



Helicam held an open day last month to exhibit many of their brilliant aerial photographs of Phuket developments.

The Andaman Post in conjunction with Helicam is giving away a half-day aerial photo shoot up to the value of 52,000 baht.

One of the first ten advertisers taking a half page (or more) in our Property Section for a year at a special rate will be the recipient of this fine prize.

Contact the Andaman Post on 076 292 062 or 06 151 1600 or Email us at sales@andamanpost.com for further information.

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Although Thai law prohibits foreigners from owning land in Thailand, there are various ways in which you can structure your affairs so that you can own land, and still comply with existing Thai laws:

Nominee with Lease and Option to Buy - you can use a Thai Nominee to purchase the house/land and have a 30 year lease with a 30 by 30 year option from the nominee. In order to be enforceable, any lease for a period of longer than three years must be registered, which involves payment of a registration fee and stamp duty based on a percentage of the rental fee for the whole lease term.

The original registered lease remains in force and effect even if the property is sold. The drawbacks to a lease include the fact that the parties can contractually agree to renewals, but this right cannot be registered

and is not effective against a purchaser of the property, and that the lessee cannot (without the lessor's consent) sublease, sell or transfer his or her interest.

Nominee with Mortgage - you can use a Nominee to purchase the house/land and have a mortgage (registered with the appropriate land department office) on the property in your favour.

However, in some circumstances the Thai courts have ruled that this was not a bona fide mortgage, but rather it was a mortgage contrived to circumvent the existing laws of Thailand prohibiting foreign ownership of land.

It is important to note that only the owner of the land is entitled to mortgage the land; the lessee of land does not have the same privilege.

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As you enter Rydges Beach Resort Phuket all tensions melt away. The architecture of this newly refurbished resort blends perfectly with its natural surrounds. Set amongst established gardens and coconut palms, the hotels stylish open plan lobby welcomes guests and creates a distinctly Thai ambience. Step outside your room and onto the white sand of Bang Tao Beach and into the clear waters of the Andaman Sea. With two large pools and absolute beach frontage, water activities at this resort are endless.



Rydges Beach Resort Phuket Thailand
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