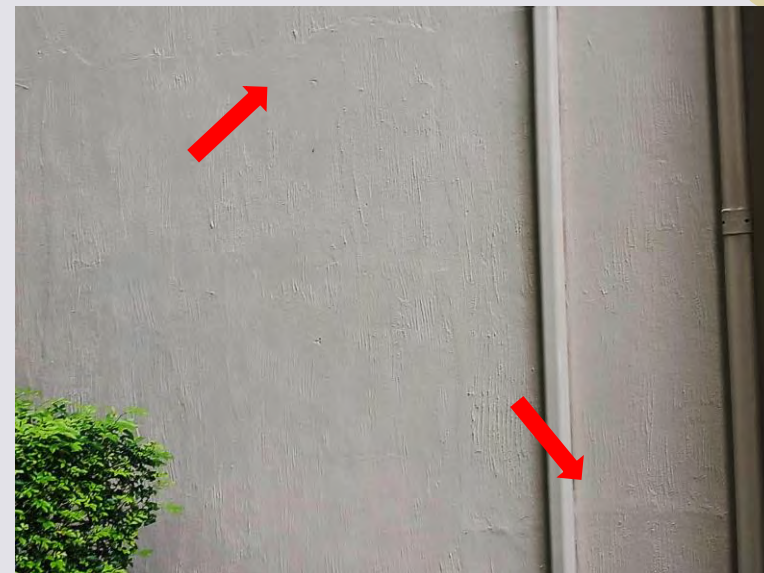


## Outside The Building C





## Outside The Building C (2)

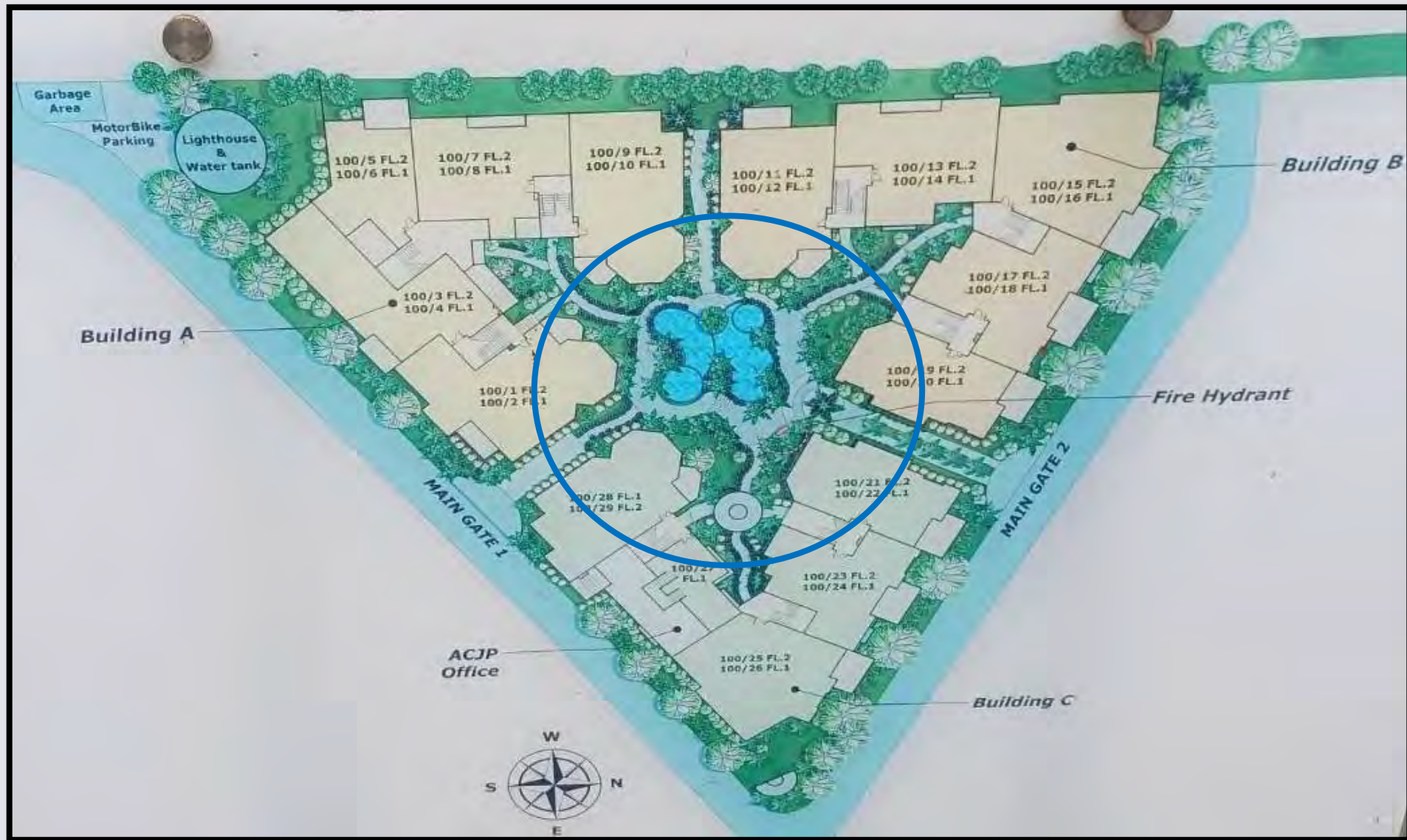




## Outside The Building C (3)







Swimming Pool



# Swimming Pool





## Swimming Pool (2)



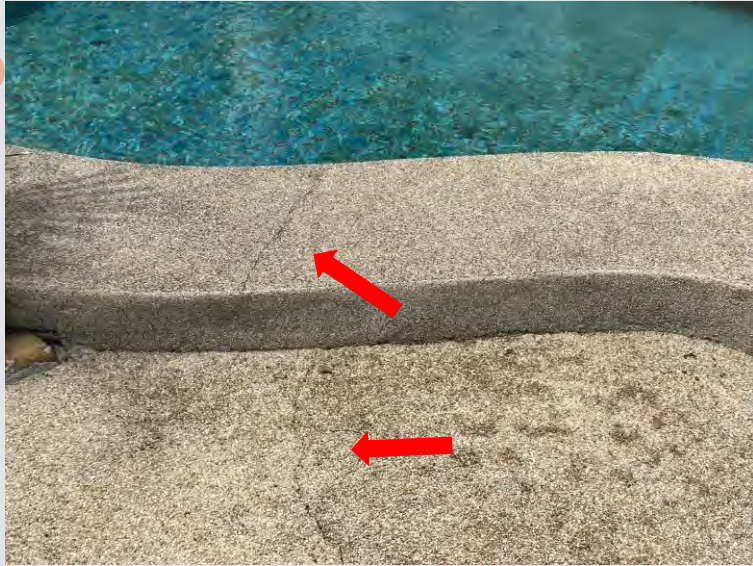


### Swimming Pool (3)





## Swimming Pool (4)







Lighthouse & Water tank



# Lighthouse & Water tank







Septic tank

