

## NEWSLETTER

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## 1. Median Price of 1978 to 1981 Be Used for Assessment of Local Development Tax for 2009

Local development tax is property tax levied on land. Local development tax is administered and collected by a local government of the area where a land plot is located. A local government gets to keep local development tax revenue for itself to finance local government's operations.

The Royal Decree is enacted to use the median price of 1978 to 1981 for the purpose of assessment of local development tax for the year 2009. Computation of local development tax is based on the median price of the land plot. This Royal Decree is enacted because the adjustments of a structure, criteria for valuation of land and new rates of local development tax have not been fully completed yet. So it is appropriate to use the median price that was used for the assessment of local development tax in the year 1978 to the year 1981, which was used for the assessment of local development tax in the year 2008, to be used for the assessment of local development tax in the year 2009.

As the current administration is still pushing for a complete overhaul of Thailand's property tax system by repealing local development tax and house and land tax and introducing new land and structure tax, local development tax's median price of 1978 to 1981 is likely to be kept in the meantime until the administration can manage to put the new land and structure tax bill passed by Parliament.

For more details, please contact our lawyer for consultation.

## REAL ESTATE UPDATE

### 2. Amendment to the Definition of Property Lease in the Type of Leasing for Tax Purpose

The Revenue Department recently amends the definition of "Property Lease in the Type of Leasing" for a withholding tax purpose. The term "Property Lease in the Type of Leasing" for the withholding tax purpose is redefined to a property lease agreement, in which a lessor is an owner of the property and leases it out with the promise that once the lease agreement expires, the lessee will have the option to purchase the leased property or to return the property to the lessor.

For more details, please contact our lawyer for consultation.

### GENERAL COUNSEL SERVICES

### OUTSOURCED LEGAL SERVICES AT COST SAVING, FIXED RATE

General Counsel Services arrangement is a great solution for corporate companies who do not have in-house lawyers or have a stretched legal department, but require additional legal support in the cost-effective and flexible way.

NARIT & Associates proudly presents our General Counsel Services, unique outsourced in-house general counsel legal services, a new approach to your business at more affordable rates. General Counsel Services is a unique arrangement in which for a monthly fixed retainer fee, the clients are provided with the legal services that are traditionally rendered by the in-house legal counsels.

General Counsel Services brings the best of both worlds together, namely all the benefits and comfort of having in-house legal counsel as well as outsourcing flexibility and expertise of outside law firms. Corporate clients are benefited from an unlimited access to our legal advice, raising any legal questions to us as many as they wish.

#### LAW FIRM EXPERTISE AT A FIXED FEE

We offer the expertise of traditional international law firms at a fixed fee.

#### COST SAVING

Outsourced general counsel services costs the company less than hiring a fulltime in-house legal counsel. The lower costs and the other benefits of in-house general counsel can be achieved without the need to add another (expensive) person to the company payroll with its associated concerns and overhead costs.

#### HAND-ON SUPPORT

We provide full-time support from a team of experienced legal professionals in the most cost-effective way.

#### FLEXIBILITY

The company fully benefits from all flexibility and cost effectiveness of the outsourcing approach offered by our General Counsel Services.

#### CONTINUITY

Your outsourced general counsel from us is well acquainted with your business issues facing your company and consequently provides focused, relevant, practical, and cost effective legal advice that is becoming increasingly crucial to your business.

**PART-TIME GENERAL COUNSEL**

If your legal needs do not justify hiring a full time in-house general counsel, all you need is part-time legal advice on various business issues, our General Counsel Services can fill the gap to satisfy your need.

**EASY BUDGETING**

You can precisely and conveniently budget for legal fees, without worrying about the meter running or incurring additional costs.

**IN-HOUSE ATTORNEY'S BENEFITS**

You have the advantages of an in-house attorney at a reasonable monthly rate.

**AVAILABILITY OF TEMPORARY SERVICES**

Temporary general counsel services are also available to fill in the gap when your permanent general counsel takes her maternity leave, is on prolonged sick leave or leaves a job.

**TAILOR MADE**

We structure our general counsel scheme based entirely on your particular needs. So your retainer scheme or project based scheme is tailor made to meet your particular needs.

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Please contact our attorney, should you require any legal assistance.

# NARIT & ASSOCIATES

Attorneys at Law

LEGAL AND TAX SERVICES

BANGKOK, THAILAND

## FIRM PROFILE

NARIT & ASSOCIATES is international law firm based in Bangkok, Thailand with principal areas of practice on Corporate & Commercial, Mergers & Acquisitions, Tax Planning, Litigation & Dispute Resolution, Business Contracts/Agreements, Real Estate & Construction, Insurance and Employment.

We have experiences in advising our clients, from publicly held companies, Thai subsidiaries of multinational corporations to foreign and private investors, across a broad range of matters, including acquisitions of local companies, formation of joint venture companies, international sales, investment/divestment, distributorship, commercial contract tax planning, cross border tax planning, transfer pricing, remittance of profit and tax dispute.

As we aspire to be a fast growing legal service provider in Thailand, we are pleased to offer our high quality legal services at a very competitive rate, as compared to those of other international law firms.

Contact our lawyer to find out how we can help you.

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For more detailed information,  
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