

Project Report Phase II: Additional Assignment



Real estate: Sansiri

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Abstract

This case study examines Sansiri Corporation, a prominent Thai real estate developer renowned for its commitment to sustainable urban development and innovation. Analyzing Sansiri's corporate history, diverse property portfolio, and strategic partnerships, the study highlights the company's role in shaping Thailand's real estate market. Focusing on sustainability, the research evaluates Sansiri's adoption of green building practices, energy-efficient technologies, and environmentally friendly design elements, showcasing its contribution to environmental conservation and consumer preferences.

Furthermore, it explores Sansiri's technological innovations, such as digital marketing strategies and smart home integrations, emphasizing their impact on industry competitiveness. This study provides valuable insights into Sansiri's success factors, offering implications for sustainable real estate practices and future research in urban development and corporate sustainability.

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1) Introduction

- Sansiri Public Company Limited, commonly referred to as Sansiri PLC and listed on the Stock Exchange of Thailand under the ticker symbol SIRI, is a prominent entity in the real estate development sector. The primary source of revenue for the Sansiri Group predominantly revolves around the construction and sale of various types of residential properties, including single-detached houses, townhouses, and condominiums. This company was founded on September 28, 1984.

2) Company Profile and Background

- Sansiri is a well-known real estate developer based in Thailand. The company specializes in residential and commercial property development, including condominiums, houses, townhouses, and retail spaces.

2.1) General Information

- Securities abbreviation: SIRI
- Type of Business: Property Development
- Head Office Address: 59 Soi Rim Khlong Phra Khanong, Phra Khanong Nuea Sub-district, Vadhana District, Bangkok 10110
- Registration Number: 0107538000665
- Established: Since 1984
- Registered Capital: As of 2 June 2023, the Company's registered capital was 20,343,625,722.40 Baht consisting of 19,012,734,320 ordinary shares with a par value of 1.07 Baht.
- Paid-up Capital: As of 4 September 2023, the Company's paid-up capital was 17,626,871,081.37 Baht, with issued and paid-up capital of 16,473,711,291 ordinary shares.
- Telephone Number: +66 2027 7888
- Facsimile: +66 2109 5479
- Home Page: www.sansiri.com

2.2) About Sansiri Business

- Sansiri Group is made up of Sansiri Public Company Limited as a parent company with a broad range of subsidiaries and joint venture companies as described in a chart of the Investment Structure of Sansiri Group. Sansiri Group operates under the Consolidated Supervision concept.
- **2.2.1) Property Development**
 - Property Development for Sale: Sansiri and its subsidiaries develop single-detached houses, semi-detached houses, townhome, home offices, and condominium projects for all customer groups, both in Bangkok and vicinities and upcountry areas, with precast production factories to support construction of the Company's projects.
 - Property Development for Rent: Sansiri and its subsidiaries have invested in a leasehold commercial building and expanded to the community retail named

- 'Habito Mall', with various retail shops and restaurants to complement its core business of property development for sale.

 - Warehouse and Factory for Rent: Sansiri, in collaboration with Prospect Development Company Limited, has established a joint venture named 'BFTZ Bangpakong Company Limited' to develop area and infrastructure for warehouse and factory for rent business in both normal area and free trade zone.
- 2.2.2) **Property Services**
 - Property and asset management, including property brokerage services, property sales management, property development consultancy, and property management.
 - Building inspection service.
 - Hospitality business which generates recurring income to the total revenues.
 - Lifestyle concierge service for both individual and corporate, event management, and full wedding planning services in Thailand and worldwide.
- 2.2.3) **Investment Business**
 - Sansiri invests in related businesses both locally and globally by investing in businesses in alignment with Sansiri's vision. These investment businesses will focus on the ways people live in the future including way of life, work, recreation, and learning through new technologies and media.
- 2.2.4) **VISION**
 - To be a leading Thai property developer, providing complete products and services reachable by everyone, with sustainable benefits to all the stakeholders
- 2.2.5) **MISSION**
 - Create quality residential products that cover every segment.
 - Provide integrated living solutions for our customers.
 - Understand and balance the needs of all the stakeholders (4 pillars: customer, society, staff, and shareholder)
 - Apply sustainability philosophy in our products, services, and work processes.

3) Business Requirement Analysis

- The business processes, business rules, and business constraints that we choose, we focus on the real estate side (house, condominium)

3.1) Business Processes

- 3.1.1) Book a house or condo.
 - Reserving a house is one of the crucial steps when buying or selling a house in the case of an unfinished project. Buyers are required to make a deposit to reserve a house or condo if they are interested in Sansiri, ensuring they maintain their rights to purchase and select the desired house or condo design.
- 3.1.2) Make a deposit.
 - The house deposit is a process that serves as a guarantee between the buyer and Sansiri that a sales contract will be established.

- 3.1.3) Sign a contract.
 - The home purchase contract serves as documentary evidence of the purchase and sale agreement between the buyer and Sansiri, enabling buyers to claim ownership of the house and land.
- 3.1.4) Submit a down payment.
 - Placing a down payment is a process designed to confirm the purchase of a home or condo from Sansiri by buyers who wish to buy in installments.
- 3.1.5) Transfer ownership.
 - The transfer of house ownership is responsible for transferring the ownership of the house, land, or condo from the name of Sansiri to the name of the buyer.

3.2) Business Rules

- 3.2.1) Customers buying a house or condo that is not completed requires a reservation, deposit, and down payment. [1:M]
- 3.2.2) Customers can reserve multiple houses or condos at the same time, both within the same project and in different projects. [1:M]
- 3.2.3) Thai people and foreigners can buy a condo or a house with complete verification documents. [1:1]
- 3.2.4) Residents in the Sansiri project must pay common fees monthly. [1:M]
- 3.2.5) If the Customer purchases a house in the project with full cash, they can make a contract and transfer ownership immediately. [1:1]
- 3.2.6) Those interested in purchasing a home or a condo from Sansiri can use consulting services provided directly by Sansiri. [M:N]
- 3.2.7) Sansiri residents who wish to use the home care service from Sansiri are required to download the Sansiri app to access the service. [M:N]
- 3.2.8) Sansiri residents can directly access insurance consulting services from Sansiri's partners. [M:N]
- 3.2.9) Those interested in purchasing a house or a condo from Sansiri can reserve a house or condo in the project they are interested in using Sansiri's online channels. [M:N]
- 3.2.10) Within the purchase and sale contract, details about the house or condo are specified, including the project names, project location, area size, and other relevant information. [1:1]
- 3.2.11) In a trade involving a purchase and sale contract, both parties will provide information confirming their identities by attaching a copy of their ID card to the contract. The details must match those on the ID card. [1:1]
- 3.2.12) Creating a house and condo purchase agreement involves crucial components that validate real estate transactions. The contract is typically divided into two versions: an absolute sales contract, which may be used for registration with the authorities, and a purchase and sale contract. [1:1]
- 3.2.13) The preparation of contracts includes recording dates, times, and the place where the contract was made. (Attribute of contract)
- 3.2.14) The registration of the transfer of ownership will specify both the date of the sales contract and the date of the transfer of ownership. [1:1]

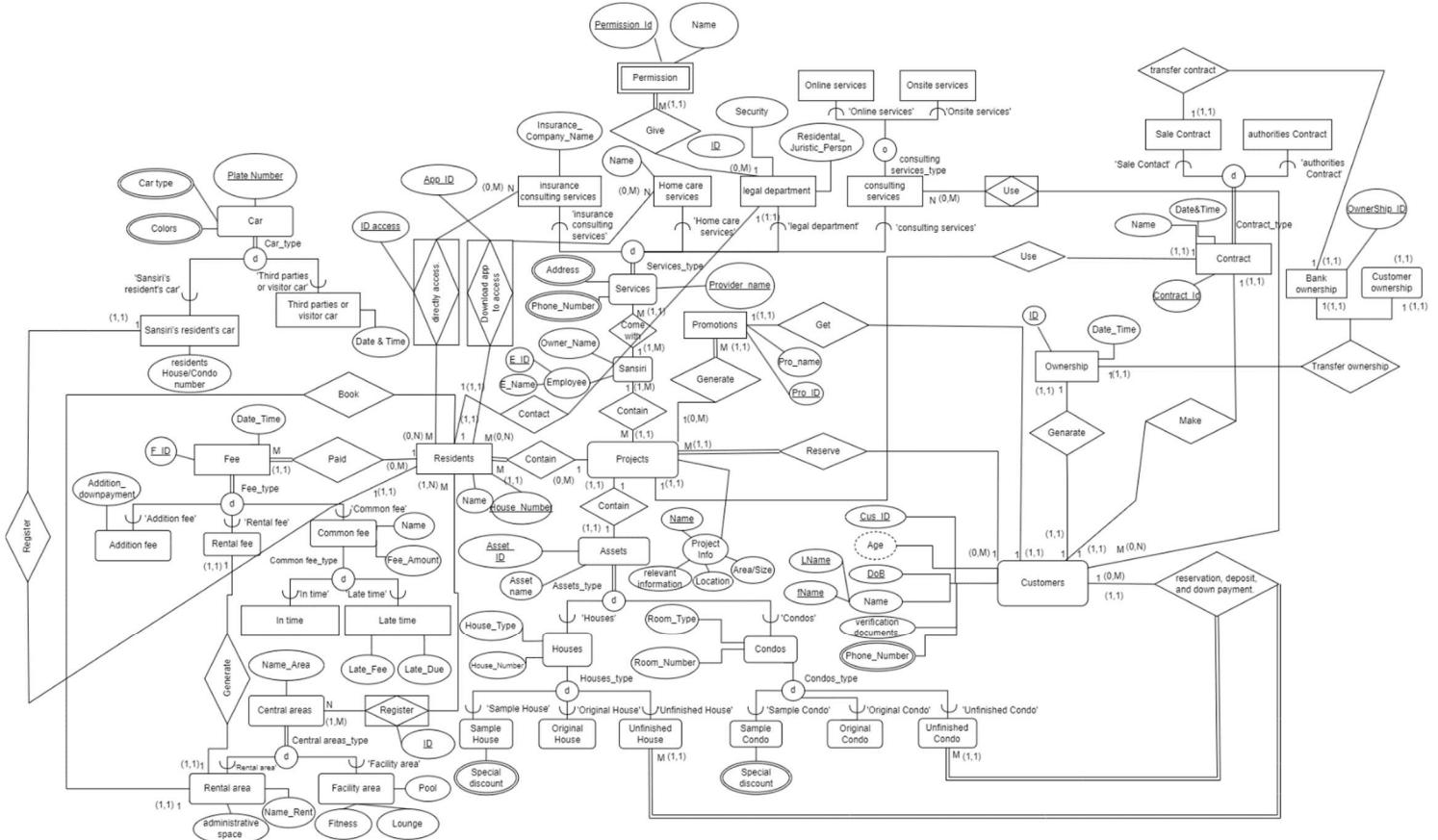
- 3.2.15) The owner of a home or condo needs to occupy the property within 3 years to transfer ownership to another person once the owner has paid off the house or condo in full. [1:1]
- 3.2.16) Customers must be 20 years of age to own real estate. [1:1]
- 3.2.17) Customers can choose to purchase a sample home within the project at a lower price. [1:M]
- 3.2.18) To expand the house, project residents must contact the legal department to request construction permission. [1:1]
- 3.2.19) Residents making additions to their homes must place a deposit with the central government as security. [1:M]
- 3.2.20) Car belonging to third parties that enter Sansiri's house or condo project must exchange card. While a Car enter need to register their car information. [1:1]
- 3.2.21) Each Sansiri's residents must register their personal car information with the project. [1:1]
- 3.2.22) Late payment of the common fee by residents of the Sansiri project will result in fines, with the amount increasing according to each project's specific terms and deadlines. [1:1]
- 3.2.23) To access central areas in various Sansiri projects, residents must register each time before use. [M:N]
- 3.2.24) Renting administrative space for various resident events requires residents to contact the legal department and residents will pay rental fees. [1:1]
- 3.2.25) Buyers interested in Sansiri's projects can choose to purchase and reserve a house or condo within the project to qualify for promotions. The details of each promotion and its duration depend on the project's . [M:N]

3.3) Business Constraint

- 3.3.1) Foreigners cannot buy a house in Thailand on their own.
- 3.3.2) People who buy houses from Sansiri through installments must apply for financing and pass the financing.
- 3.3.3) Home buyers must not be on a blacklist or must have already been removed from it around 2 years after being removed from the blacklist.
- 3.3.4) Home buyers from Sansiri are required to make the down payment as specified in the sales contract.
- 3.3.5) Residents of Sansiri properties cannot expand their houses beyond the limits set by each Sansiri properties project.
- 3.3.6) In every Sansiri condo project, residents are not allowed to keep pets inside the condo.

