

**Nichada Thani  
Resident and  
Homeowner Guide**

**Effective August 2012  
Please disregard all undated and earlier revisions.**

**Properties managed by Nichada**

Nichada Park  
The Park View  
The Lake Front  
Bay View  
The Lake Point  
Lakehome  
Nichada Greenville  
Baan Rimlake  
Lakeside Residence  
Nichada Veranda  
Pine View Place  
Nichakorn Place  
Nichada Regent I & II  
Danicha Garden Condominium  
Nichada Estate  
Nichada Villa  
Nichada Casa  
Nichada Maison  
Gharan Residence  
The Treetop  
Forestville Residence  
Sunshine Place  
Natakorn Park  
Palm Tree Place  
Nichada Premier Place I, II & III  
Nichada Lakeview Suites  
The Prime Place  
The Tropical Residence Conodminium  
The Tropical Residence  
The Prestige

**Privately managed properties**

The Terrace  
ISB Teacher Housing  
Garden Condominium  
Lakeshore West  
Lakeshore North  
Baan Raveevan  
Baan Promsuk  
Vongsdhavi Garden Place  
Baan Samarnmit  
RaintreeResidence  
Predimarn

Note: Updated revisions are issued periodically.

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## **1. Introduction**

### **1.1 Essential Facts**

It gives us great pleasure to introduce our Nichada Thani website at [www.nichada.com](http://www.nichada.com) to all of our web readers, especially those residing in Nichada Thani. The information contained in this website will enable us to be aware of our standards of service and hospitality including our policy to add value and comfort to your stay at Nichada Thani, your home away from home.

It is highly recommended that all residents, both owners and tenants, read and understand the rules and responsibilities specified herein to develop a uniform sense of awareness and unique understanding as well as similar common practice which will bring us to mutual acceptance among each other.

As stated on the cover of this guide, any new revisions or changes to this guide will be updated at [www.nichada.com](http://www.nichada.com), so it is advised to check the website periodically for any amendments.

### **1.2 Nichada Thani Overall Aspect**

The greater Nichada Thani community has its own perimeter wall and controlled security check points at 3 main entrances.

- 1) Samakee Entrance (main Gate)
- 2) Seechaithong Entrance (Back Gate)
- 3) In addition to these two gates, a car park area for Clark Hatch Nichada Club Members only, in the East of Nichada Thani, provides convenient access to the expressway. For details, please see section 2.3

Each sub-community has a security check point to meet the specific needs of our residents in terms of safety and privacy.

Our carefully screened and well-trained guards are always ready to

- Contribute assistance to emergency situations within properties
- Handle any of your security concerns relating to the common areas
- Provide additional security services for individual houses by contract

However, as there are currently more than 40 sub-communities consisting of more than 1000 housing units, with over 3,000 residents within the Nichada Thani community, there is a possibility of unexpected incidents.

The 3,000+ people within the complex can be roughly categorized as:

- Residents
- Maids
- Drivers
- Other Domestic Staff

In addition, others within our community consist of:

- Visitors (of residents, maids, drivers etc.)
- Sub contractors or privately hired service people

Therefore, no matter how well organized our security system is, it is not possible for our guards to foresee and prevent all unexpected incidents unless your close cooperation is given.

In order to minimize possible risks to the peaceful living atmosphere, we would recommend you to:

- Check accurate references of your domestic employees and have them sign a work contract with you
- Make copies of their ID cards and house registration numbers ensuring that they are legally permitted to work in Thailand
- Have them apply for the Domestic Employee Card at the Customer Relations Office (For a list of identification cards issued by Nichada Thani and the Thai government, see section 13.)

**Please note that the above recommendation is most strongly advised due to past incidents of maids suing employers when their employment is terminated due to unacceptable conduct.** The Customer Relations Department maintains a list of domestic employees who have acted negatively towards past residents and we advise that all residents check this list when considering staff employment.

It is also strongly recommended that you have your staff apply for the Domestic Employee Card themselves, covering their own costs for the refundable deposit to ensure that they return these passes should they no longer work in the community or for any other reason you no longer want them to enjoy uninhibited access to your residence.

### **Important**

We highly recommend employing staff that hold a “Social Security Card” (see section 13) as it implies that the indicated person has social welfare. The possibility of robbery is lower compared to persons who have no social welfare.

Every country in the world is subject to crime and robbery and whilst having an exceptional level of security, no community can ever be 100% free of crime. Therefore, even though we implement a double security system at Nichada Thani, it does not mean that you should leave your house open or place your valuables where they are clearly visible as this will encourage thievery.

It is a fact that domestic employees, their visitors or relations, and privately hired sub-contractors and service providers are familiar with your residence, daily routine and personal belongings. Therefore, as a resident, you may help minimize possible threat to your lives and property by checking all **their** references and exploring their background fully as well as returning their domestic employee’s ID cards to Nichada Thani immediately upon discontinuance of their employment.

As a resident you are required to have ID cards in order to allow the security staff to effectively identify the status of residents and non-residents (visitors, subcontractors, relatives of domestic employees etc.)

### **1.3 Nichada Thani Property Management**

Unlike other real estate developers, Nichada Thani has its own property management team providing a variety of services to its members. Services offered include landscaping, pest control, pool maintenance, air-conditioning maintenance, and general home repair services. All services are provided by a staff fully trained by professional companies in these specific fields. All training courses are certified by the Labor Development Ministry of Thailand to ensure our customers receive the best service. These services are offered as a package and not as stand alone services.

**In-house maintenance members are defined as residents (owners, tenants, or both) who pay the refundable fee of 5,000 Baht in order to be eligible to request our services whenever they are needed. However, this service is available only as a supporting service for those holding pool maintenance, landscaping, pest control and / or air-conditioning maintenance contracts with us.**

Residents also have the option of using outside service providers other than the Nichada Property management team, under the condition that they do not disturb the peaceful living environment of the neighborhood or solicit further work from neighboring properties. Before employing an outside service provider, we would strongly recommend for the safety of your community, to thoroughly check their history, references and social security cards so as to avoid any possibility of theft or other negative incidents.

