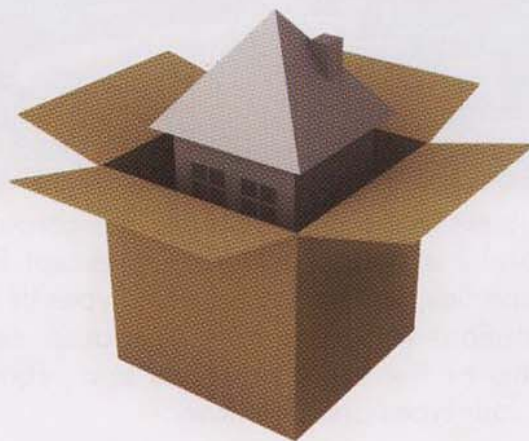


# CAVEAT EMPTOR

## Let the Buyer Beware

by Jane Haddow  
of Chavalit Finch & Partners Ltd.



Many people, from all walks of life, are attracted to Thailand and are keen to invest in the property market. Thailand offers an abundance of property to suit everyone's pocket, offering an exotic lifestyle and perhaps, the home of your dreams.

It is however important for you to try and ensure that your 'dream' becomes a reality and that you are not faced with mounting legal problems after completing your purchase.

### **Just ask yourself a few simple questions :**

1. Would you sign contracts for a property purchase without firstly seeking independent legal advice?
2. Would you complete a property purchase without having a Title Search undertaken ?

I am sure that for many of you, the answer is no. I am however always surprised by how many people, perhaps lulled by the sun and the comparatively cheap property prices, do not consider legal advice to be essential when dealing with property issues in Thailand.

For some, the cost is high, financially and emotionally, when enquiries, after the event, sometimes reveal one or more of the following :

- The person/company whose name is on the Lease is not entitled to enter into a lease

- because of rules of the Land Allocation Act
- The land is subject to a mortgage
- The signed Lease has not been properly registered at the Land Office
- The house you thought you purchased is not in your name

Whilst it is of course true to say that there are many successful property transactions in Thailand, the onus is on you, The Buyer, to exercise caution and common sense when considering a property purchase either here in Thailand or indeed anywhere else in the world.

Purchasing property abroad is always a daunting experience. We, at Chavalit Finch & Partners, have a dedicated team of independent Expat and Thai Lawyers who will do their utmost to achieve a stress free and smooth property transaction on your behalf, whilst protecting your interests at all times.

*For further assistance or information please contact Chavalit Finch & Partners, Ltd. lawyers also specializing in real estate and business transactions. They can be contacted by email at [jane@the-haddows.com](mailto:jane@the-haddows.com), on the web at [www.chavalitfinchlaw.com](http://www.chavalitfinchlaw.com) or by telephone at 032 522237, 032 522273. Their offices are located at 19/51 Hua Hin Soi 19, (Wat Klai Kangwon), Petch Kasem Road, Hua Hin, Prachuab Kirikhan 77110, Thailand.*