4) Data Modeling

- Original EER Diagram

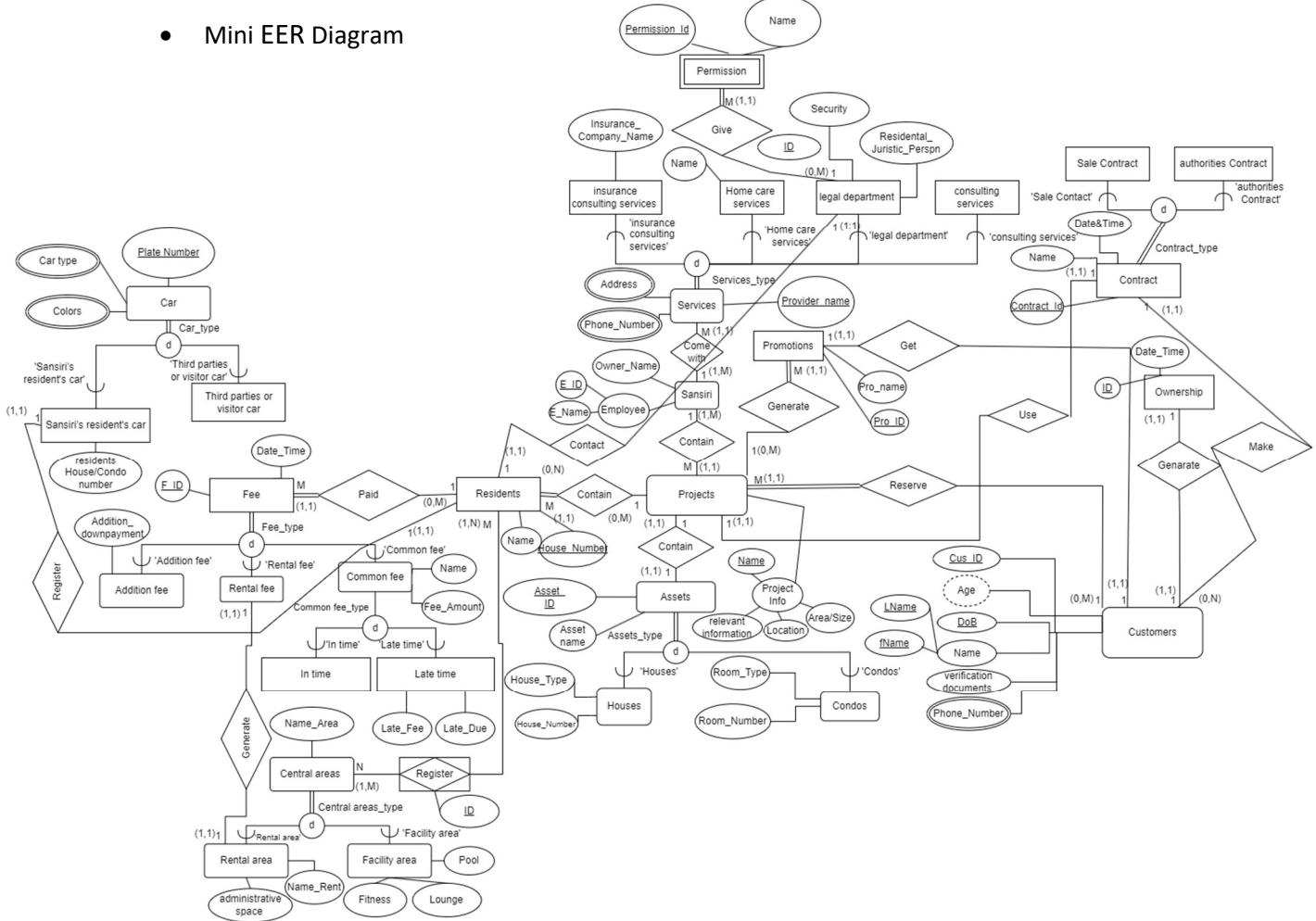


For more information detail of EERD diagram:

<https://drive.google.com/file/d/19RzuRgFcOYscngjnt474Gr4MGsMOgrmn/view?usp=sharing>

Or <https://app.diagrams.net/#G19RzuRgFcOYscngjnt474Gr4MGsMOgrmn>

- Mini EER Diagram



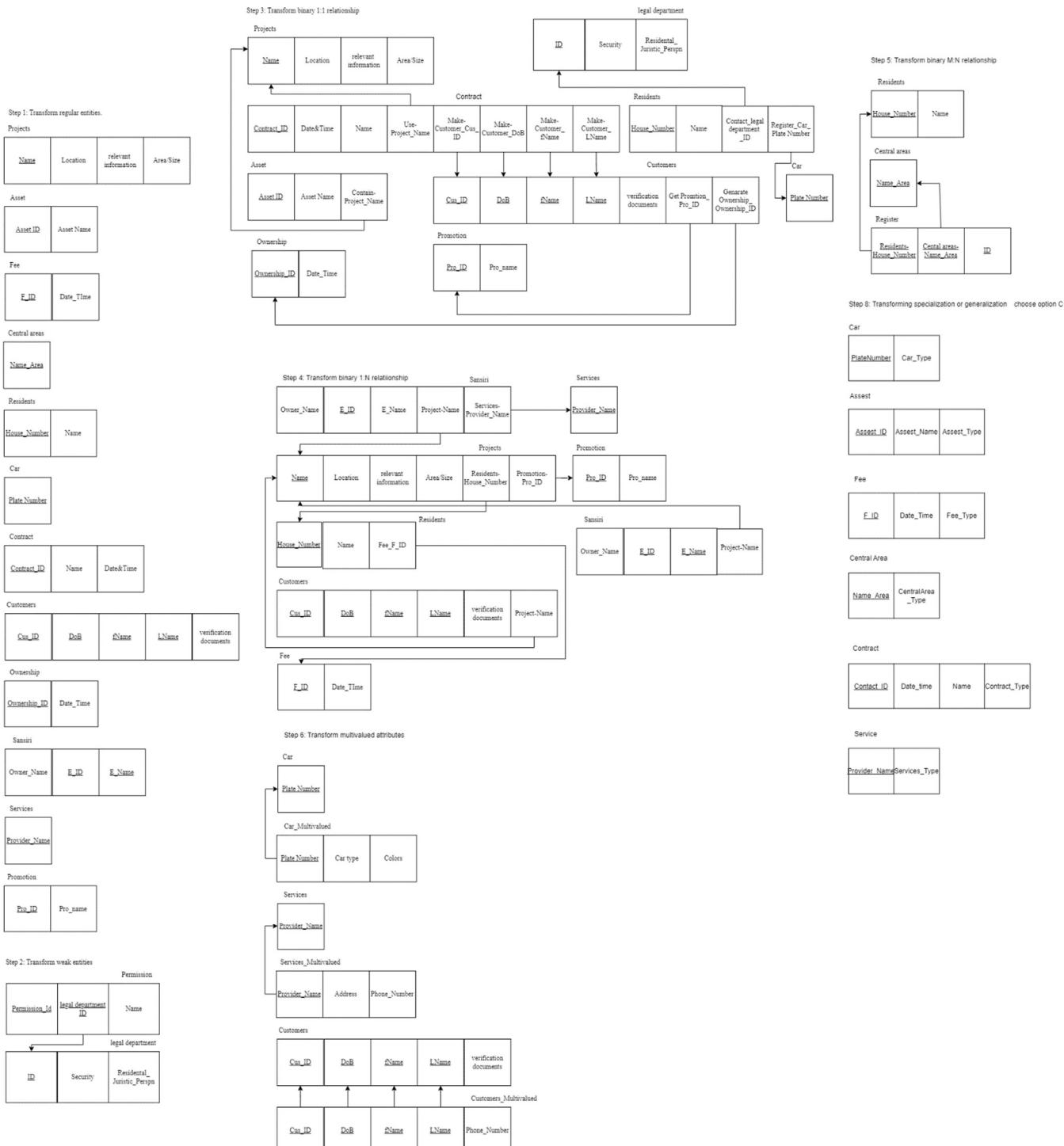
For more information detail of EERD diagram:

https://drive.google.com/file/d/167XpBJAyI3Cl0HjBBDaa2quv8FKlcl_F/view?usp=drive_link

or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0WmIuead3Vt1Nv7X?usp=sharing

- 8 Steps Transformation



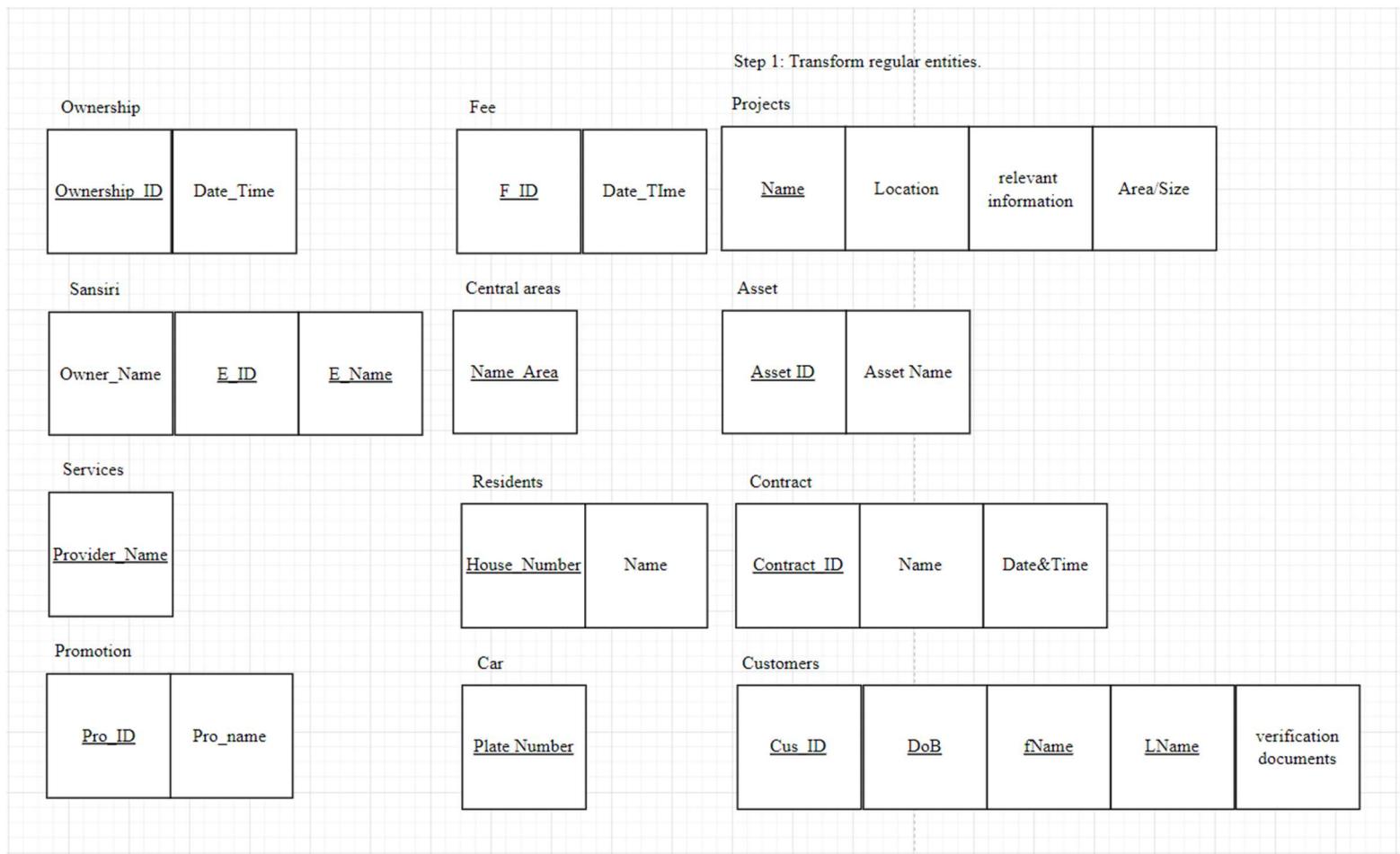
For more information detail of diagram:

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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZOWmluead3Vlt1NV7X?usp=sharing

- 8 Steps Transformation Step 1:



For more information detail of diagram:

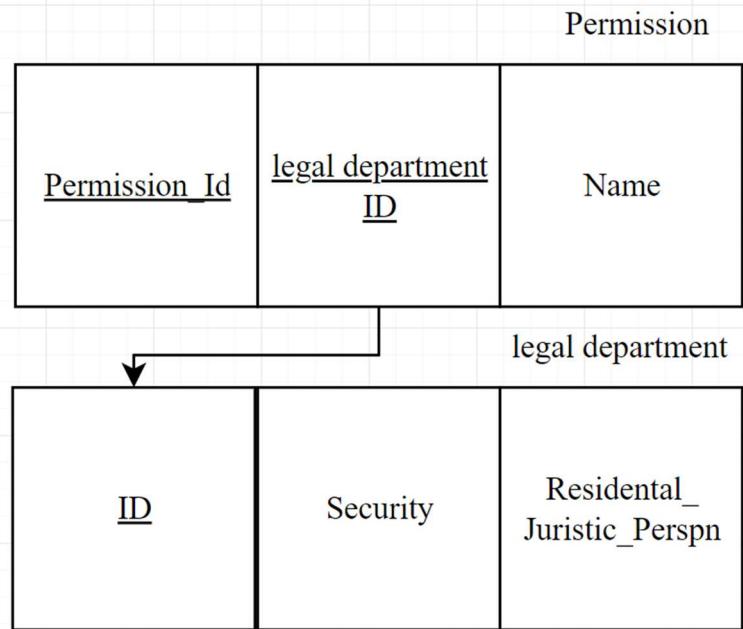
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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

- 8 Steps Transformation Step 2:

Step 2: Transform weak entities



For more information detail of diagram:

