

PRESS RELEASE

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Date: November 15, 2025

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Phuket Administrative Court Expands Layan Development Case: AYANA, VERDE, and SUNHILLS Named as Intervenor

CHERNG TALAY, PHUKET — The Phuket Administrative Court has issued a significant procedural order in the ongoing legal challenge to controversial development projects in the Layan area, formally adding three major developers and the local government authority as parties to the case.

In a court order dated November 12, 2025 (Case No. S.1/2564), the Administrative Court ruled that Ayana Phuket Co., Ltd., Sun Hills Co., Ltd., and Layan Best View Co., Ltd. (Verde project). will be included as intervenors in the lawsuit brought by Layan residents, established Layan Residential Estates and Enterprises in the Layan area. The court also named the Mayor of Cherno Talay Subdistrict Administrative Organization (OrBorTor) as the fifth defendant, recognizing the office's role as the authority responsible for issuing construction permits and enforcing building control laws.

What This Means for the Layan Community

This decision represents a critical step forward in the residents' fight for environmental protection and proper regulatory oversight. By bringing the developers directly into the legal proceedings, the court ensures that the companies whose projects are under scrutiny must now formally defend their actions and demonstrate compliance with environmental and building regulations.

The inclusion of the Mayor of Cherng Talay, the OrBorTor, as a defendant is equally significant. Any court ruling will now be directly binding on the local authority that issued the construction permits, meaning the court can order permits to be revoked or modified if violations are found.

Background of the Case

The lawsuit challenges the legality of construction projects in the Layan area, focusing on alleged violations of environmental impact assessment requirements and building control laws. The original defendants included the Expert Committee for the Consideration of Environmental Impact Assessment Reports in Environmental Protection Areas, Phuket Province.

The 14 plaintiffs, all residents or enterprises in the Layan community, have raised concerns about the environmental and social impacts of the developments, including potential damage to protected areas, inadequate infrastructure, and failure to properly assess environmental risks.

Temporary Injunction Request Under Consideration

The court order also reveals that the newly added defendants have already filed objections to the plaintiffs' request for temporary measures to halt construction while the case proceeds. The court has yet to rule on this critical request, which would determine whether development can continue during the litigation.

Next Steps

With all parties now formally included in the case, the litigation can proceed to address the core legal questions: Were the construction permits issued in compliance with environmental and building laws? Did the developers properly assess and mitigate environmental impacts? And what remedies are appropriate if violations are found? The Layan community and concerned citizens across Phuket will be watching closely as the case moves forward. The outcome could have significant implications not only for

these specific projects but also for how development is regulated and enforced throughout the province.

About the Case

Case Number: Black Case No. S.1/2564

Court: Phuket Administrative Court

Plaintiffs: 14 Layan residents and enterprises

Defendants: Expert Committee for Environmental Impact Assessment (Defendants 1-4, 6-8), Mayor of Cherng Talay Subdistrict Administrative Organization (Defendant 5)

Intervenors: Layan Best View Co., Ltd. (Layan VERDE), Sun Hills Co., Ltd., Ayana Phuket Co., Ltd.

For more information or to support the community's efforts, please contact

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Note to Editors: The Phuket Administrative Court order is available upon request. The case involves complex environmental and administrative law issues related to development in protected and environmentally sensitive areas of Phuket.