



AIRPORT  
110 km



SEAPORT  
130 km



BANGKOK  
140 km



WORKERS  
CENTER



304 Industrial Park, Thailand

# Data Book



[www.304industrialpark.com](http://www.304industrialpark.com)

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# Background of My Green Town @304 Industrial Park

304 Industrial Park Co.,Ltd. was first established in 1994 in the province of Prachinburi, as a premium quality industrial zone under the Eco Industrial Town concept. After that the company has expanded its investment to a second project “304 Industrial Park 2” in the province of Chachoengsao preparing to serve the expansion of investment, both in national and regional levels, with location advantages, fully functional infrastructure and facilities, cost advantages, as well as professional assistances to drive our clients to greater performance and efficiency.

## **304 Industrial Park (Prachinburi)**

Established in 1994 and covering a total area of 7,500 rai in Prachinburi province, now expand to more than 19,000 rai. Our Industrial Park has been developed under the Eco Industrial Town concept so that we respond to the needs of investors as well as the needs of the local community, while keeping an ecological balance.

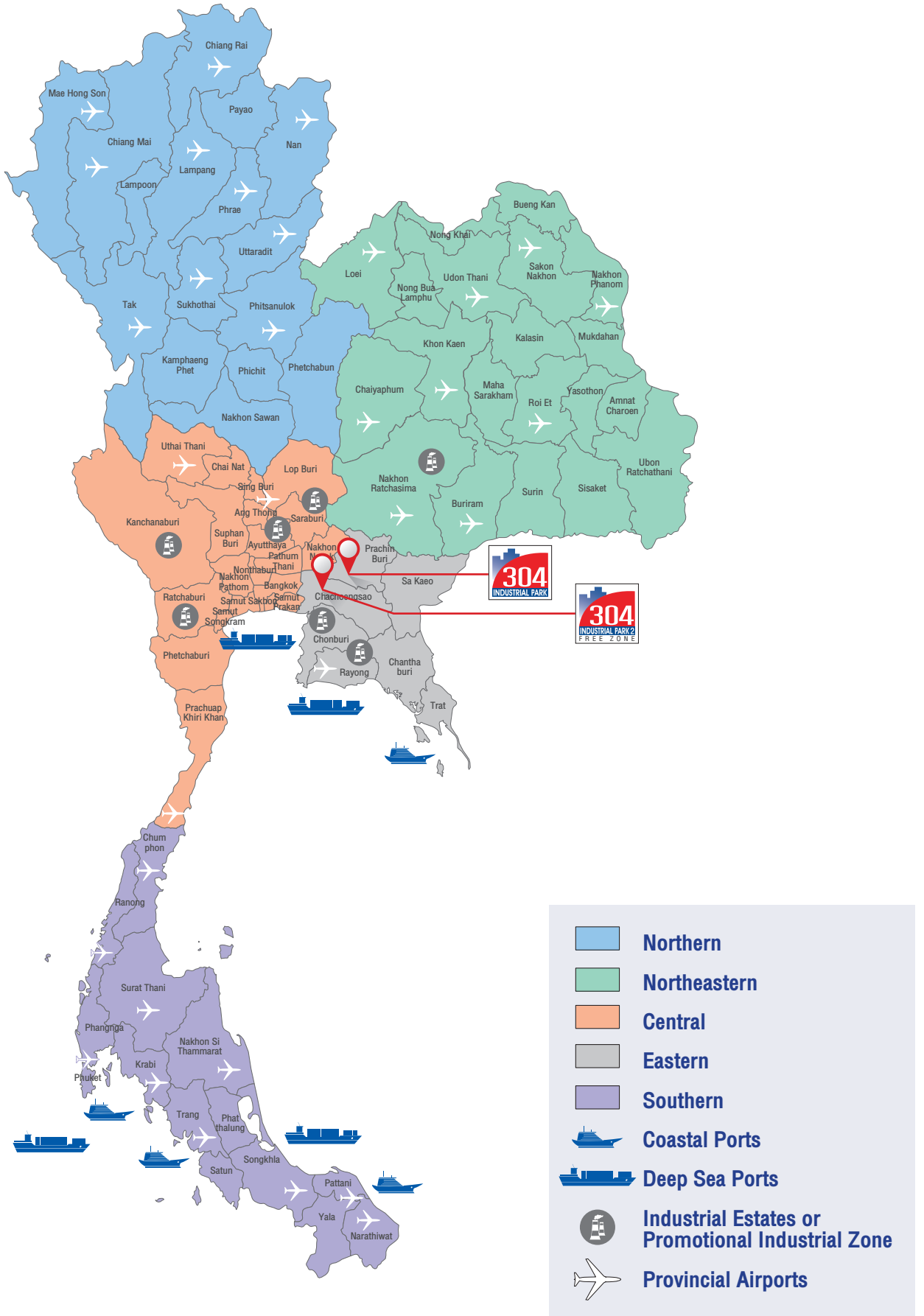
## **304 Industrial Park (Chachoengsao)**

In 2001, after the success of our first development in Prachinburi, a second project; 304 Industrial Park 2, was initiated. This second development occupies 6,000 rai of land in the province of Chachoengsao, which is located only 110 kilometers from Bangkok. The project sits on a major by-pass, which skirts the city offering convenient access to Laem Chabang Seaport. This site offers investors a range of special privileges and tax exemption from Board of Investment and Free Zone.



# 1 | Executive Summary

## 1.1) Location: My Green Town @ 304 Industrial Park





Location	304 Industrial Park Prachinburi (km)	304 Industrial Park Chachoengsao (km)
To Bangkok (Start of Motorway)	140	110
To Suvarnabhumi Airport	110	80
To Leamchabang Seaport	130	100
To Bangkok Seaport	150	120
To Maptaput Seaport	160	130
To Pattaya (Beach)	150	120
To Nakornratchasima (Labour Pool)	160	190
To Ladkrabang Container Yard	105	75
To Ayutthaya	180	150

## 1.2) Information



Information	304 Industrial Park Prachinburi	304 Industrial Park Chachoengsao
<b>1. Company Profile</b>		
Year Founded	1994	2005
Total Area	19,000 Rai	6,000 Rai
Saleable Area	General Zone: 3,000 Rai	General Zone: 100 Rai Free Zone: 50 Rai
<b>2. Ready Built Factory</b>		
Common Area Service Fee	Free	
Guaranteed Payment	6 months of guarantee payment	
	1) 3 months for rental guarantee	
	2) 3 months for building damage guarantee	
Size	1,000 and 2,000 sq.m	
<b>3. Utilities</b>		
3.1 Electricity Supply	670 MW Power Plant on site + Synchronize with National Grid	50 MW Power Plant on site + Synchronize with National Grid
3.2 Water Supply		
Reservoir Capacity	40 Million cubic meter	6 Million cubic meter
Water Treatment Plant Capacity	320,000 cubic meter per day	24,000 cubic meter per day
3.3 Waste Treatment		
Wastewater Treatment Plant Capacity	175,800 cubic meter per day	11,000 cubic meter per day
Solid Waste Management	By Local Government	By Local Government
Hazardous Waste Management	By Licensed Company	By Licensed Company
<b>4. Residence</b>		
- Single House		More than 800 units
- Town House and Apartment		More than 3,000 units
- Condominium		More than 500 units
- Service Apartment		More than 500 units
- Room for Worker		More than 3,000 units
<b>5. Hotel</b>	5 hotels in the area within 5 km	3 hotels in Chacheongsao City
<b>6. Hospital</b>	More than 10 hospitals in 60 km radius with total bed more than 1,000 units	
<b>7. Vocational School &amp; University</b>	4 Universities and 6 Vocational Schools in 30 km radius	
<b>8. Building &amp; Land Tax</b>	approx 10-15 Baht/sq.m/year depends on type of building and area Annually pay to Subdistric Administration Organization (Jan-Feb)	

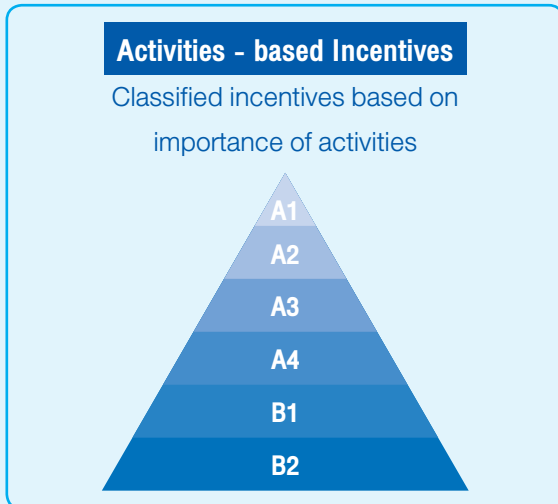
## 1.3) Privileges

### 1.3.1) Privileges by BOI Thailand

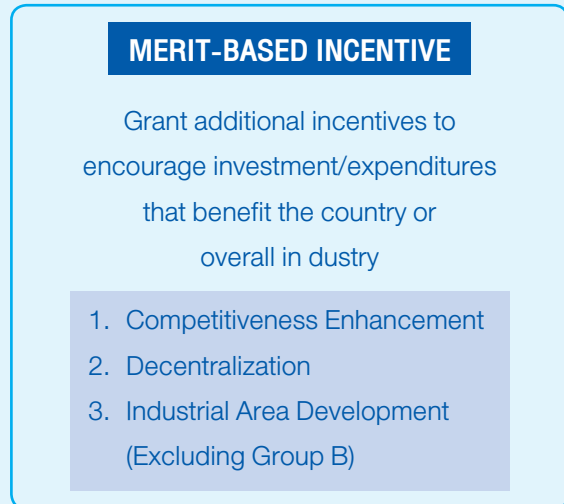
Criteria for Granting Investment Incentives

The Board of Investment classifies 2 groups of incentives, as follows:

#### Activities - based Incentives



+



The Board of Investment classifies 2 groups of activities, A and B, with incentives based on the importance of activities, as follows:

#### Group A

Summary Table of Group A Activity-based Incentives

Group	Section 31 Exemption of corporate income tax	Section 28 Exemption of import duties on machinery	Section 36 Exemption of import duties on raw materials for use in production for export	Non-tax incentives
A1 Knowledge-based activities focusing on R&D and design to enhance the country's competitiveness	8-year CIT exemption (without cap) + Merit based incentives	✓	✓	✓
A2 Activities in infrastructure for the country's development, activities using advanced technology to create value-added, with no or very few existing investments in Thailand	8-year CIT exemption + Merit based incentives	✓	✓	✓
A3 High technology activities which are important to the country's development, with a few investments already existing in Thailand	5-year CIT exemption + Merit based incentives	✓	✓	✓
A4 Activities with lower technology than A1-A3 but add value to domestic resources and strengthen supply chain	3-year CIT exemption + Merit based incentives	✓	✓	✓

