

**J E D S A D A**  
**P I M S A W A T**



# Jedsada Pimsawat

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🌐 linkedin.com/in/jedsada-pimsawat

☎ +66 95 059 2244

📍 Bangkok, Thailand

📅 25 April 1995

## Personal Bio

Fluent in English and Thai with knowledge of Green Architecture and Real estate development. Have a clear logical mind with a practical approach to problem-solving. Eager to learn, gain experiences, expand my network. Passionate about traveling and exploring new things

## Work Summary

### Land Research (Part-time)

#### Teacher Assistant at Chulalongkorn Uni.

Feb 2021 - Present

- Researching legal documents, survey records, and land titles to clarify information about property boundaries.
- Preparing the financial cost and loan

### Lighting Designer

#### Euro Creations Co.,Ltd

July 2021 - Present

- Design and create a lighting equipment for a given product.
- Support and cooperate with the customer and the sales team throughout the design process and sales.
- Break down lighting floor plan into the bill of quantity(BOQ) which included project cost estimation

### Architect

#### Plantect Architect Co.,Ltd

May 2019 - June 2021

- Complete and develop full-cycle design process 3 condominium projects in Japan with Nomura Real Estate Company.
- Work with international projects and coordinate with Japanese and Vietnamese staff.
- Work on various types of design, such as office design, retail and commercial space design, Factory space and Residential design and green building.
- Sketch preliminary design plans, including electrical and partition layouts.
- Visit the site after the project is complete, to ensure that the client is satisfied.

### Product Development Internship

#### Pruksa Real Estate Public Co.,Ltd

Summer 2018

### Architect Internship

#### Kangwan Studio Co.,Ltd

Summer 2015

## Skills

- Creative thinking
- Big Data Analysis
- Communication skills
- Project Management
- Research
- Real Estate Strategies
- Analytical
- Marketing Research
- Feasibility Study
- Public Speaking

## Technical Skills

### Microsoft Office

- Microsoft Word
- Microsoft Excel
- Microsoft Power Point

### Graphic Design

- Adobe Photoshop
- Adobe Illustrator
- Adobe Lightroom

### Architect skill

- Sketch Up
- Revit (BIM)
- AutoCad
- Dynamo
- V-ray
- Lumion
- Dialux
- Hand Sketch

## Languages

### THAI

- Native Speaker

### English

- Full Proficiency, TOEIC Score 750

## Certificate And License

- Cer: Green Building USGBC
- Cer: User experience (UX) design Google
- Cer: Design thinking tools Imperial college London
- Cer: Universal Design Chulalongkorn University
- Cer: Green Business strategies The Hongkong University
- Cer: New models of business University of Virginia
- Thai Architect License,2020
- Driving License

## Schools Attended

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### Chulalongkorn University (Master degree)

#### Master of Housing and real estate management (Interested topic of thesis in Green building)

Expected Graduate on May 2022

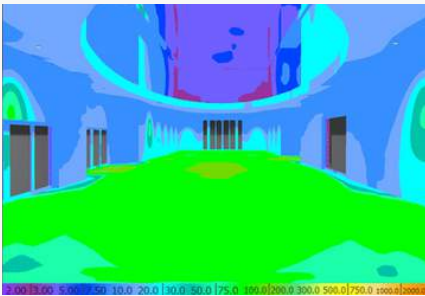
- Learn to Assess the Financial Viability of Real Estate Investments & Development Projects.
- Evaluate a property for its value as well as how to list property effectively.
- Learn the best methods for selling properties and closing a sale efficiently including with marketing.
- Thesis "Green Housing Management in Thailand"

### Silpakorn University (Bachelor degree)

#### Architecture

Graduated April 2019

- Graduated with Second class honour with *GPA of 3.22*
  - Undergraduate TA for Heritage Architecture lecture
  - Able to contribute to teamwork among designers and others with the same level of competency and aspiration in order to function creatively while maintaining a healthy competitive environment.
-



**OFFICE SELECT 01**



**FREELANCE SELECT 02**



**REAL ESTATE 03**



**STUDENT SELECT 04**

# OFFICE PROJECT SELECT 01

Condominium



## Nomura Itabashi

Condominium Project 2019  
Design by Plantect Architect  
Developer : Nomura Real estate (Japan)

## Information

- Mix use Condominium
- Site:400 Metres from Itabashi train station, Tokyo, Japan
- 45 story-Building
- Retail, Restaurant and Residential
- Expected opening in 2023



## Nomura Proud Urawa station

Condominium Project 2020  
Design by Plantect Architect  
Developer : Nomura Real estate (Japan)

## Information

- Mix use Condominium
- Site:200 Metres from Urawa train station, Saitama, Japan
- 32 story-Building
- Retail, Office and Residential
- Expected opening in 2025

