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BUYER'S GUIDE

Buying Property in Phuket Remotely

Power of Attorney, Signing and Transfer from Abroad

How to buy property in Phuket without flying in: video viewings, signing the reservation and agreement abroad, the Land Office power of attorney and how to legalise it, the money and the condo quota.

You can buy property in Phuket remotely, from the first viewing to the Land Office transfer, without flying in. Viewings happen by video, and the reservation and sale agreement are signed where you live. On transfer day, an attorney signs for you on the Department of Lands' power of attorney form. That form has to be certified and legalised in your country before it reaches Phuket.

This guide covers the remote mechanics in the order they happen. The wider purchase process is in How to Buy Property in Phuket as a Foreigner. The same Land Office route works in reverse for owners, set out in Selling property in Phuket from overseas.

I help you choose the property, run the viewings, including by video, and coordinate with the seller's side. I do not act under a power of attorney, hold client money or review contracts. Your own independent Thai lawyer does those.

Can you buy property in Phuket without visiting?

Yes. The Department of Lands registers a purchase or lease through an attorney holding a written power. It says the attorney's act has legal effect as if you had done it yourself.

The trade is what you cannot see. A camera shows what it is pointed at. It does not show the access road at five on a weekday or the noise from next door. The rest of this guide is about narrowing that gap.

How do video viewings work?

I walk the property the way a buyer would, from the road to the back boundary. It can be a live call or a recording. I name the trade in the room where it shows. Recordings go to you before any call, so you have your questions ready.

Ask for the parts a listing leaves out:

- The approach road and the turn in, filmed from the car
- The view from each bedroom window as well as the living room
- The neighbouring plots and what is being built on them
- The condo corridor, car park, lifts and common areas
- A second visit at a different hour, if the first was mid-morning

Some buyers commit on video and a lawyer's report. Others fly in for one viewing day once the shortlist is down to two. Both work.

Can I sign the reservation and sale agreement from abroad?

Yes. The reservation and the sale and purchase agreement are contracts between you and the seller. They are signed before the Land Office stage, so they can be signed wherever you are.

Thailand's Electronic Transactions Act gives data messages legal effect. Section 9 treats an electronic signature as a signature if the method identifies the signer and shows their approval. The method must also be reliable for its purpose. Whether a seller or developer accepts one is a separate matter. Ask your lawyer whether to sign electronically or in wet ink, sent by courier.

Two points matter more from a distance. Have your lawyer read the reservation before you pay the fee, including what it says about refunds. And if the agreement is bilingual, it should state which language prevails.

Which power of attorney does the Land Office need?

The Department of Lands' own form. Tor Dor 21 covers land with a title deed, which includes registering a villa lease. Or Chor 21 covers a condominium unit. A third form, Tor Or 4, covers land without a title deed and buildings. Your lawyer confirms which one fits.

The Department says a power for a transaction the law requires in writing must itself be in writing. It advises using its own form, and a power on other paper should follow the form's wording. Its warnings are worth following:

- Name the title deed or unit precisely
- State clearly what the attorney may do, such as buying the unit or registering the lease
- Do not sign before every field is complete, and never sign a blank form
- Initial every correction and state how many words were changed
- Have at least one witness sign

Your attorney is usually your lawyer. Under Civil and Commercial Code section 805, one attorney acts for both sides only if the power allows it. I would keep the two sides separate.

Does the power of attorney have to be notarised or legalised abroad?

Yes. The Department of Lands says a power made abroad should be certified by a Thai embassy, consulate or notary public. The Thai embassies in London and Brussels say they cannot verify a foreigner's signature. So for a foreign buyer the usual order is a local notary, then your government's legalisation, then the Thai mission.

Each Thai mission publishes its own chain. These are the steps on their pages, checked in November 2026:

Where you sign	Before the Thai mission	Thai mission	Fee and time on its page
United Kingdom	Signature certified by a UK solicitor or notary public, then legalised by the FCDO	Royal Thai Embassy, London	£10 per document; 3 working days, plus delivery
Australia	Authenticated by DFAT in your state or territory; DFAT may ask for a notary first	Royal Thai Embassy, Canberra, which does not accept an apostille	A$25 per seal; no time given, so check with the embassy
Singapore	Sealed by a Singapore notary public, then legalised by the Singapore Academy of Law	Royal Thai Embassy, Singapore	S$30 per document; 3 to 5 working days
United Arab Emirates	Attested by the UAE Ministry of Foreign Affairs in Dubai or Sharjah, within a year of submission. Ask the consulate whether a notary comes first	Royal Thai Consulate-General, Dubai	AED 60 per stamp; 2 to 3 working days

Thailand acceded to the Apostille Convention on 30 June 2026, and it takes effect for Thailand on 28 February 2027. Until then, the chain above applies. After that date, ask your lawyer exactly what the Land Office will accept.

Expect to attach a copy of your passport, and ask your lawyer whether it must be certified. The lawyer sends you the form pre-filled in Thai. The original then travels back by courier.

How is the money sent when you are not in Thailand?

The same way as for any foreign buyer. Send foreign currency from your own account, let the Thai bank convert it, and state the purpose as the purchase. The full rules, including the bank evidence, are in Bringing money into Thailand to buy property.