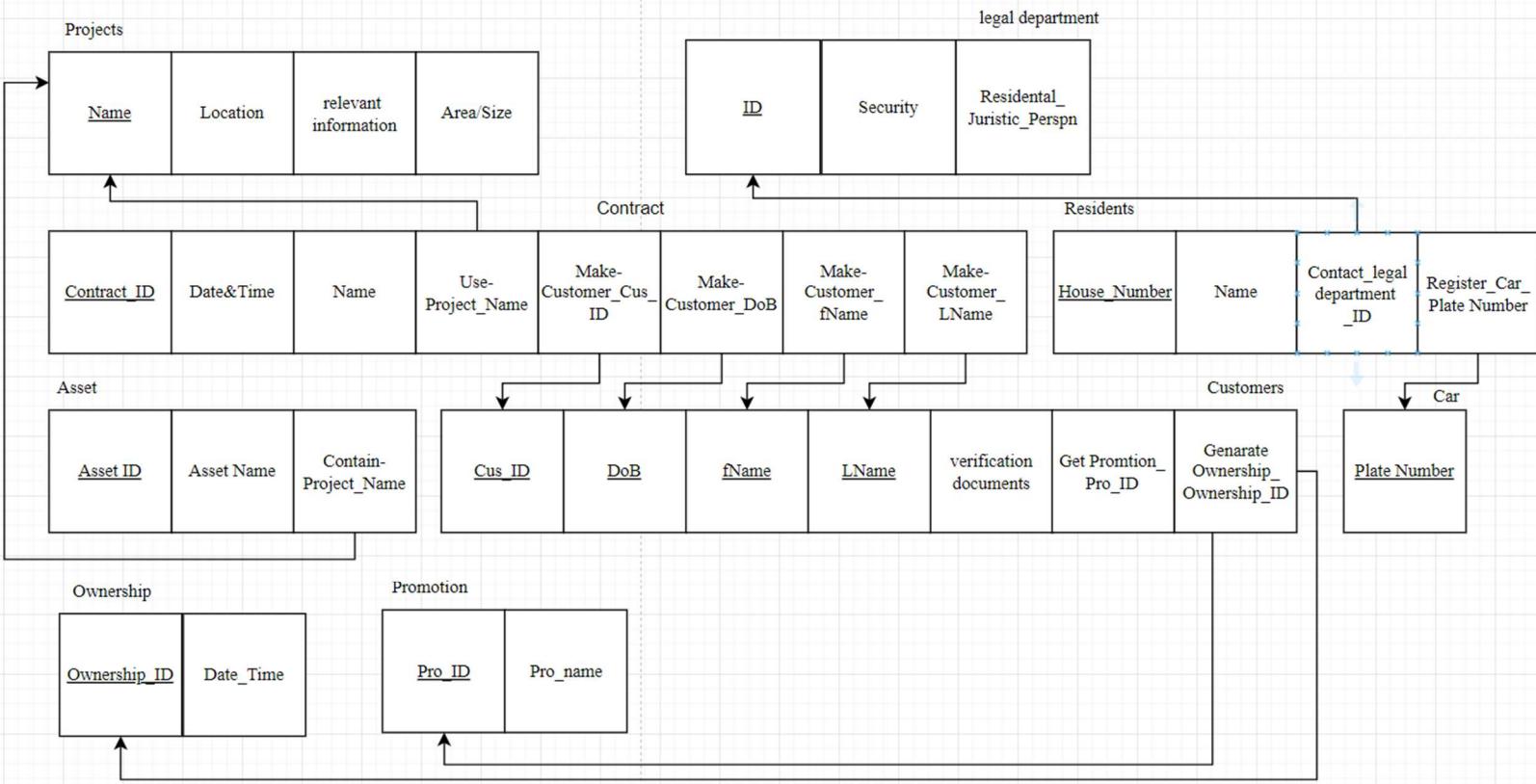
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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3VIt1NV7X?usp=sharing

- 8 Steps Transformation Step 3:

Step 3: Transform binary 1:1 relationship



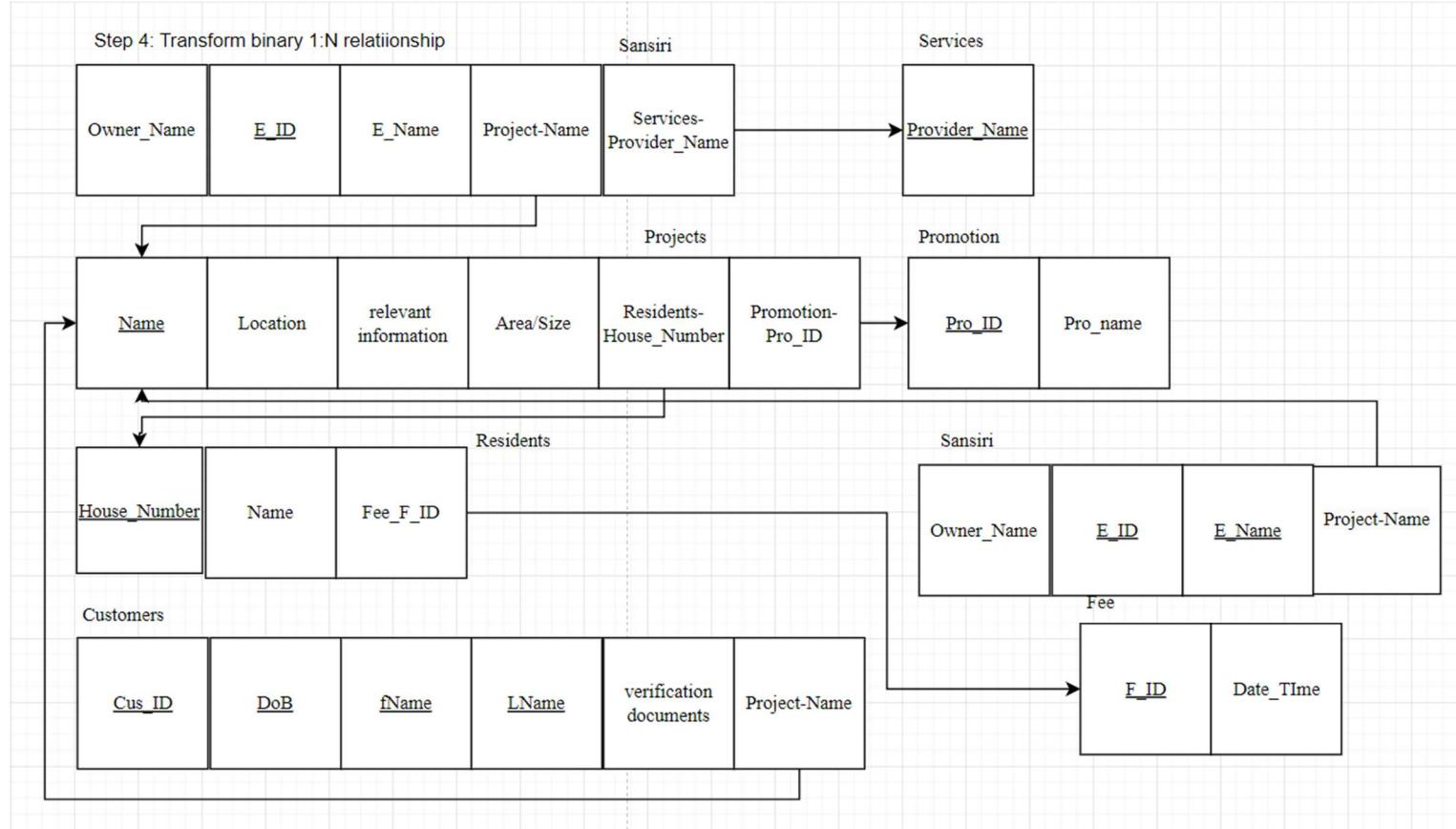
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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

- 8 Steps Transformation Step 4:



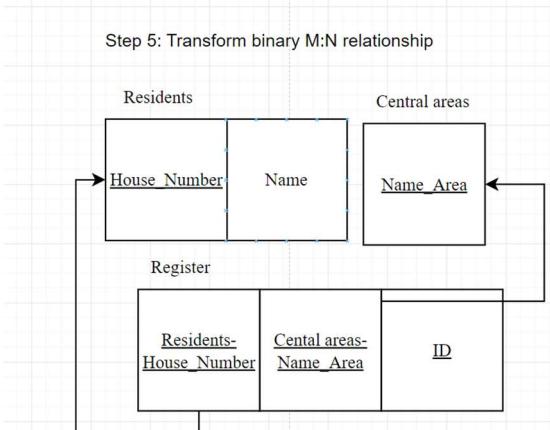
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or full documents of project:

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- 8 Steps Transformation Step 5:



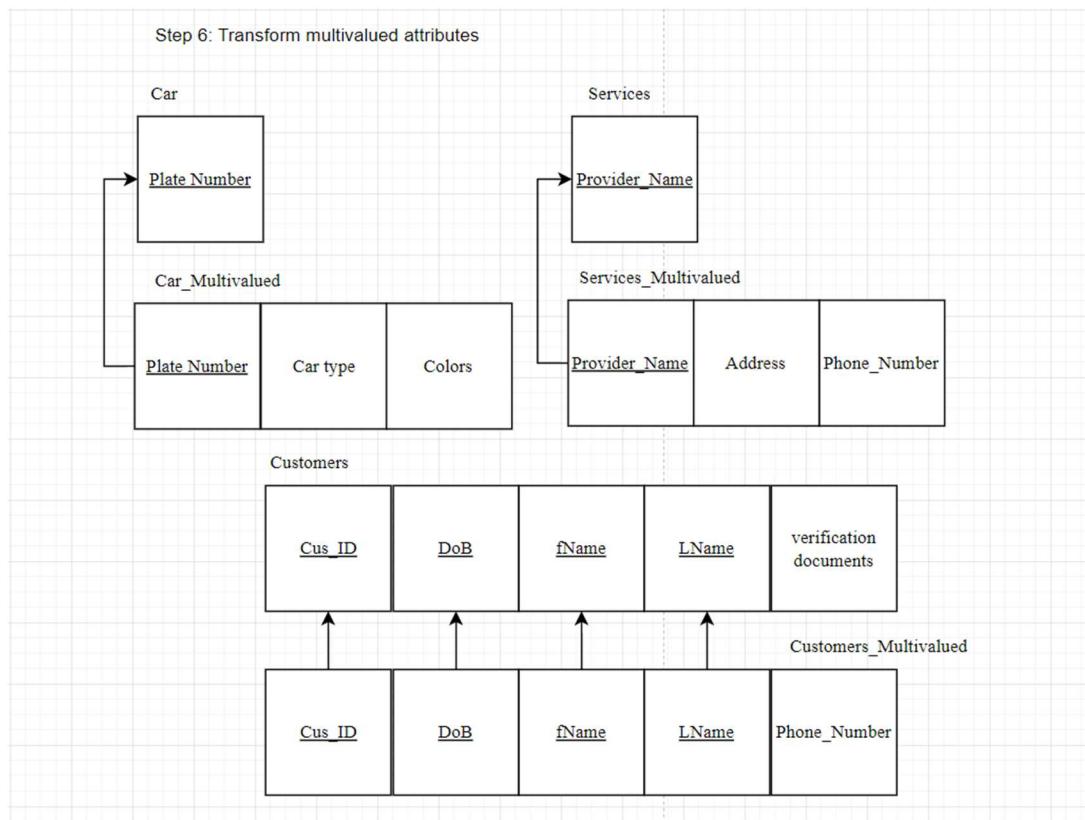
For more information detail of diagram:

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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

- 8 Steps Transformation Step 6:



For more information detail of diagram:

https://drive.google.com/file/d/1JbuflBMXArAiiGN0DgmgIS0j2-9yv3L0/view?usp=drive_link

or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

- 8 Steps Transformation Step 8:

Step 8: Transforming specialization or generalization choose option C

Car

<u>PlateNumber</u>	Car_Type
--------------------	----------

Assest

<u>Assest_ID</u>	Assest_Name	Assest_Type
------------------	-------------	-------------

Service

<u>Provider_Name</u>	Services_Type
----------------------	---------------

Fee

<u>F_ID</u>	Date_Time	Fee_Type
-------------	-----------	----------

Central Area

<u>Name_Area</u>	CentralArea_Type
------------------	------------------

Contract

<u>Contact_ID</u>	Date_time	Name	Contract_Type
-------------------	-----------	------	---------------

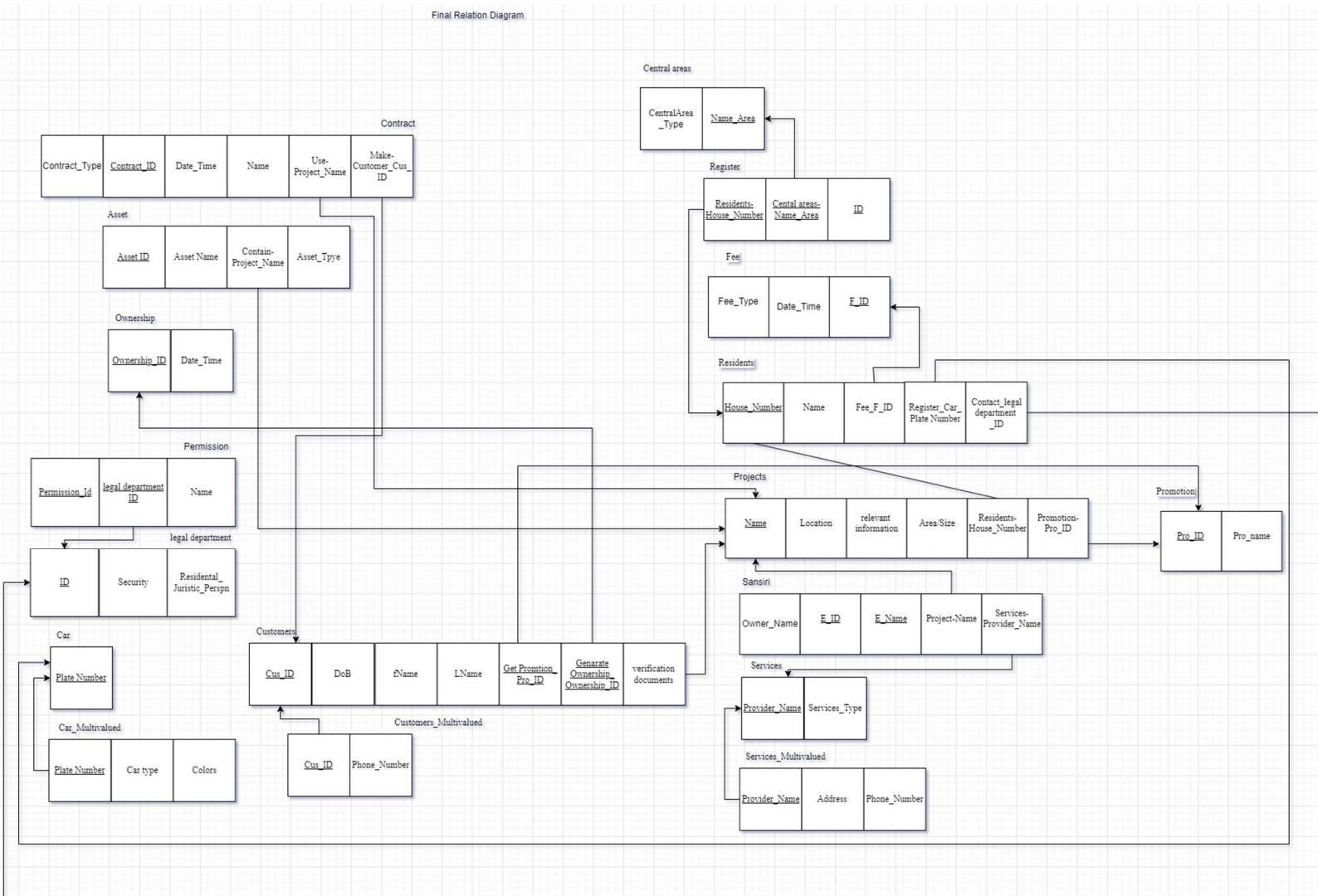
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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