# OFFICE PROJECT SELECT 01

## Lighting Design



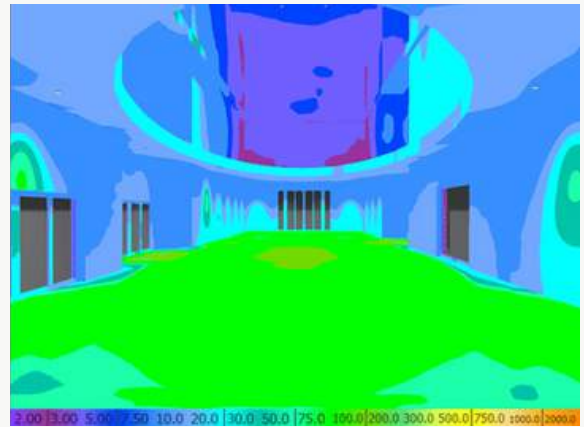
### Wentworth Club, Thailand

- Golf Club and Restaurant (2021)
- Lighting Design
- Prepared : Wellness Area
- by Euro Creations

### Information

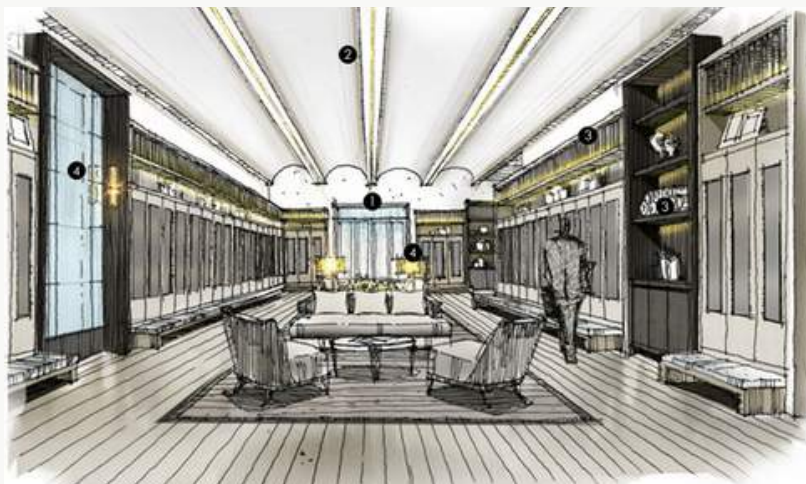
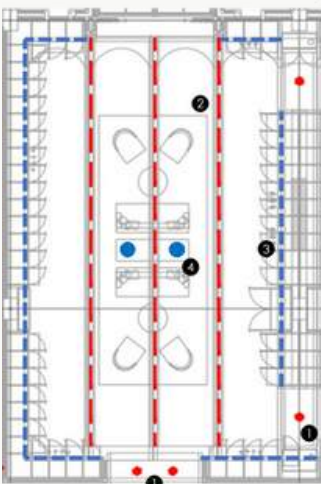
1. Main Hall
2. Public WC.
3. Pro shop
4. Reception
5. Waiting Area
6. Locker Room
7. Female Changing RM.
8. Male Changing RM.
9. Wet & Dry Area
10. Onsen

### Lighting Calculation Concept (Main Hall)



Avg Lux Level = 152 lx

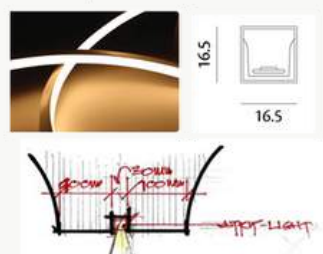
### Example Lighting work (Changing Room)



