

"INTRODUCTION TO INDUSTRIAL  
ESTATES AND SEZ in THAILAND "



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Industrial Estate Authority of Thailand (I-EA-T)





## DEVELOP AND MANAGEMENT

Industrial  
Estates  
Industrial Port



## MANAGEMENT AND REGULATE

Infrastructure  
necessary for  
business  
operations in  
Industrial Estates



## PROMOTE INVESTMENT

Local and  
Foreign  
Investors



# I-EA-T

## ROLE & RESPONSIBILITY

Total Industrial  
Land



74,390 Acres

Remaining Land  
for Sale / Rent



10,242 Acres

Total Factories



4,930 Factories

Accumulated  
Investment Capital



208 Billion US\$

Employment



891,215 People

# 67\*

INDUSTRIAL  
ESTATES

# 1

MAP TA PHUT INDUSTRIAL  
PORT

\* (15 I-EA-T-OWNED INDUSTRIAL ESTATES & 52 JOINT-MANAGEMENT INDUSTRIAL ESTATES)



# → 2. Success Stories

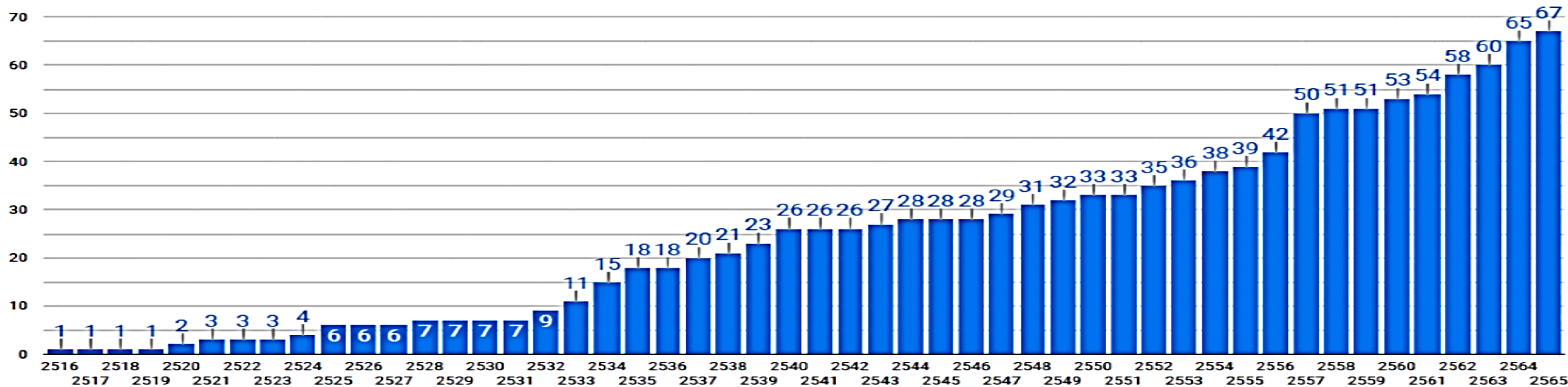


**I-EA-T**  
INDUSTRIAL ESTATE AUTHORITY OF THAILAND



And many Industrial Estate Developers

**ACCUMULATED NUMBER OF I.E.**



B.E.



# 3. Lessons Learned, Best Practices



## I-EAT Environmental Monitoring and Control Center: EMCC

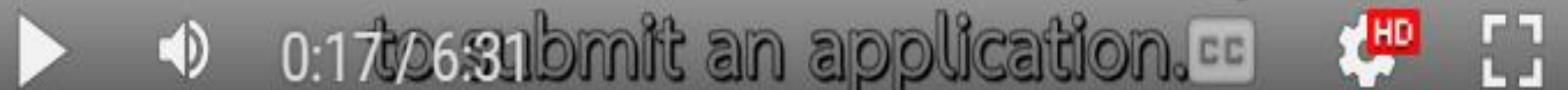
ระบบ e-PP โดยการนิคมอุตสาหกรรมแห่งประ...