- Full Schema after 8 Steps Transformation:



For more information detail of final 8 steps transformation diagram:

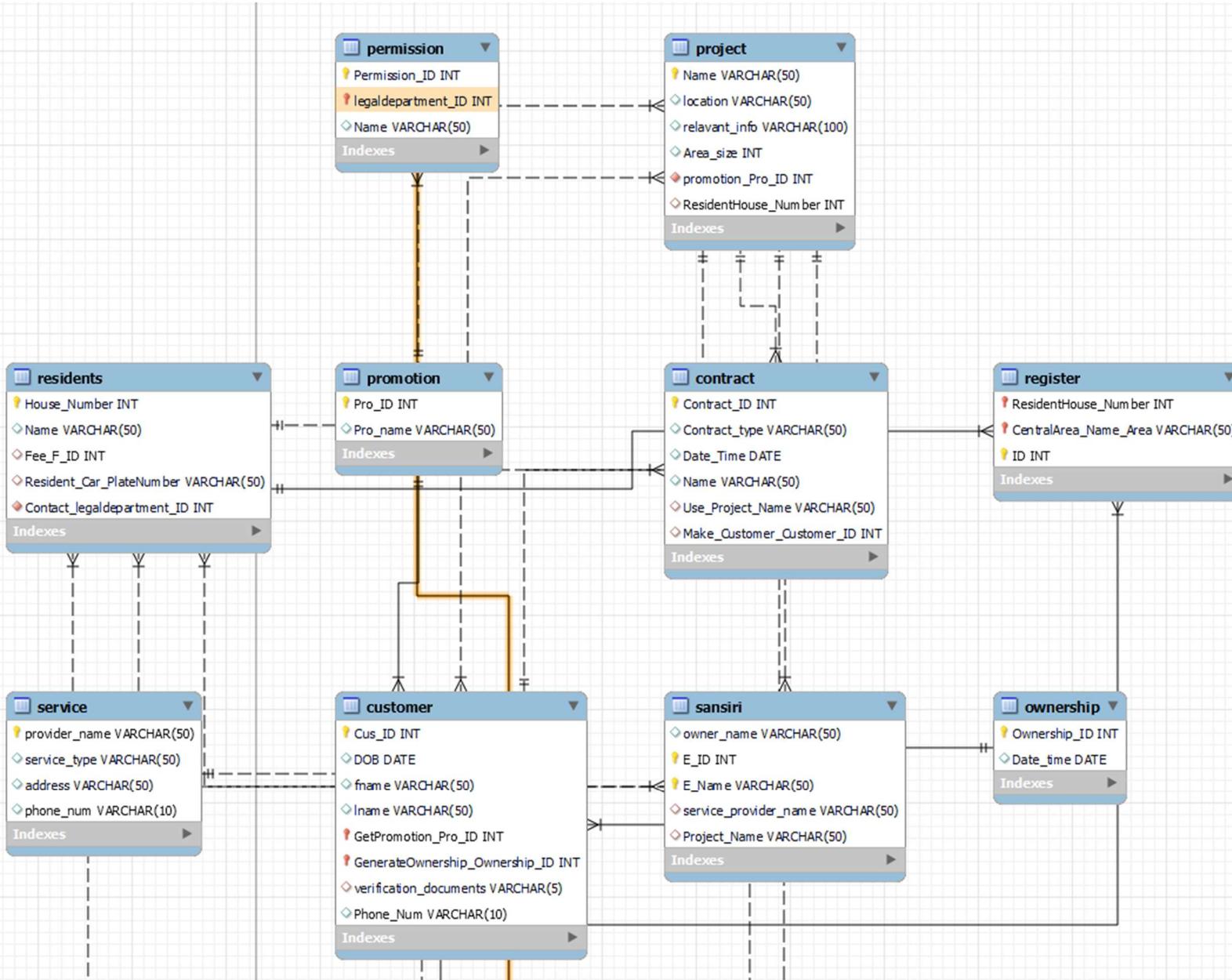
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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

- For more information detail of Data Dictionary:
 - https://drive.google.com/file/d/1AOCSVRFVo8KgD_QUnPqedpfa4B1Mz1S/view?usp=drive_link
- For more information detail of Data that insert in table:
 - https://docs.google.com/spreadsheets/d/16W9MEBCoJiZiYJ6neesEL4VIJR3RQ_Zyedit?usp=drive_link&ouid=101304167569263022914&rtpof=true&sd=true
- For more information detail of Database of project:

- https://drive.google.com/drive/folders/1OpYVkhQM9SIJV16TA0r86JpiFQICD2jJ?usp=drive_link
- For more information detail of Database (SQL file code) of project:
 - https://drive.google.com/file/d/1WqBA_WA2X24xb0i4EPuBb3palmt7MDX/view?usp=drive_link
- Mini EER Diagram for 8 steps by Workbench:



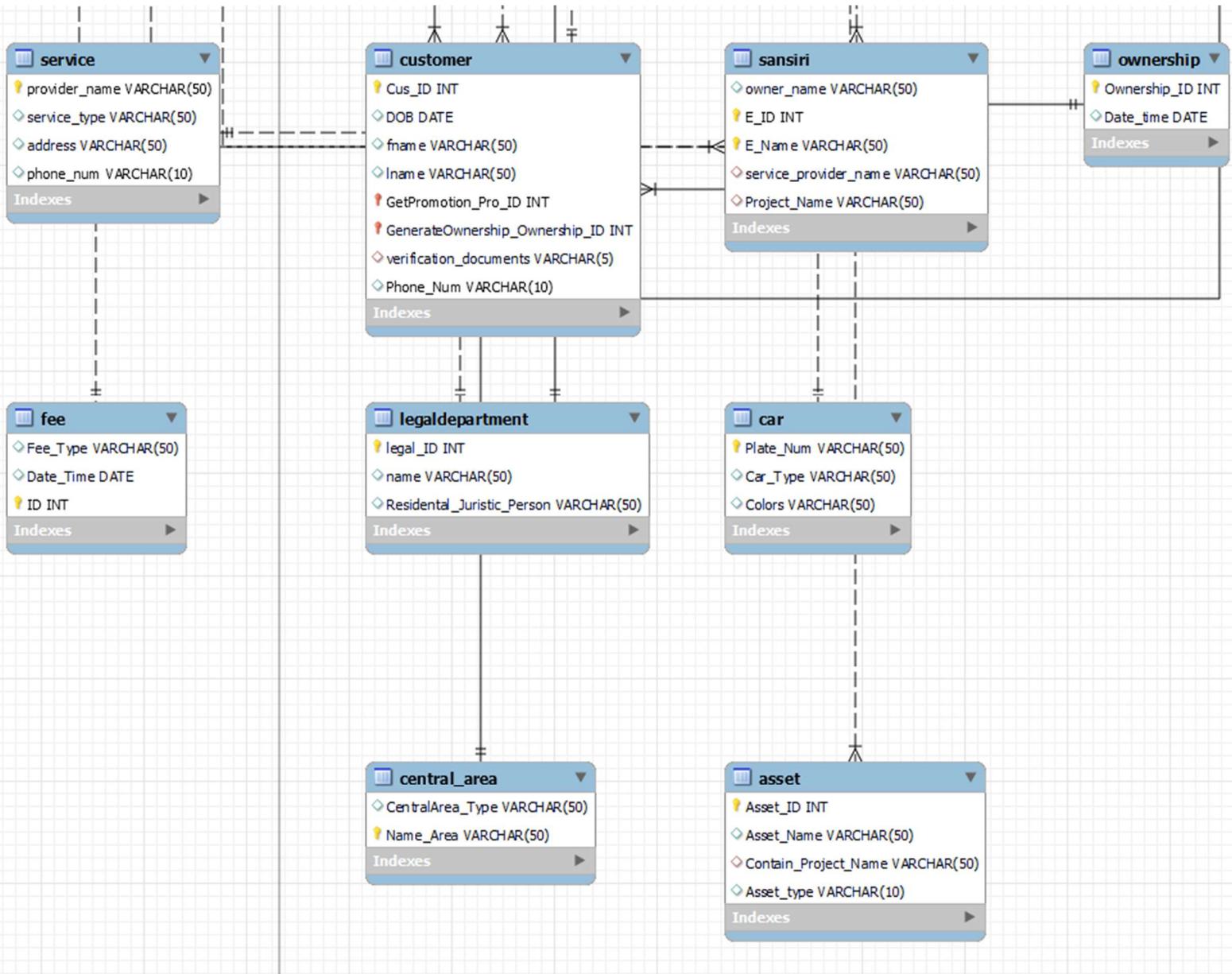
For more information detail of this picture:

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or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

- EER Diagram for 8 steps by Workbench (Con):



For more information detail of this picture:

<https://drive.google.com/file/d/1fLatf3OBYDcKSvCmrKq5o50MKnlenuPk/view?usp=sharing>

or full documents of project:

https://drive.google.com/drive/folders/1oVX3M5s3pW-R_cZ0Wmluead3Vlt1NV7X?usp=sharing

Data Dictionary

Table Name	Attribute Name	Content	Type	Format	Nullable	Range	Key	Fk reference table
Sansiri	Owner's name	Name of the owner	varchar	Rick Novak		50		
	E_ID		int	42516		11	PK	
	E_Name		varchar	Rick		50	PK	
	ProjectName	Names of projects in Sansiri	varchar	Setthasiri Wongwae n - Lam Lukka		50		
	Service Provider Name	Names of service providers in Sansiri	varchar	Quintessentially		50	FK	Provider_Name(Service)
Service	Provider_Name	Names of the providers	varchar	PLUS +		50	PK	
	Service_Type	Type of services from providers	varchar	Real estate brokerage services		100		
	Address	Address of the providers	varchar	Plus, Property Company Limited No. 59 Soi Rim Klong Phra Khanong Phra Khanong Nuea Subdistrict , Watthana District, Bangkok 10110		300		
	Phone_Num	Phone number of the providers	varchar	02-688-7555		10		
Project	Name	Names of the projects	varchar	Town Avenue Song-Kwae		15	PK	

	location	Names of the locations	varc har	Singhawat Road, Tambon Plai Chumphon, Muang, Phitsanulok 65000		300		
	relevant information	information about projects	varc har	The freedom to live your life in a new dimension . The project answers the demand of members of the new generation who love freedom, who are weary of monotony , and who possess distinctive lifestyles.		500		
	Area_size	Area size of projects	int	17-1-48.79 rai		50		
	Residents House _Number	House number of residents in the project	int	85-69		11	FK	House_Number(Residents)
	Promotion-Pro _ID	ID of promotion from Sansiri	int	63246	Y	11	FK	Pro_ID(Promotion)
Promotion	Promotion-Pro _ID	ID of promotion from Sansiri	int	62358		11	PK	

	Pro_Name	Name of the promotion	varc har	Mahue Deal Lod Mahuema		200		
Residents	House_Number	House number of residents in the project	int	26-61		11	PK	
	Name	Name of the resident(Owner)	varc har	Rick Novak		50		
	Fee_F_ID	ID of fees in projects	int	56201	Y	11	FK	ID(Fee)
	Resident_Car_PlateNumber	plate number of resident's car	varc har	JJ 5244	Y	50	FK	Car(Plate_Number)
	Contact_legal_department_ID	contact of legal department	int	23554	Y	11	FK	ID(legal_department)
Fee	Fee_Type	type of fees	varh ar	Transfer Fee		50		
	Date_Time	date of fee	varh ar	4 years		50		
	ID	ID of fees	int	56201		11	PK	
Registers	Residents_House_Number	House number of residents in the project	int	26-61	Y	11	PK, FK	House_Number(Residents)
	Central_areas-Name_Area	Name of central area	varc har	Lobby		50	PK, FK	Name_Area(Central_Area)
	ID	ID of registration	int	77527		11	PK	
Central_Area	CentralArea_Type	Type of central areas	varc har	Free_Area		50		
	Name_Area	Names of each areas	varh ar	Lobby		50	PK	
Contract	Contract-Type	Type of contract	varc har	Sales Contract		50		
	Contract-ID	ID of each contract	int	87527		11	PK	
	Date_Time	Date of contract	Date	2016-12-13		date		
	Name	Name of the contract	varc har	Anasiri Payap Sales Contract		50		

	Use-Project_Name		varc har	Anasiri Payap	Y	50	FK	Name(Project)
	Make-Customer_Customer_ID		int	52776	Y	11	FK	Cus_ID(Customers)
Asset	Asset_ID	ID of each assets	int	95543		11	PK	
	Asset_Na me	Name of assets	varc har	The Line Sukhumvit 101		50		
	Contain-Project Name		varc har	Town Avenue Song- Kwae		50	FK	Name(Projects)
	Asset_Typ e	Type of asset	varc har	Condomini um		30		
Ownership	Owner_ID	ID of asset owner	int	42516		11	PK	
	Date_Time	Date of ownership	varc har	2019-12- 13		50		
Customer	Cus_ID	ID of customers	int	52776		11	PK	
	DoB	date of birth of customers	date	1989-11- 18		date		
	FName	First name of customer	varc har	John		50		
	LName	Last name of customer	varc har	Ratchata		50		
	GetPromoti on_Pro_ID	Promotion ID	int	62358	Y	11	PK, FK	Pro_ID(Promotion)
	Generate Ownership Ownership ID	Ownership ID	int	42516	Y	11	PK, FK	Ownership_ID(Ownership)
	verification documents	document use for verification	varc har	Yes		50		
	Phone_Nu m	phone number of customer	varc har	080-452- 4555		15		
Permission	Permission_ID	ID of permission	int	75235		11	PK	
	legaldepart ment_ID	ID of legal department	int	23554	Y	11	PK, FK	ID(legaldepartmen t)

