Verified by AIREX

Demonstration example

Verification status is shown for an example property. Documentation gaps are detailed in the report.

Villa Andaman Example

Example property · Bang Tao, Phuket, Thailand

Report ID: phuket-example-villa-andaman-full · Issued: 2026-10-12

AIREX SCORE

43

/ 100

Moderate documentary risk

Calculated documentary readiness: 43/100. Provisional calculation: applicability is not fully settled. This example is calculated from demonstration statuses; there are no actual property documents or verification. The previous 65/100 was an illustrative manual value without a document calculation. It has been replaced with a reproducible result under the method below.

Concept · after construction is complete



AI visualization of the completed property. Not its current condition.

Executive summary

The example three-bedroom villa is at final fit-out. Title, owner and Aor.1 verification is demonstrated. Registry, access, environment and lease issues need clarification; tourist-operation documents are outstanding. The cover shows the concept, with current condition and photo history at the end.

Property information

Property
Villa Andaman Example · example property

Location
Bang Tao · Phuket · no real address or parcel reference

Illustrative price
THB 24,000,000 · example price

Area / bedrooms
Building 240 m² · land 400 m² · 3 bedrooms

Transaction model
Draft 30-year lease · registration pending

Stage and use
Final fit-out · tourist rental proposed

DEMO · EXAMPLE PROPERTY

01 How the score is calculated

AIREX documentary readiness v1 · 2026-10-12. Provisional calculation: applicability is not fully settled.

The previous 65/100 was an illustrative manual value without a document calculation. It has been replaced with a reproducible result under the method below.

Credited 40.5 of 95 weighted points: 40.5 / 95 × 100 = 42.63; rounded score: 43/100.

Formula: sum of (weight × status factor) / sum of applicable and not-yet-excluded weights × 100. Only the final score is rounded; displayed breakdown figures may use two decimal places. Uncredited points indicate evidence gaps, not the probability of illegality.

Factors: verified by AIREX — 1; copy received, verification incomplete — 0.5; clarification / draft / application — 0.25; not provided or expired — 0. Partial credit indicates available material, not a valid permit.

Weights are AIREX internal editorial priorities, not statutory penalties or statistical probabilities. Each country’s complete baseline totals 100 weight units; documented exclusions change the denominator and the result is rescaled to 100.

Not applicable removes weight from both numerator and denominator only with matching status, applicability and a recorded reason. Conditional and unresolved requirements retain provisional weight: uncertainty is not a proven breach. A permit cannot be excluded merely because it is still being processed.

The score covers evidence for the stated transaction and future operation/rental. During construction, a document due before opening may not yet be due at the current stage, but launch readiness remains unconfirmed. Legal impediments are assessed separately: one critical issue can prevent a transaction or opening at any score.

Verification concerns the recorded review scope; it is not government approval or a guarantee of rights, safety or returns. A missing AIREX file does not establish that the owner lacks the document.

This example is calculated from demonstration statuses; there are no actual property documents or verification.

02 What can prevent a transaction, use or rental

Legal constraints are assessed separately from the overall score. These are decision conditions, not findings of a violation. Current statuses refer to the numbered main checklist.

DEMO · EXAMPLE PROPERTY

Ownership and registration

Conditions not yet fully established

Before a decision, resolve items 02, 03, 12, 16.
Decisive questions: who may transfer the asset, which right the buyer receives, which encumbrances remain and whether registration is possible. Title verification alone does not settle lease, access or foreign-buyer eligibility.
Item statuses: 01 — Verified by AIREX; 02 — Clarification needed; 03 — Clarification needed; 06 — Verified by AIREX; 12 — Clarification needed; 13 — Not applicable — reason recorded; 14 — Not applicable — reason recorded; 15 — Not applicable — reason recorded; 16 — Draft agreement

Completion and lawful use

Conditions not yet fully established

Before a decision, resolve items 03, 04, 05, 08, 09, 10, 11, 18.
Decisive questions: does the building match approved plans and use, and are applicable environmental and safety requirements satisfied? A future completion document is a separate milestone, but mandatory conditions must be resolved before the relevant use begins.
Item statuses: 03 — Clarification needed; 04 — Clarification needed; 05 — Clarification needed; 07 — Verified by AIREX; 08 — Received · awaiting AIREX review; 09 — Not provided; 10 — Applicability unresolved; 11 — No information; 18 — Clarification needed

