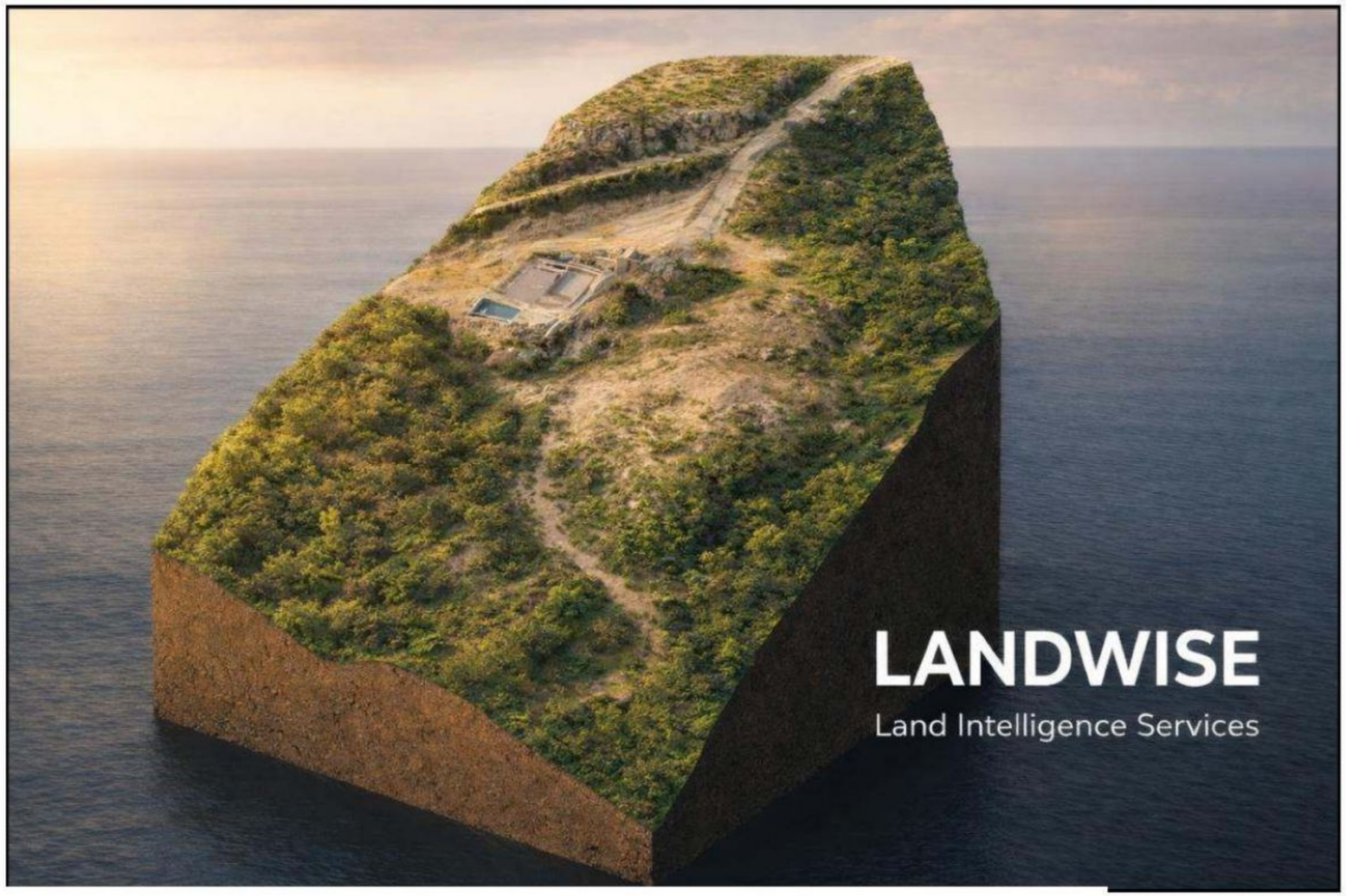

ARCHITECTURAL ■
STRUCTURAL ■
SANUTARY ☐
MECHANICAL ☐
ELECTRICAL ☐
INTERIOR ☐

FOR SUBMISSION ☐

FOR TENDER ☐

FOR CONSTRUCTION ☐

FOR CLIENT ■

LANDWISE
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21 February 2026

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LICENCED SURVEYER:

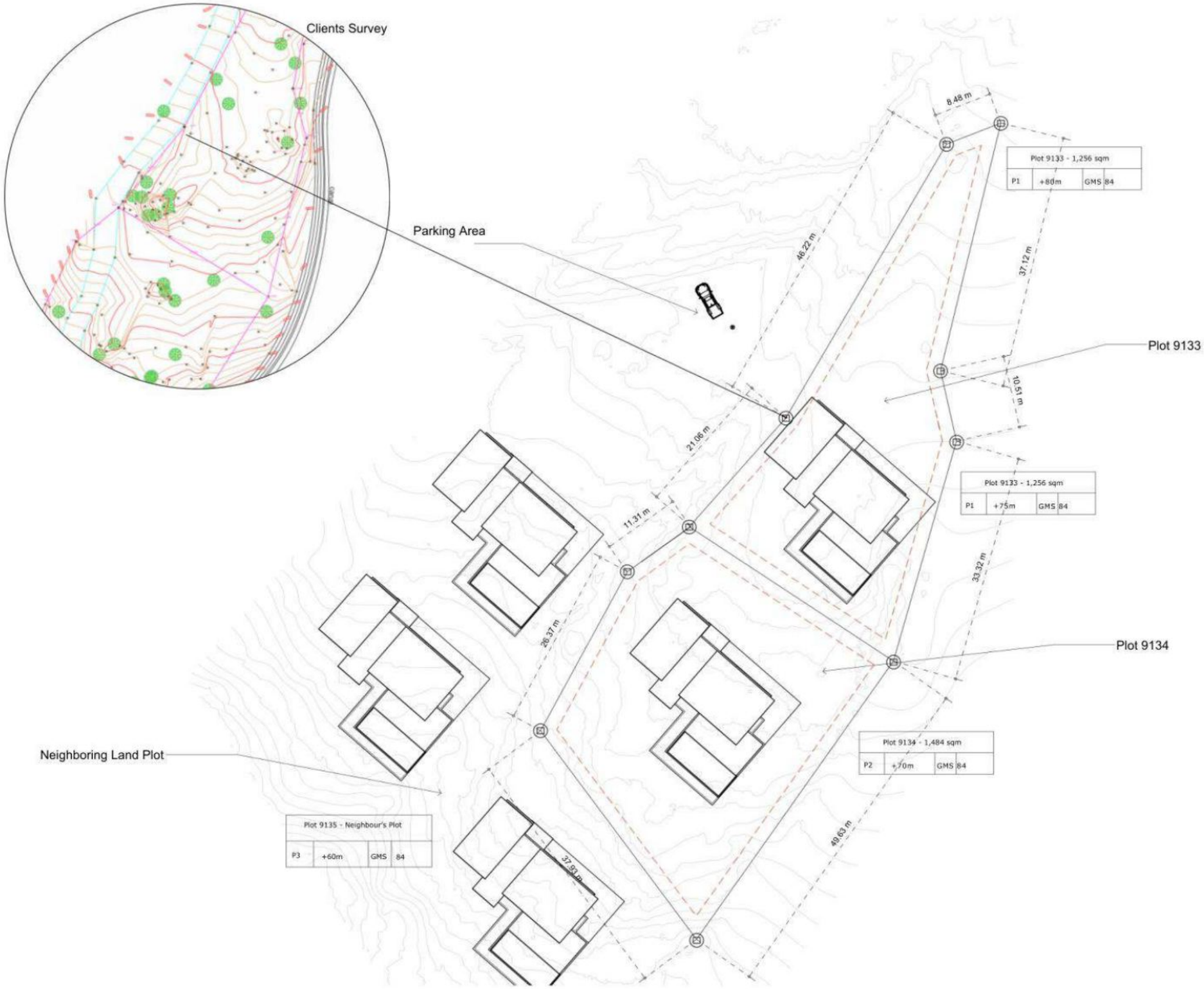
DOCUMENT PHASE:

Package 2 - Land Visibility Report

A.
20, February 2026

At the beginning of this project, the client asked LANDWISE to investigate the following questions before progressing into detailed architectural design:

- Will the sea view remain protected long-term?
(Including worst-case neighbouring development scenarios.)
- Is the selected villa position on Plot 9134/9133 the best location?
- How does the terrain elevation compare to neighbouring land?
- Could future construction on adjacent plots block or reduce views?
- What building heights are realistic within current regulations?



