



RENOVATE AND LEGALIZE A SMALL HOTEL IN THAILAND ACCORDING
TO MINISTERIAL REGULATIONS B.E. 2559 (2016)



A Thesis Submitted in Partial Fulfillment of the Requirements
for Master of Fine Arts (DESIGN INNOVATION AND HOTEL AND REAL
ESTATE MANAGEMENT)
Graduate School, Silpakorn University
Academic Year 2018
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Ministerial Regulations B.E. 2559 (2016)



วิทยานิพนธ์นี้เป็นส่วนหนึ่งของการศึกษาตามหลักสูตรศิลปมหาบัณฑิต
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Thailand's tourism industry has in the past flourished due to an uninterrupted growth market. As a result, there are more than 10,000 hotels operating across the Kingdom. This number includes hotels, serviced apartments, guesthouses, and hostels, and many more hotels are developing. These temporary accommodation facilities are considered to be "hotels" under the Hotel Act and are required to obtain a hotel license to operate.

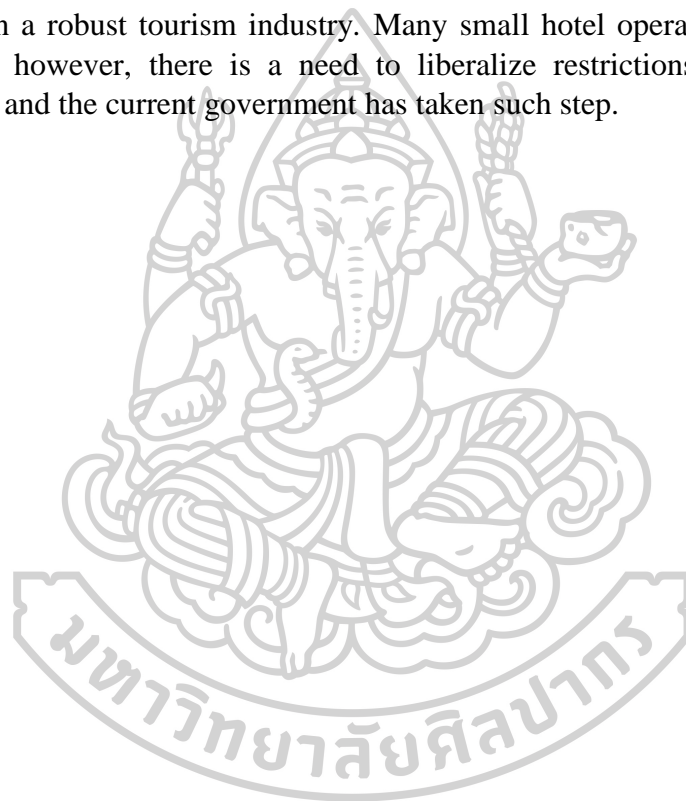
More than 70 % of the hotel businesses in Thailand operate without hotel licenses. This is due to strict compliance requirements of the Hotel Act and the Building Control Act. Many existing hotels operate from converted old buildings, apartments, or condominiums and have been unable to modify their buildings to satisfy the requirements of the Building Control Act B.E. 2522 (1979). To rectify the problem, the Ministry of Interior issued a Ministerial Regulation Prescribing Descriptions of Other Types of Building Used for a Hotel Business Operation B.E. 2559 (2016) under the Building Control Act B.E. 2522 (1979), which came into effect on 17th August 2016. This is to emphasize the need for renovation / remodeling and legalization and applies to the unlicensed hotels that existed before 17th August B.E. 2559 to ensure legal conformity, sustainability and profitable business operations.

This study aimed to explore the legal issues involved in the Thailand Hotel Act, B.E. 2547 (2004) and the Building Control Act, B.E. 2522 (1979), in order to identify the renovations / remodeling required to bring small hotel businesses up to standard and enable registration as a hotel in accordance with the new Ministerial Regulation, B.E. 2559 (2016), and recommend a framework to legalize and license small hotel businesses.

In order to gain a better understanding of how to renovate and legalize a small hotel in Thailand, the research uses Ruamchitt Travelodge (RCT) as a case study in this thesis. RCT is a small hotel with 72 rooms located on Sukhumvit 10 Road, Bangkok. RCT has been operating without the requisite hotel license since 1987, and struggles with aging. It is clear that not only the legal implications need to be addressed, but a plan to improve on design is also necessary. Research was conducted through examination of RCT records and in-depth interviews with 8 hotel owners and hotel managers of small hotels in Sukhumvit area.

The first step is to check the existing building and its documents to determine whether it needs an upgrade and renovation/remodeling. This step is precipitated by the need for small hotels to meet the Building Control Act and Ministerial Regulation requirements. After the renovation work is done and the building usage has been changed to hotel, the next step is to file for an application for a hotel license.

After examining Ruamchitt Travelodge, it was found that the building does not require major structural modification, but it rather needs minor alterations regarding the safety requirements. In addition, an improvement on design would help give the hotel a new, fresh look. It is believed that this framework can be used as a guideline for other small hotels. There is a tension between the need to enforce the law and the desire to maintain a robust tourism industry. Many small hotel operators are willing to be legitimate; however, there is a need to liberalize restrictions applicable to these properties, and the current government has taken such step.



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Chapter 1

Introduction

1. Statement of Problem

For more than four decades, tourism in Thailand has played an important role in the economic and social development in the country. Due in large part to the interventions of the interim military-led government in 2014, Thailand remains one of the fastest growing economies in the South-East Asian region and is a favoured destination for ASEAN and other foreign tourists. The increased number of tourists as resulted in substantial inflows of foreign currency, together with a significant expansion of the tourism industry. In 2015 after the launch of a campaign entitled “Discover Thainess”, Thailand experienced increasing number of international tourist arrivals. Year 2015 visitor arrivals was at 29.92 million. In year 2016, the arrivals number went up to 32.58 million, and year 2017 it increased to 35.38 million (Thailand). Official predictions is that tourist arrivals will increase to 39 million in 2018 and will produce an estimated 2 trillion baht in revenue recording an increase of 7% from 2017 (Kasikorn Research Center, 2017). This strong growth is very encouraging, but it is even more important are the emerging new trends: such as higher hotel occupancies being experienced by secondary provinces.

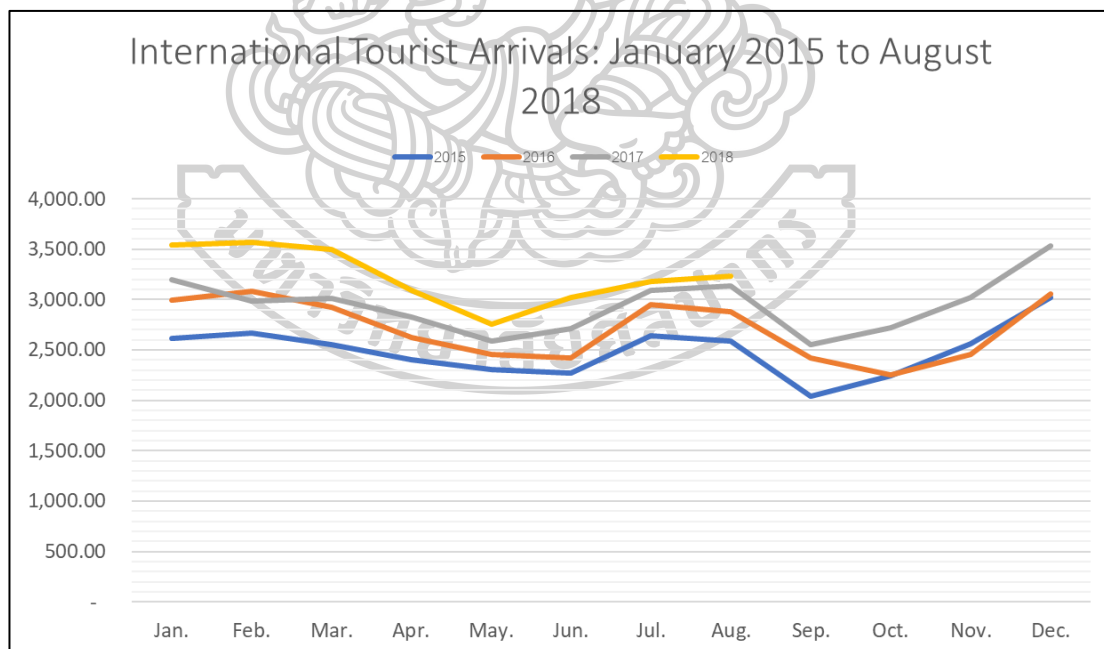


Figure 1 International Tourist Arrivals
Source: Bank of Thailand

The Tourism Authority of Thailand (TAT) has been promoting the tourism industry nationwide, and the number of activities is still increasing. Infrastructure development to support the tourism industry development plans, together with the encouragement of regional and provincial tourism and investment in a variety of tourist facilities, are all strong focus areas of the TAT. This has generated an increased flow of revenue from foreign tourists and is a major economic contributor to the Thai economy.

Notwithstanding the rapid growth of tourism in Thailand, with increasing numbers of tourists from China, East Asia, Russia and Europe, it was clear that the local mindset remained “business as usual”. The growing numbers of foreign and Thai tourists has led to the emergence of several new types of tourist accommodation. The number of new hotels and short-term accommodation rental services has increased rapidly across the country. Most of the facilities are built in a modern urban style and often lack environmental consciousness in their design and operation. Moreover, many of these new operators are operating without licenses and could be classified as illegal under the Hotel Act, B.E. 2547 (2004).

Since the Hotel Act came into force in 2004, most small hotels have encountered many problems when applying for the required hotel license. This is due to the criteria and conditions prescribed by the Building Control Act, B.E. 2522 (1979) which, in conjunction with the Hotel Act, dictate the regulations and laws on building structure, location, size, facilities, safety and environmental measures.

To give unlicensed small hotels the opportunity to become legitimate, on 17th August 2016, the Interior Ministry issued a new rule to regulate these hotels. The key features of the Ministerial Regulation, B.E. 2559 (2016) are as follows:

1. The Ministerial Regulation specifies the criteria and conditions relating to location, size, safety, sanitation, and facilities of a hotel.
2. The definition of hotel will exclude any residential premises open to the public for rental, with no more than 4 rooms on all floors in aggregate, whether in a single building or in several buildings, and with a total service capacity of 20 guests, operating as a small business which provides an additional source of income for the owners. The owners of such premises are still required to report to the Hotel Registrar.
3. The building of a hotel must comply with the Building Control Act (BCA) and its amendments. Additionally, a permit to use the building as a hotel or a certificate of building inspection is required for any building located in the area under the enforcement of the BCA. As for any building located outside the area, a building inspection certificate and a registration with the Hotel Registrar are required.

The new regulation also prohibits apartments from providing daily accommodation for guests, unless the owners are seeking a hotel license.

In addition, it emphasizes other types of buildings that have never been used as hotel, but would be allowed to be converted into hotel buildings and must be completed within 2 years starting from 17th August 2016. However, the Cabinet extended the completion time for remodeling and renovation from 2 to 5 years, ending on 18th August 2021 (www.matichon.co.th/politics/news_1085269, 2018).

According to Post Today, dated 22nd September 2016, Mr. Anawat Burapachon, Engineer, Expert Level, Building Inspection and Control Office, Department of Public Works and Town & County Planning advised that there were more than 10,000 unlicensed hotels wishing to register and obtain hotel licenses, but it was not easy to do so (<https://www.posttoday.com/market/news/456182>, 2016).

Many hotels are in old buildings and/or row houses. They neither comply with the regulations nor qualify for use as a hotel. Since they have been unable to obtain a hotel license because of the aforementioned conditions, many continue to operate their hotel business illegally. These unlicensed hotel businesses risk imprisonments and/or fine for as long as the violation of both laws, the Hotel Act and Building Control Act, persists.

There are many challenges for the future development of the hotel and tourism industry in Thailand. The absence of a development framework for change and registration is a new constraint for these hotels. It is believed that the new regulation will convince the unlicensed hotels nationwide to enter into the system. Strict enforcement will help reduce bribery, promote fair competition and allow the government to collect more taxes.

In order to gain a better understanding of how to renovate and legalize a small hotel in Thailand, the researcher, with a permission from the owner, used Ruamchitt Travelodge (RCT) as a case study in this thesis.

RCT, a small hotel with 72 rooms, was built in 1987 on the lively Sukhumvit 10 Road, Bangkok. It is an ideal location in the heart of business and diplomatic districts within easy reach of vibrant commercial centers, business venues, and public parks, and is only a 10-minute walk to BTS Nana and Asok Stations and MRT Sukhumvit Station. The location of RCT was chosen to provide accommodation for local and foreign tourists with an emphasis on culture and affordability. These are still important incentives, even though the character of tourism in Thailand is changing.

RCT has been operating a hotel business and a restaurant out of a residential building. It has neither a permit to use the building as a hotel nor the requisite hotel license. This is typical of many small hotels and accommodation operating in Bangkok and throughout Thailand as many have similar characteristics and registration problems.

Owing to the interim government and its cabinet, the long-awaited Ministerial Regulation clarifying the provisions of the Hotel Act and amending the Building Control Act, the laws which govern the hotel business in Thailand, were issued with an interim period of 5 years with relaxed requirements for the reclassification of existing buildings to be used as hotels. This period is applicable for hotel types 1 and 2, as classified in the Hotel Act.

Under the Hotel Act, hotel type 1 is classified as a hotel providing accommodation only; type 2 is a hotel providing accommodation and catering or restaurant services. RCT fits the classification of hotel type 2. Therefore, this regulation is considered good news to RCT as well as other small business operators, as the opportunity to become legitimate in operating a hotel business has arrived.

Currently, RCT is struggling with aging and in need of renovation. It is the right time for RCT to renovate in order to bring the building up to standard and to meet the requirements according to the Building Control Act and enable registration as a hotel. During the renovation, an improvement on the hotel design and interior, focusing on the “green, ozone, modern, secret garden” concept will complement RCT with a new fresh look.

As mentioned above, it is vital for all hotels operating without licenses to take this opportunity to become legitimate during the interim period given by the ministry. Therefore, the underlying research question of this thesis is “How to renovate and legalize a small hotel in Thailand according to Ministerial Regulation, B.E. 2559 (2016)?”

2. Objectives

The purpose of this thesis is to answer the research question mentioned above.

The objectives were to establish the important primary success factors identified by addressing the following:

2.1 To explore legal definition and issues involved in the Thailand Hotel Act, B.E. 2547 (2004),-and the Building Control Act, B.E. 2522 (1979), as amended B.E. 2559 (2016).

2.2 To identify the renovations required to bring small hotels in Bangkok and Ruamchitt Travelodge (as a case study) up to standard to enable registration as a hotel according to the new Ministerial Regulation, B.E. 2559 (2016) concerning the Hotel Act and the Building Control Act.

2.3 To design and renovate RCT to meet the safety requirements as a hotel building according to the Building Control Act and make sure that the planned renovations appeal to the expected customer segment.

2.4 To recommend a framework to legalize and register a small hotel for a hotel license.

3. Methodology

The key step in any research is the research methodology which consists of a theoretical and conceptual framework that enables researchers to clarify what strategies might be useful for collecting and organizing as well as analyzing relevant data to address the research.

3.1 Primary Research

Primary research is a fundamental research which can be designed to meet specific needs. It aims to answer questions relevant to the focus groups, surveys, and interviews.

Research on small hotels in Thailand is limited as there are few organizations dedicated to small hotel operations; therefore, primary data sources were hard to find.

In this research, in-depth interviews were conducted with key informants, 8 hotel owners and hotel managers, in order to collect in-depth data and gain understanding.

Semi-structured interviews were developed to allow the informants to express their opinion and keep the interviews focused on the research topic. This method revealed pertinent issues.

3.2 Secondary Research

Secondary research is a research method involves the summary of existing research data and is a common research method involving using information gathered through primary research.

The theoretical research was carried out from a study of documents related to small hotel businesses, in particular the laws and regulations related to the Hotel Act and Building Control Act, as well as private and government websites that provide information related to the topic.

4. Expected benefits of Ministerial Regulation

The new Ministerial Regulation will ensure that illegal small hotels in Thailand enter into the official system. Its expected benefits include:

4.1 Hotels – Strict enforcement will help reduce bribery and promote fair competition. It will raise the standards of the small hotel businesses in Thailand and be recognized worldwide.

4.2 Society – The legalization of the many small hotels in Thailand will raise the level of competition among operators, which will stimulate both local tourism and the surrounding businesses such as food and beverage and transportation, which will in turn strengthen the tourism-based value chain.

4.3 Government – It will be able to control hotel standards, promote hotel business operations, promote and preserve the natural environment, and health and safety of small hotels. It will boost the confidence of both foreign and local tourists. Additionally, it will become a dependable source of tax revenue.

4.4 Foreign tourism as well as domestic tourism is important for hotel operators. In many locations outside the main centers operators rely heavily on domestic tourism. Increased tourism through hotel registration in these areas will increase local prosperity and foreign tourists will be able to experience Thai culture and lifestyle better.

This thesis is precipitated by the need for Ruamchitt Travelodge to meet the requirements of the Ministerial Regulation concerning both the Hotel Act and the Building Control Act. It can also be used as a guideline for Ruamchitt Travelodge and other small hotel operators to conform to the regulations.

5. Definitions

BCA	Building Control Act, B.E. 2522 (1979)
B.E.	Buddhist Era
HA	Hotel Act, B.E. 2547 (2004)
Hotel	Small hotel on Sukhumvit Road Sois (lanes) 4-16
Hotel Registrar	The person appointed by the Minister to be a Registrar under the Hotel Act
Ministerial Regulation	Ministerial Regulation Prescribing Descriptions of Other Types of Building Used for a Hotel Business Operation B.E. 2559 (2016), clarifying the HA and amending the BCA
OTA	Online Travel Agencies
RCT	Ruamchitt Travelodge, a small hotel on Sukhumvit Soi (lane) 15, selected as case study object

Chapter 2

Literature Review

1. Thailand Tourism Industry

Thailand is one of the world's most popular tourist destinations and is known for its tropical beaches, royal palaces, ancient ruins and ornate temples.

The tourism industry is one of Thailand's main economic sectors. Thailand tourism accounts for around 17% of the GDP, compared to 10% of the global GDP (World Travel and Tourism Council 2017). It is estimated that 4 - 5 million people in Thailand depend on tourism for their livelihoods.

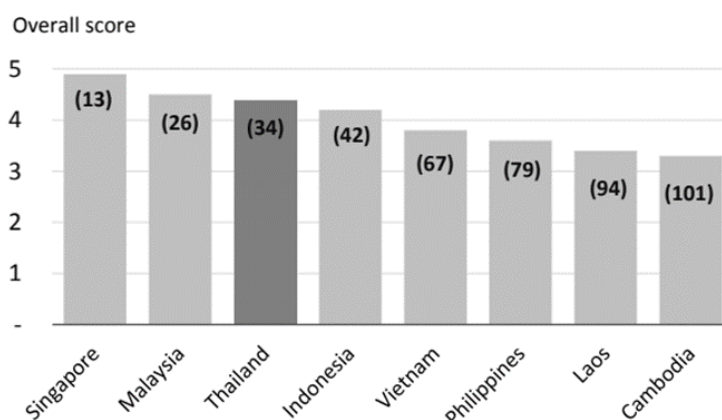


Figure 2 Travel & Tourism Competitiveness Index (2017)

Source: World Economic Forum, Global Rank 2017

According to the 2017 Travel and Tourism Competitive Index reported by the World Economic Forum, Thailand is placed 34th out of the 136 countries surveyed and 3rd in South-East Asia after Singapore and Malaysia (see Figure 2 and Table 1) (2017). Chinese tourists are now the most important group of foreign tourists, accounting for 27.7% of all overseas arrivals (2017).

Table 1 Travel & Tourism Competitiveness Index (2017)

Countries	Hotel Price Index	Hotel Rooms (number/100 pop.)	Natural Resources	Tourist Service Infrastructure *
Thailand	35	39	7	16
Malaysia	18	35	28	46
Singapore	96	29	103	24
Hong Kong	91	26	49	60
Vietnam	53	74	34	113

Source: World Economic Forum, Global Rank 2017

From January to June 2018, Thailand received a total of 19.4 million foreign visitors/tourists, representing a year-on-year increase of 15.88%, generating more than 1,016 trillion baht in tourism revenue (Tourism, 2018). On the other hand, domestic tourists, from January to May 2018, making 62.29 million trips, generated an income of around 440 million baht, representing a year-on-year increase of 9.90% (2017).

Thailand has a well-developed hotel industry with ongoing infrastructure improvements, and universal recognition in global tourism rankings. Strong growth rates in the tourism industry have resulted in major investments in the country's hotel industry. Today, investment opportunities in the hotel industry can be found in the cities as well as areas outside the main tourist hubs.

Thailand attracts short-haul visitors from neighboring countries, for whom the country is popular for weekend-break destination. The average length of stay in Thailand is rather low, with 2.8 nights in 2016-2017. In 2018-2020 the length of stay is expected to grow by 6.2%. New forms of accommodation such as Airbnb receive a higher average length of stay of 7 nights but are not a threat to the conventional hotel business as the occupancy rate is lower than hotels. Almost 2,000 hotel rooms entered the hotel market in 2016, and around 3,000 rooms subsequently entered in 2017; an increase of 45% in hotel room supply in Bangkok.

In 2016, Thai government boosted tourism by extending its multiple-entry visas opportunities for certain visitors, alongside a temporary reduction in visa charges and waiver of visa fees for foreign visitors from 19 countries. In the same period, Tourism Authority of Thailand (TAT) released its Market Plan 2017, in line with the Thailand 4.0 strategy, which aims to transform the country into a value-based economy through innovation, knowledge, technology and creativity. It aims to turn the country into a sustainable tourist destination where quality is preferred over quantity. The aim is to incorporate Thai culture into tourism promotion to promote Thailand as a Preferred Destination, attracting quality leisure tourists.

Another factor the government is focusing on, is that the existing regulations do not support today's styles of tourism, which have shifted towards natural attractions and local ways of life, such as spending a night in a fishery village, mangrove forest

communities where visitors can wake up to experience the atmosphere of mangrove forest, and firefly sightseeing on a boat at dusk. Large hotels may not be the answer for tourists nowadays.

At present, the Department of Local Administration (DLA) is working with Airbnb to boost local tourism and bring growth to local destinations. The DLA encourages local communities to let their properties to visitors for short stays. The eligible properties in the area will be inspected by the local administrative officers to make sure that they can provide safety, clean food and accommodation, and offer a good experience. This campaign is organized for qualified home owners in local communities all over the country.

2. Hotels in Thailand

Thailand has many types of accommodation to offer to suit everyone from back-packers and business travelers, to those for whom only upmarket luxurious settings will suffice. Tourism attractions are spread throughout Thailand and include seaside and beach locations, and an increased interest in environmental and ecotourism options. This ensures competitive accommodation pricing.

Foreign tourists comprise 65% of the total receipts. Nevertheless, domestic tourism is increasing due to easier countrywide access and affordable small hotel prices.

Formerly the hotel sector concentrated on those tourist destinations preferred by foreign tourists, but a new policy of developing international airports in a number of provinces in Thailand has led to a large increase in accommodation requirements in other parts of Thailand. This trend is expected to continue and lead to the further growth as the demand for hotel rooms increases nationally.

Most investment in new hotels is focused on 3- and 4-star accommodation and budget hotels. This investment is directed to both metropolitan and regional centers. Large operators such as Hop Inn, Fortune D and Cosi are investing in this sector. Both Thai and international companies are investing in major tourist areas.

In the recent years, customer preferences have moved towards authentic local cultural experiences in both city and rural areas, which is providing an increasing focus on the budget end of the small hotel market (2017).

Started in 1999, a system of hotel standards in Thailand was developed in order to standardize rating system for hotels in Thailand (www.tourismthailand.org, 2011). Two laws, the Public Administration Act (5th issue), B.E. 2545 (2002) and the Reorganization of Ministry, Sub-Ministry and Department Act, B.E. 2545 (2002), impacted the work, resulting in an establishment of the Ministry of Tourism and Sports. Prior to laws and decrees resulting in Hotel Standards becoming top priority of Tourism Development, the Hotel Act, B.E. 2478 (1935) provided the legislative framework and regulatory provisions under which hotels in Thailand operated.

The Thai Hotel Act first came into force in 1935 (B.E. 2478). Despite some revisions, there were still some provisions that were not suitable for the current situation. Therefore, in order to promote and upgrade the standard of hotel businesses and set criteria for hotel businesses to suit the current conditions of each hotel category, the Hotel Act, B.E. 2478 (1935) was repealed and the Hotel Act, B.E. 2547 (2004) was enforced.

According to the current Act, “hotel” means an accommodation established for business purposes of providing temporary accommodation service for travelers or any other person in exchange for compensation. “Serviced apartments” are considered hotels according to the Act if they provide accommodation on a daily or weekly basis, but are exempted from the hotel license requirement if accommodation provided for more than one month (www.krisdika.go.th, 2004).

The definition of hotel excludes any residential premises open to the public for rent with no more than 4 rooms on all floors in aggregate, whether in a single building or in several buildings, and with a total service capacity of 20 guests, operating as a small business providing an additional source of income for the owners. The owners of such premises are still required to report to the Hotel Registrar.

The hotel industry falls under the responsibility of the Ministry of Interior, Inspection & Grievances Division, the Ministry of Commerce, Department of Business Development and the Ministry of Public Health, Department of Health, etc. Under the Hotel Act, the classification of hotels is as follows:

- Type 1: hotels providing accommodation only; the number of rooms does not exceed 50; the size of each room is not less than 8 square meters
- Type 2: hotels providing accommodation and catering or restaurant services; the size of each room is not less than 8 square meters
- Type 3: hotels providing accommodation, catering or restaurant services; the size of each room is not less than 14 square meters; have either conference rooms or entertainment venues which under the Place of Entertainment Act, B.E. 2509 (1966) could be a dancing, bar, nightclub or spa
- Type 4: hotels providing accommodation, catering or restaurant services; have conference rooms and entertainment venues; the size of each room is not less than 14 square meters.

In the commercial sector, the purpose of hotel classifications or hotel ratings is to inform travelers on the hotel facilities that can be expected. The objectives of hotel classification have expanded into a focus on the hotel experience. Today the terms grading, rating, and classification generally refer to the same concept: to categorize the hotels.

Official hotel classification systems and measures vary by country based on a variety of perceptions, from guest surveys to rating service inspectors. Hotels are classified and rated according to many criteria, including guest rooms, amenities, recreational facilities, decor and furnishings, public areas, housekeeping standards, restaurant operations including room service, and the maintenance of grounds and landscaping. There are different symbols (stars, diamonds, etc.) to distinguish between hotel categories. Forbes Travel Guide (formerly Mobil Travel Guide) has been handing out stars since 1958, whereas the AAA (American Automobile Association), who has been handing out one to five diamonds to hotels and restaurants since 1960s, are best-known in North America, but their rating services are also abundant internationally (Barrows, 2012). Nowadays online travel agency websites like TripAdvisor.com and Agoda.com have their own star ratings – as well as customer-driven popularity pools.

