

“INVESTMENT OPPORTUNITIES IN THAI INDUSTRIAL ESTATES”

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Deputy Governor (Administration)





I-EA-T IS A STATE ENTERPRISE FOUNDED IN 1972 UNDER THE MINISTRY OF INDUSTRY

OUR VISION

TO DRIVE
INDUSTRIAL
ESTATES TOWARD
INTERNATIONAL
STANDARDS
OF SUSTAINABILITY
AND INNOVATION.

I-EA-T ROLE & RESPONSIBILITY



DEVELOP AND MANAGEMENT

INDUSTRIAL ESTATES
INDUSTRIAL PORT



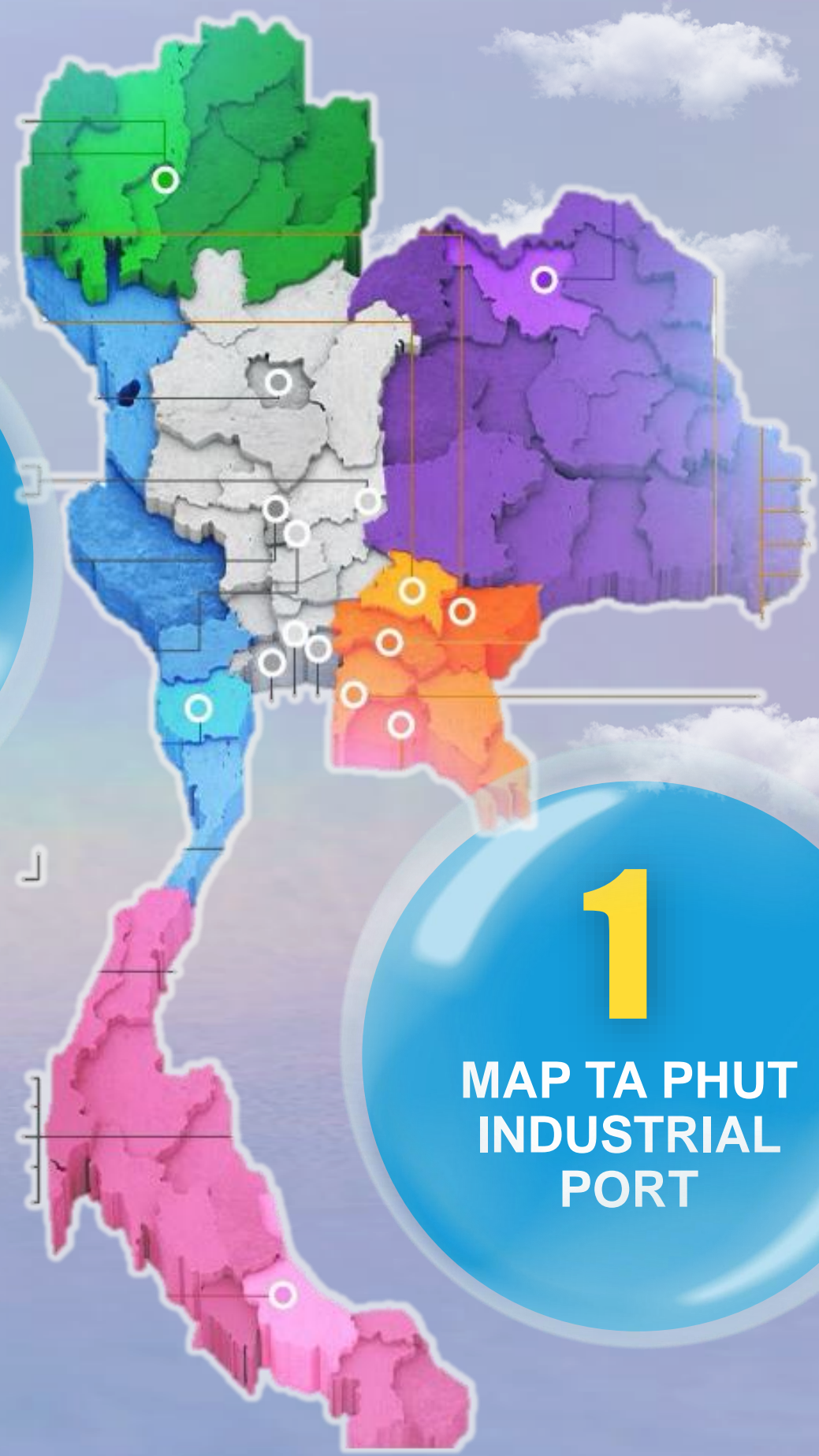
MANAGEMENT AND REGULATE

INFRASTRUCTURE
NECESSARY FOR
BUSINESS OPERATIONS
IN INDUSTRIAL ESTATES



PROMOTE INVESTMENT

LOCAL AND FOREIGN
INVESTORS



74
INDUSTRIAL
ESTATES

1
MAP TA PHUT
INDUSTRIAL
PORT



TOTAL INDUSTRIAL LAND
77,873 ACRES



REMAINING LAND FOR SALE / RENT
7,880 ACRES



TOTAL FACTORIES
5,471 FACTORIES



TOTAL INVEST