All Nichada Thani staff have their own ID cards, finger print records, criminal proof reports, accurate home addresses, contact numbers, Thai citizen ID cards and Social Security cards on file with Nichada Thani. Therefore, records can be easily tracked when employing Nichada Thani's staff.

With more than 1000 residences from 1 bedroom apartments up to large single homes with private pools, it is not possible for us to accommodate all service requests unless they come from our members. The number of staff we employ is largely based on the number of our in-house maintenance members.

Please be advised that our property management team works on a non-salary basis. They are paid according to the number of work requests and income is derived from your payment after the job is satisfactorily completed. Therefore a 5,000 baht refundable deposit is required from all members to cover the possibility of non-payment and a monthly work order fee of 500 baht will be assessed.

### **2. Access**

**The access regulations for the three entrances to Nichada Thani and entrances to sub-communities are as follows.** Car stickers, resident passes, maid, driver, and domestic staff passes can be acquired through the Customer Relations office in completion of the application form available from the office or as a PDF file downloadable from [www.nichada.com](http://www.nichada.com). Rules and regulations for the application are clearly stated on the application form, along with a list of required documents. Failure to abide by any of the regulations of the community may result in the reclamation of passes and stickers with subsequent limitation of access, through the main gate only.

Residents of communities owned or managed by Nichada Thani may process these applications through our Customer Relations office. Residents of private communities which are not managed by Nichada must process applications through their community representative.

## **2.1 Access Through Samakee Gate (Main Entrance)**

- Residents must present valid hand held resident cards or display valid resident car stickers in the windscreen of their vehicles in order to gain access to Nichada Thani.
- Nichada Club and Clark Hatch Nichada Club Members must present valid Nichada Club or Clark Hatch Nichada Club membership cards to security in order to gain access to Nichada Thani.
- Maids, drivers and other domestic staff must present valid staff passes, issued by the Customer Relations Office upon resident request, in order to gain access to Nichada Thani.
- Visitors, and those without passes or stickers, must exchange identification for a visitor pass in order to gain access to Nichada Thani.

### **Please note:**

- i) All passes are color coded for the area within Nichada Thani stated as being the destination. All other areas will be inaccessible.
- ii) Visitor passes must be displayed at all times; prominently in the vehicle's windscreen in the case of visitors in vehicles, and clipped to clothes in the case of pedestrians or visitors on bikes.
- iii) Only the identification of the driver will be requested at the Samakee Gate in the case of visitors in vehicles. Identification of all the vehicle's occupants will be requested at individual compounds.
- iv) In case the resident, club member or domestic employee does not have an ID card or car sticker it will be necessary to exchange an alternative picture ID for a visitor pass in order to gain access to the community.

### **Samakee Gate Guards Will:**

- Give information to visitors of how to reach their destination
- Make entrance convenient for Nichada Thani residents and club members.
- Inspect all delivery trucks as per Nichada Thani guidelines
- Permit entrance to Nichada Thani staff only when they display their company ID, worn on their person
- Refuse entrance to any motorbike / scooter drivers not wearing helmets or believed to be underage unless a valid driver's license is presented

## **2.2 Access Through Seechaithong Gate (Back Gate)**

- Residents must present valid hand held resident cards or display valid resident car stickers in the windscreen of the vehicles in order to gain access through the Seechaithong Gate.
- Nichada Club and Clark Hatch Nichada Club members must present valid club membership cards to security in order to gain access through the Seechaithong Gate.
- Maids, drivers and other domestic staff must present valid staff passes, issued by the Customer Relations Office upon resident request, in order to gain access through the Seechaithong Gate.

### **Please Note:**

- i) All passes are color coded for the areas within Nichada Thani stated as being the destination. All other areas will be inaccessible.
- ii) Visitor passes must be displayed at all times; prominently in the vehicle's windscreen in the case of visitors in vehicles, and clipped to clothes in the case of pedestrians or visitors on bikes.
- iii) Only the identification of the driver will be requested at the Seechaithong Gate in the case of visitors in vehicles. Identification of all the vehicle's occupants will be requested at individual compounds.
- iv) The Seechaithong Gate is privately owned and offered as an alternative access primarily for Nichada Thai residents. This courtesy may be revoked for non-compliance

to Nichada Thani regulations, misconduct or nonpayment of common area maintenance fees.

*Security will:*

- Prevent entrance to all vendors in every case
- Permit entrance to Nichada Thani staff only when they display their company ID

### **2.3 Access Through the Clark Hatch Nichada Club Member Car Park**

- Clark Hatch Nichada Club Members must present valid membership cards showing the picture of the person presenting the card, or display a valid Clark Hatch Nichada Club car sticker in the windscreen of the vehicle in order to gain access through the car park.
- Maids, drivers, other domestic staff and visitors are not permitted to access this area.

Please Note:

- i) Motorbikes, scooters bicycles and pedestrians are not permitted in this area unless they are authorized employees of Nichada Thani.

*Security will:*

- Prevent entrance to all persons not presenting valid CHN membership cards registered to their person, or valid CHN car sticker.
- Permit entrance to Nichada Thani staff only when they display their company ID.

### **2.4 Access to Sub-Communities**

- Residents and domestic staff may enter individual projects upon presentation of a valid resident card or domestic staff ID.
- Visitors will be permitted entrance to individual projects only when a visitor pass of the correct color is displayed in the vehicle's windscreen.

### **2.5 At Sub-Communities**

*Residents May:*

- Report any problems, such as damage caused to common areas and dangerous animals, to Sub-Community guards for them to handle, where possible, before referring them to Security Centre or Customer Relations.
- Request Sub-Community guards to arrange taxis to collect them from their residence for a fee payable to a motorbike taxi driver who will be sent to fetch a taxi on your behalf. Please note that response time may vary due to taxi availability, and once requested, the request cannot be canceled with the resident responsible for payment to the motorcycle taxi. Please note that the motorcycle taxi drivers are not Nichada employees and we have no control over their pricing. We suggest calling the taxi center directly at 02-911-4444.

