



Few, if any, development sites in the world match Jomchang. A secluded headland on the west coast of Phuket, an almost forgotten stretch of the most beautiful coastline Phuket has to offer. Jomchang offers superb views across Patong Bay and out to the Andaman Sea and thanks to a new road is within easy reach of all the facilities that Phuket's vibrant west coast offers. Yet, due to its former lack of road access, and the fact that the main coastal road swings inland between Patong

and Kamala, it has been protected from the tourism development that has been the keynote of Phuket's West Coast. This little-known stretch of coastline, with its sandy coves, dramatic cliffs, tropical forest, picturesque hills and crystal waters is one of the Phuket's best-kept secrets.

Jomchang Two, lies adjacent to Jomchang (see related brochures) a luxury headland villa project located on a secluded site between Kamala and Patong. Jomchang Two shares the same developers and design consultants as Jomchang and promises to deliver it's buyers more of the same excellence, yet with the possibility of larger sites, lower density and a much greater degree of design customisation.

# Introduction

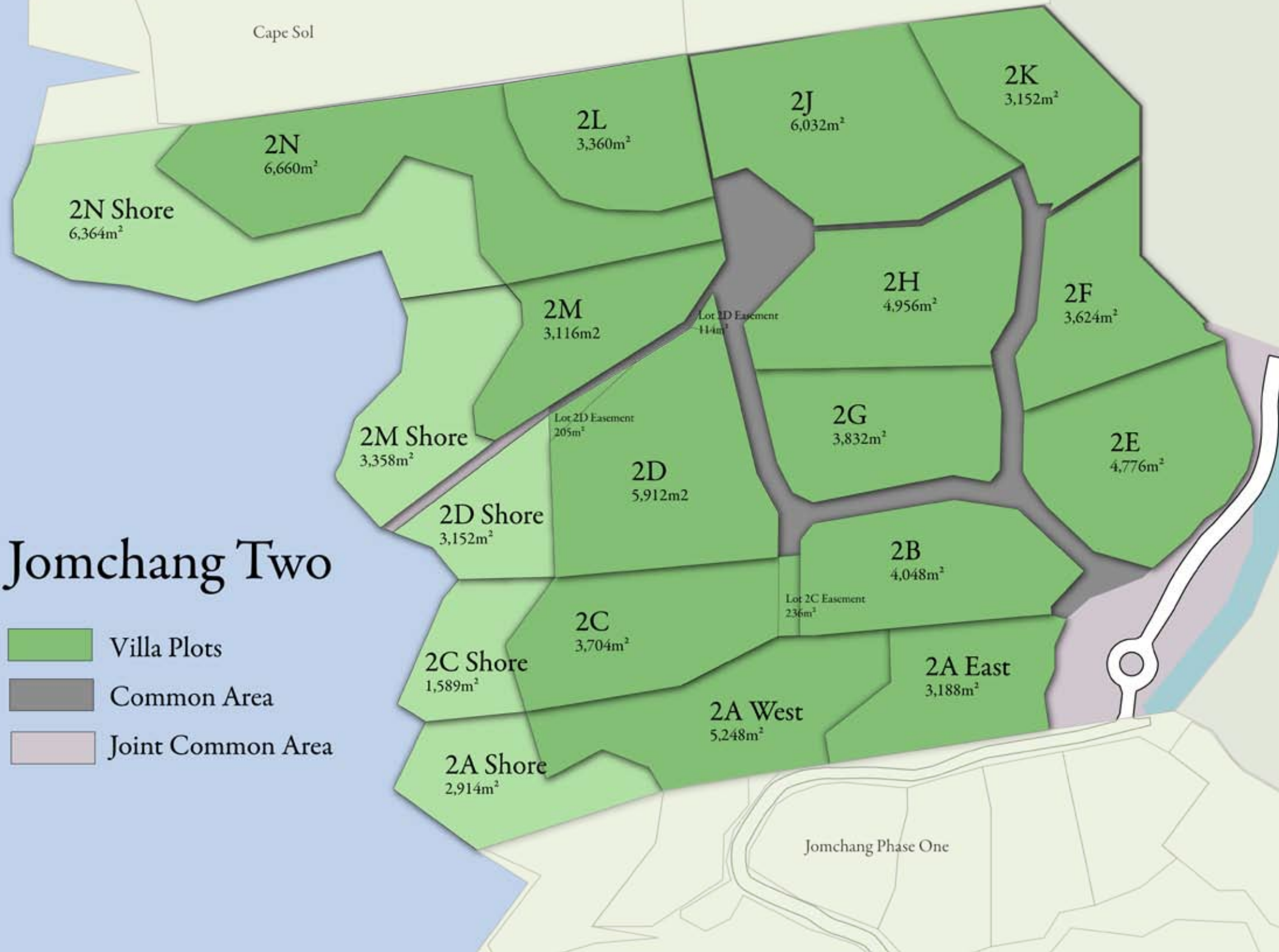


Jomchang Two is a West facing site that falls from the public road at the back of the site to a complex rocky shoreline broken up by a series of three natural headlands. Vertically the site breaks into three zones as well a direct water front section, a mid levels section, and then at the back and highest part of the site, two steeper plots with dramatic views and a larger site which is largely but not entirely level. In short a piece of real estate with an almost infinite variety in its topography and vegetation,

