

LANDWISE

LAND INTELLIGENCE SERVICES

LAND INTELLIGENCE • KOH PHANGAN • KOH SAMUI • KOH TAO

KNOW THE LAND BEFORE YOU COMMIT.

Drone survey, terrain modelling and analysis. One clear read on what a plot can actually do.

▲ HIGHEST
53 m

EVERY REPORT COMES AS BOTH



Professional PDF report
Every analysis, print-ready



Interactive 3D model
Live, in any browser



INTERACTIVE 3D VIEWER ● LIVE

Walk this plot in 3D.

Spin it, measure it, study the sun, right in your browser. No app, no download. This is what's behind every report.

SCAN TO OPEN → [3D.LANDWISE.EARTH](https://3d.landwise.earth)

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[LANDWISE.EARTH](https://landwise.earth)

THE PROBLEM

MOST LAND IS BOUGHT HALF-BLIND.

A photo and an asking price tell you almost nothing about the factors that affect earthworks cost. The steep face that doubles your foundations. The gully that floods every monsoon. The green-zone line that quietly caps your footprint. None of it shows up on a listing, and by the time the excavator arrives, the surprises are expensive.

±34m

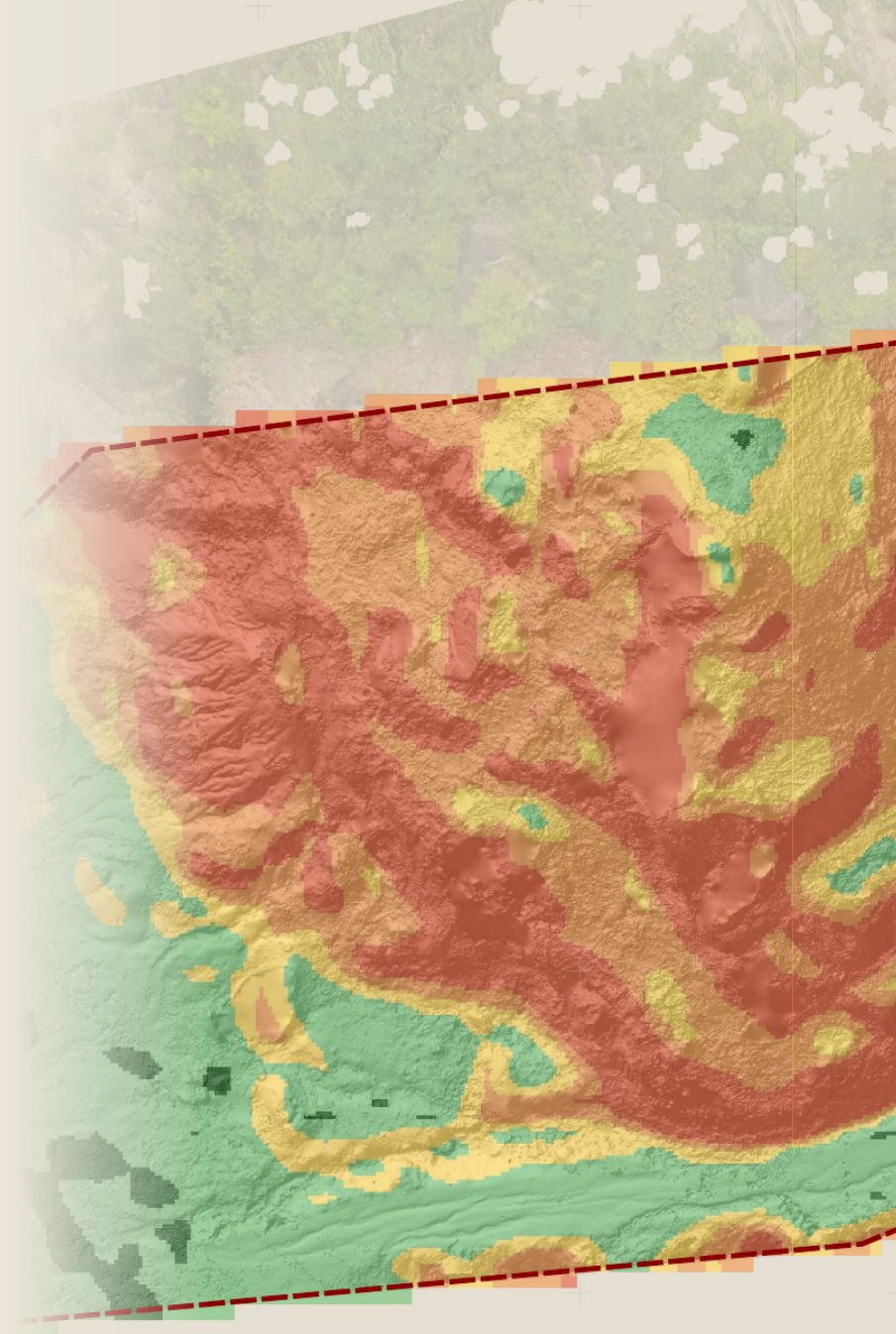
of hidden relief across a plot that looked flat in photos

55%

of this site too steep to build on without engineering

\$millions

the cost of finding out after you've signed



15° to minimise cut-and-fill costs.
forms with engineered retaining walls for additional villas.
erient using reinforced concrete or gabion walls.

WHAT A LISTING HIDES · SLOPE ANALYSIS

WE DON'T SELL DRONE FOOTAGE. WE SELL THE READ.

LandWise is a land-intelligence service. We fly the plot, model the terrain, and run it through the same engineering and planning checks a developer would pay weeks for, then hand it back as one report and an interactive 3D model anyone can read. Not raw data. A decision.