*Additional:*

- Work order forms for the in-house maintenance service may be collected from and submitted to sub-community guards.
- Residents are responsible for the control of all vendors or other contractors working within their property, by obtaining a 'request to visit resident' form, available from the Customer Relations Office, signing it, and providing it to the vendor for submission to the sub-community guards.
- Residents must inform all vendors of the rules and regulations in place within Nichada Thani sub-communities and ensure that they are followed.

- Residents must request proof that vendors who will be working for more than 3 days have paid the 10,000 Baht deposit, or they will be refused entrance.
- Residents and/or homeowners holding outstanding debt will have service withdrawn until payment is made.

### **3. Nichada Thani Staff**

#### **Nichada Thani Staff Means:**

- Staff working in Nichada Thani Customer Service\*, Customer Relations, Security\*, Housekeeping\*, Landscaping\*, Sales & Rental and Nichada Club.
- Nichada Thani employed Construction workers.

\*Staff who are available to provide contracted services inside private homes.

Residents employing Nichada Thani Staff to carry out work at their home by requesting a work order form, must:

1. Apply to become a maintenance member at Customer Relations and hold service contracts for pool maintenance, air-conditioning maintenance and gardening.\*\*
2. Issue a work order for the work required which may be obtained from Customer Relations or the guard box to your sub-community, after which work will commence within 5-7 working days after the completed work order form, is turned back in to the guard box.

Note:

All Nichada Thani Staff have been background-checked, with copies of their Government ID, house registration, social security documents and fingerprints kept on file. This includes all labour staff.

\*\* Residents in sub-communities possessing a common pool must hold a pool maintenance contract for the common pool.

Construction workers are responsible for their own property and materials. Nichada Thani guards will:

1. Generally take care of and inspect the construction area during hours of darkness as part of the routine project patrols.
2. Not permit construction vehicles to park in areas that may cause annoyance to any other individual.
3. Coordinate with the construction department case by case.

### **4. Non Nichada Thani Staff**

#### **Non Nichada Thani Staff Means:**

- 4.1 Outside Contractors working less than 7 days.
- 4.2 Outside Contractors working 7 days or more.
- 4.3 Brokers.
- 4.4 Subcontractors supervised by Nichada Thani Customer Service Team.
- 4.5 Domestic Employees hired by residents.

#### **4.1 Residents Employing Outside Contractors Working Less Than 7 Days Must:**

1. Hire only legal vendors who are registered, with staff who hold Thai Social Security documentation.
2. Contact the security center 7 days prior to the date on which staff will be at your residence.
3. Ensure that the non Nichada Thani staff gives full cooperation to Nichada Thani security.



4. Ensure that the non Nichada Thani staff follows all rules and regulations issued by Nichada Thani.
5. Obtain and complete a form from security center in the event that the non Nichada Thani staff wishes to remove any property from your home.
6. Instruct your non Nichada Thani staff to enter Nichada Thani by the Samakee Gate only, and visit only the compound at which work is to be undertaken.
7. Furnish the non Nichada Thani staff with the 'guidelines, rules and regulations for outside vendors within Nichada Thani' document which is available, in Thai, from Customer Relations.

Please note: If the non Nichada Thani staff causes damage to any Nichada Thani property, disgraces the name of Nichada Thani or solicits work from other Nichada Thani residents, the deposit will be retained by Nichada Thani, and the vendor will be refused reentrance into Nichada Thani. In the case of all other sub- communities other than Vongsdhavi Garden Place, the resident will also be respond for costs of all damage done.

#### **4.2 Residents Employing Outside Contractors Working 7 Days or More Must:**

1. Follow all points 1-7 for "Outside Contractors Working Less than 7 Days Above."
2. Contact Customer Relations in the event work is not completed on time, so that issued ID cards can be extended.
3. Ensure the contractor submits a 10,000 Baht deposit in case of damage caused to common area property. This must be paid at the Customer Relations Office in return for a receipt.
4. Return all issued Contractor ID Cards to Customer Relations upon completion of work and before the deposit can be returned. If any card is not returned, no deposit will be refunded, a police report must be filed, and the vendor will not be permitted reentrance to Nichada Thani.

Please note: If the non-Nichada Thani staff causes damage to any Nichada Thani property, disgraces the name of Nichada Thani, or solicits work from other Nichada Thani residents, the deposit will be retained by Nichada Thani and the vendor will be refused reentrance into Nichada Thani.

#### **4.3 Residents Employing Brokers Must:**

##### **4.3.1 In the case of Nichada Thani Housing:**

1. Ensure their broker contacts Nichada Thani Sales and Rental Office to register the names of the prospective customer(s), date and time of every visit and address of every visit.

Please note:

- Nichada Thani Rental staff will accompany the broker to each requested housing unit.
- Commission rate is subject to CEO approval.

##### **4.3.2 in the case of privately owned housing for which the agent has been given a key to the property by the owner.**

1. Contact the house owner to request permission / approval for the visit.
2. Use the Samakee Gate only and exchange identification for a visitor pass.
3. Sign a 'visitor form' at the entrance to the sub-community.

Please note:

- Security staff will record the arrival and departure times of the broker's visit.
- Security staff will spot check the residence if the visit exceeds 20 minutes.

- The broker may not enter any other residences.

#### **4.4 Residents Employing Subcontractors Supervised by the Nichada Thani Service Team Must:**

##### **4.4.1 In the event of regular subcontractors known by and registered with Nichada Thani:**

1. Inform the security guard at the compound entrance when they use the service.
2. Inspect the Contractor ID Cards of subcontractors carrying out the service.
3. Inspect the work order form or other service document provided by the staff to verify its correctness.
4. Inspect their belongings in the area before and after the service visit.
5. Define the permitted area in which the service staff may work, limit the staff to this area and always ensure there is one person present to monitor the work.
6. Inspect the accuracy of work upon completion and sign to accept that the work is done to the customer's satisfaction and that there is no damage or loss to fixtures or possessions in the area. After the resident's (or authorized signatory's) signature has been affixed to the work order form, damage or loss is the responsibility of the resident.

##### **4.4.2 In the event of non-regular subcontractors:**

Follow the guidelines as detailed previously, without the requirement of holding a deposit or vendor card. They must exchange identification upon every visit.