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LICENCED SURVEYER:

DOCUMENT PHASE:

Package 2 - Land Visibility Report

MASTERPLAN

A.01

20, February 2026

1 A.01 Masterplan
1mm = 160 (1:160)

LandWise Recommendation – Plot 9134 Layout Assessment

Based on our land analysis, boundary review, and preliminary design assessment, **Plot 9134** is considered a suitable and well-positioned location for the proposed house layout and architectural concept.

Key Findings

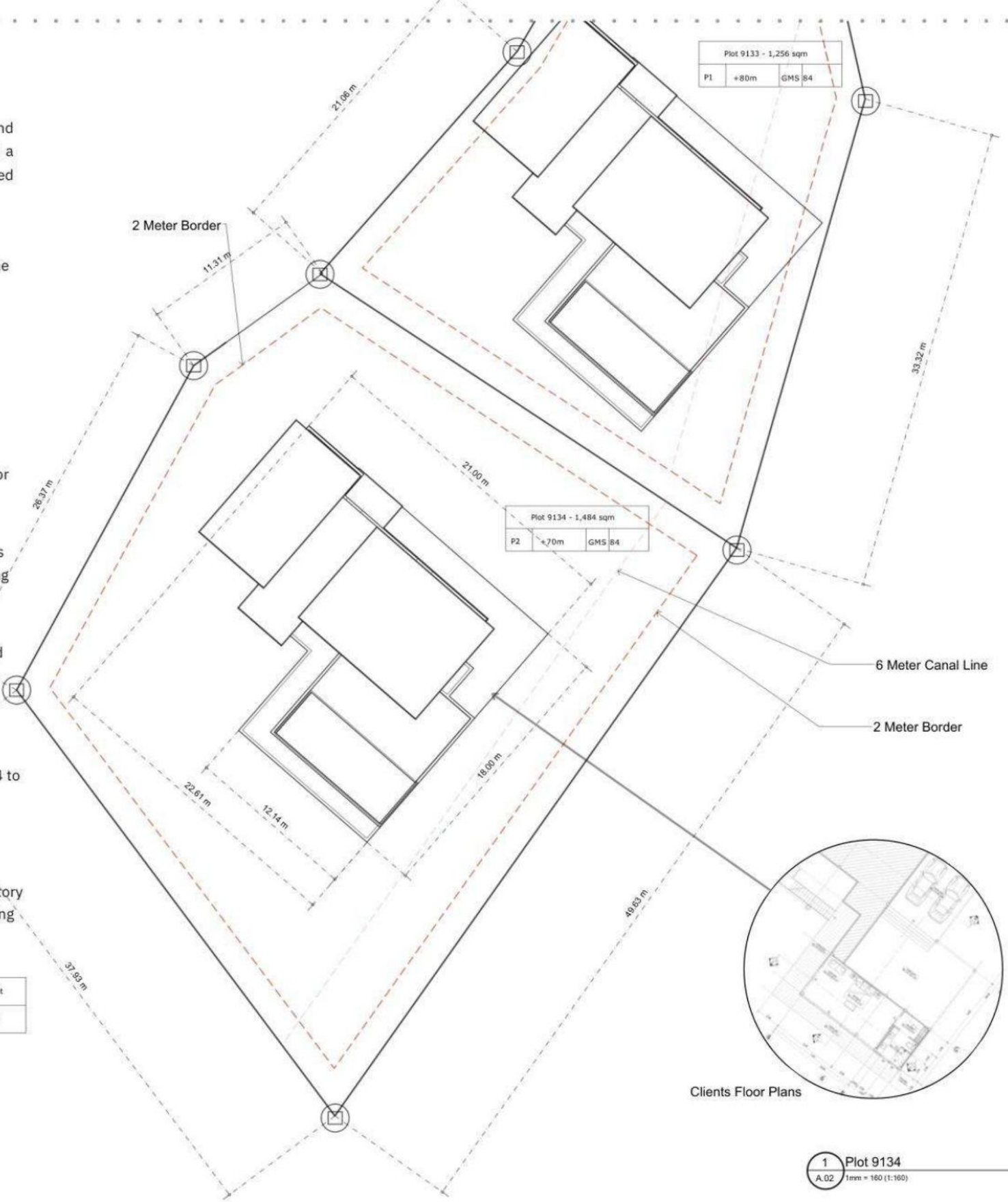
- The proposed building footprint fits comfortably within the plot boundaries and follows the natural geometry of the land.
- The layout respects regulatory setback requirements, maintaining appropriate clearance from:
  - the **2-meter border line**, and
  - the **6-meter canal protection line**.
- The design remains within applicable height limitations for this zone, supporting compliance with local planning regulations.
- Positioning of the structure allows for open view corridors and avoids significant visual obstruction from surrounding elements.
- The orientation and placement support good spatial balance within the plot while maintaining buildability and access efficiency.

Professional Recommendation

LandWise considers the proposed placement on Plot 9134 to be **appropriate and technically viable** for proceeding into detailed design development.

The current positioning demonstrates strong alignment between architectural intent, land constraints, and regulatory boundaries, while preserving view potential and maintaining safe distance from protected lines.

Plot 9135 - Neighbour's Plot			
P3	+60m	GMS	84



Clients Floor Plans

1 A.02 Plot 9134
1mm = 160 (1:160)

LICENCED SURVEYER:

DOCUMENT PHASE:

Package 2 - Land Visibility Report

Plot 9134

A.02

20. February 2026

LandWise Recommendation – Plot 9133 Assessment

Following our layout and land suitability review, LandWise considers **Plot 9133** to be a less favourable option for the current villa design when compared to Plot 9134.

