WORKING MATERIAL 1.5 · CHAPTER 1 — THE VISION OF OWNERSHIP · SETTING: CHIANG MAI, THAILAND

Thresholds: Where Rules Change with Size

Source: Francesco Dore, The Helm and the Lens, Volume 9a — The Small Property, subchapter 1.5 (book page 67)

GUIDING QUESTION

Do you know at what number of beds, employees or turnover a new duty begins for your property? And did you know it before your last investment, or only afterwards?

1 · Verification Pact: market claims against the standard

Copied from the book. The last column is for your property: what holds here, and how you know it.

What is claimed	Binding?	What actually holds	In our property
The standards have their own size thresholds	No	They apply to organisations of every size and set no thresholds	
Rules like these do not apply to houses this small	No	Many legal duties have no threshold; the standards apply regardless of size	
Below the threshold, nothing applies	No	General rules apply below a line; the threshold raises the tier	
You need a legal register with a hundred lines	No	Required is knowing the applicable requirements; extent per the note to 7.5.1	
A size exemption frees you from the whole topic	Only partially true	Exemptions often carry conditions; the property determines which requirements apply (4.2)	
Thresholds are the architect's business	No	He checks his own; the overview belongs to top management's planning (6.1)	
A change that crosses a line can be handled as it comes	No	Changes to the system are carried out in a planned manner (6.3)	

2 · Common mistakes — a self-check

Tick each mistake you recognise in your own property, and note where it shows.

☐ Planning first and asking about thresholds afterwards, when the line has become a bill.

☐ Taking a colleague's rumour for a threshold, without the rule, its version or its counting method.

☐ Doing nothing below a line, when general rules still apply and guests sleep on the same stairs.

☐ Hoping for a threshold where none exists, such as for the hazard assessment.

☐ Leaving each threshold to its expert, when only the owner sees several fall at once.

☐ Counting heads when the rule counts hours, or beds when it counts persons.

☐ Using an exemption without reading its conditions.

☐ Keeping an old version of the list after the rules have changed.

3 · A Checklist for a Threshold Review Before Investing

The book's checklist, with a column for your own answer.

Question	Why it matters	Our answer
Do we have our quantities on one sheet, with values and a date?	A line can only be compared with a known position	
Do we know, for each quantity, whether a rule draws a line?	A step may cross several lines at once	
Does each line carry its rule, version and counting method?	Rumours and outdated versions mislead	
Are duties without a threshold listed separately?	Hoping for an exemption that does not exist is costly	
Was the list read before our last investment was signed?	After signature a threshold is no longer a choice	
Has the list been reviewed and dated in the last year?	Rules change, expire and are replaced	

4 · What would show this is working

Questions drawn from the subchapter's reading of the standards and its practical application. Clause numbers in brackets point to the harmonized structure or the standard the subchapter names; where the evidence lives, and the sheets named, are this book's method, not a requirement of any standard.

Question	Where the evidence lives	Seen?
Are beds, rooms, staff with weekly hours, turnover and seats written down, each with today's value and date?	The quantities sheet	☐
Does every threshold line state the duty, the number, the rule and its version, and how the rule counts?	The threshold list, with the source and date of each answer	☐
Are duties that apply at any size listed with their status — in place, outdated or missing?	The second column of the threshold list	☐
Do we know which requirements the system addresses, with the policy committing to fulfil them (4.2, 5.2)?	The obligations list; the policy sentence on applicable requirements	☐
Before an investment, were variants costed and the change to the system planned (6.1, 6.3)?	A note on the planned change with its variants and the parts of the system it affects	☐

> *What this sheet is not: no management-system standard prescribes this form, and filling it shows conformity with nothing. It is a working aid drawn from the book; the standards' own texts govern the real case, and legal duties are established with competent local expertise. Independent material; not affiliated with or endorsed by ISO or any certification, accreditation or scheme-owning body. The standards' own texts prevail; legal duties must be confirmed locally.*