



THAILAND + MALAYSIA

Six-city family research pack

A pre-move quick-reference pack for Bangkok, Chiang Mai, Phuket, Kuala Lumpur, Penang and Johor Bahru. Use it with the detailed SettleHappy city guides to decide what deserves further research before booking a reconnaissance trip.

THAILAND	Bangkok - Chiang Mai - Phuket
MALAYSIA	Kuala Lumpur - Penang - Johor Bahru

THIS PACK HELPS YOU

1. Apply family constraints before lifestyle preference.
2. Use the page's official sources and published provider evidence.
3. Remove weak city/corridor options from home.
4. Carry only unresolved, high-value questions into calls or a later viewing trip.

Last verified with the city guides: 26 August 2026. Recheck current fees, availability, operating services and official rules before relying on them.

Bangkok family shortlist checklist

Use the evidence on this page to decide whether Bangkok and one of its main family corridors deserve a place on your research shortlist.

HOW TO USE

Read the linked SettleHappy guide first. Tick an item when the answer or evidence is saved in your own move folder. Recheck volatile facts before paying or applying.

1 Start with the family constraints

- ☐ Write the child's required curriculum, year group, support and maximum complete school budget.
- ☐ Decide whether specialist medicine, two adult careers or a wide school fallback market makes Bangkok's depth necessary.
- ☐ Eliminate Bangkok if the household needs a genuinely low-car routine but no school-home-work combination is rail-aligned.

2 Shortlist from the page evidence

- ☐ Compare Sukhumvit, Bang Na/eastern Bangkok and northern Bangkok/Nonthaburi as separate systems.
- ☐ Open the published Bangkok Patana and ISB information; record current availability, the complete first-year invoice and the exact campus.
- ☐ Use the official BTS/MRT, BMA flood and air-quality sources linked on this page to remove unsuitable combinations.
- ☐ Place a named routine paediatric provider and appropriate emergency department on the same side of the city.

3 Questions to resolve before a viewing trip

- ☐ Can the school confirm a realistic place, admissions sequence and support for this child in writing?
- ☐ Does the housing budget still work after entrance fees, deposits, school transport and peak-hour mobility?
- ☐ What filtration, flood access, backup power and rainy-day last-mile evidence will each property need?
- ☐ Which two corridors remain after the school, healthcare and adult-work gates are applied?

Information, not regulated immigration, tax, financial or medical advice. Verify current requirements with issuing authorities, providers and appropriately qualified advisers.

Chiang Mai family shortlist checklist

Use this page to decide whether Chiang Mai's smaller scale is compatible with the family's school, healthcare and air-quality requirements.

HOW TO USE

Read the linked SettleHappy guide first. Tick an item when the answer or evidence is saved in your own move folder. Recheck volatile facts before paying or applying.

1 Apply the non-negotiables

- ☐ Discuss respiratory vulnerability with the appropriate clinician and decide whether seasonal exposure is acceptable.
- ☐ Confirm whether the family can fund filtration and, if needed, temporary relocation during severe PM2.5 episodes.
- ☐ Write the child's required secondary pathway, subjects and support so a thin fallback market cannot be mistaken for fit.

2 Shortlist from the page evidence

- ☐ Compare Hang Dong/Baan Waen, Mae Hia, Wat Ket/east and Suthep/Nimman as different school systems.
- ☐ Open the current CMIS and Lanna fee information; record capacity, complete fees, campus and future-stage continuity.
- ☐ Use Thailand Pollution Control Department/Air4Thai information to understand the monitoring system before relying on seasonal anecdotes.
- ☐ Record the local paediatric option and the funded pathway for complex care that may require Bangkok.

3 Questions to resolve before a viewing trip

- ☐ Can the school demonstrate indoor-air policies, measurements and activity rules during poor air?
- ☐ Would the household still choose Chiang Mai after adding filtration, school transport, flights and possible seasonal relocation?
- ☐ Which corridor keeps school, work and care together without a cross-city week?
- ☐ What evidence will be required for drainage, damp, water, power and aircraft or road noise?

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Phuket family shortlist checklist

Use the north-centre-south evidence on this page to decide whether one Phuket corridor can carry the complete family week.

HOW TO USE

Read the linked SettleHappy guide first. Tick an item when the answer or evidence is saved in your own move folder. Recheck volatile facts before paying or applying.

1 Fix the island anchor

- ☐ Choose the child's viable school and exact campus before looking at villas or beaches.
- ☐ Confirm that the intended campus serves the child's current and next stages; do not assume two campuses have identical provision.
- ☐ Eliminate any plan requiring repeated north-south school journeys.

2 Shortlist from the page evidence

- ☐ Compare Cherng Talay/Thalang, Koh Kaew/Kathu/Chaofah and Chalong/Rawai as separate family systems.
- ☐ Open the published BISP and HeadStart information; record availability, complete first-year charges and transport.
- ☐ Match routine paediatrics, 24/7 emergency care and the Bangkok escalation route to the chosen side of the island.
- ☐ Add car or driver, school transport, wet-season disruption and island housing premiums to the budget.