Factors such as food services, entertainment, view, room sizes and amenities, spas and fitness centers, and location are considered in establishing a standard. Hotels are assessed independently in the traditional systems and rest heavily on the facilities provided. This can be considered disadvantageous to smaller hotels whose quality of accommodation might fall into one class, but the lack of an item such as an elevator could prevent it from reaching a higher categorization.

Recognizing Thailand's competitive potential in international tourism, it was decided that adopting an internationally recognized practice of hotel standards and certification was an important step. The conceptual framework for the current Thai Hotel Standards adopted European models and are based on the "star rating" concept that already is familiar to international travelers.

The star system defines the qualities and characteristics of the hotel. The three broad areas that are defined by the star system are: the standard of construction and facilities, the standard of maintenance, and the standard of services (www.thaihotels.org, 2017).

According to Thai Hotel Association, the classifications of hotels are as follows:

Table 2 Hotel Star System

★	A one-star hotel offers budget facilities. without compromising cleanliness or guest security. Guests may access fee-based services or facilities upon request.
★★	A two-star hotel is best described as limited service hotel. Accommodations are basic and clean while some business services may be offered. The rooms usually include private bath, telephone and TV.
★★★	A three-star hotel tends to emphasize style, comfort and service. There is on-site dining, a swimming pool, conference rooms and business services. Some have fitness centres and gift shops.
★★★★	A four-star hotel offers deluxe guest experience with wide range of facilities and superior design qualities complemented by service standards that reflect the varied and discerning needs of the guest. There is on-site fine-dining restaurant, bar/lounge, up-to-date technology services, full amenities and detail to style and comfort.
★★★★★	A five-star hotel offers the finest luxury across all areas of operation. Guests will enjoy an extensive range of facilities and comprehensive or highly personalised services. Architecture and design are of the greatest importance with the finest in furnishings and abundance of space, display excellent attention to detail.

Source: www.thaihotels.org (2017)

As tourism development continues to progress in Thailand, other types of hotel have emerged in the past 10 – 20 years, like for example Boutique Hotel, Design Hotel, Hip Hotel, and Lifestyle Hotel. Their definition can be summarized as follows:

Boutique Hotel is a small hotel which has between 10 and 100 rooms in unique settings, with upscale accommodation and individualized, unique selling points. It features an intimate, stylish appearance, impeccable amenities and personalized services.

Hip Hotel: is another type of boutique hotel. HIP stands for highly individual place. Therefore, Hip Hotel is a hotel with stylish design and personality (www.tripsavvy.com).

Design Hotel: is notable for its design and visual concept on its architecture, interior decoration, aesthetics style and decor. It is often designed by a famous architect as an expression of his/her unique style. It reflects individualized design combined with a unique sensitivity towards quiet sophistication, a subtle sense of luxury and last but not least, sincere functionality, with the message “one-of-a-kind” (www.tripsavvy.com).

Lifestyle Hotel: associated with a boutique hotel, except that it concentrates on the guests’ specific lifestyle, yet connected to the local community (Xotels).

Notwithstanding the official hotel classification star systems mentioned above, the star rating of Online Travel Agents has a great influence in the customer decision in choosing the hotel rooms

Peterkin’s study found that the Online Travel Agencies star rating lies within the hands of customers. The online reviews are basically the digitization of the word-of-mouth and online reviews and ratings are a trustworthy resource for boosting the confidence of the online shoppers in their commerce decisions. Thus, consumers can publish their opinions concerning a purchase via reviews and ratings, and other customers can seek these recommendations to aid in validating their choices. These recommendations prove to be more influential regarding a purchase than those from experts and marketers.

At the same time, the transparency of the internet enables the customers to compare hotel star ratings across numerous online travel agencies. It is declared that this type of categorization system is a reliable indicator of quality and a suitable measure of price. However, star rating systems vary by country and organization and even OTAs have been shown to administer their own star rating systems. Therefore, if the star ratings for a particular hotel are not consistent across the web, the online customers will not use this information as a guide in decision-making. Consequently, it can damage a hotel’s reputation and business prospects (2014).

2.1 Licensed and Unlicensed Hotels

It is estimated that Thailand’s hotel industry consists of roughly 20,000 hotels with one million beds. According to the Thai Hotel Association and the Post Today newspaper, more than 10,000 hotels with 500,000 beds are operating without requisite hotel licenses (2016). In Bangkok alone, more than 300 hotels are operating without licenses. The numbers are greater in major tourist destinations such as Krabi, Koh Samui, Phuket, Pattaya, and Chiangmai.

According to Order Maintenance Division 3, Department of Provincial Administration, Ministry of Interior, there are 9,663 hotels, resorts, and guest houses with 424,754 rooms registered with hotel licenses in Thailand (refer to Table 3).

In Bangkok, 710 hotels with 106,025 rooms are registered and operate with hotel licenses, and 96 non-hotels with 340 rooms are registered with the registrar (see Appendix IV).

Table 3 Hotels with licenses in Thailand, 2016

	Hotels	Rooms	Type 1	Type 2	Type 3	Type 4
Bangkok	710	106,025	95	339	187	89
Central Province	1,650	55,316	988	349	258	55
Northern Province	1,699	49,919	1,163	321	157	58
Northeastern Province	2,479	57,001	1,958	274	154	93
Eastern Province	793	50,240	401	213	144	35
Southern Province	2,332	106,253	1,266	613	335	118
Total	9,663	424,754	5,871	2,109	1,235	448

Source: Order Maintenance Division3, Department of Interior, Ministry of Interior (Division3, 2018).

The Thai Hotel Association has been lobbying the government for quite some time to address the issue of illegal hotel operators, calling for new legislation and amendments, and protection for registered hotels that are at a disadvantage. A warning has been issued to the illegal hotels to comply with the laws and regulations. If they fail to register, legal action will be taken against them.

On the other hand, many hotel owners have made an attempt to remodel their buildings in order to comply with the legal terms and conditions. The main challenges are the strict regulations associated with the Building Control Act and the Hotel Act. As a result, many face problems in applying for hotel licenses and have had to shut down their businesses, unable to comply with the strict rules and regulations aimed at large and multinational hotels. It was not realistic to enforce one act on all types of hotels, from big multinationals to small guest houses.

In a 2016 cabinet meeting, a Ministerial Regulation concerning the structure of buildings used for hotel businesses, proposed by the Interior Ministry, was approved. The new regulation will require many hotels and buildings to remodel for safety reasons. There are less restrictions for buildings with less than 4 floors. In case of remodeling, all construction and related works must be completed within 5 years. This interim period was given to encourage hotel owners to make sure that the buildings are

up to standard set by the law. This new regulation applies to all hotels which require hotel licenses.

While the government addresses the overall issues in the hotel industry in line with the development of the nation, local authorities are launching a crackdown on illegal hotels, guesthouses and apartments offering daily rent. These properties have been informed that police and officials may descend on the hotel premises to check the hotel license any time. If the hotel manager cannot produce the proper license for operating the hotel, he will be charged with illegally running a hotel. The hotel owner will be subject to a jail sentence for up to one year and a fine of up to THB 20,000. They can also be fined THB 10,000 daily if they continue to run their business illegally.

3. Laws and Regulations

Thailand has been experiencing rapid hotel growth in the past few years due to the increasing number of tourist arrivals. Some hotels are chain-managed or franchised, others are privately owned. Independent of the type of hotel, they are being regulated by laws and regulations.

Running a hotel is a complex business and involves many laws such as the Hotel Act, Building Control Act, Town Planning Act, Environmental Act, Tourism business and Tourist Guide Act, Public Health Law, Labor Law, etc. Most of the laws include those applicable to commercial buildings and hence are administered by the local government (for instance Bangkok Metropolitan Administration in Bangkok). These laws and regulations include necessary clearances from the health department, fire and safety related laws, etc. In addition, labor laws are applicable to the hotel industry, like they are applicable to other businesses in Thailand. They are difficult for the hotel operator to deal with, especially for the small hotel operators.

With continued development and an increasing number of different types of accommodation, like unused or underused older, pre-existing row houses, row buildings, and apartment buildings, many find that they cannot be registered as a hotel simply because structurally they are not hotels. Many existing illegal small hotels cannot become legal, mostly because they cannot comply with the requirements under the Building Control Act. It would require a significant amount of time to renovate and obtain legal status.

Since there was no new “small hotel law” to rectify the problem, the Ministry of Interior issued a Ministerial Regulation Prescribing Descriptions of Other Types of Building Used for a Hotel Business Operation B.E. 2559 (2016) under the Building Control Act, B.E. 2522 (1979), which came into effect on 17th August 2016. It sets an interim period of five years with relaxed requirements for the reclassification of existing buildings to be used as a hotel (2016). This Ministerial Regulation allows for certain types of building to be used as a hotel after they comply with specific safety requirements or measurements.

Currently the government tries to address overall issues in the hotel industry and update the regulations. With the changing trends in tourism, the new regulation will help to monitor the standards and safety of the hotels, create a fair competition, and build the confidence of the tourists and the country's reputation.

3.1 Building Control Act

The Building Control Act (BCA) is the primary, enabling legislation under which secondary legislation such as the building regulations are made. It is one of the most significant land use laws in Thailand (see Appendix III).

The BCA empowers the Interior Minister to issue ministerial regulations and obliges local authorities to enforce the building regulations in their areas (see Figure 2). These powers include a right of entry into buildings and powers of prosecution and enforcement in relation to non-compliant building work, dangerous structures and demolitions.

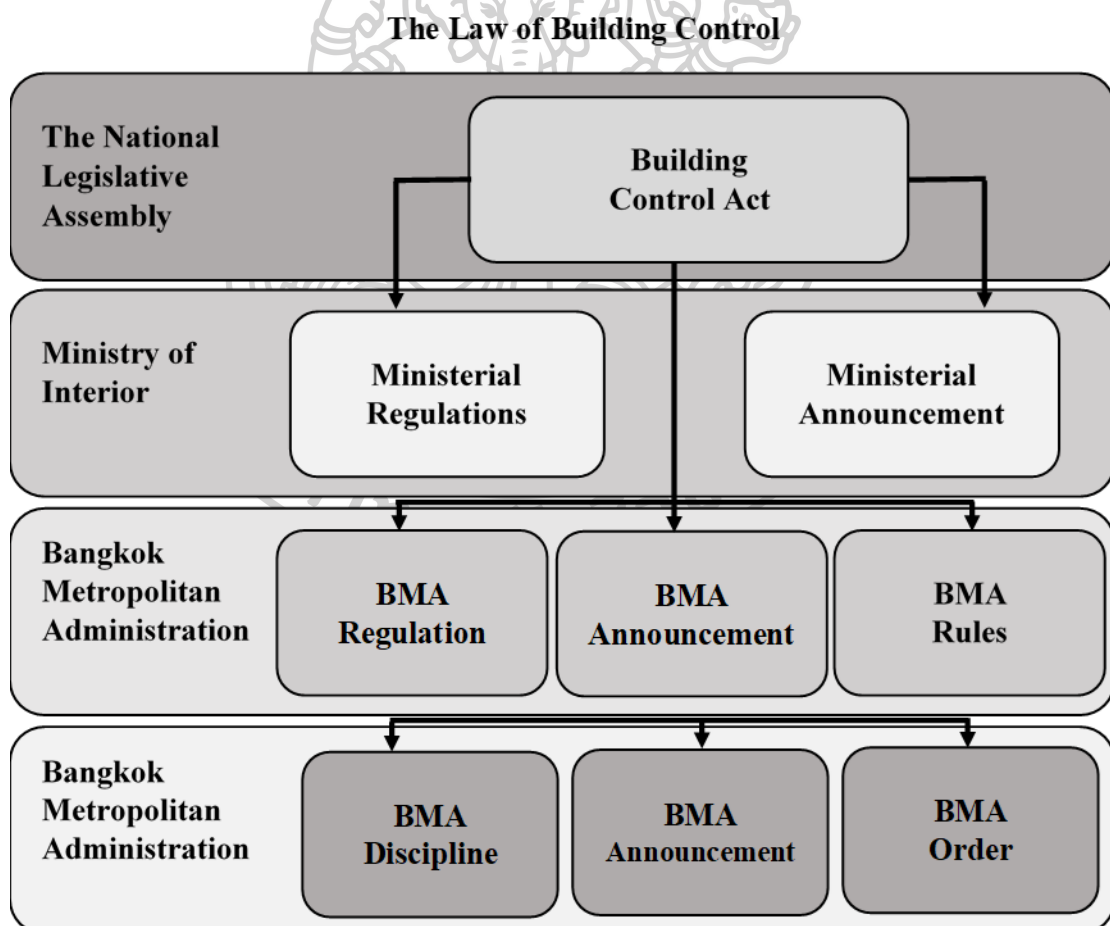


Figure 3 The Public Works Department, Bangkok City Hall 2
Source: Bangkok Metropolitan Administration

The building regulations prescribe notification procedures that must be followed when starting, carrying out and completing building work and sets out minimum requirements for specific aspects of building design and construction. The BCA also sets the legal status of the approved documents, which provide general guidance on how specific aspects of building design and construction can comply with the building regulations. In addition, the BCA creates the role of approved inspector who may act in place of the local authority building control service.

The building regulations require that projects' compliance with the building regulations be verified by local authorities.

The Building Control Act, B.E. 2522 (1979) was passed and came into force on 14th May 2522 (1979). The BCA and its accompanying ministerial regulations are the specific sources of law governing the process of application for building construction permits, restrictions on the construction of the building safety, fire protection, and various other aspects. It outlines standards which vary based on different provinces in Thailand. The BCA, and ministerial regulations issued under it, have been amended many times since it was originally enacted. (see Figure 4).

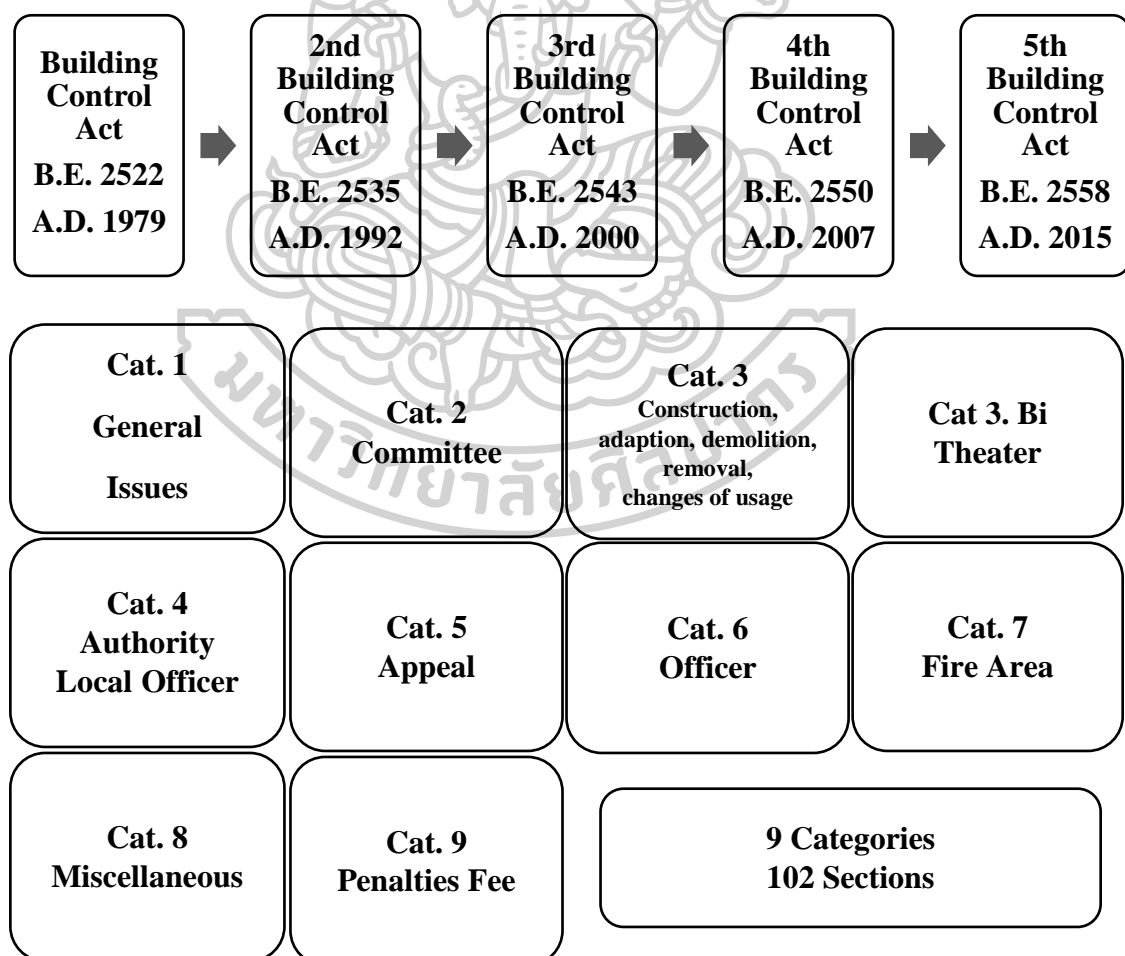


Figure 4 Building Control Act
Source: Bangkok Metropolitan Administration

The BCA generally regulates the construction and use of buildings in Thailand. Unless the BCA states otherwise, any construction of any building must be permitted by the relevant Local Administrative Office that oversees such matters in the area in which the building is located. In order to obtain the building permit, the applicant must, among other things, state the purpose for which the building is intended to be used. Such intended use will then be stated on a building permit; for example, “residence” for a residential villa, “hotel” for a hotel and “condominium” for a condominium, etc.

It is also required to obtain a “Permit for Occupation” for the building under the Building Control Act, or, if the building is located outside of the Building Control Zone, a “Certification of Building Inspection” issued by a civil engineer licensed under Thailand’s Engineer Act, B.E. 2542 (1999).

A hotel building requires a certificate of construction, as its use is controlled by the BCA. It must meet certain requirements and must comply with relevant building control regulations (e.g. relating to the fire alarm systems, safety measurements, efficient drainage and wastewater treatment systems, parking lots, access ways for cars, etc.), and must be inspected annually by a qualified engineer, and on passing the inspection, the owner will be issued a certificate. These building control regulations are restrictive. Therefore, if the building does not qualify for use as a hotel building, a hotel license cannot be obtained.

Any person who uses any other type of non-qualifying building and attempts to pass it off as a type of qualifying building which is subject to such controls, including hotels, risks imprisonment for up to three months, or a fine of up to THB 60,000, or both.

If hotel operators are found operating a hotel business without a license by the authorities, they risk imprisonment for up to one year, or a fine of up to THB 20,000, or both, plus a daily fine of up to THB 10,000 during the non-compliance period, in accordance with the Hotel Act.

Therefore, any business operator who uses other types of buildings to operate a hotel business without the required hotel license, is in violation of both laws, the Hotel Act and the Building Control Act, and may be subject to penalties.

To rectify this issue, the Ministry of Interior issued a Ministerial Regulation Prescribing Descriptions of Other Types of Building Used for a Hotel Business Operation B.E. 2559 (2016) under the Building Control Act, B.E. 2522 (1979), which came into effect on 17th August 2559 (2016), and valid for 2 years (Interior, 2016). However, the Cabinet later decided to extend the interim period to 5 years relaxing the requirements for the reclassification of existing buildings to be used as a hotel, which will end on 18th August 2021 (2018). This Ministerial Regulation allows for certain types of buildings to be used as a hotel after they comply with specific safety requirements or measurements.

The application to change the use of a building must be filed within five years from the effective date of the regulation. However, it applies only to buildings that existed before the Ministerial Regulation came into force. If renovation and remodeling need to be carried out before the use of the building is changed, an application with details of renovation must be filed. The classification of qualified hotels can be defined as follows:

Type 1. Hotels providing accommodation only.

Type 2. Hotels providing accommodation and catering or restaurant services.

The three categories of buildings that are eligible for this re-classification are as follows:

Category 1: a building with not more than two floors and no more than 10 rooms;

Category 2: a building that is not a Type 1 building with no more than twenty rooms; and

Category 3: a building that is not a Type 1 building with more than twenty rooms.

The Ministerial Regulation liberalizes the various Hotel Usage-building requirements under the Building Control Act for these types of buildings.

For example: (refer to Table 4)

Table 4 Hotel Usage-building Requirements

Building Type	Old Regulations	Amended Ministerial Regulation
Minimum open / unused space		
Type 1, 2, 3	Equivalent to 30% of “the area of the largest floor of the building” (MR. No. 55 Clause 33)	Equivalent to 10% of “the area of the largest floor of the building”
Minimum width of the walkway		
Type 1	1.5 meter (M.R. No. 55 Clause 21)	1 Meter
Type 2		1.2 Meter
Type 3		1.5 Meter

Building Type	Old Regulations	Amended Ministerial Regulation
Minimum width of stairs		
Type 1	1.2 – 1.5 Meter	0.9 Meter
Type 2	Based on area of the upper floor (MR. No. 55 Clause 24)	N/A
Type 3		N/A
Minimum Live Load		
Type 1	200 KG/SQ.M (MR. No. 6)	150 KG/SQ.M
Type 2		200 KG/SQ.M
Type 3		200 KG/SQ.M

Source: Ministerial Regulation prescribing other types of building used as Hotel Building (No. 2) B.E. 2561 (2018) (www.mratchakitcha.soc.go.th, 2018).

Note: The building must also comply with the other Building Control Act regulations regarding hotel usage in force at the time the building was originally constructed (or altered), regarding such matters as the building's height, setback, and parking (2016).

The following requirements apply to a building that will be changed to be used as a hotel building:

- 1) The total area of space in the building must not be less than 10% of the area of any floor with the largest area in the building.
- 2) The width of the walkway in the building must not be less than the width prescribed in the regulation, depending on the type of building.
- 3) The width and length of the staircase must be in accordance with the numbers prescribed by the regulation.
- 4) The loading weight in any part of the building must be in accordance with the regulation.
- 5) At least one standard fire extinguisher must be installed on each floor.
- 6) For a building that has three floors or more, the building's poles, beams, joists, floors, ladders, roof, and walls must be made of fireproof material.

- 7) For a building that has four floors or more, the description of the fire escape or ladder must be in accordance with the regulation.

It is necessary to meet the requirements for hotel buildings and comply with the new rules and regulations.

To change any non-Use Controlled Building to a Use Controlled Building or one type of Use Controlled Building to another type of Use Controlled Building (regardless of whether or not the building is yet to be constructed, under construction or is already completely built) the following steps must be followed:

Pursuant to 1985 Ministerial Regulation No. 10 issued under the BCA, the following documents must be submitted to the relevant Local Administrative Office:

- 1) An application to change the purpose of use of the building (form “KHOR. 3”);
- 2) A copy of any document legally evidencing who owns or possesses the building;
- 3) A consent letter from the owner of the building (if the applicant is not the owner, but is the possessor of the building);
- 4) A permit to change a purpose of use of the building (if the change of purpose of use of the building was permitted before);
- 5) A signed copy of the applicant’s corporate documents, updated in the last 6 months, and the authorized director’s identification card and house registration or passport (if the applicant is a company);
- 6) 5 copies of the building plan;
- 7) A calculation report on the building’s structure (if the change of purpose of use of the building will decrease the weight-carrying capacity of the building);
- 8) A letter of approval and certification of the calculating engineer and a copy of the Thai engineering license of said engineer (if, pursuant to the BCA, the building requires engineering control); and
- 9) Any other supporting documents required by the Local Administrative Office.

Pursuant to the BCA, the Local Administrative Office must then either issue a permit to change the purpose of use of the building (form “OR. 5”) or deny the issuance thereof and inform the applicant in writing with the reasons for the non-issuance, within 45 days from the date of the application. However, also under the Building Control Act, the local administrative office may extend the deadline for up to two additional 45-day periods for any reasonable cause; if so, the Local Administrative Office is required to notify the applicant in writing of the cause for the extension(s).

3.2 Hotel Act in Thailand

The Hotel Act, B.E. 2478 (1935) is a basic legislation for the hotel industry, an act to provide for the licensing and control of hotels in Thailand. It empowers the Interior Minister to issue ministerial regulations (see Appendix II).

Since the original Act was passed on 20th August 2478 (1935), there have been some provisions that were not suitable for the present circumstances. Therefore, in order to promote and raise the standard of hotel businesses and set criteria to suit different types of hotel categories, it became necessary to repeal Hotel Act, B.E. 2478 (1935), Hotel Act (No. 2) B.E. 2484 (1941), Hotel Act (No. 3) B.E. 2495 (1952), Hotel Act (No. 4) B.E. 2503 (1960), and some amendments that were made in ministerial regulations issued under the Hotel Act (see Figure 4). Since the ministerial regulation clarified the provisions of the Hotel Act, B.E. 2547 (2004), becoming effective on 23rd May 2008, it has governed the hotel business in Thailand (www.krisdika.go.th, 2004).

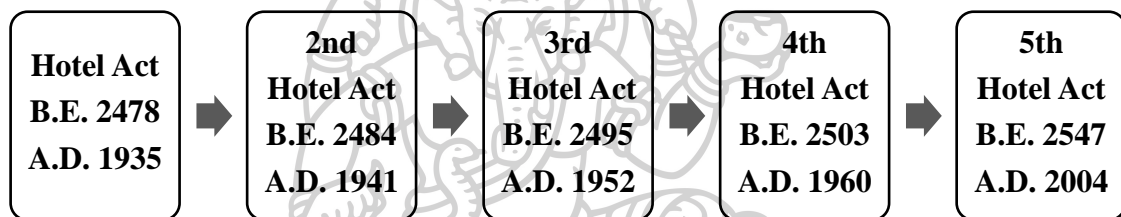


Figure 5 Hotel Act
Source: www.krisdika.go.th

3.2.1 Legal requirements for hotel license

Licenses can be applied for hotels, restaurants, seminar rooms and additional entertainment businesses like discotheque, bar, nightclub, and spa. The license has a validity of five years and can be renewed. The legal aspects for granting the hotel license are the location, building structure, required facilities, minimum guest room area, health and environmental issues and employment requirements, especially for a dedicated hotel manager with appropriate education or experience.

The hotel must fulfil the requirements according to the ministerial regulation regarding e.g. safety standards, the width of the walkway, etc. Under the BCA, a Permit for Occupation needs to be obtained for the building. If the building is located outside the Building Control Zone, a Certification of Building Inspection issued by a licensed civil engineer is needed.

3.2.2 Hotel License

Historically, to obtain a hotel license for small hotel operators has been difficult or sometime impossible. The major reason is that to obtain a hotel license the owner must comply with the requirements for certification for use of the building as a hotel under the BCA.

