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# Home

Welcome to Better-than-Freehold™ (BtF)  
Legal. Secure. Financeable. Revolutionary.  
Discover a groundbreaking approach to property ownership in Thailand. Better-than-Freehold™ (BtF) is the ultimate solution for foreign investors and property developers seeking secure, legal, and financeable property rights. Say goodbye to outdated and risky nominee structures and embrace a future of compliance, transparency, and peace of mind.  
Learn More | Get Started  
  
What is Better-than-Freehold™?  
Better-than-Freehold™ (BtF) is a proprietary platform designed to provide foreign investors with legal, secure, and enforceable property rights in Thailand. Developed by Venture Management Ltd, BtF ensures compliance with Thai law while offering unmatched benefits such as:  
- Secure Tenure for Life  
- Rights to Rental Income and Capital Gains  
- Financeable Ownership Structures  
- Tax Optimization and Asset Protection  
BtF is not just a method; it's a revolution in property ownership.  
Learn More  
  
Why Choose Better-than-Freehold™?  
1. Legal and Compliant  
BtF is fully compliant with Thai laws, including the Civil and Commercial Code (CCC), Foreign Business Act (FBA), and Land Code. All contracts and structures are registered and auditable, ensuring complete transparency and enforceability.  
2. Secure and Risk-Free  
Say goodbye to the risks of nominee companies and multi-term leases. BtF protects your investment with registered contracts, trust structures, and asset fallback mechanisms.  
3. Financeable and Scalable  
BtF opens the door to offshore financing and developer funding, creating liquidity and confidence in the Thai property market. Whether you're an individual investor or a corporate developer, BtF is designed to scale with your needs.  
4. Tax-Efficient and Transparent  
With built-in tax optimization and compliance with AMLA 2025, BtF ensures your investment is both profitable and legally sound.  
Learn More  
  
How It Works  
Better-than-Freehold™ is a plug-and-play property platform that simplifies the investment process while ensuring compliance and security.  
1. Onboarding and Due Diligence  
• Complete KYC and AML checks  
• Validate property titles and compliance with Thai law  
2. Property Acquisition  
Secure ownership through registered contracts and SPH trust structures.  
3. Ongoing Management  
Enjoy secure tenure, rental income, and capital gains with full legal protection.  
Learn More  
  
Who is BtF For?  
For Lawyers  
Offer your clients a legal, secure, and compliant alternative to risky nominee structures. BtF is backed by tier-one legal and tax opinions and peer-reviewed by CBSA member firms.  
For Property Developers  
Unlock new opportunities with a scalable and financeable platform that drives sales and builds confidence among foreign buyers.  
For Foreign Property Owners  
Invest in Thailand with peace of mind, knowing your property rights are secure, enforceable, and financeable.  
For Potential Buyers  
Access the Thai property market legally and securely, with the added benefits of tax optimization and succession planning.  
Learn More  
  
Introducing Better-than-Freehold™  
Watch this video to learn how Better-than-Freehold™ is revolutionizing property ownership in Thailand.  
  
Testimonials  
“Better-than-Freehold™ gave me the confidence to invest in Thailand without worrying about legal risks. It's truly a game-changer!” – John D., Foreign Investor  
“As a developer, BtF has opened up new markets for us. The platform is secure, scalable, and exactly what the industry needed.” – Sarah L., Property Developer  
  
Ready to revolutionize your property investment journey?  
Have questions? Contact us today to discover how Better-than-Freehold™ can work for you.  
Learn More | Contact Us  
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# About

About Better-than-Freehold™  
At Better-than-Freehold™ (BtF), we are revolutionizing property investment in Thailand by offering a secure, compliant, and innovative solution for foreign investors. Our mission is to provide a legally sound and transparent platform that empowers investors to access Thai property markets without the risks associated with traditional nominee structures.  
  
Introduction  
Our Mission  
At Better-than-Freehold™ (BtF), we are revolutionizing property investment in Thailand by offering a secure, compliant, and innovative solution for foreign investors. Our mission is to provide a legally sound and transparent platform that empowers investors to access Thai property markets without the risks associated with traditional nominee structures.  
Our Vision  
Our vision is to set a new standard for property ownership in Thailand, ensuring compliance with Thai law while delivering peace of mind and financial security to our clients. The BtF method was meticulously developed to address the challenges foreign investors face, combining legal expertise, financial innovation, and a commitment to transparency.  
  