Two remote points. If you are buying from a developer and have no Thai account, funds can go directly to the developer's account. Your lawyer then confirms the bank evidence will name you. And for USD 200,000 or more, have the signed sale and purchase agreement ready for the bank before you send.

Money moves between you, your bank and the party your lawyer confirms. It never passes through me.

What condo quota evidence does the transfer need?

A foreign buyer can own a condo freehold within the building's foreign quota, 49 per cent of the floor area. That is section 19 bis of the Condominium Act. Under sections 19(5) and 19 ter, the money must come in as foreign currency. A non-resident baht or foreign currency account also qualifies. The bank's evidence must cover at least the price. How the quota works is in Freehold Condo Ownership in Thailand.

From abroad, make the quota check before you sign. Ask your lawyer to confirm with the building's juristic office and the Land Office that quota is available. Then ask for the building's written quota confirmation for the transfer file.

A villa is different. A foreign buyer usually holds it on a registered lease of up to 30 years. The quota does not apply. Supreme Court Judgment 4655/2566 held pre-agreed renewals void, so a renewal is never a right. The detail is in the 30-year lease guide.

What are the steps, in order?

1. Brief call with me, then a shortlist with the trade on each property.
2. Video viewings of the shortlist, recorded or live.
3. You appoint your own independent lawyer in Thailand.
4. Your lawyer reads the reservation; you sign it from home and pay the fee.
5. Your lawyer runs due diligence on the title and, for a condo, the quota.
6. Your lawyer reviews the sale and purchase agreement or lease; you sign it remotely.
7. Your lawyer sends the Tor Dor 21 or Or Chor 21 pre-filled; you sign before a notary.
8. The form goes through your country's legalisation chain, then by courier to your lawyer.
9. You send the money, and the bank's evidence goes to your lawyer.
10. Your lawyer signs at the Land Office as your attorney, and the title or lease is registered to you.

Start step 7 as soon as the agreement is signed. The notary, legalisation and courier take longer than the money. What a lawyer checks at step 5 is in the Thailand property due diligence checklist.

What needs a lawyer, and what do I do?

Task	Who does it
Shortlist, viewings including by video, and coordination with the seller's side	Me
Reading the reservation and reviewing the sale and purchase agreement or lease	Your independent lawyer
Title, encumbrance and condo quota checks	Your independent lawyer
Preparing the Land Office power of attorney in Thai	Your independent lawyer
Notarising and legalising the power where you live	You, with a local notary and your government
Sending the money and collecting the bank evidence	You and your bank
Signing at the Land Office on transfer day	Your lawyer, as your attorney

Buying property in Phuket remotely: questions buyers ask

Can I buy property in Phuket without going to Thailand?

Yes. Viewings can be done by video, and the reservation and sale agreement can be signed abroad. On transfer day, an attorney signs at the Land Office on the Department of Lands' power of attorney form.

What power of attorney form does the Thai Land Office use?

Tor Dor 21 is for land with a title deed, including a villa lease. Or Chor 21 is for a condominium unit. The form names the property and states what the attorney may do, such as buying the unit. Your lawyer confirms which form fits.

Does a Thai power of attorney need to be notarised abroad?

Yes, for a foreign buyer. The Department of Lands says a power made abroad should be certified by a Thai embassy, consulate or notary public. The Thai embassies in London and Brussels say they cannot verify a foreigner's signature. So a local notary usually certifies it, then your government legalises it.

Is an apostille accepted in Thailand for a power of attorney?

Not yet. The Apostille Convention takes effect for Thailand on 28 February 2027. The Royal Thai Embassy in Canberra does not accept one; ask your lawyer what applies when you sign.

Can I sign a Thai property contract electronically?

Section 9 of Thailand's Electronic Transactions Act can treat an electronic signature as a signature. The method must identify the signer, show their approval and be reliable. Whether one is accepted for your reservation or sale agreement is a question for your lawyer.

The read

Buying from abroad works when the paperwork starts early. I would have your lawyer send the power of attorney the week the agreement is signed. The money is usually the quick part.

If something on the call makes you hesitate, ask for a second visit at another hour before you sign.

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Sources: Department of Lands, power of attorney form downloads (□□21; condominium power of attorney), checked 8 November 2026; Department of Lands public service manual, "□□□□□□□□□□□□" (power of attorney), as quoted by Thansettakij and Bangkokbiznews, 2026; Royal Thai Embassy London, legalisation, updated 29 October 2026; Royal Thai Embassy Brussels, certification of non-Thai nationals' signatures, updated 3 April 2026; Royal Thai Embassy Canberra, power of attorney; Royal Thai Embassy Singapore, non-Thai document verification; Royal Thai Consulate-General Dubai, legalisation service, updated 21 October 2024; Ministry of Foreign Affairs of Thailand, Apostille Convention, updated 6 July 2026; HCCH, Thailand accedes to the Apostille Convention, 30 June 2026; Electronic Transactions Act B.E. 2544, sections 7 and 9, ETDA English translation; Civil and Commercial Code, section 805; Condominium Act B.E. 2522 as amended, sections 19(5), 19 bis and 19 ter, Department of Lands English translation; Supreme Court Judgment 4655/2566, via Addleshaw Goddard. Fees and processing times are as each mission published them, checked 8 November 2026; check with the mission before you send. This is general information, not legal, tax or investment advice. Take independent legal advice in Thailand before you sign a power of attorney or any contract.