**e-PP** e-Permission & Privilege  
ระบบอนุมัติ - อนุญาตทางอิเล็กทรอนิกส์

I-EAT e-Permission & Privilege (e-PP)  
<https://www.youtube.com/watch?v=QbHWSTKMHRM>

enhance the level of service to entrepreneurs  
to submit an application.





# 4. Policies and Incentives

## I-EA-T INVESTMENT BENEFITS



A CONFIDENT INVESTMENT  
IN THAILAND

- We are a state enterprise with full authority to support industrial settlement and investment promotion.
- Project can be set up very quickly and easily.
- I-EA-T with clear regulations and transparency procedures
- One-Stop Service for all licenses and permission with Online Services. (e-PP)

## 2 Zones of Industrial Estates



General  
Industrial Zone  
General Privileges for  
Investors in  
General Industrial Zone

- Right to own land in an industrial estate
- Right to bring to foreign technicians and experts to work in Thailand
- Right to bring in foreign technicians' and experts' spouses or dependents to stay in the country
- Right to make a foreign currency remittance
- + Right to operate services and trading businesses



I-EA-T  
Free Zone  
Privileges for investors in  
The I-EA-T Free Zone

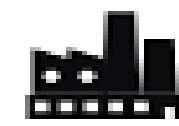
### 1. General Privileges 2. Tax Privileges

- Exemption from import/export taxes and duties
- Exemption from excise taxes on machinery, equipment, components, raw materials, and supplies used for the production of goods, and other merchandise
- Being able to claim for tax or duty refund if they bring machine or raw materials to IFZ
- ++ More operation preferences

- Science and Technology Parks 
- Industries Estate/Zone 
- International Airport 
- Domestic Airport 
- Deep Sea PORT 
- PORT 