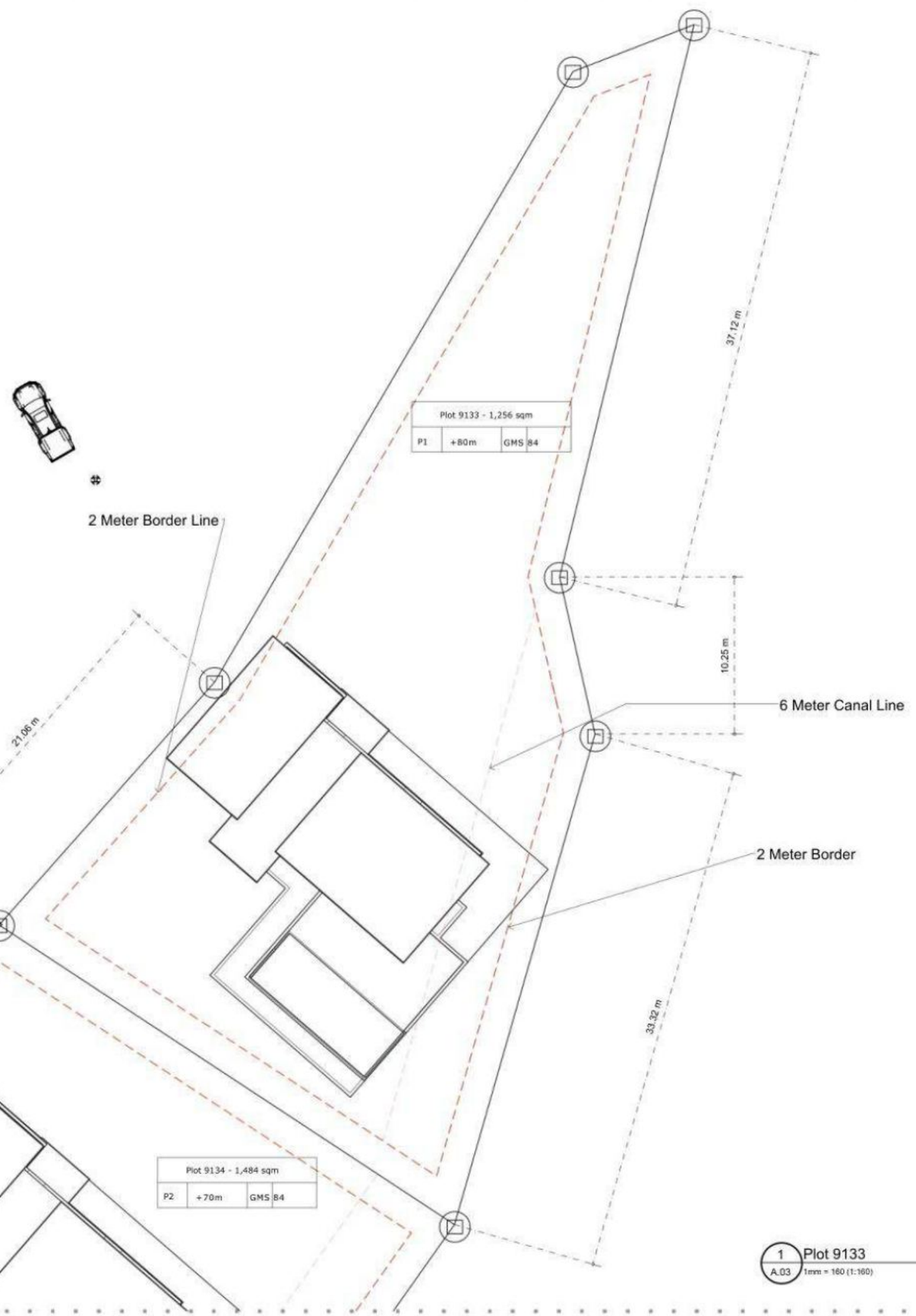
Key Findings

- The proposed villa footprint does not fit the geometry of Plot 9133 as efficiently as it does on Plot 9134.
- The current architectural layout would require modification or redesign to achieve appropriate spacing and optimal positioning within the plot.
- Elevation analysis indicates minimal height advantage between Plot 9133 and Plot 9134, meaning there is no significant improvement in potential views from this location.
- Overall land balance and spatial efficiency are reduced compared to the neighbouring plot.

Professional Recommendation

Based on design fit, land efficiency, and view analysis, LandWise recommends prioritising **Plot 9134** as the preferred location for the current villa concept.

Plot 9133 may still be viable; however, a revised architectural layout would be required to fully optimise the site.



1 A.03 Plot 9133
1mm = 160 (1:160)

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Package 2 - Land Visibility Report

Plot 9133

A.03

20, February 2026

LAND REGULATIONS & DEVELOPMENT LIMITATIONS — PROJECT SUMMARY

Zoning Classification
The subject plots are located within the Green Zone of Koh Phangan, which permits residential development subject to environmental and hillside protection controls.

Building Height Limitations
- Maximum building height: 12 meters
- In steeper slope areas (35°–49°), building height may be limited to 6 meters.

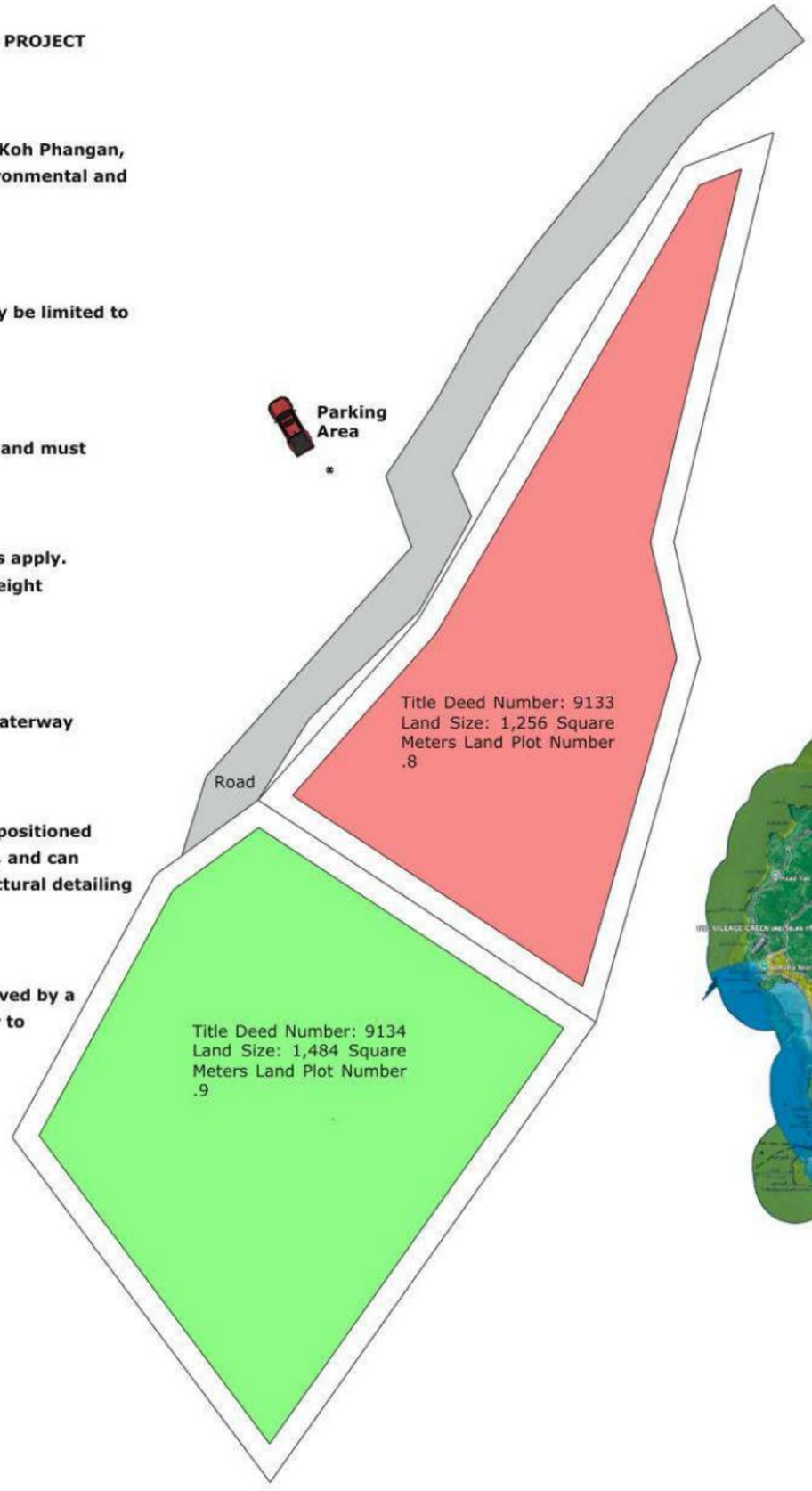
Building Size & Coverage
- Maximum building size: up to 300 sqm per unit.
- Total building coverage is subject to slope conditions and must comply with local planning requirements.