History and Development  
The BtF platform was conceptualized and developed by Venture Management Ltd (VM), leveraging decades of experience in Thai property law and international compliance standards. Recognizing the increasing regulatory scrutiny under laws like the Anti-Money Laundering Act (AMLA) 2025 and the Foreign Business Act (FBA), we created a proprietary structure that eliminates nominee risks while ensuring enforceable rights for foreign investors.  
  
Team  
Key Legal Advisors; Venture Management Ltd (VM); Clear Blue Legal Network (CBSA)  
  
Why Choose Us  
Expertise in Thai Property Law and Compliance; Proven Track Record; Innovative and Scalable Solutions; Commitment to Excellence  
  
Our Approach  
Client-Focused; Compliance First; Innovation; Partnership  
  
Learn More About Our Expertise  
Explore Our Platform | Contact Us Today

# Buyers

Better-than-Freehold™ (BtF) for Property Buyers  
Are you looking to purchase property in Thailand? Better-than-Freehold™ (BtF) offers the most secure, legal, and advantageous way for foreign buyers to acquire property rights in Thailand. Experience true ownership with unmatched legal protection and financial benefits.  
  
Why BtF is the Smart Choice for Property Buyers  
Traditional property acquisition methods in Thailand expose foreign buyers to significant legal and financial risks. BtF eliminates these risks while providing superior ownership rights and benefits.  
Legal Security: Unlike risky nominee structures or limited lease arrangements, BtF provides genuine, legally protected ownership rights that comply fully with Thai law and cannot be easily challenged or revoked.  
Lifetime Tenure: Enjoy secure property rights for life through registered long-term leases with automatic renewal options, giving you the confidence of permanent ownership without the uncertainties of traditional methods.  
Financial Advantages: Access to international financing, tax optimization strategies, and the ability to leverage your investment for additional property acquisitions—benefits unavailable with traditional ownership methods.  
Peace of Mind: With BtF, you can purchase with confidence knowing your investment is protected by robust legal structures, third-party enforcement mechanisms, and full compliance with Thai and international law.  
  
Exclusive Benefits for BtF Buyers  
1. Full Legal Protection — Complete legal security with registered contracts, trust structures, and third-party enforcement mechanisms protecting your investment.  
2. Income & Capital Rights — Full rights to rental income, capital appreciation, and the ability to sell or transfer your property rights to others.  
3. Financing Options — Access to international financing and mortgage options through recognized banking institutions worldwide.  
4. Tax Benefits — Built-in tax optimization strategies and structures designed to minimize your tax liability while maximizing returns.  
  
Your BtF Property Buying Journey  
1. Consultation & Planning — Initial needs assessment; budget and financing review; BtF structure explanation; property search criteria.  
2. Property Selection & Due Diligence — Property identification; legal title verification; market valuation; risk assessment.  
3. Acquisition & Setup — BtF structure creation; legal documentation; property transfer; ongoing support setup.  
  
Property Types Available Through BtF  
Residential, Commercial, Investment properties across Thailand.  
  
What Our Buyers Say  
“The BtF buying process was incredibly smooth and transparent. I finally own my dream villa in Phuket with complete legal security and peace of mind.” – James M., British Buyer  
“What impressed me most was the financing options available through BtF. I was able to leverage my purchase and acquire a much larger property than I initially planned.” – Anna K., German Buyer  
  
Ready to Start Your Property Search?  
Let us help you find and secure your perfect property in Thailand with the safety and advantages of Better-than-Freehold™.  
Schedule Property Consultation | Learn More About BtF

# Investors (Foreign Property Owners)

Better-than-Freehold™ (BtF) for Foreign Property Owners  
For foreign investors seeking to own property in Thailand, Better-than-Freehold™ (BtF) offers a revolutionary approach that is legal, secure, and financially advantageous. Unlike traditional methods that rely on risky nominee arrangements, BtF provides genuine ownership rights through innovative legal structures that comply fully with Thai law.  
  