#### **4.5 Residents employing domestic employees must:**

1. Apply for a Domestic Employee ID Card.
2. Ensure their staff follows all regulations listed on the application form and the regulations pertaining to your specific sub-community.
3. Ensure their staff present their Domestic Employee ID card to Nichada Thani security whenever passing through a security checkpoint, or when requested.

Please note:

- Residents or domestic employees must return all Domestic Employee Card or Temporary Passes upon expiry or termination of employment.
- All staff employed must be legal.
- Non Thai legal staff must show proof of a valid work permit.

### **5. How to Deal with Emergency Cases**

#### **5.1 Dangerous Animals**

- Step 1. Vacate the area.
- Step 2. Inform Security at your project or the main security office on Tel. 0-2960-4352.
- Step 3. In the case of snakes, please call the Security Centre on 0-2960-4352. If no staff members are available to perform this function, they can arrange an outside organization to handle the problem on your behalf.

#### **5.2 Snake Bites**

1. Remain calm so as not to stimulate blood flow.
2. Immediately apply a tourniquet above the bite to cut off the blood flow.\*
3. Remember all identifying characteristics of the snake to assist doctors in correctly treating the bite.
4. Proceed without delay to a hospital with snake serum. Currently, Mongkutwattana Krungthai is the closest, carrying anti-venom for Pit Vipers, Trimeresurus, Cobras and Banded Kraits.
5. If assisting a victim of a snakebite, keep him / her as still as possible.

\* Health organizations remain conflicted regarding this advice.

#### **Do Not:**

1. Try to suck out the venom from the wound.
2. Use a knife to cut out the venom.
3. Try to cauterize the wound with fire or heat.
4. Drink alcohol or any drug known to increase the heart rate.
5. Use medicinal plants to sterilize the wound.

### **5.3 Thieves or Lost Items**

1. If you find a stranger in your home immediately inform security in your project, or the security office on Tel. 0-2960-4352.
2. Inspect the area and determine what item(s), if any, have been taken, but try to leave the scene of the crime as undisturbed as possible.
3. Call the Pakkret Police Force on Tel. 02-582-0175.

### **5.4 Accident**

1. Contact security at your project or the security center on Tel. 02-960-4352.
2. Send the injured party to hospital without delay.
3. In the case of accident caused by a driver, do not let the driver move his / her car / motorbike etc., unless both parties are in agreement where the fault lies.
4. If both parties cannot agree where fault lies, call your insurance company. If there is no insurance policy, call the Pakkret Police Force on Tel. 02-582-0175.

### **5.5 Fire**

1. Be familiar with the locations of fire safety equipment.
2. Be familiar with the fire exit routes.
3. Learn to leave your room in darkness and keep your room key and flash light in a reachable place.
4. If you discover a fire, immediately sound the alarm and leave the building then inform Nichada Thani guards / Pakkret Fire Department. Don't waste your time collecting property.
5. Upon hearing the fire alarm, leave the building immediately.
6. If there is a fire outside your room, check the door handle is not hot before leaving immediately.
7. If the door handle is hot, remain in your room, call to the Nichada Thani guard alerting them to the situation and place wet cloths under the door to prevent smoke from entering and wait for assistance.
8. Move quickly and low to the ground in smoky areas.
9. Do not use the elevator in a fire situation.

### **5.6 Nichada Thani Intruder Procedure**

- If you have a security alarm, then when it sounds our security staff will respond immediately.
- If your alarm is from **Securicor**, that company will telephone to your residence. (Note. Some other companies also offer this service.)
- If no one answers the phone, they will proceed to call Nichada Thani Security center in case the alarm has been registered with them, but not sounded at the site.
- If an intruder is found, the police can be requested to come to arrest the criminal, or Nichada Thani personnel will escort him / her to the police station.
- Nichada Thani itself lacks the power to request police involvement. Residents or staff must initiate police involvement and file a police report.
- In most cases the police will return the following day to carry out an inspection of the property and reenact the incident with the intruder as per Thai law..
- If the intruder does not plead guilty it will be necessary that the party requesting involvement of the police appear in court.
- Should you be away from your residence when an incident occurs, Nichada Thani will contact your place of work, and the owner of your property (where applicable and where contract details provided are up to date). We will then leave a note at your residence or with your staff requesting that you contact us immediately upon your return with a brief summary of what has occurred.

Nichada Thani Security guards are stationed within a 2 to 5 minute walk from every residence in Nichada Thani.

One guard is constantly posted at the guard box while another performs regular site checks of the area, on average every 2 hours.

If you would like to know the penalties for particular crimes, or have any questions regarding the information above, please forward your request by facsimile to 0-2584-4664, or email security@nichada.com attention to Khun Uthai Yimvilai, Chief of Security or Mr. Wanpruek Chittinanda, Security Manager.

## **6. Nichada Thani Traffic Rules and Regulations**

Nichada Thani is a community comprising of an internal road network of privately owned roads. It is for the protection of Nichada Thani's peaceful and unique atmosphere that we require the following road rules to be adhered to.

### **6.1 Access:**

The entrance situated near Seechaithong Village is reserved for Nichada Club members, Clark Hatch Nichada Club members and Nichada Thani residents only. Use of this access is not a right and permission is solely based upon compliance by all family members to all of Nichada Thani's rules and regulations. **Visitors of residents may pass through this entrance ONLY with advanced written notice given by the resident.** If this is not the case the entrance close to Samakee Road must be used. This entrance can be used by residents, visitors, club members and patrons of Nichada Thani. The usual procedure for entrance is the exchange of identification for a visitor pass.

The area known as the Clark Hatch Nichada Club car park, in the East of Nichada Thani, is only accessible to Clark Hatch Nichada Club Members bearing a valid membership card or car sticker and Nichada Thani staff and those having business on Club property. Bikes, motorbikes, scooters and pedestrians are not permitted in this area.

**NB:** Nichada Thani reserves the right to refuse entrance to any individual or vehicle on ANY grounds. Typically this occurs due to failure to observe the traffic regulations or the individual presenting a danger to the community in any other way.