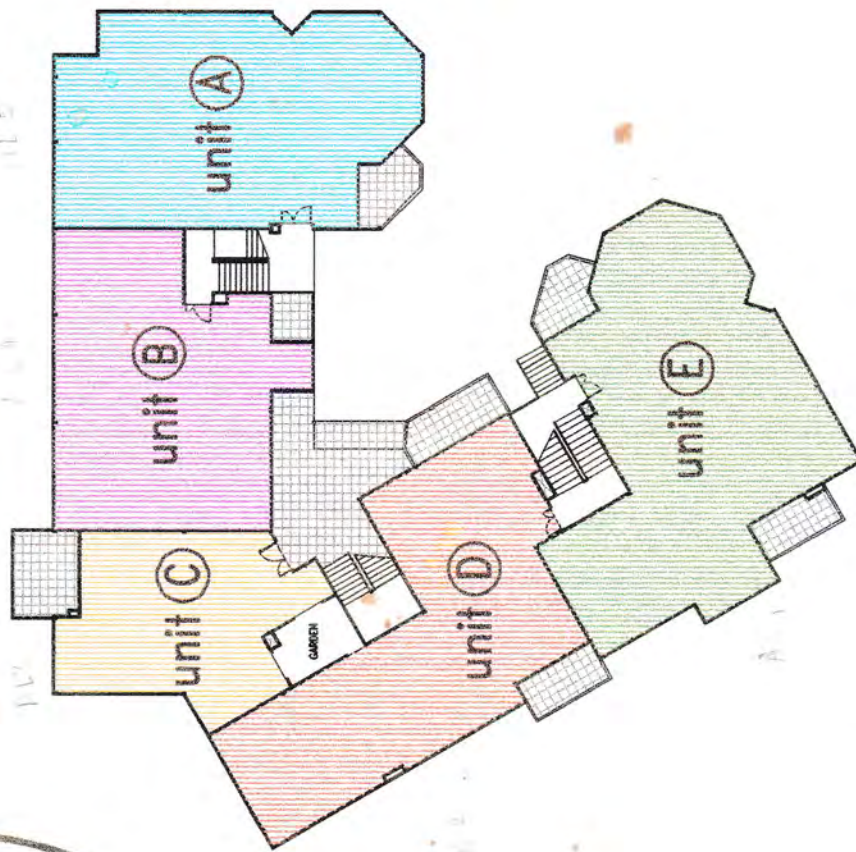


# Septic tank

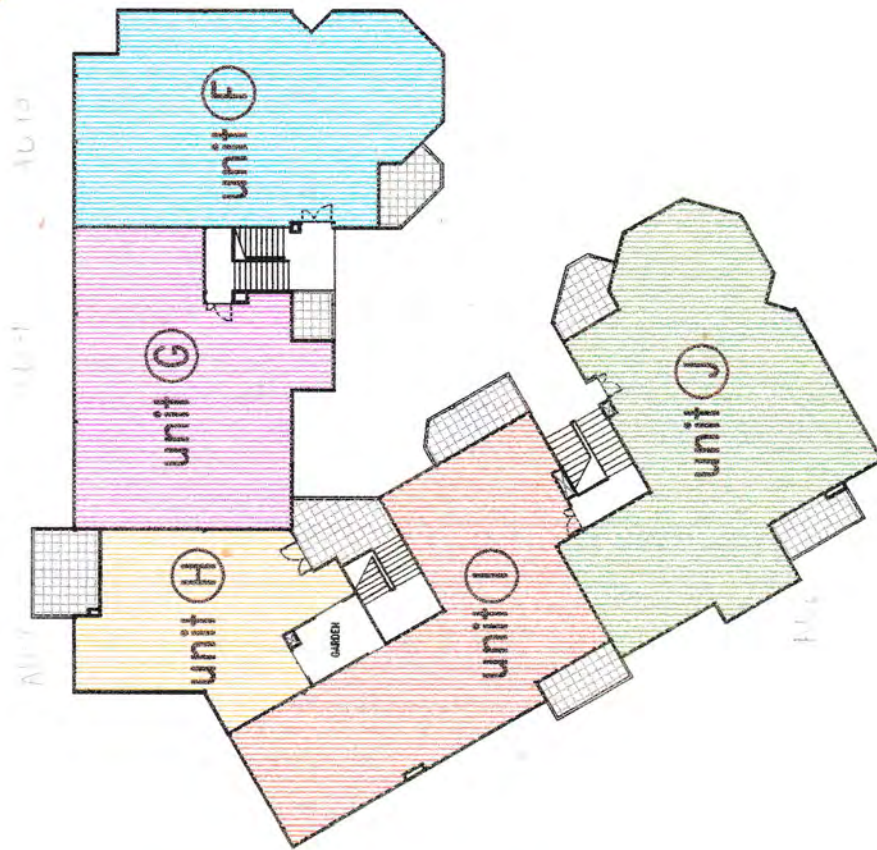




# DOCUMENTATION



GROUND FLOOR PLAN



2nd FLOOR PLAN





# USER AREA

LIVING & DINING ROOM	42	SQ.M.
PANTRY AREA	15	SQ.M.
FOYER AREA	12	SQ.M.
MASTER BEDROOM	26	SQ.M.
BEDROOM 2	16.5	SQ.M.
WC.1	10	SQ.M.
WC.2	4	SQ.M.
BALCONY 1	7.5	SQ.M.
BALCONY 2	7.5	SQ.M.
UNIT TOTAL AREA	158	SQ.M.



**USER AREA**

LIVING ROOM	24	SQ.M.
DINING ROOM	10	SQ.M.
PANTRY AREA	4.5	SQ.M.
FOYER AREA	5	SQ.M.
MASTER BEDROOM	30.5	SQ.M.
BEDROOM 2	23	SQ.M.
WC.1	9	SQ.M.
WC.2	5	SQ.M.
BALCONY 1	5.5	SQ.M.
BALCONY 2	4	SQ.M.
UNIT TOTAL AREA	136	SQ.M.





USER AREA

LIVING & DINING ROOM	24	SQ.M.
PANTRY AREA	7	SQ.M.
FOYER AREA	7	SQ.M.
MASTER BEDROOM	20	SQ.M.
WC.1	9	SQ.M.
WC.2	3.5	SQ.M.
BALCONY	9.5	SQ.M.
UNIT TOTAL AREA	95	SQ.M.