**BOI**  
**Investment**  
**Incentives**



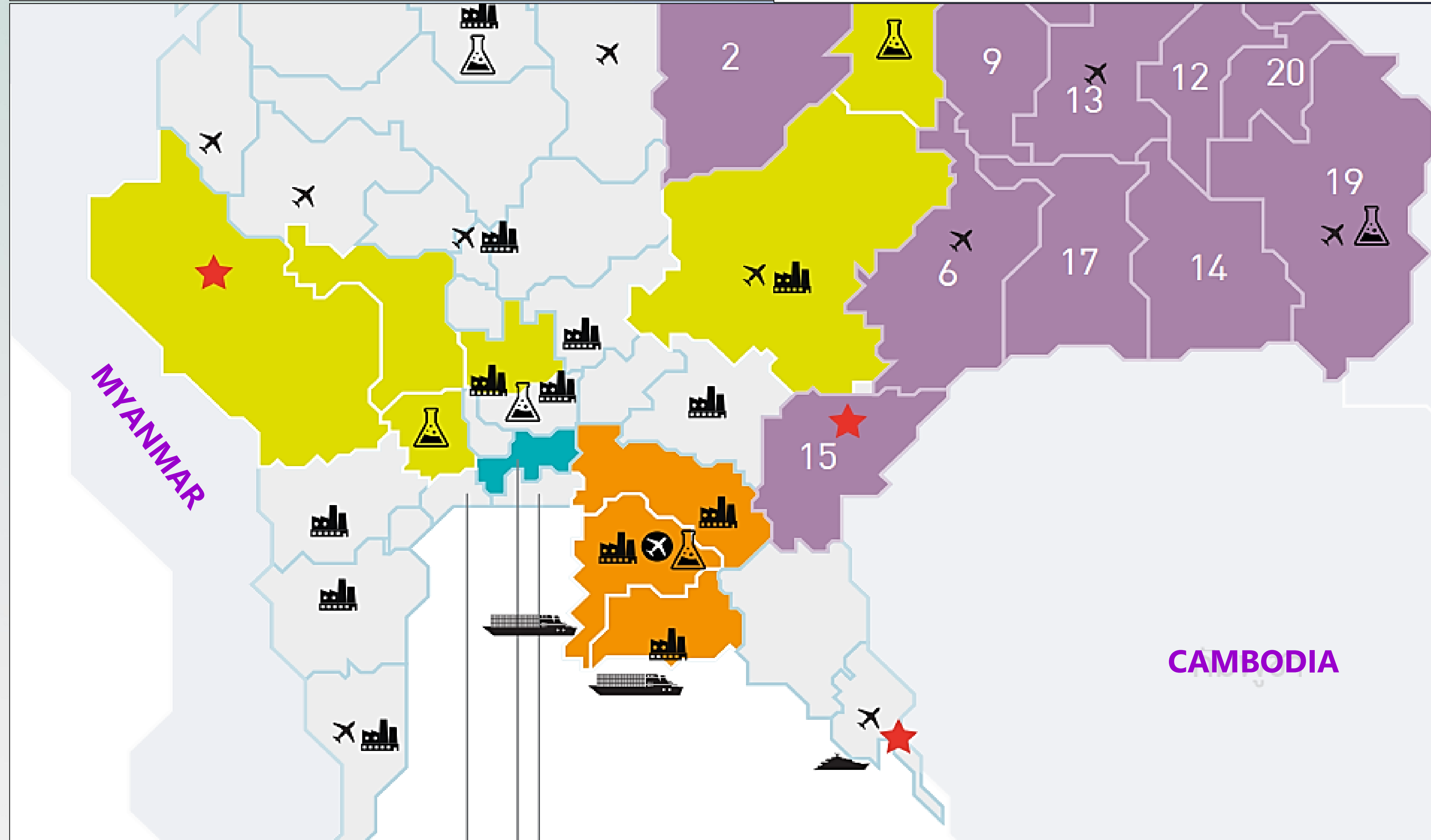
### Promoted Industrial Estate / Zone

Projects located within industrial estates or promoted industrial zones shall be granted one additional year of corporate income tax exemption.



### Special Economic Zones

90 sub-districts in 23 districts of 10 provinces which are Chiang Rai, Nakhon Panom, Tak, Kanjanaburi, Nongkhai, Mukdahan, Sa Ka ew, Trad, Songklah and Narathiw



## BOI-promoted industrial estates or zones

Projects located within promoted industrial estates or industrial zones (see map on page 22) shall be granted one additional year of corporate income tax exemption.



# → 5. Infrastructures in Industrial Estates

Rules of I-EA-T Board: Standard of Infrastructure , Facilities for Eco Industrial Estate B.E. 2557



1. Road and Lighting System

2. Water Supply

3. Central Waste-water Management System



4. Water Drainage System

5. Electricity System

6. Fire Fighting System



# ➔ 5. Infrastructures in industrial estates



7. Waste Management System



8. Communication System



9. Security System



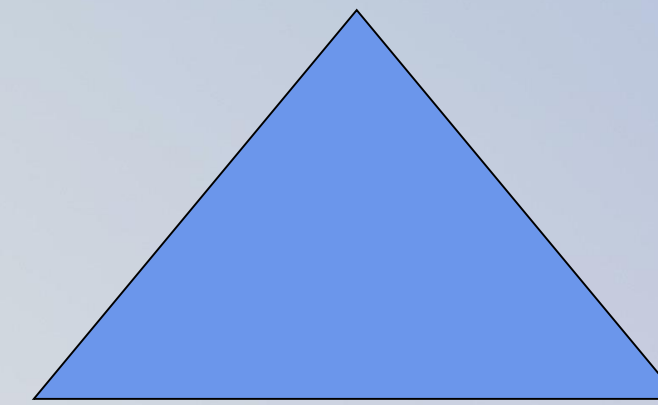
10. Environment Monitor System



# Concept of “Special Economic Zones” in Thailand



To enhance competitiveness + to bridge the development gap + to strengthen their stability



# SEZ

**Initially develop SEZs in potential border areas**

Develop the investment base to attract FDI

Set up a one stop service center in the area

Get benefit from foreign labor

Establish an agricultural product collection and buying center



# Definition, Objectives and Strategies

## Definition

**Area designated by the Policy Committee on Special Economic Zone Development to be SEZs and infrastructure supported by the state as well as investment privileges promotion, management of foreign workers who commute daily, one-stop service and other necessary services**