417 BILLION USD



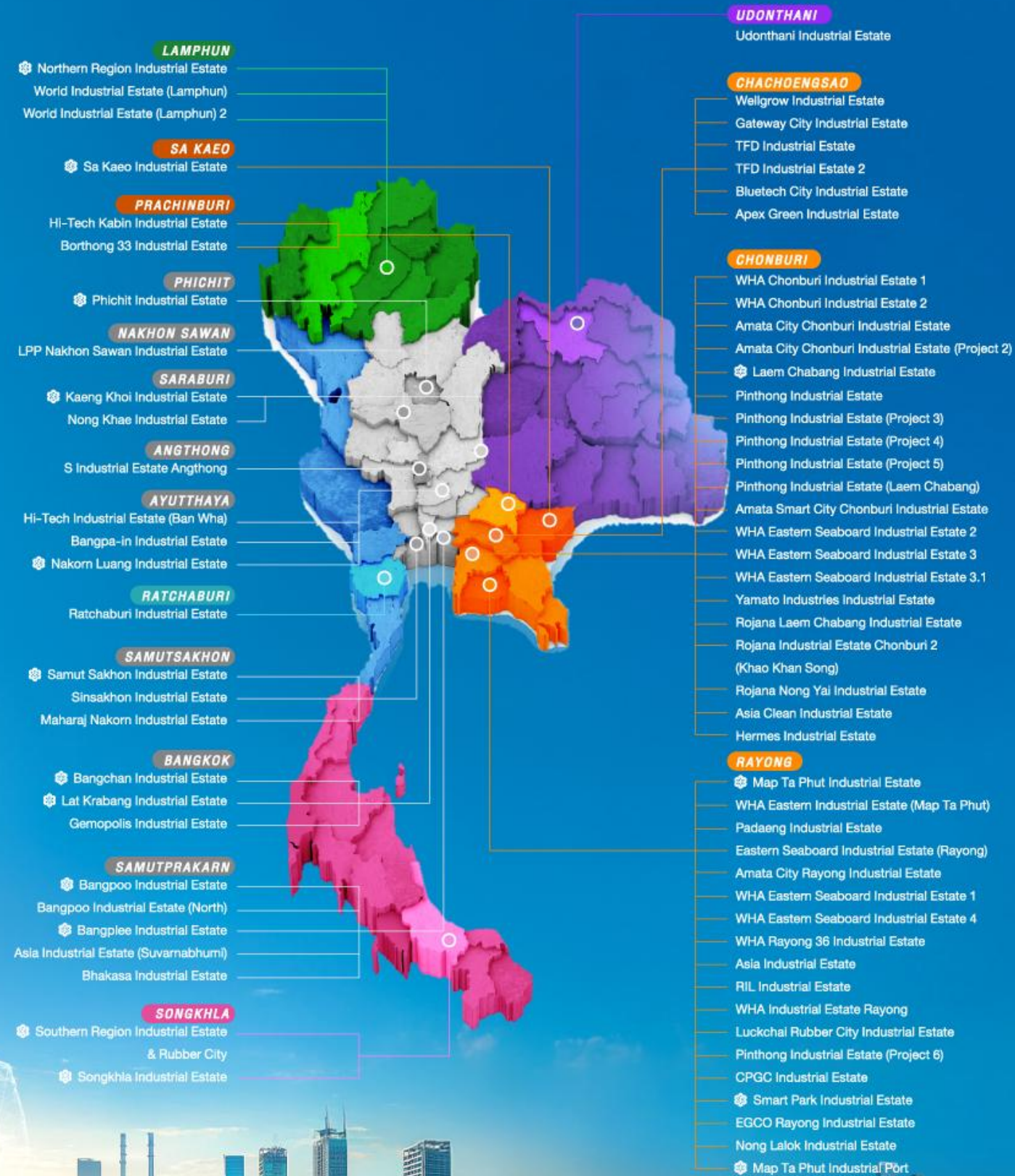
EMPLOYMENT
1,077,013 PEOPLE



74 INDUSTRIAL ESTATES

1 INDUSTRIAL PORT THROUGHOUT COUNTRY

#NowThailand #IEAT #IndustrialEstate

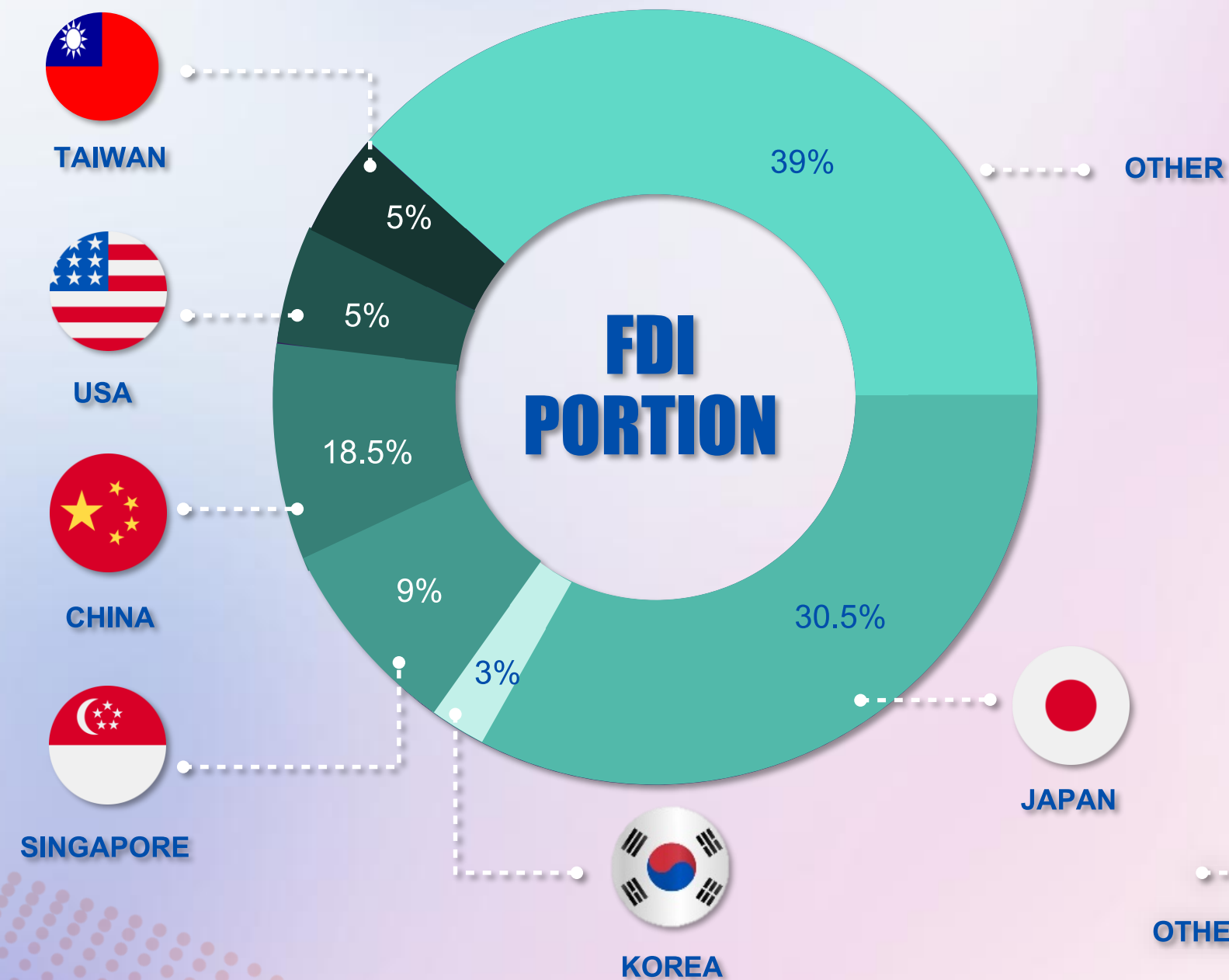


TOTAL LAND AVAILABLE
9,046 ACRES

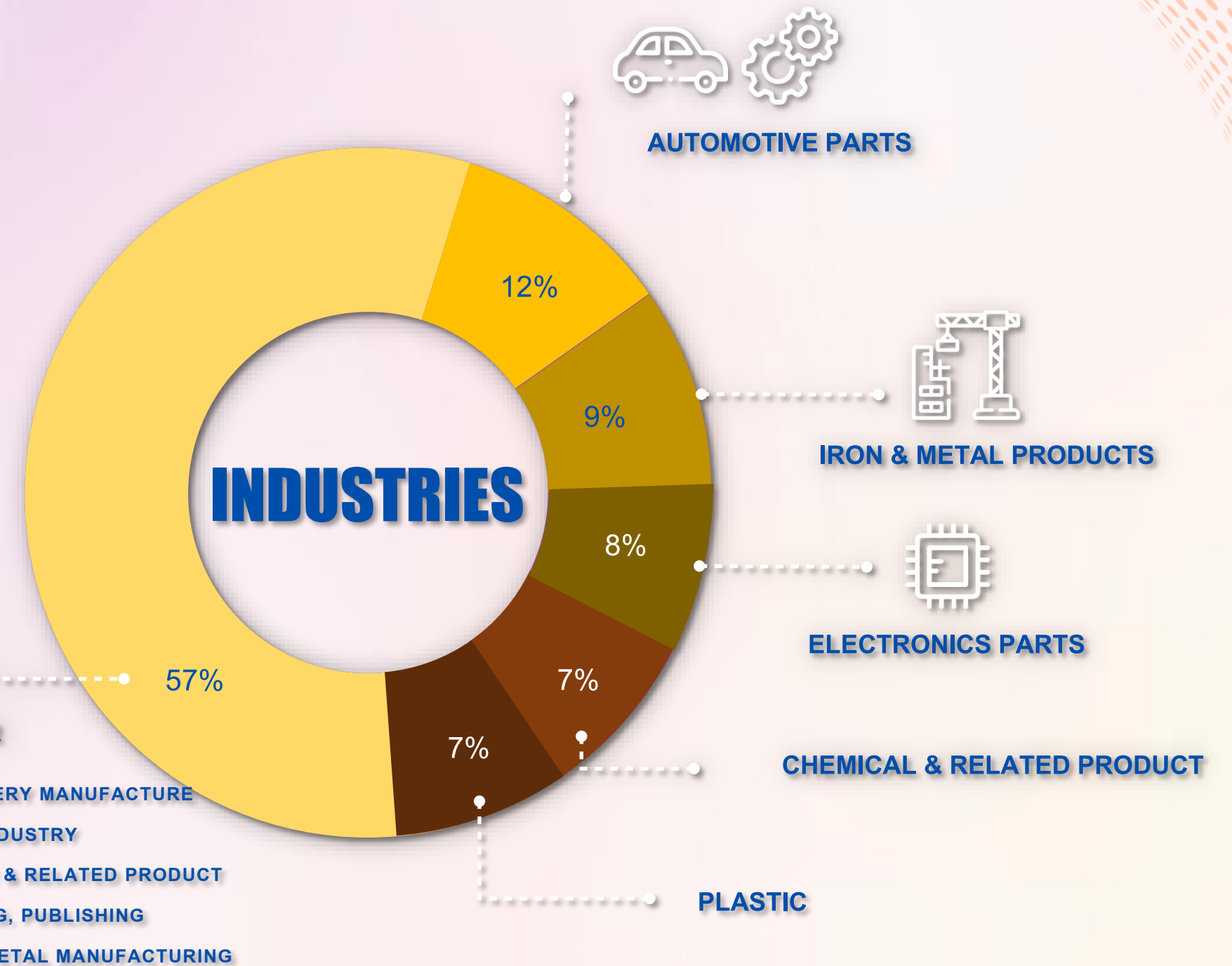
FUTURE INDUSTRIAL LANDS
MORE THAN **19,770 ACRES**

I-EA-T INSIGHTS

(BASED ON THE NUMBER OF FACTORIES)