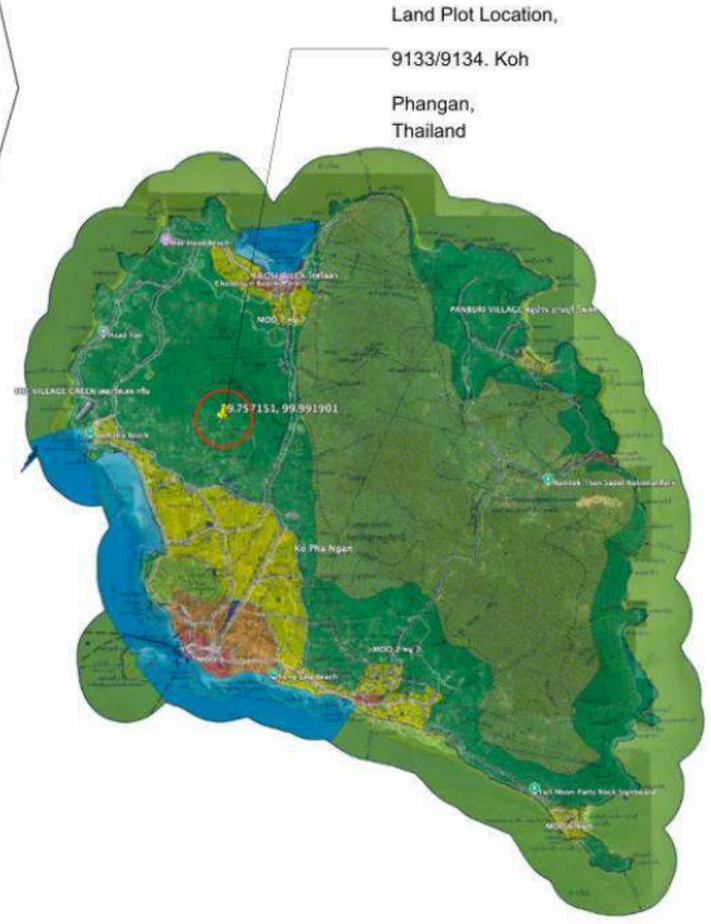
Slope-Based Development Controls
- Gentle slopes (≤35°): standard residential allowances apply.
- Steeper slopes (35°–49°): reduced footprint, lower height allowance, and stricter coverage limits.

Setback Requirements
- Minimum 2-meter setback from plot boundaries.
- Minimum 6-meter canal setback required along the waterway boundary.

Compliance Assessment (LandWise Recommendation)
Based on current analysis, the proposed villa layout is positioned within regulatory limits, respects all required setbacks, and can comply with height restrictions subject to final architectural detailing and authority approval.

Important Note
Final architectural plans should be reviewed and approved by a licensed architect and the relevant local authority prior to construction.





1 A.04 Building Regulations
1mm=160 (1:160)

LICENCED SURVEYER:

DOCUMENT PHASE:

Package 2 - Land Visibility Report

Building Regulation

A.04

20, February 2026

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Landwise Recommendations (Drainage)

- Protect the main drainage routes: Do not block or fill the primary blue channels—these are the site's natural "primary stormwater flow corridors" Keep them open and continuous.

- Place the villa away from concentration lines: Where possible, keep buildings, retaining walls, and driveways off the yellow flow-concentration paths, or bridge them with controlled drainage.

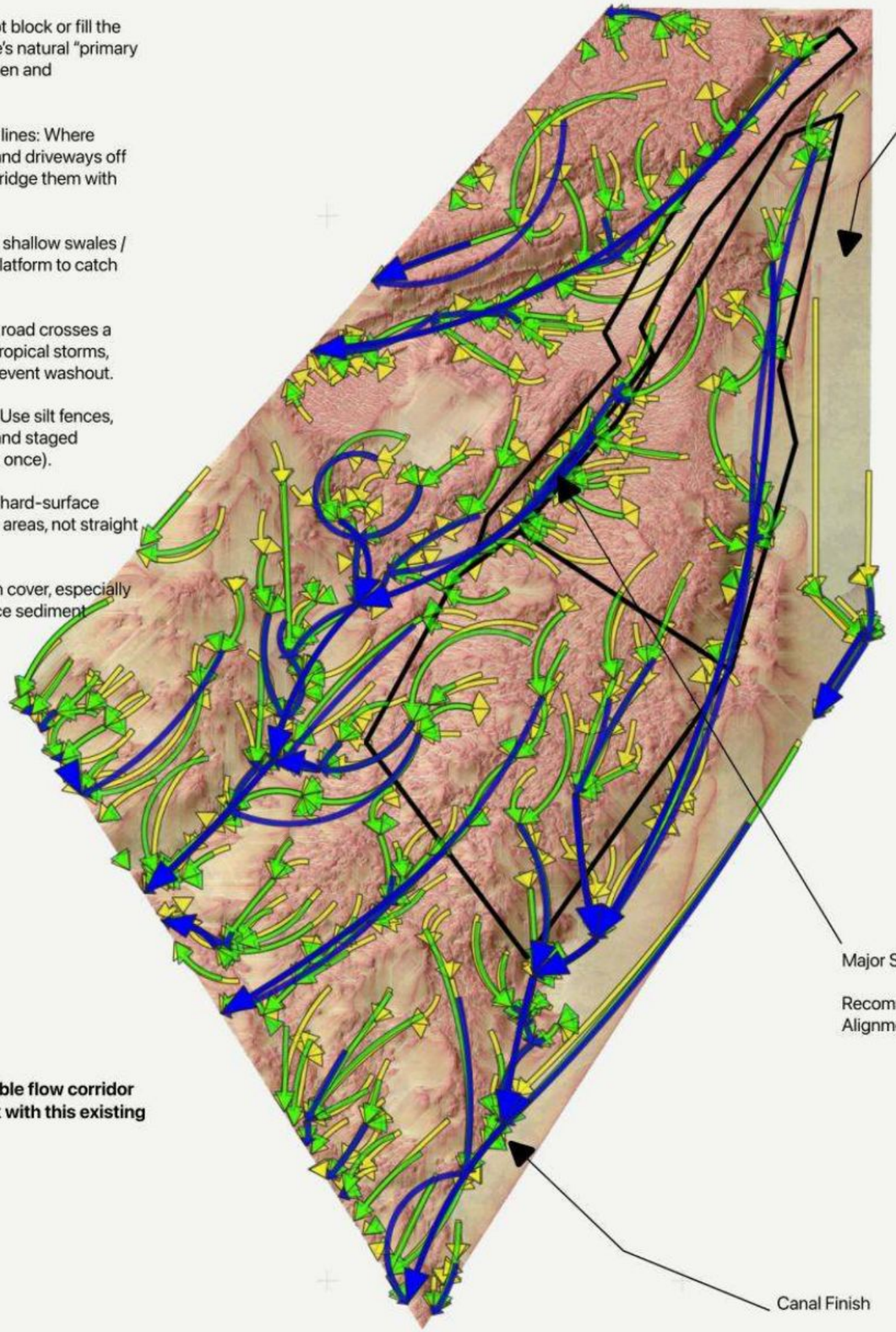
- Control water where it accelerates: Add shallow swales / intercept drains upslope of the building platform to catch runoff early and slow it down.

- Safe crossings (if needed): If an access road crosses a flow line, install proper culverts sized for tropical storms, with rock protection at inlets/outlets to prevent washout.

- Erosion protection during construction: Use silt fences, coir logs, temporary diversion channels, and staged clearing (don't expose the whole slope at once).

- Discharge water gently: Route roof and hard-surface runoff into rock-lined drains or soakaway areas, not straight down slope.

- Long-term stability: Maintain vegetation cover, especially along the highlighted flow paths, to reduce sediment movement and protect the terrain.



Natural drainage already forms a stable flow corridor through the site; design should work with this existing pattern rather than divert it.

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LANDWISE

Land Intelligence Services

SURFACE WATER DRAINAGE ANALYSIS

PROJECT DETAILS

Date: 20 February 2026
Survey: Package 2 - Land Visibility Report

CRS: EPSG:32647
Elevation: 50.4m – 89.3m
Relief: 38.9m
Mean Slope: 33.6%
Major Channels: 18
Tributaries: 74
Total Segments: 420

LEGEND

- Major Channels
- Tributaries
- Detail Drainage
- Flow Concentration Paths

0 10 20 30 m

N

Coordinate System: EPSG:32647
Grid Interval: 50 units

Landwise Recommendations (Drainage)

- Protect the main drainage routes: Do not block or fill the primary blue channels—these are the site's natural "primary stormwater flow corridors" Keep them open and continuous.