Any business providing paid accommodation for less than a month must apply for a permission from the competent registrar and must comply with the rules and regulations in order to operate a hotel business. The rules and regulations have the purpose of controlling hotel standards, promotion of hotel business operation, promotion and preservation of environmental quality, sturdiness hygiene and safety of hotels.

3.2.2.1 Definition of “Hotel”

The definition of “Hotel” under the Hotel Act is stipulated as lodging premises established for commercial purposes, to provide temporary accommodation to a traveler or any person for a consideration. (Section 4, Hotel Act). The following exemptions exits:

- 1) Any residential premises open to the public for rent with no more than 4 rooms on all floors in total, whether in a single building or in several buildings, and with a total service capacity of not more than 20 guests, operating as a small business which provides an additional source of income for the owners. The owners of such premises are still required to report to the Hotel Registrar;
- 2) An accommodation that is operated by a government authority;
- 3) An accommodation established with the objective to provide accommodation by charging monthly rate only (note that therefore also so-called “serviced apartments” are considered hotels according to the Act if they provide accommodation on a daily or weekly basis; short term villa rentals, however, are not);
- 4) Other places that are stipulated in the Ministerial Regulation.

3.2.2.2 The “Hotel Manager”

Under the Hotel Act, there is a distinction between “hotel operators” and “hotel managers”. The hotel operators are the persons obtaining licenses for hotel operation, while the hotel managers are the persons appointed by the hotel operators who shall be in charge of the hotel management. The hotel operators must notify the registrar of the details regarding their hotel managers. The operators can be the same persons as the hotel managers.

The Hotel Act sets forth qualifications which hotel managers (Section 33, Hotel Act) and operators (Section 16, Hotel Act) must have. Thus, the managers for instance must have been awarded a certificate, have experience as prescribed by the Hotel Business

Supervision and Promotion Committee (“Committee”) or have a certificate showing that they have attended a hotel management training programs certified by the Committee. The hotel manager can be either Thai or foreign with appropriate visa and work permission.

3.2.2.3 The Applicant for the Hotel License (“Hotel Operator”)

The Act sets forth that the hotel operator, who is the owner or the operator of the hotel and applicant for the Hotel License, can be either an individual person or a juristic person. Section 16 of the Hotel Act stipulates certain circumstances that may preclude the applicant as hotel operator. If the hotel operator is a juristic person, the managing partner must comply with the aforesaid requirements.

According to the Thai Foreign Business Act (as amended B.E. 2542 (1999), Annex 3), hotel undertakings are not permitted for foreigners. Therefore, private or public limited liability companies that engage in this business shall have Thai shareholding at a rate of 51% or more. The director of the company must be Thai (if there is 1 non-Thai director, there must be 2 additional Thai directors).

3.2.2.4 The Hotel License

Pursuant to the new Hotel Act, a hotel operation license will be valid for a period of five years from the date of issuance (Section 19, Hotel Act). Current hotel operators who have already obtained a hotel license under the previous Hotel Act, B.E. 2478 (1935), remain license holders under the new Hotel Act. Their licenses remain valid and the license holders are able to continue operating their business until the licenses expire (Section 62, Hotel Act).

The Hotel License is transferrable to third parties if they transferee meets the aforementioned statutory requirements of the Hotel Act, Section 16.

Hence, the building of the hotel must comply with the Building Control Act, B.E. 2522 (1979), and the building permit must stipulate that the building may be used as a hotel (if located within the jurisdiction of the Building Control Act). In certain cases, other sub-licenses and permits are required to obtain the Hotel License, e.g. restaurant license, entertainment license, service vehicle license, generator permit, fuel storage permit, etc.

3.2.2.5 Application Procedure

The application process requires involvement from various government agencies (local and provincial).

The procedure includes the following steps:

- 1) Application for a specific construction license at the District Office, which is signed, and which should be filed by the civil engineer or architect;
- 2) Application at the Provincial Office, which will forward the application to
- 3) The Health, Environmental and Construction Authorities who will each have to inspect and approve the building and
- 4) Issuance of the license by the Provincial Office.

The process takes approximately six months but may vary depending on the location of the hotel.

There are four different types of hotel licenses:

- 1) Hotel business only, for up to 50 rooms: application fee 10,000 THB
- 2) Hotel and restaurant business: application fee 20,000 THB
- 3) Hotel, restaurant and seminar rooms: application fee 30,000 THB
- 4) Hotel, restaurant, seminar rooms, entertainment business: application fee 40,000 THB

An additional fee of 80 THB per room per year is due.

Crucial requirements for filing an application and renewing a hotel license are specified as follows:

- 1) The license should be renewed every 5 years. Half of the government fee will have to be borne by the hotel owner.
- 2) Only a Thai director can sign the concerned application and documents related to the acquisition of hotel license.
- 3) As per the Thai law, the hotel must employ at least one manager to ensure smooth operations of the hotel.
- 4) In case an existing hotel business is being overtaken by another individual, the license has to be transferred in the name of new owner. For a secure transition of the license, the fingerprints will be taken of the new director. The process of transfer of the hotel license includes no government fees.

Authorities are taking action against hotel owners for operating without a license. Officials and police may at any time descend on the hotel premises to check its license status. If the hotel manager cannot show evidence that the hotel has permission to operate, he is questioned at the local police station, charged with illegally running a hotel and warned that if the hotel continues its services an arrest would be made. Illegal hoteliers are subject to a jail sentence for up to one year and a fine of up to THB 20,000. They can also be fined THB 10,000 daily if they continue to run their business illegally. (Section 15, Hotel Act)



Chapter 3

Methodology

A methodology is a specific procedure or techniques which governs the carrying out of a research while adhering to the principles of the prescribed paradigm. In this regard, a paradigm is a set of beliefs that compel a researcher to select certain research methods over another. On the other hand, a research method denotes the procedures, tools and techniques to obtain and analyze data. However, a research method is independent of methodologies and paradigms, and as such a research method, for example an interview, can accompany various research methodologies.

This particular research topic was chosen as a result of the legal issues of the Hotel Act, B.E. 2547 (2004) and the Building Control Act, B.E. 2522 (1979), emphasizing the government requirements for small hotel businesses to renovate in order to comply with the Ministerial Regulation, B.E. 2559 (2016) and to license the hotel.

The main purpose of this research was to understand, review and investigate the existing situation and problems, and propose appropriate solutions for the problems. It was a research aimed to find a solution and recommend a framework for small hotel businesses to be legalized and obtain a hotel license. The main challenges for the process were the strict regulations associated with the Building Control Act and the Hotel Act. In this research, the researcher uses Ruamchitt Travelodge as a case study.

Chapter 1 of this thesis consists of the introduction indicating the statement of the problem, and objectives. Chapter 2 consists of the literature review using primary (research reports, academic journals, university dissertations) and secondary sources (government articles, textbooks).

This chapter consists of the presentation of the research methodology and how this research was conducted in order to find results and answers to the problems identified in the research objective.

In order to achieve the aim of this thesis and to support the literature review, a qualitative research method was used. This research relied on the collection of data using in-depth interviews with semi-structured questions and observation. The goals of qualitative research are to discover the solution, find ways to tackle the problem and the relationship between events, and implement it. It is an empirical research as it gathers empirical information with the purpose of answering the question. The sample size for data collection is small. The collected results are analyzed in a subjective and interpretative way and can usually be generalized with limitations. Qualitative research helps offering a better comprehension of the nature of legal issues and perceptions.

The purpose of the in-depth interviews was to support the statements mentioned in the literature review.

1. Population and Key Informants

Population

According to online travel agencies, there are around 3,000 hotels (all categories) located in Bangkok.

Key Informants

A purposive selection of key informants was conducted through examination/study of Ruamchitt Travelodge records and in-depth interviews with 8 key informants of small hotel operators located in the Sukhumvit Road area, from Soi 1 to Soi 21, with 30 to 79 rooms. Therefore, the findings can only be related to the small hotels in Bangkok. From the sample, most of the hotels are independent accommodation providers (category 1 & 2 according to the Hotel Act). The key informants were hotel owners and managers. The interviews lasted 25 to 30 minutes.

2. Design Method

2.1 Semi-structured Interview Questions

The chosen method of research was in-depth interviews with semi-structured interview questions. It is an interview process to gain insight by identification of an issue from the perspective of participants, with a set of semi-structured questions in a face-to-face setting. This research method was chosen to gather focused qualitative textual data which offers a balance between the flexibility of an open-ended interview and the focus of a structured survey. A set of predetermined questions was created, but depending on the answers of the respondent, spontaneous questions arose, therefore unforeseen questions could be asked. Qualitative research has been proven to be optimal due to the direct and personal approach of the interviewer as well as the possibility to actively listen and participate in a conversation with the interviewee and the possibility to gain insights on the interviewees mind. The chosen research method was expected to bring answers to the research question of this study and enable to formulate conclusions.

2.2 Appointment for Interview

The researcher searched for hotels from online travel websites. 8 were chosen and verified that they fit the researcher's definition of the characteristics of small hotel (classification types 1 & 2 according to the Hotel Act). These hotels were contacted for permission to interview the owners or general managers.

2.3 In-depth Interviews

There were 10 semi-structured questions to the interview which followed the outline of the thesis. First the interviewee was asked to describe himself/herself and his/her position in the business. Next, the interviewee is asked about the details of the company and its establishment. Then, the interviewee was asked to explain the safety standards

and other facilities in the hotel building. The following question enquired about the hotel license and other licenses required in running a hotel business. Then, the interviewee is asked if he/she was aware of the new Ministerial Regulation amended for small hotels type 1 and 2 and the time given to remodel the hotel building (if any) to fulfil the government requirements. Following the previous question, the interviewee was requested to state his/her opinion of the government campaign to legalize small hotels, lift the standards and create confidence among tourists. If the candidate answered negatively, the interviewer prompted for further explanation. Finally, each candidate was asked for suggestions for future development in the hotel industry and laws and regulations for small hotel businesses, before the interview was concluded. All results were collected and are analyzed in the following section of this research.

2.4 Research Tools

The tools used during interview were a notepad, and an audio recorder. An appointment was made in advance and each candidate was asked if they agreed that the interview being recorded. During the interview, notes were taken. The recorded conversation was transcribed into documents.

3. Data Analysis

A popular method for objective and systematic examination of communication content is content analysis. It is a research tool used to determine the presence of certain words or concepts within texts or set of texts. By systematically evaluating texts (e.g. documents, oral communication, and graphics), qualitative data can be converted into quantitative data (Georgia).

In this research, the collected data was analyzed using content analysis.

4. Limitations

- 1) The interview was conducted with 8 hotels in Sukhumvit Road area in Bangkok; therefore, it does not represent all small hotels in Thailand
- 2) There were some difficulties during interviews due to limit of time available. Some interviews were interrupted and discontinued.
- 3) The collected data from questionnaires is considered confidential. Hence all participants requested that their names and establishments be concealed.

Chapter 4

Findings

To enhance a clear understanding of the topic of this research, the findings can be described as follows:

1. To explore legal definition and issues involved in the Thailand Hotel Act, B.E. 2547 (2004), and the Building Control Act, B.E. 2522 (1979)

With the continued development, changing trends in tourism, and increasing number of different types of accommodations, the government has found it necessary to amend the regulations in both the Hotel Act and the Building Control Act, and has relaxed its requirements for the reclassification of existing buildings to be used as hotel for an interim period of 5 years, ending on 18th August 2564 (2021). This Ministerial Regulation allows for certain types of building to be used as a hotel after they comply with specific safety requirements or measurements.

The application to change the use of a building must be filed within five years from the effective date of the regulation. However, it applies only to buildings that existed before the Ministerial Regulation came into force. If renovation and remodeling need to be carried out before the use of the building is changed, an application with details of renovation must be filed. The classification of qualified hotels can be defined as follows:

Type 1. Hotels providing accommodation only.

Type 2. Hotels providing accommodation and catering or restaurant services.

The three categories of buildings that are eligible for this re-classification are as follows: -

Category 1: a building with not more than two floors and not more than 10 rooms;

Category 2: a building that is not a Type 1 building and which does not have more than twenty rooms; and

Category 3: a building that is not a Type 1 building and which does have more than twenty rooms.

In addition, all these buildings must meet certain requirements and must comply with relevant building control regulations regarding hotel usage, in force at the time the building was originally constructed (or altered), regarding such matters as the building's height, setback, parking, fire protection systems, efficient drainage and wastewater treatment systems.

The following explained requirements apply to a building that will be changed to be used as a hotel building:

- 1) The total area of space in the building must not be less than 10% of the area of any floor with the largest area in the building.
- 2) The width of the walkway in the building must not be less than the width prescribed in the regulation, depending on the type of building.
- 3) The width and length of the ladder must be in accordance with the number prescribed by the regulation.
- 4) The loading weight in any part of the building must be in accordance with the regulation.
- 5) At least one standard fire extinguisher must be installed on each floor.
- 6) For a building that has three floors or more, the building's poles, beams, joists, floors, ladders, roof, or wall must be made of fireproof material.
- 7) For a building that has four floors or more, the description of the fire escape or ladder must be in accordance with the regulation.

Once the use of a building is filed and a permit for the use for hotel building is issued, the owner can file an application for the hotel license. The procedure for the application is as follows:

- 1) Application for a specific construction license at the District Office, which is signed, and which should be filed by the civil engineer or architect;
- 2) Application at the Provincial Office, which will forward the application to
- 3) The Health, Environmental and Construction Authorities who will each have to inspect and approve the building and
- 4) Issuance of the license by the Provincial Office.

The process for this step takes approximately six months but may vary depending on the location of the hotel. The license is renewable every 5 years and is transferable.

2. To identify the renovations required to bring small hotels in Bangkok and Ruamchitt Travelodge (as a case study) up to standard to enable registration as a hotel according to the new Ministerial Regulation, B.E. 2559 (2016) concerning the Hotel Act and the Building Control Act.

To be able to identify the renovations required to bring small hotel up to standard and to enable registration as a hotel is a complex issue which involve many aspects such as location, the construction time, types of building, and size.

The findings from the data collection and in-depth interviews can be summarized as follows:

2.1 Candidate and Hotel Description

Questions one to six of the interview highlighted details of the hotels regarding year of establishment, number of rooms, number of floors, size, and room types.

The 8 respondents were hotel managers (5) and owners (3).

The 5 hotel managers have experience in hotel industry from three to five years in sales, marketing and general hotel business; 3 have a background education in tourism and hospitality, the other 2 have degrees in business management.

The 3 hotel owners are young entrepreneurs who see opportunities in tourism industry, especially in hotel business.

6 of the hotels are located in converted old/rowed townhouses; the other 2 were operating their hotel business using apartment buildings. Ruamchitt Travelodge is the latter category.

2.2 Hotel Safety Standards

The aim of these questions was fact finding whether these hotels have implemented the safety standards required by the BCA and whether they are operating with hotel license.

It was interesting to find out that most of these hotels fulfil certain requirements, such as installing smoke detectors, heat detectors, and fire extinguishers. However, they do not have signage indicating fire escapes, fire exits, etc.

2.3 Hotel License

This question was the highlight of this research as it is the vital information indicating whether these hotels are operating with appropriate licenses and are legitimate.

The answers were as expected that these hotels are operating without required licenses. The 2 hotels which operated out of apartment buildings are going through the process of applying to change the use to others type of buildings. Once the use of the building is changed to hotel building, they can apply for hotel license.

2.4 Amendments through Ministerial Regulation, B.E. 2559 (2016)

This question was related to the amendments in the ministerial regulation applicable to small hotels.

When asked about the new amendment in the ministerial regulation, the interviewees had different opinions toward it. Some hotels were aware of the amendments in the regulation but felt that the procedures to achieve the appropriate licenses were too hard to follow, as there was not enough information and sometimes the government officer themselves had a different opinion and suggestions which made it more confusing. However, they felt that this was a good opportunity for all small hotels to become legitimate.

Some showed disappointment as they had been hoping that the government would set up a one-stop service for the small hotel operators in order to ease the redundant procedures and difficulties in the systems.

2.5 The interim period, 5 years, to fulfil the government requirements

This final question relates to the interim period of 5 years given to all hotels which operate without hotel license. It applies to hotels whose buildings existed before the Ministerial Regulation came into force. If renovation and remodeling need to be carried out before the use of the building is changed, an application with the details of renovation must be filed within 5 years.

The answers to this question were both favorable and unfavorable. Some said it was impossible to comply with the laws within the given time as the issues had been around for quite some time.

2.6 A Case Study – Ruamchitt Travelodge

Ruamchitt Travelodge (RCT), a small hotel with 72 rooms, was built in 1987 on the lively Sukhumvit 10 Road, Bangkok. It is an ideal location in the heart of business and diplomatic districts within easy reach of vibrant commercial centers, business venues, and public parks, and is only a 10-minute walk to BTS Nana and Asok Stations and MRT Sukhumvit Station. (see Figure 6 and Figure 7).



Figure 6 Ruamchitt Travelodge building and entrance

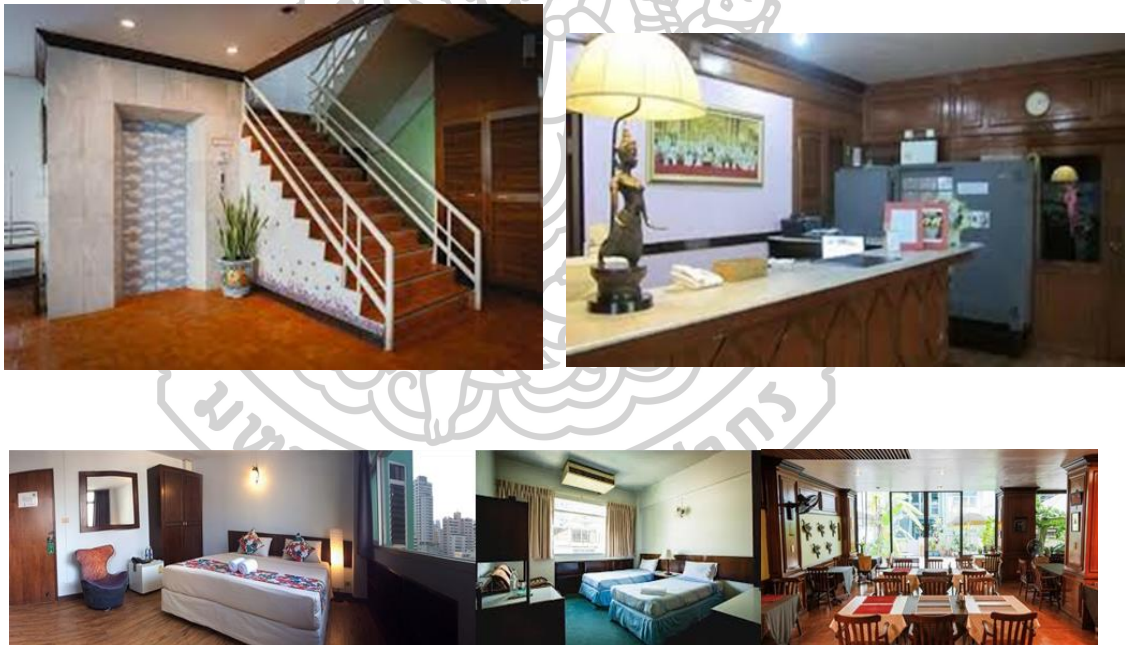


Figure 7 Ruamchitt Travelodge (lobby, restaurant and rooms)

RCT operates its hotel business and a restaurant out of a residential building. It has neither a permit to use the building as a hotel nor the requisite hotel license.

RCT fits the classification of hotel type 2. After examining, the RCT building does not require major structural modification, but does need minor alterations regarding the safety requirements. An improvement on design will complement RCT with a new, fresh look.

Chapter 5

Conclusion and Recommendations

The underlying research question of this thesis was “How to renovate and legalize a small hotel in Thailand according to the Ministerial Regulation in both the Hotel Act and the Building Control Act?”

A literature review revealed what the researcher has discovered and summarized. Based on empirical data, the following conclusion can be drawn. The small hotel businesses embrace the possibilities of having their buildings converted into hotel buildings and eventually apply for hotel licenses. It is understood that these buildings must be checked to establish whether they are suitable and allowed to convert into hotel buildings. If they need remodeling or renovation, these must be completed within the given time frame. A permit to use the building as a hotel building will then be issued.

It is a challenge in view of the strict regulations that are associated with both the Building Control Act and the Hotel Act. Therefore, the Interior Ministry approved the new regulation which requires many small hotels and buildings to remodel for safety reasons. There are less restrictions for buildings with less than 4 floors.

In case of remodeling, all construction and related work must be completed within 5 years. This is to encourage all hotel owners to make sure that their buildings are up to the standard set by the law. This new regulation applies to all hotels which require hotel licenses.

1. To design and renovate to meet the safety requirements according to the Building Control Act as a hotel building and make sure that the planned renovations appeal to the expected customer segment.

Ruamchitt Travelodge (RCT), as a case study, has done some research and study to see what requirements are needed for its building in order to comply with the regulations. The procedure can be summarized as follows (see Table 5):

Table 5 Work Progress at Ruamchitt Travelodge

No.	Description	Completed
1)	Search for original construction blueprint (27 March to 1 May 2017)	√
2)	Hired Design and Building Company for design and renovation project (05 July 2017)	√
3)	Performed Building Strength Test (31 July to 06 September 2017)	√

No.	Description	Completed
4)	Reproduced Construction Blue Print (20 July to 12 September 2017)	√
5)	Conceptual Design #1 (07 August to 01 September 2017)	√
6)	Conceptual Design #2 (01 September to 15 November 2017)	√

1.1 Search for original construction blueprint

RCT had to check the original construction blueprint in order to know the status of the building. The blue print could not be found, and it was impossible to acquire a copy from the Bangkok Metropolitan Office. Therefore, a new blue print had to be reproduced.

1.2 Hired Design and Building Company for design and renovation project

RCT contracted a design and building company to reproduce the blue print as well as propose a design and renovation plan for RCT which coincides with the new regulations and safety requirements.

1.3 Performed Building Strength Test

A building strength test was performed in order to determine whether the load of the building fits the BCA requirements as a hotel building. The result was satisfactory; the building load test was carried out at 300 kg.

1.4 Reproduced Construction Blue Print

A reproduction of a blue print was completed before the new design of the hotel was to be implemented. Step 3 and 4 were necessary as it determined the status of the building and direction to the project.

Although RCT had already installed a fire host and fire alarm in the building when the building was constructed in 1987, it was necessary to upgrade the fire safety system (heat detector, smoke detector, fire extinguisher, etc.) and backup power system in order to comply with the regulations. In addition, fire action warning signage had to be placed in every room in case of emergency (see Figure 8 and Figure9).



Figure 8 Backup power system and fire action warning sign



Figure 9 Fire Safety System

1.5 Conceptual Design #1 & 2

The conceptual design was proposed under the theme of “Green, Ozone, Modern, Secret Garden”. Figure 10 shows the new look of Ruamchitt Travelodge Building.

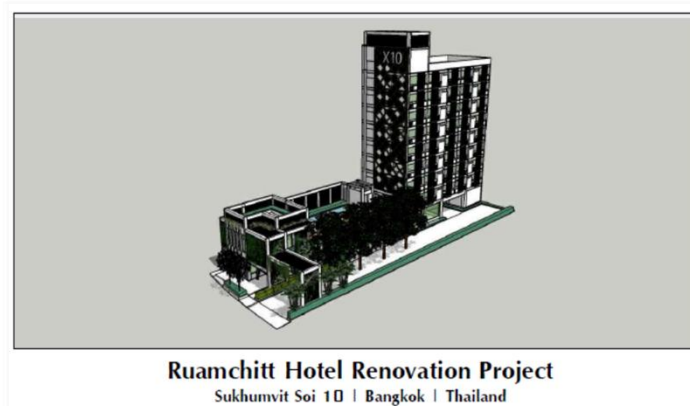


Figure 10 Ruamchitt Travelodge Renovation Project

The concept given to the designer was transformed into drawings and pictures representing the mood, color, and theme desired by the owner. The conceptual design will complement the building and its interior giving RCT a new, fresh look (see Figure 11).



Figure 11 Conceptual Design of New Ruamchitt Travelodge

The designer proposed the design concept for swimming pool to be cozy, intimate with a relaxing atmosphere (see Figure 12).



Figure 12 Conceptual Design for Swimming Pool

For the room interior, the owner requested bunk beds on 2 floors to accommodate tourists with families, or groups of female tourists. Therefore, the designer proposed the plan below. (see Figure 13).



Figure 13 Conceptual Design for Room

The lobby is the first contact point for anyone who visits RCT and is a place to give the first impression of the hotel. The designer proposed a warm, spacious, and friendly atmosphere (see Figure 14).

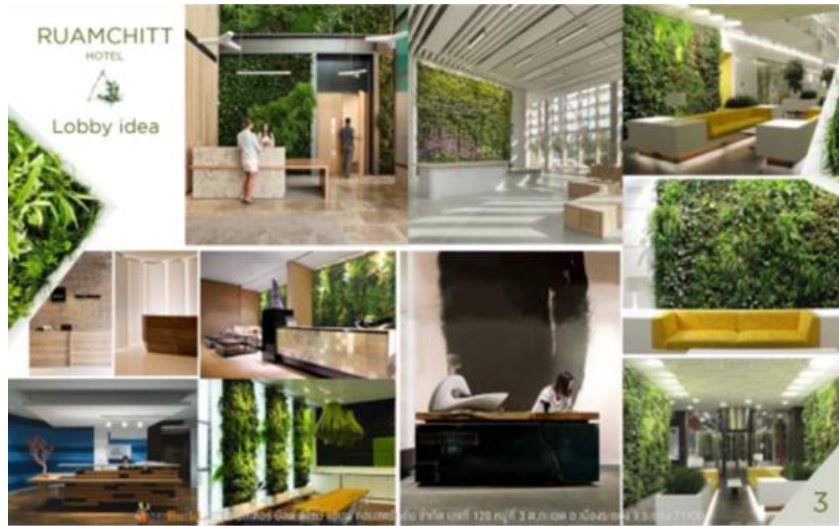


Figure 14 Conceptual Design for Lobby Area

The layout of the floor plan of the total area is shown below (Figure 15).