01

DRONE SURVEY

High-resolution photogrammetry of the whole plot.

02

GIS & TERRAIN

Elevation, contours and slope from a true 3D surface.

03

ENGINEERING

Drainage, cut & fill, buildable platforms.

04

PLANNING

Zoning, green-zone and the real building envelope.

05

AI SYNTHESIS

Turned into a verdict you can act on.

ELEVEN READS ON ONE PLOT.

Every Land Analysis runs the same battery: terrain, water, sun, rules and suitability assessment, so nothing about the site stays hidden.



REGULATIONS

Town plan, permitted use and the legal building envelope.



ELEVATION (DEM)

High and low points, total relief, where the land sits.



CONTOURS

Drone-derived topographic lines at 0.5 m intervals.



SLOPE

Preliminary suitable-for-construction vs needs-engineering zones, classed by grade.



SLOPE PROFILES

Cross-sections showing the true fall across the land.



DRAINAGE

Water flow paths across the terrain and erosion risk before the rain.



SOLAR

Sun path and sun/shade zones across the day.



SUITABILITY ASSESSMENT

Sized, ranked platform zones you could actually build on.



CUT & FILL

Earthwork volumes so excavation cost is known early.



DUE DILIGENCE

A weighted suitability score and honest risk flags.



KEY FINDINGS

The verdict: what the land is good for, in plain words.

48h

All eleven, delivered as a report + interactive 3D link. No meeting needed.

EXAMPLE ANALYSIS

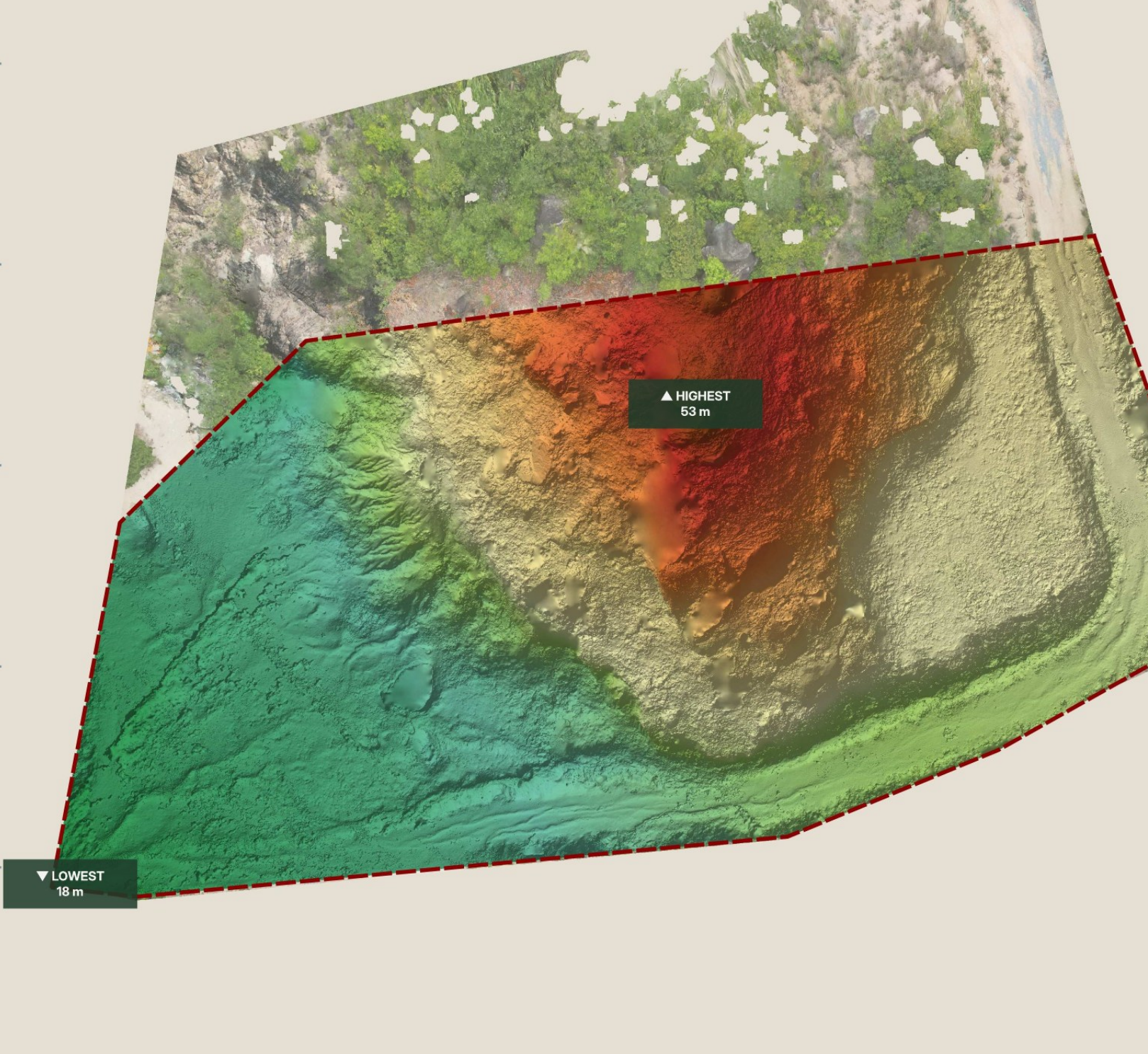
ELEVATION & TERRAIN

The first read: how the land actually sits. A colour-mapped digital elevation model turns a green blanket of jungle into highs, lows and total fall. Instantly.

READING THIS PLOT

Highest point	53 m
Lowest point	18 m
Total relief	34.9 m
Plot area	5,425 m ²
Survey	Drone photogrammetry

Heights approximate MSL (geoid-corrected). Indicative for planning.