# USER AREA

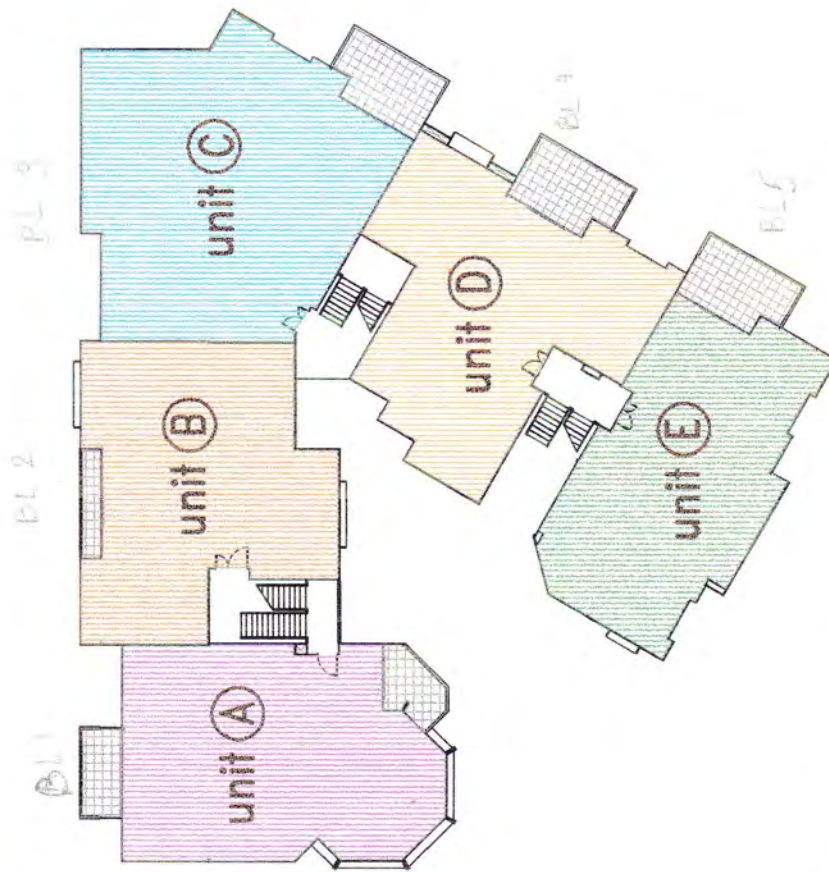
LIVING & DINING ROOM	36	SQ.M.
PANTRY AREA	16	SQ.M.
FOYER AREA	4	SQ.M.
MASTER BEDROOM	31	SQ.M.
BEDROOM 2	22	SQ.M.
WC.1	9.5	SQ.M.
WC.2	4.5	SQ.M.
BALCONY 1	9	SQ.M.
BALCONY 2	7	SQ.M.
UNIT TOTAL AREA	164	SQ.M.





USER AREA		
LIVING & DINING ROOM	42	SQ.M.
PANTRY AREA	17	SQ.M.
FOYER AREA	12	SQ.M.
MASTER BEDROOM	30	SQ.M.
BEDROOM 2	21.5	SQ.M.
BEDROOM 3	16.5	SQ.M.
WC.1	10	SQ.M.
WC.2	3.5	SQ.M.
WC.3	3.5	SQ.M.
BALCONY 1	7.5	SQ.M.
BALCONY 2	7	SQ.M.
UNIT TOTAL AREA	190	SQ.M.





GROUND FLOOR PLAN



2nd FLOOR PLAN





# USER AREA

LIVING & DINING ROOM	35.5	SQ.M.
PANTRY AREA	20	SQ.M.
FOYER AREA	17	SQ.M.
MASTER BEDROOM	21	SQ.M.
BEDROOM 2	15	SQ.M.
WC.1	11	SQ.M.
WC.2	5	SQ.M.
BALCONY 1	7.5	SQ.M.
BALCONY 2	7.5	SQ.M.
UNIT TOTAL AREA	150.5	SQ.M.



Unit - A, F

1:100

Building B  
Phuket Ocean Side Condominium



# USER AREA

LIVING & DINING ROOM	30	SQ.M.
PANTRY AREA	17.5	SQ.M.
FOYER AREA	4.5	SQ.M.
MASTER BEDROOM	30	SQ.M.
BEDROOM 2	23	SQ.M.
WC.1	9	SQ.M.
WC.2	5	SQ.M.
BALCONY	4	SQ.M.
UNIT TOTAL AREA	137	SQ.M.





# USER AREA

LIVING & DINING ROOM	31	SQ.M.
PANTRY AREA	20	SQ.M.
FOYER AREA	10.5	SQ.M.
MASTER BEDROOM	25	SQ.M.
BEDROOM 2	16.5	SQ.M.
BEDROOM 3	21.5	SQ.M.
WC.1	10.5	SQ.M.
WC.2	4	SQ.M.
WC.3	4	SQ.M.
BALCONY	14	SQ.M.
UNIT TOTAL AREA	182	SQ.M.