Rental and tourist operation

Conditions not yet fully established

Before a decision, resolve items 04, 09, 16, 17, 18.
Rental requires the right to let/sublet, permitted building use and estate rules to be checked together. Short stays additionally require a hotel licence or a documented applicable exemption. A score cannot replace these conditions.
Item statuses: 04 — Clarification needed; 09 — Not provided; 15 — Not applicable — reason recorded; 16 — Draft agreement; 17 — No information; 18 — Clarification needed

03 Review conclusion

The example package is partly assembled. Individual document verification does not resolve access, lease, environmental applicability or operation. Obtain missing evidence and record a decision for every conditional requirement.

04 Verification documents · 18 items

Numbering matches the preliminary report. 01, 06 and 07 demonstrate verification; 09, 11 and 17 have no information. Statuses apply only to the example and do not establish issuance of actual permits. “No information” means missing evidence, not established absence of permission. The consequences below depend on confirmed applicability and the relevant facts. “Not applicable” requires a recorded reason; absence of that document is not a violation. Where applicability is unknown, determine the requirement first. Links support requirements, not the property’s document possession.

01. DOL · Title · Land or condominium title and cadastral record

Verified by AIREX

In this example AIREX has verified a Chanote copy, matching the holder, right and 400 m² parcel. No real title reference is assigned. Current encumbrances and the lease are addressed in items 02 and 16.

Weight 14; factor 1; credited 14 of 14; uncredited 0. Verifying this item adds 0 points out of 100, with all other applicability decisions unchanged. Full weight credited within the recorded verification scope.

Possible consequence: An invalid title, an unauthorised seller or a mismatch with the register can prevent registration of the advertised right. An unavailable copy means the right is unconfirmed, not nonexistent.
Action: Before payment, match every title page, owner, boundaries and transaction subject against current records at the competent Land Office.

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

DOL LandsMaps government dataset; expressly not legal evidence
https://data.go.th/dataset/mapland-parcel

02. DOL · Registry · Encumbrances, mortgages and registered rights

Clarification needed

The title reverse is included, but no current Land Office search. An old copy without an entry does not establish that no mortgage exists today. Obtain current register details and required consents.

Weight 6; factor 0.25; credited 1.5 of 6; uncredited 4.5. Verifying this item adds 4.74 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues.

Possible consequence: A confirmed mortgage, seizure or third-party right may restrict transfer or use, or expose the property to enforcement. A mortgage does not itself make a transaction impossible; release and registration arrangements matter.
Action: Obtain a current register search and encumbrance instruments; settle releases, consents and payment sequencing before completion.

DOL mortgage registration guidance
https://www.dol.go.th/registry/DocLib3/%E0%B8%88%E0%B8%B3%E0%B8%99%E0%B8%AD%E0%B8%87.pdf

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

03. Access / Easement · Legal access, boundaries and easements

Clarification needed

The plan shows a shared private access road. A registered easement and maintenance terms are missing. Establish the road owner, lawful access for the parcel and cost allocation.

Weight 6; factor 0.25; credited 1.5 of 6; uncredited 4.5. Verifying this item adds 4.74 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues.

Possible consequence: Without lawful access, entry for the owner, guests and services may be disputed or restricted. A visible road and neighbouring use do not by themselves establish the parcel’s access rights.
Action: Verify public-road status or a registered easement/other lawful basis, route and maintenance terms; commission a survey where boundaries differ.

DOL court decisions on land rights, including easements
https://www.dol.go.th/legal/Documents/Dekatidin_No_1.pdf

DOL LandsMaps government dataset; expressly not legal evidence
https://data.go.th/dataset/mapland-parcel

04. DPT · Land use · Town-planning and permitted land use

Clarification needed

A Bang Tao zoning-map extract is available in the example. The exact parcel and tourist-rental use have not been matched to the applicable plan. Obtain a written land-use check or suitable authority confirmation.

Weight 6; factor 0.25; credited 1.5 of 6; uncredited 4.5. Verifying this item adds 4.74 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues.