OTHER



OTHER

- MACHINERY MANUFACTURE
- FOOD INDUSTRY
- RUBBER & RELATED PRODUCT
- PRINTING, PUBLISHING
- BASIC METAL MANUFACTURING

JAPANESE INVESTORS OVERVIEW



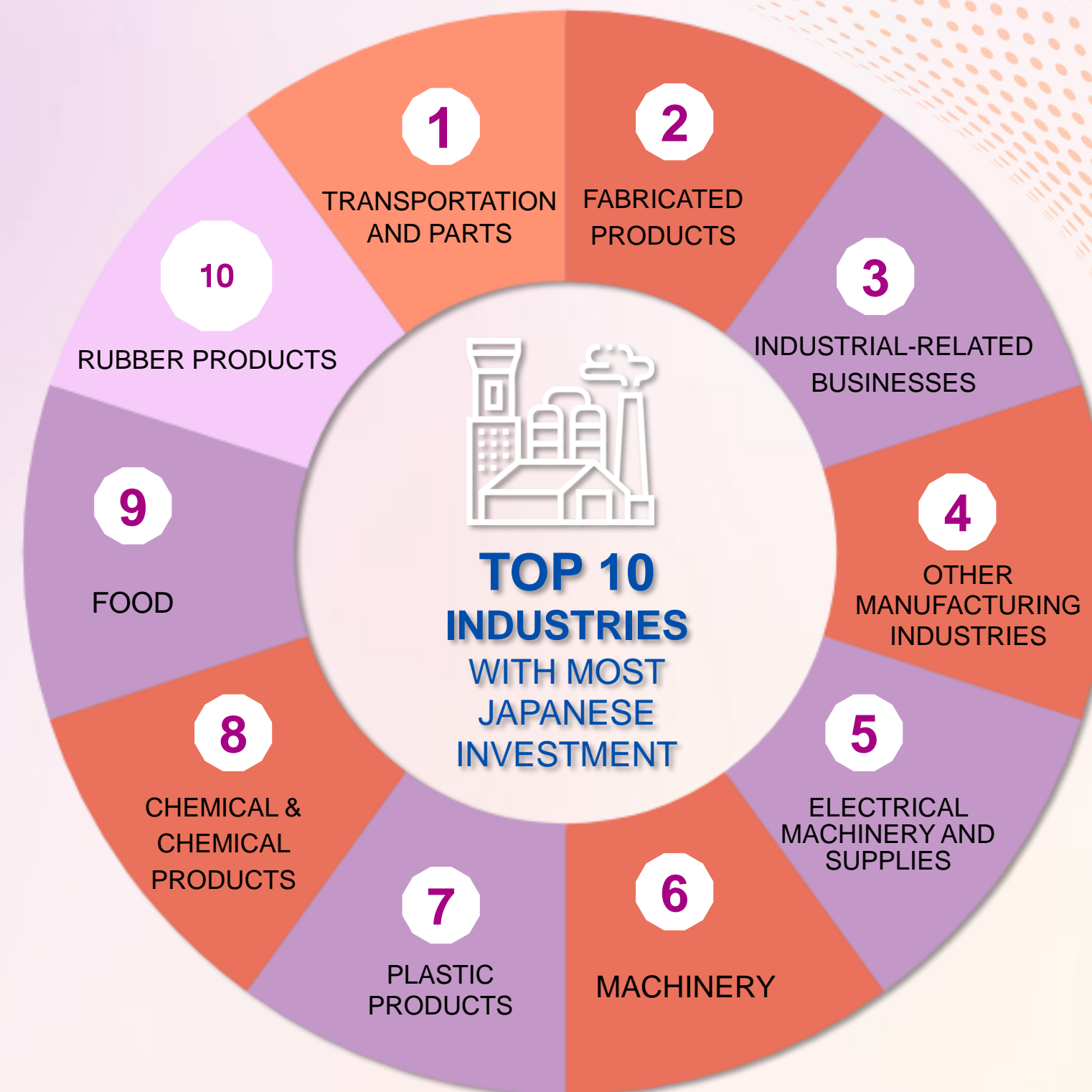
1,485 JAPANESE ENTERPRISES
(27.3% OF TOTAL)
NUMBER OF ENTERPRISES



73.93 BILLION USD
TOTAL INVESTMENT VALUE



302,846 JOBS
EMPLOYMENT GENERATED



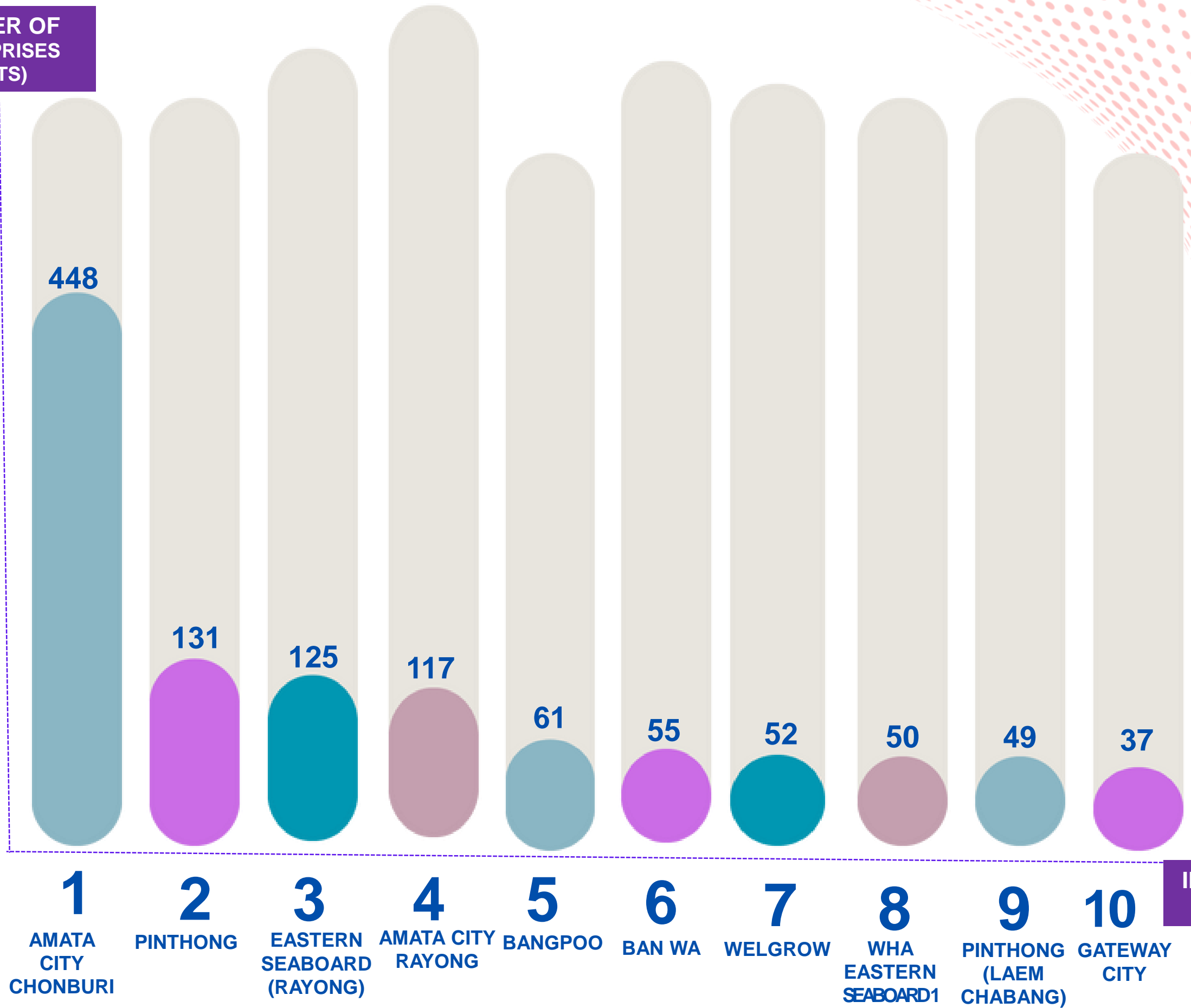
INDUSTRIAL SECTORS



TOP 10 INVESTED INDUSTRIAL ESTATES by Japanese

NUMBER OF
ENTERPRISES
(UNITS)

500
400
300
200
100
0



INDUSTRIAL
ESTATES



SUPPLY CHAINS IN THAI INDUSTRIAL ESTATES



AUTOMOTIVE & PARTS BUSINESSES

OVER **500** COMPANIES



LOGISTICS BUSINESSES



MEDICAL BUSINESSES



AMATA CITY CHONBURI

BOYD TECHNOLOGY (THAILAND)

(MEDICAL DEVICES)



- GULF MEDICAL (MEDICAL DEVICES)
- QUASI MEDICAL (OXYGEN TUBE)
- AUTOMATIC ENTERPRISE (THAILAND) (FOOD ALLERGY ANALYZER)
- BEVER MEDICAL INDUSTRY (MEDICAL SERVICE)
- ICED LABORATORIES (PREGNANCY TEST)



- S&J INTERNATIONAL ENTERPRISE (DISINFECTANT PILL & DEVICES)
- OSOTH INTER LABORATORY (MEDICAL PILLS)