Jomchang Two comprises steep cliffs, gentle plateaux and spectacular views, presenting a unique challenge to its design team – and a unique opportunity to its future residents to enjoy a lifestyle few will ever know. Every home will have unparalleled ocean and sunset views.

## Site

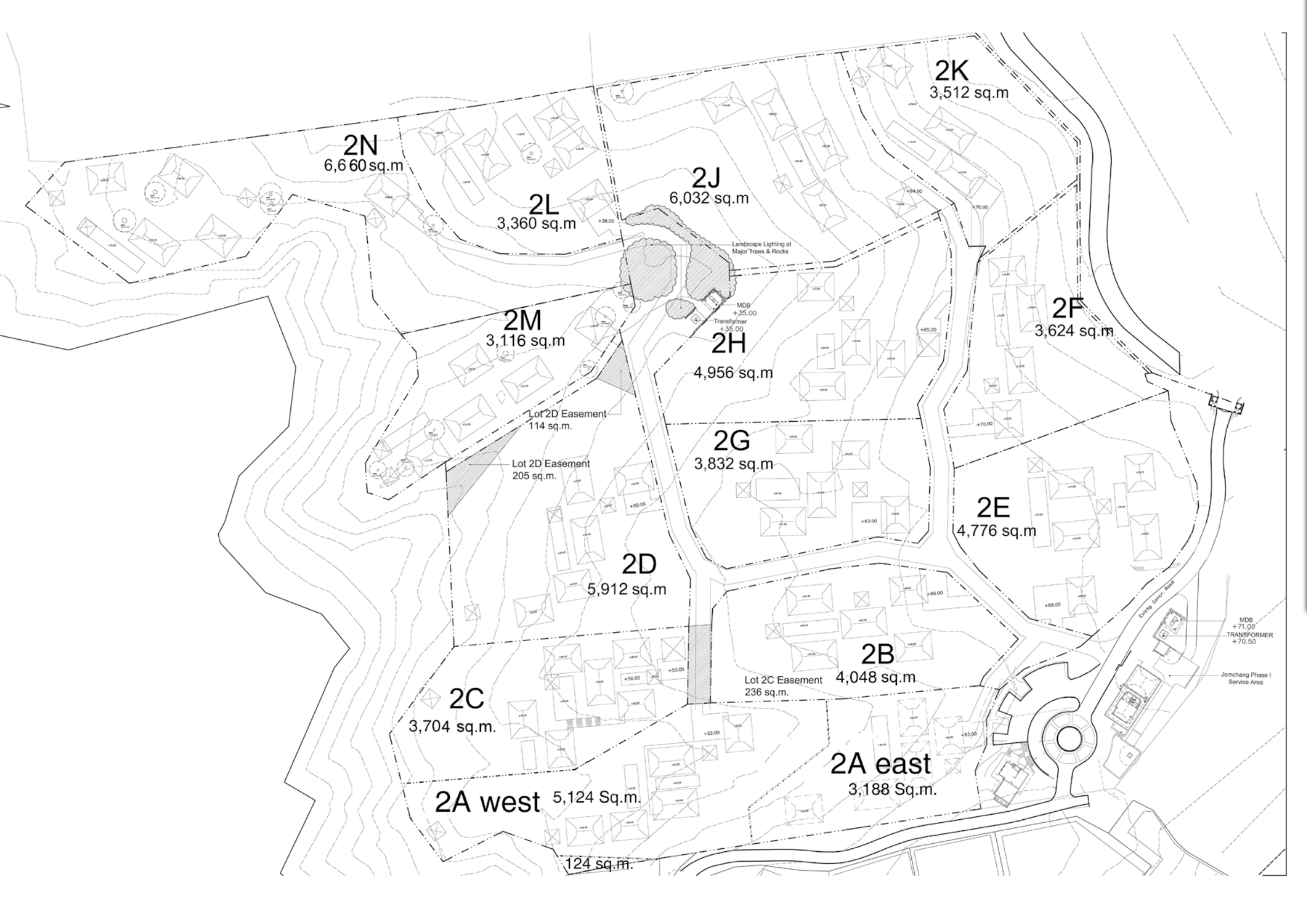
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# Jomchang Two

- Villa Plots
- Common Area
- Joint Common Area

Jomchang Phase One





As with Jomchang, Space is the key feature of Jomchang Two. Just Fourteen villas on a site of almost 45 rai (plus a large rocky foreshore beyond the build lots) The titled build lots average 3 rai (4,800 square meters) in size. That means space. Living space. Breathing space. Enough space for each villa to include up to 2,000 square meters of internal and external living space, swimming pools and other water elements. Space, superb location and natural seclusion. Lifestyle.