- Place the villa away from concentration lines: Where possible, keep buildings, retaining walls, and driveways off the yellow flow-concentration paths, or bridge them with controlled drainage.

- Control water where it accelerates: Add shallow swales / intercept drains upslope of the building platform to catch runoff early and slow it down.

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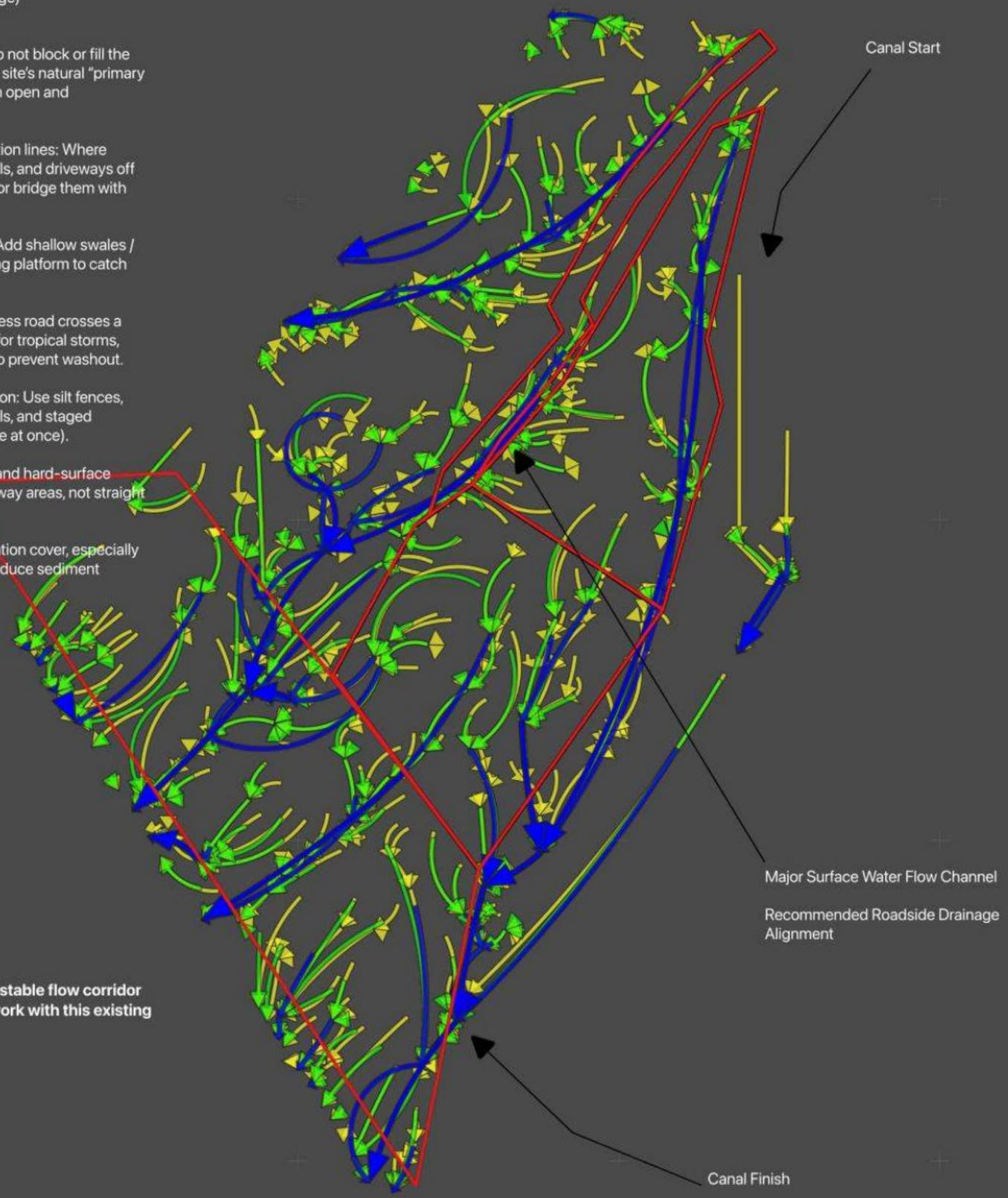
- Erosion protection during construction: Use silt fences, coir logs, temporary diversion channels, and staged clearing (don't expose the whole slope at once).

- Discharge water gently: Route roof and hard-surface runoff into rock-lined drains or soakaway areas, not straight down slope.

- Long-term stability: Maintain vegetation cover, especially along the highlighted flow paths, to reduce sediment movement and protect the terrain.



Natural drainage already forms a stable flow corridor through the site; design should work with this existing pattern rather than divert it.

LANDWISE
Land Intelligence Services

SURFACE WATER DRAINAGE ANALYSIS

PROJECT DETAILS

Date: 20 February 2026
Survey: Package 2 - Land Visibility Report

CRS: EPSG:32647
Elevation: 50.4m – 89.3m
Relief: 38.9m
Mean Slope: 33.6%
Major Channels: 18
Tributaries: 74
Total Segments: 420