AVIATION BUSINESSES



- TURBINE AERO REPAIR (MANUFACTURE, REPAIR AIRPLANE'S TURBINE ENGINE)
- TRIUMP AVIATION SERVICES ASIA (MANUFACTURE, REPAIR AIRPLANE PARTS)

EASTERN SEABOARD (RAYONG)

- PECMET AEROSPACE (ENGINE PARTS)
- JINPAO PRECISION INDUSTRY (MECHANICAL PARTS)

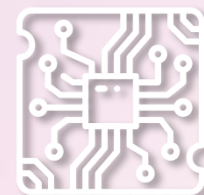
WHA CHONBURI 1

- BOSA AIRCRAFT SERVICES (MAINTENANCE AND REPAIR AIRPLANE)

- LEISTRITZ (THAILAND) (MANUFACTURE PARTS AND COMPONENTS FOR AIRPLANE)
- IAC MANUFACTURING (MANUFACTURE METAL PARTS FOR AIRPLANE)

EASTERN SEABOARD (RAYONG)

- PECMET AEROSPACE (ENGINE PARTS)
- JINPAO PRECISION INDUSTRY (MECHANICAL PARTS)



PCB/ELECTRONIC BUSINESSES



NORTHERN REGION

- HANA MICRO ELECTRONICS
- KYOCERA

BANGPOO

- DELTA



- TATUNG
- SONY TECHNOLOGY
- THAI NIPPON



- mks ATOTECH
- COMPEQ



- UNIMICRON
- SHENGYI



RUBBER AND RELATED BUSINESSES



RUBBER CITY

- MICHELIN (TIRES)
- DOS (TANK)
- KAREX (CONDOM)
- HI CARE (RUBBER GLOVE)



I-EAT
INDUSTRIAL ESTATE AUTHORITY OF THAILAND

EXAMPLE OF INDUSTRIAL ESTATES

WHA INDUSTRIAL ESTATE



PIINTHONG INDUSTRIAL ESTATE

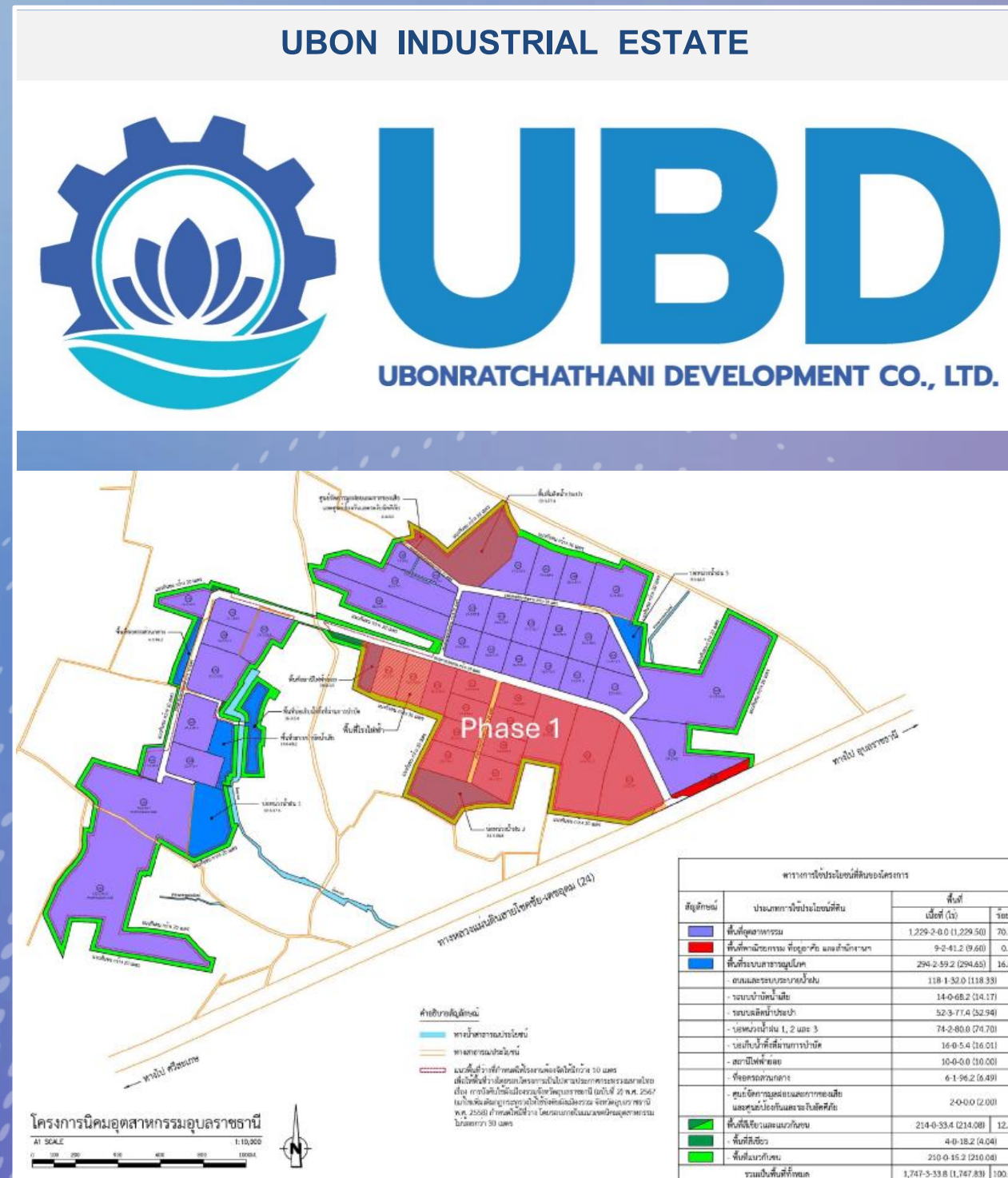


AMATA INDUSTRIAL ESTATE

AMATA
POSSIBILITIES HAPPEN



EXAMPLE OF INDUSTRIAL ESTATES



EXAMPLE OF INDUSTRIAL ESTATES

MAP TA PHUT INDUSTRIAL ESTATE



MAPTAPHUT INDUSTRIAL PORT



TFD INDUSTRIAL ESTATE



EXAMPLE OF INDUSTRIAL ESTATES

SAKAE0 INDUSTRIAL ESTATE



RUBBER CITY INDUSTRIAL ESTATE



ASIA INDUSTRIAL ESTATE



ROAD & LIGHTING SYSTEM



SECURITY SYSTEM



SOLAR SYSTEM



WATER SUPPLY



SUB-STATION ELECTRICITY



 **I-EAT**
INDUSTRIAL ESTATE
AUTHORITY OF THAILAND

INFRASTRUCTURES

IN INDUSTRIAL ESTATES

READY-BUILT FACTORY



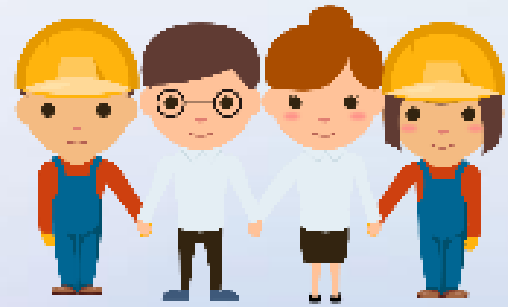
CENTRAL WASTE-
WATER
MANAGEMENT
SYSTEM



Eco-Industrial Estate Development

Development Goal

“Prosperity and Sustainability”