CONTOURS & SLOPE: THE SHAPE OF THE COST.

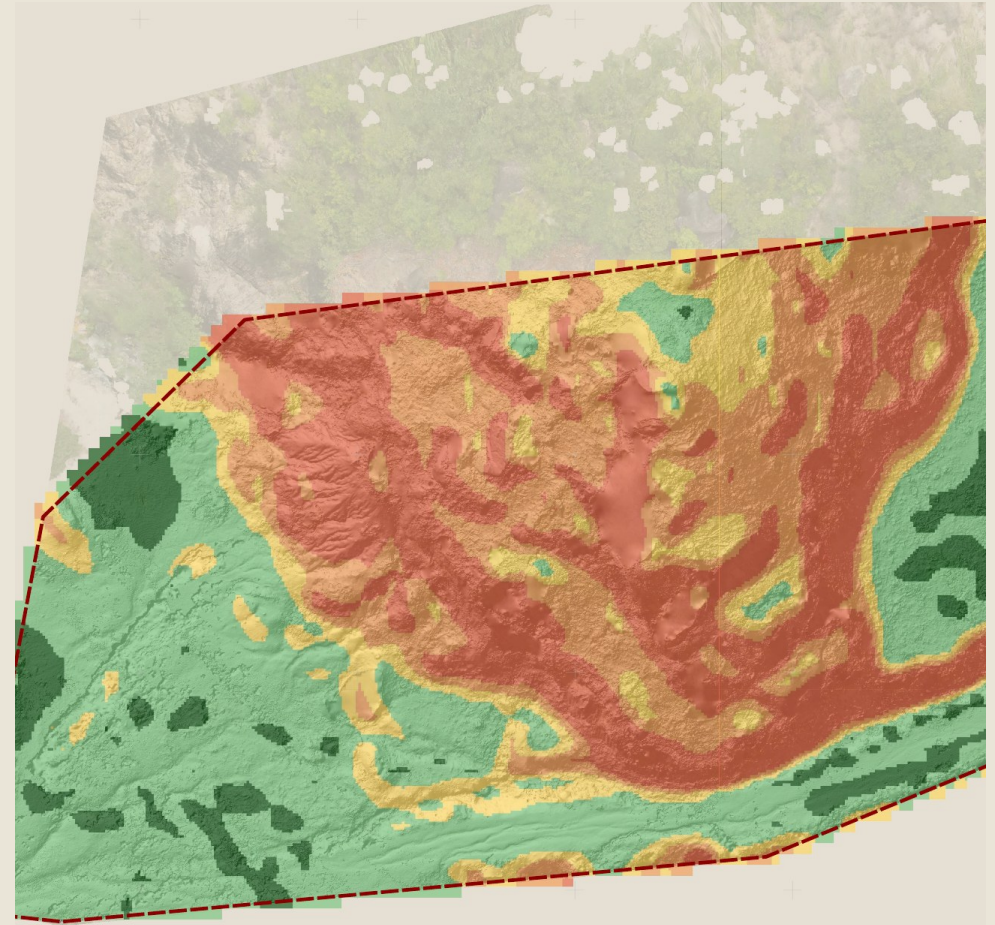
TERRAIN

Relief 34.9 m
Range 18 – 53 m
Datum approx. MSL
(geoid-corrected)



TOPOGRAPHIC CONTOURS · 0.5 M

Sixty-nine drone-derived contour lines map every rise and fall. The base layer every architect and civil engineer starts from.

