# Home

Welcome to Better-than-Freehold™ (BtF)  
Legal. Secure. Financeable. Revolutionary.  
Better-than-Freehold™ is a legally compliant, financeable, and risk-mitigated platform solution for foreign investment in Thai real estate. It eliminates the legal issues associated with freehold ownership, 30-year lease limitations, and illegal nominee companies while enabling offshore finance coupled with capital protection.  
  
Key Benefits:  
- Legally invest in Thai property without freehold ownership  
- Guaranteed rolling 30-year leases  
- Fully enforceable contracts with streamlined remedies  
- Registered mortgage and pledge-backed security  
- Financeable at 50% Loan-to-Value (LTV)  
- No Thai income or land transfer tax on resale  
- Confidential offshore ownership  
- Seamless succession planning  
- Backed by tier-one Thai legal and tax opinions  
  
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.  
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.  
  
Lease v Better-than-Freehold™: Summary comparison  
- End Value: Lease: Zero; BtF: Resalable, appreciating  
- Finance: Lease: None; BtF: 50% LTV available  
- Tax Efficiency: Lease: Low; BtF: High (Labuan Trust)  
- Legal Risk: Lease: High (illegal); BtF: Fully compliant  
- Enforceability: Lease: Weak (courts); BtF: Instant via CBSA  
  
How It Works:  
1. Onboarding and Due Diligence: Complete KYC and AML checks; validate property titles and compliance.  
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.  
  
Who is BtF For?  
- For Lawyers: Offer clients a legal, secure, and compliant alternative to risky nominee structures.  
- For Property Developers: Unlock scalable, financeable platform that drives sales.  
- For Foreign Property Owners: Invest with secure, enforceable, and financeable rights.  
- For Potential Buyers: Legal and secure market access with tax and succession benefits.  
  
Final Call to Action:  
Foreign property ownership is under attack. Thai regulators are enforcing AMLA 2025. Nominee companies will not survive. BtF is the only secure, compliant, financeable solution.

# About

About Better-than-Freehold™  
At Better-than-Freehold™ (BtF), we are revolutionising 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: Provide a secure, compliant, and innovative solution for foreign investors.  
- Our Vision: Set a new standard for property ownership rights in Thailand, ensuring compliance with Thai law while delivering peace of mind and financial security.  
  
History and Development  
The BtF platform was conceptualised and developed by Venture Management Ltd (VM), leveraging decades of experience in Thai property law, capital markets and international compliance. Recognising increasing regulatory scrutiny under AMLA 2025 and the FBA, BtF eliminates nominee risks while ensuring enforceable usage rights.  
  
Team  
- Venture Management Ltd (Labuan): Platform architect and IP owner.  
- Siam Property Holdings (Trustee): Licensed trustee safeguarding beneficiary rights.  
- TIN (Thai Asset Holder): Thai-incorporated asset holding entity.  
- CBSA (Security Agent): Enforcement and security agent.  
- Tier-One Thai Law Firms: Independent legal review and opinions.  
  
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  
  
Call to Action  
Discover how BtF can transform your approach to property investment in Thailand.

# Buyers

Better-than-Freehold™ (BtF) for Property Buyers  
Are you looking to purchase property in Thailand? BtF offers the most secure, legal, and advantageous way for foreign buyers to acquire property rights.  
  
Why BtF is the Smart Choice  
- Legal Security: Compliant with Thai law; genuine, protected rights.  
- Lifetime Tenure: Registered long-term leases with automatic renewal.  
- Financial Advantages: Offshore financing up to 50% LTV.  
- Peace of Mind: Registered lease, secured rolling option and mortgage enforced by CBSA.  
  
Exclusive Buyer Benefits  
1. Full Legal Protection  
2. Income & Capital Rights  
3. Financing Options (up to 50% LTV)  
4. Tax Benefits (Labuan trust; no Thai tax if gains not remitted; no land transfer or income tax on sale)  
  
Succession and Exit  
- Trust structure beneficiary designation; assign/sell/gift offshore; 24-hour settlement via CBSA.  
  
Buying Journey  
1. Consultation & Planning  
2. Property Selection & Due Diligence  
3. Acquisition & Setup  
  
Property Types  
- Residential; Commercial; Investment properties  
  
Testimonials  
- “BtF buying process was smooth...” – James M.  
- “Financing options were game-changing...” – Anna K.  
  
CTA  
Ready to start your property search with BtF?

# Investors (Foreign Property Owners)

Better-than-Freehold™ (BtF) for Foreign Property Owners  
BtF provides a transparent, compliant, and enforceable ownership structure.  
  