2021

- Reduce GHGs emission 1,946 tCO_{2e}
- Recycled products by using BCG concept
- Eco industrial estate certification

32 Eco-Champion Industrial Estates
16 Eco-Excellence Industrial Estates
5 Eco-World Class Industrial Estates

2020

- GHG mitigation plan (2021-2025)
- Promotion of renewable energy

2019

- SMART Eco 4.0 criteria
- Eco-Efficiency Evaluation

2010

- Eco-industrial estate criteria
- Eco-industrial estate masterplan

Compliance with law and regulations



1999

- Eco-industrial estate concept
- ISO 14001

2023

- Reduce GHGs emission 545 tCO_{2e}
- Greenhouse gas network have the potential to reduce GHGs by 117,210.68 tCO_{2e}
- Eco-industrial estate in 2023

39 Eco-Champion Industrial Estates
22 Eco-Excellence Industrial Estates
7 Eco-World Class Industrial Estates

2022

- Reduce GHG emission 517 tCO_{2e}
- Greenhouse gas network have the potential to reduce GHGs by 117,210.68 tCO_{2e}
- Recycled products by using BCG concept
- Eco-industrial estate in 2022

38 Eco-Champion Industrial Estates
20 Eco-Excellence Industrial Estates
6 Eco-World Class Industrial Estates

2013 - 2017

- 3 levels of development Eco-Champion/ Eco-Excellence/ Eco-World Class
- Encourage Eco Factory



2026

- Target Reduction GHGs at least 200 tCO_{2e}
- Engaged in Sustainable Development Factory Network
- Upgrading Eco-Industrial Estates to Achieve SDGs I.E.

• 2026-2027

• 2028-2032



2025

- Target Reduction GHGs at least 200 tCO_{2e}
- Enhance factory standard to Green Industry 100%
- Target Eco-industrial estate in 2024

42 Eco-Champion Industrial Estates
27 Eco-Excellence Industrial Estates
11 Eco-World Class Industrial Estates

2024

- Reduce GHGs emission 501 tCO_{2e}
- Greenhouse gas network have the potential to reduce GHGs by 135,159.07 tCO_{2e}
- Eco-industrial estate in 2024

40 Eco-Champion Industrial Estates
25 Eco-Excellence Industrial Estates
9 Eco-World Class Industrial Estates



2050
Carbon
Neutrality

IEAT Eco Industrial Town Criteria



SUSTAINABLE DEVELOPMENT GOALS FOR INDUSTRIAL ESTATE (SDGS IE)

2010-2025

Eco-Champion

Eco-Excellence

Eco-World Class

2024-2025



2026 >>



In 2026,
Develop SDGs I.E. criteria for industrial estates toward
international standards and sustainability.