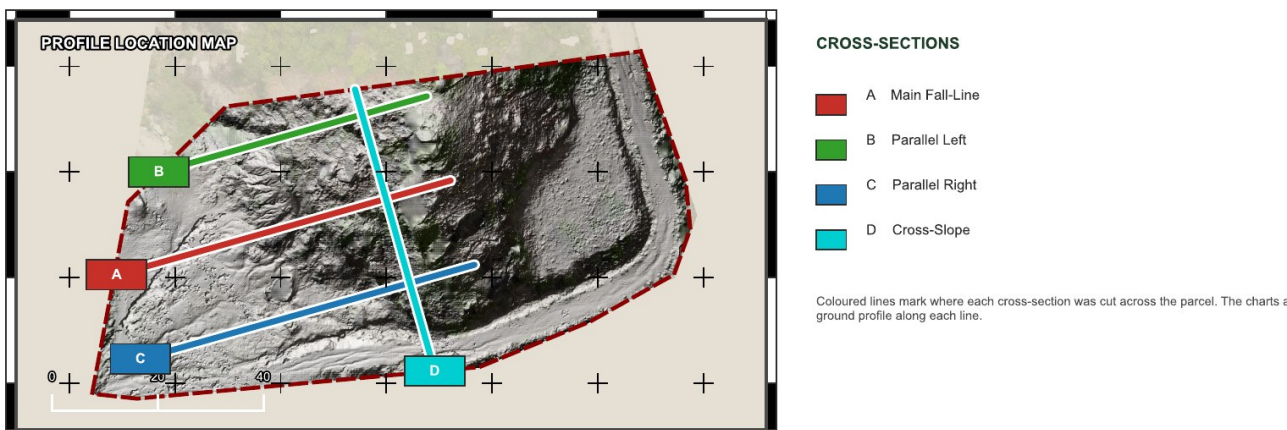
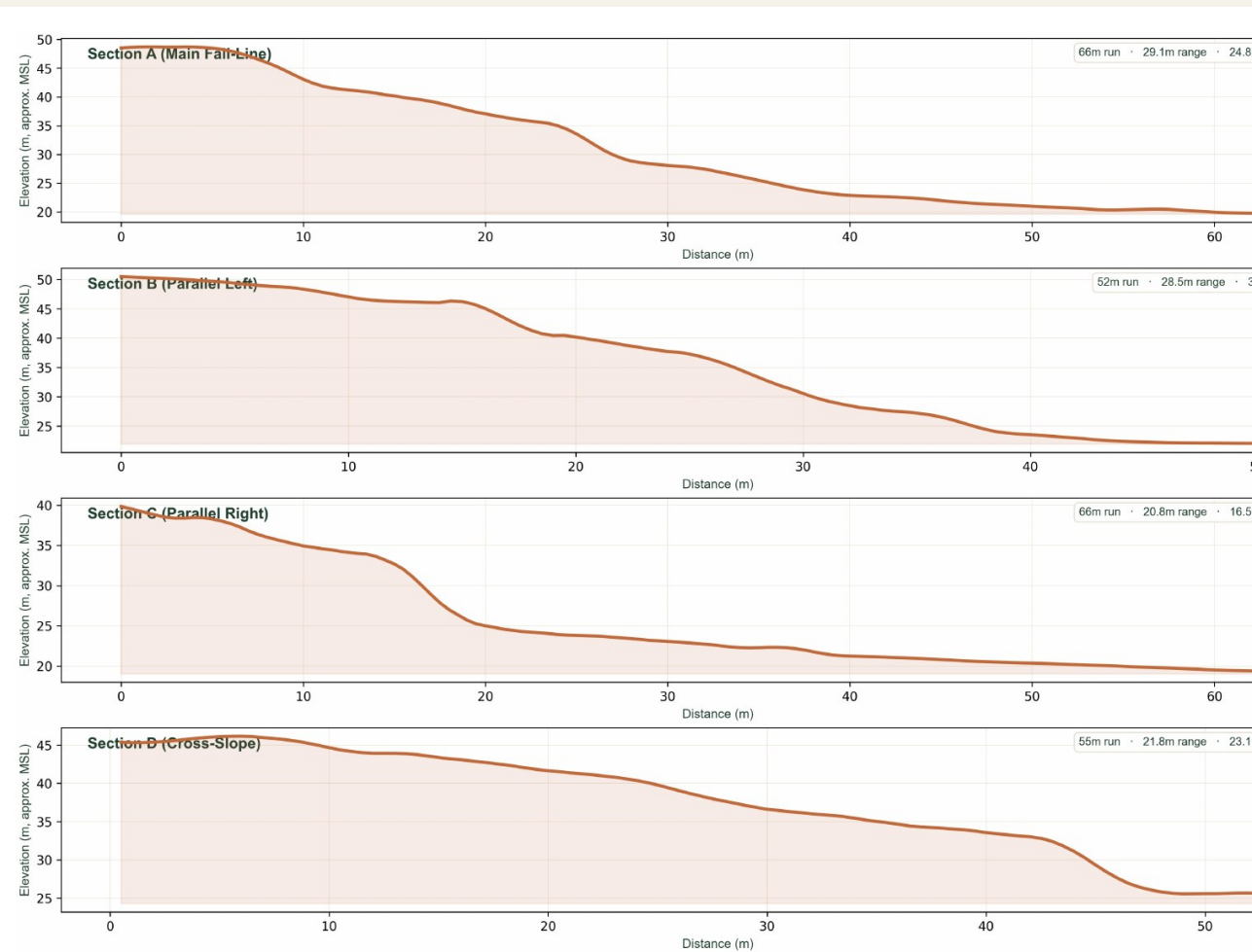


COMMENDATIONS

Villas on the 45% gentle ground below 15° to minimise cut-and-fill costs.
or slopes above 25° into stepped platforms with engineered retaining walls for additional villas.
aces exceeding roughly 19° median gradient using reinforced concrete or gabion walls.
ed terraced surfaces against tropical erosion with immediate drainage channels and revegetation.
permanent structures on the steepest terrain near 55° without detailed geotechnical investigation.

