Siam Legal Phuket Lawyers Guide Investors Through Complex Property Laws Amid Real Estate Growth

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Siam Legal Phuket announces expanded advisory services to help foreign investors navigate Thailand's evolving property laws as Phuket's real estate market experiences unprecedented growth, with property sales exceeding THB 45 billion in the first half of 2025.

The surge in foreign investment, which accounts for nearly 60 percent of Phuket property transactions, comes at a time when Thailand's legal framework for foreign property ownership faces significant changes. Recent Supreme Court rulings and proposed legislative reforms have created both opportunities and challenges for international buyers seeking to invest in one of Southeast Asia's most desirable property markets.

Under current Thai law, foreign nationals cannot own land directly but may purchase condominium units or enter into leasehold agreements. The standard lease term remains limited to 30 years under the Civil and Commercial Code, with recent court decisions invalidating automatic renewal clauses that attempt to extend beyond this period. This ruling has significant implications for thousands of existing property arrangements throughout Thailand.

"Foreign investors need to understand that Thailand's property laws are designed to protect national interests while still allowing international participation in the market," said Omar O. Manee, Head of Property Division at Siam Legal Phuket. "The recent Supreme Court decision on lease renewals underscores why professional legal guidance is essential before committing to any property transaction in Thailand."

The Thai government has proposed extending lease terms from 30 to 99 years to attract more foreign investment, though these reforms await legislative approval. Additionally, the Board of Investment will implement stricter rules on land ownership privileges for foreign businesses starting September 2025, potentially affecting corporate property holding structures commonly used by international investors.

Siam Legal Phuket provides comprehensive due diligence services, including title investigations and lease agreement reviews, to ensure compliance with Thai law. The firm assists clients in structuring appropriate ownership vehicles, whether through properly established companies or legally sound long-term lease arrangements. For those seeking property information and legal guidance, resources are available at https://www.siam-legal.com/realestate/thailand-property.php to help investors understand their options.

The firm has recently expanded its property law team to address the growing demand from expatriates and long-term investors seeking secure property arrangements in Phuket. Services include drafting enforceable lease agreements, advising on proposed legal reforms, and providing dispute resolution support when property rights issues arise.

"We recently assisted a client who discovered their 60-year lease agreement contained unenforceable renewal clauses," added Manee. "By restructuring the arrangement before completion, we protected their investment and ensured full compliance with Thai law."

As Phuket continues to attract international buyers drawn to its tropical climate, infrastructure improvements, and investment potential, understanding the legal landscape becomes increasingly critical. Invalid nominee structures and unregistered agreements remain common pitfalls that can result in property loss or legal complications.

Siam Legal International operates as a full-service law firm specializing in property, immigration, family, and business law for international clients throughout Thailand. The firm maintains offices in Phuket and other major Thai cities, providing multilingual legal services to clients from diverse backgrounds. For comprehensive legal assistance in Phuket, additional information can be found at https://www.siam-legal.com/thai-law/phuket-lawyer.php?utm_source=gmb&utm_medium=organic.

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Siam Legal Phuket

Siam Legal Phuket provides litigation, immigration, family law, contract drafting, real estate conveyancing, and corporate services. Our lawyers assist foreign clients with effective, cost-efficient legal strategies in Southern Thailand.

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