	Name	Name of permission	varc har	Co-working space		50		
legaldepartment	ID	ID of legal department	int	23554		11	PK	
	Name	Name of department	varc har	Security		50		
	Residential Juristic_Person	Name of juristic persons	varc har	Jame Sone		50		
car	Plate_Num	plate number of cars	varc har	JJ 5244		50	PK	
	Car_Type	type of cars	varc har	Car		50		
	Colors	colors of cars	varc har	FFFFFF		50		

Queries

Basic queries

1: List all service types in uppercase

```
SELECT UPPER(service_type) AS Uppercase_Service_Type  
FROM Service;
```

Result Grid		Filter Rows:	Search	Export:	
Uppercase_Service_Type					
▶ AN EXPANSIVE NETWORK OF TRENDY RESI...					
REAL ESTATE BROKERAGE SERVICES					
LIFESTYLE MANAGEMENT SERVICES					

2: Count the number of unique colors of cars

```
SELECT COUNT(DISTINCT Colors) AS Unique_Colors_Count  
FROM car;
```

Result Grid		Filter Rows:	Search	Export:	
Unique_Colors_Cou...					
▶ 5					

3: Retrieve the legal department names in lowercase

```
SELECT LOWER(name) AS Lowercase_Name  
FROM legaldepartment;
```

Result Grid		Filter Rows:	Search	Export:	
Lowercase_Name					
▶ garden					
laundry					
security					
car parking					
swimming pool					
co-working space					
fitness					

4: List the names of residents with their house numbers concatenated

```
SELECT CONCAT(Name, ' - ', House_Number) AS Resident_Info  
FROM Residents;
```

Result Grid		Filter Rows:	Search	Export:	
	Resident_Info				
▶	Saul Goodman - 1382				
▶	Roger Lum - 2036				
▶	Rick Novak - 2661				
▶	Marlen Dona - 4773				
▶	Ronald Barr - 4924				
▶	Walter White - 5869				
▶	Margaret Adelman - 7510				
▶	Susan Connor - 8366				
▶	Pepe Porha - 8569				
▶	Marie Broadbet - 9422				

5: Count the number of characters in promotion names

```
SELECT Pro_name, LENGTH(Pro_name) AS Name_Length  
FROM promotion;
```

Pro_name	Name_Length
▶ Pro Kodd Chill	14
▶ Deal Nee Mae Pluem Rub Ka SuanKlang Perm...	46
▶ Hot Deal Lod Soong Sood 6m	26
▶ 6.6 On-Top Only You	19
▶ Furniture Tem Lang Koo Kern Roi Dai Soong So...	51
▶ 10.10 Pro Rang Sang Took Deal	29
▶ Reeb Loey Raka Pid Krongkan	27
▶ Pro Dee Very March	18
▶ Sansiri Family Living Juicy	27
▶ Mahue Deal Lod Mahuema	22
▶ Pay Sood Tua Hai Kuen Soong Sood 1.5 Larn	41
▶ Sathu 9.9	9
▶ Deal Hot Over Heat Lod Soong Sood 4m	36

6: Retrieve project names where the area size is greater than 100

```
SELECT Name FROM Project WHERE Area_size > 100;
```

Name
▶ Burasiri Panya Indra
▶ NULL

7: List Sansiri owners with a substring of the second to fourth characters in their names

```
SELECT owner_name, SUBSTRING(E_Name, 2, 3) AS Substring_Name  
FROM Sansiri;
```

owner_name	Substring_Na...
Ronald Barr	ona
Pepe Porha	epe
Saul Goodman	aul
Marie Broadbet	ari
Rick Novack	ick
Walter White	eis
Margaret Adelman	arg
Susan Comor	usa
Marlen Dona	arl
Roger Lum	oge

8: Count the number of central areas starting with the letter 'C'

```
SELECT COUNT(*) AS Total_Central_Areas FROM central_area WHERE Name_Area LIKE 'C%';
```

Total_Central_Are...
2

9: Retrieve the first three characters of customer last names

```
SELECT lname, LEFT(lname, 3) AS First_Three_Characte...
```

lname	First_Three_Characte...
Lang	Lan
Tyloy	Tyl
Smith	Smi
Copa	Cop
Lone	Lon
Budgee	Bud
Kiko	Kik
Dick	Dic
Zaro	Zar
Wang	Wan
Pion	Pio
Thony	Tho
Kola	Kol

10: Count the number of assets for each project

```
SELECT Project.Name, COUNT(Asset.Asset_ID) AS Total_Assets FROM Project  
LEFT JOIN Asset ON Project.Name = Asset.Contain_Project_Name GROUP BY Project.Name;
```

Name	Total_Assets
Burasiri Panya Indra	3
Dcondo Hideaway Rangsit	3
Kanasiri Rangsit Klong 2	3
KHUN by Yoo Inspired by Starck	3
La Casita Hua Hin	3
Mettown Bangna	3
Setthasiri Wongwaen - Lam Lukka	3
THE BASE Central Phuket	3
Town Avenue Merge Rattanathibet	3
Town Avenue Song-Kwae	3

11: Retrieve ownership records for a specific date range

-- Retrieve ownership records between '2019-01-01' and '2019-12-31':

```
SELECT * FROM Ownership WHERE Date_Time BETWEEN '2019-01-01' AND '2019-12-31';
```

Ownership_ID	Date_time
22516	2019-09-28
23687	2019-09-09
42516	2019-12-13
52745	2019-08-17
56423	2019-09-28
NULL	NULL

12: List Sansiri owners with their project names in a single column

```
SELECT owner_name, E_Name, Project_Name, CONCAT(owner_name, ' - ', Project_Name) AS Owner_Project_Info FROM Sansiri;
```

owner_name	E_Name	Project_Name	Owner_Project_Info
Ronald Barr	Ronald	Mettown Bangna	Ronald Barr - Mettown Bangna
Pepe Porha	Pepe	Town Avenue Song-Kwae	Pepe Porha - Town Avenue Song-Kwae
Saul Goodman	SaulsoCool	Burasiri Panya Indra	Saul Goodman - Burasiri Panya Indra
Marie Broadbet	Marie	THE BASE Central Phuket	Marie Broadbet - THE BASE Central Phuket
Rick Novack	Rick	Setthasiri Wongwaen - Lam Lukka	Rick Novack - Setthasiri Wongwaen - Lam Lukka
Walter White	Heisenberg	KHUN by Yoo Inspired by Starck	Walter White - KHUN by Yoo Inspired by Starck
Margaret Adelman	Margaret	La Casita Hua Hin	Margaret Adelman - La Casita Hua Hin
Susan Connor	Susan	Dcondo Hideaway Rangsit	Susan Connor - Dcondo Hideaway Rangsit
Marlen Dona	Marlen	Kanasiri Rangsit Klong 2	Marlen Dona - Kanasiri Rangsit Klong 2
Roger Lum	Roger	Town Avenue Merge Rattanathibet	Roger Lum - Town Avenue Merge Rattanathibet

13: Count the number of residents with associated fees

```
SELECT Residents.House_Number, Residents.Name, Fee_F_ID, Fee_Type FROM Residents  
LEFT JOIN Fee ON Residents.Fee_F_ID = Fee.ID;
```

House_Number	Name	Fee_F_ID	Fee_Type
1382	Saul Goodman	56201	Transfer Fee
2036	Roger Lum	56201	Transfer Fee
2661	Rick Novak	56201	Transfer Fee
4773	Marlen Dona	56201	Transfer Fee
4924	Ronald Barr	56201	Transfer Fee
5869	Walter White	32155	Lease Registration Fee
7510	Margaret Adelman	55623	Stamp Duty
8366	Susan Connor	32155	Lease Registration Fee
8569	Pepe Porha	32155	Lease Registration Fee
9422	Marie Broadbent	49325	Withholding Tax (WHT)

14: Retrieve contracts with a specific customer ID

-- This query retrieves contracts for the customer with the ID '52776'.

```
SELECT * FROM Contract WHERE Make_Customer_Customer_ID = 52776;
```

Contract_ID	Contract_type	Date_Time	Name	Use_Project_Name	Make_Customer_Customer_ID
87527	Sales Contract	2016-12-13	Anasiri Payap Sales Contract	Town Avenue Song-Kwae	52776

15: List residents with a specific car plate number

-- Selected plate number 'JJ 5244'

```
SELECT House_Number, Name, Resident_Car_PlateNumber FROM Residents  
WHERE Resident_Car_PlateNumber = 'JJ 5244';
```

House_Number	Name	Resident_Car_PlateNumb...
2661	Rick Novak	JJ 5244

16: Count the number of distinct legal department names

-- Count the distinct names in the Legal Department:

```
SELECT COUNT(DISTINCT name) AS Distinct_Legal_Department_Count FROM legaldepartment;
```

Distinct_Legal_Department_Co...
7

17: Retrieve Sansiri owners with a specific employee name

-- Retrieve owner name and employee name for employee 'Rick':

```
SELECT owner_name, E_Name FROM Sansiri WHERE E_Name = 'Rick';
```

owner_name	E_Name
Rick Novack	Rick

18: List customers with a specific verification document and their birthdate in the format 'YYYY-MM-DD'

-- if the verification_documents = 'Yes'

```
SELECT Cus_ID, FName, LName, verification_documents, DATE_FORMAT(DoB, '%Y-%m-%d') AS Formatted_Birthdate FROM Customer WHERE verification_documents = 'Yes';
```

Cus_ID	FName	LName	verification_documents	Formatted_Birthdate
12745	Aspas	Copa	Yes	1987-12-30
15402	Jimmy	Budgee	Yes	1986-06-12
16265	Yugene	Kiko	Yes	1982-06-12
16423	Mike	Dick	Yes	1988-03-12
16643	Timmy	Zaro	Yes	1995-10-27
19853	Yay	Pion	Yes	1984-10-02
20015	Kilay	Thony	Yes	1987-03-12
25862	Henry	Kola	Yes	1984-10-01
35785	Nizam	Maha	Yes	1986-12-30
47952	Tony	Yana	Yes	1981-03-12
52776	John	Ratch...	Yes	1989-11-18
56455	Terry	Horna	Yes	1995-09-27
72516	.Jin	See	Yes	1989-11-17

19: Count the number of promotions for each project in uppercase

```
SELECT Project.Name, COUNT(promotion.Pro_ID) AS Total_Promotions
FROM Project
LEFT JOIN promotion ON Project.promotion_Pro_ID = promotion.Pro_ID
GROUP BY Project.Name;
```

Name	Total_Promotio...
Burasiri Panya Indra	1
Dcondo Hideaway Rangsit	1
Kanasiri Rangsit Klong 2	1
KHUN by Yoo Inspired by Starck	1
La Casita Hua Hin	1
Mettown Bangna	1
Setthasiri Wongwaen - Lam Lukka	1
THE BASE Central Phuket	1
Town Avenue Merge Rattanathibet	1
Town Avenue Song-Kwae	1

20: List Sansiri owners with a specific project name and its location
-- Retrieving Sansiri for the project 'Town Avenue Song-Kwae':

```
SELECT owner_name, E_Name, Project_Name, location
FROM Sansiri
JOIN Project ON Sansiri.Project_Name = Project.Name
WHERE Project_Name = 'Town Avenue Song-Kwae';
```

owner_name	E_Name	Project_Name	location
			Singhawat Road, Tambon Plai Chumphon, Mua...

21: Count the number of residents for each central area

```
SELECT CentralArea_Name_Area, COUNT(*) AS Residents_Count
FROM Register
GROUP BY CentralArea_Name_Area;
```

CentralArea_Name_Are...	Residents_Count
Car Parking	3
Co-working space	3
Fitness	4
Garden	4
Laundry	3
Lobby	3
Roof top	2
Security	2
Swimming Pool	3
Wifi	3

22: Retrieve contracts with a specific project name and sort by date in descending order
-- Retrieving contracts for the project 'Town Avenue Song-Kwae':

```
SELECT *
FROM Contract
WHERE Use_Project_Name = 'Town Avenue Song-Kwae'
ORDER BY Date_Time DESC;
```

Contract_ID	Contract_type	Date_Time	Name	Use_Project_Name	Make_Customer_Customer_...
80164	Sales Contract	2018-12-13	D-Condo Sales Contract	Town Avenue Song-Kwae	72516
85214	Sales Contract	2018-12-13	Burasiri Sales Contract	Town Avenue Song-Kwae	12516
87527	Sales Contract	2016-12-13	Anasiri Payap Sales Contract	Town Avenue Song-Kwae	52776
HULL	HULL	HULL	HULL	HULL	HULL

23: List projects with a specific promotion name (Haus Deals) and their relevant information

```
SELECT Project.Name, Relavant_Info  
FROM Project  
JOIN Promotion ON Project.Promotion_Pro_ID = Promotion.Pro_ID  
WHERE Promotion.Pro_name = 'Haus Deals';
```

Name	Relavant_Info
Setthasiri Wongwaen - Lam Lukka	The freedom to live your life in a new dimension...