GREEN = PRELIMINARY SUITABLE · RED = NEEDS ENGINEERING

■ Flat ■ Gentle ■ Moderate ■ Steep ■ Very steep



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EXAMPLE ANALYSIS

SLOPE PROFILES

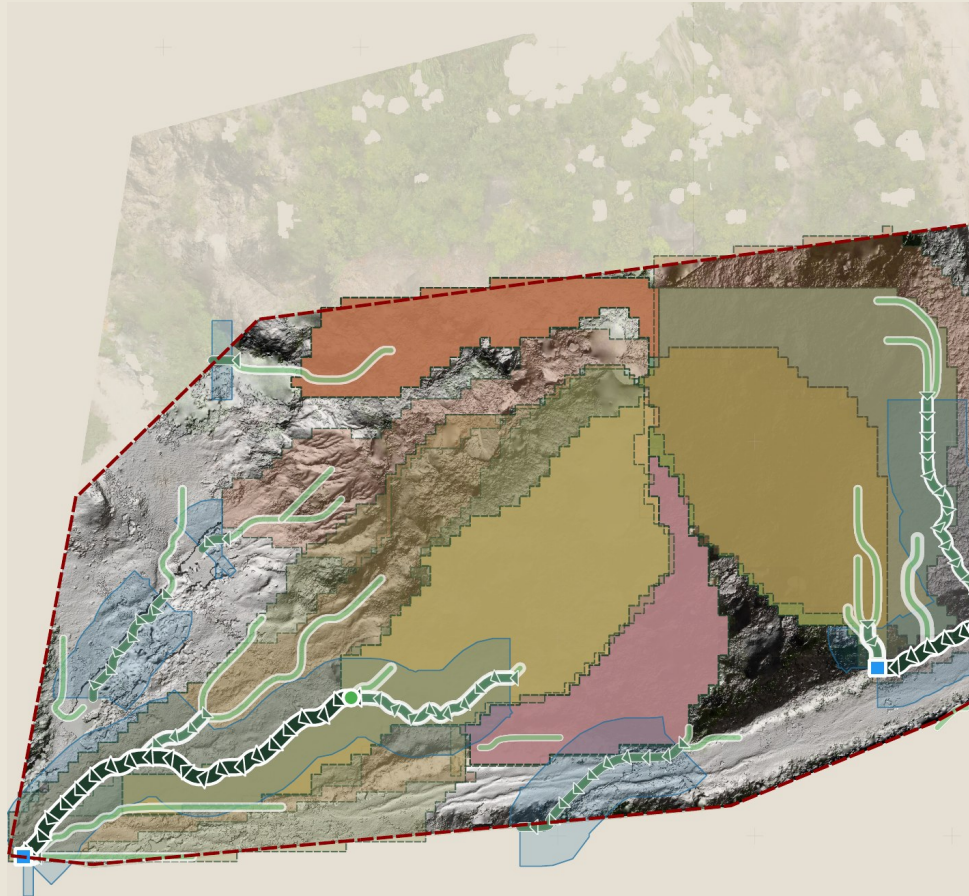
We cut cross-sections straight through the plot to show the real ground line, where it's gentle enough for a pad, where it drops away, and the best route in.

CORRIDOR READ

Best building zone	16.5°
Best access route	23.1°
Steepest section	30.8°
Fall-line run	65.7 m

Four sections (A–D) cut across the parcel; elevation plotted along each line.

WATER & SUN: WHAT THE SITE DOES ALL YEAR.

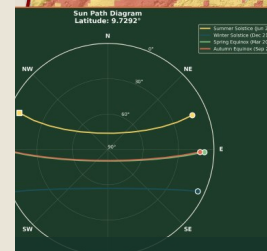
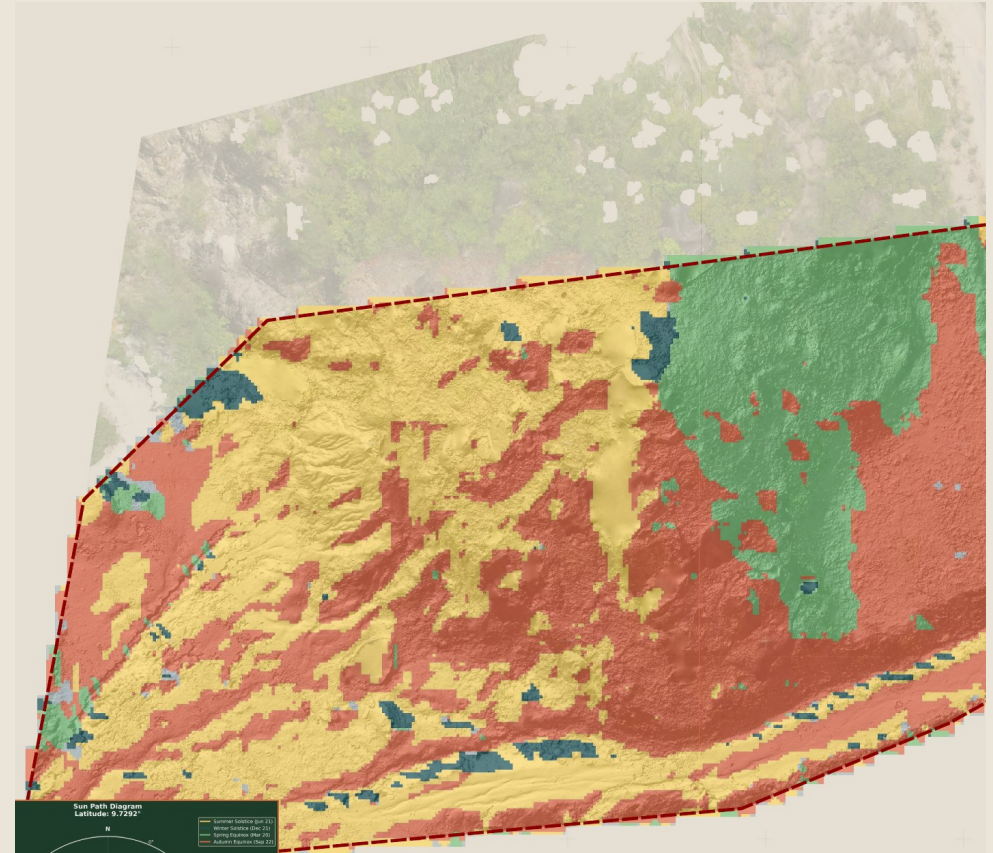


DRAINAGE RECOMMENDATIONS

all energy-dissipating check dams along both major channels given 34 m of relief across only 0.74 ha.
 all slopes exceeding the median 34% grade to shorten runoff paths feeding the 47 drainage segments.
 all 12 tributary channels with bioengineering measures to prevent headward erosion on very steep terrain.
 stormwater southwest following the primary 258° flow direction to work with natural drainage patterns.
 all concentrated development on slopes near the mean 50% grade where erosion risk is highest.

DRAINAGE • FLOW & CATCHMENT

Two major channels funnel runoff west-southwest, so crossings, retaining and stormwater are designed in, not discovered in the first storm.



SOLAR • SUN & SHADE ZONES

Full sun covers 44% of the plot, with 36% taking strong afternoon heat. Point villas, pools and glazing the right way before a line is drawn.

