15.

Sector	:	Industrial estate
Subsector	:	- Establishment or expansion of an industrial estate - Land entitlement in industrial estate area
Industry Classification	:	-
Level of Government	:	All levels
Type of Obligation	:	National Treatment (Article 10.3) Prohibition of Performance Requirements (Article 10.6) Senior Management and Board of Directors (Article 10.7)
Description of Measure	:	Thailand reserves the right to adopt or maintain any measure with respect to industrial estate. An applicant for Joint Development of an Industrial Estate Establishment Project with the Industrial Estate Authority of Thailand (IEAT) shall possess the following qualifications: - being a Thai juridical person; - having evidence of ownership or possession right in the land intended for an Industrial Estate Project, or evidence showing acquisition of ownership or possession right in the land, with consent from the land owner, to be developed as an industrial estate. If the business operator, which is a foreigner[4], dissolves or transfers its business to another person, the business operator shall dispose such land for which permission has been granted to hold the ownership under this Notification to the IEAT or the business transferee, as the case may be, within three years from the date of such dissolution or business transfer. If the business operator fails to do so, the Director-General of the Land Department shall dispose such land together with its component part to IEAT or other persons in accordance with *the Land Code.* Regarding the rules for consideration of the number of foreigners who are skilled workers or experts to stay in Thailand and work in industrial estate, the IEAT shall consider granting permission for the business operator to bring a foreigner to stay in Thailand according to the number and for the period of work in an industrial estate, by taking into account business category, registered capital, number of Thai workers, and business areas of the business operator.
Source of Measure	:	- *The Industrial Estate Authority of Thailand Act B.E. 2552 (1979),* as amended, including its regulations, notifications, and administrative guidelines - *Promotion and Conservation of National Environmental Quality Act B.E. 2535 (1992),* as amended, including its regulations, notifications, and administrative guidelines - *Factory Act B.E. 2535 (1992),* as amended, including its regulations, notifications, and administrative guidelines - *Eastern Economic Corridor Act B.E. 2561 (2018),* and as amended

[4] For the purposes of this entry, the definition of "foreigner" shall be found in accordance with the *Foreign Business Act B.E. 2542 (1999).*