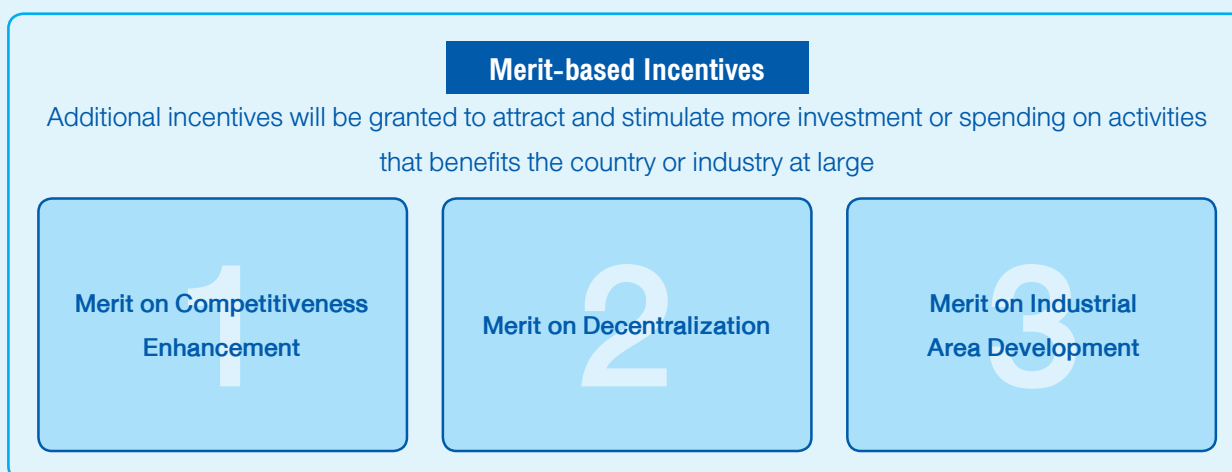
## Group B

### Summary Table of Group B Activity-based Incentives

Group	Section 31 Exemption of corporate income tax	Section 28 Exemption of import duties on machinery	Section 36 Exemption of import duties on raw materials for use in production for export	Non-tax incentives
B1 Supporting industry that does not use high technology, but is still important to the value chain	Granted additional incentives for merit on competitiveness enhancement and decentralization (for some activities)	✓	✓	✓
B2 Supporting industry that does not use high technology, but is still important to the value chain	x	✓	✓	✓

### Merit-based Incentives

In order to attract and stimulate more investment or spending on activities that benefit the country or industry at large, the Board stipulates additional incentives based on the merits of the project, as follows:



#### 1. Merit on Competitiveness Enhancement

Types of Eligible Investments/ Expenditures	Additional Cap
1. Research, Technology Development and Innovation: In-house, outsource in Thailand or joint R&D with oversea institutes	300%
2. Donations to technology and human resource development funds, educational institutes, specialized training centers, R&D institutes or governmental agencies in the S&T field in Thailand, as approved by the Board	100%
3. IP acquisition/licensing fees for commercializing technology developed in Thailand	200%
4. Advanced technology training	200%
5. Development of local suppliers with at least 51% Thai shareholding in advanced technology training and technical assistance	200%
6. Product & packaging design: In-house or outsourced in Thailand, as approved by the Board	200%

## Additional CIT incentives will be granted depending on investment/expenditure ratio (%)

Percentage of qualified Investment/Expenditures to combined revenue of the first 3 years	Additional CIT Exemption (with additional cap)
1% or not less than 200 million baht	1 year
2% or not less than 200 million baht	2 years
3% or not less than 200 million baht	3 years

### Applying for Merit-based Incentive

Applicants can choose to apply for one type or many types of merit-based incentives, but they must be in accordance with the prescribed criteria.

1. Projects entitled to CIT exemption (A1-A4)
  - Applicants who would like to be granted for Merit-based incentives have to submit a competitiveness Enhancement from (F PA PP 37-00) with approval form. Applicants can submit additional application after the first submission.
  - Applicants can submit additional application only if they are exempted for corporate income tax under section 31, either time period or capital left for tax exemption.
2. Projects not entitled to CIT exemption (B1-B2)
  - Applicants who would like to be granted for Merit-based incentives have to submit a Competitiveness Enhancement form (F PA PP 37-00) with approval form only.

### Additional explanatory for merit-based granting under expenditure for donations to technology and human resource development funds, as follows:

1. Applicants have to submit an approval supporting plan for NSTDA Academy\*. The process must be finished before and expiration of corporate income tax incentive granted by normal criteria.
2. Applicants have to submit an approval supporting plan NSTD Academy\*. The process must be finished within one year, starting from the first day that companies generate revenues.
3. For the consideration of expenditures for donations to technology and human resource development funds, the expenditures shall be compared with the total revenue of the promoted project only. If actual expenditure is higher than expected expenditure, applicants will be granted for another year, starting from an ending period of the third-year activity. On the other hand, if actual expenditure is less than expected expenditure, applicants will not be allowed to redeem for supporting funds.

## 2. Merit on Decentralization

Projects located in 20 provinces with lower per capital income—Kalasin, Chaiyaphum, Nakorn Phanom, Nan, Bueng Kan, Buri Ram, Phrae, Maha Sarakham, Mukdahan, Mae Hong Son, Yasothon, Roi Et, Si Sa Ket, Sakhon Nakhon, Sa Kaew, Sukhothai, Surin, Nong Bua Lamphu, Ubon Ratchatani and Amnatcharoen (excluding border provinces in Southern Thailand and Special Economic Development Zones which have separate special incentive packages)—shall receive additional incentives, as follows:

- Three additional years of corporate income tax exemption shall be granted. Projects with activities in Group A1 or A2 which are granted an 8-year corporate income tax exemption shall instead receive a 50% reduction of corporate income tax on net profit derived from promoted activity for 5 years after the corporate income tax exemption period expires.

### Table of Incentives for Merit on Decentralization

	A1	A2	A3	A4	B1	B2
Activity-based corporate income tax exemption	8 yrs. (no cap)	8 yrs.	5 yrs.	3 yrs.	✗	✗
Additional corporate income tax exemption	✗	✗	3 yrs.	3 yrs.	3 yrs.	✗
Total of CIT exemption period	8 yrs. (no cap)	8 yrs.	8 yrs.	6 yrs.	3 yrs.	✗
Additional 50% CIT reduction for 5 years	✓	✓	✗	✗	✗	✗
Double deductions from the costs of transportation, electricity and water supply for 10 years	✓	✓	✓	✓	✓	✗
Additional 25% deduction of the cost of installation or construction of facilities	✓	✓	✓	✓	✓	✗

### 3. Merit on Industrial Area Development

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

#### Table of Additional Incentives under Merit on Industrial Area Development

	A1	A2	A3	A4	B1	B2
Activity-based corporate income tax exemption	8 yrs. (no cap)	8 yrs.	5 yrs.	3 yrs.	✗	✗
Additional corporate income tax exemption	✗	✗	1 yrs.	1 yrs.	✗	✗
Total CIT exemption period	8 yrs. (no cap)	8 yrs.	5 yrs.	3 yrs.	✗	✗

#### Incentives for Production Efficiency Improvement

In order to improve production efficiency and develop competitiveness, the Board grants promoted projects an exemption on import duty for the following machinery, as long as the project is promoted:

1. Machinery used for research and development
2. Machinery used for pollution prevention on treatment
3. Machinery used in the promoted projects that manufacture electronic products and parts for improving or replacing existing machinery or for increasing production capacity in existing projects, regardless of whether the projects have started their full operation or not.

Source: Thailand Board of Investment ([www.boi.go.th](http://www.boi.go.th))

### 1.3.2) Privileges in Free Zone



No.	Item	Free Zone
1	Authorized Organization	Customs Department
2	Machinery Import	Exemption
	Duty Exemption	
	VAT Exemption	
3	I. Raw & Essential Materials Import	Exemption
	Duty Exemption	
	- Product mainly for export	
	- Product mainly for domestically sale	
	VAT Exemption	
	II. Raw Material purchase domestically	
	VAT Refund applicability	
4	Duty exemption on waste scrap and yield loss	Exemption
5	Time Limit for Privileges	Unlimit
6	Export or Re-Export of Finished Product	Exemption
	VAT Exemption	
	Export	
	Re-Export	

Note: For VAT exemption of machinery import, BOI only grant to those that are not capable to be produced in Thailand, if not, convincible reasons should be explained

# 2 | Master Layout : My Green Town @ 304 Industrial Park

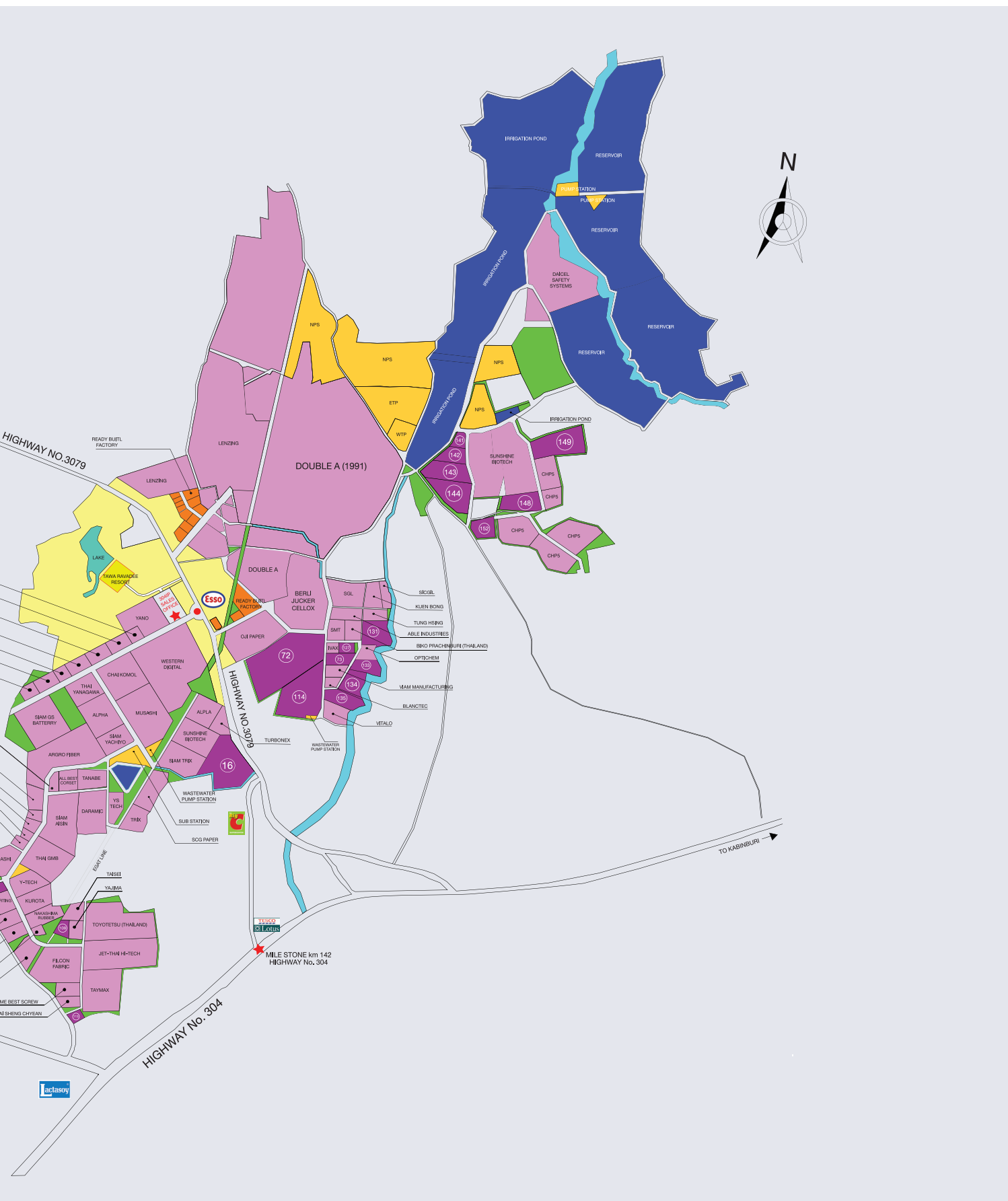
## 2.1) Master Layout (Prachinburi)