# Space





Jomchang is foremost a few exclusive residences affording maximum privacy and reciprocity with the surroundings. It is fashioned with care, attention to detail and responsiveness to the buyer's wishes.

Jomchang combines visual elements of Asian-style architecture (visually appealing but typically characterised by unconnected 'vertical' spaces) with the functional elements of modern Western design and

planning, with its emphasis on the horizontal: horizontal space that is practical and connects well to other elements of the house. According to Architect Andy Hobson "Luxury is horizontal space".

The structure at Jomchang is defined by clean edged horizontal roof elements that float over living spaces and equally clearly defined floating floor elements. Walls are placed between the roof and floor elements as

appropriate to the function of the space. Light glazing or open walling on the private ocean-facing aspects of the property counterbalanced by solid granite structures on the hillside/entrance aspects. As a result, while residents will feel the experience of living in Asia, crucial practical aspects of a luxury lifestyle remain uncompromised.

## Concept & Design



Jomchang Two will combine the very best of indigenous Asian materials (teak wood, granite, slate, sandstone and hand-glazed ceramics) with state-of-the-art imported fittings, fixtures and engineering systems. The external appearance and colours of the Jomchang villas take their lead from the colours and materials found around the site. The colours of the rocks and tree trunks, sand and water are echoed in the villas' external appearance.

Specific materials defined for use at Jomchang Two are both natural and timeless. They include an earth brown tinted quarried granite for the retaining walls and boundary screen walls and variegated Chinese hard slate (with hues ranging from silver grey through soft brown) for the roofs.

# Materials





Unlike in the first phase of the project, where the volume and footprint of each villa had been worked out in great detail and were largely fixed, buyers of Jomchang Two, while being presented with a suggested starting point, will have a largely open book to determining the final size, layout and functions within their villa.

The only requirements are that the generic forms and material developed in the first phase of Jomchang are maintained to ensure a visual consistency and cohesion within the two phases of the project.

## Customisation



All villas in the first phase of Jomchang and the Master Planning and villa concept footprints for Jomchang Two are the creative work of Arte Charpentier (based in Paris) and their local design partners Steven J Leach and Associates (with offices in Phuket, Bangkok, Hong Kong and other cities around the region). Locally based Project Management firm, DMG, has likewise been involved with the Jomchang Project from the very original concept development days.

With their experience in development of the first phase of the project and master planning Jomchang Two, these professionals are ideally placed to assist you in the detail development of your villa in Jomchang Two. However should you have your own favourite architects or construction consultants that you would prefer to use, there is no restriction in doing so. We just ask that some general rules to ensure consistency with the project concepts are observed.

## The Design Team

Villa Owners Association Two Company Limited (VOA2) owns (or jointly owns – see below) freehold rights to all common area and site development improvements. The 14 villa owners / lot lessees will control pro rata the shares in this company.

The villa owners association, created pursuant to the Articles of Association of VOA2, is the administrative body charged with the duties and responsibilities of the overall governance of Jomchang Two. The villa owners association provides the primary base for homeowner interaction on a variety of issues. One of its main purposes is to ensure that the project conforms with all the specifications, standards, and design criteria as are suggested by the developer and may be mutually agreed to by the owners thereafter.

After a thorough selection process and in consultation with early buyers in the first phase of Jomchang, Shibumi Services Company Limited, a fully independent villa management company, was appointed to manage the first phase of Jomchang. Unless there is a preference of early purchaser at Jomchang Two NOT to use Shibumi, the developers propose to appoint Shibumi as the first managers of Jomchang Two. If so appointed, Shibumi would provide a full scope of management services very similar to those now described in the Draft Declaration of Covenants, Conditions and Restrictions for Jomchang.

The Declaration is a flexible document that allows amendment by majority vote of the membership - the villa owners - in accordance with their needs and requirements. At each AGM of the VOA2, the villa owners will be able to renew or appoint management and make operational and structural changes on such terms as they deem appropriate.

Generally, each villa will be required to subscribe to certain minimum levels of management services for the common and exterior areas of the property (refuse clearance, gardening, security, etc.) and may optionally contract for additional services, (staffing, preventative maintenance, provisioning, pool cleaning, rental services, etc.) on an as required basis. The over-riding aim is to keep the service packages as flexible as possible.

### *Purchase Structure/Arrangements In brief*

Purchasers at Jomchang Two, will secure their interest in the project through a prorated share holding interest in the holding companies of the villa plots and the common area. In addition each buyer will have a lease registered directly over the Villa Plot. Please ask us or your sales agent to explain this structure to you in more detail.

