

Properties in Thailand from Logans Thailand is based upon reliable Ownership alternatives for foreigners in accordance with the Thai laws and recommended by the Thai government.



Legal Information for Buyers

Landlease and Leasehold/Freehold Condominium

Landlease for Houses. Direct ownership of Landlease Contract with the right to transfer or sell the land in accordance with Thai law. Lease terms totally 90 years for which the first 30 years is registred at the Land Office, with option to renew for an additional 30 + 30 years.

Leasehold for Condominiums. Direct ownership of Longlease Contract with the right to transfer or sell the condominium units freehold title in accordance with Thai law. Lease terms totally 90 years for which the first 30 years is registred at the Land Office, with option to renew for an additional 30 + 30 years.

Freehold Condominium. Direct ownership for foreigners through Condominium Act, for Thai Citizens or through Company formation.

Relevant Legal Issues

1. Land lease for Housing Residences.

Long term leases of land are the most common way to purchase a house and land in Thailand for foreigners today. Logans Thailand Co. Ltd has sold more than 300 units with long term lease during the last three years.

A foreigner can own 100% of a land lease in Thailand. Unlike direct land ownership, the law allows foreigners to obtain long-term land leases. The maximum lease term available is 30 years, with an option to renew

for an additional 30 + 30 years. Each lease renewal that is agreed upon with the landowner must be registered at the local land office.

A foreigner's lease rights are formally recognized by the Thai law. The land lease is executed and registered only once, after which very little legal maintenance is required. In comparison, a limited company



has several shareholders who may have interests that are different from yours, and this could translate into potential risks for you and your objectives. Also, a company requires regulatory compliances such as yearly balance sheets to be filed with the Tax Department.

2. Lease of Condominium Unit

Long term lease is today available not only for land/houses, but also for Condominiums. As the Long term leases of land is the most common way to purchase a house and land in Thailand for foreigners today is it also a recommended

solution for Condominium Ownership. It is a simple, easy and secure way to own the right to a condominium and for which very little legal maintenance is required.

The maximum lease term available is 30 years, with an option to renew for an additional 30 + 30 years. Each lease renewal that is agreed upon with the landowner must be registered at the local land office. A foreigner's lease rights are formally recognized by the Thai law.

The rights and liabilities are, by contract, assigned to the lessee. With respect to the voting rights, the lessee is granted a voting proxy.

3. Purchase of Condominium by Foreigners

Foreigners may own up to 49% of the aggregate unit space of a condominium building. Where the foreign ownership limit in a condominium project has already been reached, as in other real estate transactions by foreigners, purchases by foreigner would generally be structured in the form of long-term leases or purchases under the name of a Thai company.

With respect to purchases through a Thai company, in addition to the general law on nominee shareholding, the Condominium Act, in particular has strict stipulation with regards to nominee purchases.

For more information regarding the legal issues, please contact info@logansthailand.com