## **6.2 Motor and Electric Vehicles**

Although Nichada Thani is private property, it is still held under Thai Law and all traffic regulations apply.

Underage driving is prohibited within Nichada Thani and Nichada Thani will refuse entrance to anyone believed to be underage unless a valid Thai driving license can be produced. International licenses and proof of age documents are unacceptable and random spot checks will be carried out on young drivers.

Only legally registered motor vehicles will be granted entrance to the Nichada Thani road network.

Helmets are to be worn on all motorized bikes both by drivers and passengers.

Licenses must be held for all motorbikes and scooters 50cc and over.

Motorbikes and scooters under 50cc engine power are only permitted to be driven by persons of 15 years of age and over.

It is strongly recommended that children are not permitted to travel as passengers on any motorized bike, especially without appropriate protective clothing or safety accessories.

Golf carts are only to be driven within our private road network by those of 15 years of age or over.

The speed limit within Nichada Thani is **30 kilometers** per hour and violators to this rule will be barred entrance to the property.

Due to the width of roads within Nichada Thani, overtaking is prohibited.

Cars and motorized vehicles are to drive in the correct section of road only. There are many bike lanes, reserved for pedal bikes only, all of which are not to be intruded upon.

Parking on the main road network is prohibited unless directed by Nichada Thani guard force.

Overcrowding of vehicles is prohibited.

Drivers are never to allow anyone to hold on to their vehicle for a ride, such as rollerblades and skateboards. In other countries deaths have resulted from this activity.

Marked crossing points are to be acknowledged as such. If a pedestrian or cyclist is next to a pedestrian crossing intending to cross, vehicles must stop to allow them passage.

When approaching the roundabout from any direction with any intended route, vehicles must signal to indicate their intended point of exit from the roundabout.

Vehicles must stop at the junctions to the roundabout and give way to traffic from the right if there is any.

Vehicles must travel round the roundabout in a clockwise direction. (Traveling left from the junction.)

**Please note:**

Offenders will be fined 500 Baht and have their car stickers retained.

Repeat offenders and serious cases will be barred entrance from Nichada Thani.

Any incidents involving underage, drunk or reckless drivers, who are not permitted to use Nichada Thani's road system, will result in prosecution.

**6.3 Pedal Bicycles:**

- Bike lanes are in place for your convenience and safety. Therefore it is required that you use them.
- When using the bike lanes it is required that you keep to the left hand side as some lanes are occasionally used to travel in both directions.
- Marked crossing points are in place for pedestrian's and cyclist's safe passage, although it is advised that you pay due care and attention when using them.
- All bikes must be securely chained when unattended. Nichada Thani cannot be held responsible for bike theft under any circumstances.

**Please note:**

When crossing roads to access bike lanes, Nichada Thani guards will be pleased to assist.

**REMEMBER** – Pedestrians **ALWAYS** have the right of way.

**DISCLAIMER:**

Nichada Thani cannot and will not be held responsible for any incident or accident occurring through use of its road network however caused.

**7. Nichada Thani Scooter and Motorbike Regulations**

It is a privilege to be able to ride a motorcycle or scooter in Nichada Thani and this privilege will be revoked if students are seen riding without a helmet, overcrowding the vehicle, speeding, or driving recklessly. Additionally, non-compliance to the scooter and motorbike regulations will result in permission for the family of the offending party to access the Seechaithong gate and Clark Hatch Parking Area (if applicable) being revoked.

If people are seen violating these conditions, i.e. riding without a helmet correctly fastened, riding with more than one pillion passenger, speeding or driving recklessly, they will also be reported to the International School Bangkok and/or Rose Marie Academy and face penalties as listed below.

In addition to the Nichada Thani traffic guard who patrols the compound, parents, teachers and Nichada Thani employees have the responsibility to report violations to the appropriate school administrator and Nichada Thani at the Customer Relations Office stating the scooter number, time, location and type of the offense and the name and address of the operator, where known.

The following requirements must also be met by riders of scooters and motorcycles:

- An appropriate motorcycle helmet must be worn – bicycle/skateboard helmets are unacceptable.
- According to the school regulations, ISB and Rose Marie Academy students must have a validated sticker, issued by the applicable school office affixed to the helmet and the motorcycle/scooter in order to drive on campus. We advise that parents ensure all youths taking control of such vehicle register with their school for their ultimate safety. Please contact the respective school for further details of registration and conditions.
- The helmet must be worn for the duration of the journey. The helmet straps must be fastened.

- Passengers must also wear helmets.
- Students are to drive safely and responsibly without engaging in speeding or reckless driving. The speed limit within Nichada Thani is 30 km/h.
- The motorcycle/scooter must be in good working order.
- Drivers must be 15 years of age or older to drive a scooter under 90cc.
- Drivers must be 18 years of age or older, hold a valid Thai license and have proper insurance to operate a motorcycle over 90cc.
- Drivers must carry photo ID to operate a motorcycle/scooter under 90cc, and valid Thai driving license to operate a motorcycle/scooter of 90cc or over which must be presented to Nichada Thani guards performing random spot checks.

These regulations are in effect year round – including weekends and holidays.

### **Penalties for Violation to the Regulations:**

#### **Underage Driving:**

1. Should a valid Driving License not be presented upon random spot checks, the student's name and address will be noted and their legal guardian contacted.
2. If the student is found not to be of legal age to operate the motorcycle/scooter, he/she will be instructed not to drive the said vehicle inside Nichada Thani again.
3. The name and vehicle registration will be circulated to all guards and if he/she is found operating the vehicle again, a 500 Baht fine will be issued, non-payment of which shall result in revocation of permission to access the Seechaithong Gate and Clark Hatch Parking Area (if applicable) by the family of the offending motorbike / scooter driver.
4. A further offence will incur the same penalty as mentioned above and in addition may result in prosecution, revocation of right to drive the vehicle within Nichada Thani and permanent revocation of permission for the family of the offending motorbike / scooter driver to access the Seechaithong Gate and Clark Hatch Parking Area (if applicable).