## Objectives

**Attract FDI to enhance the national capacity, distribute growth to the region, bridge the inequality gap, upgrade people's quality of life and solve security problems**

## Strategies

- ❖ Create new SEZs focusing on the border areas in Phase 1 by benefiting from the linkage with neighboring countries  
Support Thai SMEs and continuous Thai investment in neighboring countries**
- ❖ Organize the order of border economic zones and solve illegal foreign labor and agricultural products smuggled from neighboring countries**



# Sa Kaeo Industrial Estate



Free Zone



Ready-built factories



1 year  
Free Land  
Lease &  
Rental

2 years Free  
Standard  
Factory Lease

Address

Pa Rai,  
Aranyaprathet  
District,  
Sa Kaeo, 27120

Bangkok 247 km

Suvarnabhumi Airport 226 km

Laem Chabang Port 255 km

Mueang Sa Kaeo District 54 km

Cambodia Border 14 km

**Land Lease Area**

171.82 Acres

**Land Availability**

104.36 Acres

Starting from

174,300

**THB/Rai/year**

Land Rental Rate  
( Rai ≈ 0.39 Acres )

Maximum leasing term

30+20 years

2 Times of Land  
Lease Collateral

**Targeted Industries**

Logistics  
Electronic Parts  
Textile & Garment  
Jewelry  
Agricultural SMEs

**Infrastructure**



Power supply  
50 WMA.



Water supply  
1,000 cu.m./day



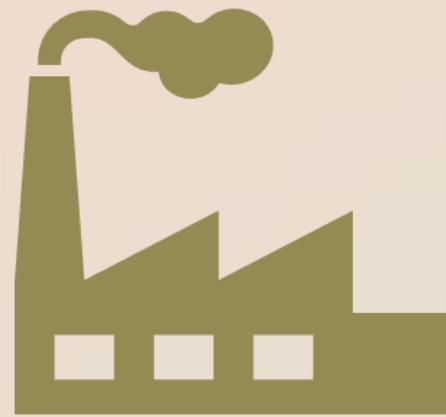
Central wastewater capacity  
2,100 cu.m./day



e-Brochure



## Sa Kaeo Industrial Estate



Segmentation by business size  
as follow: SMEs enterprises

The target segmentation by industry type is as follows:

- Import-export of goods/Logistics and Services
- Processed agricultural products
- Plastic products
- Automotive, Machine and Parts
- Textile goods, Clothes
- Electric appliances, Electronic Component
- Gems and Jewelry
- Supporting Tourism Business

Nationality of Entrepreneurs  
Nationality: Thai/Cambodian/Indian





# Songkhla Industrial Estate

3 years  
Free Land  
Lease

## Address

9/9 Village No.2  
Kanjavanich Rd.,  
Samnak Kham, Sadao  
District, Songkhla  
90320

Songkhla 99 km  
Deep Sea  
Port  
Hatyai Airport 57 km

Hatyai City 93 km  
Hall

Bangkok 995 km

Malaysia 1.5 km  
border



### Land Lease Area

248.61 Acres

### Land Availability

42.68 Acres

Starting from

295,000

### THB/Rai/year

Land Rental Rate  
( Rai ≈ 0.39 Acres )

Maximum leasing term

30+20 years

2 Times of Land  
Lease Collateral

### Targeted Industries

Logistics  
Electronic Parts

Infrastructure



Power supply  
33 KVA.



Water supply  
2,300 cu.m./day



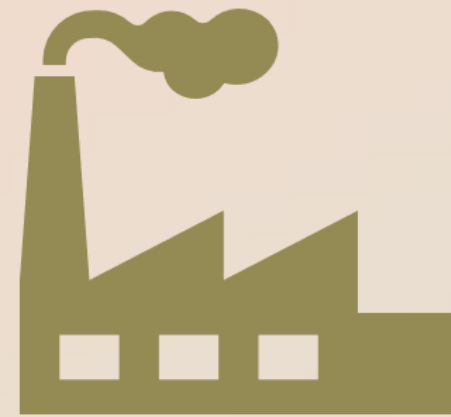
Central wastewater  
capacity 5,000 cu.m./day



