



dolphin
golf property

Fractional Ownership with Dolphin Golf Property

What is fractional freehold ownership?

Fractional freehold ownership is when unconnected individuals (usually four) combine resources to collectively share ownership of the freehold of a property.

How does fractional freehold ownership work?

Each (quarter) owner is allocated 13 weeks exclusive use of the property per year.

How is fractional freehold ownership different to timeshare?

Timeshare is the purchase of a specific period of time in a vacation home or resort and you never own the bricks and mortar of the property. In many cases, you will never stay in the same property twice.

The key difference between timeshare and fractional freehold ownership is that with fractional freehold ownership you purchase a share of the freehold of the property. Your asset may increase in value, may be sold and may be passed on to future generations.

What are the benefits of fractional freehold ownership to me?

There are a variety of benefits:

- You have extended use of a luxury holiday home for a fraction of the price you would normally pay
- You have an asset that may grow in value and that can be sold or handed down to your children
- You do not have to pay all the year-round running costs of owning a full freehold property
- The buying costs, which are normally 10% in Spain, are included in the purchase price
- All properties are fully furnished and equipped to exceptional standards
- The property will be managed and maintained on your behalf and is fully serviced

How many days am I entitled to from my share?

In a quarter share property, each owner is entitled to 13 weeks (91 days) use of the property each year.

How is this time allocated each year to each owner?

Each owner has exclusive use of the property for 13 weeks per year. Your weeks are rotated each year.

What if I don't want the weeks I have been allocated in a given year?

You can agree to swap your weeks with your co-owners or you can rent the property out during any time you don't want to use it or exchange your weeks within one of the world's largest exchange scheme* which would offer you alternatives regarding both weeks and destinations.

*please note this option may not apply to all resorts.

Can I swap one of my weeks with another owner?

Yes, owners are free to swap weeks amongst themselves if they wish – you just need to inform the management company who is using the property and when.

What currency can I use to buy my property?

The property transactions are carried out in the currency of the country in which you purchase.

Can I leave my share to someone in my will?

Yes, the asset is yours to do with as you see fit (within the terms of the rules and regulations of the scheme) just as you would with a normal freehold property.

What fees will I encounter once I have purchased my share in a fractional freehold property?

If you purchase a quarter share you will be required to pay 25% of the community fees, a yearly management fee and a contribution to the owners' sinking fund (how much is agreed between owners). Utility bills will be itemised for each owner.

Do I have to know the other owners to buy?

No, it is the responsibility of appointed agents to find the other owners.

Who manages the property?

Your property will be looked after by a professional management company appointed by Dolphin Golf Property.

What happens if there's a dispute with another owner?

The management company takes charge in the event of any dispute involving the property.

Who can use my share once I have purchased it?

As with your own home, you are free to allow friends to use the property during your allocated time periods.

What happens if one of the other owners wants to sell?

They are free to sell at any time, but will be obliged to offer you the opportunity to buy their share before offering it on the open market.

Am I able to sell my share at any time?

Yes, but you will be obliged to offer it to your co-owners before it is put on the open market – in line with local laws and regulations.

How will I sell it?

The management company will help you with the sales process.

Who will buy my property in the future?

Anyone like you who wants to purchase a luxurious holiday home without paying for the full freehold of the property.

What if something in the property gets broken?

The management company will replace any damaged furniture etc. using the money in the owners' sinking fund.

What happens if I want to make a change to the property?

Any changes to the property have to be agreed by the majority of the owners and must be within the rules of your particular resort and community.

Do I have to meet the other owners?

No, but in our experience co-owners do like to get to know each other and often become friends.

Can I leave any of my things in the property when I'm not there?

You can't leave personal things inside the property however, depending on the individual property there may be a storage area available.

Is there a minimum time that I have to keep hold of the property for?

No.

Will the management company help me rent my share out when I am not using it?

Yes, the management company can advise you on the rental process.

Can I purchase more than one share?

Yes. Some purchasers prefer two quarter shares so they can use the property six months each year. Also, if another shareholder decides to sell, you can increase your share.

Why are fractional freehold properties furnished?

As there is more than one owner, the house has to be sold with everything owners would require. The management company will provide an itinerary of furnishings and accessories.

Why does the property have to be managed?

As there is more than one owner, a structure has to be in place to manage and coordinate all the aspects of the property.

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