- 1. DOOR DOWNLIGHT**
- LED RECESSED DOWNLIGHT
  - 13W CRI>90 (3000K)
  - 1300lm IP20



- 2. LINEAR LIGHT**
- LED NEON FLEX
  - 19.2W/m. CRI>80 (3000K)
  - 800lm/m. IP65



- 3. FURNITURE LIGHT**
- LED LINEAR STRIPLIGHT
  - 9.6W/m. CRI>80 (3000K)
  - 840lm-900lm/m. IP65

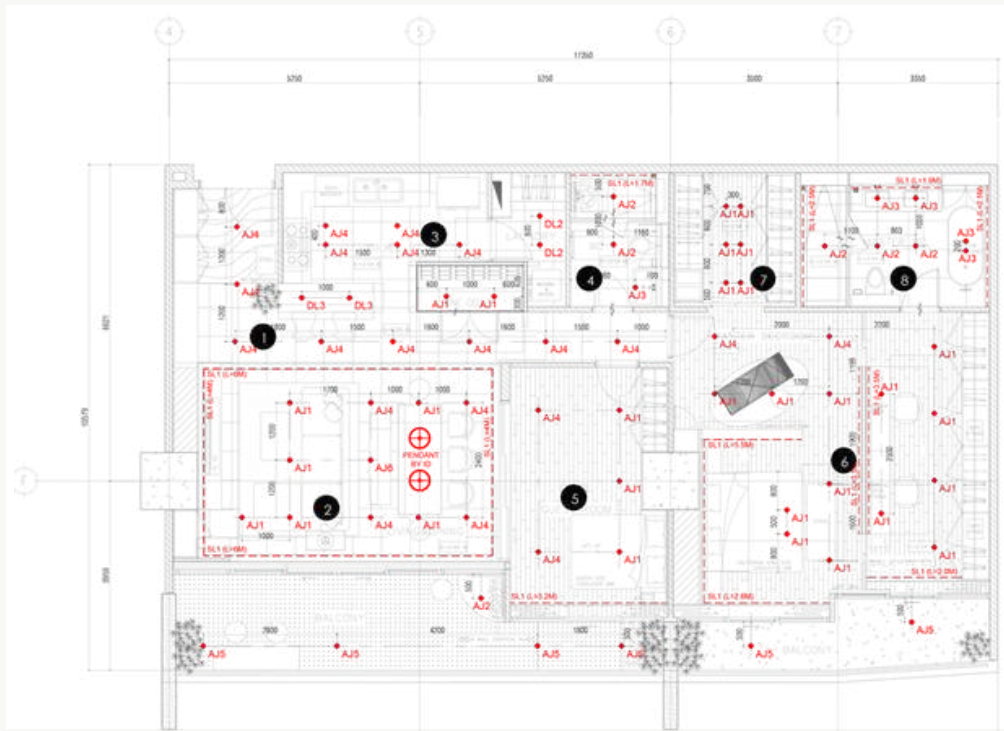


- 4. DECORATIVE LIGHT**
- TABLE LAMP
  - WALL LAMP



# OFFICE PROJECT SELECT 01

Lighting Design



## The Lakes Condo, Thailand

- Khun Pan's Residence (2021)
- Lighting Design
- Prepared : Unit Room
- by Euro Creations

## Information

1. Entrance and Corridor
2. Living Area and Dining
3. Kitchen
4. Toilet
5. Guest Bedroom
6. Master Bedroom
7. Walk In Closet
8. Master Toilet

## Example Lighting Design Scene

(Living Area and Dining)



All Off Scene



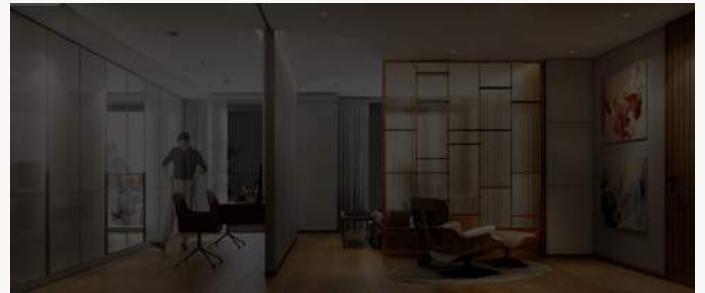
Welcome Scene



Relax Scene

## Example Lighting Design Scene

(Master Bedroom)



All Off Scene



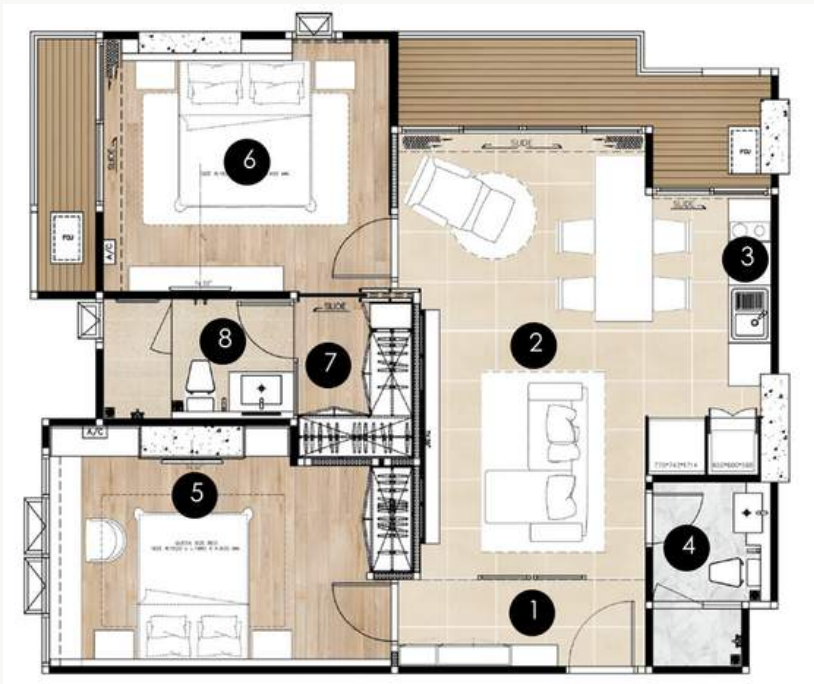
Welcome Scene



Relax Scene

# FREELANCE PROJECT SELECT 02

Interior Design



## Supalai Premiere Charoennakorn, Thailand

- Khun Venus's Residence (2021)
- Interior Design
- Prepared : Unit Room

### Information

1. Entrance
2. Living Area and Dining
3. Kitchen
4. Toilet
5. Guest Bedroom
6. Master Bedroom
7. Walk In Closet
8. Master Toilet

### Mood & Tone

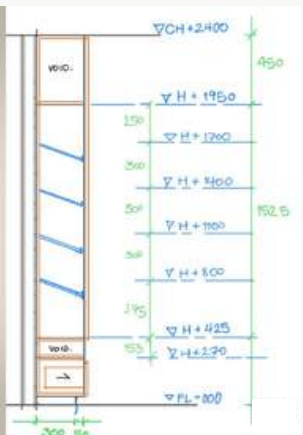


Section Rendering View (Living Area and Dining)



Detail Sketch work

Materials Selection



Example Perspective view (Master Bedroom)



Materials Board



# FREELANCE PROJECT SELECT 02

Interior Design

## Ideo mobi Sukhumvit - East gate (2020).



### Information

- Condominium Unit : 35 sq.m.
- Work : 3D Perspective and Detail Sketch
- Status : Finished

