

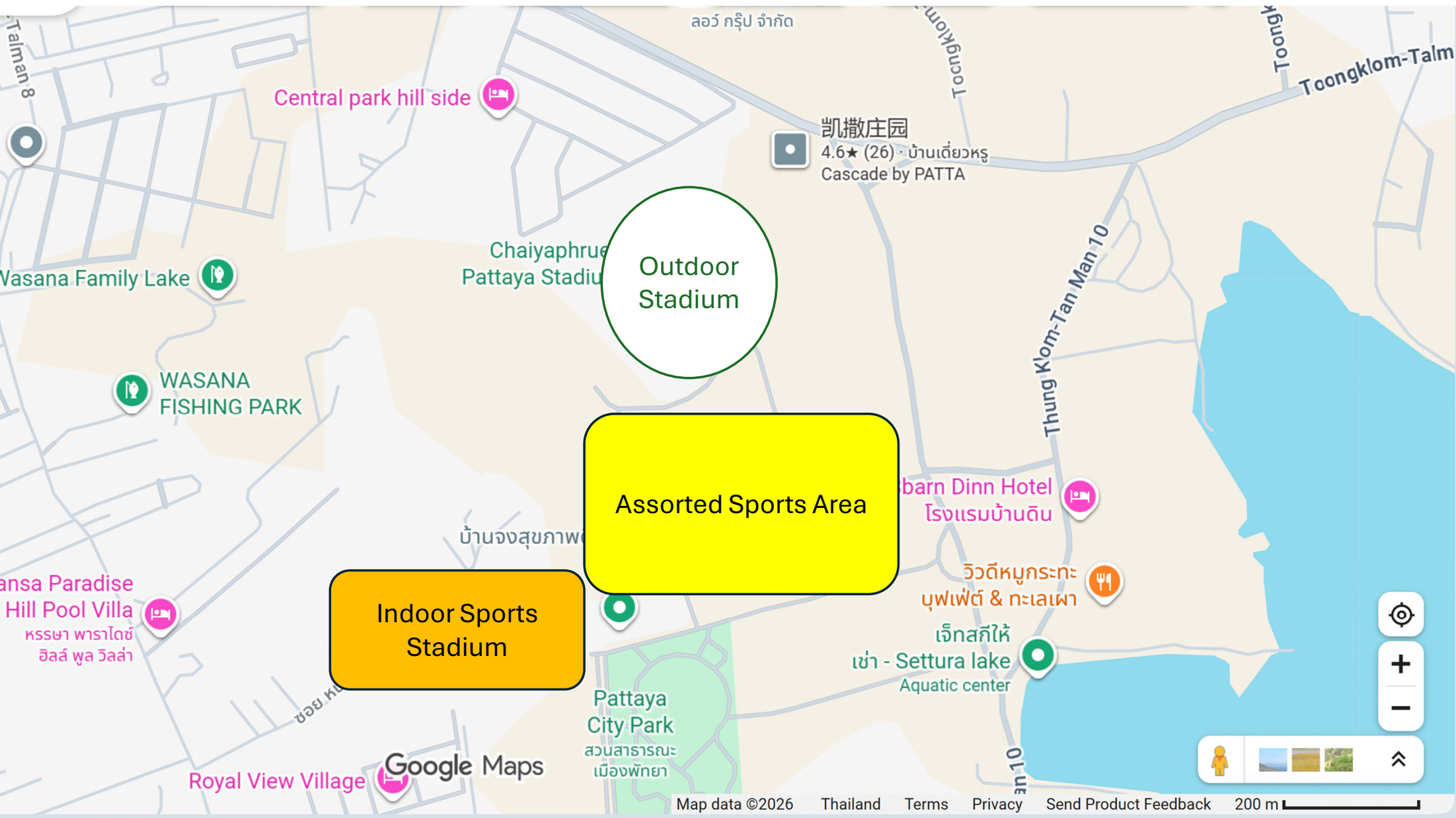


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โครงการก่อสร้างสนามกีฬาภาคตะวันออก ระยะที่



Pattaya Park Sports Complex Update Aug 2026

When completed, the sports complex will include:

- 🏀 2 basketball courts
- 🎯 6 pétanque courts
- 🏐 4 sepak takraw courts
- ⚽ 1 football practice field with running track
- 🏖️ 1 beach football / beach volleyball area
- 🎾 12 tennis courts
- 🏟️ A tennis stadium
- 🚻 Athlete changing rooms
- ☕ Shops and public toilets

Summary from Published Construction Drawings

This is a substantial municipal sports facility.

- Judging by the layout, the tennis section—with 12 courts and a central stadium—is intended to be the flagship venue, capable of hosting regional or national tournaments.
- The football training ground and athletics track are secondary,
- while the basketball, pétanque and takraw courts provide facilities for a wide range of community sports.







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User Friendly Voice Typing App

Wispr Flow

- Available for Windows, Mac & Android
- Free & Paid versions available
- Unlike MS Word voice typing it ignores all your Hum's & Ha's & stumbles!
- If you say it should be “six” and then say it should be “Seven” it will type “Seven” only, it will correct your mistakes sensibly
- Recommended by a friend who has stage 4 Parkinson's

This Is Where We Put The App To The Test To
See If It Works.



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THAILAND PROPERTY

Company-Owned Homes

Understanding nominee concerns

A homeowner's experience of conflicting professional advice

Personal experience — not legal advice

The first proposal: restructure everything

- Replace the Thai director
- Move away from the 51/49 split
- Show a \$2 million share transfer
- Lease the home back to the foreigner
- Prepare two wills

The quoted bill reached **฿250,000**

฿180,000

Company restructuring

฿50,000

Lease agreement

฿20,000

Two wills

Later discounted to **฿180,000** for the complete package

A second opinion found no urgent problem

- A known Thai director is not automatically a nominee
- The director was not linked to many companies
- The company did not actively trade
- The property was used only as a home
- Restructuring was judged unnecessary

Changing the director could cost far less

Local lawyer

About ฿25,000

Possible supporting record
for the share transfer

Accountant

About ฿3,000

DBD change using the new
director's Thai ID

Practical lessons before taking action

- Do not act on panic alone
- Obtain an independent legal opinion
- Ask your accountant about DBD options
- Compare fees and the exact work included
- Avoid artificial transactions or documents

KEY TAKEAWAY

**Serious concern
does not always require
expensive restructuring.**

Check the facts. Get a second opinion. Compare the cost.

Every company is different — use a reputable Thai lawyer and accountant.



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