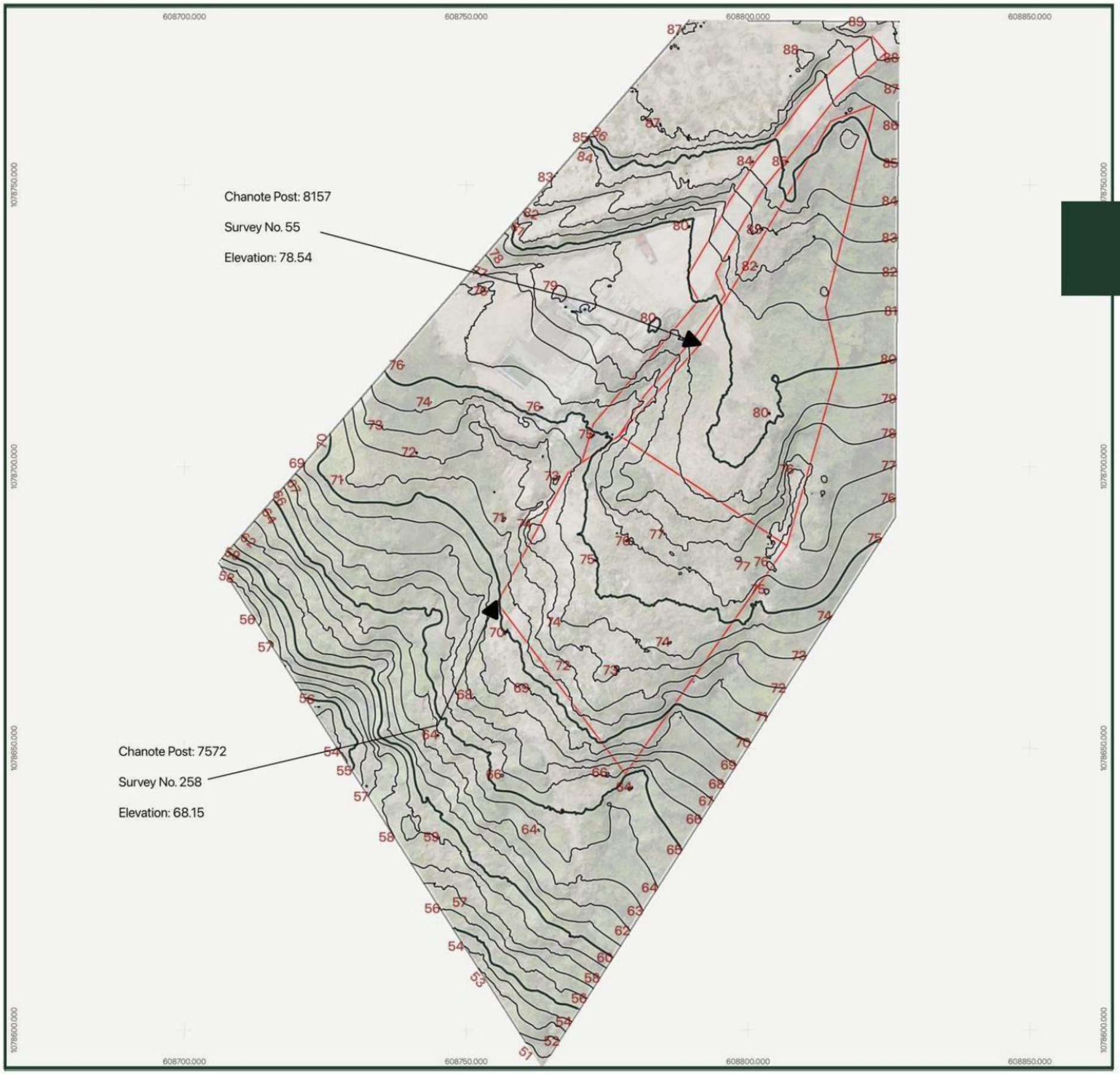
LEGEND

- Major Channels
- Tributaries
- Detail Drainage
- Flow Concentration Paths

0 10 20 30 m

N

Coordinate System: EPSG:32647
Grid interval: 50 units



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TOPOGRAPHIC CONTOUR MAP

PROJECT DETAILS

Date: 21 February 2026
Survey: Package 2, Land Visibility Report
CRS: EPSG:32647
Contour Interval: 1.0m
Index Interval: 5.0m
Elevation: 50.4m – 89.3m
Relief: 38.9m
Total Contours: 92
Index: 16 | Intermediate: 76

LEGEND

Topographic Contours

Index Contours

Intermediate Contours

Land Border

0 10 20 30 m

N

Coordinate System: EPSG:32647
Grid Interval: 50 units

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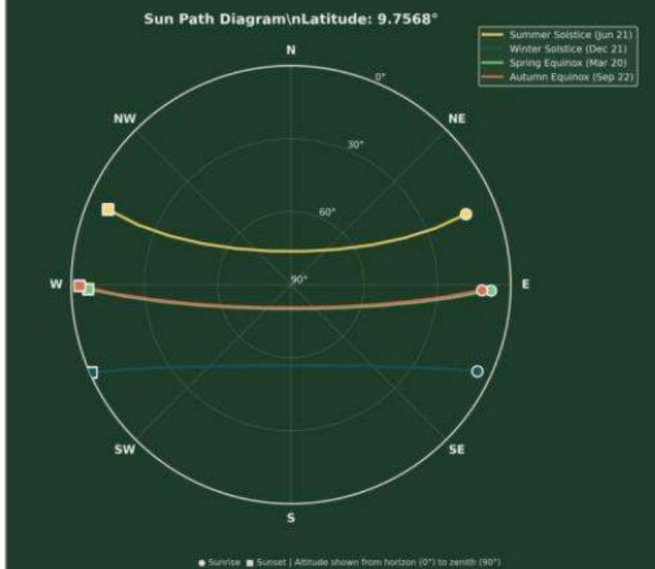
SOLAR EXPOSURE

PROJECT DETAILS

PACKAGE 2 - LAND VISIBILITY REPORT

Date: 22 February 2026
CRS: EPSG:32647
Elevation: 50.4m – 89.3m
Relief: 38.9m

SUN PATH



LEGEND

0 10 20 30 m

N

Band 1 (Gray)
Deep Shade (Cool Zones)
Partial Shade
Moderate Exposure
High Exposure (Afternoon Heat)

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1078760.000
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SLOPE ANALYSIS

Package 2 - Land Visibility Report

Date: 22 February 2026
CRS: EPSG:32647
Elevation: 50.4m – 89.3m
Relief: 38.9m

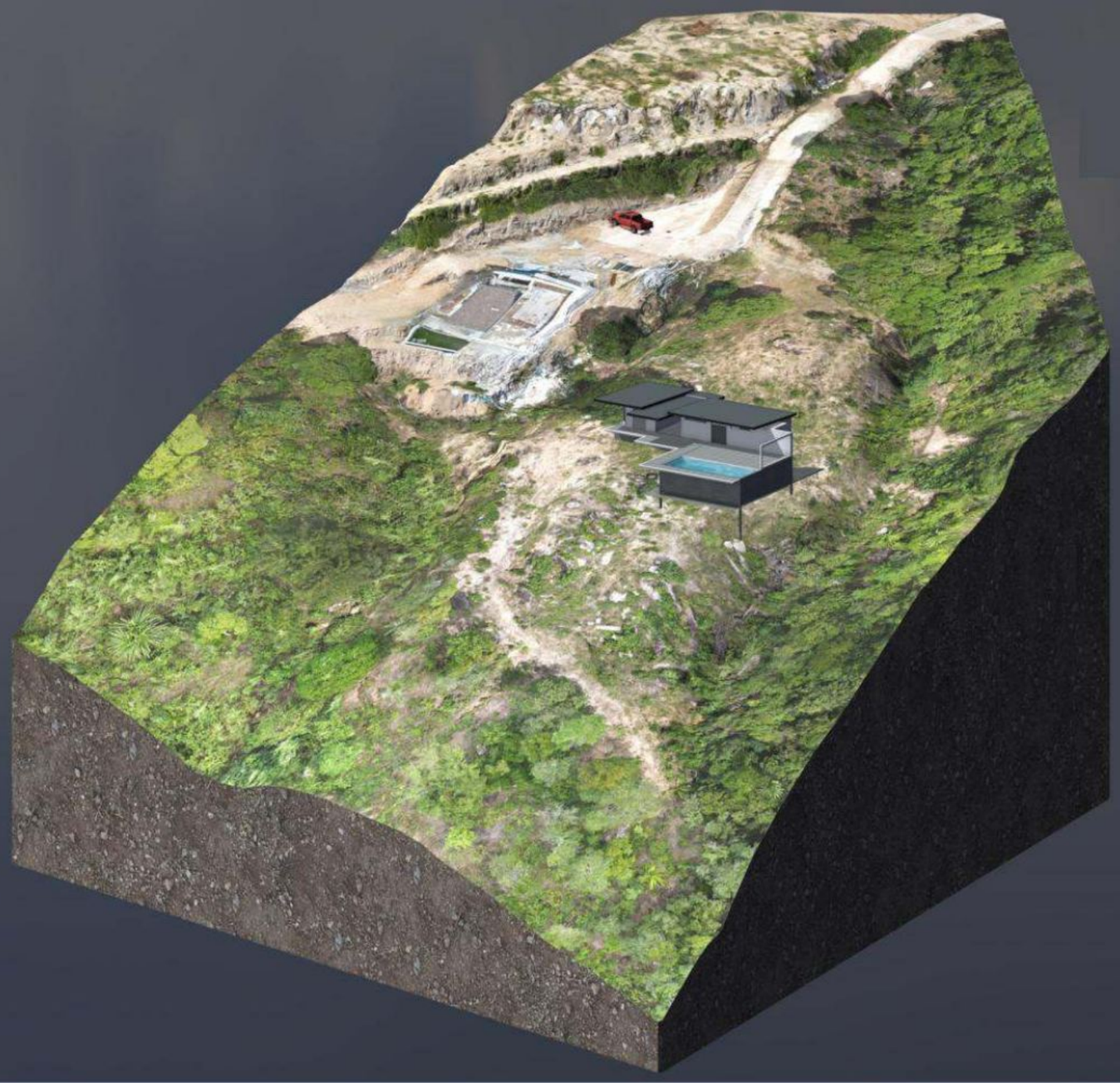
LEGEND

- Flat / Buildable (0-5°)
- Gentle Slope (5-15°)
- Moderate Slope (15-25°)
- Steep (25-35°)
- Very Steep (35°+)

