

Ownership & Payment Schedule

Ownership

Foreigners may own buildings directly in their name or the name of an offshore company, with ownership registered at the Government Land Department. Trichada will register ownership in your name at the time of transfer.

While there are restrictions on foreign ownership of freehold land in Thailand, there are no such restrictions with regard to leasehold. Trichada provides 4 x 30 year lease terms, again registered at the Government Land Department. Leasehold takes primacy of land usage.

Please email to info@trichada.com for our detailed FAQ on Trichada ownership structure.

There are a number of very competent lawyers in Phuket who are well versed in local property regulations who may be contacted to understand more about ownership & to undertake due diligence on the Trichada sales agreements, These lawyers include:

Dennis Hemsin
Bangkok International Associates
Tel: +66 2 231 6201
Email: dennis@bia.co.th

James Cook
Oriental Law Associates
Tel: +66 76 238 313
Email: jcook@orientla.co.th

Chumpong Arsa (K Pong)
The Laws Firm Phuket (Thailand) Co Ltd
Tel: +66 (76) 513-255
Email: pong@the-laws-firm.com

Payment Schedule

Typical payment plan for villa purchased off plan:

- 2% with signature of booking agreement
- 28% on signature of main agreements (within one month of booking)
- 20% on completion of villa to flat roof (approx. 10 weeks)
- 20% on completion of pitched roof (approx. 9 weeks)
- 20% on completion of villa for lock up (approx. 10 weeks)
- 10% on villa handover & transfer documentation (approx. 11 weeks)