Outcome Impact

Carbon Neutral

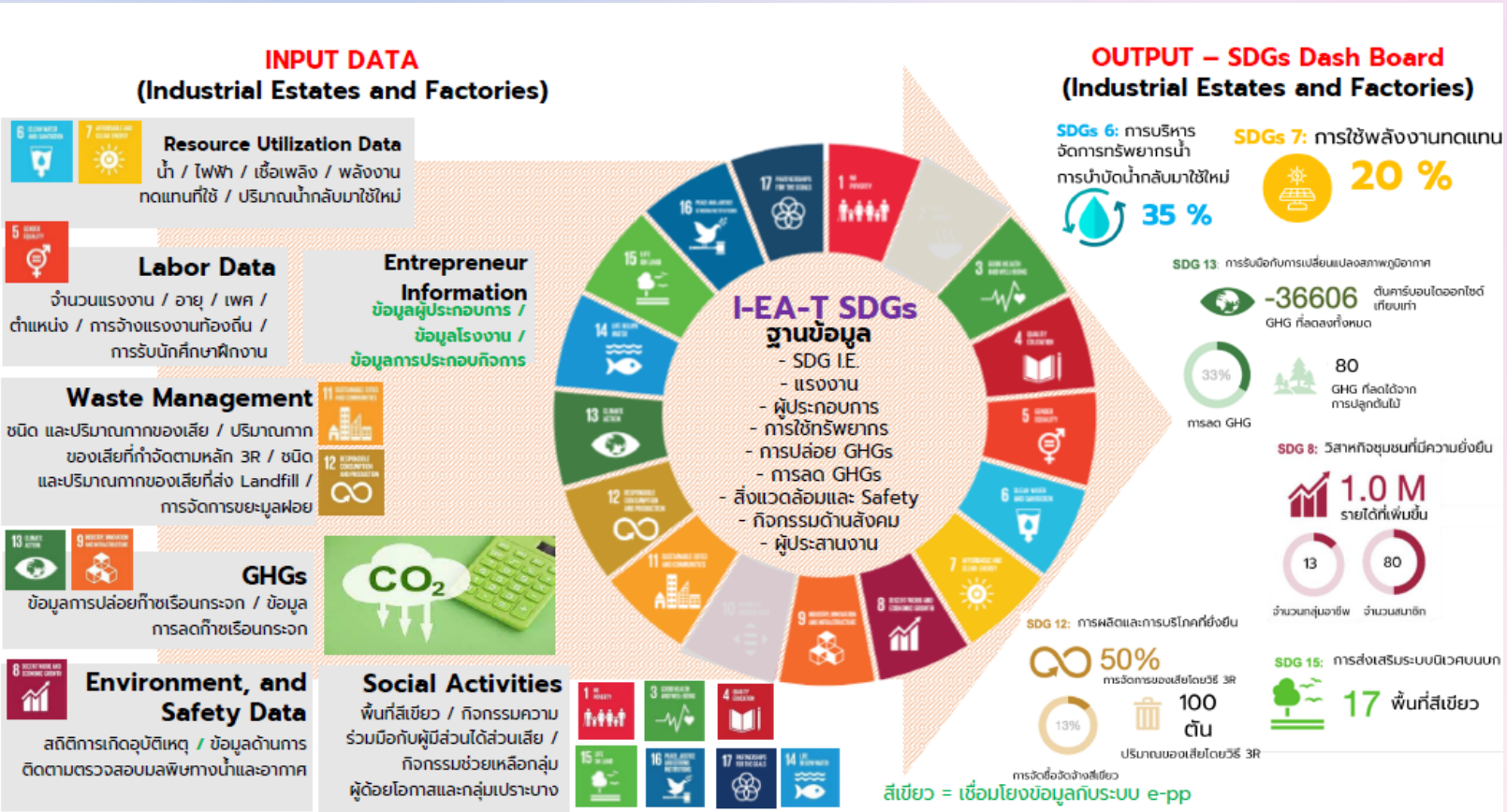
Reuse/Recycle

RE&EE

CE/Symbiosis

Eco-Efficiency

SD Report



SUSTAINABLE DEVELOPMENT GOALS FOR INDUSTRIAL ESTATE (SDGS IE)

Main Targets : 6 Goals (13 Indicators)



SDG 6: Clean water and sanitation

6-1: Industrial estates recycle at least 15% of treated wastewater.



SDGs 7 :Affordable and clean energy

7-1 Industrial estates maintain or reduce energy consumption per production unit or achieve at least 15% renewable energy usage.



SDGs 8 : Decent work and economic growth

8-1: Industrial estates support at least three sustainable occupational groups, enterprises, or SMEs.
8-2: At least 30% of factories employ local workers, interns, or persons with disabilities.*
8-3: Industrial estates collect and implement measures to prevent severe workplace accidents.



SDGs 9 : Industry, Innovation, Technology and Infrastructure

9-1: Industrial estates establish at least three cooperation networks between factories, estates, and external organizations to enhance technological development and resource efficiency.
9-2: At least 30%* of factories report greenhouse gas emissions and reduction measures.



SDGs 12 : Responsible consumption and production

12-1: At least 50%* of factories obtain sustainability-related certifications.
12-2: At least 60% of hazardous waste and 80% of non-hazardous waste are managed using the 3Rs (Reduce, Reuse, Recycle) approach.
12-3: Industrial estates implement sustainability reporting frameworks annually.
12-4: At least 30%* of factories adopt green procurement policies and practices.



SDGs 13 : Climate action

13-1: Industrial estates conduct annual greenhouse gas emissions assessments.
13-2: Industrial estates develop and implement greenhouse gas reduction plans, ensuring continuous monitoring over at least five years from the baseline year.

Secondary Targets : 9 Goals (9 Indicators)



SDGs 1 : No Poverty

1-1: Industrial estates support disadvantaged and vulnerable groups in education, healthcare, and economic development.



SDGs 3 : Good health and well-being

3-1: Industrial estates implement road safety measures and reduce accident rates compared to the baseline year.



SDGs 4 : Quality education

4-1: Industrial estates promote environmental and sustainability education within schools and communities.



SDGs 5 : Gender equality

5-1: At least 30%* of factories collect data on employees categorized by gender, age, and job position.



SDGs 11 : Sustainable cities and communities

11-1: Industrial estates ensure proper waste collection and sanitation management.



SDGs 14 :Life below water

14-1: Industrial estates implement and monitor measures to prevent and reduce water and marine pollution, with continuous conservation efforts for at least five years.



SDGs 15 : Life on land

15-1: Industrial estates conduct annual conservation, protection, restoration, and management of green spaces/forests for at least five consecutive years.



SDGs 16 : Peace, justice and strong institutions

16-1: Industrial estates establish inclusive and responsive multi-stakeholder networks for sustainable decision-making.



SDGs 17 : Partnerships for the goals

17-1: Industrial estates engage in partnerships and initiatives with relevant stakeholders to support SDG achievement.

Fundamental Criteria

1. SDG Policy

2. SDG Team/Committee

3. ISO 14001

4. SDG Master Plan

5. Baseline Eco-Industrial Data



RESULTING IN ECO INDUSTRIAL ESTATE DEVELOPMENT INDUSTRIAL ESTATE AUTHORITY OF THAILAND (I-EA-T)





PHYSICAL ASPECT

ECONOMIC ASPECT

SOCIAL ASPECT



ENVIRONMENTAL
ASPECT



MANAGEMENT ASPECT



EASE OF DOING BUSINESS



START YOUR BUSINESS FASTER WITH I-EA-T ONE STOP SERVICES

STEPS FOR LAND USE, CONSTRUCTION, AND OPERATION

TSC BY I-EA-T



STEP 1: APPLICATION FOR LAND USAGE *(1 day to completion)*

Requesting LAND USAGE



Obtaining LAND USAGE PERMIT

STEP 2-1 : APPLICATION FOR CONSTRUCTION PERMIT *(30 days to completion)*

Requesting CONSTRUCTION PERMIT



Obtaining CONSTRUCTION PERMIT

STEP 2-2: APPLICATION FOR CONSTRUCTION CERTIFICATE *(3 days)*

Requesting CONSTRUCTION
CERTIFICATE



Obtaining CONSTRUCTION CERTIFICATE

STEP 3: APPLICATION FOR BUSINESS OPERATION *(3 days)*

Requesting OPERATION



Obtaining BUSINESS OPERATION

OUTSIDE I-EA-T



15 DAYS

- DEPARTMENT OF INDUSTRIAL WORKS



45-135 DAYS

- BANGKOK METROPOLITAN ADMINISTRATION
- LOCAL GOVERNMENT ORGANIZATION



7 DAYS

- BANGKOK METROPOLITAN ADMINISTRATION
- LOCAL GOVERNMENT ORGANIZATION



30 DAYS

- PROVINCIAL INDUSTRY OFFICE

COMPARISON OF INDUSTRIAL LANDS IN THAILAND

	RAW LAND	INDUSTRIAL PARK	INDUSTRIAL COMMUNITY	INDUSTRIAL ZONE	INDUSTRIAL ESTATE (PROVIDED BY I-EA-T'S TSC)
• EXEMPTION OF ANNUAL FEE	NO	NO	NO	YES	YES
• LAND USE / OPERATION PERMIT	DEPT. OF INDUSTRIAL WORKS (MINISTRY OF INDUSTRY)				I-EA-T (TOTAL SOLUTION CENTER)
• CONSTRUCTION PERMIT	DEPT. OF PUBLIC WORKS AND TOWN & COUNTRY PLANNING, (MINISTRY OF INTERIOR)				I-EA-T (TOTAL SOLUTION CENTER)
• VISA	OFFICE OF IMMIGRATION BUREAU (ROYAL THAI POLICE)				I-EA-T (TOTAL SOLUTION CENTER)
• WORK PERMIT	DEPT. OF EMPLOYMENT (MINISTRY OF LABOR)				I-EA-T (TOTAL SOLUTION CENTER)
• TAX EXEMPTION FOR FACTORIES	APPLY FROM BOI & EEC, IF PROMOTED				GRANTED AUTOMATICALLY BY I-EA-T FOR IMPORT, EXPORT DUTY, VAT , EXCISE TAX
• IMPORT/EXPORT PROCEDURE	CUSTOM AT PORT OR AIRPORT (MINISTRY OF FINANCE)				CUSTOMS AT I-EA-T FREE ZONE