e-Brochure



# Songkhla Industrial Estate



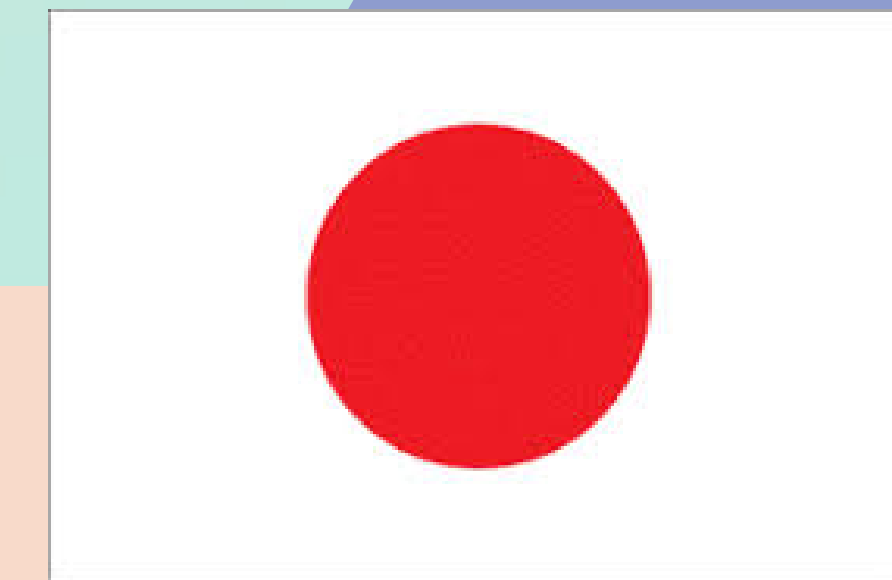
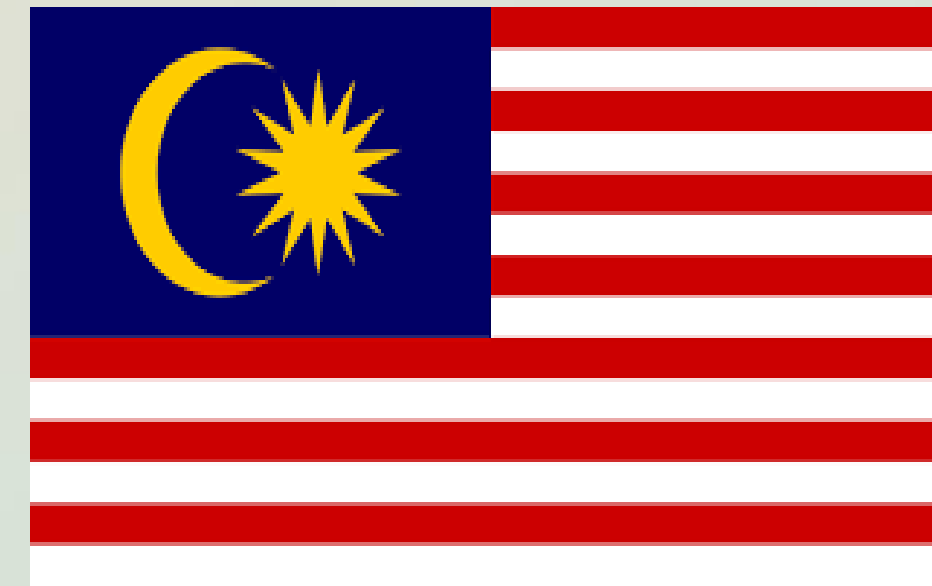
Segmentation by business size as follow: SMEs enterprises

The target segmentation by industry type is as follows:

- Import-export of goods/Logistics and Services
- Processed agricultural products
- Plastic products
- Electric appliances, Electronic Component
- Cold Storage Industry

## Nationality of Entrepreneurs

Nationality: Thai/Malaysian/Chinese/Indian/Japanese







**I-EA-T**  
INDUSTRIAL ESTATE AUTHORITY OF THAILAND

# THANK YOU



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