Thailand Residential Property Lead-Sourcing

How to find residential property-management prospects from official and quasi-official Thai data sources

Main conclusion: there is no single public master list of every residential property and owner in Thailand. The workable method is to combine Department of Lands project and juristic-entity sources with valuation, company-registry, population / housing, and supply-pipeline data.

What matters most

- For sales, target buildings, estates, juristic entities, and owner clusters rather than trying to enumerate every owner.
- The strongest official seed lists are the DOL condo search, DOL land-subdivision search, and monthly condo / estate juristic XLS files.
- The strongest official enrichment layers are Treasury valuation, DBD entity data, LandsMaps, and BORA house / population statistics.
- Villa discovery is cluster detection, not a clean national registry problem.
- REIC and NSO are best used to choose markets and timing before project-level outreach.

Best Official Sources: Seed Lists and Verification

Source	What it is	Key fields	Why it matters
DOL condo search dol.go.th/building	Official condo project list	Condo name, buildings, room count, district, detail page	Best national condo seed list; 7,181 public records observed
DOL land-subdivision search dol.go.th/land	Official estate / subdivision project list	Developer, project name, province, detail page	Best housing-estate seed list; 19,846 public records observed
DOL condo juristic monthlies dol.go.th real-estate condo categories	Monthly XLS files for condo juristic persons	Bangkok and provincial juristic lists	Closest official buyer-entity list for condo management sales
DOL estate juristic monthlies dol.go.th real-estate estate categories	Monthly XLS files for housing-estate juristic persons	Bangkok and provincial juristic lists	Strongest official list for village / estate management targets
LandsMaps landsmaps.dol.go.th	Parcel and location viewer	Parcel context, area, map layers, land-office context	Best geospatial verification tool after seeding leads

Observed public scale signals on Thursday, August 6, 2026: DOL condo search showed 7,181 records and DOL land-subdivision search showed 19,846 records.

Best Official Sources: Enrichment and Market Selection

Source	What it is	Key fields	Why it matters
Treasury valuation tools treasury.go.th services land-assessment	Official land, building, condo appraisal search	Land, building, and condo appraisal values	Best official price layer for prioritizing premium targets
DBD open data / BDEX data.go.th + bdex.dbd.go.th	Company registry and search APIs	Status, capital, address, registration date, objectives	Best way to enrich developers, operators, and SPVs
BORA / DOPA stats stat.bora.dopa.go.th + data.go.th	Population, houses, and village-area statistics	Area-level population and housing counts	Useful for spotting resort or second-home style housing clusters
NSO and REIC nso.go.th + reic.or.th	Residential supply, permits, launches, transfers, market data	Province and metro trend indicators	Best market-selection layer before detailed lead building

Interpretation: DOL gives the closest thing to a prospect universe. Treasury, DBD, BORA, REIC, and NSO make that universe commercially useful.

Ideal candidate archetypes

- Older investor-heavy condos: 100+ units, 7-25 years old, strong rental or expat demand, formal juristic body.
- Large housing estates: 80+ homes, existing juristic person, suburban growth corridor or premium district.
- Premium villa clusters: resort zone, high appraised land value, fragmented ownership, weak centralized operations.
- Newly formalized juristic entities: recent DOL monthly-list entries that may not have a settled manager yet.

Recommended workflow

1. Seed the universe from DOL condo search, land-subdivision search, and the monthly condo / estate juristic XLS files.
2. Enrich each project with Treasury valuation, DBD entity data, and LandsMaps verification.
3. Add area context from BORA house / population statistics plus REIC and NSO supply indicators.
4. Score by size, value, likely management pain, and whether a decision-making juristic entity is identifiable.
5. Verify the final shortlist with the responsible land office and public operating footprint before outreach.

Best first geographies for property-management targeting: Bangkok, Phuket, Chonburi / Pattaya, Koh Samui / Surat Thani resort belt, Hua Hin, and Chiang Mai.

Important limit: public sources are strong at project-, parcel-, juristic-, and area-level discovery. They are weak at owner-contact discovery. Expect final verification and contact-finding to require local-office confirmation plus public web / broker / OTA enrichment.