

Thailand Laws and Regulations

Under The Land Act, Individual Foreigners are Not allowed to Own land titles in their own name. However land can be secured by a Foreign National in accordance with Thai Law under “Leasehold” or under a “Thai Corporation”

Leasehold

The Property and Land can be secured by a safe and secure Government registered Long Term Lease. The government will allow a foreigner to lease Land in multiples of 3 years to a maximum of 30 years at any one time. The Lease can be transferred unrestrictedly to a third party at any time and the new owner must abide by the terms, conditions and the length of the lease. Each time the lease is transferred it is subject to a Standard Government Transfer Fee which is the sole responsibility of the purchaser. The Government has the right to change the Transfer Fee at any given time.

Khao Lak Tropical Villas

The Khao Lak Tropical Villas are being sold under the “Leasehold” system, a 30 year lease will be issued within compliance with Thai Law and it will be stamped and registered within the local government land registry office in the purchasing foreigners name and the lease will be renewed twice to the maximum of **90 years**.

The Process

To submit two signed copies of the leaseholder’s valid passport and visa together with the Sales and Purchase agreement and the signed Lease Agreement to the Government Land Registry Office (The leaseholder and Seller must be present or his legal representative with Power of Attorney). The government representative will take around one hour to process.

The Government Transfer Fee must be paid in Cash on the day of transfer.

A very easy and uncomplicated process.