Why Investors Choose BtF  
- Legal Certainty: Compliant with Land Code, CCC, FBA; registered and auditable.  
- Secure Ownership Rights: Registered leases, rolling options, trust structures.  
- Financial Benefits: Offshore financing up to 50% LTV.  
- Tax Efficiency: Offshore gains in Labuan trust; no Thai tax if gains not remitted; no Thai land transfer or income tax on sale.  
  
Transition from Nominee Companies  
- Dissolve nominee company; transfer title to TIN; establish BtF via SPH lease and option; register mortgage and pledge; financing available for transition.  
- Avoid penalties: jail, fines, asset seizure under AMLA 2025.  
  
Key Features for Owners  
1. Lifetime Security  
2. Income Rights  
3. Financing Options  
4. Legal Protection  
  
BtF vs. Traditional Methods  
- BtF: fully compliant, lifetime security, financing available, transferable rights, tax optimization.  
- Nominee companies: illegal; leases: limited.  
  
Investment Journey  
1. Initial Consultation  
2. Structure Setup  
3. Property Acquisition  
  
Success Stories  
- “Peace of mind in Bangkok real estate...” – Michael R.  
- “Leverage enabled larger purchase...” – Sarah K.  
  
CTA  
Ready to secure your Thai property investment?

# Structure

Better-than-Freehold™ (BtF) Structure Overview  
The BtF structure provides secure, legal, and enforceable property investment.  
  
Key Features of the BtF Structure  
- Legal Separation of Ownership, Control, and Benefit  
- Registered Contracts (lease, option, mortgage, pledge)  
- Multi-Entity Structure: TIN, SPH, SVC, CBSA, UBO  
- Compliance with Thai and International Laws (AMLA 2025, LFSA)  
- Third-Party Enforcement via CBSA  
- Tax Efficiency (offshore gains; BI sales offshore)  
  
Advantages of the BtF Structure  
- Eliminates Nominee Risks  
- Transparency and Audits  
- Enforceability (CBSA step-in rights)  
- Scalability  
  
Why Choose BtF Over Traditional Methods?  
- Nominee Structures: high-risk, illegal  
- BtF: secure, compliant, financeable, and fully legal  
  
Implementation: Step-by-Step  
1. Contact BtF Agent or Lawyer  
2. Identify Property & Finance Eligibility  
3. Due Diligence & Valuation  
4. SPH Trust Formation & AML  
5. Trust Setup: Death & Disability Planning  
6. Lease & Option Drafted and Secured  
7. Registration (Land Office, DBD)  
8. CBSA Enforcement  
  
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Ready to revolutionize your property investment journey?

# Legal Professionals

Compliance with Thai Law: Risks for Lawyers and Clients  
The BtF method offers a fully compliant, innovative solution for foreign property ownership in Thailand.  
  
The BtF Method: A Legally Sound Alternative  
- Protect Your Clients: Compliant, enforceable rights.  
- Protect Yourself: Avoid liability from nominee structures.  
- Enhance Reputation: Prioritize compliance and innovation.  
  
Legal Ramifications for Lawyers (AMLA 2025)  
1. Criminal Prosecution (up to 10 years; fines up to 10M THB)  
2. License Revocation  
3. Personal Liability for Fines  
4. Reputational Damage  
5. Whistleblower Risks (10% seized assets to informants)  
  
Legal Ramifications for Clients  
- Imprisonment, fines, asset seizure, blacklisting  
  
Why Lawyers Must Prioritize Compliance  
- Gatekeeper liability under AMLA 2025  
- Provide compliant, enforceable alternatives via BtF  
  
BtF Method: Risk-Free Solution  
- For Lawyers: No personal liability; compliant practice  
- For Clients: Legally secure ownership; enforceable rights  
  
CTA  
Provide clients with a legally compliant and future-proofed solution.

# Property Developers

BtF for Property Developers  
A legally compliant, scalable, and innovative solution for foreign investment in Thai real estate.  
  
Key Benefits for Developers  
- Access to Foreign Capital  
- Scalable and Auditable Platform  
- Enhanced Marketability  
- Future-Proof Compliance (AMLA 2025)  
  
How BtF Works for Developers  
1. Property Acquisition by TIN (Thai-owned title holder)  
2. Registered Lease and Option Rights to SPH  
3. Independent Enforcement by CBSA  
4. Trust Platform and Institutional Funding  
  
Why Choose BtF  
- Legal Compliance  
- Increased Buyer Confidence  
- Risk Mitigation  
- Support for Large-Scale Projects  
  
Success Metrics  
- Global Reach  
- Increased Sales  
- Faster Transactions  
- Scalability  
  
Implementation Process  
1. Initial Consultation  
2. Structure Setup  
3. Launch & Support  
  
CTA  
Revolutionize your property development with BtF.