## Knightsbridge Collage Sukhumvit 107 (2021).



### Information

- Condominium Unit : 28 sq.m.
- Work : 3D Perspective and Detail Sketch
- Status : Preparing

# FREELANCE PROJECT SELECT 02

Interior Design (Sketch)



Conceptual Sketch



## Other Projects Complete in 2018 - 2019



# REAL ESTATE STUDENT PROJECTS 03

Master Degree Project, 2021

The Valinor Sukhumvit 49 x Sanchama Property Company Limited



## Information

- Develop The Real estate Project
- Research Economic & Real estate trends
- Survey Location and Site analysis
- Create STP Marketing Strategy
- Comparing case study through the competitor project visiting
- 7 P Strategy including buildup the product
- Conclusion with financial feasibility

## Project Summary

### Executive Summary

<b>Project Name</b>	<b>THE VALINOR 49</b>
<b>Location</b>	Sukhumvit 49
<b>Project Area</b>	5-1-18 Rai
<b>Project Type</b>	Super Luxury Virtual Detatch House
<b>Total Unit</b>	12 Unit
<b>Unit Area (Sqw) Start From</b>	90 - 152 Sqw.
<b>Start From</b>	69.99 - 115.99 MB.
<b>Unit Usage Area (Sqm)</b>	650 - 672 Sqm.
<b>Storey</b>	3.5 Storey
<b>Project Start - Finished</b>	Q1/2565 - Q4/2567

SCENARIO	BUSINESS MODEL 1				BUSINESS MODEL TURNKEY
	Worst Case	Fair Case	Best Case	+50% Initial Margins	Fair Case
Construction Contingency Cost	10%	5%	3%		
Interest Rate	7%	6%	5%		
Cost of Capital (Equity)	15%	12%	10%		
Total Add-On Full Package Sold (A,B)	2,1	3,2	4,3		
Development & Selling Plan	4 Years	3 Years	2.5 Years		
Project Value (THB.)	1,090,626,019.60	1,090,626,019.60	1,090,626,019.60	-	
<b>WACC Rate</b>	<b>10.85%</b>	<b>9.26%</b>	<b>8.23%</b>	<b>9.27%</b>	<b>9.29%</b>
Debt (THB)	432,834,000	432,834,000	432,834,000	432,834,000	260,000,000.00
Equity (THB)	472,360,906	473,015,131	490,714,261	475,566,092	18,585,762.03
Debt Service (THB)	37,552,725	32,188,050	26,823,375	32,188,050	14,250,000.00
Total Development Cost	938,757,910.44	947,218,183.56	978,378,503.56	952,260,805.70	857,278,183.56
D:E Ratio	0.9163	0.9151	0.8820	0.9101	13.99
Break Even Point	92.51%	80.23%	80.15%	70.62%	72.61%
Payback Period (Y)	2.6979	2.0765	1.6344	1.65	1.41
<b>IRR</b>	<b>16.26%</b>	<b>21.12%</b>	<b>22.77%</b>	<b>33.98%</b>	<b>138.42%</b>
<b>NPV</b>	<b>64,123,392.34</b>	<b>119,798,263.61</b>	<b>143,481,336.39</b>	<b>262,903,903.92</b>	<b>268,528,592.29</b>
<b>ROI</b>	<b>8.16%</b>	<b>24.64%</b>	<b>25.12%</b>	<b>41.60%</b>	<b>37.72%</b>

## Land Research



● Site Location

## Team Survey



# REAL ESTATE STUDENT PROJECTS 03

Master Degree Project, 2021

The Valinor Sukhumvit 49 x Sanchama Property Company Limited

Product : Super Luxury Vertical Housing Estate



Layout Master Plan



Housing type development

Exterior View



# REAL ESTATE STUDENT PROJECTS 03

Master Degree Project, 2021

The Valinor Sukhumvit 49 x Sanchama Property Company Limited

## Housing Type Information

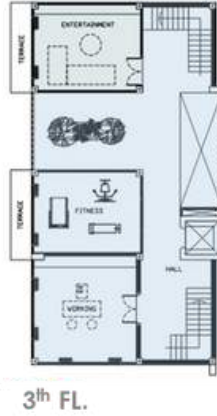


House Type A

### Rivendell

- 4 BEDROOM
  - 2 TOILET
  - 1 LIVING ROOM
  - LAUNDRY
  - 1 KITCHEN
  - PRAYER ROOM
  - 3 CAR SLOT
  - EXCLUSIVE PANORAMA
  - 
  - BALCONY
  - POOL
  - 
  - 
  - FITNESS
  - MAID
- TOTAL AREA : 660 sq.m.

