



Legal Alternatives for Foreign Buyers

Real Estate Acquisition Structures in the Philippines



Security



Compliance



Growth

1. Deed of Assignment

Building Ownership Only

What is it?

The client acquires full legal ownership of the villa structure only.
The land remains under the ownership of Blue Everest.

Best For

Private foreign investors
Villa buyers for living or rental
Investors seeking flexibility

Pros

Full legal ownership of the building structure
Simple, fast, and bureaucratically efficient process
Lower taxes and transfer costs vs. land ownership
Easy exit strategy via assignment of rights

Cons

No registered ownership of the land
Long-term reliance on agreement with landowner

2. Leasehold

Long-Term Lease (25 + 25 Years)

What is it?

A long-term lease agreement granting full control and use of the property without owning the land.

Pros

Full control: live in, rent out, or transfer to heirs

Long-term security (up to 50 years) - No corporation needed

Bureaucratic simplicity - No corporate management required

Best For

Long-term residents

Families relocating to the Philippines

Investors prioritizing usage security

Cons

Not freehold ownership

Property value limited to lease duration

3. Domestic Corporation

Indirect Land Ownership (60% Filipino / 40% Foreign)

What is it?

Establishing a Philippine domestic corporation that holds the Title to both the land and the building. This structure requires a local partner holding 60% of the shares.

Best For

- High-Net-Worth Individuals (HNWIs)
- Institutional or strategic investors
- Multi-asset or commercial activities

Pros






- Maximum control and security via the corporation
- Indirect ownership of the land
- Scalable for multiple properties and investments
- Corporate liability protection

Cons

- Higher legal and administrative complexity (SEC, BIR)
- Annual maintenance costs and compliance reporting
- Requires a trusted Filipino partner (60% ownership)

Comparison of Alternatives

A focused overview for informed decision making

Criteria	Deed of Assignment Building Ownership Most Common	Leasehold Long-Term Lease	Domestic Corp Local Corporation
 Ownership Type	Full legal ownership Structure Only	Right of use & lease (No title ownership)	Full indirect ownership Land + Structure
 Duration	Unlimited (Structure) Dependent on land agreement	Fixed Term 25 + 25 Years	Unlimited
 Complexity & Cost	Low Fast & cost-effective	Medium Initial lease cost	High Bureaucracy, reporting, partner
 Target Audience	Most foreign investors Private investors	Long-term living Relocation	Strategic investors Multiple assets
 Recommendation	★★★★★ Default Solution	★★★☆☆ Stable for Living	★★★★★ Advanced Only

All options are backed by full legal support from Blue Everest

Fast Entry

I want a simple, fast process with building ownership and minimal bureaucracy.

1

Living & Security

I plan to live in the property (relocation) or seek longterm stability for family.

2

Strategic / Commercial

I plan to hold multiple assets, commercial activity, and land control.

3

RECOMMENDED

Deed of Assignment

Most common choice for foreign investors

Complexity

Low

STABLE OPTION

Leasehold

Long-term lease (25+25 years) granting full usage rights.

Complexity

Medium

ADVANCED

Domestic Corporation

Domestic corporation allowing full indirect land ownership.

Complexity

High

Summary & Recommendations

Choosing the Right Legal Structure for You

 Most Foreign Investors
Fast & Flexible Entry



Deed of Assignment
Building Ownership Only

 Long-Term Living
Stability & Security



Leasehold
Lease (25+25 Years)

 Strategic Investment
Multi-Asset & Commercial



Domestic Corp
Local Corporation



Full End-to-End Legal Support

Blue Everest provides complete legal framework support, Due Diligence, contract drafting, and property registration with Philippine authorities for all selected pathways.



Still Unsure?

Our expert team is available for a personal consultation to tailor the right legal structure for you.

[BOOK A CONSULTATION](#)

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