- Land for sales
- Sold land
- Commercial & residential
- Infrastructure
- Utility area
- Natural canal, lake
- Green area
- Ready built factory for rent



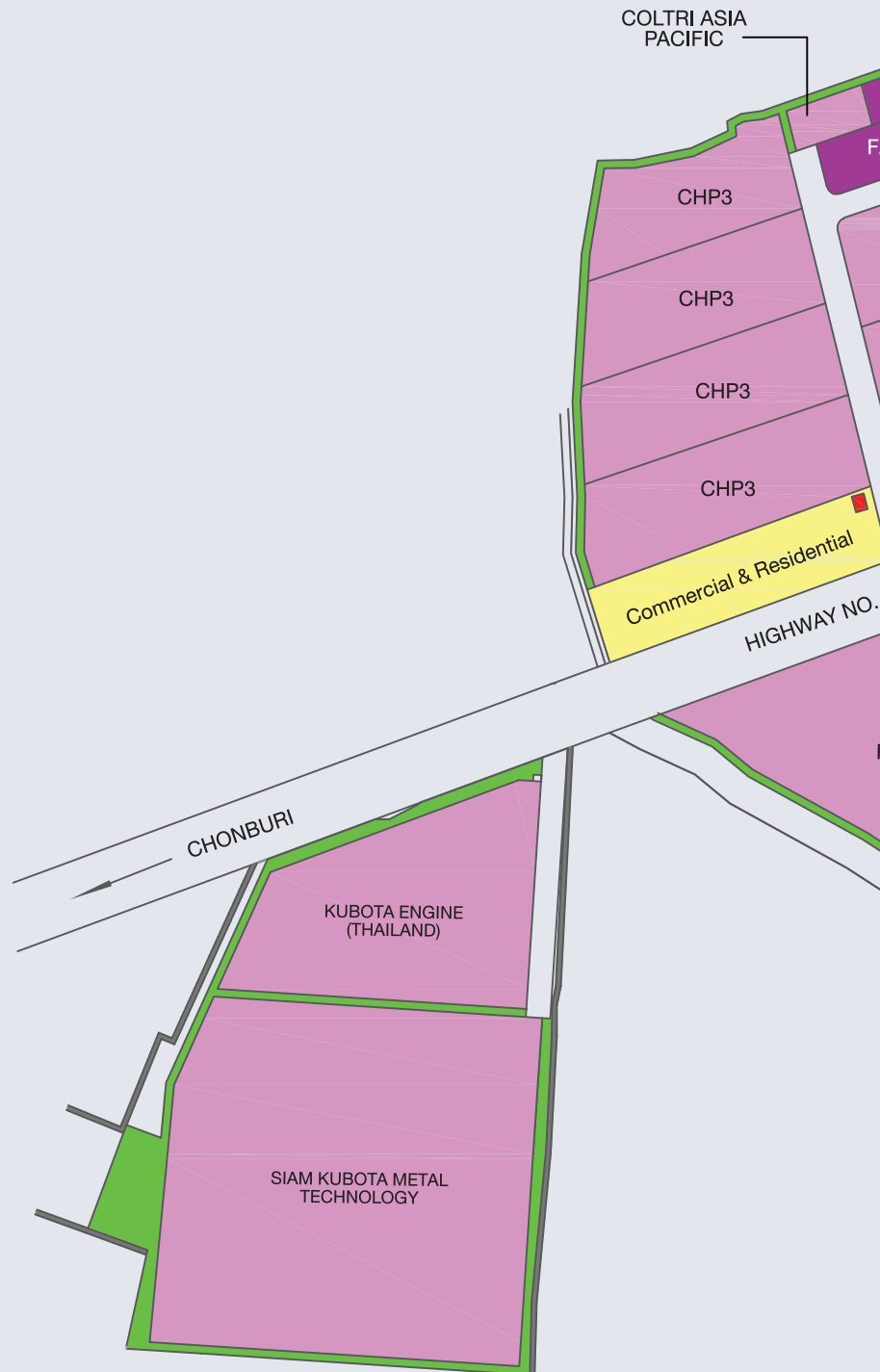
### Unit converter

1 Rai = 0.4 Acre	1 Acre = 2.5 Rai
1 Rai = 1,600 sq.m	1 Rai = 484 Ping
1 Rai = 0.16 Hectare	1 Rai = 2.4 Mu
1 Hectare = 6.25 Rai	1 Rai = 484 Tsubo



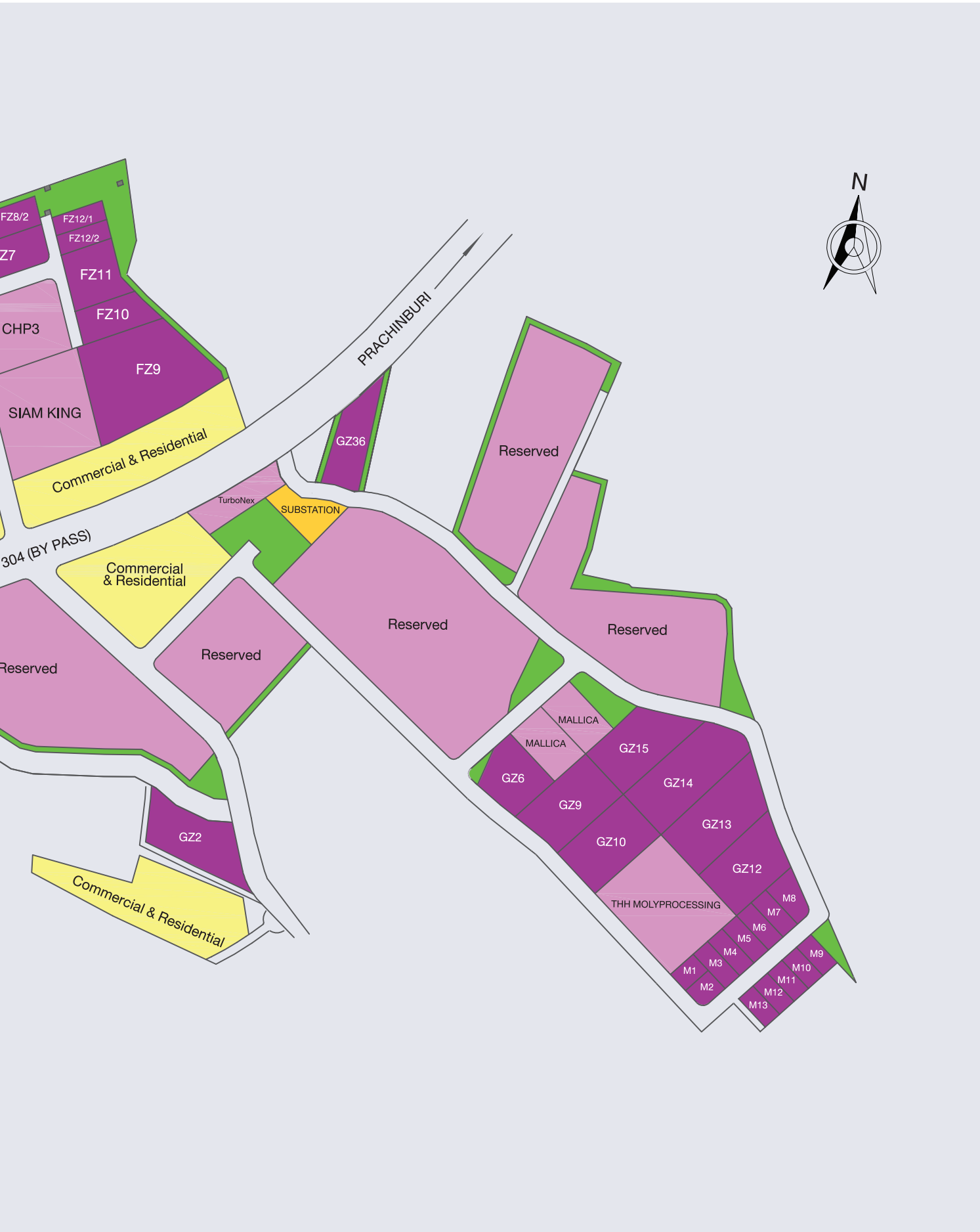
## 2.2) Master Layout (Chachoengsao)

- Land for sales
- Sold land
- Commercial & residential
- Infrastructure
- Utility area
- Natural canal, lake
- Green area
- Ready built factory for rent