### Zoning Diagram



## Perspective House Type A



Housing type A  
Floor 1st

# REAL ESTATE STUDENT PROJECTS 03

Master Degree Project, 2021

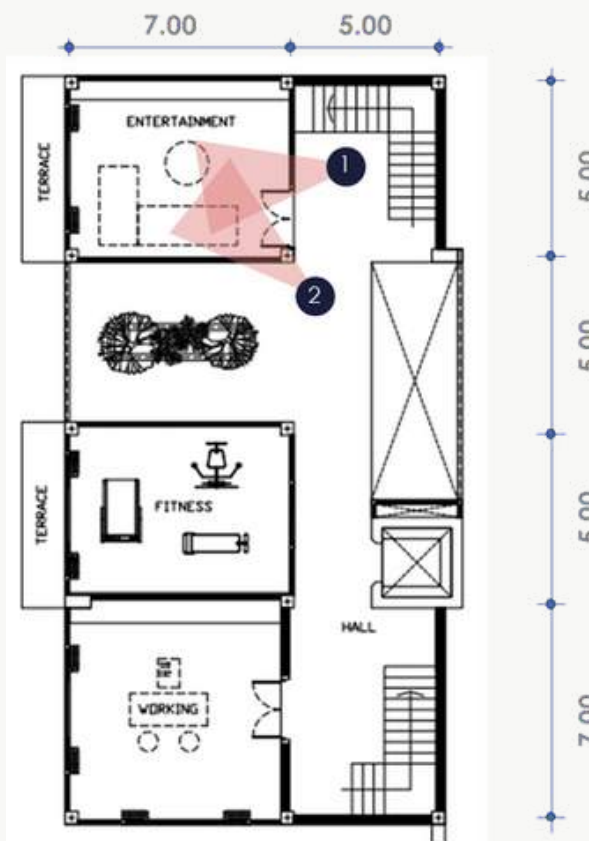
The Valinor Sukhumvit 49 x Sanchama Property Company Limited

## Perspective House Type A



Housing type A  
Floor 2nd

## Perspective House Type A



Housing type A  
Floor 3th

# REAL ESTATE STUDENT PROJECTS 03

Master Degree Project, 2021

The Valinor Sukhumvit 49 x Sanchama Property Company Limited



House Type B

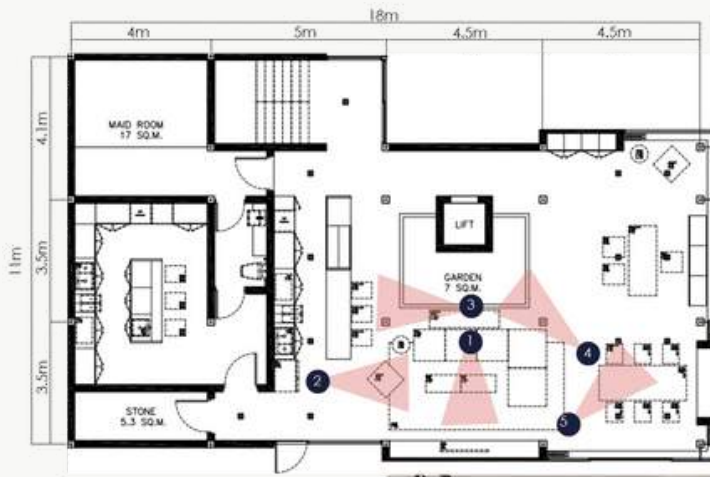
## Lothlórien

-  3 BEDROOM
  -  7 TOILET
  -  2 LIVING ROOM
  -  LAUNDRY
  -  2 KITCHEN
  -  PRAYER ROOM
  -  3 CAR SLOT
  -  EXCLUSIVE PANORAMA BALCONY
  -  POOL
  -  FITNESS
  -  MAID
- TOTAL AREA : 575 sq.m.

