

# Thai Land-Company and Nominee Advice

Consolidated Internet Archive research report — 15 firms, Phases 1–3

**Prepared:** 19 August 2026

**Scope:** Archived English-language pages discussing foreign interests in Thai land, Thai-majority companies, nominees, trustees and control mechanisms

**Status:** Research working paper; not a legal opinion or finding of misconduct

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## Executive assessment

**Two archived firms reached Grade A: TILA Legal and Siam Attorney International.** Their pages expressly offered nominee/trustee participants or transfer-and-control documentation. Six further firms published language normalizing foreign control, indirect ownership or restriction-avoidance. The remaining seven are controls or have insufficient historical archive depth.

**Critical distinction:** an archived marketing statement is evidence of publication, not proof that the firm completed an unlawful transaction. Firm/domain continuity and surrounding context must be established before public accusation.

## Firm comparison

| Firm                        | Earliest capture | Grade | Finding                                                                                                                                           |
|-----------------------------|------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| TILA Legal                  | 8 Apr 2010       | A     | Explicitly offered a nominee Thai director/promoters, later replacement by the foreign client, and voting control for a property-holding company. |
| Siam Attorney International | 25 Nov 2018      | A     | Offered a Thai trustee/director, 49/51 shareholding and a pre-signed share-transfer agreement.                                                    |
| Siam Legal International    | 9 Jun 2017       | B     | Marketed company control and freehold benefit; a 2019 page assessed nominee prosecution and dormant-company risk.                                 |
| Benoit & Partners           | 28 Feb 2024      | B     | Said a Thai company could hold land on a foreign investor's behalf and permit effective foreign control.                                          |
| Thailand Law Online         | 31 Jan 2023      | B     | Described preference shares as a way for a foreign minority to control a Thai-majority company and circumvent restrictions.                       |

| Firm                        | Earliest capture | Grade | Finding                                                                                                                              |
|-----------------------------|------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------|
| Ratchada Law Firm           | 13 Apr 2016      | B     | Promoted preferred-share/voting structures and foreign interests in company-held freehold land, while warning nominees were illegal. |
| Umpire Legal                | 20 Apr 2024      | B/C   | Described an indirect foreign stake in Thai land through corporate ownership; no supplied shareholders were located.                 |
| Chaninat & Leeds            | 6 Dec 2007       | B/C   | Presented owning a company as one option for foreign property rights; later material expressly rejected nominee shareholders.        |
| G.A.M. Legal Alliance       | 26 Sep 2012      | C     | Discussed a company purchasing land but required genuine Thai shareholders and warned that nominees were illegal.                    |
| Anglo Siam Legal            | 10 Dec 2025      | C     | Explained corporate land ownership while expressly warning of nominee-shareholder penalties.                                         |
| Isaan Lawyers               | 28 Jan 2016      | C     | Called the company route a way to own property but expressly labelled nominee and pre-signed control practices illegal.              |
| Juslaws & Consult           | 1 Feb 2023       | C     | Recommended long-term leasing as the practical land route for foreigners; no nominee recommendation was found.                       |
| Lawyers for Expats Thailand | 31 Mar 2022      | C     | Earliest reviewed homepage said nominee arrangements and companies formed solely for foreign property ownership were illegal.        |
| Silk Legal                  | 20 Nov 2018      | C/D   | Reviewed property article promoted due diligence but not a company/nominee route; later material warns against nominees.             |
| Lex Bangkok                 | 8 Dec 2024       | C/D   | Archive history is recent; 2026 land-company material expressly rejected nominee ownership.                                          |

## Method and grading

**Method.** The Internet Archive CDX index was queried for relevant historical URLs. Timestamped captures were reviewed in context and compared where pages changed over time.

**Grade A — explicit facilitation.** The page offered or described supplying nominees, trustees, nominee directors/shareholders, pre-signed transfers, or closely related control instruments.

**Grade B — promotion or normalization.** The page marketed company-held land, foreign minority control, indirect ownership, ownership on behalf of the foreigner, or circumvention, without clearly offering nominees.

**Grade C — contextual/control.** The page discussed company ownership but rejected nominees, required genuine shareholders/business activity, or directed the foreigner toward compliant alternatives.

**Grade D — no useful evidence.** No relevant historical wording was located, or archive coverage was too recent or thin to support the historical thesis.