Possible consequence: If the intended use conflicts with current zoning, construction, change of use or tourist operation may not be approved. A residential zone does not establish permission for every rental model.
Action: Obtain a parcel-specific DPT/local-authority check for the chosen use; record restrictions and the basis for permissibility.

DPT land-use check service and formal written confirmation
https://townsquare.dpt.go.th/lup/

05. Phuket · Protected area · Phuket protected-area, coastal and terrain restrictions

Clarification needed

The questionnaire flags Phuket protection-zone screening. Terrain, coastal setbacks and protected boundaries remain unconfirmed. Do not apply one height limit or environmental exemption island-wide.

Weight 4; factor 0.25; credited 1 of 4; uncredited 3. Verifying this item adds 3.16 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues. Applicability is not finally established; weight is retained provisionally.

Possible consequence: A breach of applicable coastal, forest, height or terrain restrictions can require redesign or prevent approval. The zone must be established for the parcel, not inferred from a neighbourhood name.
Action: Match coordinates, elevation, slope and coastline with current Phuket maps and rules; obtain competent-authority confirmation of disputed parameters.

Phuket environmental-protection notification B.E.2567 (2024), official provincial MNRE publication
https://www.mnre.go.th/phuket/th/news/detail/201902

DPT land-use check service and formal written confirmation
https://townsquare.dpt.go.th/lup/

06. DBD · Entity · Owner/developer identity and signing authority

Verified by AIREX

AIREX has matched the corporate owner’s DBD details and signatory authority in the demonstration package. No real company or registration number is assigned. This does not establish a hotel licence or financial strength.

Weight 3; factor 1; credited 3 of 3; uncredited 0. Verifying this item adds 0 points out of 100, with all other applicability decisions unchanged. Full weight credited within the recorded verification scope.

Possible consequence: Lack of signing authority can expose the transaction to challenge. Company registration does not establish authority to sell this asset, solvency or operating permits; nominee ownership is not a lawful acquisition basis.
Action: Match current DBD records, asset rights, resolutions and powers of attorney; for an equity deal, separately review liabilities and lawful ownership structure.

DBD DataWarehouse+
https://datawarehouse2.dbd.go.th/

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

DBD · nominee arrangements and lawful business
https://www.dbd.go.th/news/37730092569

DEMO · EXAMPLE

07. Aor.1 / S.39 bis · Building permission: Aor.1 or lawful Section 39 bis procedure

Verified by AIREX

In this example AIREX has verified an Aor.1 copy and associated plans for a 240 m² residential villa. No real permit number, issuer or date is imitated. Residential approval does not establish tourist-operation permission; amendments require separate review.

Weight 10; factor 1; credited 10 of 10; uncredited 0. Verifying this item adds 0 points out of 100, with all other applicability decisions unchanged. Full weight credited within the recorded verification scope.

Possible consequence: If required permission or the lawful section 39 bis procedure is not satisfied, works may be stopped; violations may require correction and, where the law provides, demolition. An application is not approval.
Action: Verify issued Aor.1 or the complete applicable notification package, validity, holder, use and parcel; match current works and extensions.

DPT official service: controlled-use building completion certificate Aor.6
https://info.go.th/procedure/94e56d2c-6206-4dcd-8914-e276ee043ef2/view?lat=&lng=

Official building-permit extension procedure
https://info.go.th/procedure/94e56d2c-4b36-4e1b-990c-69fcee7dfa30/view

Building Control Act · permission, use and enforcement
https://gov.bangkok.go.th/LegalDetail?id=dc747543-747e-4b37-a237-de16e38b9f32

DEMO · EXAMPLE

08. Approved plans · Approved drawings, amendments and construction supervision

Received · awaiting AIREX review

Plans cover three bedrooms, a pool and a 240 m² building. As-built drawings and amendment confirmation are outstanding. Match actual construction, approved drawings and supervision records.

Weight 5; factor 0.5; credited 2.5 of 5; uncredited 2.5. Verifying this item adds 2.63 points out of 100, with all other applicability decisions unchanged. A copy is available; authenticity, currency and property match are not yet confirmed.