24: Count the number of distinct project locations:

```
SELECT COUNT(DISTINCT location) AS Distinct_Locations FROM Project;
```

Distinct_Locatio...
10

25: Retrieve assets with a specific asset type and their associated projects

-- To get assets with the type 'Condominium':

```
SELECT Asset.Asset_ID, Asset_Name, Asset_type, Project.Name AS Project_Name  
FROM Asset  
JOIN Project ON Asset.Contain_Project_Name = Project.Name  
WHERE Asset_type = 'Condominium';
```

Asset_ID	Asset_Name	Asset_type	Project_Name
95231	THE MUVE Bangkok	Condominium	Mettown Bangna
95322	THE BASE Phetchaburi Thonglor	Condominium	Dcondo Hideaway Rangsit
95345	Ideo Ladprao 5	Condominium	Setthasiri Wongwaen - Lam Lukka
95543	The Line Sukhumvit 101	Condominium	Town Avenue Song-Kwae
95656	Dcondo Hideaway Rangsit	Condominium	THE BASE Central Phuket
96325	FLO BY SANSIRI	Condominium	La Casita Hua Hin
96333	THE BASE BUKIT Phuket	Condominium	Burasiri Panya Indra
96535	XT Phayathai	Condominium	Kanasiri Rangsit Klong 2
96543	THE MUVE RAM22	Condominium	Town Avenue Song-Kwae
97212	Shuj Ratchathewi	Condominium	Kanasiri Rangsit Klong 2
97654	The Tempo Grand Sathorn-Wut...	Condominium	Dcondo Hideaway Rangsit
98322	THE LINE Vibe	Condominium	Kanasiri Rangsit Klong 2
98354	KHIN by Yoo Inspired by Starck	Condominium	Town Avenue Meme Rattanathibet

26: List Sansiri owners with a specific legal department ID

-- To get owner names and E_names for the legal department with ID 46438:

```
SELECT owner_name, E_Name  
FROM Sansiri  
WHERE E_ID IN (SELECT E_ID FROM legaldepartment WHERE legal_ID = 46438);
```

owner_name	E_Name
Ronald Barr	Ronald
Pepe Porha	Pepe
Saul Goodman	SaulsoCool
Marie Broadbent	Marie
Rick Novack	Rick
Walter White	Heisenberg
Margaret Adelman	Margaret
Susan Comer	Susan
Marlen Dona	Marlen
Roger Lum	Roger

27: Count the number of customers born after a specific date

-- date '1990-01-01'

```
SELECT COUNT(*) AS Total_Customers  
FROM Customer  
WHERE DoB > '1990-01-01';
```

Total_Customers
13

28: Retrieve contracts with a Sales Contract and their associated project information

```
SELECT Contract.Contract_ID, Contract.type, Date_Time, Project.Name AS Project_Name, location,  
relevant_info  
FROM Contract  
JOIN Project ON Contract.Use_Project_Name = Project.Name  
WHERE Contract.type = 'Sales Contract';
```

Contract_ID	Contract_type	Date_Time	Project_Name	location	relevant_info
80164	Sales Contract	2018-12-13	Town Avenue Song-Kwae	Singhawat Road, Tambon Plai Chumphon, Muan...	Popularly referred to as the 'Song Kuae' or 'the ...
82012	Sales Contract	2018-08-17	Mettown Bangna	Bangna Road , Bang Bo, Bang Bo, Samut Praka...	Welcome to a brand-new neighbourhood of gra...
84356	Sales Contract	2018-11-29	Dcondo Hideaway Rangsit	Chiangrak Road, Klong Luang, Pathum Thani 12...	Enjoy your solitude in an 8-rai green oasis. Rela...
85214	Sales Contract	2018-12-13	Town Avenue Song-Kwae	Singhawat Road, Tambon Plai Chumphon, Muan...	Popularly referred to as the 'Song Kuae' or 'the ...
85620	Sales Contract	2015-09-06	Kanasiri Rangsit Klong 2	Soi Rangsit-nakhon nayok 46, Rangsit Road , K...	It uses the abundance of field at Rungsit area a...
86031	Sales Contract	2017-06-12	Burasiri Panya Indra	Liap Khlong Song Rd, Khwaeng Bang Chan, Khe...	The "Veranda Series" homes provide you with a ...
86042	Sales Contract	2019-09-09	La Casita Hua Hin	94/2 Hua Hin, Prachaubkirikhan 77110	"La Casita" in Spanish means a house filled with ...
86524	Sales Contract	2015-08-17	Mettown Bangna	Bangna Road , Bang Bo, Bang Bo, Samut Praka...	Welcome to a brand-new neighbourhood of gra...

Queries (Con)

Advance queries

1: List all projects along with the number of residents

```
SELECT p.Name, COUNT(r.House_Number) AS Resident_Count  
FROM Project p  
LEFT JOIN Residents r ON p.ResidentHouse_Number = r.House_Number  
GROUP BY p.Name;
```

Name	Resident_Count
Burasiri Panya Indra	1
Dcondo Hideaway Rangsit	1
Kanasiri Rangsit Klong 2	1
KHUN by Yoo Inspired by Stark	1
La Casita Hua Hin	1
Mettown Bangna	1
Setthasiri Wongwaen - Lamlukka	1
THE BASE Central Phuket	1
Town Avenue Merge Rattanathibet	1
Town Avenue Song-Kwae	1

2: Display the list of residents who have a car registered

```
SELECT r.Name, r.Resident_Car_PlateNumber  
FROM Residents r  
WHERE r.Resident_Car_PlateNumber IS NOT NULL;
```

Name	Resident_Car_PlateNumb...
Saul Goodman	HJ 2322
Roger Lum	PP 6592
Rick Novak	JJ 5244
Marlen Dona	TY 5299
Ronald Barr	FF 9523
Walter White	RT 8895
Margaret Adelman	OP 3266
Susan Connor	AS 2633
Pepe Porha	RE 7884
Marie Broadbet	QD 2365

3: List projects along with the central areas they have

```
SELECT p.Name, GROUP_CONCAT(ra.Name_Area) AS Central_Areas  
FROM Project p  
JOIN Register rg ON p.ResidentHouse_Number = rg.ResidentHouse_Number  
JOIN central_area ra ON rg.CentralArea_Name_Area = ra.Name_Area  
GROUP BY p.Name;
```

Name	Resident_Car_PlateNumb...
Saul Goodman	HJ 2322
Roger Lum	PP 6592
Rick Novak	JJ 5244
Marlen Dona	TY 5299
Ronald Barr	FF 9523
Walter White	RT 8895
Margaret Adelman	OP 3266
Susan Connor	AS 2633
Pepe Porha	RE 7884
Marie Broadbet	QD 2365

4: Show legal departments and the number of permissions they have:

```
SELECT ld.name, COUNT(p.Permission_ID) AS Permission_Count
FROM legaldepartment ld
LEFT JOIN Permission p ON ld.legal_ID = p.legaldepartment_ID
GROUP BY ld.name;
```

name	Permission_Count
Garden	1
Laundry	3
Security	1
Car parking	2
Swimming Pool	1
Co-working space	1
Fitness	1

5: List all contracts along with the names of the customers who made them

```
SELECT con.Contract_ID, con.Contract_type, con.Date_Time, con.Use_Project_Name, c.fname, c.lname
FROM Contract con
JOIN Customer c ON con.Make_Customer_Customer_ID = c.Cus_ID;
```

Con...	Contract_type	Date_Time	Use_Project_Name	fname	lname
80164	Sales Contract	2018-12-13	Town Avenue Song-Kwae	Jin	See
80465	Mortgage	2017-12-23	Setthasiri Wongwaen - Lamlukka	Gon	Lee
81625	Mortgage	2015-06-12	Burasiri Panya Indra	Jett	Rey
82012	Sales Contract	2018-08-17	Mettown Bangna	Aspas	Copa
82056	Mortgage	2016-12-23	Setthasiri Wongwaen - Lamlukka	Maki	Lone
82256	Homeowners Associations	2020-03-23	THE BASE Central Phuket	Brim	Stone
82310	Mortgage	2017-11-29	Dcondo Hideaway Rangsit	Naphat	Hala
84061	Homeowners Associations	2018-09-09	La Casita Hua Hin	Yugene	Kiko
84356	Sales Contract	2018-11-29	Dcondo Hideaway Rangsit	Henry	Kola
84830	Mortgage	2019-09-28	KHUN by Yoo Inspired by Starck	Kilay	Thony
84928	Mortqaqe	2016-03-23	THE BASE Central Phuket	Terry	Homa

6: Display all projects along with the services provided by Sansiri

```
SELECT p.Name, s.service_type
FROM Project p
JOIN Sansiri sa ON p.Name = sa.Project_Name
JOIN Service s ON sa.service_provider_name = s.provider_name;
```

Name	service_type
Mettown Bangna	An expansive network of trendy residential and r...
KHUN by Yoo Inspired by Starck	An expansive network of trendy residential and r...
Town Avenue Merge Rattanathibet	An expansive network of trendy residential and r...
Burasiri Panya Indra	Real estate brokerage services
THE BASE Central Phuket	Real estate brokerage services
La Casita Hua Hin	Real estate brokerage services
Kanasiri Rangsit Klong 2	Real estate brokerage services
Town Avenue Song-Kwae	Lifestyle management services
Setthasiri Wongwaen - Lamlukka	Lifestyle management services
Dcondo Hideaway Rangsit	Lifestyle management services

7: Show residents who are registered in a central area

```
SELECT r.Name, ra.Name_Area  
FROM Residents r  
JOIN Register rg ON r.House_Number = rg.ResidentHouse_Number  
JOIN central_area ra ON rg.CentralArea_Name_Area = ra.Name_Area;
```

Name	Name_Area
Saul Goodman	Garden
Saul Goodman	Wifi
Roger Lum	Co-working space
Roger Lum	Fitness
Roger Lum	Lobby
Rick Novak	Lobby
Rick Novak	Lobby
Rick Novak	Roof top
Rick Novak	Wifi
Marlen Dona	Co-working space
Marlen Dona	Laundry
Ronald Barr	Fitness

8: List all projects and the total number of contracts associated with them

```
SELECT p.Name, COUNT(con.Contract_ID) AS Total_Contracts  
FROM Project p  
LEFT JOIN Contract con ON p.Name = con.Use_Project_Name  
GROUP BY p.Name;
```

Name	Total_Contra...
Burasiri Panya Indra	3
Dcondo Hideaway Rangsit	3
Kanasiri Rangsit Klong 2	3
KHUN by Yoo Inspired by Starck	3
La Casita Hua Hin	3
Mettown Bangna	3
Setthasiri Wongwaen - Lamlukka	3
THE BASE Central Phuket	3
Town Avenue Merge Rattanathibet	3
Town Avenue Song-Kwae	3

9: Display the list of residents along with the legal department they are in contact with

```
SELECT r.Name, ld.name AS Legal_Department  
FROM Residents r  
JOIN legaldepartment ld ON r.Contact_legaldepartment_ID = ld.legal_ID;
```

Name	Legal_Departme...
Roger Lum	Garden
Walter White	Garden
Pepe Porha	Laundry
Maria Broadbet	Laundry
Rick Novak	Security
Saul Goodman	Car parking
Marlen Dona	Car parking
Margaret Adelman	Swimming Pool
Ronald Barr	Co-working space
Susan Connor	Fitness

10: List all projects along with the promotion details they have

```
SELECT p.Name, pr.Pro_name AS Promotion_Name  
FROM Project p  
LEFT JOIN promotion pr ON p.promotion_Pro_ID = pr.Pro_ID;
```

Name	Promotion_Name
Burasiri Panya Indra	Pro Kodd Chill
Dcondo Hideaway Rangsit	10.10 Pro Rang Sang Took Deal
Mettown Bangna	Reeb Loey Raka Pid Krongkan
Town Avenue Merge Rattanathibet	Pay Sood Tua Hai Kuen Soong Sood 1.5 Larn
Kanasiri Rangsit Klong 2	Sathu 9.9
KHUN by Yoo Inspired by Starck	5 Plaeng Sud Tai Rub Pro 5 Larn
Town Avenue Song-Kwae	Yok Tap Guaruntee Raka
La Casita Hua Hin	Ban Lod Sud Reang Rub Pro 5 Larn Dok Bier S...
THE BASE Central Phuket	Pro Dee Tang Free Took Hong!
Setthasiri Wongwaen - Lam Lukka	Haus Deals

11: Show the names of customers along with the contracts they made and the projects they are associated with

```
SELECT c.fname, c.lname, con.Contract_ID, con.Use_Project_Name  
FROM Customer c  
JOIN Contract con ON c.Cus_ID = con.Make_Customer_Customer_ID;
```

fname	lname	Contract_ID	Use_Project_Name
Frank	Smith	86202	Kanasiri Rangsit Klong 2
Aspas	Copa	82012	Mettown Bangna
Maki	Lone	82056	Setthasiri Wongwaen - Lam Lukka
Jimmy	Budgee	85620	Kanasiri Rangsit Klong 2
Yugene	Kiko	84061	La Casita Hua Hin
Mike	Dick	85030	KHUN by Yoo Inspired by Starck
Timmy	Zaro	89043	THE BASE Central Phuket
Yhandi	Wang	86031	Burasiri Panya Indra
Yay	Pion	88086	Dcondo Hideaway Rangsit
Kilay	Thony	84830	KHUN by Yoo Inspired by Starck
Henry	Kola	84356	Dcondo Hideaway Rangsit

12: Display the total number of contracts made by each customer and the projects they are associated with

```
SELECT c.fname, c.lname, COUNT(con.Contract_ID) AS Total_Contracts  
FROM Customer c  
LEFT JOIN Contract con ON c.Cus_ID = con.Make_Customer_Customer_ID  
GROUP BY c.fname, c.lname;
```

fname	lname	Total_Contracts
Frank	Smith	1
Aspas	Copa	1
Maki	Lone	1
Jimmy	Budgee	1
Yugene	Kiko	1
Mike	Dick	1
Timmy	Zaro	1
Yhandi	Wang	1
Yay	Pion	1
Kilay	Thony	1
Henry	Kola	1

13: List all projects along with the names of Sansiri employees involved and the services they provide

```
SELECT p.Name, sa.E_Name, sa.service_provider_name
FROM Project p
JOIN Sansiri sa ON p.Name = sa.Project_Name;
```