# Compliance

Compliance with Thai Law: The BtF Method and Legal Ramifications of Non-Compliance  
  
The BtF Method: A Fully Compliant Solution  
- All rights registered and enforceable (lease, option, pledge, mortgage)  
- Avoids nominee risks via offshore trust structure  
- Compliant with AMLA 2025 and Thai regulations  
  
BtF Legal Framework & Instruments  
- Frameworks: CCC; Land Code; FBA; AMLA 2025  
- Instruments: Registered lease; secured rolling option; registered mortgage/pledges; CBSA step-in rights  
  
Legal Ramifications of Non-Compliance  
- Criminal Penalties: up to 10 years; up to 10M THB fines  
- Asset Seizure: freezing/confiscation without court order  
- Company Dissolution  
- Blacklisting and Visa Restrictions  
- Gatekeeper Liability for professionals  
- Reversal of Burden of Proof  
- Whistleblower Incentives: 10% of seized assets  
  
Why Compliance Matters  
- Zero-tolerance policy on nominee structures  
- BtF provides the only secure, compliant path forward  
  
CTA  
Invest with confidence through the BtF structure.

# FAQs

Frequently Asked Questions  
  
General Questions  
- What is Better-than-Freehold™? An innovative, legal structure for secure property rights.  
- How is it different from traditional ownership? Multiple legal protections, transparent documentation, and full control, compliant with Thai regulations.  
- Is it legally compliant? Yes—aligned with FBA, Land Code; developed and vetted by top Thai legal experts.  
  
Investment Questions  
- Property types? Residential, commercial, land.  
- Costs? Vary with value and structure; transparent breakdowns provided.  
- Timeline? Typically 4–6 weeks.  
  
Legal & Security  
- Protection? Proprietary legal documentation, agreements, ongoing monitoring, audits.  
- Exit? Clear mechanisms; assistance provided for smooth transition.  
  
CTA  
Still have questions? Contact our team.

# Privacy Policy

Privacy Policy  
1. Information We Collect: Personal identification, investment preferences, legal documentation, usage data.  
2. How We Use Your Information: Provide services, legal compliance, communications, improvements, marketing (consent).  
3. Data Protection: Encryption, secure storage, limited access, audits.  
4. Information Sharing: Authorities, advisors/partners, service providers; never sold to third parties.  
5. Your Rights: Access, correct, delete, opt-out, complain to authorities.  
6. Cookies and Tracking: Cookies and similar tech; browser controls.  
7. Contact: privacy@btf.co.th; +66 2 123 4567; 123 Sathorn Road, Silom, Bangrak, Bangkok 10500, Thailand.

# Terms of Service

Terms of Service  
1. Introduction: These Terms govern your use of BtF services.  
2. Services: Legal structure setup, consultation, compliance monitoring, legal support/updates.  
3. Legal Compliance: FBA, Land Code, CCC, AMLA.  
4. User Obligations: Accurate info, confidentiality, legal compliance, fees.  
5. Liability: No guaranteed outcomes; liability limited by law.  
6. Changes to Terms: We may modify; continued use constitutes acceptance.  
7. Contact: legal@btf.co.th; +66 2 123 4567.

# Contact

Contact Us  
Email: info@btfplatform.com  
Office: Better-than-Freehold™ (BtF), Unit 3a-2, Level 3a, Labuan Times Square, Jalan Merdeka, 87000, Federal Territory of Malaysia, Labuan.  
Schedule a Consultation: Expert guidance; tailored solutions; proven expertise.  
Why Contact Us? Expert guidance; tailored solutions; proven expertise.  
Send Us a Message: First/Last Name, Email, Phone, Subject, Message.  
CTA: Email us now; learn about BtF.

# Blog (Resources & Insights)

Resources & Insights  
- Thailand Property Market Outlook 2025 (Market Analysis)  
- Understanding Thai Property Law (Legal Guide)  
- Maximizing ROI with Better-than-Freehold™ (Investment Strategy)  
  
Investment Resources  
- Beginner's Guide to Thai Property (PDF)  
- Due Diligence Checklist (PDF)  
- Q1 2025 Market Analysis (Report)  
- Regional Investment Opportunities (Report)  
  
Newsletter: Subscribe to stay updated.