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## FYI: Timeshares

Ever since the 1960s, the timeshare industry has been growing with about 5,000 timeshare resorts around the world making sales worth as much as \$9 billion annually.

How did time sharing became a flourishing industry after only about five decades? This rise in popularity is because time sharing has a number of benefits so attractive to a prospective owner that present owners are rarely ever going to resale their timeshare deeds:

### Real property

In the 1960s, a ski resort developer improvised a way of increasing his revenue. He managed to do it not by decreasing his overhead expenses but by presenting an innovative concept that would inspire other resorts throughout the world. His new concept was to make people the owners of the resort instead of its guests. This idea gave birth to timeshare deeds.

His plan made the ski resort developer richer by tenfold. He accumulated great wealth by increasing the occupancy of the ski resort. All guests were consistently presented with an option to either own or rent the resort. Guests were naturally attracted to the idea of actually owning a resort, even if only for a week.

The guests become owners of the resort by buying timeshare deeds. Timeshare resorts sell potential owners what is known as timeshare intervals. Timeshare intervals are also called deeded weeks. These are deeded weeks of real property at a particular resort. The owners are free to do whatever they want to do with the timeshare deed they possess.

### Flexibility

Owners can decide what type of ownership they want. Over time, timeshare ownerships were developed to cater to all sorts of people. Owners can now pick from these varied types of ownerships:

#### A. The Floating Ownership

For this type of ownership, you have a choice as to what week you will use your timeshare. This would occur within a defined season. For instance, the winter season has a number of weeks, so you have a choice or you must compete over a week that you prefer to have.

#### B. The Fixed Week Ownership

In this type of ownership, you own a deed that allows you to use a unit for a specific single week.

#### C. Ownership by Points program

The points program is another sort of ownership available for timeshares. It is an effort by the timeshare resorts to be able to reach the Class B and C market. The points program aims to persuade guests to obtain timeshares by collecting points in the program. When guests reach a number of collected points that is equivalent to the level of ownership, the clients are rewarded with a corresponding timeshare. These new owners of the timeshare would have an option to schedule their accommodation in the resort if they wish to use their timeshares.

#### D. Right to Use Ownership

The right to use ownership has a restricted use only. This restricted use would sometimes convert into a number of years. The owner of the timeshare is also limited by the terms stipulated on the contract. The right to use contract has a termination date, whereupon all the rights bestowed upon the owner would be returned back to the property developer.

#### E. The Deeded Ownership

This type of ownership gives control to owners over their timeshares. The deeds are real property and are also known as partial ownership with regards to the concept of timeshares.

#### F. The Rotating Ownership

This kind of ownership provides all timeshare owners of the resort an opportunity to get the timeshare interval they want. A timeshare interval is rotated to each owner yearly so that if you have week 10 for this year, then week 11 would be yours for the next year and so on for the succeeding years. In this case, every possible timeshare would be available to an owner thanks to the rotation.