Name	E_Name	service_provider_na...
Kanasiri Rangsit Klong 2	Marlen	PLUS+
Burasiri Panya Indra	SaulsoCool	PLUS+
Town Avenue Song-Kwae	Pepe	Quintessentially
KHUN by Yoo Inspired by Starck	Heisenberg	HABITO
Dcondo Hideaway Rangsit	Susan	Quintessentially
Town Avenue Merge Rattanathibet	Roger	HABITO
Mettown Bangna	Ronald	HABITO
Setthasiri Wongwaen - Lam Lukka	Rick	Quintessentially
La Casita Hua Hin	Margaret	PLUS+
THE BASE Central Phuket	Marie	PLUS+

14: Show the names of residents along with the legal department permissions they have

```
SELECT r.Name AS Resident_Name, p.Name AS Project_Name, ld.name AS Legal_Department
FROM Project p
JOIN Residents r ON p.ResidentHouse_Number = r.House_Number
JOIN legaldepartment ld ON r.Contact_legaldepartment_ID = ld.legal_ID;
```

Resident_Name	Project_Name	Legal_Departme...
Roger Lum	Burasiri Panya Indra	Garden
Walter White	Town Avenue Merge Rattanathibet	Garden
Pepe Porha	La Casita Hua Hin	Laundry
Marie Broadbent	THE BASE Central Phuket	Laundry
Rick Novak	Town Avenue Song-Kwae	Security
Saul Goodman	Kanasiri Rangsit Klong 2	Car parking
Marlen Dona	KHUN by Yoo Inspired by Starck	Car parking
Margaret Adelman	Mettown Bangna	Swimming Pool
Ronald Barr	Dcondo Hideaway Rangsit	Co-working space
Susan Connor	Setthasiri Wongwaen - Lam Lukka	Fitness

15: Show residents who are registered in central areas along with the projects they are associated with

```
SELECT r.Name AS Resident_Name, ca.Name_Area AS Central_Area, p.Name AS Project_Name
FROM Residents r
JOIN Register rg ON r.House_Number = rg.ResidentHouse_Number
JOIN central_area ca ON rg.CentralArea_Name_Area = ca.Name_Area
JOIN Project p ON rg.ResidentHouse_Number = p.ResidentHouse_Number;
```

Resident_Name	Central_Area	Project_Name
Saul Goodman	Garden	Kanasiri Rangsit Klong 2
Saul Goodman	Wifi	Kanasiri Rangsit Klong 2
Roger Lum	Co-working space	Burasiri Panya Indra
Roger Lum	Fitness	Burasiri Panya Indra
Roger Lum	Lobby	Burasiri Panya Indra
Rick Novak	Lobby	Town Avenue Song-Kwae
Rick Novak	Lobby	Town Avenue Song-Kwae
Rick Novak	Roof top	Town Avenue Song-Kwae
Rick Novak	Wifi	Town Avenue Song-Kwae
Marlen Dona	Co-working space	KHUN by Yoo Inspired b...
Marlen Dona	Laundry	KHUN by Yoo Inspired b...
Ronald Barr	Fitness	Dcondo Hideaway Rangsit

16: List all projects along with the promotions they have and the names of residents associated with them

```
SELECT p.Name AS Project_Name, pr.Pro_name AS Promotion_Name, r.Name AS Resident_Name
FROM Project p
LEFT JOIN promotion pr ON p.promotion_Pro_ID = pr.Pro_ID
LEFT JOIN Residents r ON p.ResidentHouse_Number = r.House_Number;
```

Project_Name	Promotion_Name	Resident_Name
Burasiri Panya Indra	Pro Kodd Chill	Roger Lum
Dcondo Hideaway Rangsit	10.10 Pro Rang Sang Took Deal	Ronald Barr
Kanasiri Rangsit Klong 2	Sathu 9.9	Saul Goodman
KHUN by You Inspired by Starck	5 Plaeng Sud Tai Rub Pro 5 Larn	Marlen Dona
La Casita Hua Hin	Ban Lod Sud Reang Rub Pro 5 Larn Dok Bier S...	Pepe Porha
Mettown Bangna	Reeb Loey Raka Pid Krongan	Margaret Adelman
Setthasiri Wongwaen - Lam Lukka	Haus Deals	Susan Connor
THE BASE Central Phuket	Pro Dee Tang Free Took Hong!	Marie Broadbet
Town Avenue Merge Rattanathibet	Pay Sood Tua Hai Kuen Soong Sood 1.5 Larn	Walter White
Town Avenue Song-Kwae	Yok Tap Guaruntee Raka	Rick Novak

17: Show the project with the highest number of contracts

```
SELECT p.Name AS Project_Name, COUNT(con.Contract_ID) AS Num_Contracts
FROM Project p
LEFT JOIN Contract con ON p.Name = con.Use_Project_Name
GROUP BY p.Name
ORDER BY Num_Contracts DESC
LIMIT 1;
```

Project_Name	Num_Contracts
Burasiri Panya Indra	3

18: Retrieve customers who have not paid any fees

```
SELECT c.Cus_ID, c.fname, c.lname
FROM customer c
LEFT JOIN Fee f ON c.Cus_ID = f.ID
WHERE f.ID IS NULL;
```

Cus_ID	fname	lname
12570	Joyce	Joyce
12680	Frank	Smith
12745	Aspas	Copa
13685	Maki	Lone
15402	Jimmy	Budgee
16265	Yugene	Kiko
16423	Mike	Dick
16643	Timmy	Zaro
19323	Yhandi	Wang
19853	Yay	Pion
20015	Kilay	Thony
25862	Henry	Kola

19: Find residents who have not made any contracts

```
SELECT r.Name AS Resident_Name  
FROM Residents r  
LEFT JOIN Contract con ON r.House_Number = con.Make_Customer_Customer_ID  
WHERE con.Contract_ID IS NULL;
```

Resident_Name
Saul Goodman
Roger Lum
Rick Novak
Marlen Dona
Ronald Barr
Walter White
Margaret Adelman
Susan Connor
Pepe Porha
Marie Broadbet

20: Retrieve projects with contracts made by customers of a specific age range

```
SELECT p.Name AS Project_Name, con.Contract_ID  
FROM Project p  
JOIN Contract con ON p.Name = con.Use_Project_Name  
JOIN customer c ON con.Make_Customer_Customer_ID = c.Cus_ID  
WHERE c.DOB BETWEEN '1990-01-01' AND '2000-12-31';
```

Project_Name	Con...
Town Avenue Song-Kwae	85214
THE BASE Central Phuket	89043
THE BASE Central Phuket	84928
THE BASE Central Phuket	82256

21: Show customers who have ownership information and the total number of ownerships

```
SELECT c.Cus_ID, c.fname, c.lname, COUNT(o.Ownership_ID) AS Num_Ownerships  
FROM customer c  
LEFT JOIN Ownership o ON c.GenerateOwnership_Ownership_ID = o.Ownership_ID  
GROUP BY c.Cus_ID, c.fname, c.lname;
```

Cus_ID	fname	lname	Num_Ownerships
12680	Frank	Smith	1
12745	Aspas	Copa	1
13685	Maki	Lone	1
15402	Jimmy	Budgee	1
16265	Yugene	Kiko	1
16423	Mike	Dick	1
16643	Timmy	Zaro	1
19323	Yhandi	Wang	1
19853	Yay	Pion	1
20015	Kilay	Thony	1
25862	Henrv	Kola	1

22: Show legal departments with the highest number of permissions

```
SELECT ld.name AS Legal_Department, COUNT(per.Permission_ID) AS Num_Permissions
FROM legaldepartment ld
LEFT JOIN Permission per ON ld.legal_ID = per.legaldepartment_ID
GROUP BY ld.name
ORDER BY Num_Permissions DESC
LIMIT 1;
```

Legal_Departme...	Num_Permissions
Laundry	3

23: List the most common car types among residents

```
SELECT c.Car_Type, COUNT(r.Resident_Car_PlateNumber) AS Num_Residents
FROM car c
LEFT JOIN Residents r ON c.Plate_Num = r.Resident_Car_PlateNumber
GROUP BY c.Car_Type
ORDER BY Num_Residents DESC;
```

Car_Type	Num_Residents
Car	6
Mototcycle	4

24: Show the names of legal departments with at least one permission

```
SELECT ld.name AS Legal_Department
FROM legaldepartment ld
JOIN Permission per ON ld.legal_ID = per.legaldepartment_ID;
```

Legal_Departme...
Garden
Laundry
Laundry
Laundry
Security
Car parking
Car parking
Swimming Pool
Co-working space
Fitness

25: List all customers who have not made any contracts

```
SELECT c.Cus_ID, c.fname, c.lname  
FROM customer c  
LEFT JOIN Contract con ON c.GenerateOwnership_Ownership_ID = con.Make_Customer_Customer_ID  
WHERE con.Contract_ID IS NULL;
```

Cus_ID	fname	lname
12680	Frank	Smith
13685	Maki	Lone
15402	Jimmy	Budgee
16423	Mike	Dick
16643	Timmy	Zaro
19323	Yhandi	Wang
19853	Yay	Pion
20015	Kilay	Thony
30544	Smith	Dermico
35785	Nizam	Maha

26: Show the average area size of projects in each location

```
SELECT p.location, AVG(p.Area_size) AS Avg_Area_Size  
FROM Project p  
GROUP BY p.location;
```

location	Avg_Area_Size
Liap Khlong Song Rd, Khwaeng Bang Chan, K...	163
Chiangrak Road, Klong Luang, Pathum Thani 1...	0
Soi Rangsit-nakhon nayok 46, Rangsit Road , K...	43
Sukhumvit 55 Road (Thong Lor), Klongton-Nua,...	0
94/2 Hua Hin, Prachaubkirikhan 77110	0
Bangna Road , Bang Bo, Bang Bo, Samut Prak...	0
38 Lamlukka Road, Bueng Kham Phroi, Lamluk...	78
Chaofa West Road, Wichit, Muang Phuket, Phu...	0
Rattanathibet Road, Sao Thong Hin, Bang Yai,...	17.6
Singhawat Road, Tambon Plai Chumphon, Mua...	17

27: Show the details of customers with ownership information

```
SELECT c.Cus_ID, c.fname, c.lname, o.Ownership_ID, o.Date_time  
FROM customer c  
JOIN Ownership o ON c.GenerateOwnership_Ownership_ID = o.Ownership_ID;
```

Cus_ID	fname	lname	Ownership_ID	Date_time
12680	Frank	Smith	22680	2018-11-29
12745	Aspas	Copa	22745	2018-02-10
13685	Maki	Lone	23685	2015-06-12
15402	Jimmy	Budgee	32680	2012-09-06
16265	Yugene	Kiko	76265	2020-02-10
16423	Mike	Dick	26423	2015-08-17
16643	Timmy	Zaro	26645	2017-02-10
19323	Yhandi	Wang	29323	2017-12-23
19853	Yay	Pion	29853	2015-09-06
20015	Kilay	Thony	56423	2019-09-28
25862	Henry	Kola	19853	2022-11-29

28: List legal departments and the number of permissions granted

```
SELECT ld.name AS Legal_Department, COUNT(per.Permission_ID) AS Num_Permissions  
FROM legaldepartment ld  
LEFT JOIN Permission per ON ld.legal_ID = per.legaldepartment_ID  
GROUP BY ld.name;
```

Legal_Departme...	Num_Permissions
Garden	1
Laundry	3
Security	1
Car parking	2
Swimming Pool	1
Co-working space	1
Fitness	1

29: Retrieve distinct legal department names from permissions or contracts

```
SELECT ld.name FROM legaldepartment ld  
JOIN Permission p ON ld.legal_ID = p.legaldepartment_ID  
UNION  
SELECT ld.name FROM legaldepartment ld  
JOIN Contract con ON ld.legal_ID = con.Make_Customer_Customer_ID;
```

name
Garden
Laundry
Security
Car parking
Swimming Pool
Co-working space
Fitness

30: Show all unique customer IDs from contracts and ownership records

```
SELECT Make_Customer_Customer_ID FROM Contract  
UNION  
SELECT GenerateOwnership_Ownership_ID FROM customer;
```

Make_Customer_Customer_...
12680
12745
13685
15402
16265
16423
16643
19323
19853
20015
25882

31: Retrieve names of legal departments from both permissions and contracts

```
SELECT ld.name FROM legaldepartment ld
```

```

JOIN Permission p ON Id.legal_ID = p.legaldepartment_ID
UNION ALL
SELECT Id.name FROM legaldepartment Id
JOIN Residents r ON Id.legal_ID = r.Contact_legaldepartment_ID;

```

name
Laundry
Laundry
Laundry
Security
Car parking
Car parking
Swimming Pool
Co-working space
Fitness
Garden
Garden
Laundrv

32: Show project names from both contracts and owned by Sansiri

```

SELECT Use_Project_Name FROM Contract
UNION ALL
SELECT Project_Name FROM Sansiri;

```

Use_Project_Name
Burasiri Panya Indra
Dcondo Hideaway Rangsit
Dcondo Hideaway Rangsit
Dcondo Hideaway Rangsit
Kanasiri Rangsit Klong 2
Kanasiri Rangsit Klong 2
Kanasiri Rangsit Klong 2
KHUN by Yoo Inspired by Starck
KHUN by Yoo Inspired by Starck
KHUN by Yoo Inspired by Starck
La Casita Hua Hin

33: Retrieve central area names from both registered residents and projects

```

SELECT CentralArea_Name_Area FROM Register
UNION ALL
SELECT location AS CentralArea_Name_Area FROM Project;

```

CentralArea_Name_Are...
Car Parking
Co-working space
Co-working space
Co-working space
Fitness
Fitness
Fitness
Fitness
Garden
Garden
Garden

34: Combine names of customers who own assets and those who made contracts

```

SELECT c.fname, c.lname FROM customer c

```

```

JOIN Ownership o ON c.Cus_ID = o.Ownership_ID
UNION ALL
SELECT c.fname, c.lname FROM customer c
JOIN Contract con ON c.Cus_ID = con.Make_Customer_Customer_ID;