Unit - C, H

1 : 100

Building B  
Phuket Ocean Side Condominium

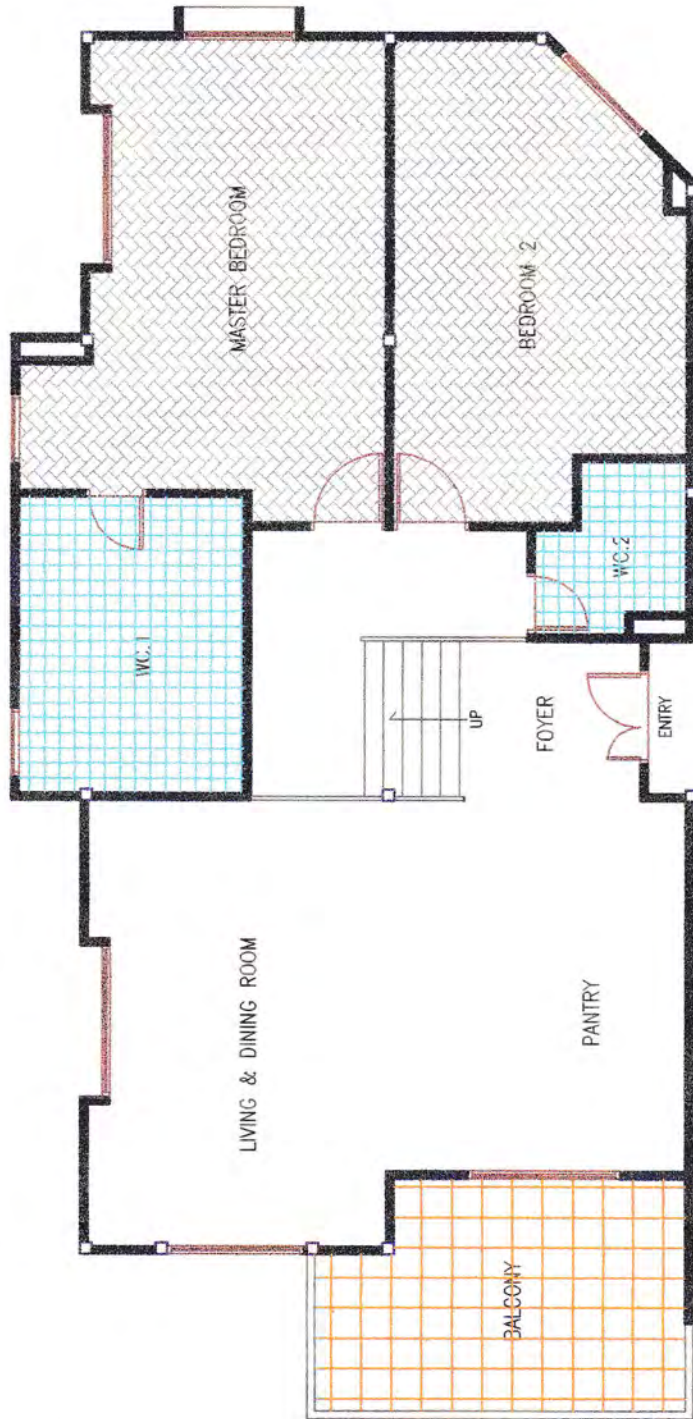


USER AREA	SQ.M.	SQ.M.
LIVING & DINING ROOM	29	17.5
PANTRY AREA	6.5	30.5
MASTER BEDROOM	22.5	10
BEDROOM 2	5	14
WC.1	14	146
WC.2	146	
BALCONY		
UNIT TOTAL AREA		

Unit - D, 13

Building B  
Phuket Ocean Side Condominium





# USER AREA

LIVING & DINING ROOM	28	SQ.M.
PANTRY AREA	14	SQ.M.
FOYER AREA	5	SQ.M.
MASTER BEDROOM	25	SQ.M.
BEDROOM 2	21	SQ.M.
WC.1	11.5	SQ.M.
WC.2	4	SQ.M.
BALCONY	14	SQ.M.
UNIT TOTAL AREA	138	SQ.M.



# USER AREA

LIVING & DINING ROOM	28	SQ.M.
PANTRY AREA	14	SQ.M.
FAMILY AREA	5	SQ.M.
MASTER BEDROOM	23	SQ.M.
BEDROOM 2	19	SQ.M.
BEDROOM 3	12	SQ.M.
WC.1	10.5	SQ.M.
WC.2	5	SQ.M.
WC.3	3	SQ.M.
STORAGE	2	SQ.M.
BALCONY	14	SQ.M.
UNIT TOTAL AREA	150	SQ.M.