- 1) Nakalay Development Co. Ltd. (a Thai company) owns clear and unencumbered title to the Villa Plots of the Jomchang development.
- 2) Nakalay Development will lease the vacant villa plots to each purchaser
- 3) Kalimera has employed a team of professional international Architects, Landscape Architects, Interior Designers, Project Managers and other consultants to design the Master plan, project Infrastructure and the suggested villa footprints.
- 4) A purchaser will contract the developer, Kalimera Ltd, to arrange: a) granting of lease rights to a villa lot; and b) for a share holding ownership interest in the properties of Jomchang Two.
- 5) Upon settlement of the lease and shares price, leases will be registered over the individual villa lots by

Nakalay Development

- 6) Having leased a villa lot, the purchaser will contract directly with his selected Architects, Project Managers and building contractor for the construction of his villa.
- 7) Save as noted in point 8 below, all common area land and improvements of Jomchang Two are under the ownership of Villa Owners Association Two Co Ltd (VOA2). (a Thai company) – each villa purchaser, or their holding company, receives a share of the ownership interest in VOA2 (proportional to their lot size and price) such that when all lots are sold, VOA2 is owned and controlled by the 14 Jomchang Two villa owners.
- 8) Some of the common assets and facilities of Jomchang Two / VOA2 (primarily the entrance and reception buildings, entry roads, utility distribution and storage – and the land they are built upon) are shared and jointly owned with Jomchang VOA Ltd. The villa owners association of the first phase of Jomchang.
- 9) Kalimera will design and provide all funding for Villa Owners Association Two Co Ltd (VOA2) to construct all infrastructure and common area amenities.

# Villa Owners Association & Property Management

### *Building Materials*

All principal pitched roofs shall be clad in Chinese variegated slate the same or similar to that used in Jomchang (phase 1) or a quality roof covering material with similar colour and tone.

All boundary walls and boundary retaining walls shall be faced in ferrous granite the same general colour and size as used in retaining and common area walls in the common areas of Jomchang (phase 1)

### *Setback and Density and Architectural Guidelines*

Any boundary wall or boundary retaining wall shall not exceed 2 meters in height. Where a boundary retaining wall exceeding this height is required by prevailing ground conditions, the walls shall be terraced in steps not exceeding 2 meters height in each step with at least 1.00 meter setback at each step.

All built structures (save boundary walls or retaining walls), shall be set back by at least three meters from a boundary with a neighbouring plot within the development or 2 meters from a designated road owned by the common area (VOA2) of the project. Set back to any external boundaries to the project shall be governed by the prevailing local government building codes.

The pitched roof areas of any single pavilion or part of a building should not exceed 200 square meters (measured in a horizontal plane eave to eave). Roofs and pavilions may be combined to create larger overall structures.

Roof pitch is suggested to be approximately 30 degrees from the horizontal - the same or similar to that used in Jomchang (phase 1). Excessively steep roofs are to be avoided

Flat roofs shall be allowed only where they serve as a link element between two or more pavilions

Save as specified above, height and density of structures shall observe the prevailing local government building restrictions.

### *Construction Timing and Method*

All buyers shall endeavour to complete villas on their plots within 3 years of purchase (December 2010)

If a lot has not been built upon within December 2010, it shall be deemed from the perspective of VOA2 common areas share of fees that it has been completed and subject to the same fees and charges as a completed home.

During construction, no residential labour camp for construction workers may be established on any plot or any part of the Common Land within the Project.

### *Common Area Responsibilities.*

All purchasers shall be responsible to the Villa Owners Association Two Co. Ltd (VOA2)

Rules of the VOA2 will be determined at inception of the project by the developer in consultation with early buyers and may be adjusted by resolution of the VOA2 owners at any General meeting as appropriate to their needs.

Minimum services to which each owner must subscribe and contribute to VOA2 shall include, site security, landscaping of the common roadways and pathways, garbage and refuse clearance, the operation of and the billing of the water, electric and telephone distribution systems and plant.

Common area fees shall be apportioned by the respective share holding associated with each lot and the state of development of the lot. A lot with a completed villa shall pay a full share of contribution, a lot with villa under construction a 50% contribution and a lot with no construction a 25% contribution.

Optional property services – as may be offered by the VOA2 or their appointed management company shall / can include such services as staffing, villa lot gardening, pool service, villa maintenance, concierge services, rental management services etc.

### *Use of Plots*

Plots at Jomchang Two are intended for construction of a single residential villa, together with staff and guest pavilions. Lots shall not be developed with multiple homes or apartments or condominiums or for any form of commercial use. (Home office use or the letting of the all or part of the villa to rental guests shall not be deemed commercial use)

# Sales Covenants & Restrictions On Plots





# Jomchang Two

