

Terms and Conditions

Room rental is included:

- Fully furnished and kitchenette (tools and utensils)
- Unlimited utility of water Supply and electricity
- Daily housekeeping services, towel change and turn down service 6 days per week (Except Sunday and public holidays)
- Linen bed change twice a week on Mondays & Thursdays
- Supply of IDD telephone (usage charges will be charged at prevailing announced rate)
- Broadband 100MB (Wi Fi-sharing whole hotel)
- One car park lot at the basement
- 2 bottles of drinking water in One Bedroom Suite, 4 bottles of drinking water in Two Bedroom Suite and 6 bottles of drinking water in Three Bedroom Suite (Be replaced every day).
- Bath amenities (Be replaced every day)

Other benefits:

- 20% off food at Café Claire only (Not applicable for in-room service)
- 10% off non-alcoholic & alcoholic beverages at Café Claire, Play Deck
- 10% off limousine charges (hotel to airport and airport to hotel only)
- 20% off laundry and dry cleaning charges
- 10% off secretarial services

Additional charge:

- Extra request for Housekeeping service on Sunday and public holiday will be cost at THB 1,000.- per time for One Bedroom Suite, THB 1,500.- per time for Two Bedroom Suite and THB 2,000.- per time for Three Bedroom Suite
- Supply of IDD telephone (usage charges will be charged at prevailing announced rate)
- Additional one car park will be available at THB 8,500.- net per month
- Additional daily breakfast cost THB 10,000.-net per person per month.

Payment:

- The Lessee shall pay one month (Inclusive of 10% Service charge and 7% VAT) rental fee in advance on the signing Agreement.

Security deposit requirements:

- 20% of room rental for stay between 1 to 2 months
- 1 month of room rental for stay between 3 to 5 months
- 2 months of room rental for stay 6 months & above

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Cancellation Policy: Before arrival : Cancellation of confirmed booking is subject to a penalty of 10% of one month's rent with over two weeks' notice, half month's rent with less than two weeks of notice or one month's rent with less than 72 hours of notice.

During stay : Early termination is not allowed. Room rental and the security deposit will be forfeit for the whole amount. Oriental Residence Bangkok has a right to charge / deduct any outstanding charges and actual loss suffered as a result of the Tenant's breach of the term of agreement.

Supplementary Charge:

According to long stay terms and practices, basically the monthly rates are fixed for whole stay regarding to the lease agreement. Otherwise, there is the additional charges of peak periods regarding the hotel regulations as the following below;

In application of the regulations in the supplementary charge of peak periods (29th December to 1st January of every year) which will be informed directly to the guest or agent on signing the lease agreement for an acknowledgement of both parties.

As indicated in the supplementary charge at cost THB 3,000.-net per room per night (Total THB 12,000.- for 4 nights), will be put in the lease agreement (Page 1.) in which the agreement term covered those periods. (The supplementary charge is inclusive of 7% tax and 10% service charge and applicable for the long stay lease agreement only)