#### **Speeding / Reckless Driving, Failure to Wear Appropriate Helmet by Driver or Pillion Passenger and Other Driving Offences:**

1. The offender may be pulled over if observed in the act. The student's name and address will be noted and their legal guardian contacted.
2. The name and vehicle registration will be circulated to all guards and if he/she is found repeating the offense, a 500 Baht fine will be implemented, non-payment of which shall result in revocation of permission to access the Seechaithong Gate and Clark Hatch Parking Area (if applicable) by the family of the offending motorbike / scooter driver.
3. Should it be found that the offender is under the age required to operate the vehicle, he/she will be instructed not to operate the vehicle inside Nichada Thani again.
4. A further offence will incur the same penalty as mentioned above and in addition may result in prosecution, revocation of right to drive the vehicle within Nichada Thani and permanent revocation of permission for the family of the offending motorbike / scooter driver to access the Seechaithong Gate and Clark Hatch Parking Area (if applicable).

**Note:** Whilst the regulations mentioned above refer specifically to students operating motorcycles/scooters, they are applicable to all residents, owners, domestic staff and visitors of Nichada Thani and Nichada Thani properties. We ask that all persons operating such vehicles inside Nichada Thani set a good example to students by following these regulations. Failure to abide by them will result in the same fines and penalties as levied to students being implemented, in addition to possible prosecution and revocation of right to drive the vehicle within Nichada Thani and revocation for the family members of permission to access the Seechaithong Gate and Clark Hatch Parking Area (if applicable).

## **8. Rules and Regulations of Structure Alterations and Alteration to Common Areas**

The following rules convey the basic requirements for all sub-communities. Individual sub-communities may be subject to further restrictions and owners / residents should check with the Customer Relations Office for further details prior to commencing any work.

1. Any change, move, renovation, building or extension which affects the architectural shape, structure or standard of the building must be approved by the Department of Public Works and Town and Country Planning. Alterations to Condominiums and Townhouses must be approved by the above, in addition to the Homeowner committee in writing or agreed at a homeowner meeting.
2. Illegal changes, or changes against Government regulations, such as the Pakkret Municipal rules, Electricity Authority rules or Water Authority Department rules etc., are not permitted.
3. Any addition, change or renovation must be done by an acceptable vendor or contractor that does not deviate from rules 1 and 2. The owner is responsible for implementation of safety measures as regards hazardous construction areas and the security of such.
4. Any change, move, renovation, damage, construction or extension that effects common area property or is on common area property must be approved by the Homeowner committee in writing or agreed at a minted homeowner meeting with a quorum of homeowners present.

## **9. General Information**

### **9.1 Police Check-Points**

Pakkret police force has established two sub-stations within Nichada Thani, one on the left hand side before the Samakee Gate, and the other adjacent to the Sunshine Place sub-community. They closely monitor security concerns within the community and work with Nichada Thani Security Department in improving all security within the area. They can be contacted at Tel. 0-2960-4300 (extension 191), or 0-2967-9566, or 0-2582-0175.

### **9.2 Lake**

Use of the Nichada Lake without prior written consent from Nichada Thani, and swimming in the lake, is strictly forbidden. Club members are welcomed to request lake use from Nichada Thani for their own vessels, and must provide a waiver in the event of approval, releasing Nichada Thani and Nichada Club from responsibility for any accident or injury which may occur. Life jackets must be worn at all times.

### **9.3 Drugs**

Buying, selling and use of illegal drugs is forbidden within Nichada Thani. Any individual found breaking this regulation will be prosecuted.

**Alcohol is not to be consumed in any common areas**, but is permitted only within private residences and licensed establishments within Nichada Thani.

### **9.4 Weapon Policy**

- Residents must register any firearm and dangerous weapon kept within their property with the Customer Relations Office. **Please note that this includes BB guns.**
- BB guns must be kept within properties at all times, and never aimed or fired outside of the confines of the property.
- BB guns must be used only under parental / guardian supervision.
- No dangerous weapon of any sort may be carried within Nichada Thani.
- Accident, injury or property damage as a result of weapon possession or use shall not be the responsibility of Nichada Thani.



## **9.5 Moving in or Out of your Property**

Homeowners of properties within Nichada Thani must inform the security department of their resident's move in and move out dates no less than 4 working days in advance, and complete a move in / out form the day of the move. If this is not done, delivery trucks will be prevented access to your home. Furthermore, some sub-communities within Nichada Thani limit operation hours of removal companies and exceptions to these limitations must be requested no less than 3 working days ahead of time. Residents may therefore, find it beneficial to inform the Nichada Thani Customer Relations office themselves as soon as dates are known so as to avoid expensive delays in this process. We advise residents to follow this procedure:

1. Two weeks prior to the date that your belongings will be removed from your residence, please:

a) Inform the following departments of this date:

Nichada Thani Customer Relations:	Tel. 02-960-4300-9, ext. 183-186 Tel. 02-967-9673-4 Fax 02-960-4344
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Nichada Club & Clark Hatch Nichada Club: (Applicable only if you are a club member.)	Tel. 0-2960-4326-7
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b) Ensure that you hold no outstanding debts for maintenance, work orders, garden services, pool maintenance, air conditioning maintenance, club bill etc.,

**Please note that unless all outstanding amounts are settled, Nichada Thani security must prevent your belongings from leaving the area regardless of the amount owed.**

1. Return all Nichada Thani car stickers, resident passes and domestic staff passes to the Customer Relations Office before your departure. Besides being the property of Nichada Thani, this is a safety issue that other residents will appreciate for their own continuing safety.
2. If you are a club member and will be discontinuing the membership after you leave, it is required that you complete a resignation form at the club office two weeks prior to your vacating Nichada Thani so that we may process the return of your refundable deposit (to be made by check only) before you move out, and return Nichada Club or Clark Hatch Nichada Club Membership Cards held.

By ensuring that these requirements are met, you can be assured of smooth, unhindered departure from Nichada Thani when it comes your time to leave us.

## **9.6 Pet Regulations**

In an effort to improve the quality of life in our community, the following regulations apply to the housing of pets in the Nichada Thani complex.

