

## ABSTRACT

Thesis Title : Legal Problems in the Co-operation between  
the Industrial Estate Authority of Thailand and  
the Private Sector in the Establishing of Industrial Estates

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The Purpose of this research is to study the problems arising from the present regulation that sets the rules for the establishment of the Industrial Estate Authority of Thailand between the government and the private sector. The principle subjects are as follows:

- (1) To study the roles and duties of the Industrial Estate Authority of Thailand (I.E.A.T.) that involve interacting with the private sector,
- (2) To identify the primary problems that arise between the I.E.A.T. and the private sector in the process of forming an industrial estate,
- (3) To find solutions to current problems and to improve and amend the laws, rules, orders and regulations in order to facilitate the formation of the industrial estate,
- (4) To encourage the government and the private sector in the joint process of forming and industrial estate system. The proposed system will be administered by the government, will complement the national development policy and will not harm or endanger the environment.

The results of this research have revealed the factual problems between the I.E.A.T. and the private sector in the formation of industrial estate. The following problems were identified:

(1) The current economic crisis has caused the total sales of land to be significantly lower than expected, resulting in higher competition in the industrial estate business. The major factors that have an influence are location, sale price of land, reliance on the investors in developing the industrial estate and the state of readiness of the infrastructure and public utilities.

(2) Problems caused by large amount of investment cost in establishing an industrial estate as there is a high burden to repay the I.E.A.T..

(3) Competition problems emanating from the Asia Pacific Region, of which Thailand is a member.

Problems arising from the laws;

(1) The problems related to the co-operation between the I.E.A.T. and the private sector in the formation of Industrial Estate is subject to the articles 6 (5) and regulates the rights and obligations according to the law. According to the contract, the agreement must be complied by both parties. Any correction, addition or termination of the agreement must be consented by both parties.

(2) The regulation that supports and controls the industrial estate of the private or government sector according to the section 6 (6) gives the I.E.A.T. power to control only the industrial estate that was established according to the I.E.A.T. Act B.E. 1979.

Therefore, the I.E.A.T. Act B.E. 1979 should be amended to cover the level of industrial involvement of the private sector in order to protect the investors who own factories in the industrial areas, and to issue new regulations regarding Development License so as to improve and control the level of involvement of the private sector in developing the industrial estate under the I.E.A.T. plan.