SUITABILITY: WHERE A VILLA ACTUALLY GOES.

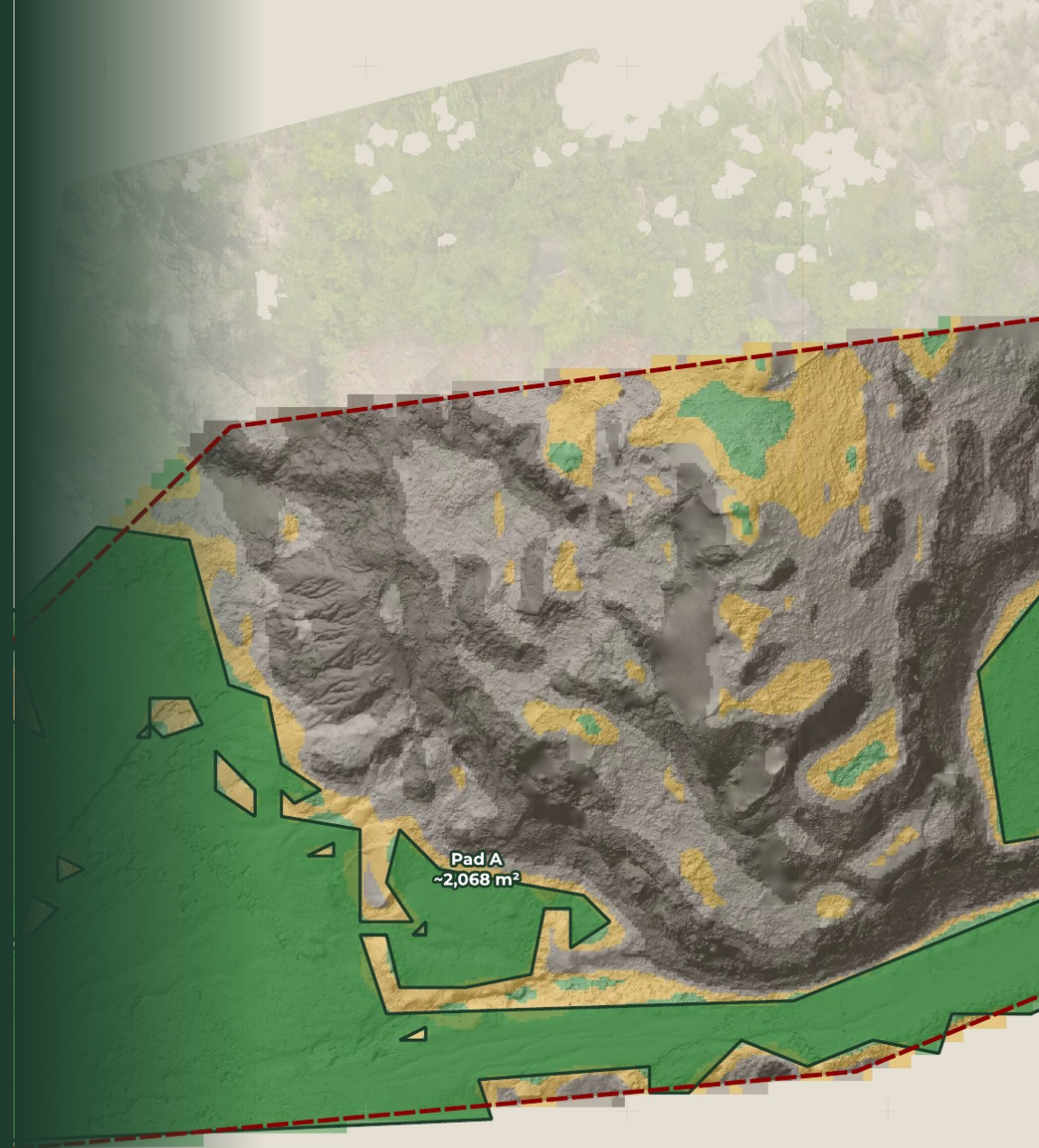
Every layer above resolves to one map: the platforms big enough, gentle enough and legal enough to build on. Sized, ranked and ready to hand to an architect.

45%

gentle ground under 15°: most suitable, least earthworks

2,070 m²

largest of two buildable platforms: gentle, low-cut ground



NOTES

Largest ~2,070 m² platform to minimise cut-and-fill on gentle ground.
Above 25° using engineered cut-and-fill benches with compacted platforms.
Sloping ~25° with reinforced concrete or mechanically stabilised earth walls.
34 m of relief with lined drains, vetiver hedgerows and erosion-control blankets.
Locally across slopes to hold gradients below ~15° and reduce concentrated runoff.

SAME PLOT. TWO VERY DIFFERENT THINGS TO LOOK AT.