- Domestic pets are required to wear collars with the owner's name and address clearly stated. (For your own protection we advise that it be written in Thai and English.)
- Muzzles are also required to be worn by dogs if there is a likelihood of their being aggressive in any way.
- All pets are required to have up-to-date, necessary vaccinations.
- All dogs must be registered with Nichada Thani Security. The necessary forms are available at the guard house fronting your community or from the Security Center. A picture of your dog will be taken and kept on file.

- Pets are subject to a “leash law’ when outdoors. They are not permitted to roam freely, but must be physically controlled by a responsible and capable individual in all public areas for their own safety as well as the safety of others.
- All animal excrement is to be removed from the common areas of the complex and the public areas throughout Nichada Thani and correctly disposed of. In the event that a pet urinates or defecates in common or public areas the owner will be held liable. **Please inform your domestic staff.**
- The owner of the pet is ultimately responsible for the behavior of the animal, and will be held accountable for any incidents which infringe on the freedom of other residents.
- If a pet causes nuisance or injury to anyone within Nichada Thani, the police may be requested to intervene.
- 500 Baht fines are in place for those failing to abide by the rules above, with a 2,000 Baht fine in place for the breach of the defecation and leash rules, to cover the costs of unpleasant cleaning or detainment of animals.

### **DISCLAIMER**

Nichada Thani cannot be held responsible for any injury, loss or death, however caused to the pet, or person.

Thank you for your cooperation in these matters. It is hoped that these expressions of mutual respect will encourage goodwill between all residents and maintain an excellent quality of life for all.

### **9.7 Useful Contact Numbers**

If you need to contact any member of Nichada Thani staff, the main switchboard number for Nichada Thani is 0-2960-4300-9 and for Nichada Club and Clark Hatch Nichada Club, 0-2960-4326-7. Staff at these numbers will happily put you through to your requested contact. Below are listed the key staff members who you may need to call on a regular basis:

<b><u>Title</u></b>	<b><u>Name</u></b>	<b><u>Contact</u></b>
Sales and Rental Manager	Ms. Khansithon Teeratan	0-2960-4329-31, direct 0-2960-4300-9, ext. 101-106 rental@nichada.com
Security Manager	Mr. Wanpruek Chittinanda	0-2960-4300-9, ext. 188, 189 security@nichada.com
Chief of Security	Mr. Uthai Yimvilai	0-2960-3434, direct
Customer Relations Manager	Mr. Scott Roman	0-2967-9673, direct 0-2960-4300-9, ext. 187 scottnichada@gmail.com
Customer Service Manager	Mr. Chanchana Phanawetsanti	0-2960-4300-9, ext. 165 customerservice@nichada.com
Nichada Club General Manager	Mr. Theeranit Saiyananda	0-2960-4326-7, direct 0-2960-4300-9, ext. 109 nichada-club@nichada.com

## **9.8 Other Pertinent Information**

All individual sub-communities within Nichada Thani have specific rules and regulations relevant to them. In many cases these have been created by the home or unit owners of those projects and non compliance to some or all may carry penalties. It is every resident's responsibility to be familiar with these regulations which can be obtained from the Nichada Thani Customer Relations Office or downloaded from [www.nichada.com](http://www.nichada.com).

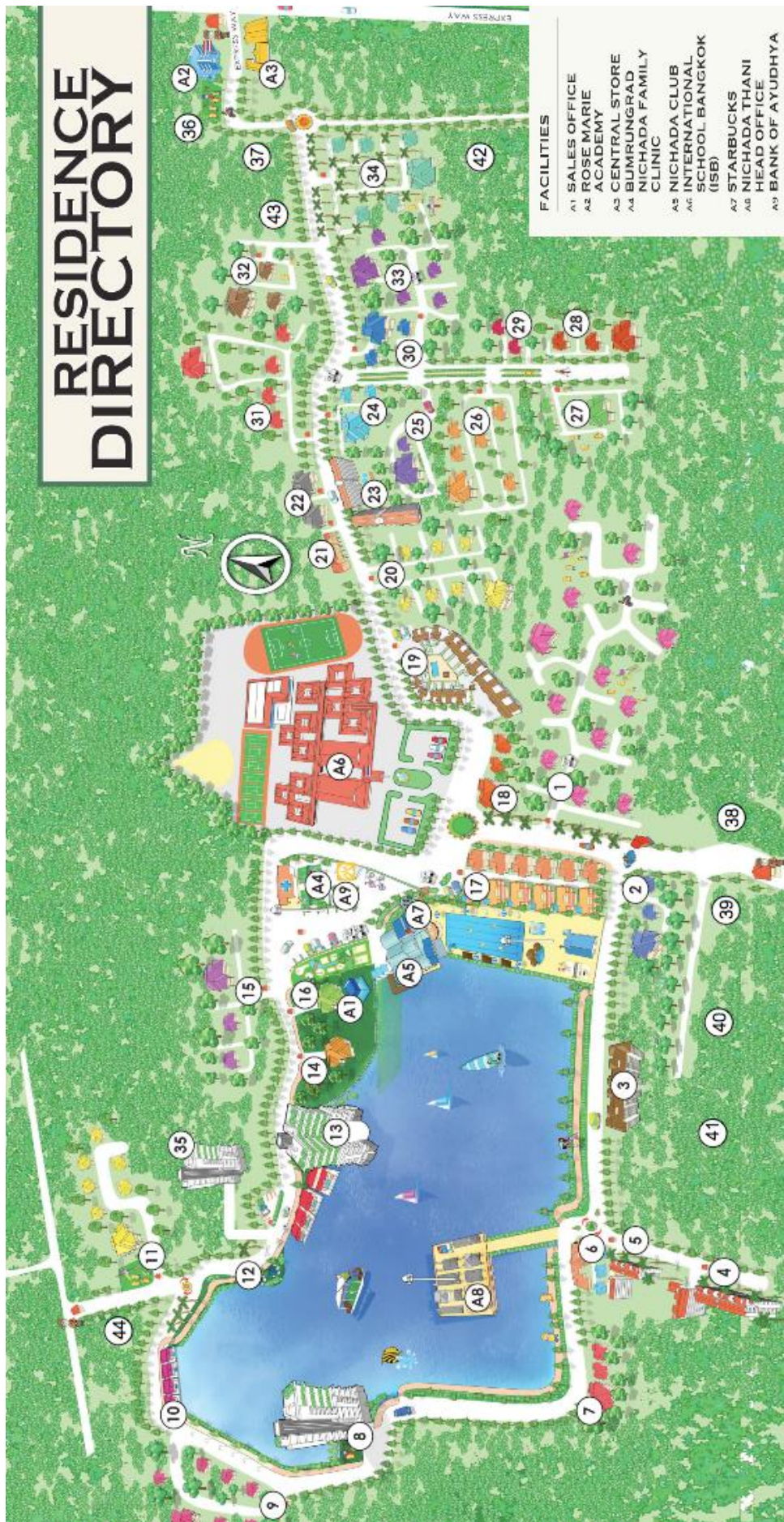
## **10. Comments, Observations and Suggestions**