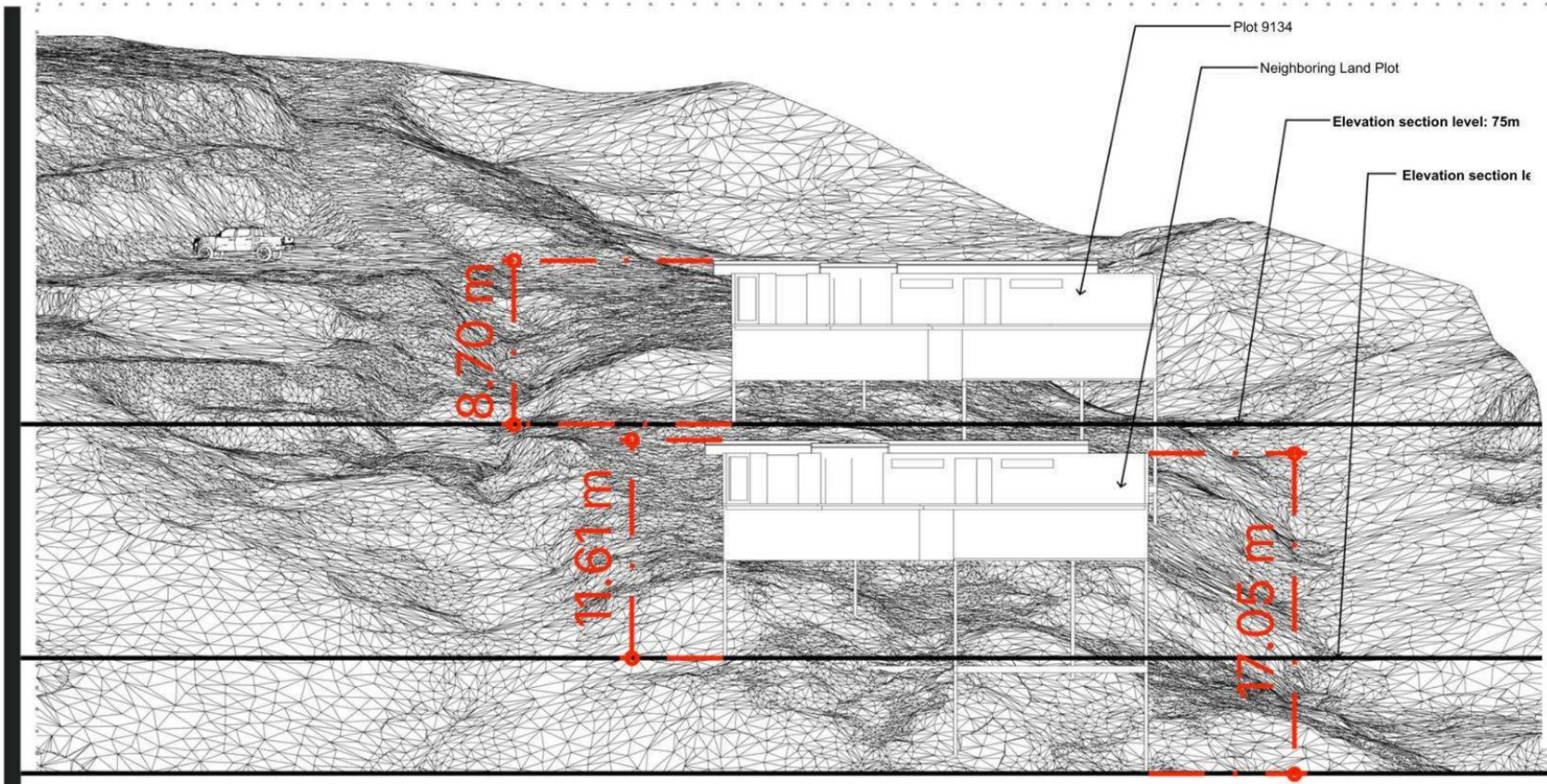
0 10 20 30 m

N

Coordinate system: EPSG:32647
Grid interval: 20 units



Raw Terrain + Massing Model
Preliminary visualization used for analysis and positioning.



Section Analysis – View Protection Summary

This section drawing shows the vertical relationship between Plot 9134 and the neighbouring land based on the existing terrain and current building regulations.

Our analysis confirms that the proposed villa on Plot 9134 sits significantly higher than the neighbouring build area. The current villa design is approximately 8.70 m in height, while local regulations allow construction up to 12 m.
Even in a worst-case scenario — where the neighbouring plot builds at the maximum permitted height (12 m) from the highest possible position on their slope, including a retaining wall — the elevation difference between the two plots maintains a clear vertical separation.
This means that:

- The neighbouring development is unlikely to obstruct the primary sea view from Plot 9134.
- Plot 9134 also retains the option to build up to 12 m height, if required in the future.
- The natural terrain combined with regulatory height limits provides strong long-term view protection for the villa.

Overall, the section confirms that the selected villa position on Plot 9134 is favourable for preserving open sea views under realistic development scenarios.

1 / A.05 Front View Terrain Section
1mm=160 (1:160)

LANDWISE

LAND ANALYSIS LEAD:
Shaun Ducker

LICENCED SURVEYER:

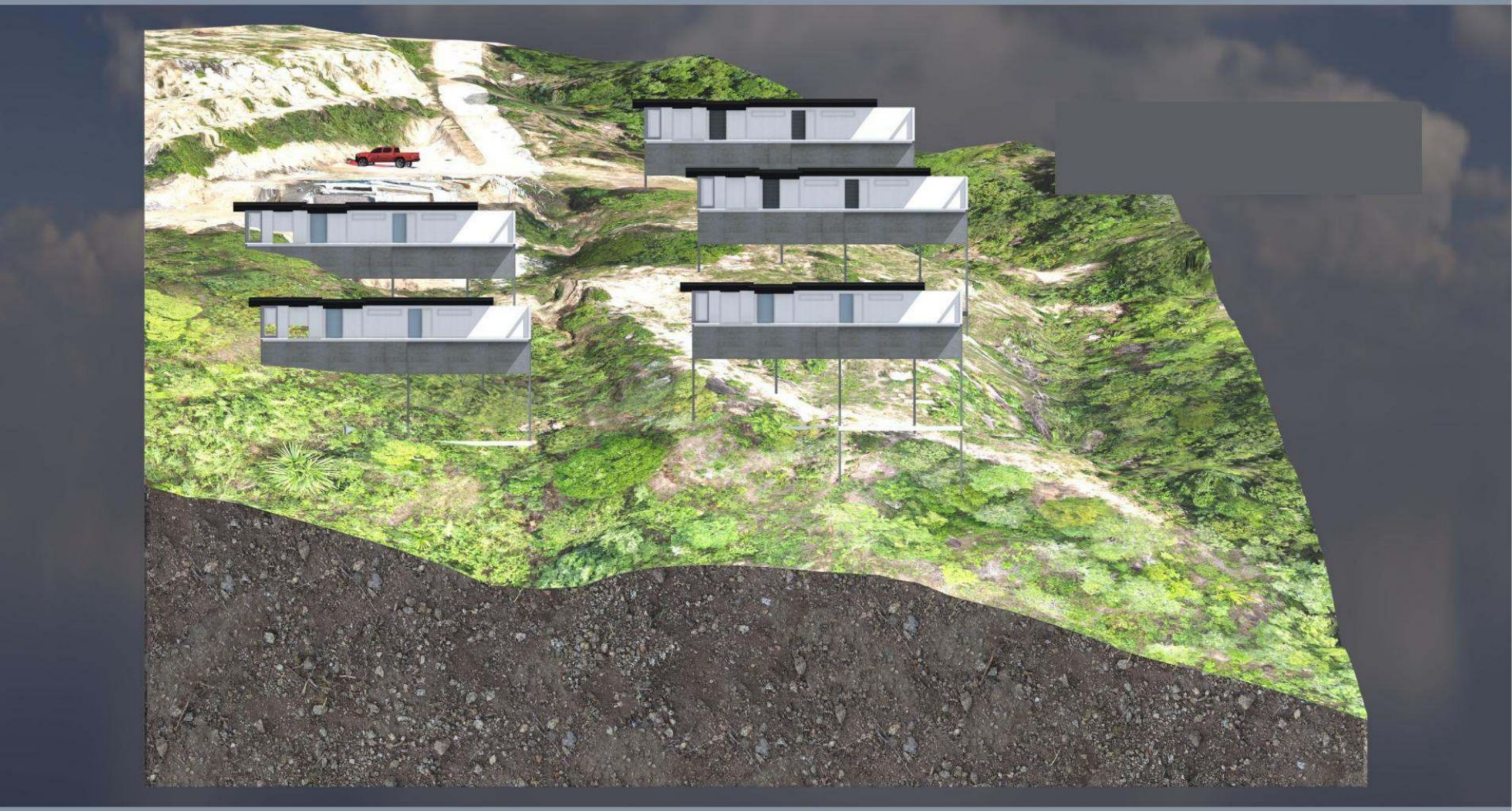
DOCUMENT PHASE:

Package 2 - Land Visibility Report

Front View Terrain Section

A.05

20. February 2026



Raw Terrain + Massing Model
Preliminary visualization used for analysis and positioning.