## Evidence profiles

### 1. TILA Legal — Grade A

Earliest useful capture reviewed: 8 April 2010 | [Thailand Company To Own Property](#)

**Finding.** The strongest discovery in the project. The archived page offered registration with a “nominee Thai director,” referred to nominee promoters/shareholders, described avoiding additional funding documentation, replacing the nominee director with the foreign client, and allocating voting rights so the foreign client had sole decision-making control. The service was expressly tied to property purchasing and land ownership.

**Context and limitation.** Substantially similar language remained visible in later captures, including 2014 and 2021. This persistence strengthens attribution to a continuing published service description, but it still does not prove that a transaction occurred.

### 2. Siam Attorney International — Grade A

Earliest useful capture reviewed: 25 November 2018 | [Buying a House in Thailand](#)

**Finding.** The page said the firm would provide a Thai trustee as shareholder/director, install the foreign client as director, maintain 49% foreign and 51% trustee ownership, and obtain a pre-signed share-transfer agreement from the Thai trustee.

**Context and limitation.** The same seven-step process appeared after a 2019 URL migration. A separate lawyer-overview page described powers of attorney, foreign directors and unequal voting rights.

### 3. Siam Legal International — Grade B

Earliest useful capture reviewed: 9 June 2017 | [Thailand Property Lawyer](#)

**Finding.** The page marketed a company route under which the foreign client could obtain control of the company and the benefit of freehold land ownership.

**Context and limitation.** It also required genuine business activity. A 2019 article stated that nominee intent was difficult to prove, prosecution was unlikely except in exceptional cases, and a properly maintained dormant company could be a safe option. The compliance qualifications prevent an A classification.

### 4. Benoit & Partners — Grade B

Earliest useful capture reviewed: 28 February 2024 | [Property investment category](#)

**Finding.** A category page said some investors establish a Thai limited company to hold land “on their behalf” and that the structure permitted effective control by foreign investors.

**Context and limitation.** A dedicated land page was more cautious, requiring legitimate business activity and warning against a company created solely to hold land.

## 5. Thailand Law Online — Grade B

Earliest useful capture reviewed: 31 January 2023 | [Preference shares](#)

**Finding.** The glossary said preference shares could let a foreign minority control a Thai-majority company and circumvent foreign-ownership or foreign-business restrictions.

**Context and limitation.** The page was explanatory rather than a transaction-specific land service. Similar wording appeared in 2024 and 2025 captures.

## 6. Ratchada Law Firm — Grade B

Earliest useful capture reviewed: 13 April 2016 | [How can a Thailand company purchase land?](#)

**Finding.** The site called Thai-majority-company property acquisition common for foreign investors, described preferred shares and voting controls, and identified foreign interests in freehold land as the main advantage.

**Context and limitation.** Its companion nominee page expressly said nominees were illegal and described older pledge-control arrangements as risky. The two pages must be read together.

## 7. Umpire Legal — Grade B/C

Earliest useful capture reviewed: 20 April 2024 | [Leasehold vs Freehold Properties in Thailand](#)

**Finding.** The page said corporate ownership could give a foreigner an indirect stake in Thai land.

**Context and limitation.** No offer to supply Thai shareholders or strip them of control was located. This is a lead, not direct nominee evidence.

## 8. Chaninat & Leeds — Grade B/C

Earliest useful capture reviewed: 6 December 2007 | [Land purchase guide](#)

**Finding.** The guide presented “owning a company” as one of four options for a foreigner seeking property rights and stated that a Thailand-registered company could obtain a land interest.

**Context and limitation.** The excerpt did not offer nominees. By 2016 the site expressly defined nominees/strawmen as unlawful and emphasized lawful protection.

## 9. G.A.M. Legal Alliance — Grade C

Earliest useful capture reviewed: 26 September 2012 | [Land Purchase](#)

**Finding.** The page described a Thai company purchasing land.

**Context and limitation.** It required genuine Thai majority shareholders, expressly said nominees were illegal and discussed Land Office review of shareholder finances. This is useful negative/control evidence.

## 10. Anglo Siam Legal — Grade C

Earliest useful capture reviewed: 10 December 2025 | [Thai company registration](#)

**Finding.** The page explained that a Thai company may acquire land.

**Context and limitation.** It expressly warned about nominee-shareholder penalties and framed the service as compliance work. The capture is also too recent for a meaningful historical thesis.