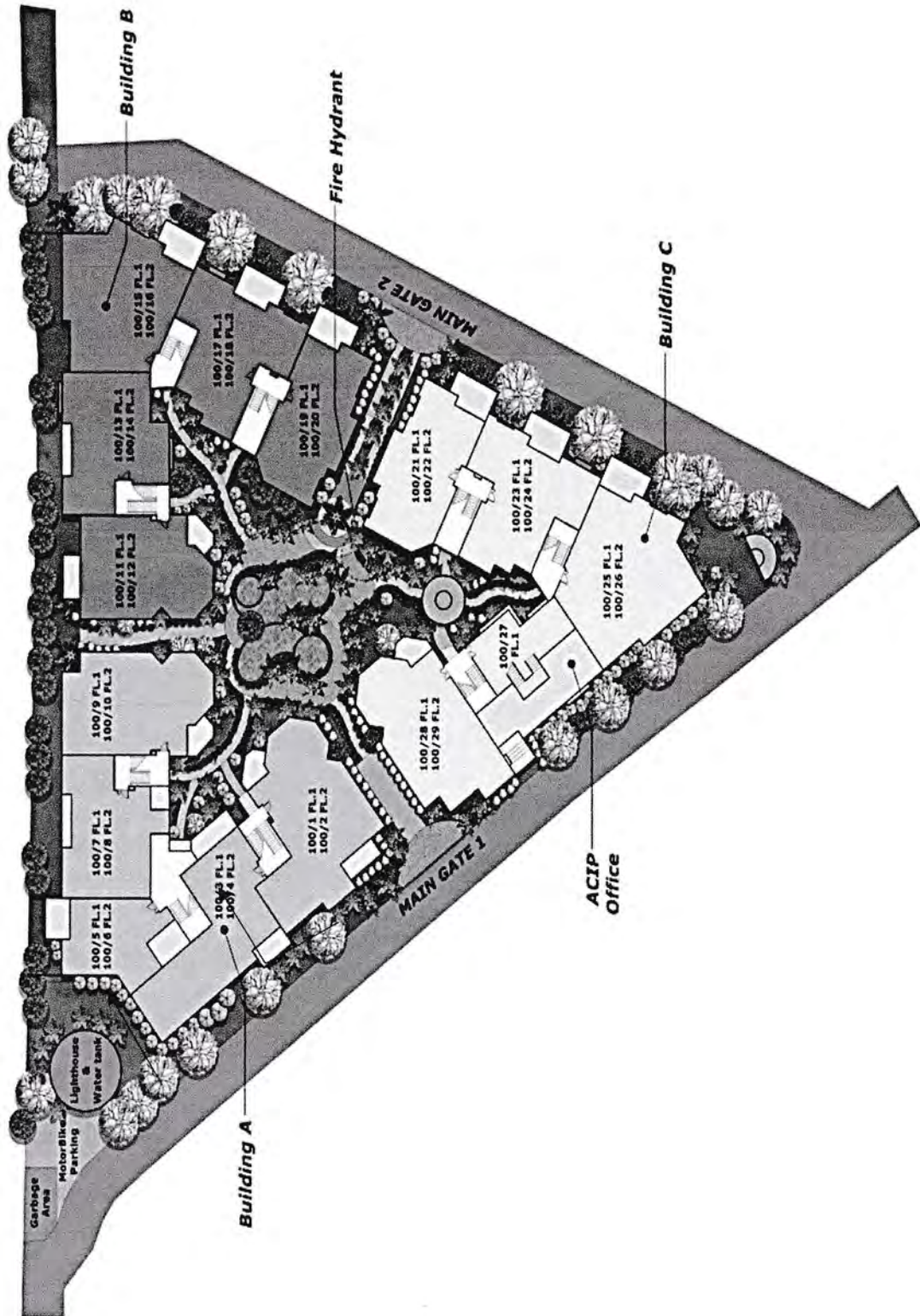
Unit - J

1 : 100

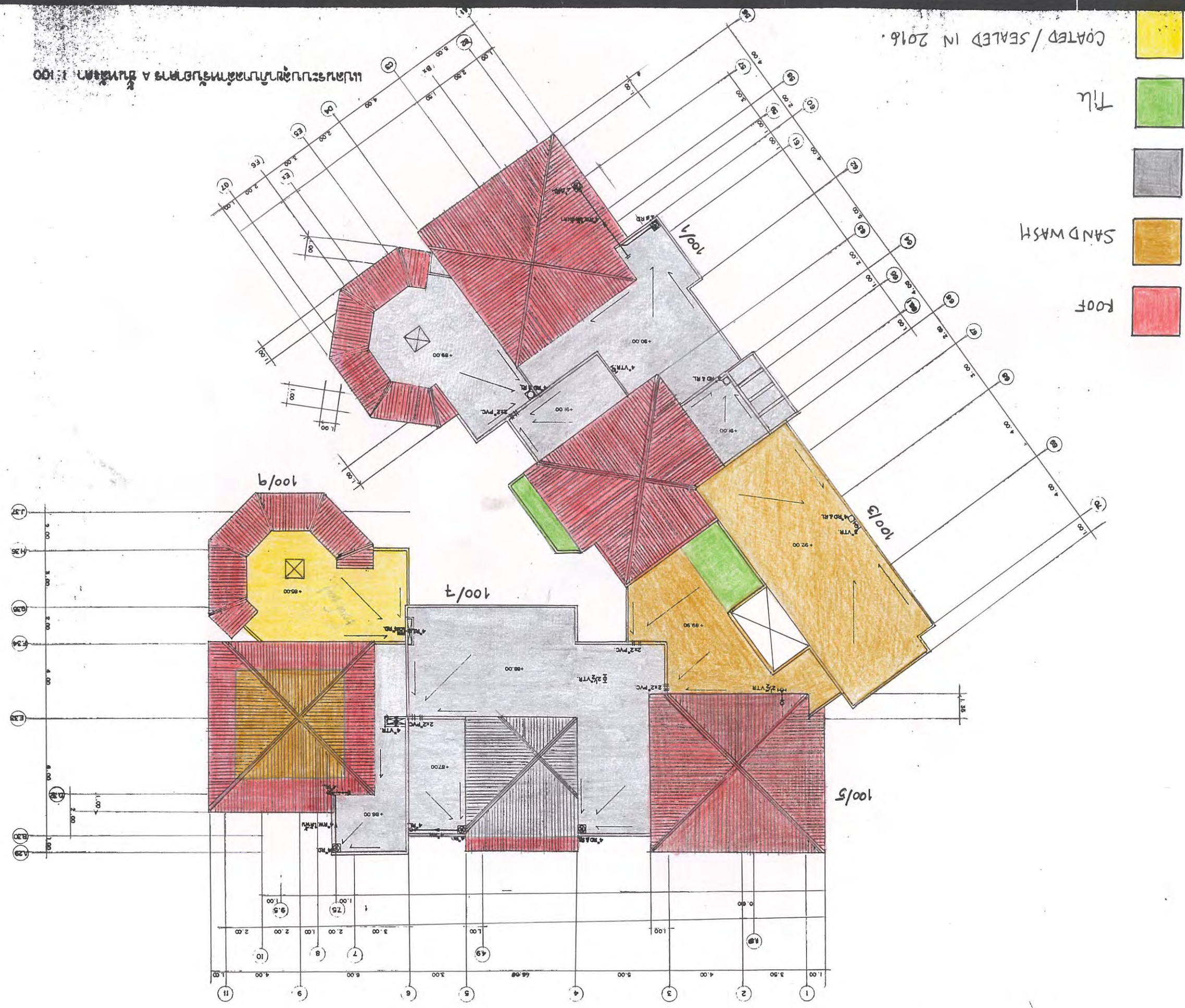
Building B  
Phuket Ocean Side Condominium



# The Andaman Cove Condominium







COATED / SEALED IN 2016.

TILE

SAND WASH

ROOF

แปลนระบบระบายน้ำภายในอาคาร A ชั้นที่ 1 : 100

DATE: 11/11/2016

SCALE: 1:100

CHECKED BY: [Signature]

DRAWN BY: [Signature]

DESIGNED BY: [Signature]

ENGINEERING FLOOR PLAN CO., LTD.

ENGINEERING FLOOR PLAN CO., LTD.

ENGINEERING FLOOR PLAN CO., LTD.

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ENGINEERING FLOOR PLAN CO., LTD.

ENGINEERING FLOOR PLAN CO., LTD.











TITLE

The Andaman Cove

BOQ.

QAPP110962-01

PO.

APPROVED BY

DESIGN BY

CHANCHAI K.

DRAWING BY

SUTIDA P.