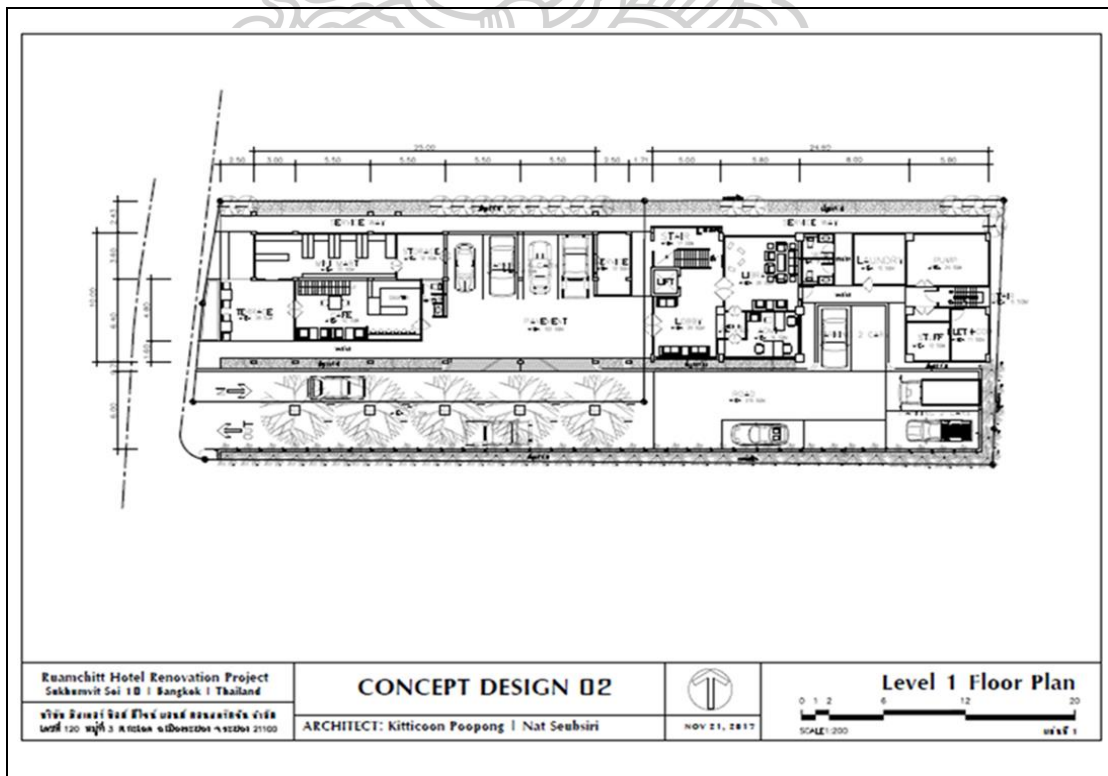


Figure 15 Layout Concept

2. To recommend a framework to legalize and register for hotel license.

From the above findings and discussions, the recommended framework to legalize and register for a hotel license is described in the following figure. (see Figure 16). It is recommended that this framework be used as a guideline for other small hotels in a similar situation.

The recommended framework to legalize and register for a hotel license.

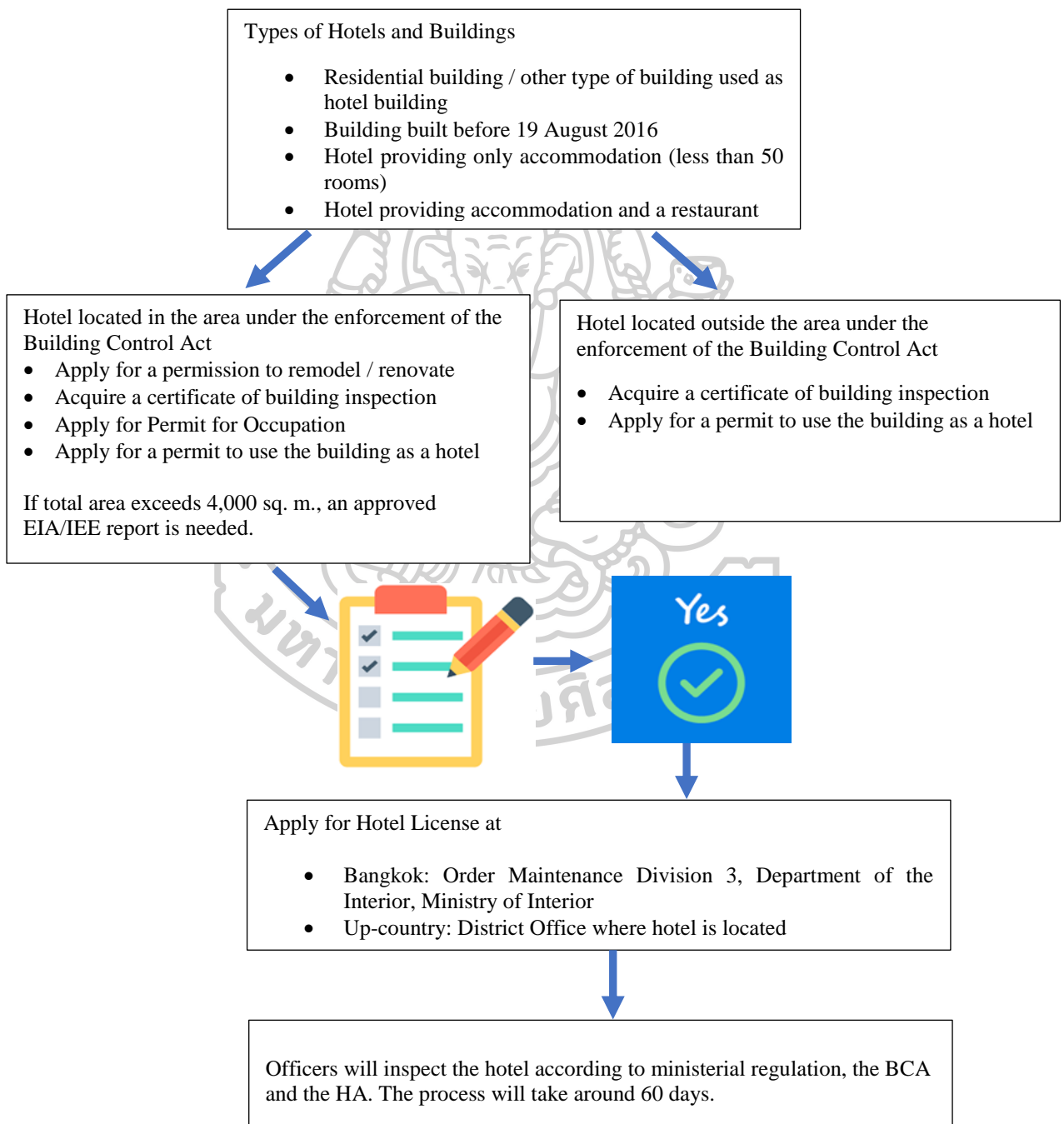


Figure 16 Process chart to legalize and register for a hotel license

The recommended framework to legalize and register for a hotel license can be summarized into 2 parts:

1. Requirements under the Building Control Act
2. Apply for Hotel License

All steps in Part 1 must be completed and approved before proceeding to Part 2.

Part 1. Requirements under the Building Control Act

1. Type of Building

Check the building whether it is applicable and allowed to convert into hotel building. The building must exist before the Ministerial Regulation came into force on 17th August 2559). The classification of qualified hotels is defined as follows:

- Type 1. Hotels providing accommodation only.
- Type 2. Hotels providing accommodation and catering or restaurant services.

The three categories of buildings that are eligible for this re-classification are as follows: -

- Category 1: a building with not more than two floors and not more than 10 rooms;
- Category 2: a building that is not a Type 1 building and which does not have more than twenty rooms; and
- Category 3: a building that is not a Type 1 building and which does have more than twenty rooms.

2. Renovation / Remodeling (if necessary)

If renovation and remodeling need to be carried out before the use of the building is changed, an application with details of renovation must be filed.

3. Location of the hotel

Check, if

- 3.1) the hotel is located in or out of the enforcement area under the Building Control Act.

- 3.2) the hotel is located in or outside the enforcement area under the Building Control Act.

	In the enforcement area	Outside the enforcement area
Apply for a permission to remodel / renovate	x	
A certificate of building inspection is required	x	x
Apply for permit for occupation	x	
Apply for a permit to use the building as a hotel	x	x

4. Total Area Size

Check if, the total area size of the hotel building exceeds 4,000 m². If so, an approved IEE/EIA report is needed

Part 2. Application for Hotel License

The hotel license application process is time consuming and involves a lot of documentation. The hotel building must comply with the requirements for certification for use of the building as a hotel before applying for hotel license.

1. Classification of Hotel Licenses

Hotel license fees for the classification of hotel type 1 and 2 are as follows:

Type 1 10,000 THB is the prescribed application fee for a hotel business with maximum 50 rooms.

Type 2 20,000 THB is the prescribed application fee for hotel with a restaurant business.

2. Documents required for obtaining the Hotel License

The required documents for an application to obtain the hotel license are as follows:

- 1) Construction permit
- 2) Map of the interior
- 3) Landlord documents
- 4) Map of the location
- 5) Company documents

The application for hotel license can be submitted at the office of Order Maintenance Division 3, Department of the Interior, Minister of Interior, 442 Nakhon Sawan Rd, Khwaeng Si Yaek Mahanak, Khet Dusit, Krungthep Maha Nakhon 10300.

3. Crucial requirements for application and renewal

- 1) The license should be renewed every 5 years. Half of the government fee will have to be borne by the hotel owner.
- 2) Only a Thai director can sign the concerned application and documents related to the acquisition of hotel license.
- 3) As per the Thai law, the hotel must employ at least one manager to ensure smooth operations of the hotel.
- 4) In case an existing hotel business is being overtaken by another individual, the license has to be transferred in the name of new owner. For a secure transition of the license, the fingerprints will be taken of the new director. The process of transfer of the hotel license includes no government fees.

Notes on the recommended framework

Before the process to obtain the license of a hotel is begun, there is some information need to be aware of:

1. As soon as a room is rented out on a daily or weekly basis, the acquisition of the hotel license becomes a necessity.
2. A residential building does not need to apply for a hotel license if there are only four rooms and the number of customers is below 20, it. However, it is necessary to inform the local administration office beforehand as they will personally visit the place to verify the claim and classify it accordingly.

The Ministerial Regulation is a welcome step to all hotels operating without requisite licenses. It is therefore of vital importance that unlicensed hotels make the necessary adjustments and start the legalization process in time, in order to safeguard the continuity of their business.

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Appendix I

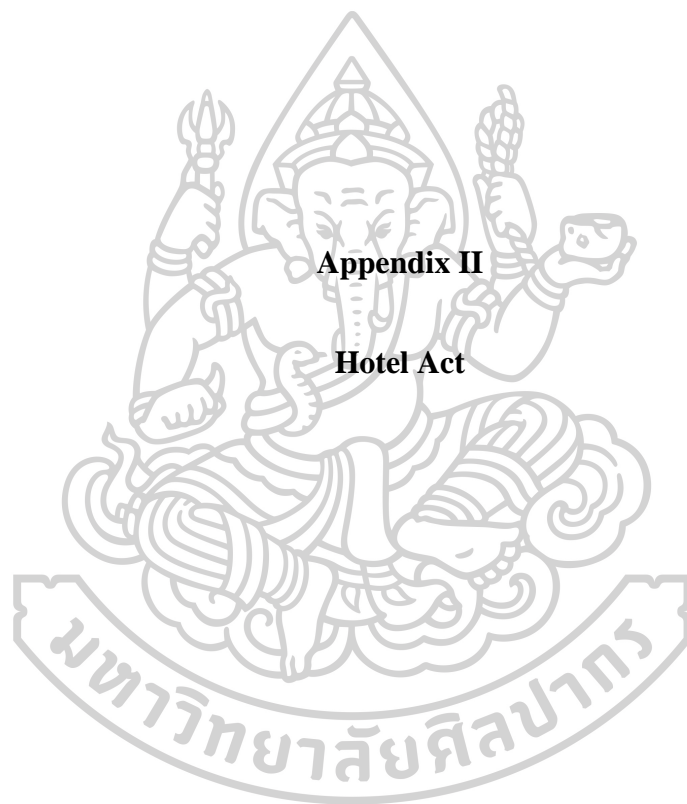
Questionnaire

Questionnaire for the study of Renovation and Legalize A Small Hotel in Thailand according to Ministerial Regulations B.E. 2559

1. Year of Establishment:
 2. Last renovation:
 3. Number of rooms:
 4. Number of floors:
 5. Total size (M²):
 6. Types of Room _____ Superior _____ Deluxe
 _____ Suite
 7. Safety Standard _____ Smoke detector _____ Sprinkler
 _____ Fire Extinguisher _____ Fire Hose
 _____ Emergency exit _____ Escape signage
 _____ Emergency Lighting Others _____
 8. Do you have licenses to operate hotel?
 _____ Yes _____ No
 9. Are you aware of the new Ministerial Regulations and Law, amended for small hotel Type 1 and 2?
 _____ Yes _____ No
- If yes, do you think it is beneficial to the small hotel businesses?

- If no, please explain.

10. Is the relaxed period, 5 years, enough to fulfil the government requirements?



Unofficial Translation *

**HOTEL ACT,
B.E. 2547 (2004)**

BHUMIBOL ADULYADEJ, REX.,
Given on the 30th Day of October B.E. 2547;
Being the 59th Year of the Present Reign.

His Majesty King Bhumibol Adulyadej is graciously pleased to proclaim that:

Whereas it is expedient to revise the law on hotel.

This Act contains certain provisions in relation to the restriction of right and liberty of person, in respect of which section 29 in conjunction with section 35, and section 50 of the Constitution of the Kingdom of Thailand so permit by virtue of law.

Be it, therefore, enacted by the King, by and with the advice and consent of the National Assembly, as follows:

Section 1. This Act is called the "Hotel Act, B.E. 2547"

Section 2. This Act shall come into force after the expiration of one hundred and eighty days from the day following the date of its publication in the Royal Gazette.*

Section 3. The followings shall be repealed:

- (1) Hotel Act, B.E. 2478;
- (2) Hotel Act (No. 2), B.E. 2484;

* Translated by Legal Opinions and Translation Section, Foreign Law Bureau, and reviewed by Prof. Phijaisakdi Horayangkura under contract for the Office of the Council of State of Thailand's Law for ASEAN project. -Initial Version – pending review and approval by the Office of the Council of State.

* Published in the Government Gazette, Vol. 121, Special Part 70 kor, dated 12th November, B.E. 2547 (2004).

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(3) Hotel Act (No. 3), B.E. 2495;

(4) Hotel Act (No. 4), B.E. 2503.

All any other laws, rules or regulations in so far as they are provided herein or are contrary to or inconsistent with the provisions of this Act, shall be replaced by this Act.

Section 4. In this Act,

“hotel” means an accommodation established for business purposes of providing temporary accommodation service for travelers or any other person in exchange for compensation, but not includes:

(1) an accommodation established for providing temporary accommodation service carried out by a government agency, State enterprise, public organization, or other State agency, or for charitable or educational purposes, but not on profit or income sharing basis;

(2) an accommodation established for the purpose of providing accommodation service for monthly paid service charge or upward only;

(3) any other accommodation prescribed in the Ministerial Regulation;

“hotel business operator” means the person granted a licence for operating hotel business under this Act;

“manager” means a hotel manager under this Act;

“lodger” means a traveler or any other person using service of temporary accommodation of a hotel;

“licence” means a licence for operating hotel business;

“Registrar” means the person appointed by the Minister to be a Registrar under this Act;

“competent official” means the person appointed from the following persons by the Registrar to take action under this Act:

(1) a commissioned police officer; or

(2) a civil official from level three and above; or

(3) a local government official or employee from level three and above;

“Committee” means the Committee for Promotion and Supervision of Hotel Business;

“Minister” means the Minister having charge and control of the execution of this Act.

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Section 5. The Minister of Interior shall have charge and control of the execution of this Act and shall have power to appoint a Registrar, issue a Ministerial Regulation prescribing fees not exceeding the rate attached hereto, exempt the fee, and determine other activity or issue a Notification for the implementation of this Act.

Such Ministerial Regulation and Notification shall come into force upon their publication in the Royal Gazette.

CHAPTER I
THE COMMITTEE FOR PROMOTION AND SUPERVISION
OF HOTEL BUSINESS

Section 6. There shall be a Committee for Promotion and Supervision of Hotel Business consisting of the Permanent Secretary of the Ministry of Interior as Chairman, Secretary-General of the Board of Investment, Commissioner-General of the Royal Thai Police, Director-General of the Department of Provincial Administration, Director-General of the Department of Public Works and Town and Country Planning, Director-General of the Department of Local Administration, Director-General of the Department of Health, Director of the Office of Natural Resources and Environmental Policy and Planning, Governor of the Tourism Authority of Thailand, representative of the Ministry of Tourism and Sports, representative of the Ministry of Culture, President of the Association of Thai Travel Agents, President of the Association of Domestic Travel, President of the Thai Hotels Association, representative of the Thai Hotels Association, representative of the Tourism Council of Thailand, and five qualified persons appointed by the Council of Ministers from private sector qualified persons having knowledge and experience in hotel or tourism affairs, taking into account the allocation among qualified persons having knowledge and experience in hotel affairs according to the categories of hotels prescribed in the Ministerial Regulation issued under section 13, as members.

The representative of the Department of Provincial Administration shall be secretary, and the representative of the Royal Thai Police and the representative of the Tourism Authority of Thailand shall be assistant secretaries.

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Section 7. The qualified members appointed by the Council of Ministers shall hold office for a term of two years.

In the case where the qualified member appointed by the Council of Ministers vacates office before the end of term, the Council of Ministers shall appoint a qualified person of the same category to fill the vacancy, and the appointee shall hold office for the remaining term of the person he replaces.

In the case where the qualified members appointed by the Council of Ministers vacate office at the end of term but the new qualified members have not yet been appointed, the outgoing members shall remain in office for the time being until the new qualified members are appointed.

The qualified member who vacates office at the end of term may be reappointed but not for more than two consecutive terms.

Section 8. In addition to vacating office at the end of the term, the qualified members appointed by the Council of Ministers vacate office upon:

- (1) death;
- (2) resignation;
- (3) being removed by the Council of Ministers due to performing the duty in bad faith or misconduct;
- (4) being bankrupt;
- (5) being an incompetent or quasi-incompetent person;
- (6) being imprisoned by a final judgment except for an offence committed through negligence or a petty offence.

Section 9. At a meeting of the Committee, the presence of not less than one-half of the total number of members is required to constitute a quorum.

In the case where the Chairman is absent or is unable to perform the duty, the presenting members shall elect one among themselves to preside over the meeting.

The decision of a meeting shall be made by a majority of votes. Each member shall have one vote. In case of an equality of votes, the person presiding over the meeting shall have an additional vote as a casting vote.

Section 10. The Committee shall have power and duties as follows:

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(1) to recommend the Minister in issuing a Ministerial Regulation under section 13;

(2) to recommend the Minister in issuing a Notification determining any locality to be suspended of granting licence under section 14;

(3) to determine and decide on an appeal against an order of the Registrar under this Act;

(4) to propose various plans and measures concerning the promotion and supervision of hotel business;

(5) to give opinions to the Minister in modifying Ministerial Regulations or Notifications under this Act;

(6) to carry out any other activities as prescribed by this Act or other laws to be the authorities of the Committee or as entrusted by the Minister.

Section 11. The Committee shall have power to appoint a sub-Committee for considering or carrying out any activity on behalf of the Committee or as entrusted by the Committee.

In the case where the Committee appoint a sub-Committee for considering or carrying out any activity in connection with any local government organisation, the Committee must appoint a representative of such local government organisation to be a sub-Committee member in such matter except in the case of appointment of a sub-Committee for determining the case under section 10 (3) in which such local government organisation has an interest or benefit in connection therewith.

The provisions of section 9 shall apply to the meeting of a sub-Committee *mutatis mutandis*.

Section 12. In the performance of duties under section 10 or section 11, the Committee or sub-Committee shall have power to summon any person to give statements or submit any document, evidence, or article for supplementing the consideration as it thinks fit.

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CHAPTER II
HOTEL BUSINESS OPERATION

Section 13. For the purpose of determining and controlling hotel standards, promoting hotel business operation, promoting and conserving environmental quality and the secured, firm, sanitary and safe nature of hotels, the Minister, with the recommendation of the Committee, has the power to issue a Ministerial Regulation prescribing categories of hotels, rules and conditions on locations, sizes, nature, facilities, or standards of hotel business operation, however, such conditions shall also include the prohibition of carrying out any other activities in the hotels.

In the Ministerial Regulation under paragraph one, the Minister may prescribe different rules and conditions on locations, sizes, nature, facilities, or standards of hotel business operation for each category of hotels, taking into account the nature of localities in which the hotels are situated, or the necessity of controlling and supervising each category of hotels or the suitability with the nature of each category of hotels.

Section 14. In the case where it is necessary to maintain public order, good moral or environment, the Minister, with the recommendation of the Committee, has the power to issue a Notification determining any locality to be suspended of granting licence.

The provisions of paragraph one shall not apply to the hotel business operator having been licensed before the date such Notification comes into force and wishes to continue the hotel business operation when such Notification comes into force.

Section 15. No person shall operate hotel business unless he has obtained a licence issued by the Registrar.

The application for and issuance of a licence shall be in accordance with the rules and procedures prescribed by the Minister.

Section 16. An applicant for a licence shall possess the qualifications and not be under the prohibitions as follows:

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- (1) not being under twenty years of age;
- (2) having a domicile or residence in the Kingdom of Thailand;
- (3) not being bankrupt;
- (4) not being an incompetent or quasi-incompetent person;
- (5) not having been imprisoned by a final judgment except for an offence committed through negligence or a petty offence;
- (6) not having been sentenced by a final judgment of committing a sexual offence under the Criminal Code, an offence under the law relating to narcotic drugs, an offence under the law on measure for prevention and suppression of woman and child trafficking, or an offence under the law on prevention and suppression of prostitution;
- (7) not being under suspension of licence;
- (8) not having been revoked of a licence, or having been revoked of a licence by any cause other than the case under (6) and the time has been lapsed for not less than three years.

If the applicant for a licence is a partnership or a juristic person, the managing partner, manager, or representative of the juristic person must have the qualifications and not be under any of the prohibitions under paragraph one and never having been managing partner, manager, or representative of the juristic person which has been revoked of a licence as mentioned in (8).

Section 17. In applying for a licence under section 15, the applicant for the licence may at the same time apply for a licence under other law relevant to hotel business operation to the Registrar.

Upon receiving an application for a licence under paragraph one, the Registrar shall examine whether the application is correct and complete or not. If it is found incorrect or incomplete under the rules and procedures prescribed in the Notification issued under section 15, the Registrar shall notify the result of examination, as well as the period for correction thereof, to the applicant for licence within five working days from the date of application. If at the expiration of such period the applicant fails to do so, the Registrar shall return the application for licence to the applicant.

In the case where the Registrar considers that the application for licence under paragraph one is correct and complete, the Registrar shall notify in

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writing and send the application for licence under other law relevant to hotel business operation to the government agency in charge without delay.

If the government agency in charge considers that the application for licence is incorrect or incomplete in accordance with the rules and procedure under such law, such government agency shall notify the applicant for licence as to such incorrectness and incompleteness, as well as the period for correction thereof. The government agency in charge shall accordingly notify the Registrar for information without delay.

If at the expiration of the period under paragraph four the applicant fails to correct the application for licence, the Registrar shall return it to the applicant.

The application for a licence under other law relevant to hotel business operation submitted by the applicant to the Registrar under paragraph one shall be deemed as the application for licence under such law and the provisions of this section shall apply *mutatis mutandis* to the requirement of submitting documents other than the application or for supplementing the application for a licence under other law relevant to hotel business operation. However, in applying for a licence under other law relevant to hotel business operation to the Registrar, if there exists any requirement of compliance with the rules, procedures, condition or payment of any fee prescribed under such law, such requirement shall also be applied thereto.

Section 18. The Registrar may grant a licence to the applicant if he is of the opinion that the location, size, nature, facility, or standard of hotel business operation for each category of hotels complies with the rules prescribed in the Ministerial Regulation issued under section 13.

The Registrar shall notify the grant of licence, or refusal to grant a licence together with the reason thereof, to the applicant within thirty days from the date of receiving the result of consideration from the government agency under section 17.

Section 19. A licence shall be applicable to the hotel specified in the licence only and shall be valid for five years from the date of its issuance.

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Section 20. A hotel shall bear the name in Thai alphabets apparently visible, and the name in foreign alphabets may also be followed by or placed underneath the Thai alphabets, and shall not:

- (1) be similar to or intend to resemble the Names of His Majesty the King, Her Majesty the Queen, or the Royal Heir;
- (2) bear the same or similar name to the name of another licensed hotel unless having been consented by the business operator of such hotel;
- (3) bear a vulgar word or meaning.

Section 21. An application for renewal of licence shall be submitted before the licence expires. Upon the application thereof, the applicant shall be deemed a licensee until there is an order refusing to renew the licence and such order becomes final.

If the result of inspection reveals that the nature of the hotel complies with the rules prescribed in the Ministerial Regulation issued under section 13, the Registrar shall renew the licence thereof; otherwise the Registrar shall order the correction to be made within the prescribed period. After the correction is made, the licence shall be renewed. However, if the correction fails to be made within the prescribed period, an order refusing to renew the licence shall be issued.

If the applicant for renewal of licence fails to apply within the period under paragraph one but intends to continue the business operation and has applied within sixty days from the date the licence expires, the applicant shall be considered as having applied within the prescribed period and the hotel business operation shall be deemed as operated by a licensee for the time being. However, when the renewal of licence is approved, the licensee shall be imposed an additional penalty fine of twenty per cent of licence renewal fee. On the other hand, the application for renewal of licence beyond sixty days from the expiry date shall be treated as an application for a new licence.

The application for and issuance of renewal of licence shall be in accordance with the rules and procedures prescribed by the Minister.

Section 22. No hotel business operator shall carry out any of the following activities unless with the permission of the Registrar:

- (1) to change the category of the hotel;

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(2) to increase or decrease the amount of rooms in the hotel and thereby affecting the structure of the hotel;

(3) to change the name of the hotel.

The request for and grant of permission shall be in accordance with the rules and procedures prescribed by the Minister.

Section 23. In the case where the licence is lost or substantially damaged, the hotel business operator shall file an application for a substitute of licence with the Registrar within thirty days from the date of knowledge of the loss or damage thereof.

Section 24. A licence may be transferred to the person having the qualifications and not being under any of the prohibitions under section 16 only with the approval of the Registrar.

The application for and grant of approval shall be in accordance with the rules and procedures prescribed by the Minister.

Section 25. In the case where a hotel business operator deceases and his or her heir wishes to continue the hotel business, the executor or the heir having the qualifications and not being under any of the prohibitions under section 16, or in the case where there are several heirs, an heir appointed by an agreement made amongst those heir having the qualifications and not being under any of the prohibitions under section 16, shall submit an application for accepting the transfer of licence with the Registrar within one hundred and eighty days from the date the hotel business operator deceases, otherwise the licence shall be deemed expire.

If the result of inspection reveals that the applicant possesses the qualifications and is not under any of the prohibitions under section 16, the Registrar shall give approval to the applicant.

