

Fractional Ownership

Fractional Ownership is a legal entity through which a number of investors become co-owners (shareholders) of a property. The property is held by a private company, which sells shares to investors, who receive share certificates. This allows shareholders a predefined period of holiday weeks per annum depending on the percentage bought. These weeks are allocated to the owners of the shares on an equitable basis and rotate on an annual basis to ensure that more popular dates are accessible to all the owners.

Shared Ownership schemes are not new. They have been around for many years but mainly associated with the purchase of the ultimate in luxury – Private Yachts and Jet Aircraft. Now we are able to extend this luxury to the dream of a second home in a desirable location. The concept of Fractional Ownership in property is firmly established and growing significantly in North America and Europe and is now available to buyers in Asia as consumers seek a steppingstone to the perfect second home in a desirable location.

Many outright owners tend only to use their property for 4-12 weeks per year, yet still have to bear the costs attached to 52 weeks. The most significant benefit of fractional ownership is the ability to match your purchase with your expected use of a second home.

All annual running costs are divided equally among the owners to cover rates, insurance, utilities, administration, and maintenance. A sinking fund provides for replacement of key facilities and refurbishment of the interior of the property assuring you that it will always be maintained to a first class standard on a regular basis.

All owners are governed by the conditions set out in a signed shared ownership agreement which details procedures for any damage or misuse, giving you piece of mind that your investment is still in good hands while you are not there.

Unlike timeshare or a vacation club, shared ownership comes with an underlying structure making it a true asset that will appreciate at current market rates.

ECO Developments Siam can provide a fractional ownership option for interested buyers. For further information, please contact us.