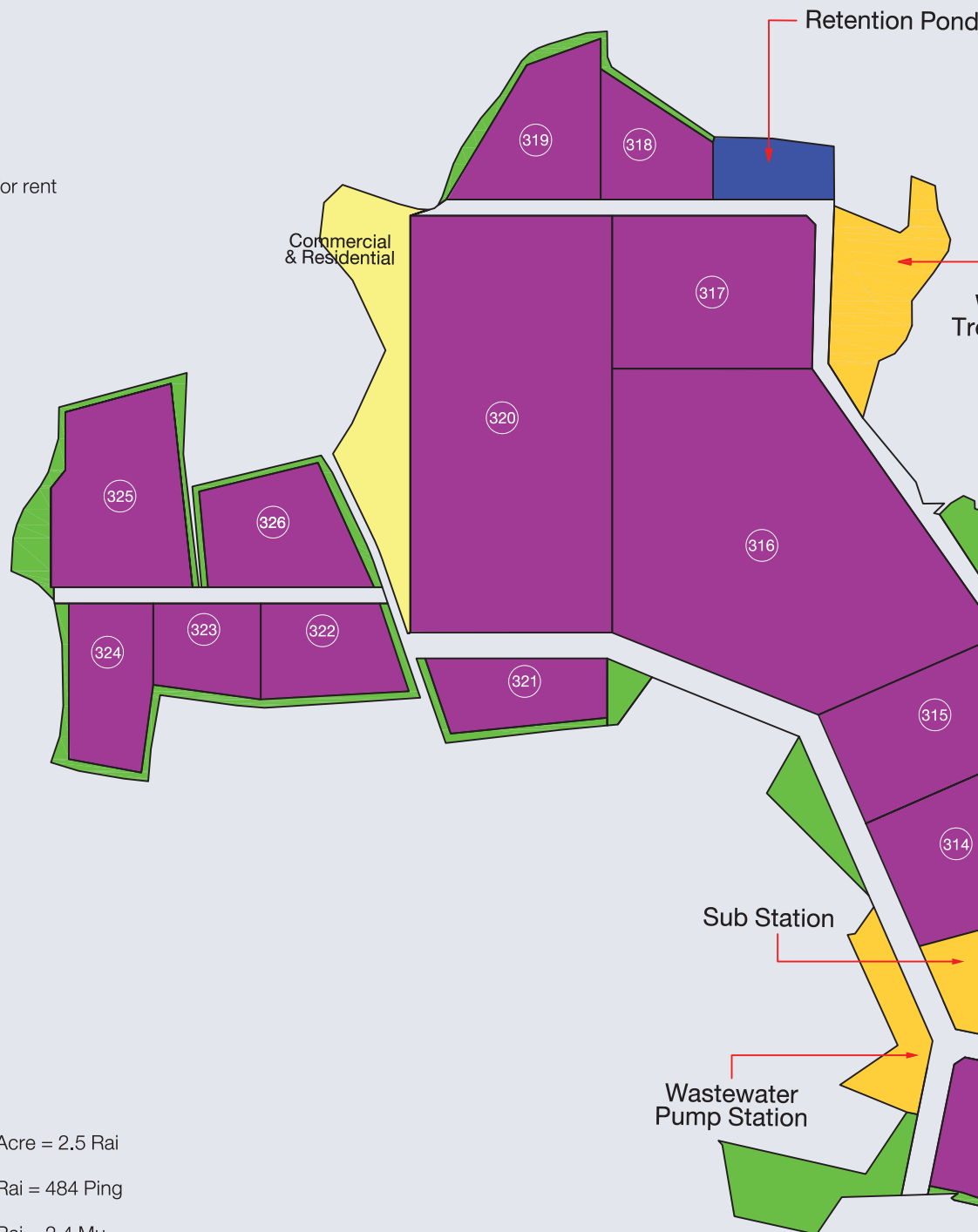
### Unit converter

1 Rai = 0.4 Acre	1 Acre = 2.5 Rai
1 Rai = 1,600 sq.m	1 Rai = 484 Ping
1 Rai = 0.16 Hectare	1 Rai = 2.4 Mu
1 Hectare = 6.25 Rai	1 Rai = 484 Tsubo



## 2.3) Master Layout (New Project at Prachinburi)

- Land for sales
- Sold land
- Commercial & residential
- Infrastructure
- Utility area
- Natural canal, lake
- Green area
- Ready built factory for rent



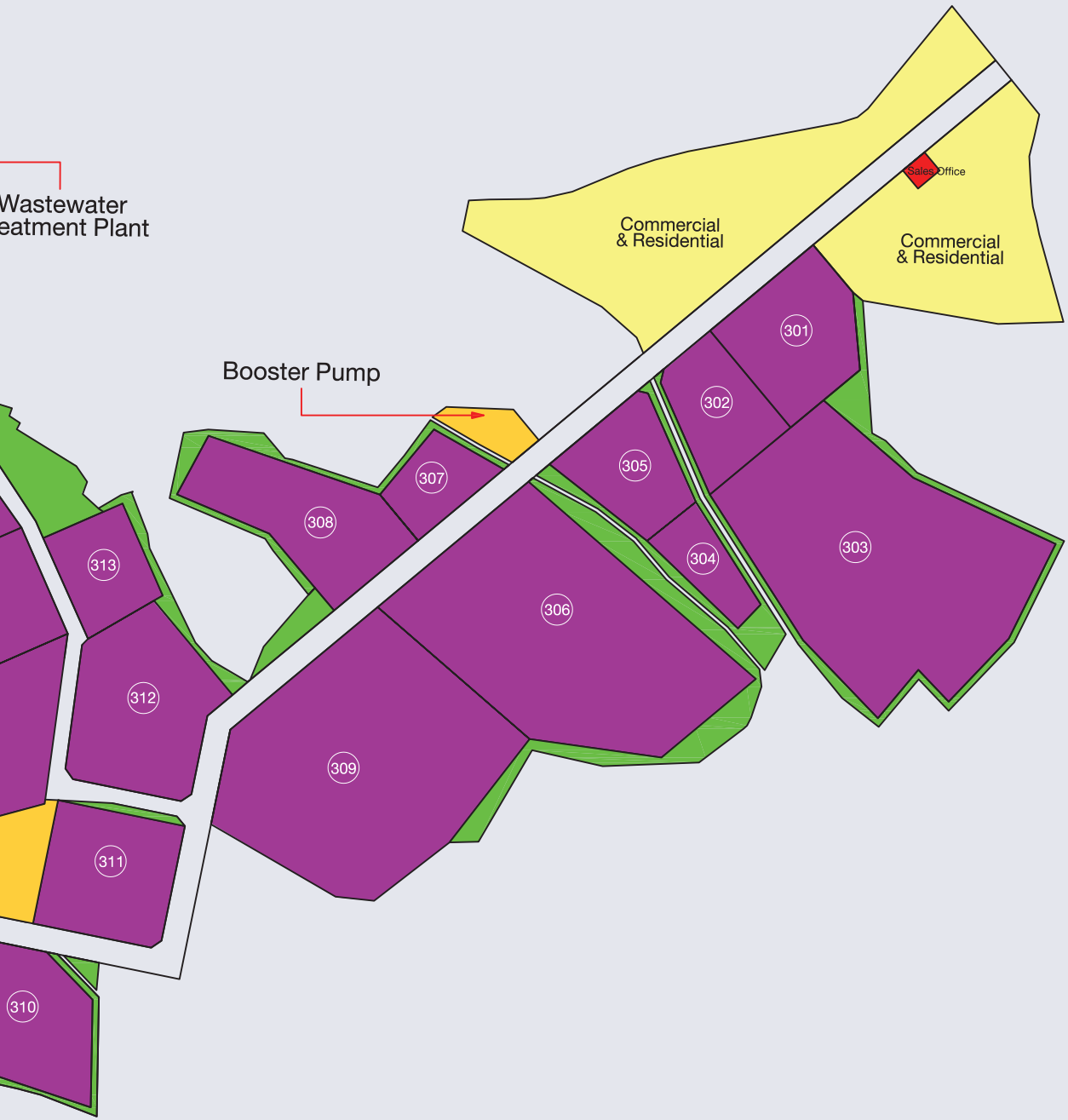
### Unit converter

1 Rai = 0.4 Acre	1 Acre = 2.5 Rai
1 Rai = 1,600 sq.m	1 Rai = 484 Ping
1 Rai = 0.16 Hectare	1 Rai = 2.4 Mu
1 Hectare = 6.25 Rai	1 Rai = 484 Tsubo



Wastewater  
treatment Plant

Booster Pump

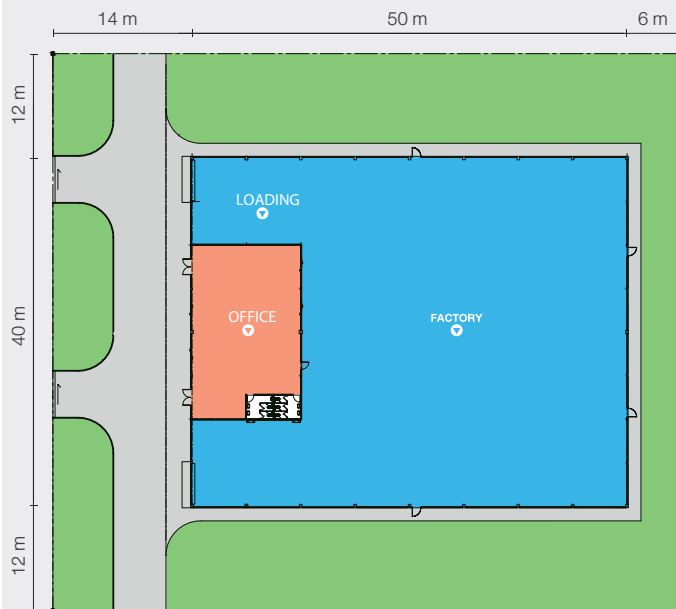


## 2.4) Ready Built Factory



**Type A : Ready Built Factory 2,000 m<sup>2</sup>**

**Type B : Ready Built Factory 1,000 m<sup>2</sup>**



No.	Description	Model Size 1,000 m <sup>2</sup>	Model Size 2,000 m <sup>2</sup>
<b>1</b>	<b>Architecture</b>		
	Size	20 x 50 m	40 x 50 m
	1.1.1 Factory area (m <sup>2</sup> )	812.50	1,750.00
	1.1.2 Office area (m <sup>2</sup> )	168.75	231.25
	1.1.3 Total area (m <sup>2</sup> )	1,000.00	2,000.00
1.2	Clear Height	Factory 8.00 m , Office 3.00 m	Factory 8.00 m , Office 3.00 m
1.3	No. Truck Entrance	2-Shutter with canopy, 6 m	2-Shutter with canopy, 6 m
1.4	Middle Column	No	2 points
1.5	Wall	Concrete Block Plaster with Paint	Concrete Block Plaster with Paint
1.6	Ceiling	Office-Gypsum Board on T-Bar	Office-Gypsum Board on T-Bar
1.7	Roof	BHP Metal Sheet quality or equivalent	BHP Metal Sheet quality or equivalent
	- Insulator	-	-
	- Ventilation	-	-

No.	Description	Model Size 1,000 m <sup>2</sup>	Model Size 2,000 m <sup>2</sup>
<b>2</b>	<b>Structure</b>		
2.1	Column & Rafter	Roof Truss and Reinforced Column Office-High Strength Steel Structure	Roof Truss and Reinforced Column Office-High Strength Steel Structure
2.2	Floor	Factory-Reinforced Concrete Slab with Maximum Live Load 3.0 Tons/m <sup>2</sup> Office-Precast Concrete Slab with Maximum Live Load 300 kg/m <sup>2</sup> Furnished by 9"x9" Vinyl Tile Toilet 8"x 8" Ceramic Tile	Factory-Reinforced Concrete Slab with Maximum Live Load 3.0 Tons/m <sup>2</sup> Office-Precast Concrete Slab with Maximum Live Load 300 kg/m <sup>2</sup> Furnished by 9"x9" Vinyl Tile Toilet 8"x 8" Ceramic Tile
<b>3</b>	<b>Sanitary System</b>		
3.1	Septic Tank	Provided for 1,800 l	Provided for 1,800 l
3.2	Toilets	Inside Factory Building	Inside Factory Building
<b>4</b>	<b>Electricity</b>		
4.1	Transformer & Low Voltage Secondary Services	100 kVA provided	100 kVA provided
4.2	MDB-Main Distribution Board	-	-
4.3	Lighting in Factory	High Bay Fixture with Widespread Reflector	High Bay Fixture with Widespread Reflector
4.4	Lighting in Office	Fluorescent Fixture	Fluorescent Fixture
4.5	Emergency Lighting	-	-
4.6	Fire Alarm & Extinguishers	-	-
4.7	Lightning Conductor	-	-
4.8	Smoke Detectors	-	-
<b>5</b>	<b>Air-Conditioning</b>		
	Capacity	-	-
	Exhaust Fans	-	-
<b>6</b>	<b>Telephone</b>		
	Telephone	-	-
<b>7</b>	<b>Civil Works</b>		
7.1	Drive way side of Building	Common Road	Common Road
7.2	Internal Road Thickness	Reinforce Concrete (r/c) 0.15 m Thickness	Reinforce Concrete (r/c) 0.15 m Thickness
7.3	Treated water Pipe	50 mm Diameter Water Pipe	50 mm Diameter (7 m <sup>2</sup> /day/rai)
7.4	Drainage System	U-Ditch Connect to Central Collection System	U-Ditch Connect to Central Collection System
7.5	Wastewater System	PVC Pipe Dia 100 mm to Central Waste Collection System	PVC Pipe Dia 100 mm to Central Waste Collection System
7.6	Fence & Entrance Gate	Provided	Provided
7.7	Guardhouse	Provided	Provided
7.8	Grassing	Provided	Provided
7.9	Fire Hydrant	-	-
7.1	Container Ramp	-	-
7.11	Reserved Water	-	-
7.12	Canteen	-	-
7.13	Factory Fit out	-	-