## Zoning Diagram



## Perspective House Type A



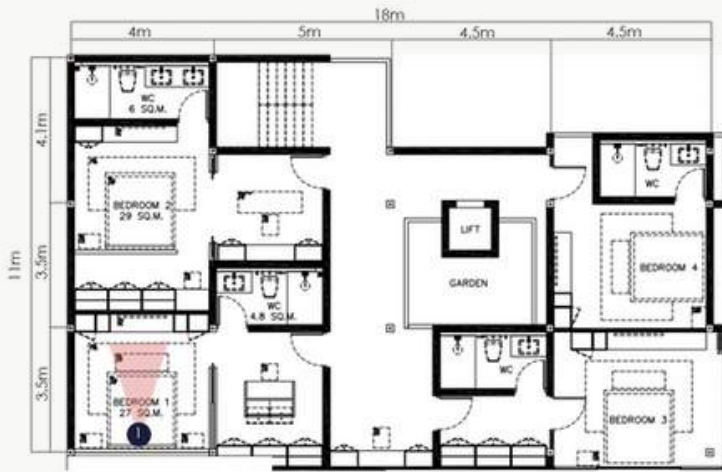
Housing type B  
Floor 1st

# REAL ESTATE STUDENT PROJECTS 03

Master Degree Project, 2021

The Valinor Sukhumvit 49 x Sanchama Property Company Limited

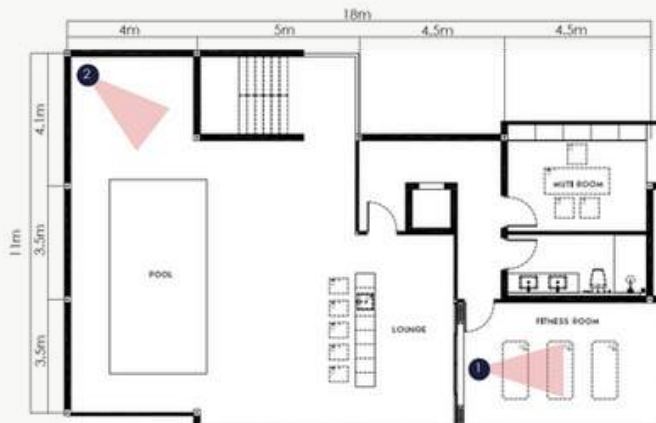
## Perspective House Type A



Housing type B  
Floor 2nd



Housing type B  
Floor 3th



Housing type B  
Roof top



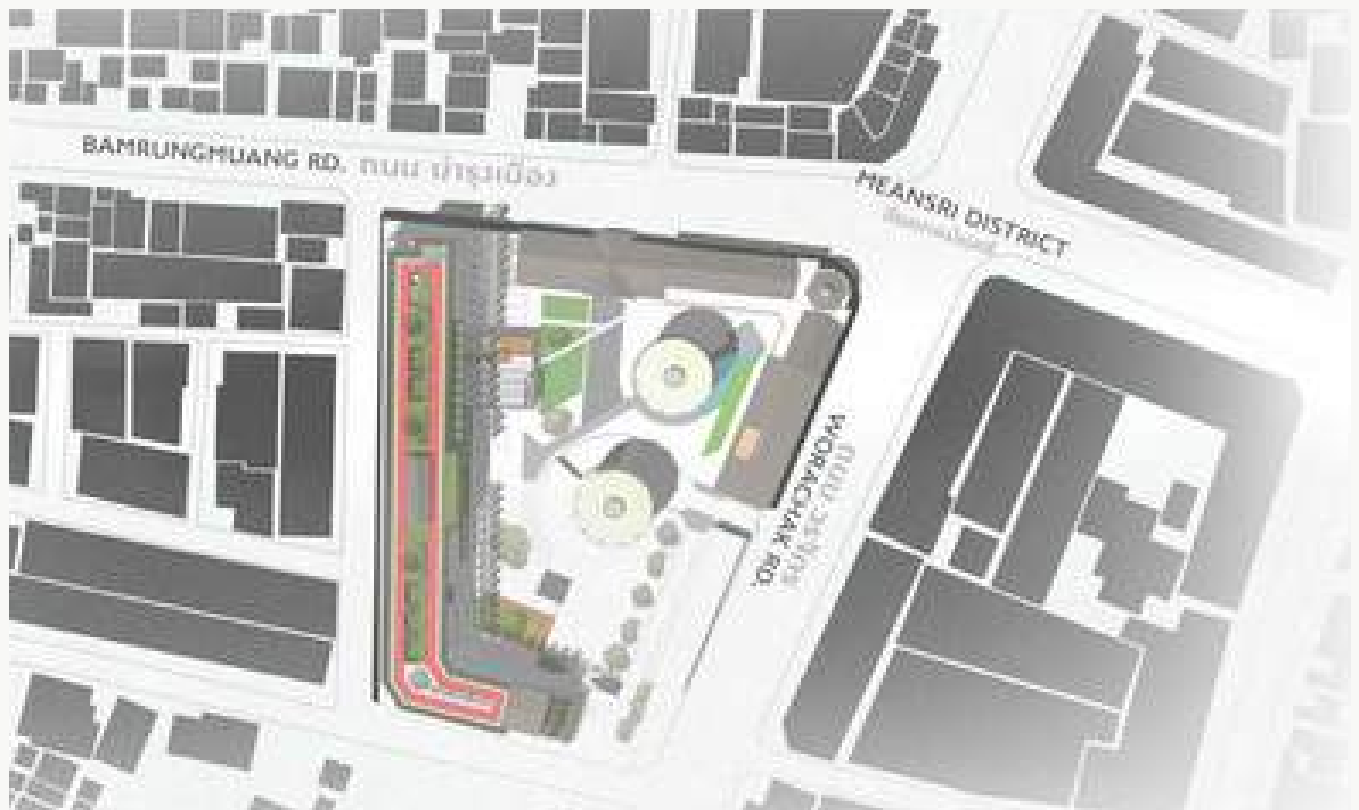
# STUDENT PROJECTS SELECT 04

Bachelor Degree Project

[Thesis \( Meansri Vocational training Center, 2018\)](#)