Possible consequence: Even with a permit, material departures from approved plans can obstruct completion certification and lawful use; approved amendments or remedial works may be needed. Photos do not replace technical reconciliation.
Action: Have an engineer reconcile permitted and as-built drawings with site measurements; obtain amendment approvals and supervision records before handover.

DPT official service: controlled-use building completion certificate Aor.6
https://info.go.th/procedure/94e56d2c-6206-4dcd-8914-e276ee043ef2/view?lat=&lng=

Building Control Act B.E.2522 via official Bangkok government legal service
https://gov.bangkok.go.th/LegalDetail?id=dc747543-747e-4b37-a237-de16e38b9f32

DEMO · EXAMPLE

09. Aor.6 / Aor.5 · Controlled-use completion certificate Aor.6 / change of use Aor.5

Not provided

Completion and use documents are missing. Aor.6 is not automatically required for every private villa: first establish building classification and the effect of tourist use. Obtain issued Aor.6 and/or Aor.5 where applicable.

Weight 8; factor 0; credited 0 of 8; uncredited 8. Verifying this item adds 8.42 points out of 100, with all other applicability decisions unchanged. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed. Applicability is not finally established; weight is retained provisionally.

Possible consequence: Where Aor.6 or Aor.5 change-of-use permission is required, its actual absence can prevent use for the relevant purpose. Aor.6 is not mandatory for every villa; unfinished construction must be assessed at its current stage.
Action: Establish the building class and actual use with the local authority. Where applicable, obtain the issued certificate/permission before starting that use.

DPT official service: controlled-use building completion certificate Aor.6
https://info.go.th/procedure/94e56d2c-6206-4dcd-8914-e276ee043ef2/view?lat=&lng=

Official Building Control Office FAQ: Aor.5 / Aor.6
https://webportal.bangkok.go.th/bco/page/main/6481/FAQ

DEMO · EXAMPLE

10. EIA / IEE · Environmental screening and applicable EIA / IEE approval

Applicability unresolved

An initial environmental questionnaire is available, but EIA/IEE applicability is unresolved. Review the entire project, use, scale and Phuket zone. A single villa's 240 m² area does not itself prove exemption. The determination and conditions are outstanding.

Weight 6; factor 0.25; credited 1.5 of 6; uncredited 4.5. Verifying this item adds 4.74 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues. Applicability is not finally established; weight is retained provisionally.

Possible consequence: Where EIA/IEE is required, missing approval can delay or prevent related permits. No search result does not prove no approval exists; one villa's area does not determine requirements for the whole project.
Action: Assess the whole project, zone, use and scale; obtain the approval decision or documented non-applicability basis and cross-check ONEP records.

ONEP official EIA applicability FAQ
https://www.onep.go.th/faq/

Phuket environmental-protection notification B.E.2567 (2024), official provincial MNRE publication
https://www.mnre.go.th/phuket/th/news/detail/201902

ONEP Smart EIA Plus IEE/EIA/EHIA public project register
https://eia.onep.go.th/site/eia?lang=en

ONEP · Phuket environmental protection notification, 2024
https://www.onep.go.th/wp-content/uploads/2024/12/2567-12-13-p7-mnre-announcement.pdf

DEMO · EXA

11. Environmental monitoring · Environmental conditions and monitoring reports

No information

Environmental conditions and monitoring reports are not supplied. Resolve item 10 first. If conditions or monitoring apply, obtain the relevant records and reporting periods; no duty is yet assumed to be established.

Weight 3; factor 0; credited 0 of 3; uncredited 3. Verifying this item adds 3.16 points out of 100, with all other applicability decisions unchanged. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed. Applicability is not finally established; weight is retained provisionally.

Possible consequence: Where binding environmental conditions apply, non-compliance can require corrective action and affect related approvals. EIA/IEE approval alone does not prove compliance; monitoring duties must first be established.
Action: After item 10, obtain the full approval conditions, reporting calendar and compliance evidence for applicable periods.