Why Foreign Property Owners Choose BtF  
Legal Certainty — BtF structures are fully compliant with Thai law, including the Land Code, Civil and Commercial Code (CCC), and Foreign Business Act (FBA). All agreements are registered and auditable, ensuring complete transparency and enforceability.  
Secure Ownership Rights — Unlike nominee arrangements that can be challenged or revoked, BtF provides genuine ownership rights through registered leases, rolling options, and trust structures that cannot be easily undermined.  
Financial Benefits — BtF structures are recognized by international banks, enabling foreign investors to secure financing for their Thai property investments. This opens up leverage opportunities that are unavailable with traditional methods.  
Tax Efficiency — BtF includes built-in tax optimization strategies that help minimize your tax liability while maintaining full compliance with both Thai and international tax regulations.  
  
Key Features of BtF for Foreign Property Owners  
1. Lifetime Security — Secure tenure for life through registered long-term leases and rolling options that provide perpetual renewal rights.  
2. Income Rights — Full rights to rental income and capital gains, with the ability to transfer these rights to heirs or sell to third parties.  
3. Financing Options — Access to international financing through structures recognized by major banks, enabling leverage for larger investments.  
4. Legal Protection — Third-party enforcement mechanisms and registered contracts that provide robust legal protection under Thai law.  
  
BtF vs. Traditional Methods  
Feature | Better-than-Freehold™ | Nominee Companies | 30-Year Leases  
Legal Compliance | ✓ Fully Compliant | ✗ Illegal | ⚠ Limited  
Security of Tenure | ✓ Lifetime Security | ✗ Can be Revoked | ⚠ 30 Years Only  
Financing Available | ✓ Yes | ✗ No | ⚠ Limited  
Transferable Rights | ✓ Yes | ✗ Risky | ⚠ Limited  
Tax Optimization | ✓ Built-in | ✗ None | ✗ None  
  
Your BtF Investment Journey  
1. Initial Consultation — Meet with our legal experts to assess your investment goals and explain the BtF structure in detail.  
2. Structure Setup — We establish your BtF structure, including all necessary legal documents and registrations with Thai authorities.  
3. Property Acquisition — Complete your property purchase with confidence, knowing your ownership rights are secure and legally protected.  
  
Foreign Property Owner Success Stories  
“BtF gave me the peace of mind I needed to invest confidently in Bangkok real estate. Unlike my friends who used nominee companies, I sleep well knowing my investment is truly secure and legally protected.” – Michael R., British Investor  
“The financing options available through BtF were game-changing. I was able to leverage my investment and purchase a much larger property than I could have afforded outright.” – Sarah K., Australian Investor  
  
Ready to Secure Your Thai Property Investment?  
Join the growing number of foreign investors who have chosen the security and advantages of Better-than-Freehold™.  
Schedule Consultation | Learn More About BtF

# Structure

Better-than-Freehold™ (BtF) Structure Overview  
The Better-than-Freehold™ (BtF) structure is a proprietary platform developed by Venture Management Ltd (VM) to provide foreign investors with a secure, legal, and enforceable method of investing in Thai property. It is designed to comply with Thai laws, avoid nominee company risks, and ensure transparency and enforceability.  
  