## 3.1) Utilities & Service Cost Summary



<b>Electricity</b>	Based on PEA rate (Provincial Electricity Authority)	Demand charge depends on the highest rate of consumption in 15 minutes
	as shown in page 21	
<b>Water Supply</b>	Based on PWA rate (Provincial Waterworks Authority)	Range from 18.00 - 29.75 Baht/m <sup>3</sup>
	as shown in page 22	Minimum water charge is 200 Baht
		The standard above is applicable since August 2013
<b>Wastewater Treatment</b>	Rate depend on BOD level	Wastewater charge is depended on 80% of water consumption
	Range from 6-8 Baht/m <sup>3</sup>	As shown in page 23
<b>Solid Waste Treatment</b>	Non-Toxic Eradication : 4 Baht/kg treated by related company in 304 IP	Charge for toxic solid waste is excluding the transportation fee.
	Toxic Eradication : 2,400-6,000 Baht/ time, depend on the waste toxic level and the distance between service provider and location of factory	Transportation charge may around 3,500-6,000 Baht/truck/time, depending on the distance of the service provider
		The load capacity of truck could be 15-20 tons/time
<b>Service Charge</b>	900 Baht/Rai/Month	The rate charged are subjected to change, without prior written notice
<b>Communication Service</b>	Telephone	Installation fee, Service Charge based on Service provider
	Internet, Fiber Optic Cable	

### 3.2) Electricity price of Provincial Electricity Authority (PEA)



#### Time Of Use Rate : TOU

Period to Utilize the Electricity (Average) in 15 min.	Demand Charge (Baht/kW) Peak	Energy Charge (Baht/kWh)		Service Charge (Baht/Month)	Ft. (Cost Adjustment Charge) (Baht/Unit)
		Peak	Off Peak		
30 - 1,000 kW (Medium General Service)	132.93	4.2097	2.6295	312.24	as PEA announcement
> 1,000 kW (Large General Service)	132.93	4.2097	2.6295	312.24	as PEA announcement

Note : At voltage 22-33 kV

Peak : 09.00 a.m. - 10.00 p.m. Monday - Friday and Royal Ploughing Ceremony Day

Off Peak : 10.00 p.m. - 09.00 a.m. Monday - Friday and Royal Ploughing Ceremony Day

: 00:00 a.m. - 11:59 p.m. (24 hrs) Saturday - Sunday, Labour Day,

The Royal Ploughing Ceremony Day which is on Saturday or Sunday, Public Holiday (except Compensatory Holiday)

Note :

1. Power Factor charge, Ft and value added tax will be calculated by Provincial Electricity Authority (PEA) criteria
2. Effective Date : Since November 2015
3. Ft = as PEA announcement
4. Unit = kWh
5. VAT is not included in the above rate

Source: [www.pea.co.th](http://www.pea.co.th)

### 3.3) Price of Water Supply of Province Waterworks Authority (PWA)



Range of Quantity (Unit:m <sup>3</sup> /Month)	Industry and Big Business (Unit:Baht/m <sup>3</sup> )
0-10	18.00
11-20	21.00
21-30	24.00
31-50	27.00
51-80	29.00
81-100	29.25
101-300	29.50
301-1000	29.75
1001-2000	29.50
2001-3000	29.25
3001-Up to	29.00

Note:

- VAT 7% is applicable.
- The rate of water usage is subject to changes by Provincial Waterworks Authority (PWA)

### 3.4) The Service Charge of Wastewater Treatment Service

Wastewater Treatment Service Fee (Baht/Month) = Service Fee (Normal Rate calculated by BOD) x Penalty Rate

1. The wastewater treatment service fee shall be calculated subjected to measurement of BOD as follows;

	BOD (mg/L)	Service Fee (Baht/m <sup>3</sup> /Month)
<b>Normal Rate (No exceeding parameters)</b>	0-200	6
	201-300	7
	301-500	8

1.1 The penalty rate shall be applied in case of parameters value are exceeding to 304 Industrial Park's standard. The penalty shall be calculated by following methods;

- In case of each of parameters is exceeding not over 1.5 times of normal value, the penalty rate shall be in equal of 2 times of service fee.
- In case of each of parameters is exceeding between 1.5 – 2.0 times of normal value, the penalty rate shall be in equal of 3 times of service fee.
- In case of each of parameters is over 2.0 times of normal value, the penalty rate shall be in equal of 4 times of service fee.

1.2 In case of tenant discharged over parameters wastewater and cannot remedy such wastewater system, 304 Industrial shall give such tenant a notice to demand of remedy within specified period. The non-remedy or delay without prior notice shall be deemed as non-compliance tenant. For the non-compliance tenant, 304 Industrial Park shall have the right to suspend water supply and wastewater treatment service by close valves discharging wastewater to common wastewater system. In further that, 304 Industrial Park shall consider to inform Department of industrial works for legal action to demand temporary suspension of factory work until such factory is compliance to 304 Industrial Park's standard.

2. The payment of wastewater treatment service fee shall be made in monthly according to payment terms within time specified by 304 Industrial Park.

3. Any outstanding amount of wastewater treatment service fee shall be subject to penalty interest of 12% per annum from due date until such outstanding has been paid in full.

4. The 304 Industrial Park reserved the right to change and amend wastewater treatment service fee by time to time.

*Remark: Announcement of 304 Industrial Park on 14<sup>th</sup> August, 2018*



## 4.1) Soil Property

The allowable bearing capacities of spread footing are recommend as follow:

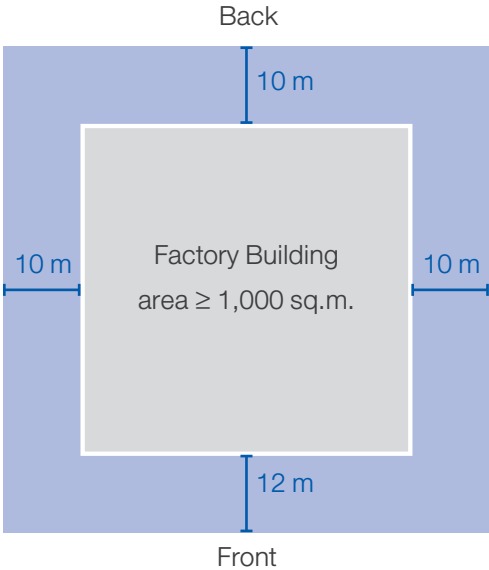
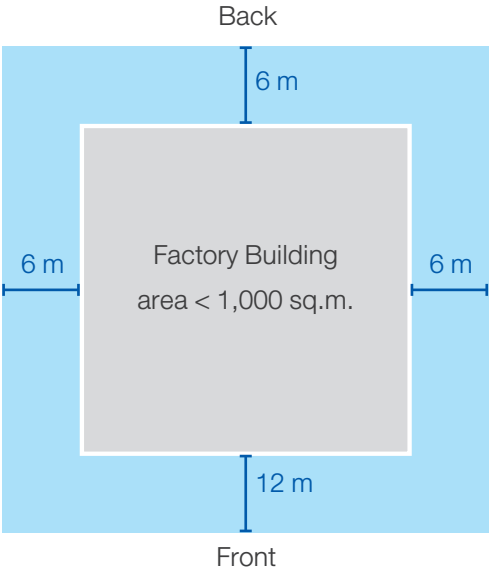
Bore Hole Sampling	Allowable Bearing Capacity (t/sq.m)			
	Depth (m)	1	1.5	2
BH-1		45	60	60
BH-2		32	30	29
BH-3		27	25	24
BH-4		25	20	16

Notes:

The pure figure mean base of the footing is in sand layer, which is controlled A31 factor of safety 3.0