During the period specified under paragraph one, the heir or executor who files the application for accepting the transfer of licence shall operate the hotel business with the powers, duties and responsibilities as if he or she was a hotel business operator until the Registrar gives an order refusing to give approval thereof.

The application for accepting the transfer and the grant of approval shall be in accordance with the rules and procedures prescribed by the Minister.

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Section 26. In the case where the hotel business operator is a partnership or juristic person, the licence shall expire on the date of dissolution of such partnership or juristic person.

Section 27. Any hotel business operator who wishes to cease the business operation during the validity of the licence or when the licence expires shall notify the Registrar for not less than fifteen days in advance in accordance with the rules and procedures prescribed by the Minister.

Upon receiving the notification under paragraph one, the Registrar shall consider and issue an order as to the approved time of cessation and the condition and procedures to be complied with, taking into account the benefit and interest of the lodgers in particular.

Section 28. In the case where the hotel is damaged by fire or other serious danger, the hotel business operator or manager shall notify the Registrar for information within fifteen days from the date of cessation of such occurrence.

If the Registrar considers that the situation of such damage is contrary to the rules prescribed in the Ministerial Regulation issued under section 13, the Registrar shall have power to issue an order in writing requiring the hotel business operator to restore the situation within a prescribed period. In case the Registrar considers necessary, he or she may order the hotel business operator to cease the operation, in whole or in part, until the registrar considers that the situation of such damage has already been rectified to meet the requirement of the rules prescribed in the Ministerial Regulation issued under section 13.

In the case where the hotel is destroyed to a non-recoverable condition, the licence of such hotel shall be deemed expires as from the date of such damage.

Section 29. The provisions of section 27 paragraph two, including the relevant penalty provisions shall apply *mutatis mutandis* to the case of expiration of licence under section 26 and section 28 paragraph three, and the case of issuing an order of cessation of business operation under section 28 paragraph two.

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CHAPTER III
HOTEL MANAGEMENT

Section 30. The hotel business operator shall provide a manager with the duties of managing the hotel affairs.

The hotel business operator and the hotel manager may be the same person.

Section 31. No person shall be manager unless the person having the qualifications and not being under any of the prohibitions under section 33 who is appointed by the hotel business operator and has notify the appointment to the Registrar for information in accordance with the form prescribed by the Minister.

If the notifier possesses the qualifications and is not under any of the prohibitions under section 33, the Registrar shall issue a receipt of notification in the form prescribed by the Minister as evidence within the date of notification and the notifier shall commence the performance as manager as from the date of receipt of the notification thereof.

In the case where the Registrar finds out later that the data or documents submitted by the notifier are incorrect or incomplete as the form prescribed by the Minister under paragraph one, the Registrar shall have power to order the notifier to correct or complete such data or documents within seven days from the date of knowledge of the order thereof.

Section 32. In the case where the manager is unable to perform the duties for a period longer than seven days, the hotel business operator or the person having the qualifications and not being under any of the prohibitions under section 33 who is entrusted by the hotel business operator or the manager may act as interim manager for a period not longer than ninety days. In this case such person shall inform the Registrar in writing within three days from the date he or she assumes the performance of duties.

In the case where the manager vacates his or her office, the hotel business operator shall appoint a person to replace the former manager. Then the replacing manager shall inform the Registrar in accordance with section 31 unless he or she has already notified the appointment as a manager before, whereby the hotel

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business operator shall inform the change of manager to the Registrar in accordance with the rules and procedures prescribed by the Minister. However, in the case where the replacement of manager is unable to be carried out within seven days from the date the former manager vacates his or her office, the provisions of paragraph one including the relevant penalty provisions shall apply *mutatis mutandis*.

The hotel business operator or the person entrusted to be acting manager under paragraph one shall bear the same duties and responsibility as a manager.

Section 33. A manager shall possess the qualifications and not be under the prohibitions as follows:

- (1) not being under twenty years of age;
- (2) possessing a certificate or experience prescribed by the Committee or a certificate of attending hotel administration training course recognized by the Committee;
- (3) not suffering from chronic alcoholism, addiction to narcotic drugs or the having contagious diseases prescribed by the Committee;
- (4) not being of unsound mind or mental infirmity or an incompetent or quasi-incompetent person;
- (5) not having been imprisoned by a final judgment except for an offence committed through negligence or a petty offence;
- (6) not having been sentenced by a final judgment of committing a sexual offence under the Criminal Code, an offence under the law relating to narcotic drugs, an offence under the law on measure for prevention and suppression of woman and child trafficking, or an offence under the law on prevention and suppression of prostitution;
- (7) not having been revoked of a receipt of notification on appointment as manager or having been revoked of a receipt of notification on appointment as manager by a cause other than the case under (6) and the time has been lapsed for not less than three years.

Section 34. The hotel business operator and the manager shall jointly bear the duties and responsibility as follows:

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(1) to provide a signboard bearing the name of the hotel in accordance with section 20 to be affixed in front of the hotel;

(2) to provide the licence to be shown in a conspicuous place in the hotel;

(3) to provide a room number to be affixed in front of every lodging room;

(4) to provide the document showing rate of accommodation fees to be shown in a conspicuous place in the hotel;

(5) to provide the signs of fire escape plan to be affixed in each floor of the hotel as well as each lodging room and signs of emergency exit in each floor of the hotel;

(6) to provide the documents showing the scope of limited liability under section 675 of the Civil and Commercial Code in the form prescribed by the Committee to be shown in the hotel and every lodging room;

(7) to keep the hotel sanitarily and hygienically clean in accordance with the law on public health and the order of the local or public health official;

(8) to keep the hotel in a firm and secure condition and maintain a fire prevention system in accordance with the law on building control and the order of the local official;

(9) to maintain the environmental quality in accordance with the law on national environmental quality promotion and conservation;

(10) to take care and render facilities for lodgers in case of fire, flood, or any danger occurring in the hotel.

For any action requiring an approval of the hotel business operator, if the manager has applied in writing for approval but the hotel business operator neglects or fails to take action, the manager shall not be liable for it.

Section 35. The manager shall arrange for recording immediately the information regarding lodgers and numbers of lodgers in each lodging room into the lodger registration card when checking in, and any one of the lodgers shall sign in the lodger registration card. If a lodger below eighteen years of age checks in on his or her own, the manager or his or her representative shall countersign therein. And such record shall be put into the lodger registration within twenty four hours after checking in.

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If the particulars of record to be registered in the lodger registration under paragraph one repeats that of the previous day, the record shall be noted that it remains unchanged.

In recording the particulars relating to a lodger in the lodger registration card and the lodger registration, every entry must be completely filled. No blank space shall be left unfilled without justification.

The manager shall retain the lodger registration card and the lodger registration at least for one year in a condition ready to be inspected.

The lodger registration card and the lodger registration shall be in the forms prescribed by the Minister.

Section 36. The manager shall weekly submit copies of daily lodger registration to the Registrar who shall provide a receipt in evidence whereof. In case any hotel is far away or is unable to submit punctually, the Registrar shall consider determining regular intervals for submitting such copies and inform the manager thereon.

Section 37. In the case where the lodger registration retained in the hotel is lost or damaged, the manager shall proceed to apply for reproduction of such lodger registration from the Registrar for retention instead.

Section 38. The manager has the duties

(1) to take care not to let any one hides or conspires in the boundary of the hotel in such a manner as is likely to cause public disorder or commission of a criminal offence in the hotel;

(2) to immediately inform the administrative official or police officer of the locality concerned in case there is a reasonable ground to suspect that there may be or has been a hiding, conspiracy or commission of a criminal offence in the hotel as mentioned in (1).

Section 39. The manager may refuse to admit any person wishing to stay in the hotel in the following cases:

(1) there is a reasonable ground to suspect that such person may hide, conspire or commit any criminal offence in the hotel or annoy other lodgers in the hotel;

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(2) there is a reasonable ground to believe that such person cannot afford the accommodation fee;

(3) there is a reasonable ground to believe that such person is suffering from a dangerous contagious disease or contagious disease under the law on contagious diseases;

(4) there occurs such other reasonable cause as prescribed by the Committee.

In the case under (3), if such person is admitted to stay therein the manager shall inform the public health official or competent official under the law on contagious diseases.

CHAPTER IV CONTROL AND APPEAL

Section 40. If it appears to the Registrar that any hotel business operator or manager has done any of the following acts, the Registrar shall have power to order the cessation or the rectification of such act as he or she deems appropriate:

(1) having violated or failed to comply with the provisions of this Act or the Ministerial Regulation or Notification issued under this Act;

(2) having failed to comply with the order of the Committee, Registrar, or competent official issued under this Act.

In the case where the hotel business operator or manager failed to cease or rectify such act in accordance with the order of the Registrar under paragraph one, the Registrar shall notify such person in writing to act properly within the prescribed period not exceeding thirty days. If there is no action in compliance with the warning, the following action shall be taken:

(1) subject to the rules and procedures prescribed by the Minister, in case of the hotel business operator, the Registrar shall have power to order the suspension of licence for a period not exceeding fifteen days each time, but not more than four times;

(2) in case of the manager, the Registrar shall notify in writing one more time requiring the manager to act properly within the prescribed period not exceeding thirty days.

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The hotel business operator whose licence is suspended shall not operate the hotel business during the licence is under suspension.

In the case where the Registrar issues an order of suspension of licence, the Registrar shall have power to order the hotel business operator to provide another hotel of comparable standard for lodgers, or to determine another procedure as he thinks fit, taking into account the benefit and interest of the lodgers in particular.

Section 41. If it appears to the Registrar that any hotel business operator or manager has been under any of the following situations:

(1) lacking the qualifications or being under any of the prohibitions under section 16 or section 33 as the case may be, except the prohibition under section 16 (7);

(2) having the licence been suspended under section 40 paragraph two (1) or having been warned under section 40 paragraph two (2) before and violates or fails to comply with section 40 paragraph one, paragraph three, and paragraph four again;

(3) uses or allows the hotel to be used for committing a sexual offence under the Criminal Code, an offence under the law relating to narcotic drugs, an offence under the law on measure for prevention and suppression of woman and child trafficking, or an offence under the law on prevention and suppression of prostitution;

The Registrar shall have power to order the revocation of licence or the receipt of notification as manager as the case may be, and the hotel business operator or the manager shall cease the hotel business operation or hotel management. However, in the case under (2) the Registrar needs not notify in writing requiring such person to act properly under section 40 paragraph two any more.

In the case where the hotel business operator and the manager is the same person who is under the situation of (2) or (3), the Registrar shall at the same time order the revocation of both the licence and the receipt of notification as manager.

In the case where the hotel business operator is a partnership or juristic person which the managing partner, manager, or representative of the juristic person is under the situation under paragraph one, the Registrar shall inform the hotel business operator thereon. And the hotel business operator shall appoint

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another person to replace such position within thirty days from the date of receipt of the notification. If the hotel business operator fails to comply therewith within the prescribed period, the Registrar shall revoke the licence of the hotel business operator.

The provisions of section 40 paragraph four including the relevant penalty provisions shall apply to the revocation of licence *mutatis mutandis*.

Section 42. The order suspending or revoking a licence or the receipt of notification as manager shall be made in writing and sent by registered mail with acknowledgement of receipt to the hotel business operator or the manager, as the case may be, addressing the hotel where such person operates the business or manages. And the hotel business operator or manager shall be considered as having known of such order after seven days from the date of sending thereof, unless it can be proved that no order has been received or it has been received before or after such date.

Section 43. The applicant for licence whom the Registrar refuses to issue or renew a licence, or the person appointed as manager whom the Registrar refuses to issue a receipt of notification as manager, or the hotel business operator or the applicant for accepting the transfer of a licence whom the Registrar refuses to grant approval under section 22, section 24 or section 25, or the hotel business operator whom the Registrar refuses to approve the cessation of business or approve the cessation of business under any condition and procedure under section 27, or the hotel business operator whose licence is suspended under section 40, or the hotel business operator or manager whose licence or receipt of notification as manager is revoked under section 41, has the right to appeal against the order of the Registrar to the Committee within fifteen days from the date of being notified or acknowledged of the order of the Registrar.

The Committee shall consider and decide the appeal under paragraph one within forty-five days from the date of receiving the appeal and notify the decision including the reason thereof in writing to the appellant and the Registrar. The decision of the Committee shall be final.

In the case where there is an appeal against the order of the Registrar, pending the appeal the hotel business operator, manager or transferee of the licence under section 25, as the case may be, may continue the business operation except

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in case of the appeal against the order revoking the licence or receipt of notification as manager by the reason of being under any of the prohibitions under section 16 (5) or (6) or being under any of the situations under section 41 (3) which shall not suspend the execution of the order of the Registrar and the provisions of section 40 paragraph four or section 32, as the case may be, including the relevant penalty provisions shall apply *mutatis mutandis*.

Section 44. The hotel business operator shall pay annual fee in accordance with the rules, procedures and rates prescribed in the Ministerial Regulation as long as operating the business. If the fee is not paid within the prescribed period, a surcharge shall be applied at five per cent per month. If the fee is still not paid without justification, the Registrar shall have power to suspend the licence until the full amount of fee and surcharge are paid and the provisions of section 40 paragraph four, including the relevant penalty provisions shall apply *mutatis mutandis*.

CHAPTER V COMPETENT OFFICIALS

Section 45. In the performance of duties, the competent official entrusted in writing by the Registrar shall have power as follows:

(1) to enter the hotel, during sunrise to sunset, for inspecting the licence, lodger registration, lodger registration card, condition and nature of the hotel, or for inspecting the vacant room or any part of the hotel which is open for public access, or to enter the hotel during working hours for inspecting the number and personal record of staff of the hotel for the purpose of supervision in accordance with this Act;

(2) to summon the hotel business operator, manager or staff of the hotel in writing for giving statement or explanation, or for submitting relevant document or evidence for supplementing the consideration.

Upon entering and inspecting the hotel under (1), if the inspection is unable to be finished in time, it can be continued at night or beyond the working hours of the hotel; provided that this can be done only in case the inspection is

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almost complete or there is reasonable ground to suspect that the delay thereof may entail the conceal or modification of the original document.

Section 46. In the performance of duties, the competent official shall produce his or her identity card and the written authorization issued by the Registrar to the person concerned.

The identity card of the competent official shall be in the form prescribed by the Minister.

Section 47. In the performance of duties under this Act, the member of the Committee for Promotion and Supervision of Hotel Business, the Registrar and the competent official shall be the competent official under the Criminal Code.

**CHAPTER VI
PENALTY PROVISIONS**

**PART I
GENERAL PROVISIONS**

Section 48. In the case where the offender is a juristic person, if the offence is committed through an act or omission of duty of the managing director or any person responsible for hotel business operation of such juristic person, such person shall also be liable for the penalty provided for such offence.

**PART II
ADMINISTRATIVE FINE**

Section 49. The Registrar shall have power to impose such administrative fine as prescribed in this Act.

In imposing an administrative fine, the Registrar shall take into account the offensive conduct of the commission of offence. In the case where the Registrar thinks fit, he may order such person to rectify the situation as appropriate.

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The determination on imposing administrative penalty shall be in accordance with the rules prescribed by the Minister. If the person liable to pay administrative fine refuses to do so, the provisions on administrative execution under the law on administrative procedures shall apply *mutatis mutandis*. In the case where there is no execution officer to enforce the order, the Registrar shall have power to institute an action before the Administrative Court for executing the fine. In such case if the Administrative Court considers that the order imposing the fine is legal, the Court shall have power to decide the case and execute the seizure or forfeiture of property for sale by auction in lieu of payment of the fine.

Section 50. Any hotel business operator or applicant for accepting the transfer under section 25 who violates or fails to comply with section 22 (1) or (2), section 24 paragraph one, or section 30 paragraph one shall be liable to an administrative fine of not exceeding five hundred thousand baht and an additional fine of not exceeding twenty thousand baht a day throughout the period of contravention.

Section 51. Any hotel business operator or applicant for accepting the transfer under section 25 who violates section 22 (3) shall be liable to an administrative fine of not exceeding one hundred thousand baht and an additional fine of not exceeding five thousand baht a day throughout the period of contravention.

Section 52. Any hotel business operator or applicant for accepting the transfer under section 25 who fails to comply with section 23, section 27 paragraph one, or section 28 paragraph one shall be liable to an administrative fine ranging from ten thousand baht to fifty thousand baht.

Section 53. Any hotel business operator or applicant for accepting the transfer under section 25 who fails to comply with the order of the Registrar under section 27 paragraph two, section 28 paragraph two, section 40 paragraph four, or section 44 shall be liable to an administrative fine of not exceeding two hundred thousand baht and an additional fine of not exceeding ten thousand baht a day throughout the period of contravention.

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Section 54. Any hotel business operator, applicant for accepting the transfer under section 25, or person entrusted to be manager who fails to comply with section 32 paragraph one or paragraph two shall be liable to an administrative fine ranging from five thousand baht to twenty thousand baht.

Section 55. Any hotel business operator, applicant for accepting the transfer under section 25, manager or person entrusted or appointed to be manager under section 32 who fails to comply with section 34 (1), (2), (3), (4), (5) or (6) shall be liable to an administrative fine ranging from ten thousand baht to fifty thousand baht and an additional fine of not exceeding one thousand baht a day throughout the period of contravention.

Section 56. Any hotel business operator, applicant for accepting the transfer under section 25, manager or person entrusted or appointed to be manager under section 32 who fails to comply with section 34 (10), section 35 paragraph one or paragraph four, section 36, section 37, or section 38 shall be liable to an administrative fine ranging from twenty thousand baht to one hundred thousand baht.

Section 57. Any manager or person entrusted or appointed to be manager under section 32 who fails to comply with section 35 paragraph three shall be liable to an administrative fine of not exceeding ten thousand baht.

Section 58. Any manager or person entrusted or appointed to be manager under section 32 who refuses to admit any person wishing to stay in the hotel without a ground under section 39 shall be liable to an administrative fine ranging from five thousand baht to twenty hundred thousand baht.

PART III CRIMINAL PENALTIES

Section 59. Any person who violates section 15 paragraph one shall be liable to an imprisonment of not exceeding one year or to a fine of not exceeding

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twenty thousand baht or to both, and an additional fine of not exceeding ten thousand baht a day throughout the period of violation.

Section 60. Any person who violates section 31 paragraph one shall be liable to an imprisonment of not exceeding six months or to a fine of not exceeding ten thousand baht or to both.

Section 61. Any person who gives false information to be registered in the lodger registration card or the lodger registration, or obstructs or fails to facilitate the competent official in the performance of duties under section 45 shall be liable to an imprisonment of not exceeding one month or to a fine of not exceeding one thousand baht or to both.

TRANSITORY PROVISIONS

Section 62. A licence to commence the hotel business under the Hotel Act, B.E. 2478 shall be deemed a licence under this Act and shall be valid until its expiry date.

Section 63. Any person operating hotel business before or on the date this Act comes into force who wishes to continue the hotel business operation must file an application for licence with the Registrar within one year from the date the Ministerial Regulation issued under section 13 comes into force. Upon filing the application, the Registrar shall accept the application for further proceeding under this Act and such person may continue the business operation until he or she is informed of the refusal to issue the licence by the Registrar.

In the case where the Ministerial Regulation issued under section 13 requires a hotel to provide sufficient parking area for meeting the amount of lodging rooms or requires a hotel to keep away from any certain place, such requirement shall not apply to the hotel under paragraph one.

The applicant for licence who is informed of the refusal to issue the licence by the Registrar under paragraph one shall cease the hotel business operation within thirty days from the date of receiving the written notice of refusal thereof. In such case the Registrar shall have power to order the applicant for licence to provide another hotel of comparable standard for lodgers or to determine

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another procedure as he or she thinks fit, taking into account the benefit and interest of the lodgers in particular.

The applicant for licence who fails to comply with the order of the Registrar under paragraph three shall be liable to the penalty prescribed in section 53.

Section 64. Any person controlling or managing a hotel under the Hotel Act, B.E. 2478 or managing a hotel before or on the date this Act comes into force who wishes to continue the status of manager shall notify the Registrar within thirty days from the date this Act comes into force. Upon the notification he may remain in the status of manager until the receipt of notification as manager is revoked. In this case section 33 (2) shall not apply thereto.

Section 65. The application for licence to commence the hotel business before the date this Act comes into force which is still pending the consideration of the Registrar, and the approval for changing the name or trade mark, moving the location, or increasing or decreasing the amount of lodging rooms given under the Hotel Act, B.E. 2478 shall be deemed the application filed and the approval given under this Act *mutatis mutandis*.

In the case where the application for or the determination of approval for commencing the hotel business under paragraph one differs from the application for or the determination of approval for hotel business operation under this Act, such application for or determination of approval shall be required to comply with this Act instead and the Registrar shall order the applicant for licence to comply therewith within thirty days from the date of receiving the order otherwise the application for licence shall be rejected.

Section 66. All the Ministerial Regulations, orders or Notifications issued under the Hotel Act, B.E. 2478 shall remain in force in so far as they are not contrary to or inconsistent with this Act until the Ministerial Regulation, order or Notification issued under this Act comes into force but not longer than one year from the date this Act comes into force.

Countersigned by

Police Lieutenant Colonel Thaksin Shinawatra
Prime Minister

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RATE OF FEES

1. Licence : 50,000 baht each.
2. Licence substitute : 200 baht each.
3. Renewal of licence : half the rate of respective licence for each renewal
4. Hotel business operation fee
to be calculated in accordance with
the lodging rooms available in the hotel 80 baht per lodging room per annum

In issuing the Ministerial Regulation prescribing fees, the rate of fees may be varied on account of the size, nature or category of the hotel.

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Appendix III
Building Control Act

Unofficial Translation *

**BUILDING CONTROL ACT,
B.E. 2522 (1979)****

BHUMIBOL ADULYADEJ, REX.

Given on the 8th May B.E. 2522 (1979)

Being the 34th Year of the Present Reign.

His Majesty King Bhumibol Adulyadej is graciously pleased to proclaim that:

Whereas it is expedient to revise the law on building construction control and the law on construction control in conflagration area, and merge them into one.

Be it, therefore, enacted by the King, by and with the advice and consent of the National Assembly, acting as the Parliament, as follows:

Section 1. This Act is called the “Building Control Act, B.E. 2522”.

Section 2. This Act shall come into force on the day following the date of its publication in the Government Gazette, and the scope of enforcement in any specific shall be enacted in the Royal Decree.¹

As regard the locality where the announcement on enforcement of principle city plan under the law on city planning is in force, or the locality having been enforced by such announcement, this Act shall apply to the area of such principle city plan without having to enact a Royal Decree thereon.²

*Translated by Mr. Panitarn Vacharaprechaskul under contract for the Office of the Council of State of Thailand's Law for ASEAN project. –Tentative Version– subject to final authorisation by the Office of the Council of State.

**As amended up to the Building Control Act, (No. 5), B.E. 2558 (2015)

¹Published in the Government Gazette, Vol. 96, Part 80, Special Issue, dated 14th May B.E. 2522 (1979).

²Section 2 paragraph two is added by the Building Control Act (No. 3), B.E. 2543 (2000).

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As regard a high building, edifice, public assembly building, and entertainment hall, the provisions of this Act shall apply to such building, notwithstanding that the locality where such building is located is under the enforcement of a Royal Decree enforcing this Act or not.³

Section 3. The followings shall be repealed:

- (1) Building Construction Control Act, Buddhist Era 2479 (1936);
- (2) Building Construction Control Act (No. 2), B.E. 2504 (1961);
- (3) Announcement of the National Executive Council, No. 192, dated 31st July, B.E. 2515 (1972) ;
- (4) Construction Control in Conflagration Area Act, Buddhist Era 2476 (1933);
- (5) Construction Control in Conflagration Area Act (No. 2), B.E. 2496 (1953).

Section 4. In this Act:

“Building” means a town house, house, home, hall, shop, raft, warehouse, office and other construction which people may live or utilize, and shall also include:

- (1) a grandstand, or other construction for public assembly;
- (2) a dam, bridge, tunnel, waterway or drain, dockyard, waterside pavilion, pier, fence, wall or gate built next to or near public place or construction for general public use;
- (3) a signboard or the construction for fixing or holding signboard:
 - (a) on or standing on a public land with more than one square meter size, or weigh, including its structure, of exceeding ten kilogram;
 - (b) on or standing near public land, which horizontal distance from public land is less than the height of such signboard measuring from ground level, and with the size or weight exceeding those prescribed in the Ministerial Regulation;
- (4) an area or construction for used as car parking space, car reversing space, and car entrance and exit for the building prescribed under section 8 (9);
- (5) other construction prescribed in the Ministerial Regulation;

³Section 2 paragraph three is added by the Building Control Act (No. 3), B.E. 2543 (2000).

Provided that the parts of those buildings shall also be included therein.

“High building”⁴ means the building where people may live in or use with more than twenty three meters high measuring from building surface level to rooftop; as regard the gable roof or hip roof building the height shall be measured from building surface level to the topmost ceiling;

“Edifice”⁵ means the building constructed for use of the whole or any part of floor areas for residing, or operating one or more categories of activities, having the whole space area of every ground floor of the same building of more than ten thousand square meters;

“Public assembly building”⁶ means a building or any part of the building where people may enter for assembly, having space area of ten thousand square meters or more, or may assemble more than five hundred people;

“Entertainment hall”⁷ means a building or any part of the building for use as a cinema, theater, music hall, or other entertainment, having the objective of regularly opening for public participation, notwithstanding for reward or not;

“Public land” means the space opening for or allowing people to enter or pass, notwithstanding for reward or not;

“Layout plan” means a map showing the nature, situation, and boundary of the land and building constructed, modified, demolished, moved, used or changed the use, as well as sketching the nature, situation, and boundary of the public land and building in the vicinity;

“Drawing plan” means a drawing for the purpose of construction, modification, demolition, move, use, or change of use, having picture showing the important details, size, signs, materials, and various usages of a building which is clearly enough for operation;

⁴Definition of “High building” is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁵Definition of “Edifice” is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁶Definition of “Public assembly building” is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁷Definition of “Entertainment hall” is added by the Building Control Act (No. 3), B.E. 2543 (2000).

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“Specification” means the statement of detailed description concerning quality, and kind of materials, as well as method and procedure for construction, modification, removal, move, use, or change of use of the building in accordance with the drawing plan;

“Calculation sheet” means a sheet showing method of calculation on strength of material, loading weight, and resistance weight of various parts of the building;

“Construct” means construction of a new building, even though it is constructed in place of the former one;

“Modify” means to change, extend, add, reduce, or expand the nature, boundary, form, shape, proportion, weight, space area of the structure of building or various part of the building already constructed to be different from the former nature, and it is not the reparation or modification prescribed in the Ministerial Regulation;

“Repair” means to renovate or change various part of the building to be maintained in the former nature;

“Demolish” means to remove the structure part or the building such as the pillar, beam, joist, or other part of the building prescribed in the Ministerial Regulation;

“Conflagration area” means the boundary suffering conflagration of thirty or more buildings or within the area of one thousand and six hundred square meters or more, including the vicinity area within the boundary of thirty meters around the conflagration area;

“Superintendent” means the person responsible for the direction or supervision of construction, modification, removal, move of building;

“Operator” means the owner or occupier of the building who operates the construction, modification, removal, move of building by himself or herself, and includes the person who agrees to operate such act, no matter with or without reward, and a subcontractor;

“Building occupier”⁸ includes the manager of the condominium juristic person in respect of the common property under the law on condominium;

⁸Definition of “Building occupier” is added by the Building Control Act (No. 3), B.E. 2543 (2000).

