Siam Legal Phuket Lawyer Team Highlights Rising Legal Risks in Off-Plan Condo Projects for Foreign Buyers

December 11, 2025

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Siam Legal Phuket reports an increase in buyer concerns related to off-plan condominium developments across the island, as rapid development growth creates more cases involving unclear approvals, construction delays, and contract inconsistencies affecting foreign investors.

The surge in off-plan condo development throughout Phuket has introduced new legal and financial risks for international buyers, according to the firm's property law team. These emerging issues range from incomplete Environmental Impact Assessment approvals to weak developer financial backing, creating potential pitfalls for investors unfamiliar with Thai property regulations.

Foreign buyers now face several primary risks when considering off-plan purchases in Phuket. These include incomplete or pending Environmental Impact Assessment approvals, lack of proper escrow arrangements, developer solvency concerns, unclear contract terms, and misaligned marketing promises versus actual legal obligations. The firm has observed a growing volume of inquiries related to these off-plan project concerns and contract disputes.

"Foreign buyers must conduct thorough due diligence on developer backgrounds and financial health before committing to any off-plan project," said Omar O Manee, Senior Property Law Advisor at Siam Legal Phuket. "We recommend independent legal review of all contracts, verification of EIA status and construction permits, and insistence on proper escrow protections. These steps can prevent costly disputes that often arise when projects face delays or fail to meet promised specifications."

The Phuket lawyer team at Siam Legal emphasizes that credible developers should readily provide documentation proving their EIA approval status, building permits, and financial arrangements. Red flags include developers who resist independent legal review, cannot provide clear timelines, or request payments outside established escrow accounts.

Key advisory guidance for foreign buyers includes understanding the risks associated with non-escrow payment structures, reviewing all contract clauses with the assistance of an independent legal professional, and verifying that projects have obtained the necessary environmental and building approvals. Buyers should also examine developer track records, including previously completed projects and any history of disputes or delays.

The firm notes that early legal review can prevent complications that frequently emerge during the construction phase or at project completion. Common issues include changes to unit specifications, delays in construction timelines, and disputes over quality standards or amenities promised during the sales process.

Siam Legal Phuket has expanded its property law services to address these growing concerns, offering comprehensive due diligence services, contract review, and ongoing support throughout the purchase process. The firm assists clients in navigating Thailand's complex property regulations while ensuring compliance with foreign ownership restrictions.

Siam Legal International operates as a full-service law firm in Thailand, providing legal services across property law, immigration, business formation, family law, and litigation. The firm specializes in assisting foreign nationals and international businesses with their legal needs in Thailand, with particular expertise in property transactions and investment structures that comply with Thai ownership regulations.

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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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