**4.2) Regulations for Building Industrial Factory Construction:** must be subject to all regulations as follows.

1. SET BACK

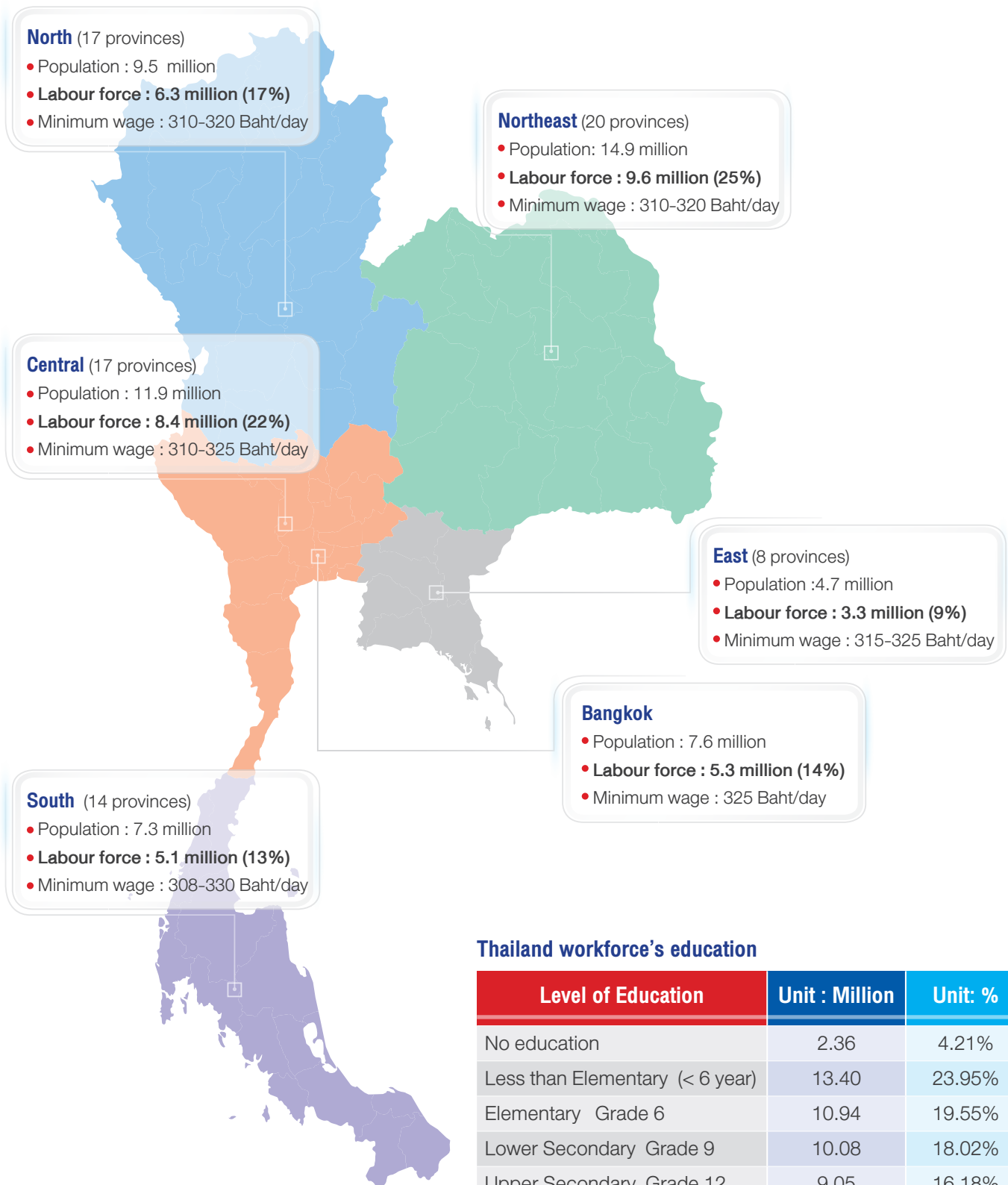


2. BUILDING COVERAGE RATIO

$$\text{Building Coverage Ratio} = \frac{\text{Building Area}}{\text{Land Area}} \leq 75\%$$

## 5.1) Thailand's Labour by Demographic Area

Total Population 55.96 million persons, Labour force 38.01 million persons



### Thailand workforce's education

Level of Education	Unit : Million	Unit: %
No education	2.36	4.21%
Less than Elementary (< 6 year)	13.40	23.95%
Elementary Grade 6	10.94	19.55%
Lower Secondary Grade 9	10.08	18.02%
Upper Secondary Grade 12	9.05	16.18%
Higher Level	9.77	17.47%
Others	0.34	0.61%
Total	55.96	100.00%

Source: National Statistical Office, 2017

## 5.2) Minimum Wage by Law



Name of Provinces	Minimum Wage(Baht / Day)
Pattani, Yala, Narathiwat	308
Sing Buri, Nakhon Si Thammarat, Trang, Ranong, Ratchaburi, Mae Hong Son, Lampang, Lamphun, Chiang Rai, Sukhothai, Kamphaeng Phet, Phichit, Uthai Thani, Si Sa Ket, Tak, Chaiyaphum, Amnat Charoen, Phrae, Ratchaburi, Ranong, Maha Sarakham, Chumphon, Nong Bua Lam Phu, Satun	310
Roi Et, Prachuap Khiri Khan, Nakhon Sawan, Sa Kaeo, Phatthalung, Uttaradit, Udon Thani, Nakhon Phanom, Buri Ram, Surin, Phetchaburi, Phitsanulok, Phetchabun, Chai Nat, Loei, Yasothon, Phayao, Bueng Kan, Nan, Kanchanaburi, Ang Thong	315
Chanthaburi, Samut Songkhram, Sakon Nakhon, Mukdahan, Nakhon Nayok, Kalasin, Prachinburi	318
Ubon Ratchathani, Suphan Buri, Saraburi, Phra Nakhon Si Ayutthaya, Nong Khai, Lopburi, Trat, Khon Kaen, Songkhla, Surat Thani, Krabi, Chiang Mai, Nakhon Ratchasima, Pang-Ngar	320
Bangkok, Nakorn Pathom, Nonthaburi, Patumthani, Samuthsakorn, Samutprakarn, Chacheongsao	325
Phuket, Cholburi, Rayong	330

Source : Ministry of Labour, effective from 1<sup>st</sup> April 2018

### 5.3) Labour Cost: Unskilled-Semi Skilled Manufacturing Labour



Cost	Bangkok	Chonburi	Rayong	Ayutthaya	Prachinburi
Minimum wage (by Law)	325	330	330	320	318
Index	102%	104%	104%	101%	100%
Real wage (Market rate)	325-375	330-380	330-380	320-368	318-365
Allowances	70-140	75-145	75-145	60-120	60-120
Social securities	16.25-18.75	16.50-19.00	16.50-19.00	16.00-18.40	15.90-18.25
Total Cost	411-534	422-544	422-544	396-506	394-503
Average	473	483	483	451	449
Index	105%	108%	108%	100%	100%
Difference (Baht/Day)	24	34	34	2	BASE

### 5.4) Survey of Labour Cost

Position	Education Level	Total Monthly Income (Baht/Month)
<b>Position at Factory</b>		
1. Worker	High School	8,000-10,000
2. Technician/Operator	Certificate/Diploma	10,000-14,000
3. Supervisor	Diploma/Bachelor	12,000-18,000
4. Engineer	Bachelor	18,000-25,000
<b>Position at Office</b>		
1. Officer/Clerk	Certificate/Diploma/Bachelor	15,000-18,000
2. Accountant	Bachelor	18,000-25,000
3. Manager	Bachelor/Master (5 Years Experience)	40,000-70,000
4. Senior Manager	Bachelor/Master (10 Years Experience)	80,000-120,000

Source: 304 IP Survey as of April 2018

## 5.5) Thailand Academic Information

### 155 Educational Institution

Autonomous University	20
Public University	56
Private University	42
Private College	20
Academy and Institute	17

source : Office of the Higher Education Commission (2018)

### 912 Colleges in Office of the Vocational Education Commission

Technical College	125
Industrial & Community Education College	139
Business Administration & Tourism College	4
Commercial College	5
Arts and Crafts College	2
Polytechnic College	51
Vocational College	37
Technology and Management College	11
College of Agricultural and Technology	43
Golden Jubilee Royal Goldsmith College	1
Ship Building Industrial and Technical College	3
Fishery College	3
Vocational College	1
Science Database Technology Vocational College	1
College of Agricultural Technology	1
College of Novice and Monk	1
Private Colleges	484

Source : Annual report 2017 of Office of the Vocational Education Commission

### Student Academic Year 2017 in Office of the Vocational Education Commission

Vocational	437,946
High Vocational	237,048
Bachelor	8,926
<b>Total</b>	<b>683,920</b>

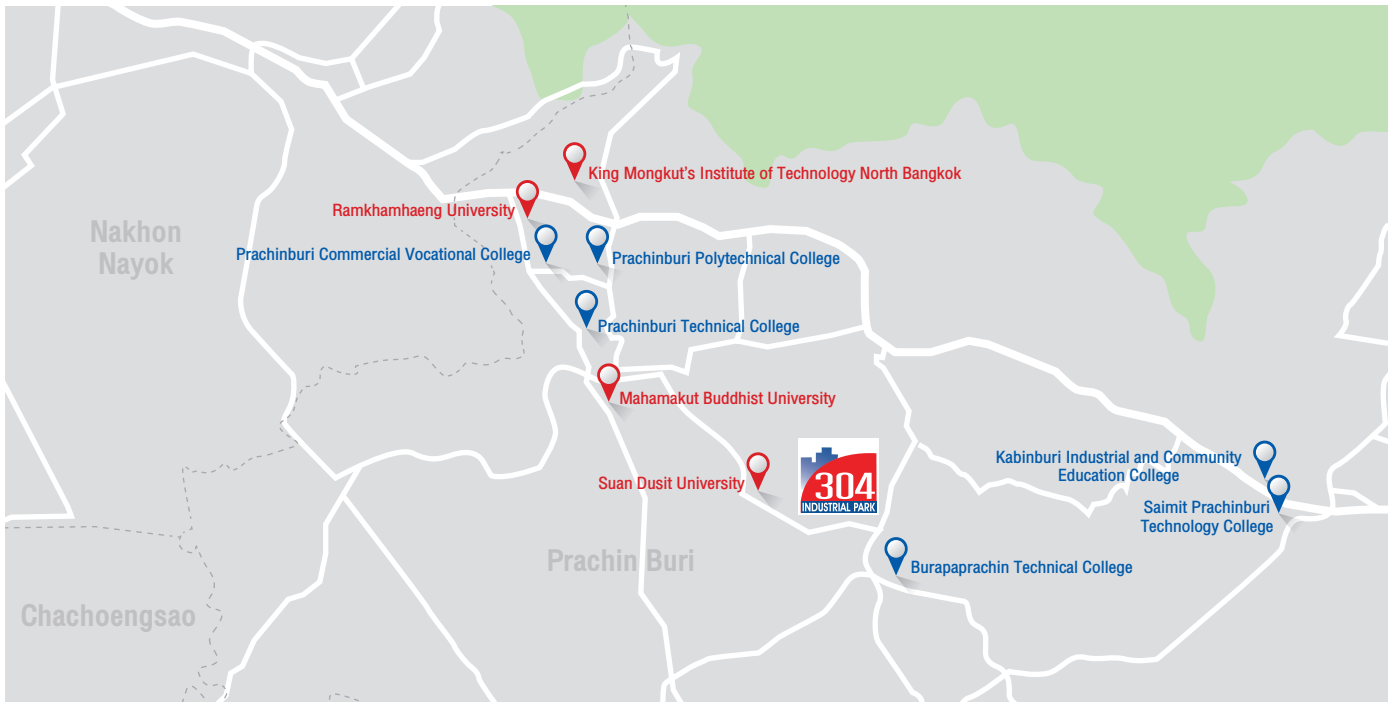
Source: Office of the Vocational Education Commission (2018)

### Graduated Student Academic Year 2017 in Office of the Higher Education Commission

Bachelor's Degree	292,777
Master's Degree	33,635
Ph.D. / Doctor's Degree	4,333
<b>Total</b>	<b>330,745</b>

Source: Office of the Higher Education Commission (31 August 2017)

## 5.6) Academic Institutes in Prachinburi Area



### University in Prachinburi

1	Ramkhamhaeng University	Bachelor degree, Political Science, Business Administration
2	King Mongkut's Institute of Technology North Bangkok	Construction Management, Industrial Management
3	Suan Dusit University	Bachelor degree, Business Administration
4	Mahamakut Buddhist University	Bachelor degree, Theology

### Vocational and High Vocational

1	Prachinburi Technical College	Vocational and High Vocational in Electronic
2	Prachinburi Commercial Vocational College	Vocational and High Vocational in Accounting, Administration, Retail business and Marketing
3	Kabinburi Industrial and Community Education College	Vocational and High Vocational in Accounting, Administration, Electronic, Machinery, Maintenance, Retail business
4	Burapaprachin Technical College	Vocational and High Vocational in Accounting, Administration, Electronic, Machinery, Hotel management, Maintenance
5	Prachinburi Polytechnical College (Sarapatchang College)	Vocational and High Vocational in Accounting, Administration, Electronic, Machinery, Tourist
6	Saimit Prachinburi Technology College	Vocational and High Vocational in Accounting, Administration, Electronic, Machinery, Retail business