Key Features of the BtF Structure  
Legal Separation of Ownership, Control, and Benefit — The BtF structure separates the legal title, beneficial interest, and control of the property. This ensures compliance with Thai laws, particularly the Land Code and the Foreign Business Act (FBA), which restrict foreign ownership and control of Thai land.  
Registered Contracts — All rights (e.g., lease, option, pledge, mortgage) are registered and enforceable under Thai law. This eliminates informal or “trust me” arrangements, ensuring transparency and legal certainty.  
Multi-Entity Structure — The BtF structure uses a multi-entity framework to ensure compliance and enforceability:  
TIN — (Thai Asset Owner): Holds the legal title to the property under Thai law and is fully Thai-owned.  
SPH — (Trust Company): Holds lease, option, mortgage, and pledge rights.  
SVC — (Fund Operator): Provides lending secured by trust assets.  
CBSA — (Security Agent): Registers and enforces contracts, ensuring compliance.  
UBO — (Investor): Holds the beneficial interest in the SPH trust.  
Compliance with Thai and International Laws — The BtF structure is fully compliant with Thai laws, including the Anti-Money Laundering Act (AMLA) 2025, and avoids nominee company risks. Offshore entities involved in the structure are regulated by the Labuan Financial Services Authority (LFSA), adding credibility and oversight.  
Third-Party Enforcement — The Clear Blue Security Agent (CBSA) acts as an independent agent to monitor, register, and enforce contracts. This ensures that assets are protected, disputes are resolved, and investors are not exposed to nominee risks or court vulnerabilities.  
Tax Efficiency — Offshore gains are only taxable if remitted to Thailand, and beneficial interest (BI) sales occur offshore, avoiding Thai transfer taxes, stamp duty, or withholding tax. This ensures tax efficiency while remaining compliant with the Revenue Code.  
  
Advantages of the BtF Structure  
Eliminates Nominee Risks; Transparency and Audits; Enforceability; Scalability  
  
Why Choose BtF Over Traditional Methods?  
❌ Traditional Nominee Structures — High-risk and non-compliant; expose investors to asset seizure; subject to legal penalties; illegal under Thai law.  
✅ BtF Structure — Secure and compliant solution; financeable ownership rights; peace of mind and long-term security; fully compliant with Thai law.  
  
Implementation: Step-by-Step  
1. Contact BtF Agent or Lawyer — Discuss goals, eligibility and timelines.  
2. Identify Property & Finance Eligibility — Screen assets and 50% LTV options.  
3. Due Diligence & Valuation — Title verification, legal checks and valuation.  
4. SPH Trust Formation & AML — KYC/AML and documentation with SPH.  
5. Trust Setup: Death & Disability Planning — Beneficiaries, instructions and protections.  
6. Lease & Option Drafted and Secured — Registered lease, secured rolling option, mortgage and pledges.  
7. Registration — Filed with Land Office and DBD.  
8. CBSA Enforcement — Step-in rights and investor protection ongoing.  
  
Ready to revolutionize your property investment journey?  
Learn More | Contact Us

# Legal Professionals

Compliance with Thai Law: Risks for Lawyers and Clients  
As a lawyer, your role in guiding clients through the complexities of Thai property law is critical. The Better-than-Freehold™ (BtF) method offers a fully compliant, innovative solution for foreign property ownership in Thailand.  
  
The BtF Method: A Legally Sound Alternative  
By adopting the BtF model, you can protect both your clients and yourself from the severe legal risks associated with nominee structures. This method ensures compliance with the Anti-Money Laundering Act (AMLA) 2025 and other Thai regulations, safeguarding your professional reputation and your clients' investments.  
✅ Protect Your Clients — Provide a legally compliant solution that ensures their investments are secure and enforceable under Thai law.  
🛡 Protect Yourself — Avoid personal liability and professional risks by steering clear of illegal nominee arrangements.  
🏆 Enhance Reputation — Position yourself as a trusted advisor who prioritizes compliance and innovative solutions.  
  
Legal Ramifications for Lawyers  
- Criminal Prosecution — Penalties include imprisonment of up to 10 years and fines of up to 10 million baht.  
- License Revocation — Risk of losing license to practice.  
- Personal Liability for Fines — Potential personal liability for client fines.  
- Reputational Damage — Severe reputational harm and loss of clients.  
- Whistleblower Risks — AMLA 2025 incentivizes whistleblowers with 10% of seized assets.  
  
Legal Ramifications for Clients  
Imprisonment; fines; asset seizure; blacklisting.  
  
Why Lawyers Must Prioritize Compliance  
Gatekeeper liability, personal exposure, and need for compliant alternatives like BtF.  
  
The BtF Method: A Risk-Free Solution  
For You as a Lawyer — No personal liability risks; protected reputation; compliance; enhanced trust.  
For Your Clients — Legally secure ownership; no asset seizure risk; enforceable rights; long-term security.  
  