```

fname	lname
Timmy	Kuan
Taylor	Lang
Toyate	Tloy
Frank	Smith
Aspas	Copa
Maki	Lone
Jimmy	Budgee
Yugene	Kiko
Mike	Dick
Timmy	Zaro
Yhandi	Wang
Yav	Pinn

35: Retrieve project names from contracts and Sansiri, excluding projects with legal departments

```

SELECT Use_Project_Name FROM Contract
WHERE Use_Project_Name NOT IN (SELECT Project_Name FROM Sansiri)
UNION ALL
SELECT Project_Name FROM Sansiri
WHERE Project_Name NOT IN (SELECT CentralArea_Name_Area FROM Register);

```

Use_Project_Name
► Burasiri Panya Indra
Dcondo Hideaway Rangsit
Kanasiri Rangsit Klong 2
KHUN by Yoo Inspired by Stark
La Casita Hua Hin
Mettown Bangna
Setthasiri Wongwaen - Lam Lukka
THE BASE Central Phuket
Town Avenue Merge Rattanathibet
Town Avenue Song-Kwae

36: Combine project names from residents' registrations and contracts, excluding those without legal departments

```

SELECT ResidentHouse_Number AS Project_Name FROM Register
WHERE CentralArea_Name_Area NOT IN (SELECT name FROM legaldepartment)
UNION ALL
SELECT Use_Project_Name FROM Contract
WHERE Use_Project_Name NOT IN (SELECT name FROM legaldepartment);

```

Project_Name
2036 36
2661
2661
2661
5869
1382
2661
8569
Burasiri Panya Indra
Burasiri Panya Indra
Burasiri Panya Indra

37: Combine project names from residents' registrations and contracts, excluding projects owned by Sansiri

```
SELECT ResidentHouse_Number AS Project_Name FROM Register  
WHERE CentralArea_Name_Area NOT IN (SELECT Project_Name FROM Sansiri)  
UNION ALL  
SELECT Use_Project_Name FROM Contract  
WHERE Use_Project_Name NOT IN (SELECT Project_Name FROM Sansiri);
```

Project Name
9422
2036
4773
8366
2036
4924
7510
9422
1382
1382
4924

38: Combine project names from Sansiri and residents' registrations, excluding projects without legal departments

```
SELECT Project_Name FROM Sansiri  
WHERE Project_Name IN (SELECT name FROM legaldepartment)  
UNION ALL  
SELECT ResidentHouse_Number AS Project_Name FROM Register  
WHERE CentralArea_Name_Area IN (SELECT name FROM legaldepartment);
```

Project Name
1382
4924
5869
4773
7510
8569
4924
9422
9422
5869
7510
9422
8366

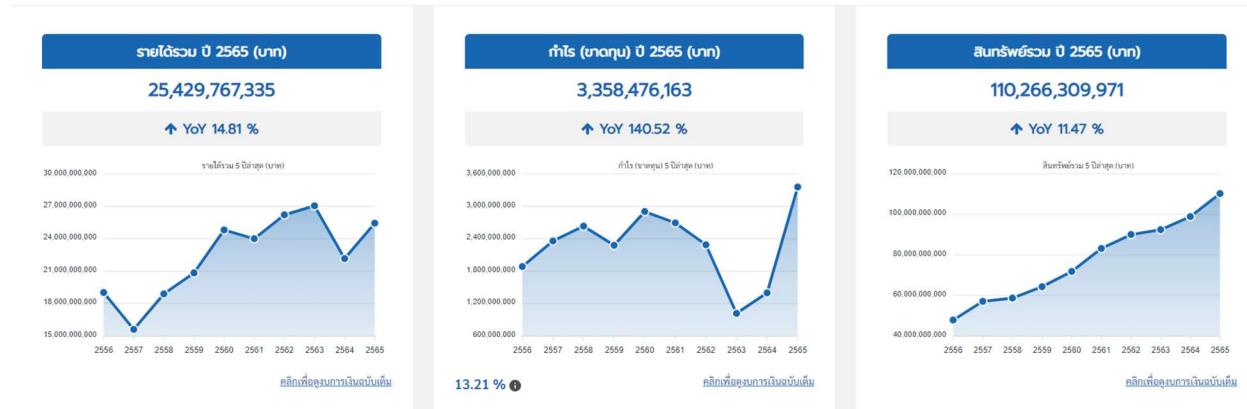
5) Conclusions and Recommendations

- In conclusion, this work has explored the critical role of modeling diagrams in capturing and visualizing business rules and constraints. We have delved into the significance of these diagrams as powerful tools for clarifying and communicating the operational guidelines and limitations within an organization.
- Throughout our examination, we have recognized that well-constructed business rule and constraint diagrams can provide substantial benefits. They enhance the understanding of complex business processes, promote consistency in decision-making, and facilitate collaboration among stakeholders. These diagrams serve as a bridge between technical and non-technical teams, fostering a shared understanding of the rules governing business operations.
- By implementing these recommendations, organizations can maximize the value of business rule and constraint diagrams, improving their ability to manage and adapt to changing business environments while ensuring compliance and efficiency in their operations.

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- [5] DDproperty Editorial Team, 2023, สัญญาจะซื้อขายคอนโด และ 10 รายละเอียดสำคัญที่ต้องมีในสัญญา, accessed 2023 Sep 8,
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Appendix A: About Sansiri.



ข้อมูลกัว่ไปของ บริษัท แสนสิริ จำกัด (มหาชน)

ชื่อผู้ดูแลบัญชี	SANSIRI PUBLIC COMPANY LIMITED
เลขทะเบียนนิติบุคคล	0107538000665
เลขทะเบียนนิติบุคคล (เดิม)	บมจ.589
ชื่อย่อหลักทรัพย์	SIRI
วันเดือนปีที่จดทะเบียน	วันที่ 22 พ.ย. 2538 (27 ปี 9 เดือน 27 วัน)
สถานภาพกิจการ	ยังดำเนินกิจการอยู่
ประเภทธุรกิจ	บริษัทมหาชนจำกัด
ปีที่ส่งงบการเงิน	2561 , 2562 , 2563 , 2564 , 2565
รอบปิดบัญชีปีล่าสุด	31 ธันวาคม (วันที่ส่งงบ 13 พ.ค. 2566) - (ส่งงบก่อน 18 วัน) (i)
ผู้สอบบัญชีปีล่าสุด	xxxxxxxx xxxxxxxx - (ตรวจสอบ 759 บริษัท)
จัดซื้อจัดจ้างภาครัฐ	x,xxx โครงการ มูลค่า xx,xxx,xxx บาท
จำนวนภาษีมูลค่าเพิ่ม	xx สาขา
ลงทุนในบริษัทอื่น	63 บริษัท

Appendix B: About Sansiri (Con.).

ข้อมูลธุรกิจของ บริษัท แสนสิริ จำกัด (มหาชน)	
ทุนจดทะเบียนปัจจุบัน (บาท)	20,343,625,722.4
มูลค่าบริษัท i	36,329,156,559 บาท (178.58% ของทุน)
มูลค่าบริษัทรวมที่ลงทุนหลักและย่อย	x,xxx,xxx บาท
ขนาดธุรกิจ i	Large
หมวดธุรกิจ (A-U)	L : กิจกรรมเกี่ยวกับอสังหาริมทรัพย์
กลุ่มธุรกิจ (TSIC)	68102 : การซื้อและการขายอสังหาริมทรัพย์ที่เป็นของตนเองที่ไม่ใช่ เพื่อเป็นที่พักอาศัย
	รายละเอียดเพิ่มเติม
วัตถุประสงค์	การให้เช่า การขาย การซื้อและการดำเนินงานด้านอสังหาริมทรัพย์ผลิตและขายแพ่นคอนกรีตสำเร็จรูป
บริษัทในกลุ่มธุรกิจเดียวกัน	แมกโนเลีย ควอลิตี้ ดีเวลลอปเม้นต์ คอร์ปอเรชั่น จำกัด เอพี (ไทยแลนด์) จำกัด (มหาชน) โนเบิล ดีเวลลอปเม้นต์ จำกัด (มหาชน) เฟเรเซอร์ส พีอีพเพอร์ตี้ (ประเทศไทย) จำกัด (มหาชน)

Appendix C: Real estate purchase agreement.



(บ.ร. ๐๑)

หนังสือสัญญาขายที่ดิน

ที่ดิน

โฉนดที่ดิน.....	เลขที่ดิน.....	หมู่ที่ ๑๗๒๙.....
ลักษณะ.....	ลักษณะ.....	จำนวน.....
หน้าดีดสัญญาได้รับที่ดินที่.....	ผืนอ่อน.....	ที่ดินที่.....
๘ ล้านบาทที่ดินต่อไร่.....		
ราษฎร.....	๕๖๔๘	๙๖๔๘
สัญชาติ.....	พัฒนาราชรัตน์	
อายุที่บ้านอยู่บ้าน.....	เลขที่.....	ครอบครัว.....
ค่าเดือนเช่า.....	ลักษณะ.....	จำนวน.....
กิจ.....	๕๖๔๘	๙๖๔๘
สัญชาติ.....	พัฒนาราชรัตน์	
อายุที่บ้านอยู่บ้าน.....	เลขที่.....	ครอบครัว.....
ค่าเดือนเช่า.....	ลักษณะ.....	จำนวน.....
ที่ดินเดียวกันได้ลงนามที่สัญญาที่ดินดังต่อไปนี้		
๔๐ ๑. ผู้ขออนุญาตที่ดินแปลงที่ดินที่รับซื้อมาเพื่อขายต่อให้ผู้อื่นเป็นรายเดียว.....	บาท	
(ลง.....)		
๔๐ ๒. ผู้ขออนุญาตที่ดินตามที่ก่อสร้างในสัด + น้ำจากผู้ขาย ผู้ขอได้รับอนุญาตให้รื้อถอนค่าที่ดินรายเดียว.....		
๔๐ ๓.		

หน้าดีดสัญญาได้รับเป็นเอกสารบันทึกความชอบ สำหรับสำเนาที่ดินหนึ่งฉบับ ผู้ขอได้รับหนึ่งฉบับ
(ฉบับที่รักษา.....)

ที่ดินเดียวกันได้ทราบดีว่าสัญญานี้สืบทอดและเข้าใจข้อความและตกลงว่า ให้ได้ลงนามดังต่อไปนี้ บริเวณที่ลงนามนี้มีไว้เป็น
สัญญาร่องไว้ทางและใช้เป็นเอกสารที่ดิน

(ลงลายมือชื่อผู้ขาย).....

(ลงลายมือชื่อผู้ซื้อ).....

(ลงลายมือชื่อผู้ขาย).....

(ลงลายมือชื่อผู้ขาย).....

หน้าดีดสัญญาได้รับที่ดิน

เจ้าหน้าที่ดิน

ประจำการที่ดินและเป็นสำหรับ

..... ผู้รับ

..... ผู้รับ

Appendix D: Real estate purchase agreement.

តើលូយោទ្ទីខែមិថុនាបានព្រេចនឹងពីនិង

กิจกรรมนักเรียนพิเศษ

ห้าม
รับส่ง..... เดือน..... พ.ศ.....

สัญญาฉบับนี้ทำที่บ้าน
ตั้งอยู่เลขที่ ๑๙๐/๙๘๐ ถนน ดำเนินสะดวก
จังหวัด ชัยภูมิ ซึ่งต่อไปในสัญญานี้เรียกว่า “บุษราคัม” ฝ่ายหนึ่ง^{กับ}
อีกฝ่ายหนึ่ง คือบุตรประชาราตนายกรัฐธรรมนูญ เดิมที่
ที่อยู่เดิมที่ได้ลงนามที่ ๑๙๐/๙๘๐ ถนน ดำเนินสะดวก
จังหวัด ชัยภูมิ ซึ่งต่อไปในสัญญานี้เรียกว่า “ผู้จัดซื้อ” อีกฝ่ายหนึ่ง^{เป็น}
ด้วยความเป็นถูกต้องตามที่ได้ลงนามไว้แล้ววันนี้และขอว่า “
ด้วยเหตุผลใดๆ ก็ตามที่ “ผู้จัดซื้อ” ต้องการจะยกเลิกสัญญานี้ ให้ดำเนินการ
ดังนี้

ลองจือบ้านทรัพย์ที่คืนไว้ก่อนผู้เช่าฯ ก็
๒. ที่บ้านรักษาความสะอาดให้ดีอยู่บ้านเดิมต่อไปเป็นปีๆ ถ้าอยู่ห้องที่สองฝั่งหลังทำให้ดีอยู่บ้านเดิม
ข้อ ๑. ที่เดินทางและซื้อสิ่งของครัวเรือน
ผู้เช่าขอสงวนที่จะขอและผู้เช่าจะขอทดสอบที่จะเข้ามาดูของที่จะขายก่อนพวយที่คืนตาม

๑.๓ สั่งปลูกสร้างและที่ดินตั้งก่อสร้างซึ่งเป็น ทดสอบการและเรียกห้องโรงรถทางการและมีการ
แก้ไขเปลี่ยนแปลงอีกให้สอดคล้องกับระบบที่บังคับของทางราชการที่เกี่ยวข้อง หรือค่าใช้จ่ายซึ่ง
หน้ากองทุนได้มา หรือไม่หลักเป็นทางวิถีการรวมเรื่องของปีงบประมาณ หรืออยู่ในปีงบประมาณ

2.1 ผู้ดูแลห้องเรียนที่จะทำการชี้แจงให้กับผู้เข้าสอบ แสดงที่ที่ทำการของผู้ดูแลห้องเรียน
ตรวจสอบต่อไปในวันเดียวกันทุกอย่าง

2.2 ในวันที่เดินทางกลับบ้านนี้ ผู้จะซื้อให้เขาระบุเงินจำนวนเดือนเดียวที่เดินทางกลับบ้านค่าคนไปครอง ภาระเป็นจำนวนเงิน