All comments and suggestions regarding Nichada Thani should be submitted in writing to Mr. Scott Roman, Customer Relations Manager of Nichada Thani Group of Companies, at 39/6 Nichada Thani, Samakee Road, Pakkret, Nonthaburi 11120, faxed to 0-2960-4344 or emailed to [scottnichada@gmail.com](mailto:scottnichada@gmail.com).

Immediate observations of a dangerous nature or matters which may present a security risk should be reported immediately to a Nichada Thani guard closest to your location or by calling the Customer Relations office on the number listed in the previous section or by emailing [security@nichada.com](mailto:security@nichada.com).

All comments, observations and suggestions will be reviewed and given serious consideration, but we ask that you specify your home address so that we can obtain further details and differentiate between those originating from our residents and those residing outside of the project.

# RESIDENCE DIRECTORY



## FACILITIES

- A1 SALES OFFICE
- A2 ROSE MARIE ACADEMY
- A3 CENTRAL STORE
- A4 BUNGRUNGGRAD NICHADA FAMILY CLINIC
- A5 NICHADA CLUB
- A6 INTERNATIONAL SCHOOL BANGKOK (ISB)
- A7 STARBUCKS
- A8 NICHADA THANI HEAD OFFICE
- A9 BANK OF AYUDHYA

- |                        |                        |                             |                                 |                                    |                                  |                               |
|------------------------|------------------------|-----------------------------|---------------------------------|------------------------------------|----------------------------------|-------------------------------|
| 1. NICHADA PARK        | 8. LAKESHORE WEST      | 15. BAAN RAVEEVAN           | 22. BAAN SAMARNMIT              | 29. THE TREETOP                    | 36. NICHADA PREMIER PLACE I      | 43. NICHADA PREMIER PLACE III |
| 2. THE PARK VIEW       | 9. THE LAKE POINT      | 16. BAAN PROMSOOK           | 23. DANICHA GARDENS CONDOMINIUM | 30. FORESTVILLE RESIDENCE          | 37. NICHADA PREMIER PLACE II     | 44. <u>PREDIMARN</u>          |
| 3. THE TERRACE         | 10. LAKEHOME           | 17. NICHADA VERANDA         | 24. NICHADA ESTATE              | 31. SUNSHINE PLACE                 | 38. THE PRIME PLACE I            |                               |
| 4. ISB TEACHER HOUSING | 11. NICHADA GREENVILLE | 18. PINE VIEW PLACE         | 25. NICHADA VILLA               | 32. RAIN TREE RESIDENCE            | 39. THE PRIME PLACE II           |                               |
| 5. GARDEN CONDOMINIUM  | 12. BAAN RIMLAKE       | 19. NICHAKORN PLACE         | 26. NICHADA CASA                | 33. NATAKORN PARK                  | 40. THE TROPICAL RESIDENCE CONDO |                               |
| 6. THE LAKE FRONT      | 13. LAKESHORE NORTH    | 20. NICHADA REGENT          | 27. NICHADA MAISON              | 34. PALM TREE PLACE                | 41. THE TROPICAL RESIDENCE       |                               |
| 7. BAY VIEW            | 14. LAKESIDE RESIDENCE | 21. YONGSDHAVI GARDEN PLACE | 28. GHARAN RESIDENCE            | 35. <u>NICHADA LAKEVIEW SUITES</u> | 42. THE PRESTIGE                 |                               |

### **12.1 Electrical Appliances**

GE / Whirlpool / Hotpoint	: Tel. 0-2539-9444
Ariston	: Tel. 0-2381-7006-18
Sharp	: Tel. 0-2971-6371-2
Trane (A/C)	: Tel. 0-2249-4694
Heritage (Solar Cell)	: Tel. 0-2374-8906

### **12.2 Furniture**

Re-upholstery	: Tel. 0-2277-1946
Carpenter	: Tel. 0-2277-1946
Built-in Kitchen Units	: Tel. 0-2277-1946
Aluminium Insect Screen	: Tel. 0-2980-0748

### **12.3 Organizations**

Telephone Organization of Thailand (TOT)	: Tel. 0-2240-0701
True (Formerly Telecom Asia)	: Tel. 0-2900-9000
The Communications Authority of Thailand (CAT)	: Tel. 0-2104-3000

#### **Metropolitan Electricity Authority of Thailand (MEA):**

For automatic check of outstanding bill	: Tel. 0-2580-7484
City Water Authority (CWA)	: Tel. 1125 / 0-2589-0035-8

#### **UBC Television (True Vision)**

Subscription	: Tel. 0-2725-7000
Customer Service	: Tel. 0-2271-7171
Taxi Meter Call Centre	: Tel. 0-2878-9000

### **12.4 Safety**

Emergency Hotline	: Tel. 191
Mongkutwattana Hospital	: Tel. 02-574-5000
Bumrungrad Hospital	: Tel. 02-667-1000
Pakkret Police Station	: Tel. 02-583-8813

### **12.5 School**

International School of Bangkok	: Tel. 02-960-5800
Rose Marie Academy	: Tel. 02-960-3661

### **12.6 Taxi**

Taxi Center	: Tel. 02-911-4444
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