ONEP Smart EIA Plus IEE/EIA/EHIA public project register
https://eia.onep.go.th/site/eia?lang=en

Phuket official IEE/EIA expert committee review and monitoring requirements
https://phuket.mnre.go.th/th/news/detail/229759

ONEP · Phuket IEE/EIA procedure, 2025
https://www.onep.go.th/wp-content/uploads/2025/04/2568-04-17-p12-mnre-announcement.pdf

12. Land allocation · Land-allocation licence and approved estate layout

Clarification needed

The villa is within a group of plots, but the full scheme and subdivision history are undisclosed. Assess Land Allocation Act applicability across the project. Request the estate plan, plot count and licence where required.

Weight 3; factor 0.25; credited 0.75 of 3; uncredited 2.25. Verifying this item adds 2.37 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues. Applicability is not finally established; weight is retained provisionally.

Possible consequence: If the scheme falls within regulated land allocation for sale, missing required licensing creates compliance risk for plot sales and uncertainty over shared infrastructure. Not every subdivision requires this licence.
Action: Check the full scheme, plot count and subdivision history with the Land Office; where applicable, obtain the licence, approved plan and infrastructure obligations.

DOL official response explaining 10-plot threshold and three-year aggregation
https://www.dol.go.th/question-answer/Q2603-000184

13. Condominium registration · Condominium registration, unit title and juristic person

Not applicable — reason recorded

The scenario is a standalone-villa lease, not ownership of a registered condominium unit. Condominium registration and a unit title are outside this model. Reassess if the offered product changes.

Baseline weight 2 is excluded. No points are awarded; the denominator is reduced by 2. The scenario is a standalone-villa lease, not ownership of a registered condominium unit. Condominium registration and a unit title are outside this model. Reassess if the offered product changes.

This requirement is inactive for the recorded model: absence of this document is not an obstacle under this item. Retain the non-applicability basis. Reassess if use, scale, stage or transaction changes.

Thai government guide to condominium ownership registration
https://thailand.go.th/public/guide-book-detail/010_013

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

14. Foreign quota · Foreign condominium quota and buyer eligibility evidence

Not applicable — reason recorded

The foreign condominium quota does not apply to a standalone-villa lease or grant foreign land ownership. Lawful rights, buyer restrictions and lease registration are assessed in item 16.

Baseline weight 2 is excluded. No points are awarded; the denominator is reduced by 2. The foreign condominium quota does not apply to a standalone-villa lease or grant foreign land ownership. Lawful rights, buyer restrictions and lease registration are assessed in item 16.

This requirement is inactive for the recorded model: absence of this document is not an obstacle under this item. Retain the non-applicability basis. Reassess if use, scale, stage or transaction changes.

Thai government explanation of 49 percent condominium area quota
https://thailand.go.th/public/issue-focus-detail/010_014?hl=en

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

15. Debt clearance · Condominium debt-clearance certificate and rules

Not applicable — reason recorded

Condominium debt clearance does not apply to this villa scenario. This does not establish the absence of tax, utility or estate-management arrears; request those records separately.

Baseline weight 1 is excluded. No points are awarded; the denominator is reduced by 1. Condominium debt clearance does not apply to this villa scenario. This does not establish the absence of tax, utility or estate-management arrears; request those records separately.

This requirement is inactive for the recorded model: absence of this document is not an obstacle under this item. Retain the non-applicability basis. Reassess if use, scale, stage or transaction changes.

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

16. Transaction / Lease / Eligibility · Transaction documents, lease and lawful acquisition route

Draft agreement

A draft 30-year lease is available but unregistered. Check the lessor, land/building rights, assignment, subletting, payments and registration. Renewal is not guaranteed; nominee shareholders are not a lawful substitute for foreign-buyer rights.

Weight 9; factor 0.25; credited 2.25 of 9; uncredited 6.75. Verifying this item adds 7.11 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues.

Possible consequence: An immovable-property lease exceeding three years without required registration is enforceable only up to three years. Promised renewals are not an already registered term; building, subletting and assignment rights require separate review.
Action: Verify the buyer’s lawful acquisition route, register the relevant right at the Land Office and reconcile contract with register; document permitted subletting and exit terms.