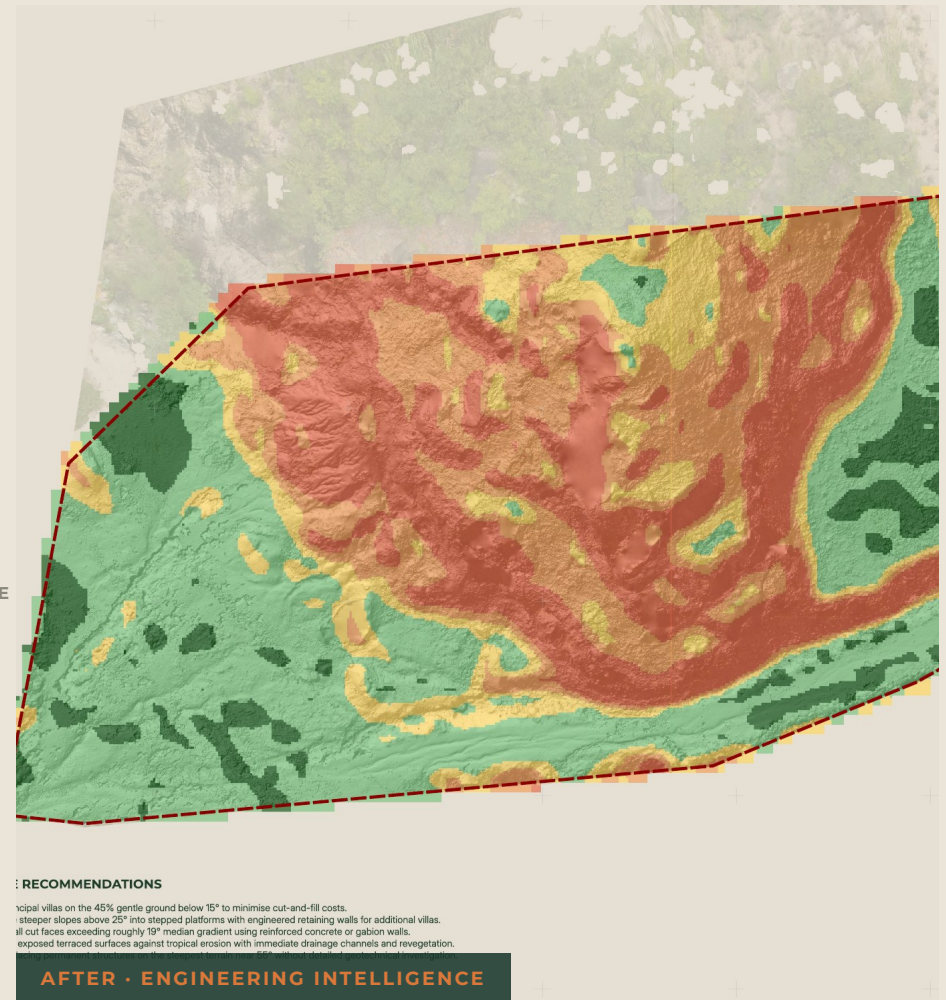


BEFORE • RAW DRONE PHOTO

What you get from a drone pilot. A pretty picture. You still can't measure the slope, find the water, or know what you can build.



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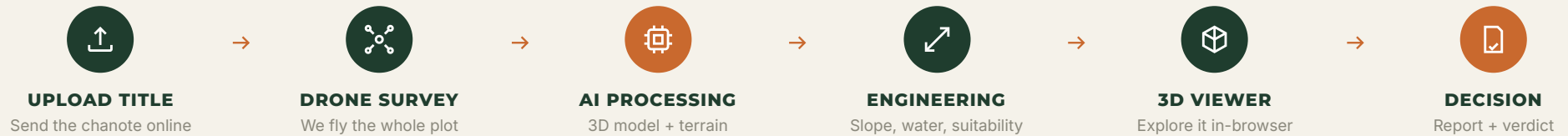
AFTER • ENGINEERING INTELLIGENCE

What you get from Landwise. The same land, measured: slope, drainage, buildable zones, the legal envelope, and a verdict.

HOW IT WORKS

TITLE DEED IN. CONFIDENT DECISION OUT.

One pipeline, mostly automated, repeatable on any plot in the islands.



FOR DEVELOPERS

Kill the bad sites early. Cost the good ones properly.
Walk into design already knowing where the building goes.



Avoid impossible land

Spot the plots that can't be built economically before the deposit, not after.



Locate the building pads

Start design from ranked, sized platforms instead of a blank contour sheet.



Protect ROI

Fewer redesigns, fewer change orders, fewer expensive surprises mid-build.



Budget earthworks early

Cut & fill volumes turn excavation from a nasty surprise into a line item.