### Training and Development of Technician Association

1	Prachinburi Polytechnical College (Sarapatchang College)	Short course training of electrical, machinery, welding and engine maintenance
2	Training and Development Workmanship Association	Short course education, mechanical welding and maintenance

# 6 | Living Facilities

## 6.1) Residence



Single House



Town House



Apartment

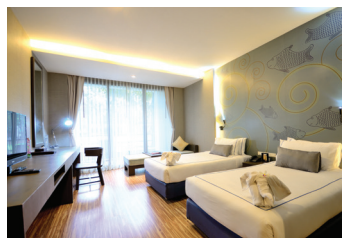
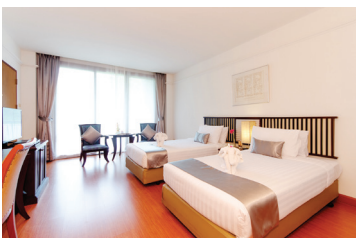


Condominium



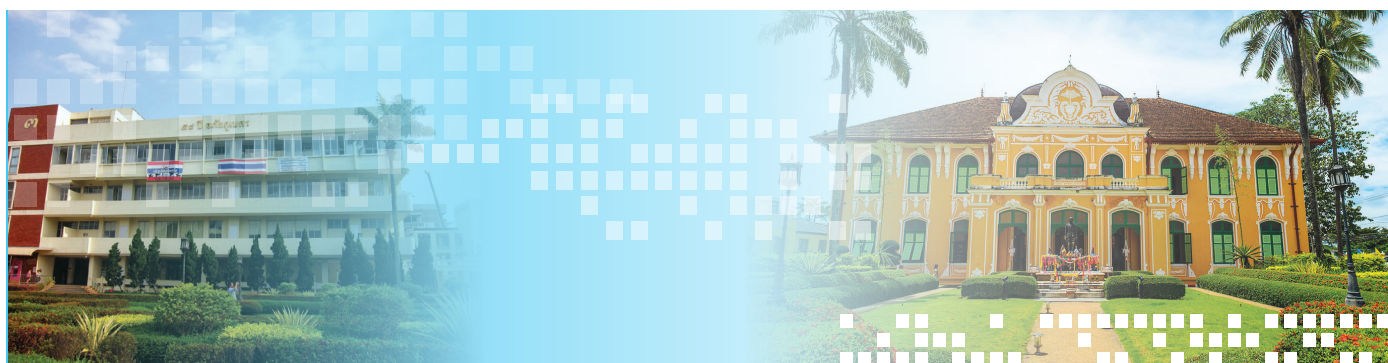
Type of Residence	Unit	Distance from 304 IP	Range of Rental Fee
Single House	800	1-5 km	18,000-35,000 Bht/month
Town House and Apartment	3,000	1-5 km	4,000-8,000 Bht/month
Room for Worker	3,000	1-5 km	1,000-6,000 Bht/month
Condominium	500	1 km	For sale

## 6.2) Hotel



Type of Residence	Unit	Distance from 304 IP	Range of Rental Fee
Tawa Ravadee Resort (4 Stars)	199	1 km	2,000-3,500 Bht/night
Tawa Ravadee Resort (4 Stars)		1 km	15,000-31,000 Bht/month
Hotel residence : Single House	12	2 km	15,000-31,000 Bht/month
Hotel residence : Twin House	68	2 km	15,000-31,000 Bht/month

### 6.3) Hospital

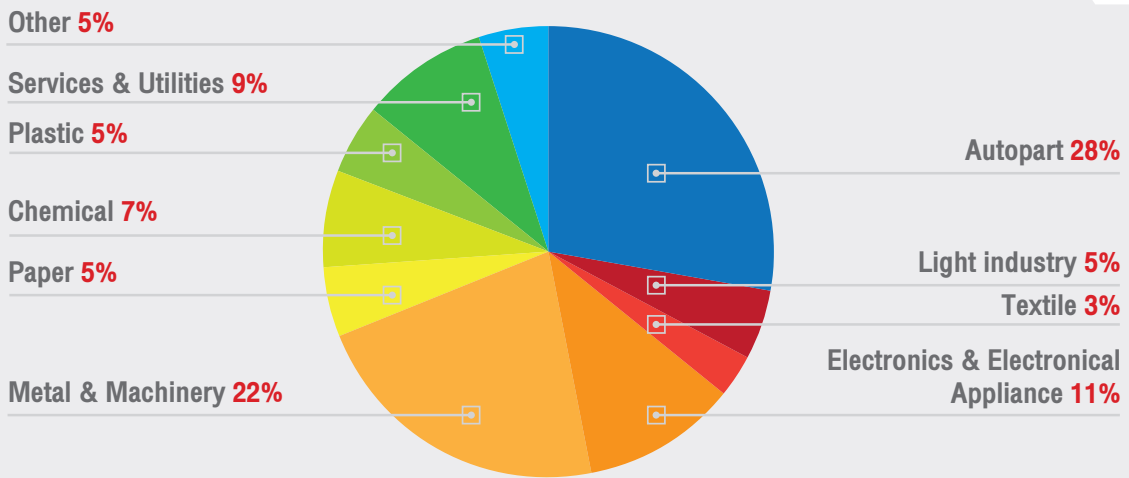


No.	Hospital Name	Distance (km)	No. of Bed
1	Chao Phraya Apaiphubet	35	600
2	Chakrapong	39	150
3	Kabinburi	15	120
4	Imperial	36	80
5	Srimahaphot	8	60
6	Prachantakarm	25	60
7	Nadi	60	60
8	Srimahosote	35	30
9	So Tharavet (Kabinburi)	30	10
10	So Tharavet (Phanom Sarakham)	30	10
11	Chularat 304	5	10

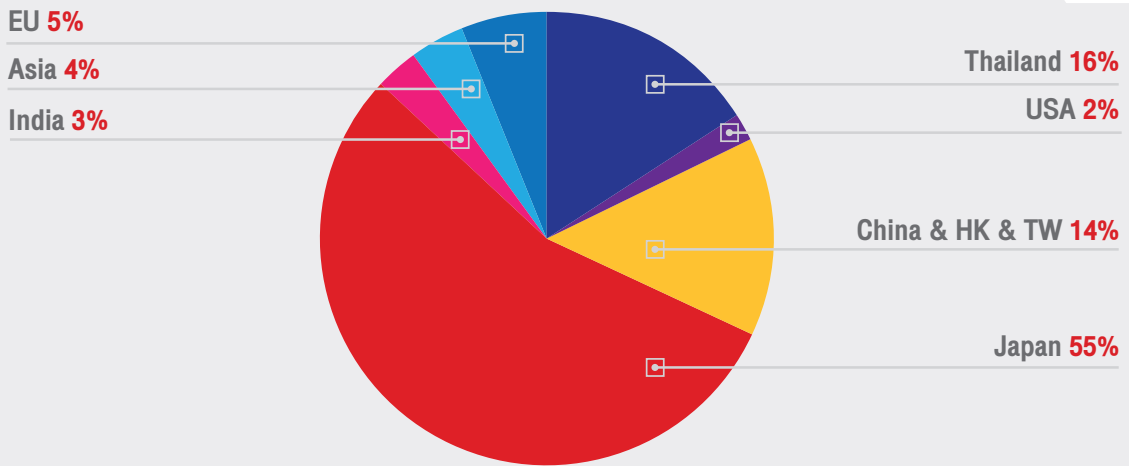
# 7 | Customer Profile

## 7.1) Customer Profile

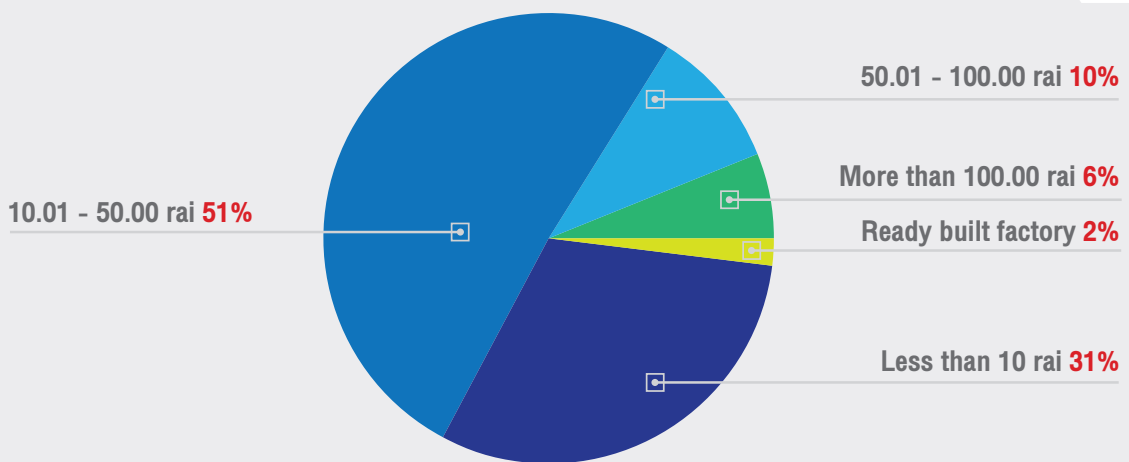
### • By Industry



### • By Nationality



### • By Land Size



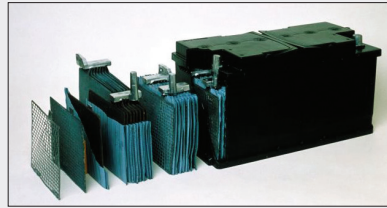
Source: Total 128 existing companies of 304 Industrial Park, as of May 2018

## 7.2) Customer Reference

### Auto Parts Industry



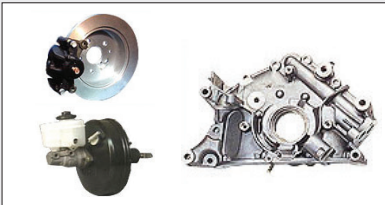
- Daicel Safety Systems (Thailand) Co.,Ltd.  
Airbag Inflators



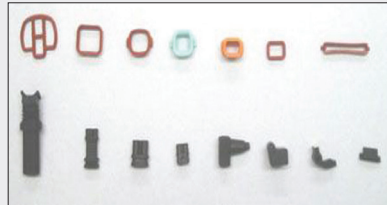
- Daramic (Thailand) Co., Ltd.  
Battery separator



- Musashi Auto Parts Co.,Ltd.  
Gear Assembly  
(Shift gear mechanism)