DOL registration guidance, lease/sublease registration
https://www.dol.go.th/media/813280771027636224/2026/01/UzNMD0Gjx4pkw6hd2HyWc5s8.pdf

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

DOL official English guidance on land rights and foreign acquisition
https://www.dol.go.th/train/Documents/ENG_E_BOOK.pdf

DOL · registration of leases exceeding three years
https://www.dol.go.th/cco-bangpakong/press-release/news-1784606883/

17. Hotel / Accommodation · Hotel licence or registered qualifying accommodation exemption

No information

No hotel licence or official acknowledgement of an applicable exemption is supplied for the planned paid tourist accommodation. Bedroom count does not automatically create exemption. Confirm the operating model and building use before opening.

Weight 8; factor 0; credited 0 of 8; uncredited 8. Verifying this item adds 8.42 points out of 100, with all other applicability decisions unchanged. No document is present in the materials supplied to AIREX; issuance cannot yet be confirmed. Applicability is not finally established; weight is retained provisionally.

Possible consequence: If the model requires a hotel licence and neither that licence nor a documented qualifying exemption exists, short-stay paid operation cannot be treated as authorised. Up to eight rooms and 30 guests is not automatic exemption. Monthly-only rental needs separate review.
Action: Before bookings, confirm the operating model with the registrar and the issued licence or inspection/notification acknowledgement; separately check building use, lease terms and estate rules.

Government publication of Hotel Business Ministerial Regulation (No.2) B.E.2566
https://sciinfo.dss.go.th/rules/show/402

NACC official hotel licensing requirements discussion
https://www.nacc.go.th/naccbpam/categorydetail/20191124125640121/20260429150929?csrt=13222677259469642903

Royal Gazette · Hotel Business Regulation (No.2), 2023
https://ratchakitcha.soc.go.th/documents/140A052N0000000001200.pdf

18. Ror.1 · Safety · Required building safety inspection and Ror.1 certificate

Clarification needed

The questionnaire describes a standalone low-rise villa. Mandatory periodic inspection does not automatically apply to all such buildings. Check category, use and project scope; obtain findings and Ror.1 where required.

Weight 4; factor 0.25; credited 1 of 4; uncredited 3. Verifying this item adds 3.16 points out of 100, with all other applicability decisions unchanged. Evidence is incomplete, a draft/application, or has unresolved issues. Applicability is not finally established; weight is retained provisionally.

Possible consequence: For a building subject to mandatory inspection, missing current results leave safety and compliance unconfirmed. Identified defects may require remedial work and use restrictions; Ror.1 is not required for every villa.
Action: Establish inspection class, timing and scope; where applicable, obtain the registered inspector’s report, issued Ror.1 and evidence of defect resolution.

Government procedure: compulsory building inspection categories and certificate
https://www.info.go.th/procedure/94e56d2c-72fe-4f95-94df-970d54ec9000/view

05 Priorities and actions

P1 · Tourist operation

Before opening

Items 09 and 17: the operator and local specialist establish lawful use and licensing. Closure requires applicable issued documents or an officially acknowledged exemption. Residential Aor.1 does not replace this review.

P1 · Land, access and lease

Before commitments

Items 02, 03 and 16: obtain current records, lawful access and a registrable agreement. The parties and Thai counsel review authority, term and payments. Lease renewal is not guaranteed.

P2 · Zoning and environment

Before closing verification

Items 04, 05 and 10–12: the developer supplies the overall project plan and parcel parameters. A specialist assesses applicability and requests authority confirmation where required.

P2 · Construction and approved plans

Before handover

Items 08 and 18: reconcile amendments, supervision and required inspections. AI images below demonstrate a photo-history format, not evidence of completed work or safety.

06 Next steps

1. Obtain one coherent parcel, building and operator package; record non-applicability reasons.
2. Confirm registry, access, plans and environmental applicability with authorities and specialists.
3. Resolve tourist-operation requirements before opening; an application is not an issued permit.
4. Update findings and score after receiving evidence; assess the transaction separately.

07 Scope and limitations

This example property demonstrates AIREX reports. Price, areas, lease term, findings and score belong only to the scenario. No real address, parcel number, permit references or identities are used. Underlying documents and attachments are not supplied.

The 18 items reflect Thailand and Phuket requirements. Applicability depends on the parcel, overall project, use, stage and transaction. Aor.6, EIA/IEE, land allocation, hotel permissions and inspections are not automatically mandatory for every villa.