Circular Economy



Container from wastewater treatment plant sludge

กระถางหมักปุ๋ย/กระถางปลูกพืช/
และวัสดุคลุมดิน
จากกากตะกอนระบบบำบัดน้ำเสีย



Ceramic pot product from wastewater treatment plant
sludge

ผลิตภัณฑ์กระถางเซรามิค
จากกากตะกอนระบบบำบัดน้ำเสีย



coasters/decorative brick /artificial river stones from
calcium powder

จานรองแก้วลายหินอ่อน/อิฐบล็อกแต่ง/
หินแม่น้ำเทียม จากผงแคลเซียม
และใส่สีดำด้วย carbon black



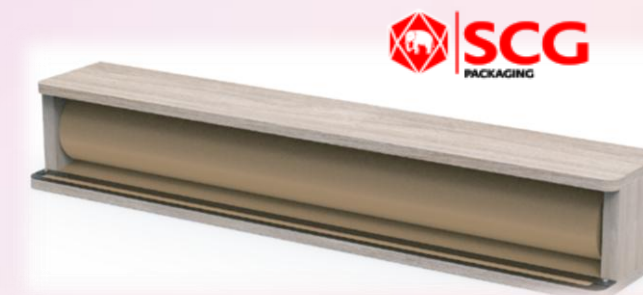
Pencil cases from candy wrappers and gum boxes.

กล่องดินสอ
จากเปลือกลูกอมและกล่องหมากฝรั่ง



RDF fuel from wastewater treatment plant sludge

เชื้อเพลิง RDF
จากกากตะกอนจากระบบบำบัดน้ำเสีย



PAPER ROLL DISPENSER
from paper cores off spec



Odor absorber from Activated Carbon in water
filtration systems.

ผลิตภัณฑ์ดูดซับกลิ่นจาก
Activated Carbon ในระบบกรองน้ำ



Rubber mat/floor brick block from condom scraps, foil scraps, and
polymer plastic scraps

แผ่นยางปูรอง/อิฐบล็อกปูพื้น
จากเศษถุงยางอนามัย เศษฟอยล์
และเศษพลาสติก Polymer



Loft cement/Facade from product off
spec/sludge



Soap holder from Talcum/plastic waste

I-EA-T

INVESTMENT BENEFITS

A CONFIDENT INVESTMENT IN THAILAND

- I-EA-T IS 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)





**INVEST IN
INDUSTRIAL ESTATES & INDUSTRIAL PORT
+ INCENTIVE**
(LAND | INFRASTRUCTURE | LICENSES)



**INVEST IN BUSINESS
+ INCENTIVE**



**INVEST IN 3 PROVINCES
(CHACHOENSAO-CHONBURI-RAYONG)+
INCENTIVE**

TAX-INCENTIVES

- 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 I-EA-T FREE ZONE
- EXEMPTION OF CORPORATE INCOME TAX UP TO 13 YEARS (BASED ON TYPE OF BUSINESS AND TERMS).
- 50 PERCENT REDUCTION OF THE CORPORATE INCOME TAX FOR 5 YEARS (ONLY FOR PROMOTIONAL ZONE).
- EXEMPTION OF IMPORT DUTIES ON MACHINERY.
- EXEMPTION OF IMPORT DUTIES ON MATERIALS PRODUCED FOR EXPORT.
- EXEMPTION OF IMPORT DUTIES ON MATERIALS IMPORTED FOR R&D PURPOSES.
- INVESTORS ARE ENTITLED TO THE RIGHT TO RECEIVE TAX INCENTIVES ACCORDING TO THE LAW OF BOI AND THE EAST SPECIAL DEVELOPMENT ZONE ACT, SUCH AS;
- EXEMPTION OF CORPORATE INCOME TAX (CIT) ON THE NET PROFIT, DERIVED FROM THE APPROVED BUSINESS.
- REDUCTION OF CIT ON THE NET PROFIT, DERIVED FROM APPROVED BUSINESS.
- DEDUCTION OF THE INVESTMENT CAPITAL OF THE APPROVED BUSINESS FROM NET PROFIT.
- DOUBLE DEDUCTION FOR THE COSTS OF TRANSPORTATION, ELECTRICITY AND WATER SUPPLY.
- DEDUCTION OF THE COST OF INSTALLATION OR CONSTRUCTION OF FACILITIES USED IN THE APPROVED BUSINESS FROM THE NET PROFIT.
- EXEMPTION OF DIVIDEND FROM TAXABLE INCOME.
- EXEMPTION OF EXPORT DUTIES.

NON TAX-INCENTIVES

- 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 THAILAND
- RIGHT TO MAKE A FOREIGN CURRENCY REMITTANCE
- PERMIT FOR FOREIGN NATIONALS TO ENTER THE KINGDOM FOR THE PURPOSE OF STUDYING
- INVESTMENT OPPORTUNITIES.
- PERMIT TO BRING INTO THE KINGDOM SKILLED WORKERS AND EXPERTS TO WORK IN INVESTMENT PROMOTED ACTIVITIES
- PERMIT TO OWN LAND
- PERMIT TO TAKE OUT OR REMIT MONEY ABROAD IN FOREIGN CURRENCY
- OWNERSHIP OF LAND IN THE PROMOTIONAL ZONE.
- OWNERSHIP OF CONDOMINIUM IN EEC AREA..
- RIGHT TO BRING WORKFORCE INTO AND RESIDING IN THE COUNTRY.
- RIGHT TO OBTAIN EEC WORK PERMIT.

タイ工業団地公社は手続きが簡単で、
とてもスムーズです。

Tai kougyou danchi kousha wa tetsuzuki ga kantan de, totemo
sumūzu desu.

การดำเนินการกับ กหอ. ง่าย ราบรื่น ไม่ซับซ้อน

THANK YOU



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(Working Hours: 8.30-16.30)



Industrial Estate Authority
of Thailand



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



Industrial Estate
Authority of Thailand : IEAT



微博: 泰国工业区管理局



泰国工业区管理局

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