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“Examiner”⁹ means the licensee for professional engineer or licensee for professional architect under such respective law, as the case may be, which has been registered under this Act;

“Inspector” means the person appointed by the local competent official as an inspector;

“Technician”¹⁰ means an official or local government employee appointed by the local competent official as a technician, or an engineer or architect appointed by the Director-General of the Public Works and Town Planning Department as a technician;

“Local government administration” means a municipal, sanitary district, provincial administrative organization, Bangkok Metropolitan Administration, Pattaya City, and other local government organization prescribed by the Minister as local government administration under this Act;

“Bylaw” means a regulation issued by local legislative power of a local administrative organization, such as municipal law, sanitary regulation, *Changwat* bylaw, Bangkok Metropolitan bylaw, or *Pattaya* bylaw, etc.;

“Local competent official”¹¹ means:

- (1) Mayor for the area within the municipality;
- (2) Chief Executive of the provincial administrative organization for the area within the provincial administrative organization,
- (3) Chief Executive of the sub-district administrative organization for the area within the sub-district administrative organization,
- (4) Governor of Bangkok Metropolitan Administration for the area within Bangkok Metropolitan Administration;
- (5) *Pattaya* City Mayor for the area within *Pattaya* City;
- (6) Local Executive Officer of other local government organization prescribed by the Minister for the area within such local government organization.

⁹Definition of “Examiner” is added by the Building Control Act (No. 3), B.E. 2543 (2000).

¹⁰Definition of “Technician” is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

¹¹Definition of “Local competent official” is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

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“Minister” means the Minister having charge and control of the execution of this Act.

Section 5. The Minister of Interior shall have charge and control of the execution of this Act, and the power to issue a Ministerial Regulation:

- (1) prescribing fee not exceeding the rate annexed hereto, or exempting such fee;
- (2) prescribing forms of license application, license, certificate, substitute, as well as other order or any form for use in the implementation of this Act;
- (3) prescribing other affairs for the implementation of this Act.

The Ministerial Regulation shall come into force upon its publication in the Government Gazette.

CHAPTER I GENERAL PROVISIONS

Section 6. This Act shall not apply to the Royal Palaces.

Section 7. The Minister shall have power to issue a Ministerial Regulation exempting, suspending, or imposing condition in the implementation of this Act, either all or certain part thereof, concerning the buildings, as follows:

- (1) a building of the Ministry, Sub-Ministry, or Department under official service or public utility;
- (2) a building of the local administration under official service or public utility;
- (3) a building of the State organization established by law which is under official service or public utility;
- (4) an archaeological site, temple, or various buildings under religious service subject to a specific law on construction control;
- (5) an office building of an international organization, or office building of an agency established under an agreement between Thai Government and a foreign Government;

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(6) an office building of a foreign Embassy or Consul;

(7) a temporary building for the purpose of a permanent building construction, or a temporary use building having definite period of demolition;

(8)¹² a building which a Ministry, Sub-Ministry, local administration, State enterprise, State organization established by law, or other State agency provides or develops for low-income housing; provided that no exemption or suspension of certain condition concerning strength, durability and security of building or safety of residents or users of building shall be granted.

Section 8.¹³ For the purpose of strength, durability, security, fire prevention, public health, environmental quality preservation, town planning, architecture, and rendering traffic convenience, as well as other necessary affairs for implementing this Act, the Minister, with the advice of the Building Control Committee, shall have power to issue a Ministerial Regulation determining:

(1) category, nature, form, shape, proportion, size, area, and situation of building;

(2) weight loading, resistance, durability, as well as nature and quality of material used;

(3) weight loading, resistance, durability of building and supporting ground;

(4) form and procedure on fixing system of waterworks, gas, electricity, machinery, safety from fire or other disaster, and prevention of danger from chaotic situation;

(5) form and number of bathroom and lavatory;

(6) system of management on surrounding nature of building, i.e. system of illumination, air ventilation, air conditioning, air purification, drainage, wastewater treatment, and waste and sewage disposal;

(7) nature, level, height, space area outside the building, or boundary of building;

(8) distance or level between each building or land boundary of other person, or between the building and the road, lane, alley, pedestrian, route or public land;

¹²Section 7 (8) is added by the Building Control Act (No. 4), B.E. 2550 (2007).

¹³Section 8 is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

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(9) space area or construction for use as car parking or reversal, and car entrance and exit for certain kind or category of building, as well as the nature and size of such space area or construction;

(10) prohibited area for construction, modification, demolition, move, use, or change of use of any kind or category of building;

(11) rule, procedure, or condition on construction, modification, demolition, move, use, or change the use of building;

(12) rule, procedure, or condition on application for, grant, renewal, or transfer of license, or issuance of certificate or substitute thereof under this Act;

(13) duty and responsibility of the designer, superintendent, operator, occupier and owner of building;

(14) specific qualification and prohibition for examiner, as well as the rule, procedure and condition on application for and revocation of registration as examiner;

(15) rule, procedure and condition on examination of building, fixing and examining the accessories for building;

(16) kind and category of building which the owner, occupier, or operator must provide insurance for legal liability against lives, bodies, and properties of third persons.

The Ministerial Regulation under paragraph one may specify that the issues on technical details concerning construction, modification, demolition, or move of building which is subject to change rapidly shall be in accordance with the rule prescribed by the Minister, with the advice of the Building Control Committee, and published in the Government Gazette.¹⁴

Section 8 bis.¹⁵ For the purpose of public safety, the Minister, with the advice of the Building Control Committee, shall have power to issue a Ministerial Regulation determining the category or nature of the construction for use of transport of people like cable car or any other construction of the same objective, or to issue a Ministerial Regulation determining the category or nature of the

¹⁴Section 8 paragraph two is added by the Building Control Act (No. 5), B.E. 2558 (2015).

¹⁵Section 8 bis is added by the Building Control Act (No. 3), B.E. 2543 (2000).

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construction for use as plaything in an amusement park, or in any other place for the purpose of the same nature as building under this Act.

The Ministerial Regulation under paragraph one must determine the rule, procedure and condition on construction, permission to use, inspection, loading standard, safety, and quality of materials or necessary accessories in connection with such thing; provided that for suitability of each category or nature of the thing constructed, it may be determined different from the provisions of this Act.

Section 9.¹⁶ In the case where there is a Ministerial Regulation determining any matter under section 8, the local administration shall comply with such Ministerial Regulation, except in case of section 10.

In the case where there is no Ministerial Regulation determining any matter under section 8, the local administration shall have power to issue a bylaw determining such matter.

In the case where there is a bylaw of a local administration determining any matter under paragraph two, if there is subsequently a Ministerial Regulation determining such matter, such bylaw of the local administration in the part which is contrary to or inconsistent with the Ministerial Regulation shall be repealed. On the contrary, such bylaw of the local administration in the part which is not contrary to or inconsistent with the Ministerial Regulation shall be continuously in force until a bylaw of the local administration is issued under section 10; provided that it must be issued within one year from the date the Ministerial Regulation comes into force.

The repeal of bylaw of the local administration under paragraph three shall not prejudice the performance accurately carried out under such bylaw of the local administration.

Section 10.¹⁷ In the case where there is a Ministerial Regulation determining any matter under section 8, the local administration shall have power to issue a bylaw of the local administration on such matter in the following cases:

(1) such issuance of bylaw of the local administration is done for specifying additional detail of those specified in such Ministerial Regulation;

¹⁶Section 9 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

¹⁷Section 10 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

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(2) such issuance of bylaw of the local administration is done contrary to or inconsistent with such Ministerial Regulation on account of necessity or specific justification for such local administration.

Such bylaw of the local administration shall come into force upon consent of the Building Control Committee and approval of the Minister.

The Building Control Committee shall finish the consideration on giving consent or refusing to give consent to the bylaw of the local administration under (2) within sixty days from the date of receipt of such bylaw of the local administration. In case of refusal to give consent, the local administration shall be informed of the reason thereon.

If the Building Control Committee does not finish the consideration of bylaw of the local administration within the period prescribed under paragraph three, it shall be deemed that the Building Control Committee has given consent to the bylaw of the local administration. And the local administration shall submit the matter to the Minister for further consideration. If the Minister does not consider such matter within thirty days from the date of receipt of such bylaw of the local administration, it shall be deemed that the Minister has approved the bylaw under paragraph two.

Section 10 bis.¹⁸ In the case where the Minister, with the advice of the Building Control Committee, is of the opinion that the bylaw of the local administration issued under section 10 (1) is contrary to or inconsistent with the Ministerial Regulation issued under section 8, or the bylaw of the local administration issued under section 10 (2) is burdensome or unnecessarily causes trouble to the public, or causes damage to the health, life, body, or property of the public, the Minister shall have power to inform the local administration to repeal or amend such bylaw of the local administration.

In the case under paragraph one, the local administration shall finish the operation within one hundred and twenty days from the date of information by the Minister. Such period shall commence from the session of such local administration.

¹⁸Section 10 *bis* is added by the Building Control Act (No. 2), B.E. 2535 (1992).

The repeal or amendment of bylaw of the local administration under paragraph one shall not prejudice the performance accurately carried out under such bylaw of the local administration.

Section 11. The bylaw of the local administration issued under section 9 or section 10 shall come into force upon its publication in the Government Gazette.

Section 12. If the Ministerial Regulation issued under section 8 or the bylaw of the local administration issued under section 9 or section 10 is contrary to or inconsistent with the law on town planning, the latter shall prevail.

Section 13. In the case where it is appropriate to prohibit the construction, modification, demolition, move, use, or change the use of any kind or category of building in any specific area, but still there is no Ministerial Regulation or bylaw of the local administration specifies the matter under section 8 (10), the Minister, with the advice of the Director-General of the Public Works and Town Planning Department, or the Local competent official, as the case may be, shall have power to announce by publication in the Government Gazette the temporary prohibition of construction, modification, demolition, move, use, or change the use of building in such area, and shall finish the issuance of Ministerial Regulation or bylaw of the local administration within one year from the date the announcement comes into force.

If there is no issuance of Ministerial Regulation or bylaw of the local administration within the period prescribed under paragraph one, such announcement shall be revoked.

Section 13 bis.¹⁹ For the purpose of public convenience in compliance with this Act:

(1) the government agency and various agencies having power and duties under other law shall inform the prohibition, restriction or other relevant data concerning construction, modification, demolition, move of building or other performance under this Act to the relevant local administration for operation under (2);

¹⁹Section 13 bis is added by the Building Control Act (No. 2), B.E. 2535 (1992).

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(2) the local administration shall provide documents for dissemination of the rule, procedure and condition application for and permission of various operations under this Act, as well as the data informed under (1) for sale or free distribution to the one who is obliged to comply with this Act;

(3) the local administration shall specify a warning in the license issued under this Act that the licensee under this Act is still obliged to apply for permission concerning such building under other law on the matter concerned;

(4) the local administration may provide drawing plans of various buildings which meet the standard and are accurately comply with this Act, and the Ministerial Regulation or bylaw of the local administration issued under this Act for sale or free distribution to the public.

Section 13 *ter*.²⁰ Any person having to comply with this Act who is suspicious on:

(1) the determination of distance or level between one building and another, or another one's land boundary or between building and road, lane, alley, pedestrian, or public land; or

(2) the determination of the area prohibiting construction, modification, demolition, move, use, or change the use of any kind or category of building;

Such person has the right to consult the local competent official in writing, and the local competent official shall answer such consultation within thirty days from the date of receipt of consultation; provided that if the local competent official is of the opinion that it is necessary to consult the Building Control Committee, or there is any other necessity, such period may be extended twice, each time not exceeding thirty days.

In the case where the consulter under paragraph one has carried out the construction, modification, demolition, or move of building by strictly abide by the answer on consultation of the local competent official. If it appears there after that the local competent official has answered the consultation by mistake, therefore the consulter has operated such action without compliance with the provisions of this Act or other relevant law, such person shall not be punishable.

²⁰Section 13 *ter* is added by the Building Control Act (No. 2), B.E. 2535 (1992).

CHAPTER II
BUILDING CONTROL COMMITTEE

Section 14. There shall be a Building Control Committee consisting of the Director-General of the Public Works and Town Planning Department²¹ as Chairperson, a representative of the Ministry of Public Health, a representative of the Ministry of Industry, a representative of the Department of Provincial Administration, a representative of the Department of Highways, a representative of the Office of the Attorney-General²², a representative of the Town Planning Bureau²³, a representative

²¹By virtue of Section 47 of the Royal Decree Amending the Provisions in accordance with the Transfer of Power and Duties of Government Agency under the Act Improving Ministries, Sub-Ministry, and Departments, B.E. 2545, B.E. 2545 (2002) the term "Director-General of the Public Works Department" in the Building Control Act, B.E. 2522 (1979) is amended to be "Director-General of the Public Works and Town & Country Planning Department".

²²Clause 6 of the Announcement of the National Peace Keeping Council No. 47 Re: The Amendment of the Announcement of the National Executive Council No. 216 dated 29th September, B.E. 2515 (1972), dated 28th February, B.E. 2534 (1991), Prescribing that any provisions of law, regulation, rule, or order referring to the Department of Public Prosecution, the Minister of Interior, in respect of the implementation of law, rule or regulation which is carried out by the Department of Public Prosecution, Ministry of Interior, the Director-General and Vice Director-General of the Department of Public Prosecution shall be deemed that such provisions of law, regulation, rule, or order refers to the Office of the Attorney-General, the Prime Minister, the Attorney-General, and Vice Attorney-General.

²³The "Town Planning Bureau" has been changed to be the "Department of Town Planning" on 1st January B.E. 2538 (1995), and thereafter according to the civil service reform on 3rd October, B.E. 2545 (2002) the task of the Department of Public Works and the Department of Town Planning have been merged into the "Department of Public Works and Town & Country Planning", and by virtue of Section 47 of the Royal Decree Amending the Provisions in accordance with the Transfer of Power and Duties of Government Agency under the Act Improving Ministries, Sub-Ministry, and Departments, B.E. 2545, B.E. 2545 (2002), the term "Director of the Town Planning Bureau" in the Building Control Act, B.E. 2522 (1979) is repealed in accordance with the revocation of the Department of Town Planning, but there still exist the representative of the Town Planning Bureau in the Building Control Committee.

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of the Office of Natural Resources and Environmental Policy and Planning²⁴, a representative of the Bangkok Metropolitan Administration, a representative of the Board of Engineering Profession Supervising Council, and a representative of the Board of Architecture Profession Supervising Council²⁵, and not more than four qualified persons appointed by the Minister, as Committee members, and the Chief of the Office of Building Control Committee shall be Committee member and secretary.

Section 15. A Committee member appointed by the Minister holds office for a term of three years.

²⁴By virtue of Section 47 of the Royal Decree Amending the Provisions in accordance with the Transfer of Power and Duties of Government Agency under the Act Improving Ministries, Sub-Ministry, and Departments, B.E. 2545, B.E. 2545 (2002) the term “the representative of the Office of Environmental Policy and Planning” in the Building Control Act, B.E. 2522 (1979) is amended to be “the representative of the Office of Natural Resources and Environmental Policy and Planning”.

²⁵Referring to the Record of the Office of the Council of State, Re: Appointment of a representative of the Board of Engineering Profession Supervising Council and a representative of the Board of Architecture Profession Supervising Council in the Building Control Committee and the Appeal Committee under the Building Control Act, B.E. 2522 (1979) [Finished item No. 473/2544 (2001)], which may be summarized as follows: The Board of the Council of Engineers under the Engineering Act, B.E. 2542 (1999) and the Board of Architect Council under the Architecture Act, B.E. 2543 (2000) may designate their representatives to the Building Control Committee under section 14 of the Building Control Act, B.E. 2522 in place of the revoked Board of Engineering Profession Supervising Council under the Engineering Profession Act, B.E. 2505 (1959) and the Board of Architecture Profession Supervising Council under the Architecture Profession Act, B.E. 2508 (1965), since the new Engineering Act, B.E. 2542 (1999) and the Architecture Act, B.E. 2543 (2000) have prescribed more power and duties to the Board of the Council of Engineers and the Board of Architect Council than the former ones, i.e., prescribing the establishment of the Board of Council of Engineers and the Board of Architect Council, having the power and duties under section 33 of the Engineering Act, and section 33 of the Architecture Act in the operation in accordance with the objectives and regulation of the Council of Engineers and the Architect Council, as the case may be. Therefore the Board of the Council of Engineers and the Board of Architect Council are entitled to replace the roles, power and duties of the Board of Engineering Profession Supervising Council and the Board of Architecture Profession Supervising Council under the former laws, and are entitled to designate their representatives to the Building Control Committee and the Appeal Committee under the Building Control Act.

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In case there is an appointment of a Committee member during the term of office of the Committee members already appointed, either an additional appointment or replacing appointment, the appointee shall hold office for the remaining term of office of the Committee members already appointed.

The Committee member who vacates office may be reappointed but not for more than two consecutive terms.

Section 16. In addition to vacating office at the end of term, a Committee member appointed by the Minister vacates office upon:

- (1) death;
- (2) resignation;
- (3) being removed by the Minister;
- (4) being a bankrupt;
- (5) being an incompetent person or quasi-incompetent person;
- (6) being imprisoned by a final judgment or a lawful order, except for an offence committed through negligence or a petty offence.

Section 17. At a meeting of the Building Control Committee, the present of not less than one half of the total number of Committee members is required to constitute a quorum. If the Chairperson is absent or unable to perform the duty, the Committee members present shall elect one among themselves to preside over the meeting.

The decision of the meeting shall be by the majority of votes.

In casting votes, a Committee member shall have one vote. In case of equality of votes, the person presiding over the meeting shall have an additional vote as a casting vote.

Section 18.²⁶ The Building Control Committee shall have the power and duties as follows:

- (1) to give suggestion to the Minister in the performance under section 8 or section 10 *bis*;

²⁶Section 18 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

(2) to give approval to the issuance of local bylaw under section 10 (2);

(3)²⁷ to give advice to the local competent official or government agency in the implementation of this Act;

(4)²⁸ to supervise and examine the performance of the local competent official and the person having duty to carry out the performance under this Act;

(5)²⁹ to register and revoke the registration as an inspector;

(6)³⁰ to carry out other activities prescribed under this Act.

Section 19. The Building Control Committee may appoint a Sub-committee for consideration or carrying out any activity as entrusted by the Building Control Committee.

Section 17 shall apply to the meeting of the Sub-committee *mutatis mutandis*.

Section 20.³¹ There shall be established the Office of the Building Control Committee in the Public Works and Town & Country Planning Department³², having the duties as follows:

(1) to perform the administrative work and technical work for the Building Control Committee;

(2) to perform the administrative work, examine the facts and submit opinion for determination of appeal by the Building Control Committee;

(3) to coordinate and render assistance to the local administration, government agency, and State agency in the performance of duty under this Act, as well as to give advice to the private sector;

²⁷ Section 18 (3) is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

²⁸ Section 18 (4) is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

²⁹ Section 18 (5) is added by the Building Control Act (No. 3), B.E. 2543 (2000).

³⁰ Section 18 (6) is added by the Building Control Act (No. 3), B.E. 2543 (2000).

³¹ Section 20 is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

³² According to the civil service reform on 3rd October, B.E. 2545 (2002) the task of the Department of Public Works and the Department of Town Planning have been merged into the "Department of Public Works and Town & Country Planning".

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(4) to carry out the activities entrusted by the Building Control Committee.

CHAPTER III
CONSTRUCTION, MODIFICATION, DEMOLITION, MOVE,
USE, OR CHANGE THE USE OF BUILDING

Section 21.³³ Any person who wishes to construct, modify, or move a building must be licensed by the local competent official, or inform the local competent official and operate under section 39 *bis*.

Section 21 *bis*.³⁴ The construction, modification, or move of building of the kind or category which is required by the Ministerial Regulation to have the designed lay out plans and calculation sheets of the building structure be examined, the applicant for license or informer under section 39 *bis* must render the examination of such designed lay out plans and calculation sheets of the building structure in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

Section 22.³⁵ Any person who wishes to demolish the following buildings must be licensed by the local competent official, or inform the local competent official and operate under section 39 *bis*:

- (1) the building higher than 15 meters which is located far away from another building or public land less than the height of the building;
- (2) the building which is located far away from another building or public land less than two meters.

Section 23.³⁶ (Repealed)

³³Section 21 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

³⁴Section 21 *bis* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

³⁵Section 22 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

³⁶Section 23 is repealed by the Building Control Act (No. 2), B.E. 2535 (1992).

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Section 24.³⁷ (Repealed)

Section 25.³⁸ In case of an application for license, the local competent official shall examine and grant a license, or send a written order refusing to grant a license together with the reason thereof, to the applicant within forty-five days from the date of receipt of the application.

In case of necessity where the local competent official is unable to grant a license or issue an order refusing to grant a license within the period prescribed under paragraph one, the prescribed period shall be extended for not exceeding two more times, each time shall not be exceeding forty-five days; provided that there must be a written notice informing the extending time and cause of necessity each time to the applicant before the end of period under paragraph one, or the period extended thereof, as the case may be.

In the case where the local competent official grants a license or issues an order refusing to grant a license, he or she shall inform the applicant without delay.

Section 26.³⁹ In the case where the construction, modification, or move of building under application is of the kind or category which is subject to the engineering profession under the Engineering Profession Act, or the Architecture Profession under the Architecture Profession Act, if the engineer or architect who is responsible for such operation as mentioned in the application is not a licensee for professional engineer or professional architect under such laws, as the case may be, the local competent official shall refuse to consider such application.

Section 27.⁴⁰ In examining an application for license, the local competent official shall have power to order the applicant to rectify the layout plan, drawing plan, specification, or calculation sheet submitted so as to be in accordance with the Ministerial Regulation issued under section 8, or local bylaw issued under section 9 or section 10, and section 25 paragraph three shall apply *mutatis mutandis*.

³⁷Section 24 is repealed by the Building Control Act (No. 2), B.E. 2535 (1992).

³⁸Section 25 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

³⁹Section 26 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁴⁰Section 27 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

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After the applicant has rectified the layout plan, drawing plan, specification, or calculation sheet in accordance with the order of the local competent official, the local competent official shall examine and grant a license within thirty days, unless the applicant has significantly done different from the order of the local competent official. In such case it shall be deemed a new application which shall be further operated under section 25.

Section 28.⁴¹ In the case where the drawing plan, specification, and calculation sheet attached to an application for license are made by a licensee for profession engineer under the law on engineering, the local competent official shall examine only in the parts other than the calculation sheet.

Section 28 bis.⁴² In the case where the drawing plan, specification, and details in the architectural aspect of a building which is not of the category under usage control, which are attached to an application for license are made by a licensee for professional architect under the law on architecture, the local competent official shall examine only in the parts other than the details in the architectural aspect within the building, except the fire exit or fire escape.

Section 29.⁴³ Upon having been granted the license, the licensee shall send a written notice informing the name of superintendent and the period of commencing and finishing the operation licensed to the local competent official, and shall also attach the written notice of consent of the superintendent.

The superintendent may be any person or may be owner of the building, unless it is prohibited by the law on Engineering Profession or the law on Architecture Profession.

Section 30.⁴⁴ If the licensee wishes to remove the superintendent whose named has been informed, or the superintendent wishes to resign from being superintendent, he or she shall send a written notice informing the local competent

⁴¹Section 28 is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

⁴²Section 28 bis is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁴³Section 29 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁴⁴Section 30 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

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official; provided that it shall not prejudice the civil right and duty between such licensee and superintendent.

In case of removal under paragraph one, the licensee must stop the operation licensed until he or she has already sent a written notice informing the name and sent the written notice of consent of the new superintendent to the local competent official.

Section 31.⁴⁵ No person shall provide or operate the construction, modification, demolition, or move of building deviating from the layout plan, drawing plan, specification licensed as well as the procedure or condition specified by the local competent official in the license, or deviating from those informed under section 39 *bis* unless:

(1) the owner of building has file an application for modification and has been licensed by the local competent official;

(2) the owner of building has already informed on modification to the local competent official;

(3) such operation is not contrary to the Ministerial Regulation or local bylaw concerned, or it is the case determined in the Ministerial Regulation.

Section 25 or section 39 *bis* shall apply *mutatis mutandis* to the operation under (1) or (2) as the case may be.

In the case where the construction, modification, demolition, or move of building is contrary the provisions under paragraph one, it shall be deemed to be carried out by the superintendent, unless he or she proves that it has been done by other person in spite of his or her objection in writing to the owner or occupier and operator, but such person has failed to comply with it.

Section 32.⁴⁶ The category of buildings under usage control is as follows:

(1)⁴⁷ the building for use as warehouse, hotel, condominium, or health care establishment;

⁴⁵Section 31 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁴⁶Section 32 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁴⁷Section 32 (1) is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

(2) the building for use in commercial, industrial, educational, public health, or other activities as determined in the Ministerial Regulation.

After the licensee for construction, modification, or move of building under usage control, or the informer under section 39 *bis* has finished such operation, he or she shall send a written notice informing the local competent official in the form determined by the local competent official for examination of such construction, modification, or move of building to be finished within thirty days from the date of receipt of information.

No person shall use the building for the usage specified in the license or informed under section 39 *bis*.

After the local competent official has examined and found that the construction, modification, or move of building has been accurately done as licensed or informed under section 39 *bis* he or she shall issue a certificate to the licensee or informer under section 39 *bis* in order to authorize the use of such building; provided that has failed to examine within the period under paragraph two, the owner or occupier of such building shall continue to use or allow any person to use such building for the activity specified in the license or as informed under section 39 *bis*.

No owner or occupier of building under usage control shall use or allow any person to use such building for the activity other than that specified in the license or as informed under section 39 *bis*.

Section 32 *bis*.⁴⁸ The owner of the following buildings:

- (1) a high building, an edifice;
- (2) a public assembly building;
- (3) the building prescribed in the Ministerial Regulation;

must provide an engineering inspector or architect inspector, as the case may be, for rendering inspection on the condition of building, structure of the building, various accessories concerning electric system and illumination, warning system, prevention and extinction of fire, prevention of danger from chaotic situation, air ventilation system, drainage system, wastewater treatment system, mechanical system or other system of building necessary for prevention of various danger affecting health, life, body, or property, and then report the result of inspection to the local competent

⁴⁸Section 32 *bis* is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

official in accordance with the rule, procedure, and condition prescribed in the Ministerial Regulation.