Are you ready to provide your clients with a legally compliant and future-proofed solution for Thai property investment?  
Learn More | Contact Us

# Property Developers

BtF for Property Developers  
The Better-than-Freehold™ (BtF) structure is a groundbreaking platform designed to provide property developers with a legally compliant, scalable, and innovative solution for foreign investment in Thai real estate. By leveraging registered contracts and regulated trust structures, BtF ensures compliance with Thai law while offering developers a secure and transparent framework to attract foreign capital.  
  
Key Benefits for Developers  
Access to Foreign Capital; Scalable and Auditable Platform; Enhanced Marketability; Future-Proof Compliance.  
  
How BtF Works for Developers  
1. Property Acquisition by TIN — Thai-owned entity acquires and holds title.  
2. Registered Lease and Option Rights — 30-year lease and rolling option; financeable rights.  
3. Independent Enforcement — Contracts enforced by CBSA.  
4. Trust Platform and Institutional Funding — Regulated trust platform (SPH) and offshore fund.  
  
Why Developers Should Choose BtF  
Legal Compliance; Increased Buyer Confidence; Risk Mitigation; Support for Large-Scale Projects.  
  
BtF Success Metrics for Developers  
Global Reach; Increased Sales; Faster Transactions; Scalability.  
  
Implementation Process for Developers  
Initial Consultation; Structure Setup; Launch & Support.  
  
Are you ready to revolutionize your property development projects with a legally compliant and scalable solution?  
Learn More | Contact Us

# Compliance

Compliance with Thai Law: The BtF Method and Legal Ramifications of Non-Compliance  
The BtF Method: A Fully Compliant Solution — All rights (lease, option, pledge, mortgage) are registered and enforceable; avoids nominee risks via offshore trust; compliant with AMLA 2025 and Thai regulations.  
BtF Legal Framework & Instruments — CCC; Land Code; FBA; AMLA 2025; Registered lease; secured rolling option; registered mortgage/pledges; CBSA step-in rights.  
  
Legal Ramifications of Non-Compliance  
Criminal Penalties — Imprisonment up to 10 years; fines up to 10M THB.  
Asset Seizure — Freezing/confiscation without court order; forfeiture risk.  
Company Dissolution — Loss of business operations and assets.  
Blacklisting and Visa Restrictions — Future restrictions.  
Gatekeeper Liability — Personal liability for professionals.  
Reversal of Burden of Proof — Investors must prove non-nominee.  
Whistleblower Incentives — 10% of seized assets to informants.  
  
Why Compliance Matters  
Government Zero-Tolerance Policy; BtF Solution as the secure, compliant alternative.  
  
Ready to invest in Thai property with confidence?  
Learn More | Contact Us

# FAQs

Frequently Asked Questions  
General Questions  
What is Better-than-Freehold™?  
Better-than-Freehold™ is an innovative legal structure that provides foreign investors with secure property ownership rights in Thailand, offering superior protection compared to traditional nominee arrangements while maintaining full compliance with Thai law.  
How is it different from traditional property ownership?  
Unlike traditional nominee structures, Better-than-Freehold™ provides multiple layers of legal protection, transparent documentation, and full control over your property investment while ensuring compliance with Thai regulations.  
Is Better-than-Freehold™ legally compliant?  
Yes, our structure is fully compliant with Thai law, including the Foreign Business Act and Land Code. It has been developed and vetted by top Thai legal experts and is regularly updated to ensure continued compliance.  
  
Investment Questions  
What types of properties can I invest in?  
You can invest in various types of properties including residential, commercial, and land. Our structure works with any type of real estate investment permitted under Thai law.  
What are the investment costs?  
Investment costs vary depending on the property value and structure requirements. We provide transparent pricing and detailed cost breakdowns during the initial consultation.  
How long does the process take?  
The typical setup process takes 4–6 weeks, including legal documentation and structure implementation. We guide you through each step to ensure a smooth process.  
  
Legal & Security  
How is my investment protected?  
Your investment is protected through multiple legal mechanisms, including proprietary legal documentation, shareholder agreements, and ongoing compliance monitoring. We also provide regular audits and updates.  
What happens if I want to sell?  
Our structure includes clear exit mechanisms. You can sell your property at any time, and we assist with the entire process to ensure a smooth transition and protect your interests.  
  