## 11. Isaan Lawyers — Grade C

Earliest useful capture reviewed: 28 January 2016 | [Buying a house in Thailand](#)

**Finding.** The article called the company route one of the few ways to “really own” and sell property.

**Context and limitation.** It expressly said nominees were forbidden and that powers of attorney or share-transfer documents used to give a foreign director control were illegal, though common. It recommended a genuine Thai partner and business.

## 12. Juslaws & Consult — Grade C

Earliest useful capture reviewed: 1 February 2023 | [How to Buy Property in Thailand](#)

**Finding.** The page directed foreigners seeking land toward a long-term lease and explained ownership of a separately constructed building and condominium ownership.

**Context and limitation.** No nominee or land-company recommendation was found on the reviewed page.

## 13. Lawyers for Expats Thailand — Grade C

Earliest useful capture reviewed: 31 March 2022 | [Homepage](#)

**Finding.** The earliest reviewed homepage said a nominee arrangement was illegal and warned that a company formed solely so a foreigner could own property was also illegal.

**Context and limitation.** The firm promoted lawful safeguards for investments involving land in a Thai spouse's name. This is strong control evidence.

## 14. Silk Legal — Grade C/D

Earliest useful capture reviewed: 20 November 2018 | [Buying a Condo or Land in Thailand](#)

**Finding.** The article promoted due diligence, title searches and local legal assistance for foreign buyers.

**Context and limitation.** It did not recommend nominees or a land-holding company. Newer nominee articles warn against the practice.

## 15. Lex Bangkok — Grade C/D

Earliest useful capture reviewed: 8 December 2024 | [Buying Land Through a Thai Company](#)

**Finding.** The domain's confirmed archive history begins in late 2024. Its useful 2026 land-company page said proxy/nominee ownership for foreigners was prohibited.

**Context and limitation.** The evidence is too recent to support a historical nominee-promotion claim.

## Preservation status

**A companion preservation package was created for every cited evidence page.** It contains downloaded raw archive HTML where retrievable, plain-text extraction, CDX capture records, per-page metadata and a SHA-256 checksum manifest. Full-page screenshots were prioritized for the Grade-A and strongest Grade-B pages when Wayback replay rendered successfully.

**Why hashes matter.** The checksum manifest permits later verification that locally preserved files have not changed. It does not authenticate the Internet Archive itself or prove who authored the original page.

**Recommended next preservation step.** Store an unchanged copy of the ZIP in at least two independent locations. Record the ZIP's SHA-256 hash in a dated research log. If the material may be used publicly or in litigation, arrange independent capture by counsel or a digital-evidence professional.

## Publication and legal-risk controls

**Use precise verbs.** Say that an archived page “stated,” “offered,” or “described” the structure. Do not say the firm performed illegal transactions unless independent evidence supports that claim.

**Preserve context.** Where a page warned that nominees were illegal, quote that warning alongside any discussion of company control.

**Confirm identity.** Connect the historic domain, branding, address, staff and corporate entity to the current firm before describing it as the same organization.

**Request comment.** Provide the exact capture, wording and proposed characterization to the firm and allow a reasonable response period.

**Obtain Thai advice.** Thai counsel should review the legal characterization, relevant law at the date of publication and present defamation exposure before release.

## Priority follow-up

**1 — Attribution memos.** Prepare short continuity files for TILA Legal and Siam Attorney using archived contact pages, addresses, telephone numbers, personnel and corporate-registration records.

**2 — Phrase tracing.** Search the exact TILA phrases “nominee Thai director,” “nominee promoters,” “full control over your Thai limited company,” and “company established only to hold property” to identify copied templates, affiliates and competitors.

**3 — Independent preservation.** Have the Grade-A captures independently timestamped or collected under a documented chain-of-custody procedure.

## Key archive links

[TILA Legal — property company, 2010](#)

[TILA Legal — property company, 2021](#)

[Siam Attorney — buying a house, 2018](#)

[Siam Attorney — migrated page, 2019](#)

[Siam Legal — property lawyer, 2017](#)

[Siam Legal — foreign land article, 2019](#)

[Ratchada — company land page, 2016](#)

[Ratchada — nominee shareholders, 2016](#)

## Final caution

**This report is a research index, not a legal conclusion.** It is designed to identify and preserve potentially probative historical statements while preventing the common mistake of treating every mention of a Thai company as evidence of a nominee scheme.