The local competent official shall examine the result of inspection of building condition under paragraph one for considering issuance of certificate of examination of building condition, or continue to carry out an operation under section 46 or section 46 *bis*, as the case may be.

Section 32 *ter*.⁴⁹ The owner, occupier, or operator of the kind or category of building prescribed in the Ministerial Regulation issued under section 8 (16) must provide insurance for liability against life, body, and property of outsiders under the rule, procedure, condition, and amount of insured sum as prescribed by the Minister with the advice of the Building Control Committee.

Section 33.⁵⁰ No owner or occupier of the building other than the category of usage control building shall use or allow any person to use such building for the activity under section 32, unless having a license granted by the local competent official or has already informed the local competent official; and section 25 and section 27 or section 39 *bis*, as the case may be, shall apply *mutatis mutandis*.

The provisions of paragraph one shall apply *mutatis mutandis* to the change of use of one category of usage control building for a certain activity to another category of usage control building for another activity.

Section 34.⁵¹ No owner or occupier of the building required to have space area or construction for use as car parking or reversal, and car entrance and exit specified in section 8 (9) shall modify or use, or allow other person to modify or use such car parking or reversal and car entrance and exit for other purpose, either all or some part, unless having been licensed by the local competent official.

The prohibition under paragraph one shall be deemed a direct charge on immovable property in so far as such building still exists, even though such car parking or reversal and car entrance and exit is transferred to other person or not.

⁴⁹Section 32 *ter* is amended by the Building Control Act (No. 5), B.E. 2558 (2015).

⁵⁰Section 33 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁵¹Section 34 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

Section 35.⁵² The license granted under section 21 or section 22 shall be valid for the period specified in the license. If the licensee wishes to renew the license, he or she must file an application for renewal before the license expires. And upon filing such application, he or she may continue the operation until the local competent official refuses to renew the license.

Section 36.⁵³ The license granted under section 21, section 22 or section 33 is not transferable, unless having been permitted in writing by the local competent official.

Section 37.⁵⁴ In case of decease of the licensee under section 21, section 22 or section 33, the heir or administrator of such person who wishes to continue the construction, modification, demolition, move, use, or change the use of building must inform in writing to the local competent official within ninety days from the date of decease of the licensee. In such case such heir or administrator shall be the replacing licensee.

Section 38. During the construction, modification, demolition, or move of building, as the case may be, the licensee must keep one copy of the license, layout plan, drawing plan, specification of building at the site of such operation and must always be ready for inspection by the technician or inspector.

The occupier of the building under usage control shall display the certificate under section 32 or the license under section 33 at a conspicuous place of such building.

Section 39. In the case where the license or certificate is lost, essentially destroyed or damaged, the licensee or certificate receiver shall file an application for substitute of license or certificate within fifteen days from the date of knowledge of loss, destruction or damage.

⁵²Section 35 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁵³Section 36 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁵⁴Section 37 is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

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The application for and grant of substitute of license or certificate shall be in accordance with the rule, procedure, and condition prescribed in the Ministerial Regulation.

The substitute of license or certificate shall be legally effective as of the license or certificate, as the case may be.

Section 39 bis.⁵⁵ Any person may construct, modify, or move a building without applying for a license to the local competent official, but informs the local competent official in the form prescribed by the Building Control Committee and attaches the document and evidence as specified in such form, i.e., at least informs the data, and submits the document and evidence as follows:

(1) the name of the person responsible for designing the building, who is a licensee to perform architecture profession under the Architecture Act, and must not be the person whose name has been informed under section 49 *bis*;

(2) the name of the person responsible for designing and calculating the building, who is a licensee for professional engineer under the Engineering Act, and must not be the person whose name has been informed under section 49 *bis*;

(3) the names of the superintendents, consisting of a licensee for professional architect under the Architecture Act, and a licensee for professional engineer under the Engineering Act, and must not be the person whose name has been informed under section 49 *bis*;

(4) certified genuine photocopies of licenses of the persons under (1), (2) and (3), and certificates of license for professional architect or license for professional engineer issued by the Architect Council or Engineering Council, as the case may be;

(5) layout plan, drawing plan, specification and calculation sheet of building to be constructed, modified, or demolished signed by, and specified the names of the persons under (1) and (2), identifying the person responsible for designing the building and the person responsible for designing and calculating such building;

(6) written notices of the persons under (1) and (2) certifying that he or she is the person responsible for designing the building, or the person responsible for

⁵⁵ Section 39 *bis* is amended by the Building Control Act (No. 5), B.E. 2558 (2015).

designing and calculating the building, as the case may be, as well as certifying that the building is designed, and designed and calculated accurately in accordance with the provisions of this Act, the Ministerial Regulation and local bylaw issued under this Act and other concerned law; however, in respect of the building required by law to provide facilities for the disabled, handicapped, old people or older persons, the access and utilization to the building and such facilities shall also be certified;

(7) the written notices of the superintendents under (3), certifying that he or she shall control the construction, modification, demolition of such building accurately in accordance with the drawing plan, specification and calculation sheet as informed and rectified as opposed, or operate in accordance with the provisions of this Act, the Ministerial Regulation and local bylaw issued under this Act and other concerned law;

(8) written notice certifying examination of design and calculation of various parts of structure of building in case the building to be constructed or modified is the kind or category required to provide examination of design and calculation of various parts of structure of building under section 21 *bis*;

(9) written notice approving the report on analysis of environment impact or report on analysis of fundamental environment impact in case of building under program or activity required to prepare a report on analysis of environment impact or report on analysis of fundamental environment impact under the law on national promotion and conservation of environmental quality, as the case may be;

(10) subject to the rule, procedure and condition prescribed by the Building Control Committee, written notice of certification of the informer, together with documents and evidences showing the provision of data and informing the people living nearby on the right to give opinion to the local competent official concerning construction, modification, or operation of program or activity in case the building to be constructed, modified or operated under program or activity is not required to prepare a report on analysis of environment impact or report on analysis of fundamental environment impact under the law on national promotion and conservation of environmental quality under (9), but such building is the building under usage control under section 32.

In case the building to be constructed, modified or demolished under paragraph one is a high building, edifice or building prescribed in the Ministerial Regulation, the person responsible for designing the building under (1) must be a licensee for professional architect at the level of chartered architect under the law

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on architecture; and the person responsible for designing and calculating the building under (2) must be a licensee for professional engineer at the level of senior professional engineer under the law on engineering.

In case the building to be constructed, modified or demolished under paragraph one, which is not a high building, edifice or building prescribed in the Ministerial Regulation, but a building of the nature, kind or category determined to be operated by professional architect under the law on architecture, or professional engineer, in the field of civil engineering, under the law on engineering, the person responsible for designing the building under (1) must be a licensee for professional architect, at the level not lower than professional architect, under the law on architecture; and the person responsible for designing and calculating the building under (2) must be a licensee for professional engineer, at the level not lower than professional engineer under the law on engineering.

In case the building to be constructed, modified or demolished under paragraph one is not a building under paragraph two or paragraph three, the person responsible for designing the building under (1) must be a licensee for professional architect, in the field of general architecture, under the law on architecture; and the person responsible for designing and calculating the building under (2) must be a licensee for professional engineer, in the field of civil engineering, under the law on engineering.

Section 39 *ter.*⁵⁶ Upon receiving the data, and document and evidence from an informer under section 39 *bis*, and the informer has already paid the full amount of fee for examining the drawing plan of the building to be constructed, modified, or demolished, the local competent official shall issue an informing receipt within three working days from the date of payment of fee. And the informer may begin the construction, modification, demolition as informed as from the date of receiving the informing receipt.

In the case where the informer fails to construct, modify, or demolish the building as informed within one hundred and twenty days from the date of receiving the informing receipt, it shall be deemed that the informer no longer

⁵⁶ Section 39 *ter* is amended by the Building Control Act (No. 5), B.E. 2558 (2015).

wishes to construct, modify, or demolish the building as having informed, and the informing receipt shall be deemed revoked.

Within one hundred and twenty days from the date of issuance of the informing receipt under paragraph two, or from the date of beginning the construction, modification, demolition of building, as the case may be, if local competent official has found any mistake, he or she shall take action, as follows:

(1) where the informer has incorrectly informed data or submitted document and evidence under section 39 *bis*, the local competent official shall issue a written notice of objection requiring the informer to rectify within fifteen days from the date of receiving the written notice; in the case where the informer fails to rectify within the determined period and has already finished the construction, modification, or demolition of building as informed, the local competent official shall take action under section 40 (1), and if the construction, modification, or demolition of building has already been finished, the local competent official may also take action under section 40 (2) until the rectification finishes;

(2) where the layout plan, drawing plan, specification and calculation sheet of building submitted by the informer under section 39 *bis* does not comply with the provisions of this Act, or the Ministerial Regulation or local bylaw issued under this Act or other relevant law, the local competent official shall issue a written notice of objection requiring the informer to rectify such layout plan, drawing plan, specification and calculation sheet so as to comply with the provisions of this Act, or the Ministerial Regulation or local bylaw issued under this Act or other relevant law within the period determined by the local competent official but not less than thirty days;

(3) where the construction, modification, or demolition of building as informed does not comply with the provisions of this Act, or the Ministerial Regulation or local bylaw issued under this Act or other relevant law, the local competent official shall issue a written notice of objection requiring the informer to rectify such construction, modification, or demolition of building so as to comply with the provisions of this Act, or the Ministerial Regulation or local bylaw issued under this Act or other relevant law within the period determined by the local competent official but not less than thirty days; And pending the period when the informer is rectifying the objected matter, he or she shall cease the construction, modification, or demolition of building in the incorrect part thereof until it is rectified, unless it is the rectification of the objected point of local competent official.

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In the case where the informer fails to finish the rectification within the period specified by the local competent official in the notice of objection under paragraph three (2) or (3), the informer shall be deemed no longer wishes to construct, modify, or demolish the building as informed. Then the local competent official shall revoke the informing receipt issued by him or her, and shall have power to take action under section 40 (1) and (2), and section 42, as the case may be.

If the local competent official does not send a written notice of objection to the informer under section 39 *bis* within the period under paragraph three, it shall be deemed that the construction, modification, or demolition of building has already been permitted by the local competent official, except in the following cases the local competent official has the power to raise an objection at any time:

(1) in case of intrusion of public land;

(2) in case the distance or level between the building and the road, lane, alley, pedestrian, or public land is contrary to the Ministerial Regulation, announcement or local bylaw issued under this Act, or other relevant law, which is in force on the date of information by the informer;

(3) in the case concerning the regulation on prohibition of construction, modification, demolition, use, or change the use of any kind or category of building which is contrary to the Ministerial Regulation, announcement or local bylaw issued under this Act, or other relevant law, which is in force on the date of information by the informer;

The informing receipt and the written notice of objection shall be in the form prescribed by the Building Control Committee.

The provisions concerning the rule, procedure, and condition prescribed in the Ministerial Regulation issued under section 8 (12); and section 35, section 36, section 37, section 38 and section 39 shall apply to the informing receipt *mutatis mutandis*.

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CHAPTER III *BIS*
 PERMISSION TO USE BUILDING FOR OPERATION OF
 BUSINESS CONCERNING ENTERTAINMENT⁵⁷

Section 39 *quarter*.⁵⁸ The construction, modification, move, demolition, or examination of building used for operation of entertainment business shall also comply with the provisions of this Act.

Section 39 *quinque*.⁵⁹ No owner or occupier of building shall use or allow any person to use the building or any part thereof as entertainment hall, unless having a license to use building for operation of entertainment business granted by the committee having power to consider the case under paragraph two, as the case may be.

There shall be the committee for considering the operation of entertainment business, having power to consider granting, revoking, renewing, transferring, and issuing substitute of, license for operating entertainment business as follows:

(1) for the area within Bangkok Metropolitan Administration, consisting of the Director-General of the Public Works and Town & Country Planning Department⁶⁰ as chairperson, the representative of the Bangkok Metropolitan Administration, the representative of the Department of Health, Ministry of Public

⁵⁷ Chapter III *Bis* Permission to Use Building for Operation of Business concerning Entertainment, section 39 *quarter* to section 39 *sex* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁵⁸ Section 39 *quarter* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁵⁹ Section 39 *quinque* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁶⁰ By virtue of Section 47 of the Royal Decree Amending the Provisions in accordance with the Transfer of Power and Duties of Government Agency under the Act Improving Ministries, Sub-Ministry, and Departments, B.E. 2545, B.E. 2545 (2002) the term "Director-General of the Public Works Department" in the Building Control Act, B.E. 2522 (1979) is amended to be the "Director-General of the Public Works and Town & Country Planning Department".

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Health, the representative of the Royal Thai Police Headquarters as members, and the Chief of Construction Control Division, Public Works and Town & Country Planning Department⁶¹, as member and secretary;

(2) for the area in other *Changwats*, consisting of *Changwat* Governor as chairperson, the local competent official of concerning locality, the Chief of Provincial Public Health Office, the Chief of Provincial Police, as members and the Chief of Provincial Public Works and Town & Country Planning Office as member and secretary.

The decision of the meeting shall be by majority of votes, and the Chairperson of the committee for considering the operation of entertainment business under paragraph two, as the case may be, shall be the person having power to sign in granting, revoking, renewing, transferring, and issuing substitute of, license under paragraph two.

The category of entertainment hall, system of safety and prevention of danger potentially happens to the audience, and number and distance between objects or various parts within and outside the building used as entertainment hall, i.e., movie projecting room, entrance and exit, doors, audience seats, and passage etc., shall be prescribed in the Ministerial Regulation.

Section 39 sex⁶² A license to use building for operation of entertainment business shall be valid for two years, and shall be valid until 31st December of the second year from the date of issuance of license.

The rule, procedure, and condition for applying, grant, renewal, and transfer of license, and issuance of substitute of license for entertainment hall shall be prescribed in the Ministerial Regulation.

Any owner or occupier of building who wishes to renew the license to use building for operation of entertainment business shall file an application for renewal of license before the former license expires. And after having filed such application, he or she may continue to operate such business until the person having

⁶¹according to the civil service reform on 3rd October, B.E. 2545 (2002) the task of the Department of Public Works and the Department of Town Planning have been merged into the "Department of Public Works and Town & Country Planning"

⁶²Section 39 sex is added by the Building Control Act (No. 3), B.E. 2543 (2000).

power to grant a license under section 39 *quinque* refuses to grant renewal of license.

CHAPTER IV
POWER AND DUTIES OF LOCAL COMPETENT OFFICIAL

Section 40.⁶³ In the case where there is a construction, modification, demolition, move of building in violation of the provisions of this Act, or the Ministerial Regulation or local bylaw issued under this Act, or other relevant law, the local competent official has the power to take action as follows:

- (1) to order the owner or occupier of building, superintendent, operator, employee or servant of such person to stop such action;
- (2) to prohibit any person from using or entering into any part of the building or the site of such action, and to order provision of the sign showing such prohibition in a conspicuous place at such building or site, and
- (3) to consider issuing an order under section 41 or section 42, as the case may be, within thirty days from the date of the order under (1).

Section 41.⁶⁴ If the action under section 40 is the case rectifiable, the local competent official has the power to order the owner of the building to file an application for license or to render information under section 39 *bis*, or to rectify the action within the period determined but not less than thirty days. In case it is appropriate, the local competent official may extend such period, and section 27 shall apply *mutatis mutandis*.

Section 42.⁶⁵ If the action under section 40 is not the case rectifiable, or the owner of building fails to comply with the order of the local competent official under section 41, the local competent official shall have power to order the owner or occupier of building, superintendent, or operator to demolish the whole or some part of the building within the period determined but not less than thirty days

⁶³Section 40 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁶⁴Section 41 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁶⁵Section 42 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

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in accordance with the rule, procedure, and condition prescribed in the Ministerial Regulation issued under section 8 (11), or local bylaw issued under section 9 or section 10.

Section 43.⁶⁶ If the building is not demolished in accordance with the order of the local competent official under section 42, the local competent official shall have power as follows:

(1) to file a unilateral request with the Court after the period prescribed under section 42 has elapsed, requesting the Court to issue an order of arrest and detention to the person who fails to comply with the order of the local competent official under section 42, by applying the Civil Procedure Code *mutatis mutandis* thereto;

(2) to demolish or render demolition of such building on his or her own, which there must be an announcement fixing the time of demolition to be posted in such site for not less than seven days, and the owner or occupier of building, the person responsible for designing the building, the person responsible for designing and calculating the building, superintendent, operator must jointly pay for the expense of such operation, unless such person proves that he or she does not act or engage in such act of violation of law.

In the demolition of building under paragraph one, if the local competent official or person acting in place of the local competent official has taken reasonable care in the operation, the person under paragraph one is not eligible for claiming compensation for damage from the local competent official or person acting in place of the local competent official.

In respect of the construction material being demolished and the object removed from the demolished part of building, the local competent official has the power to seize and retain such thing, or sell and keep the money instead, in accordance with the rule, procedure, and condition prescribed in the Ministerial Regulation. And if the owner does not claim for the property or money to be returned within thirty days from the date of demolition, such property or money shall be vested in the local administration for disbursement of the expense on demolition of building under this Act.

⁶⁶ Section 43 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

Section 44.⁶⁷ In case of violation of section 32 paragraph three or section 33, the local competent official has the power to order the owner or occupier of building to cease the use of the part of building which has no written notice of certification, license, or has not been informed under section 39 *bis*, until having notice of certification, license, or having been informed under section 39 *bis*.

Section 45.⁶⁸ In case of violation of section 34 the local competent official has the power to order the owner or occupier of building, occupier of the site or such construction, or violator of section 34 to cease the operation and order such person to rectify the site or such construction to be recovered within the specified period, and section 43 shall apply *mutatis mutandis*.

Section 46. In case the building constructed, modified, or moved under license under this Act, or has been constructed, modified, or moved before the date this Act comes into force, is in the nature or having the use which may be detrimental to health, life, body, or property or may not be safe from fire or cause trouble, or affect the conservation of environmental quality, the local competent official shall have power to order the rectification in accordance with the rule, procedure, and condition prescribed in the Ministerial Regulation.

In the case where there is no compliance with the order of the local competent official under paragraph one, and such building may be seriously detrimental to health, life, body, or property, the local competent official shall have power to order the demolition of such building and section 42 shall apply *mutatis mutandis* thereto.

Section 46 *bis*.⁶⁹ In the case where various accessories concerning electric system and illumination, warning system, prevention and extinction of fire, prevention of danger from chaotic situation, air ventilation system, drainage system, wastewater treatment system, mechanical system or other system of building under section 32 *bis* is in the nature or having the use which may be detrimental to health, life, body, or property or may not be safe from fire or cause trouble, or affect the

⁶⁷ Section 44 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁶⁸ Section 45 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁶⁹ Section 46 *bis* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

conservation of environmental quality, the local competent official shall have power as follows:

(1) to prohibit the owner or occupier of building from using or allowing any person to use various accessories and to order provision of the sign showing such prohibition at the accessories or in a conspicuous place near such accessories;

(2) to order the owner of building to rectify such accessories so as to be in a safe and usable condition within the specified period but not less than thirty days; in case of reasonable necessity the local competent official may extend such period thereof;

In the case where there is no compliance with the order of the local competent official under paragraph one, and if such accessories may render the building to be seriously detrimental to the health, life, body, or property, the local competent official shall prohibit the use of all or some part of the building and there must be provided the sign showing such prohibition at a conspicuous place of such building or site.

Section 47.⁷⁰ The order or information of the local competent official under this Act, other than the case under section 40 (2) and section 47 *bis*, shall be made in writing and sent by recorded delivery registered mail to the applicant, licensee, or informer under section 39 *bis*, owner or occupier of building, operator, or superintendent, as the case may be, addressing the domicile of such person, or may be made in a record to be informed and signed by such person.

In the case where the local competent official is unable to proceed with paragraph one, the copy of order or information, as the case may be, shall be posted at a conspicuous place of such building or site of construction, modification, demolition, move, use, or change the use of building. And the applicant, licensee, or informer under section 39 *bis*, owner or occupier of building, operator, or superintendent shall be deemed having been informed of such order or information after the lapse of seven days from the date of posting such order or information.

⁷⁰Section 47 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

Section 47 bis.⁷¹ The order of the local competent official ordering cessation of operation in contravention of the provisions of this Act or demolition of building shall be made in writing and sent by recorded delivery registered mail to the person who is obliged to receive such order, and addressed to the domicile of such person. And such order shall be post at a conspicuous place of the building or site of such operation. And the person who is obliged to receive such order shall be deemed to have received such order after the lapse of three days from the date of posting such order.

Section 48. In the performance of duties under this Act, the local competent official has the power to enter the building or site of building which there is a reasonable ground to suspect of violation or non-compliance with this Act, during sunrise and sunset or working hours of such place. And for this purpose the local competent official shall have power to inquire into the facts or demand for submission of relevant document or other evidence from the person present or working in such place.

Section 49.⁷² The local competent official shall have power to appoint a government official or local government employee having knowledge or qualification prescribed in the Ministerial Regulation to be an inspector or technician.

In case of necessity or upon request of the local competent official, the Director-General of the Public Works and Town Planning Department⁷³ has the power to appoint an engineer or architect to be a technician in accordance with the rule prescribed in the Ministerial Regulation.

⁷¹Section 47 bis is added by the Building Control Act (No. 2), B.E. 2535 (1992).

⁷²Section 49 is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

⁷³By virtue of Section 47 of the Royal Decree Amending the Provisions in accordance with the Transfer of Power and Duties of Government Agency under the Act Improving Ministries, Sub-Ministry, and Departments, B.E. 2545, B.E. 2545 (2002) the term "Director-General of the Public Works Department" in the Building Control Act, B.E. 2522 (1979) is amended to be the "Director-General of the Public Works and Town & Country Planning Department".

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Section 49 bis.⁷⁴ In the case where there is a construction, modification, demolition, move of building in violation of the provisions of this Act, or the Ministerial Regulation or local bylaw issued under this Act, and the local competent official has taken action under section 40, section 41 or section 42, as the case may be, but there is no compliance with the order of the local competent official, and there is a reasonable ground to suspect that the person responsible for designing and calculating the building, or person responsible for designing the building, or superintendent may be the offender or take part in such offense, the local competent official shall inform such person and demand for submission of evidence within thirty days from the date of receipt of information in order to prove that it is committed by other person, otherwise the local competent official shall proceed to report the name and commission of offense of such person to the Building Control Committee for information, and shall inform the Council of Engineers and the Architect Council for further proceeding under the law on engineering and the law on architecture.

CHAPTER V APPEAL

Section 50.⁷⁵ There shall be an Appeal Committee:

(1) in the area of the Bangkok Metropolitan Administration or the Provincial Administrative Organization consisting of the Permanent Secretary for Interior as Chairperson, the Director-General of the Public Works and Town Planning Department, a representative of the Office of Attorney-General, a representative of the Office of the Council of State, a representative of the Board of Engineering Profession Supervising Council, and a representative of the Board of Architecture Profession Supervising Council as members, and not exceeding six other members appointed by the Minister from qualified persons who shall be not less than two qualified persons from private sector, and the Chief of the Office of Building Control Committee shall be member and secretary.

⁷⁴ Section 49 *bis* is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

⁷⁵ Section 50 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

The member appointed by the Minister under paragraph one must not be the person performing official duty in the Bangkok Metropolitan Administration or the Provincial Administrative Organization, or member of the Bangkok Metropolitan Council or Provincial Council;

(2)⁷⁶ in the area of municipality, Pattaya City, or other local administration consisting of *Changwat* Governor as Chairperson, the Provincial Chief Public Prosecutor who is the Chief of the Office of Provincial Public Prosecutor, and not exceeding six other persons appointed by the Permanent Secretary for Interior who shall be not less than two persons from private sector as members, and the Chief of Provincial Public Works and Town & Country Planning Office shall be member and secretary.

Section 15, section 16 and section 17 shall apply to the Appeal Committee *mutatis mutandis*.

Section 51. The Appeal Committee shall have power and duties as follows:

(1) to decide appeal against the order of the local competent official under this Act;

(2) to summon any relevant person to give statement, or order such person to submit relevant document or other evidence for supplementing the decision of appeal;

(3) to inquire into facts or to take any action as necessary for supplementing the decision of appeal.

In the performance of duties under (3) the member of Appeal Committee or person entrusted by the Appeal Committee may enter the building or site of building which is the ground of appeal during sunrise and sunset.

Section 51 bis.⁷⁷ The Appeal Committee may appoint one or more Sub-Committees for consideration or carrying out any activity as entrusted.

Section 15, section 16, section 17 and section 51 shall apply to the Sub-Committee *mutatis mutandis*.

⁷⁶Section 50 paragraph one (2) is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

⁷⁷Section 51 bis is added by the Building Control Act (No. 2), B.E. 2535 (1992).

Section 52.⁷⁸ The applicant, licensee, informer under section 39 *bis*, and the person receiving the order of the local competent official under this Act, has the right to file an appeal against such order with the Appeal Committee within thirty days from the date of knowledge of such order.

The appeal under paragraph one shall be made in writing and submitted to the local competent official issuing such order, and the local competent official shall deliver and all the relevant documents and evidences to the Appeal Committee within ten days from the date of receiving the appeal.

The Appeal Committee shall decide the appeal under paragraph one within sixty days from the date of receiving the appeal, and then give the decision together with the reason thereof in writing to the appellant and the local competent official.

If the appellant does not agree with the decision of appeal, he or she shall file an action to the Court within thirty days from the date of receiving the decision of appeal.

In the case where the Appeal Committee or the Court has given a decision or judgment whatsoever, the local competent official shall comply therewith.

Pending the appeal, no appellant or local competent official shall carry out any act on the building which is the ground of appeal, unless the building is potentially dangerous to people or property, or it is imminent.

Section 47 shall apply to the delivery of the decision of appeal *mutatis mutandis*.

CHAPTER VI TECHNICIAN, INSPECTOR AND EXAMINER⁷⁹

Section 53. The technician or inspector shall have power to enter the site of construction, modification, demolition or move of building for examination whether there is a violation or non-compliance with this Act or not. And for this

⁷⁸Section 52 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁷⁹The title of "Chapter VI, Technician, Inspector and examiner" is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

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purpose, he or she shall have power to inquire into the facts or demand for submission of relevant document or other evidence from the person present or working in such place.

Section 54. Upon having a reasonable ground to suspect that any building that has already been constructed, modified, demolished or moved has been done in violation or non-compliance with this Act, or having a reasonable ground to suspect that any building is used or changed the use in violation or non-compliance with section 32, section 33 or section 34, or any building is in the nature under section 46, the technician shall have power to enter for inspection of the building and the site of such building. And for this purpose, he or she shall have power to inquire into the facts or demand for submission of relevant document or other evidence from the person present or working in such place.