Still Have Questions?  
Contact our team for detailed answers to your specific questions.  
Contact Us | Learn More

# Privacy Policy

Privacy Policy  
1. Information We Collect — Personal identification information; investment preferences and history; legal documentation and verification; website usage data.  
2. How We Use Your Information — Providing services; legal compliance and documentation; communication; improvements and updates; marketing (with your consent).  
3. Data Protection — Encryption; secure storage; limited access; security audits.  
4. Information Sharing — Authorities; advisors and partners; service providers (with data protection agreements). We never sell your personal information.  
5. Your Rights — Access; correct; delete; opt-out; complain to authorities.  
6. Cookies and Tracking — Cookies and similar technologies; browser controls.  
7. Contact Information — Email: privacy@btf.co.th; Phone: +66 2 123 4567; Address: 123 Sathorn Road, Silom, Bangrak, Bangkok 10500, Thailand.  
  
Privacy Questions?  
Contact our Data Protection team for any privacy-related concerns.  
Contact Us

# Terms of Service

Terms of Service  
1. Introduction — These Terms of Service govern your use of Better-than-Freehold™ (BtF) services, including our website, legal structure, and related services. By using our services, you agree to these terms. Better-than-Freehold™ is a service provided by [Company Name], registered in Thailand under company number [number].  
2. Services — Legal structure setup and documentation; property investment consultation; ongoing compliance monitoring; legal support and updates.  
3. Legal Compliance — Foreign Business Act; Land Code; Civil and Commercial Code; Anti-Money Laundering Act.  
4. User Obligations — Provide accurate information; maintain confidentiality; comply with laws; pay fees.  
5. Liability — No guaranteed outcomes; liability limited to extent permitted by law.  
6. Changes to Terms — We may modify these terms; continued use constitutes acceptance.  
7. Contact — Email: legal@btf.co.th; Phone: +66 2 123 4567.  
  
Have Questions?  
Contact our legal team for clarification on any of our terms.  
Contact Us

# Contact

Contact Us  
At Better-than-Freehold™ (BtF), we are here to assist you with all your property investment needs in Thailand. Whether you are a lawyer, property developer, foreign property owner, or potential buyer, our team of experts is ready to provide tailored advice and solutions.  
  
Get in Touch  
How to Reach Us  
Email — For general inquiries or to schedule a consultation: info@btfplatform.com  
Phone — +66-XXX-XXXXXX (Mon–Fri, 9:00–18:00 Thailand time)  
Office Address — Better-than-Freehold™ (BtF), 123 Sukhumvit Road, Bangkok, Thailand  
  
Schedule a Consultation — Personalized one-on-one consultation. What We Offer: Expert guidance; tailored solutions; proven expertise.  
  
Follow Us — LinkedIn: Better-than-Freehold™; Facebook: Better-than-Freehold™; Twitter: @BtFPlatform  
  
Why Contact Us?  
Expert Guidance; Tailored Solutions; Proven Expertise  
  
Send Us a Message — Contact form fields: First Name, Last Name, Email, Phone, Subject, Message. Submit: Send Message.  
  
Let's Start the Conversation — Email Us Now | Learn About BtF

# Blog (Resources & Insights)

Resources & Insights  
Stay informed about property investment in Thailand with our latest articles, guides, and market insights.  
  
Featured Articles  
Thailand Property Market Outlook 2025 — Market Analysis; 5 min read. An in-depth analysis of Thailand's property market trends and opportunities for foreign investors. Read More →  
Understanding Thai Property Law — Legal Guide; 8 min read. A comprehensive guide to property ownership laws and regulations in Thailand. Read More →  
Maximizing ROI with Better-than-Freehold™ — Investment Strategy; 6 min read. Learn how our structure helps investors maximize returns while minimizing risks. Read More →  
  
Investment Resources  
Investment Guides — Beginner's Guide to Thai Property; Due Diligence Checklist (Download PDF)  
Market Reports — Q1 2025 Market Analysis; Regional Investment Opportunities (Download Report)  
  
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