DRAWING NAME

SINGLE LINE

DRAWING NO

FILE NAME

DATE : 18/09/2019

SCALE : NONE

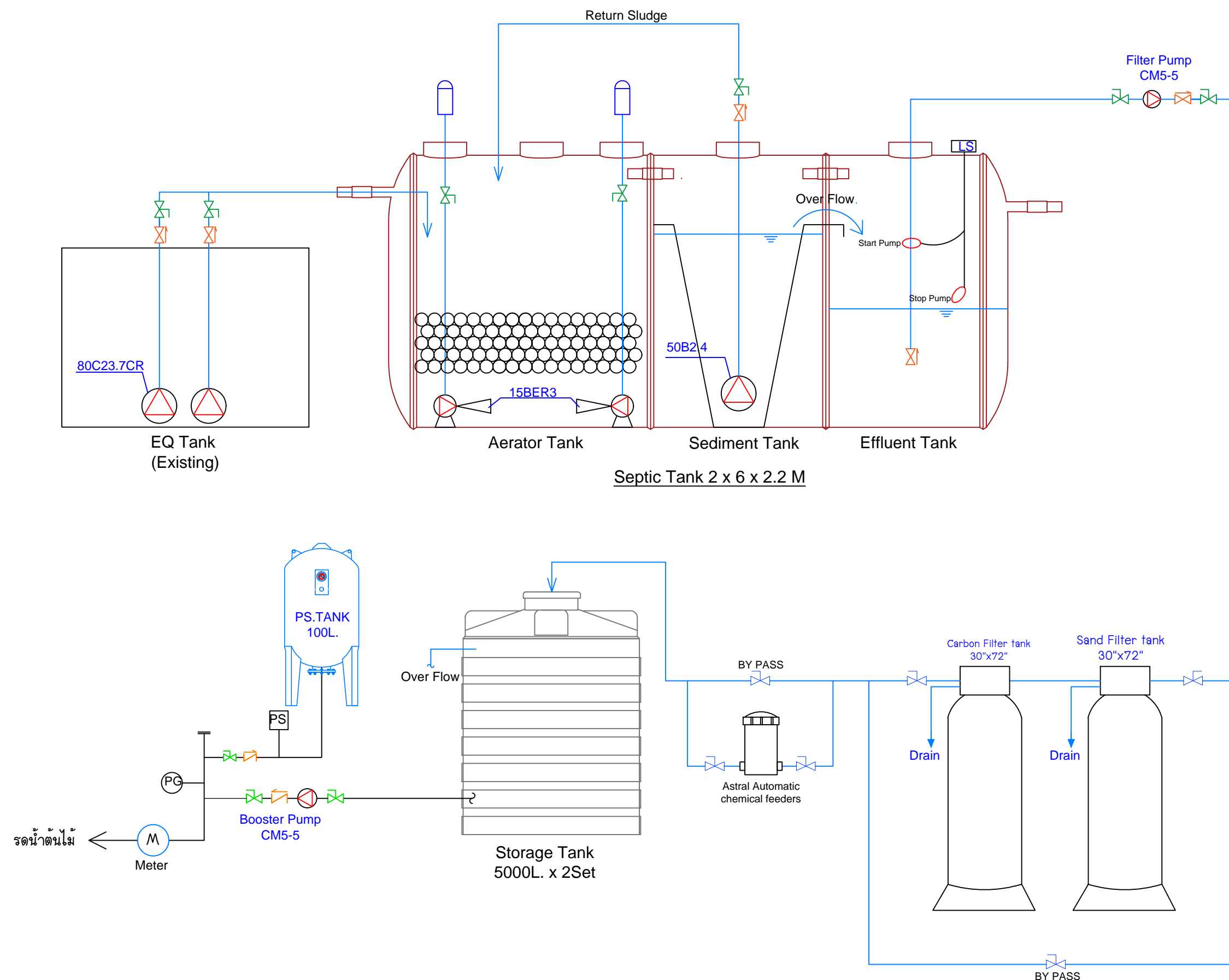
ISSUE

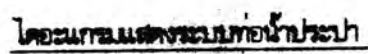
1

TOTAL

1

CNRFM-PE-21-R.00









หนังสือดำเนิการ ระบะเบียนนิติบุคคลอาคารชุด

สำนักงานที่ดินจังหวัด .....

วันที่ 18 เดือน กรกฎาคม พ.ศ. 2540

หนังสือสำเนียงยื่นขอออก ให้ เพื่อแสดงว่า พนักงานเจ้าหน้าที่ได้รับจดทะเบียนนิติบุคคล  
อาคารชุดตามพระราชบัญญัติอาคารชุด พ.ศ. ๒๕๒๒ ทะเบียนเลขที่ 3/2540  
เมื่อวันที่ 18 เดือน กรกฎาคม พ.ศ. 2540 โดยนี้รายงานดังนี้

๑. ชื่อนิติบุคคลอาคารชุด คือ กิจการบ้านโลกวิไลคอนโดมิเนียม
๒. มีวัตถุประสงค์เพื่อจัดการและดูแลรักษาทรัพย์ส่วนกลาง เพื่อการทำการ เป็นตัวแทน  
และกระทำการในนามของเจ้าของรวมทั้งหมดในกิจการต่าง ๆ อันเกี่ยวเนื่องกับการจัดการนิติบุคคลอาคารชุด  
ทั้งนี้ ภายใต้บังคับของขมบังคับนิติบุคคลอาคารชุดและบทบัญญัติของกฎหมายว่าด้วยอาคารชุดทั้งฉบับนี้

ฯลฯ

๓. กิจการสำนักงานเลขที่ จำนวนหน้า 100/30

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ที่.....



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(.....)  
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## 6.6 បែងចែកតម្លៃស្តង់ដារ





2015年10月10日 星期六