“Verified by AIREX” is a demonstration status. The score is not permission, a percentage of documents obtained, a legal opinion or a return guarantee. No actual inspection or verification of this example has been performed.

08 Official requirement sources

These links describe requirements, not documents or permits for Villa Andaman Example. Legal research date: 12 October 2026.

DEMO · EXAMPLE PROPERTY

Land, transaction and parcel

DOL citizen manual: registration of real estate transfer
https://www.dol.go.th/media/716929789247754240/migration/2025/10/CyJg1PWnjZUaDdkTANS0q9Y2.pdf

DOL registration guidance, lease/sublease registration
https://www.dol.go.th/media/813280771027636224/2026/01/UzNMD0Gjx4pkw6hd2HyWc5s8.pdf

DPT land-use check service and formal written confirmation
https://townsquare.dpt.go.th/lup/

Phuket environmental-protection notification B.E.2567 (2024), official provincial MNRE publication
https://www.mnre.go.th/phuket/th/news/detail/201902

Construction and environment

Building Control Act B.E.2522 via official Bangkok government legal service
https://gov.bangkok.go.th/LegalDetail?id=dc747543-747e-4b37-a237-de16e38b9f32

DPT official service: controlled-use building completion certificate Aor.6
https://info.go.th/procedure/94e56d2c-6206-4dcd-8914-e276ee043ef2/view?lat=&lng=

ONEP official EIA applicability FAQ
https://www.onep.go.th/faq/

ONEP Smart EIA Plus IEE/EIA/EHIA public project register
https://eia.onep.go.th/site/eia?lang=en

Operator and operation

DBD DataWarehouse+
https://datawarehouse2.dbd.go.th/

DOL official response explaining 10-plot threshold and three-year aggregation
https://www.dol.go.th/question-answer/Q2603-000184

Government publication of Hotel Business Ministerial Regulation (No.2) B.E.2566
https://sciinfo.dss.go.th/rules/show/402

Government procedure: compulsory building inspection categories and certificate
https://www.info.go.th/procedure/94e56d2c-72fe-4f95-94df-970d54ec9000/view

Documentary risk scale

0–20 · Critical documentary risk

Fundamental transaction evidence has substantial gaps. Core documents need to be obtained and reviewed first. A low score means evidence is insufficient; it does not establish that the property is unlawful.

21–40 · High documentary risk

Some evidence is available, but material questions about rights, the property or its operation remain unresolved. The score reflects evidence gaps and does not by itself prove a violation.

Current score · 43/100

41–60 · Moderate documentary risk

Core evidence is partly assembled. Further confirmation and resolution of identified discrepancies are needed for a decision.

61–80 · Documentation needs completion

Some documentation is substantiated, but identified documents or checks remain outstanding. A single required document can still prevent acquisition of rights, use or rental. This score does not establish lawful use; an application does not mean a permit has been issued.

81–100 · High documentary readiness

Documentation shows high readiness within the selected review scope. Individual documents may still be processing; their actual status must be stated. The score does not guarantee title, permits, safety or investment returns.

Report note: AIREX · Example property. Demonstration documents, score and images do not relate to a real listing and are not a basis for a transaction.

DEMO · EXAMPLE PROPERTY

Current condition · under construction

Visualizations of an example property. Images are AI-generated; capture dates are illustrative.



Exterior and pool · final fit-out
Illustrative date taken: 12 Oct 2026 · AI-generated image



Interior · installation and fit-out
Illustrative date taken: 12 Oct 2026 · AI-generated image

Construction history

Visualizations of an example property. Images are AI-generated; capture dates are illustrative.

October 2025



Vacant land · before construction
Illustrative date taken: 12 Oct 2025 · AI-generated image

January 2026



Foundations and pool shell
Illustrative date taken: 12 Jan 2026 · AI-generated image

April 2026



Frame, roof and walls
Illustrative date taken: 12 Apr 2026 · AI-generated image

Construction history · continued

Visualizations of an example property. Images are AI-generated; capture dates are illustrative.

July 2026



Finishes and landscaping
Illustrative date taken: 12 Jul 2026 · AI-generated image

October 2026



Final works · current condition
Illustrative date taken: 12 Oct 2026 · AI-generated image