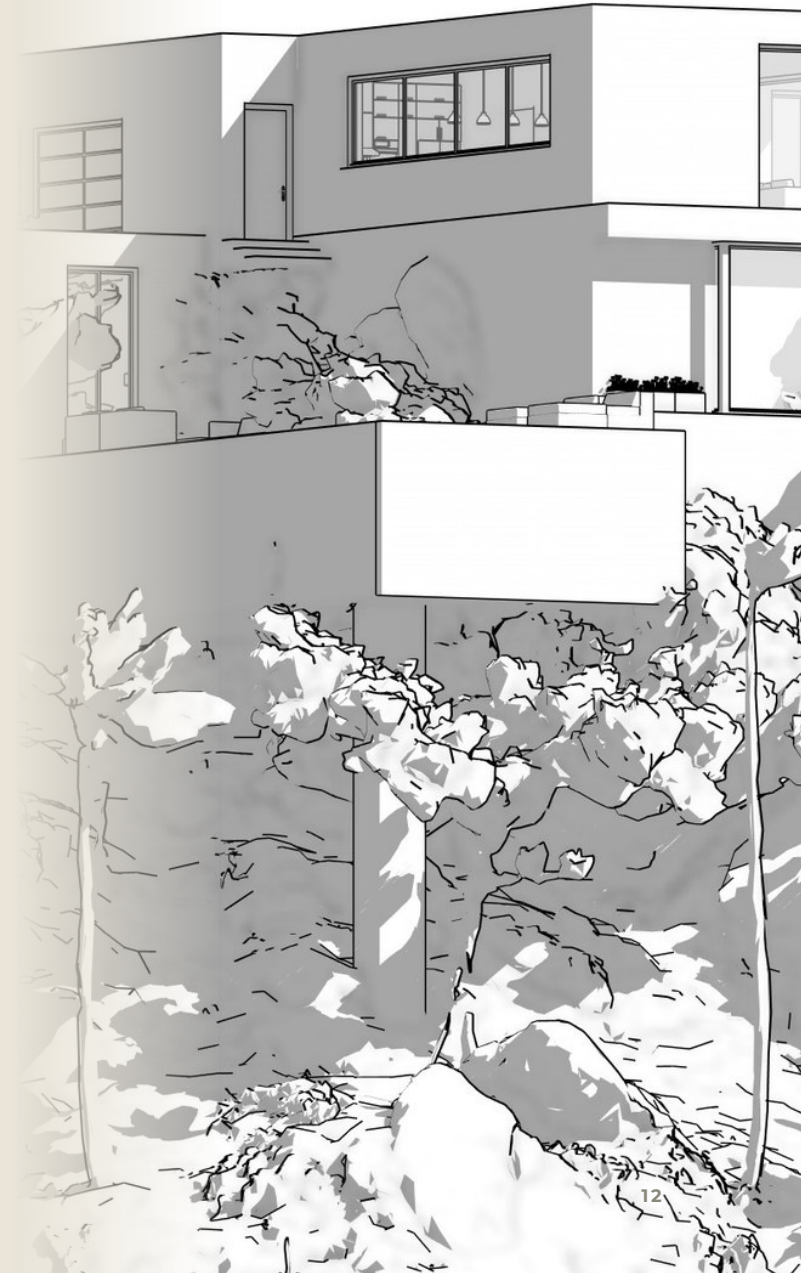
Plan infrastructure

Roads, drainage and retaining sit on the real terrain from day one.



De-risk the deal

A documented, defensible read on the site for partners and lenders.



FOR REAL ESTATE AGENCIES

Hand buyers proof instead of promises. A LandWise report on your listing closes the trust gap that stalls hillside and sea-view deals, and sets you apart from every agent showing the same photos.



WIN BUYER CONFIDENCE

Facts beat a hard sell.



SELL PREMIUM PLOTS FASTER

Show the upside, proven.



FEWER FAILED SALES

No nasty late surprises.



NEW REVENUE STREAM

Offer it on every listing.



READY IN 48 HOURS

Quick enough for any deal.



WHO IT'S FOR · 03

FOR INVESTORS & OWNERS

Buying, holding or getting ready to sell. Know exactly what you own and what it's worth building on.



Due diligence before you buy

A weighted suitability score and honest risk flags, so the price reflects reality.



See the development upside

How many villas, where they sit, what the sea view really is, before you commit capital.



Market a listing that stands out

A shareable 3D model and report that makes your plot the one buyers remember.

WHAT YOU RECEIVE

DELIVERABLES YOU CAN ACTUALLY USE.

Not a folder of files you'll never open. A private link you can send to a partner, an architect or a buyer, and a report an engineer can build from.



Interactive 3D model

360° views, measure-in-browser, sun-shadow study.



Engineering-ready maps

Contours, slope, drainage: handoff-ready.



Branded PDF report

Every analysis, laid out to print and share.



Fast turnaround

Land Analysis delivered in about 48 hours.



THE TECHNOLOGY BEHIND THE VERDICT.

Survey-industry methods, an automated processing pipeline, and AI that turns raw terrain into plain-English decisions.



DRONE PHOTOGRAMMETRY

Hundreds of overlapping images flown in a planned grid, rebuilt into one measurable 3D surface.



DIGITAL ELEVATION MODELS

Bare-earth DTM and surface DSM at high resolution. The base for every terrain read.



HIGH-RES ORTHOMOSAICS

A true-to-scale aerial image you can measure distances and areas on directly.



GIS & TERRAIN ANALYSIS

Slope, aspect, drainage and viewsheds computed across the full survey, not sampled.



AI SYNTHESIS

The numbers are read against planning rules and engineering norms to produce a clear recommendation.



WEB 3D DELIVERY

Streamed 3D tiles let anyone explore the model in a browser. No software, no download.

Outputs are drone-photogrammetry grade for site planning and feasibility. Confirm critical measurements with a licensed cadastral survey before any legal, valuation or construction decision.

TWO WAYS TO SEE YOUR LAND CLEARLY.

• EARLY-ACCESS PRICING •
LIMITED

MOST POPULAR

LAND ANALYSIS

Your whole plot, surveyed & analysed. In 48 hours.

฿15,000 ~~฿25,000~~

EARLY-ACCESS • ORDER ONLINE

- ✓ Interactive 3D model: 360° + sun-shadow
- ✓ Topographic contour map
- ✓ Elevation (DEM) & slope analysis
- ✓ Slope-profile cross-sections
- ✓ Drainage & solar exposure
- ✓ Suitability assessment + green-zone check

DELIVERED IN ~48 HOURS

STEP UP

SHOWCASE

Turn one property into an experience buyers can walk through.

Get in touch

CREATION FEE + HOSTING, CONFIRMED FOR YOUR PROPERTY

- ✓ Interactive Property Explorer + 360° walkthrough
- ✓ Dollhouse view + floor plans
- ✓ Full Land Intelligence: terrain, slope, drainage
- ✓ Property + land measurements
- ✓ One shareable link, QR access
- ✓ For built or planned properties

TIMELINE CONFIRMED PER PROPERTY

Land Analysis is payable online, secure card or PromptPay. Showcase is a creation fee plus ongoing hosting, scoped to your property; get in touch and we'll confirm the numbers. Prices in Thai Baht, LandWise.

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BOOK A SURVEY

SEE YOUR LAND CLEARLY.

Send the title deed online and we'll handle the rest. Land Analysis comes back in about 48 hours, a report and an interactive 3D link you can act on.

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SCAN TO START