3 Questions to resolve before a viewing trip

- ☐ Which single corridor contains school, home, activities and urgent care?
- ☐ What drainage, slope, mould, corrosion, pool and balcony evidence must a property provide?
- ☐ Does insurance cover stabilisation and medically necessary transfer beyond Phuket?
- ☐ Would the family still choose Phuket if beach access were removed from the decision?

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Kuala Lumpur family shortlist checklist

Use this page to reduce the Klang Valley to a school-home-care system before comparing property listings.

HOW TO USE

Read the linked SettleHappy guide first. Tick an item when the answer or evidence is saved in your own move folder. Recheck volatile facts before paying or applying.

1 Define the metropolitan system

- ☐ Write the child's curriculum, support, complete school budget and campus requirements.
- ☐ Place both adult work patterns on the same map; include the morning handover after school drop-off.
- ☐ Decide whether Kuala Lumpur's institutional depth is necessary or whether a smaller Malaysian base meets every requirement.

2 Shortlist from the page evidence

- ☐ Compare Ampang Hilir, Mont Kiara/Sri Hartamas, Desa ParkCity and Petaling Jaya/Subang as different nodes.
- ☐ Open the ISKL and Alice Smith published information; record the exact campus, availability, full invoice and bus route.
- ☐ Use Rapid KL's official map and journey planner only where both endpoints and the last mile align.
- ☐ Place routine paediatrics and a 24/7 emergency department inside the chosen side of the metro.

3 Questions to resolve before a viewing trip

- ☐ Does the budget include registration, applicable tax, transport, tolls and deposits?
- ☐ Which combinations can be removed because they require a repeated cross-valley journey?
- ☐ What flood, basement, generator, lift, water and fire evidence must a building provide?
- ☐ Can the school and hospital demonstrate the exact support or specialist service the child needs?

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Penang family shortlist checklist

Use the island-spine evidence on this page to decide whether one Penang corridor can meet the family's needs without repeated bridge or end-to-end journeys.

HOW TO USE

Read the linked SettleHappy guide first. Tick an item when the answer or evidence is saved in your own move folder. Recheck volatile facts before paying or applying.

1 Test the smaller-market fit

- ☐ Confirm that Penang offers the child's required curriculum, future stages, subjects and learning support.
- ☐ Identify any specialist medicine likely to require Kuala Lumpur or Singapore and add that transfer pathway to the decision.
- ☐ Decide whether the family accepts fewer fallback schools and providers in return for Penang's smaller scale.

2 Shortlist from the page evidence

- ☐ Compare Tanjung Bungah/Tanjung Tokong, Batu Ferringhi, Pulau Tikus/George Town and Bayan Baru/Bayan Lepas.
- ☐ Open the Uplands and Stonyhurst published information; record campus, availability, total charges and transport.
- ☐ Use Rapid Penang and official JPS flood information to test whether a proposed corridor has credible connections and backups.
- ☐ Match routine care, 24-hour paediatric emergency access and the external escalation plan to the shortlist.

3 Questions to resolve before a viewing trip

- ☐ Can school, work and care stay on one part of the island without a twice-daily bridge dependency?
- ☐ What slope, retaining-wall, drainage, mould and salt evidence must each home provide?
- ☐ Does the total budget include school transport and specialist-care travel?
- ☐ Which corridor remains strongest after airport convenience and sea views are removed from the decision?

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Johor Bahru family shortlist checklist

Use this page to prove that the Malaysian school-home-care system works before adding any Singapore dependency.

HOW TO USE

Read the linked SettleHappy guide first. Tick an item when the answer or evidence is saved in your own move folder. Recheck volatile facts before paying or applying.

1 Build the Johor-side plan

- ☐ Confirm the named school, exact campus, year-group availability and complete fee structure.
- ☐ Choose a Johor-side routine paediatric provider and appropriate emergency hospital.
- ☐ Eliminate any plan that fails whenever a Singapore crossing is delayed.
- ☐ Treat the RTS Link as future infrastructure until official passenger service is operating and proven.

2 Shortlist from the page evidence

- ☐ Compare Iskandar Puteri/Medini, central JB/Bukit Chagar and Tebrau/eastern JB as different systems.
- ☐ Open Marlborough and Raffles American published information; distinguish day, boarding and transport costs.
- ☐ Map the local school, healthcare and adult-work loop before researching the border commute.
- ☐ Add cars, tolls, parking, school pickup contingency and external medical escalation to the budget.

3 Questions to resolve before a viewing trip

- ☐ Who collects children if an adult cannot cross back from Singapore on time?
- ☐ Which local hospital stabilises a serious case, and how would an authorised transfer work?
- ☐ What construction, defects, management, drainage, power and cooling evidence must a property provide?
- ☐ Does the move still work if projected infrastructure dates change?

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