

## Industrial Estates

Industrial Estates are developed and managed by the Industrial Estate Authority of Thailand (IEAT). Industrial Zones are under the Ministry of Industry (MOI) and aim to support regional development and specific industrial sectors. Industrial Parks are established entirely by the private sector. Total land must be at least 500 rai, with 60-70 percent allocated to factories. All required facilities must be provided. Most Industrial Parks are promoted by the Board of Investment.

As of October 2010, the Industrial Estate Authority of Thailand (IEAT) had established 42 industrial estates located in 15 provinces nationwide, in many cases in conjunction with the private sector.

An Industrial Estate in Thailand resembles an industrial town or industrial city providing complete infrastructure necessary for industrial operations such as ample electricity, water supply, flood protection, waste water treatment, solid waste disposal, etc. It is accessible to seaports, airports and other transportation centers. Besides providing communication facilities and security systems, an industrial estate also contains commercial banks, and a post office. Some have customs offices, schools, hospitals, shopping centers and other facilities needed for investors and workers. In fact, it is a self-contained community.

The industrial property market in Thailand consists of two main segments: the sale of serviced industrial land plots (SILP) in estates, parks, and zones; and the rental of ready-built factory (RBF) buildings including warehouses.

The latter part of 2003 saw improvement in the industrial market, particularly in the rental market for Ready Built Factories (RBFs).

RBFs are popular with small to medium-sized companies whose start-up costs are lower. They can quickly mobilise operations once they get orders from a customer.

### IEAT

The Industrial Estate Authority of Thailand (IEAT) is a state enterprise attached to the Ministry of Industry. It is chartered to implement the government's industrial development policy. Its objective is not only development but to ensure orderly planned industrialization of the industries concerned and the country as a whole. To manage all this and the broad planning needed to cope with problems related to various locations, for example, the control and monitoring of industrial pollution, a national authority with muscle was called for, and so the IEAT was formed.

Industrial Estates in Thailand are classified into three categories:

1. Those owned and managed by the IEAT.
2. Those that are joint-ventures between the IEAT and private developers.
3. Those developed, managed and owned wholly by private developers.

Industrial estates are mainly divided into two zones. Area in General Industrial Zones (GIZ) is reserved for the location of industries manufacturing for domestic and/or export consumption.

The area in the Export Processing Zones (EPZ) is reserved for the location of industries manufacturing for export only. Most industrial estates with EPZs have government customs houses for fast clearing.

- Industrial Port: Map Ta Phut Industrial Port is a high-capacity industrial port catered to serve heavy industries with a wide range of public utilities and infrastructure services. Map Ta Phut is presently the biggest industrial port in Thailand, set in a strategic location suitable for all types of industries, and is often considered as the golden gateway for Thai Industrialism. Moreover, the Map Ta Phut Industrial Port offers One Stop Service with emphasis on equal treatment for all its customers at the best international standards.