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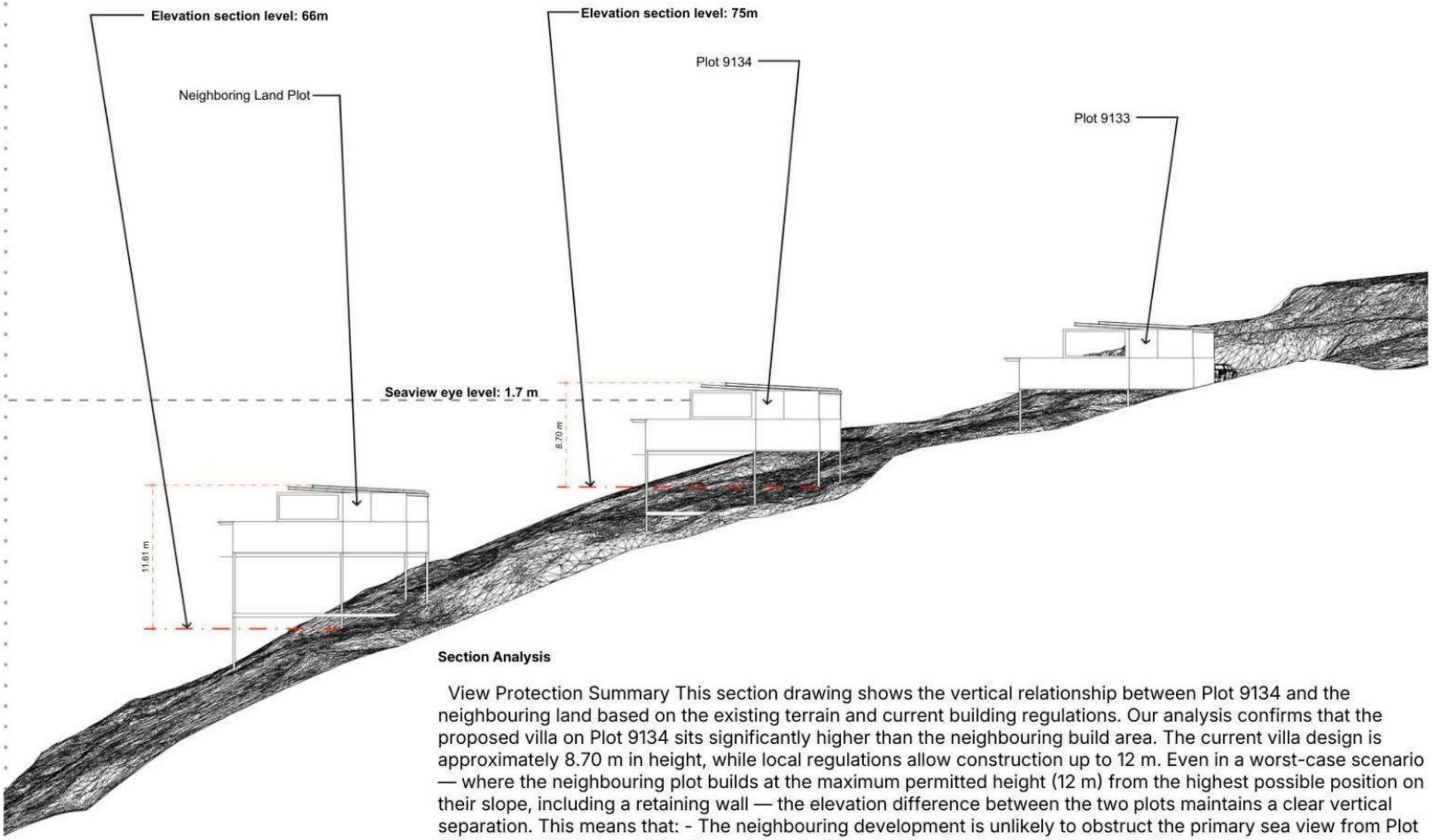

Section Analysis

View Protection Summary This section drawing shows the vertical relationship between Plot 9134 and the neighbouring land based on the existing terrain and current building regulations. Our analysis confirms that the proposed villa on Plot 9134 sits significantly higher than the neighbouring build area. The current villa design is approximately 8.70 m in height, while local regulations allow construction up to 12 m. Even in a worst-case scenario — where the neighbouring plot builds at the maximum permitted height (12 m) from the highest possible position on their slope, including a retaining wall — the elevation difference between the two plots maintains a clear vertical separation. This means that: - The neighbouring development is unlikely to obstruct the primary sea view from Plot 9134. - Plot 9134 also retains the option to build up to 12 m height, if required in the future. - The natural terrain combined with regulatory height limits provides strong long-term view protection for the villa. Overall, the section confirms that the selected villa position on Plot 9134 is favourable for preserving open sea views under realistic development scenarios.

1 / A.06 Side View Terrain Section
1mm=160 (1:160)

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SIS

LICENCED SURVEYER:

DOCUMENT PHASE:

Package 2 - Land Visibility Report

Side View Terrain Section

A.06

20, February 2026

Raw Terrain + Massing Model
Preliminary visualization used for analysis and positioning.

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Real Site View + Terrain Massing Study

On-site photographic reference (1.70 m eye level) integrated with the terrain-based massing model to verify real-world view alignment, elevation relationship, and design positioning.

Raw Terrain + Massing Model

Preliminary visualization used for analysis and positioning.

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LANDWISE — REPORT SUMMARY

This report was prepared to evaluate the site's terrain, visibility potential, environmental conditions, and development feasibility using:
Drone-based terrain modeling (DEM & orthophoto data)
Topographic contour analysis
Surface water drainage assessment
Solar exposure study
Building regulation comparison and section analysis
View protection and neighbouring development impact assessment
Conceptual massing and visualization studies

The purpose of the analysis is to support informed design decisions before architectural development begins.

Key Findings
Plot 9134 provides the most favourable conditions for villa positioning, long-term views, and overall land efficiency.
Terrain analysis confirms strong elevation advantage relative to neighbouring land.
Section studies indicate that even under worst-case development scenarios, neighbouring construction within standard height regulations is unlikely to bloc
Existing drainage flows are natural and stable; future design should work with existing water paths rather than against them.
Solar analysis shows balanced sun exposure across central terraces, with stronger afternoon exposure on upper slope areas.
Initial massing and visualization studies confirm strong visual potential while respecting terrain conditions.

Recommendations
Maintain the current proposed building position on Plot 9134.
Preserve natural drainage channels and integrate controlled roadside drainage where required.
Consider future flexibility in design height (up to regulatory limits) to maximise long-term view security.
Use terrain-responsive architecture to reduce excavation and environmental impact.
Continue architectural development using the terrain data and visibility analysis as design guidance.

Thank you for choosing LANDWISE – Land Intelligence Services.
We appreciate the opportunity to support your project and help reduce uncertainty during early design and decision stages.