Layout Master Plan

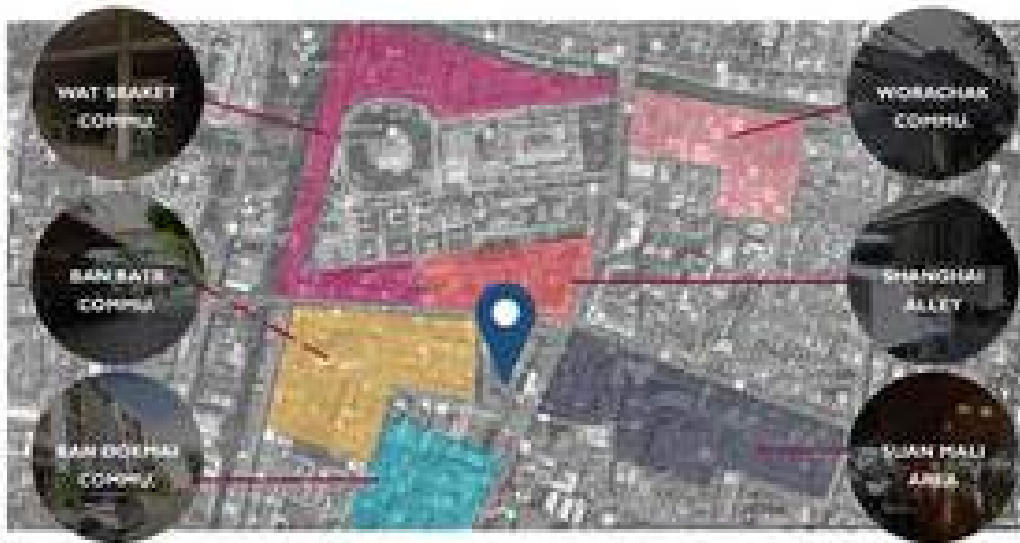


# STUDENT PROJECTS SELECT 04

Bachelor Degree Project

Thesis ( Meansri Vocational training Center, 2018)

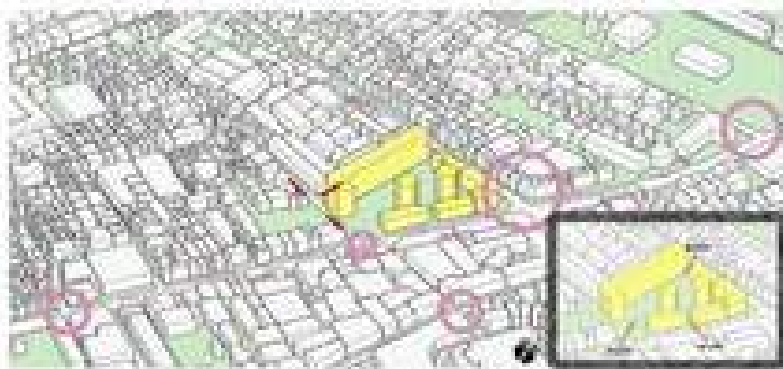
Site And Old Community nearby



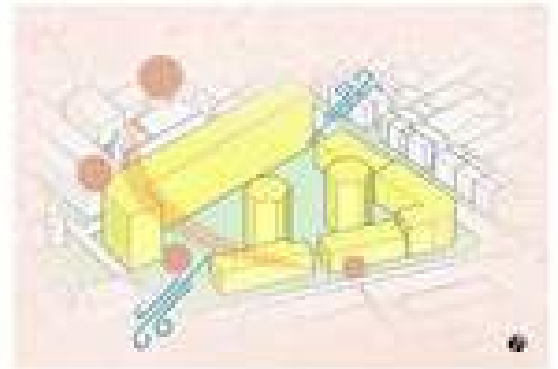
Conclusion Activities



Accessibility



Orientation And Building Relationship



WALKING



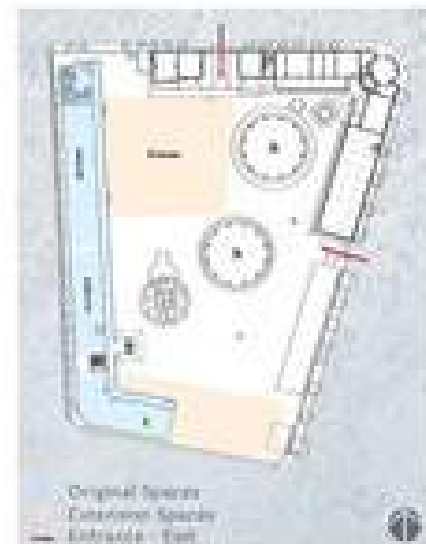
PRIVATE CAR



PUBLIC TRANSPORT



Zoning



# STUDENT PROJECTS SELECT 04

Bachelor Degree Project

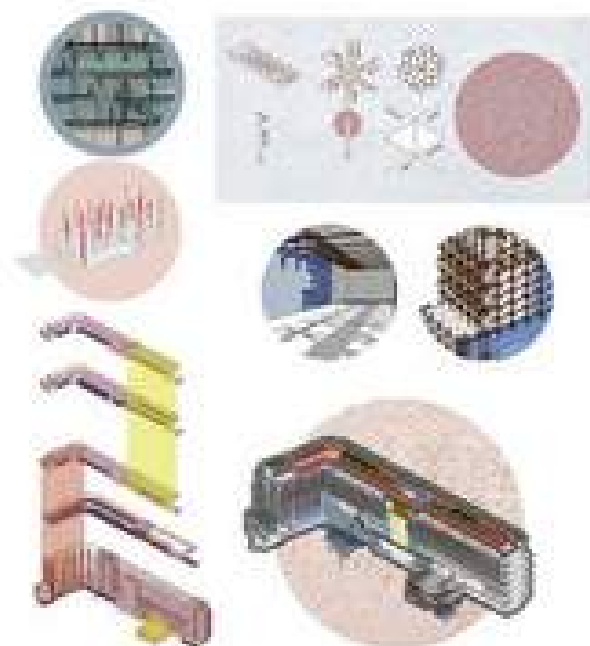
[Thesis \( Meansri Vocational training Center, 2018\)](#)