- Siam Aisin Co.,Ltd.  
Brake Master Cylinder, Disc Break



- Siam Kyodo Co., Ltd.  
Rubber parts for Automotive



- Thai Koito Co., Ltd.  
Automotive lighting equipment



- Toyotetsu (Thailand) Co.,Ltd.  
Break pedal, Clutch Pedal



- Trix Manufacturing (Thailand) Co.,Ltd.  
Body assembly part

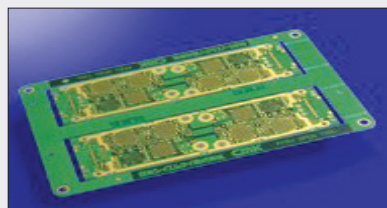


- Y-TEC Co., Ltd.  
Suspension Bushing

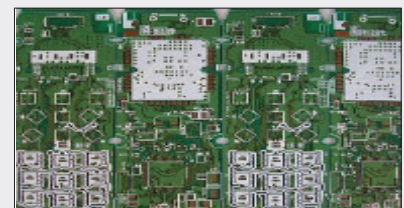
### Electronic Industry



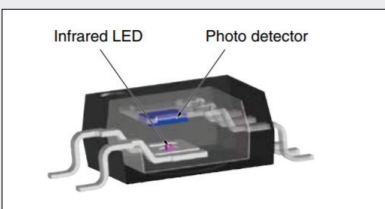
- Canon Prachinburi (Thailand) Co.,Ltd.  
Digital copier



- CMK Corporation (Thailand) Co.,Ltd.  
Printed Circuit Board



- Seika YKC Circuit (Thailand) Co., Ltd.  
Printed Circuit Board



- Toshiba Semiconductor (Thailand) Co.,Ltd.  
Photocopiers



- Western Digital  
External Storage

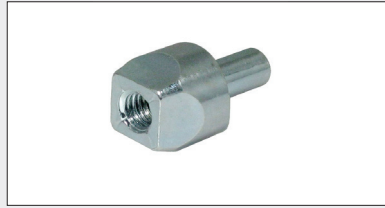


- Yano Electronics (Thailand) Co.,Ltd.  
Audio, VDO, Electronic parts

## Metal Industry



- Alpha Industry (Thailand) Co., Ltd.  
Door handle



- Come Best Screw Ironware Industrial Co., Ltd.  
Screw



- Kazumi (Thailand) Co., Ltd.  
Radiator



- Shenmao Technology (Thailand) Co., Ltd.  
Solder



- Siam YSK Co.,Ltd.  
Shaft for printing, automotive, construction



- Tanabe (Thailand) Co.,Ltd.  
Electroless nickel plating products



- Taymax Wire Rope Industry Corp.  
Control wire



- The Great Star Precision Screw Co., Ltd.  
Screw



- UACJ Extrusion (Thailand) Co., Ltd.  
Aluminium Tube, Shape and Bar

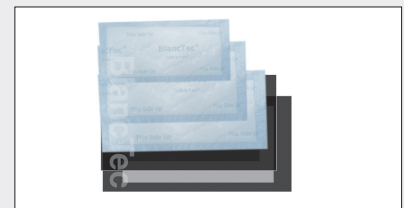
## Light Industry & Textile



- All Best Corset Accessories Co., Ltd.  
Brassiere Under Wire Hook & Eye Tape



- Alpha Packaging (Thailand) Co., Ltd.  
Plastic Bottle & Bottle Cap

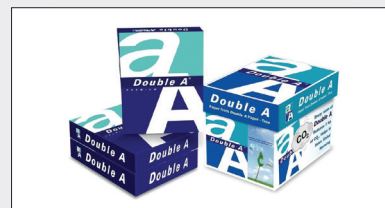


- Blanc Tec Co., Ltd.  
Absorbent

## Paper & Chemical Industry



- Berli Juker Cellox Co., Ltd.  
Tissue Paper



- Double A 1991 PLC.  
Copy paper



- Oji Paper (Thailand) Co., Ltd.  
Carbonless Paper

### 7.3) Factory Overview



• All Best Corset Accessories Co., Ltd.



• Alpha Industry (Thailand) Co., Ltd.



• Berli Juker Cellox Co., Ltd.



• Canon Prachinburi (Thailand) Ltd.



• CMK Corporation (Thailand) Co., Ltd.



• Daramic (Thailand) Co., Ltd.



• Futaba VS technology (Thailand) Co.,Ltd.



• Kubota Engine (Thailand) Co., Ltd.



• Lean Cheng Metal Co., Ltd.



• Marui Industry (Thailand) Co., Ltd.



• Micron (Thailand) Co., Ltd.



• Musashi Auto Parts Co., Ltd.



• Nicco Machine (Thailand) Co.,Ltd.



• Nihon F.T.B.(Thailand) Co., Ltd.



• Nissin-BT (Thailand) Co.,Ltd.

### 7.3) Factory Overview (continued)



• Noventa (Thailand) Co., Ltd.



• Ohashi Technica (Thailand) Co., Ltd.



• Oji Paper (Thailand) Co., Ltd.



• Okitsumo International Asia Co., Ltd.



• Paris Bangkok Bakery Co., Ltd.



• Primaham (Thailand) Co., Ltd.



• Sanko Electronics (Thailand) Co., Ltd.



• Sanyo Precision (Thailand) Co., Ltd.



• Siam Aisin Co., Ltd.



• Siam Kubota Metal Technology Co., Ltd.



• Siam Yachiyo Co., Ltd.



• Sunshine Biotech International Co., Ltd.



• Surtec & Plamex Co., Ltd.



• Taiho (Thailand) Co., Ltd.



• Tanabe (Thailand) Co., Ltd.

### 7.3) Factory Overview (continued)



• Thai GMB Industry Co., Ltd.



• Thai Koito Co., Ltd.



• Thai Yanagawa Co., Ltd.



• Toshiba Semiconductor (Thailand) Co.,Ltd.



• Toyotetsu (Thailand) Co., Ltd.



• Trix Manufacturing (Thailand) Co., Ltd.



• UACJ Extrusion (Thailand) Co., Ltd.



• Vitalo Packaging (Thailand) Co., Ltd.



• Western Digital



• Yano Electronics (Thailand) Co., Ltd.



• YS Tech Co., Ltd.



• Yuhara Manufacturing Co., Ltd.

## APPENDIX A : Industrial Water Supply Standard

Parameter	Unit	PWA maximum acceptable concentration
1. Physical		
- Apperance Colour	Pt-Co unit	15.0
- Taste and Odour	-	Not Undesirable
- Turbidity	NTU	4.0
- pH Range	-	6.50 to 8.50
2. Chemical		
- Total dissolved solids	mg/l	600.0
- Fe (Iron)	mg/l	0.3
- Mn (Manganese)	mg/l	0.3
- Cu (Copper)	ppm	2.0
- Zn (Zince)	ppm	3.0
- SO4 (Sulphate)	mg/l	250.0
- Cl (Chloride)	mg/l	250.0
- F (Fluoride)	mg/l	0.7
- NO3 as NO3 (Nitrate)	mg/l	50
- Alkyl Benzyl Sulfonates (ABS)		0.5
- Phenolic Substances as Phenol		0.001
- Total - Hardness as CaCo3	mg/l	300
- Aluminium	mg/l	0.1
- M- Alkaline	mg/l	-
- Cholrine	mg/l	-
3. Toxin		
- Hg (Mercury)	mg/l	0.001
- Pb (Lead)	mg/l	0.01
- As (Arsenic)	mg/l	0.01
- Se (Selenium)	mg/l	0.01
- Cr hexavalent	mg/l	0.05
- Cd (Cadmium)	mg/l	0.003
- CN (Cyanide)	mg/l	0.07
- Ba (Barium)	mg/l	0.7
4. Biological		
- Standard Plate Count	Colony/ml	500
- MPN (Coliform organism/100 cm3 )	M.P.N./100 ml	Less than 2.2
- E.coli		None

Remark: 304 Industrial Water Standard based on standard of Provincial Waterworks Authority and Industrial Estate Authority of Thailand

## APPENDIX B : Wastewater Standard

No.	Parameters	Unit	Standard
1	pH	-	5.5-9.0
2	Temperature	oC	≤ 45
3	Color	ADMI	≤ 300
4	Odor	-	Non Objectionable
5	Total Dissolved Solids	mg/l	≤ 3,000
6	Total Suspended Solids	mg/l	≤ 200
7	Biochemical Oxygen Demand	mg/l	≤ 500
8	Chemical Oxygen Demand	mg/l	≤ 750
9	Sulfide	mg/l	≤ 1
10	Cyanides	mg/l	≤ 0.2
11	Fat Oil and Grease	mg/l	≤ 10
12	Formaldehyde	mg/l	≤ 1
13	Phenols Compound	mg/l	≤ 1
14	Free Chlorine	mg/l	≤ 1
15	Pesticide	-	Not Allowed
16	Total Kjeldahl Nitrogen	mg/l	≤ 100
17	Fluoride	mg/l	≤ 5
18	Surfactants	mg/l	≤ 30
19	Zinc	mg/l	≤ 5.0
20	Hexavalent Chromium	mg/l	≤ 0.25
21	Trivalent Chromium	mg/l	≤ 0.75
22	Arsenic	mg/l	≤ 0.25
23	Copper	mg/l	≤ 2.0
24	Mercury	mg/l	≤ 0.005
25	Cadmium	mg/l	≤ 0.03
26	Barium	mg/l	≤ 1.0
27	Selenium	mg/l	≤ 0.02
28	Lead	mg/l	≤ 0.2
29	Nickel	mg/l	≤ 1.0
30	Manganese	mg/l	≤ 5.0
31	Silver	mg/l	≤ 1.0
32	Total Iron	mg/l	≤ 10.0
33	Other : Substance With High Viscosity	-	Not Allowed
	Calcium Carbide Sludge	-	Not Allowed
	The Drainage Pipe Unflow	-	Not Allowed

Remark: Wastewater Standard, 2018

## APPENDIX C : Air Emission Standard

- 304 Industrial Park

Stack height (m)	Air emission (kg/rai/day)		
	Standard		
	TSP	SO2	NO2
5	0.25	1.25	0.58
10	0.37	2.26	0.87
20	0.77	4.37	1.55
30	1.41	8.12	2.89
40	2.34	13.69	4.87
50	3.16	18.08	6.43
60	4.67	28.08	9.94

- 304 Industrial Park 2

Stack height (m)	Air emission (kg/rai/day)		
	Standard		
	TSP	SO2	NO2
5	0.152	1.106	0.339
10	0.267	1.570	0.484
15	0.532	2.765	0.857
20	0.823	3.930	1.221
25	1.154	5.131	1.590
30	1.410	6.342	1.970
35	1.590	7.697	2.392
40	1.866	9.167	2.848
45	2.143	10.002	3.110
50	2.419	10.939	3.398
55	2.516	11.981	3.721
60	2.627	13.133	4.079

- 304 Industrial Park 3

Stack height (m)	Air emission (kg/rai/day)		
	Standard		
	TSP	SO2	NO2
10	0.81	1.52	0.55
20	1.50	1.82	0.89
30	2.23	2.74	1.06
40	2.98	3.65	1.25
50	3.74	4.56	1.76
60	4.47	5.47	2.11

- 304 Industrial Park 7

Stack height (m)	Air emission (kg/rai/day)		
	Standard		
	TSP	SO2	NO2
10	0.170	0.500	0.190
20	0.310	0.990	0.450
30	0.530	1.590	0.600
40	0.980	2.520	0.950
50	1.320	2.830	1.070
60	1.820	3.580	1.360



# 304 Industrial Park ,Thailand

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**Sales Department** : +668 1304 3041