## LEARNING INTERACTIVE HUB

Design Architecture In Conservation Building

School Building  
Schematic Design



Conservation Building  
Schematic Design

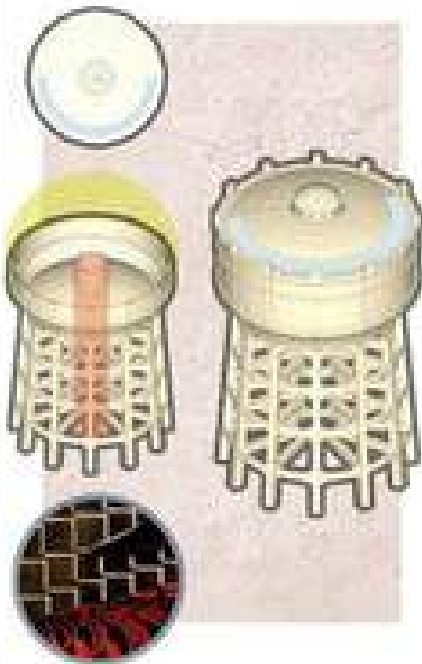


# STUDENT PROJECTS SELECT 04

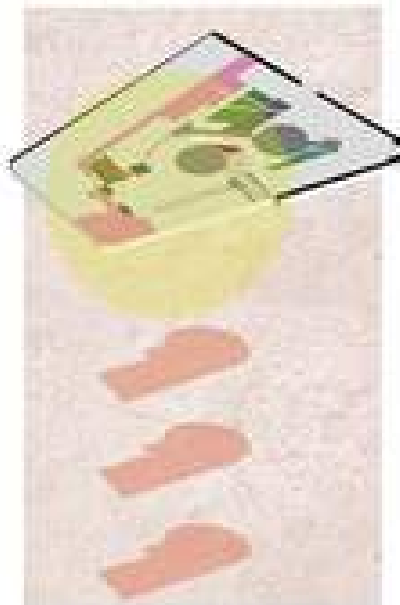
Bachelor Degree Project

[Thesis \( Meansri Vocational training Center, 2018\)](#)

Water Tank Tower  
Schematic Design



Underground Parking  
Schematic Design



Site Plan



SECTION AND ELEVATION  
Conservation Building

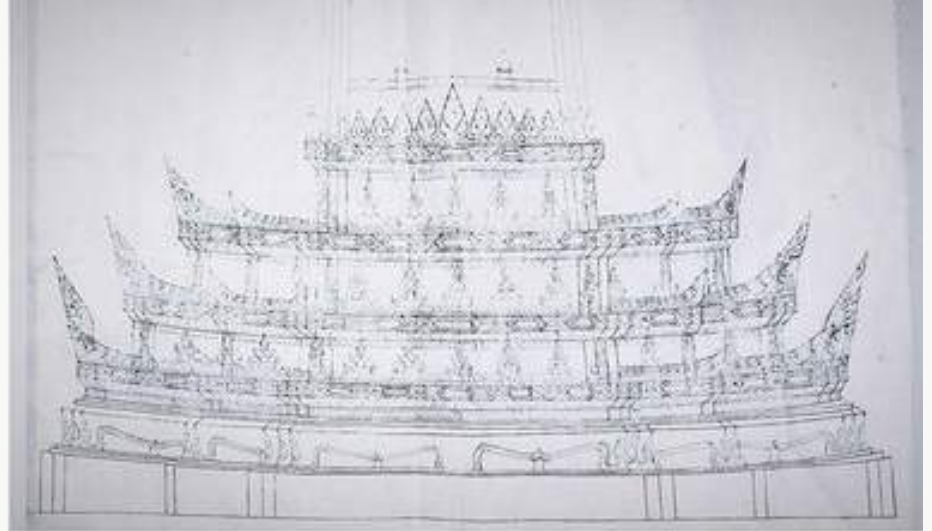
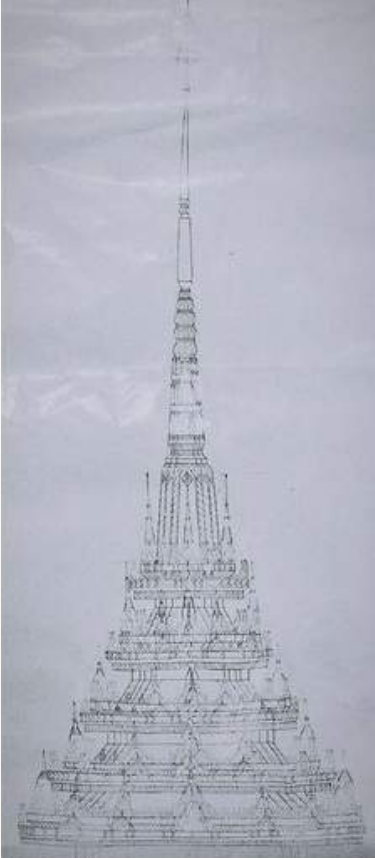


SECTION AND ELEVATION  
School Building

# STUDENT PROJECTS SELECT 04

Bachelor Degree Project

Other work



**Movable Throne of The supreme Patriarch, 2016**

Architectural Measurement / 17" x 24"

/ Free hand sketch



**Thesis**  
**( Meansri Vocational training Center, 2018).**

Model Making Scale 1:150

**THANK YOU FOR YOUR TIME**  
JEDSADA PIMSAWAT

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