Section 55. In the operation under section 53 or section 54, the technician or inspector must take action during sunrise and sunset, or during working hours of such place. And in this case, the technician or inspector shall produce his or her identity card upon request of the person concerned.

The identity card shall be in the form prescribed in the Ministerial Regulation.

Section 55 bis.⁸⁰ No person shall carry out the examination under section 32 *bis* unless he or she is an examiner under this Act.

Section 55 ter.⁸¹ In the case where an examiner examines a building in violation of the provisions of this Act, or the Ministerial Regulation or local bylaw issued under this Act, section 49 *bis* shall apply *mutatis mutandis*.

⁸⁰ Section 55 *bis* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁸¹ Section 55 *ter* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

CHAPTER VII
CONFLAGRATION AREA

Section 56. When fire breaks out in any area in the nature of a conflagration area, the local competent official shall post an announcement showing conflagration area at the office of such local administration, and the conflagration area, having a sketch map showing conflagration area as well as specifying the actions prohibited under this Act.

Section 57.⁸² Within forty-five days from the date the fire breaks out, no person shall construct, modify, demolish or move a building in the conflagration area, and the licensee for construction, modification, demolition or move of building, or informer under section 39 *bis*, in such area before the date the fire breaks out shall also cease the operation licensed or informed within such period.

Section 40, section 42 and section 43 shall apply to the violation of the provisions of paragraph one *mutatis mutandis*.

The provisions of paragraph one shall not apply to:

- (1) the construction of provisional building for the purpose of grievance relief provided or controlled by the government agency;
- (2) the modification or repair of building as necessary for provisional living or utilizing.

Section 58. The local competent official shall consider whether there should be a restoration in the conflagration area or not, taking into account the purposes of fire prevention, public health, conservation of environmental quality, town planning, architecture, and rendering traffic convenience, and then the local competent official shall submit an opinion together with the sketch map showing conflagration area to the Building Control Committee. In case the conflagration area is under the jurisdiction of more than one locality. The local competent officials of concerned localities shall jointly consider and submit opinion within fifteen days from the date the fire breaks out.

⁸²Section 57 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

Upon considering the opinion of the local competent official, the Building Control Committee shall submit the opinion together with a remark thereon to the Minister for ordering the local competent official to announce to the public in the conflagration area whether there would be a restoration therein or not. The announcement shall be posted at the office of such local administration and the conflagration area within forty-five days from the date the fire breaks out.

Section 59. In the case where there is an announcement that there will be no restoration of conflagration area, the prohibition under section 57 paragraph one shall be deemed revoked.

In the case where there is an announcement that there will be a restoration of conflagration area, the prohibition under section 57 paragraph one shall continue to be in force for six more years from the date of such announcement. And the Office of the Building Control Committee shall render the drawing of restoration map of conflagration area for submission to the Minister for publication in the Government Gazette, in order to render the restoration map of conflagration area to come into force, within such period of time.

Section 60.⁸³ Upon having published the restoration map of conflagration area no person shall construct, modify, demolish or move a building within the boundary under the restoration map of conflagration area to be different from those prescribed in such restoration map, and all the licenses for construction, modification, demolition, move of building or informing receipts under section 39 *bis* issued before the date of publication of restoration map of conflagration area which are contrary to such map shall be revoked.

Section 40, section 42 and section 43 shall apply to the violation of the provisions of paragraph one *mutatis mutandis*.

Section 60 bis.⁸⁴ The local competent official shall commence the operation of restoration of conflagration area under the restoration map published under section 60 within two years from the date of its publication.

⁸³ Section 60 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁸⁴ Section 60 *bis* is added by the Building Control Act (No. 2), B.E. 2535 (1992).

In case it is necessary to carry out the expropriation of any land or immovable property for the utilization prescribed in the restoration map of conflagration area, the compensation shall be paid to the person entitled before commencing the restoration of conflagration area at the cost assessment price under the Land Code which is in force on the date of announcement of restoration of conflagration area. Provided that if it is unable to pay compensation within two years from the date of enforcement of such announcement, the cost assessment price shall be based on the price which is in force on January the 1st of the year of payment of compensation.

If the local competent official fails to commence the operation of restoration of conflagration area within the period under paragraph one, such announcement shall be revoked.

Section 61. In case it is necessary to acquire any land or immovable property for the utilization prescribed in the restoration map of conflagration area, the law on expropriation of immovable property shall apply to the expropriation of such land or immovable property *mutatis mutandis*.

Section 62. When fire breaks out in any area in the nature of a conflagration area, if there is no Royal Decree enforcing this Act in such locality, it shall be deemed that there is a Royal Decree enforcing this Act in such locality as from the date the fire breaks out; provided that if subsequently there is an announcement that there will be no restoration of conflagration area under section 58, such Royal Decree shall be deemed to be revoked as from the date of such announcement of the local competent official.

CHAPTER VIII MISCELLANIOUS PROVISIONS

Section 63. In the performance of duty of the Appeal Committee member, person entrusted by the Appeal Committee, member of committee for settlement of the case, local competent official, technician, inspector under this Act, the applicant for license, licensee, owner or occupier of building, operator,

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superintendent, or concerned person present at such place must render appropriate facility and assistance.

Section 64. In the performance of duty under this Act, the Appeal Committee member, person entrusted by the Appeal Committee, member of committee for settlement of the case, local competent official, technician and inspector shall be competent official under the Criminal Code.

Section 64 bis.⁸⁵ The local administration has the power to deduct the fee for examining drawing plan of construction or modification of building received from an applicant for license or informer under section 39 *bis* for not exceeding ten percent of such fee, in order to be allocated as reward for officer examining the drawing plan of construction or modification of building, technician and inspector in accordance with the rule and rate prescribed in the local bylaw.

CHARTER IX PENALTY PROVISIONS

Section 65.⁸⁶ Any person who violates or fails to comply with section 21, section 22, section 31, section 32, section 33, section 34, section 52 paragraph six, section 57 or section 60 shall be liable to an imprisonment for a term not exceeding three months, or to a fine not exceeding sixty thousand Baht, or to both.

In addition to be liable to the penalty under paragraph one, the person who violates or fails to comply with section 21, section 31, section 32, section 34, or section 57 shall also be liable to a daily fine of not exceeding ten thousand Baht at all time of violation or until such provisions are accurately complied with.

Section 65 bis.⁸⁷ Any person who fails to comply with section 32 *bis*, or section 32 *ter* shall be liable to an imprisonment for a term not exceeding three months, or to a fine not exceeding sixty thousand Baht, or to both.

⁸⁵ Section 64 *bis* is added by the Building Control Act (No. 2), B.E. 2535 (1992).

⁸⁶ Section 65 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁸⁷ Section 65 *bis* is amended by the Building Control Act (No. 5), B.E. 2558 (2015).

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In addition to be liable to the penalty under paragraph one, the person who fails to comply with section 32 *bis*, or section 32 *ter* shall also be liable to a daily fine of not exceeding ten thousand Baht until such provisions are accurately complied with.

Section 65 *ter*.⁸⁸ Any person who violates section 39 *quinque* paragraph one shall be liable to an imprisonment for a term not exceeding three months, or to a fine not exceeding sixty thousand Baht, or to both.

In addition to be liable to the penalty under paragraph one, the person who violates with section 39 *quinque* paragraph one shall also be liable to a daily fine of not exceeding ten thousand Baht until such provisions are accurately complied with.

Section 65 *quarter*.⁸⁹ Any person who violates or fails to comply with the order of the local competent official under section 46 *bis* shall be liable to a fine not exceeding thirty thousand Baht.

In addition to be liable to the penalty under paragraph one, the person who violates or fails to comply with section 46 *bis* shall also be liable to a daily fine of not exceeding five thousand Baht until such provisions are accurately complied with.

Section 66.⁹⁰ Any person who fails to comply with section 30 paragraph one, section 38, section 39, or section 39 *ter* paragraph three (3) shall be liable to a fine not exceeding ten thousand Baht.

Section 66 *bis*.⁹¹ Any person who fails to demolish the building in accordance with the order of the local competent official under section 42, without being under appeal, shall be liable to an imprisonment for a term not exceeding six months, or a fine not exceeding one hundred thousand Baht, or to both.

⁸⁸Section 65 *ter* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁸⁹Section 65 *quarter* is added by the Building Control Act (No. 3), B.E. 2543 (2000).

⁹⁰Section 66 is amended by the Building Control Act (No. 5), B.E. 2558 (2015).

⁹¹Section 66 *bis* is added by the Building Control Act (No. 2), B.E. 2535 (1992).

In addition to be liable to the penalty under paragraph one, the violator shall also be liable to a daily fine of not exceeding thirty thousand Baht until the order of the local competent official is accurately complied with.

Section 67.⁹² Any person who violates section 30 paragraph two, or fails to comply with the order of the local competent official under section 40, section 44, or section 45 shall be liable to an imprisonment for a term not exceeding six months, or a fine not exceeding one hundred thousand Baht, or to both.

In addition to be liable to the penalty under paragraph one, the violator shall also be liable to a daily fine of not exceeding thirty thousand Baht until the order of the local competent official is accurately complied with.

Section 68. Any person who:

(1) fails to be present for giving statement or submit document under the summons of the Appeal Committee under section 51 (2) without reasonable excuse; or

(2) obstructs the performance of duty of the Appeal Committee member, person entrusted by the Appeal Committee, local competent official, technician or inspector under section 48, section 51, section 53, or section 54 or fails to comply with section 51, section 53, section 54, or section 63, as the case may be; shall be liable to an imprisonment for a term not exceeding one month, or a fine not exceeding one thousand Baht, or to both.

Section 69. If the offence under this Act is committed by an operator, the perpetrator shall be liable to double penalty of that prescribed for such offence.

Section 70.⁹³ If the commission of offence under this Act is an offence concerning building for commerce, industry, education, or public health, or a commercial act of rent, hire-purchase, sale, or distribution for reward of any building, the perpetrator shall be liable to double penalty of that prescribed for such offence.

⁹²Section 67 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁹³Section 70 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

Section 71.⁹⁴ In case there is a violation or non-compliance with section 21, section 22, section 34, section 42, section 52 paragraph six, section 57 or section 60, it shall be deemed to be committed by the owner or occupier of building, operator, superintendent, or appellant under section 52, as the case may be, or under the direction of such person, unless such person proves that it is committed by other person.

Section 72. In the case where a juristic person commits an offence under this Act, every Director, or manager of such juristic person shall be deemed to participate in the commission with such juristic person, unless he or she proves that such act of the juristic person has been done without his or her knowledge or consent.

Section 73. In case there is a commission of offence under this Act, the owner or occupier of land or building adjacent to the building where the offence is committed, or the person whose state of living or the use of land or building is affected from such commission of offence, shall be deemed the injured person under the Criminal Procedure Code.

Section 74.⁹⁵ There shall be a Committee for Settlement of the Case:
 (1) for the area within Bangkok Metropolitan Administration, consisting of the Governor of Bangkok Metropolitan Administration, the representative of the Office of Attorney General, and the representative of the Royal Thai Police Headquarters;
 (2) for the area in other *Changwats*, consisting of *Changwat* Governor, the Provincial Chief Public Prosecutor who is Chief of the Office of Provincial Public Prosecutor, and the Chief of Provincial Police.

In respect of the offences under section 65 paragraph one, section 65 *bis* paragraph one, section 65 *ter* paragraph one, section 65 *quarter* paragraph one, section 66, section 66 *bis* paragraph one, section 67 paragraph one, section 68 section 69 or section 70, the Committee for Settlement of the Case shall have power to settle the case.

⁹⁴Section 71 is amended by the Building Control Act (No. 2), B.E. 2535 (1992).

⁹⁵Section 74 is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

In the case where the inquiry officer finds that any person has committed an offence under paragraph two, if the perpetrator of such offence and the injured person, if any, consent to have the case settled, the inquiry officer shall submit the case to the Committee for Settlement of the Case under paragraph one within seven days from the date such person consents to have the case settled.

If the Committee for Settlement of the Case is of the opinion that the accused should not be prosecuted or convicted to imprisonment, it shall determine the amount of fine to be paid by the accused. If the accused and the injured person, if any, consent thereto, the case shall be deemed settled under the Criminal Procedure Code upon payment of the fine determined within thirty days from the date the amount of fine is determined.

If the accused does not agree with the settlement, or though having consented but fails to pay the fine within the period under paragraph four, the case shall be further proceeded.

The fine received from the settlement of the case under this Act shall be vested in the local administration without having to be remitted as income of the State.

TRANSITIONAL PROVISIONS

Section 75. All of the applications for any license filed before the date this Act comes into force and still pending the consideration of the local competent official or the Director-General of the Public Works and Town & Country Planning Department, and any permission granted under the law on building construction control, or the law on construction control in conflagration area, or the operation of the applicant for license as licensed, as the case may be, shall be deemed the application for license and the permission under this Act *mutatis mutandis*.

In the case where such application for or consideration of granting permission is different from the application for or consideration of granting permission under this Act, such application for or consideration of granting permission shall be in accordance with this Act, and the local competent official shall issue an order under section 27 for demanding the applicant to rectify it within thirty days otherwise such application shall be revoked.

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Section 76. The building licensed to construct or modify which has already been completed before the date this Act comes into force, even though being in the nature of a building under usage control category under this Act, shall be exempted from compliance with section 32 paragraph two.

Section 77. In any locality where there are a lot of buildings constructed in the public domain before the date this Act comes into force, and being or may be in the nature unsuitable or unsafe for residing, for fire prevention, public health, conservation of environmental quality, town planning, and for rendering traffic convenience, upon having the Royal Decree prescribing the area for restoration of buildings in such locality, the local competent official shall issue an order for rendering any one or more actions as follows:

(1) demanding the owner or occupier of building to demolish such building within the period not exceeding six months from the date of receiving the order; provided that the order to demolish the building must be issued for the purpose of public tidiness, local development, or public utilization of public land;

(2) within thirty days from the date the Royal Decree prescribing the area for restoration of buildings comes into force, demanding the owner or occupier of building to rectify the building so as to be in accordance with this Act within the period not exceeding six months from the date of receiving the order;

(3) demanding the owner or occupier of building to take action for elimination or cessation of the situation which causes or may cause unsuitable or unsafe condition for residing, for fire prevention, public health, conservation of environmental quality, town planning, and for rendering traffic convenience within the period not exceeding six months from the date of receiving the order;

(4) demanding the owner or occupier of building to conclude a land rental contract with the local competent official under the rule, procedure, condition and rate of fee prescribed by the Ministry of Interior.

Any owner or occupier of building who has already complied with the order of the local competent official under paragraph one shall be exempted from penalty, otherwise he or she shall be liable to a fine not exceeding fifty thousand Baht, and the local competent official shall issue an order demanding demolition of building within the prescribed period. If such person fails to demolish the building within such period, he or she shall be liable to a daily fine of not exceeding one thousand Baht at all time of violation, or until such person agrees to have the

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building being demolished by the local competent official. In the latter case, section 42 paragraph four and paragraph five shall apply *mutatis mutandis*.

The Royal Decree under paragraph one shall have a sketch map showing the boundary of such area attached therewith. And the local competent official shall have power to proceed with land rental in such area for earning income for local subsidy, while such piece of land still be public domain.

The land rental contract under paragraph one (4) shall be for a period as agreed but not longer than ten years, and shall not be extended any longer. At the end of land rental period, any owner or occupier of building who fails to demolish his or her building or construction from the boundary of the Royal Decree shall be liable to an imprisonment for a term not exceeding three months, or a fine not exceeding thirty thousand Baht, or to both, and an additional daily fine of not exceeding one thousand Baht at all time of violation, or until such person agrees to have the building being demolished by the local competent official. In the latter case, section 42 paragraph four and paragraph five shall apply *mutatis mutandis*.

Section 78. The appeal under the law on building construction control filed before the date this Act comes into force shall be deemed an appeal against the order of the local competent official filed with the Appeal Committee under this Act.

Section 79. All the Ministerial Regulations, municipal laws, *Changwat* bylaws, rules, regulations, announcements, or orders issued under the Building Construction Control Act, Buddhist Era 2479 (1936) or the Construction Control in Conflagration Area Act, Buddhist Era 2476 (1933) shall continue to be in force in so far as they are not contrary to or inconsistent with this Act.

Section 80. Any locality having the Royal Decree enforcing the Building Construction Control Act, Buddhist Era 2479 (1936) or the Construction Control in Conflagration Area Act, Buddhist Era 2476 (1933) before the date this Act comes into force shall be deemed there is the Royal Decree enforcing this Act in such locality.

Countersigned by

S. Hotragitya

Deputy Prime Minister

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RATE OF FEE

- (1) License for construction 200 Baht each.
- (2) License for modification 100 Baht each.
- (3) License for demolition 50 Baht each.
- (4) License for move 50 Baht each.
- (5) License for change of use 200 Baht each.
- (6)⁹⁶ Certificate 100 Baht each.
- (6 *bis*)⁹⁷ License for using building in the operation of entertainment hall
500 Baht each.
- (6 *ter*)⁹⁸ Certificate of examination of building condition 100 Baht each.
- (7) Substitute of license or substitute of certificate 10 Baht each.
- (8) Renewal of license shall be in accordance with the rate in (1) to (4)
- (8 *bis*)⁹⁹ Renewal of license for using building in the operation of
entertainment hall shall be in accordance with the rate in (6 *bis*).
- (9) Examination of drawing plan for construction or modification of building,
the fee for construction or for the part to be modified shall be as follows:
- (a) building not higher than three floors or not exceeding fifteen meters
high, shall be calculated by total floor area of each floor 2 Baht each
square meter.
- (b) building higher than three floors or exceeding fifteen meters high shall
be calculated by total floor area of each floor 4 Baht each square
meter.
- (c) building of the category which contain any floor capable of loading
more than 500 kilogram per square meter shall be calculated by total floor area of
each floor 4 Baht each square meter.

⁹⁶ Rate of Fee (6) is amended by the Building Control Act (No. 3), B.E. 2543 (2000).

⁹⁷ Rate of Fee (6 *bis*) is added by the Building Control Act (No. 3), B.E. 2543
(2000).

⁹⁸ Rate of Fee (6 *ter*) is added by the Building Control Act (No. 3), B.E. 2543
(2000).

⁹⁹ Rate of Fee (8 *bis*) is added by the Building Control Act (No. 3), B.E. 2543
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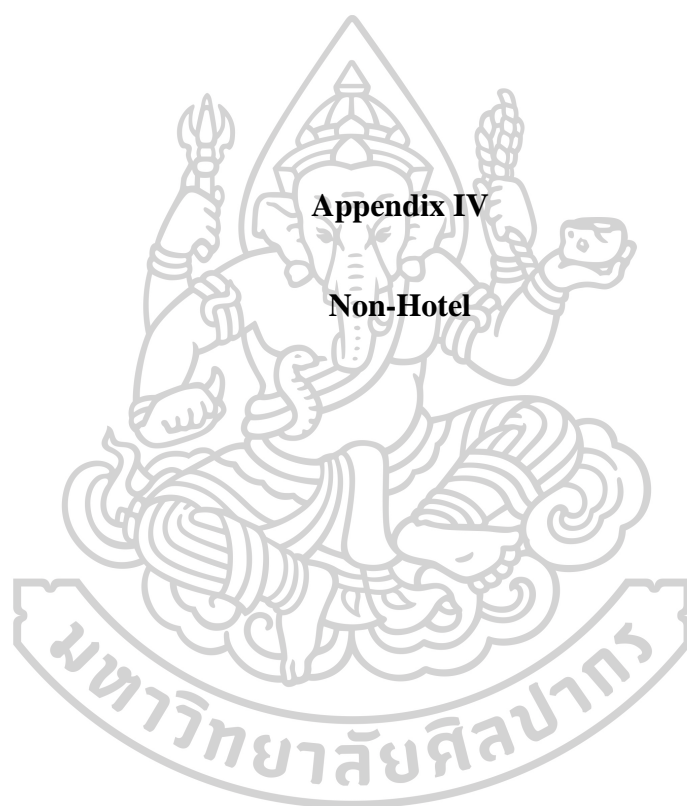
(d) signboard shall be calculated by area of the signboard derived from multiplying the widest part with the longest part 4 Baht each square meter.

(e) building of the category which is to be measured by length, i.e., dam, waterway, drain, fence, or wall shall be calculated by length 1 Baht each meter.

In calculating the fee for examination of drawing plan, fraction of more than half of square meter or meter shall be rounded up, otherwise it shall be discarded.

Office of the Council of State

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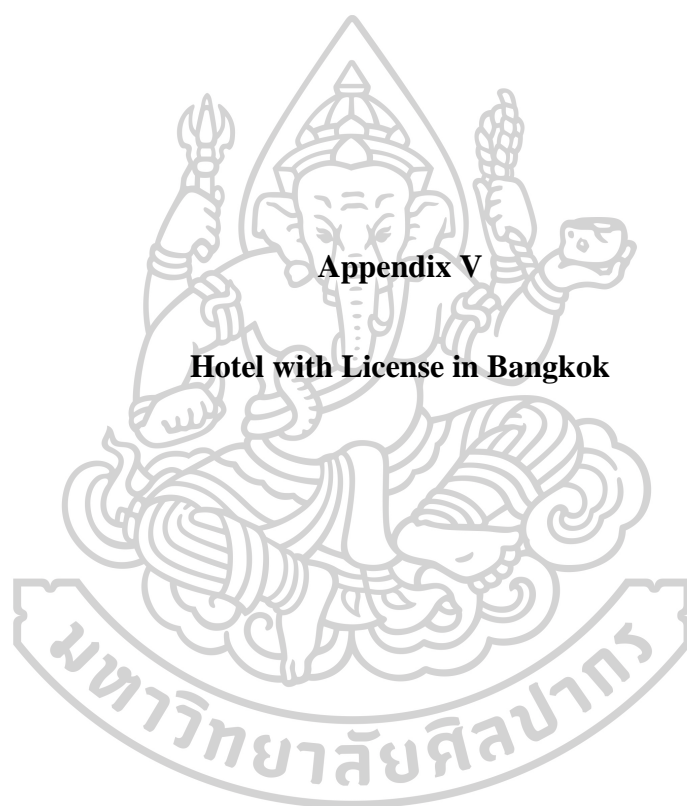


Appendix IV

Non-Hotel

Non-hotel in Bangkok								
	No.	English Names	No. of rooms	No.	Road	Soi	Dist.	Province
1	6/2560	128	3	128	Sukhumvit		Klongtoey	Bangkok
2	34/2561	The Sixteen	4	178/6	Sukhumvit	Sukhumvit 16	Klongtoey	Bangkok
3	3/2560	Pillow Pillow House	3	2719	Rama 4		Klongtoey	Bangkok
4	21/2561	First inn Bangkok	4	1522/7	Sukhumvit		Klongtoey	Bangkok
5	20/2561	First inn Bangkok	4	1522/7	Sukhumvit		Klongtoey	Bangkok
6	13/2560	V30	4	1/52	Sukhumvit	30	Klongtoey	Bangkok
7	12/2560	Bourbon Street	2	9/39	Sukhumvit	63	Wattana	Bangkok
8	37/2561	Room @ Thonglo	3	60/29	Sukhumvit		Wattana	Bangkok
9	25/2561	Augusta	4	133/1	Sukhumvit	55	Wattana	Bangkok
10	Jun-61	1905 Heritage Corner	3	66-68	Praeng Puthorn		Pranakorn	Bangkok
11	Jan-60	Pho Hostel	3	19		Tha Dindaeng	Pranakorn	Bangkok
12	Aug-61	Khaosan Station	4	199-201	Phra Sumen		Pranakorn	Bangkok
13	43/2561	The Onion	4	131/1	Chakkrapet		Pranakorn	Bangkok
14	Jul-61	Ree Ree Khaosan Hostel	4	296/1	Chakkrapong		Pranakorn	Bangkok
15	May-60	Samsen 5 Lodge	3	58/1		Trok Sarapad Chang	Pranakorn	Bangkok
16	32/2560	Air Raid Shelter	4	74	Mahachai		Pranakorn	Bangkok
17	52/2561	Hidden Sleep Lodge	4	92/1		Trok Baan Lo	Pranakorn	Bangkok
18	50/2561	24 Samsen Heritage House & Cafe	4	35		Trok Kasemsopon	Dusit	Bangkok
19	27/2560	Baan Thanon Ranong	4	55/2/3	Ranong		Dusit	Bangkok
20	28/2560	Baan Thanon Ranong	4	55/2	Ranong		Dusit	Bangkok
21	53/2561	Zhelter'BKK	4	64		Trok Wat Suanplu	Bangrak	Bangkok
22	36/2560	The Chat Box	3	38/8		Anuman Ratchathon	Bangrak	Bangkok
23	29/2560	The Backpack	3	184/59	Mahaset		Bangrak	Bangkok
24	40/2561	Banku Tea House	2	315/6		Trok Song Phra	Bangrak	Bangkok
25	54/2561	Villa 91	4	11/91		Phaholyothin 48 Yaek 5	Bangkhen	Bangkok
26	42/2561	Siam Square House	3	38		Kasemsan 1	Pathumwan	Bangkok
27	24/2561	Visut House	4	90/2-5		Lanluang	Pomprab	Bangkok
28	10/2560	Baan Yok	4	223		Rammaitree	Pomprab	Bangkok
29	22/2560	Bed and Butler Hostel	2	152-154	Chakkrapadpong		Pomprab	Bangkok
30	1/2561	Bed Room@Old Town	3	27/4	Kra-oam		Pomprab	Bangkok
31	14/2560	Sabai Homestay	4	110-114	Boriphat		Pomprab	Bangkok
32	19/2561	Narra House	4	34/1		Saimit	Prakanong	Bangkok
33	16/2561	Unico Bangkok	2	754/22		Sukhumvit 101	Prakanong	Bangkok
34	27/2561	Easy Home	4	101/5		Sukhumvit 101/1	Prakanong	Bangkok
35	25/2560	S99 Hostel	4	4/1	Sukhumvit	Sukhumvit 99	Prakanong	Bangkok
36	39/2561	Post Factory	3	32-34	Narathiwat		Yannawa	Bangkok
37	23/2560	Fah Sai Homestay	4	1819/86		Pariyanon	Yannawa	Bangkok
38	37/2560	Vann Bangkok Cafe @ Boutique House	4	418/3	Sathupradit		Yannawa	Bangkok
39	46/2561	The Orientale	4	24	Kalantan		Sampanthawong	Bangkok
40	20/2560	The Unforgotten B&B	4	100		Sukorn	Sampanthawong	Bangkok
41	45/2561	The Orientale	4	24	Kalantan		Sampanthawong	Bangkok
42	4/2561	Our Secret Base	4	26	Kalantan		Sampanthawong	Bangkok
43	5/2561	Our Secret Base	4	26	Kalantan		Sampanthawong	Bangkok
44	33/2560	Enterspace - Chinatown	4	66/9		Pathumkongka	Sampanthawong	Bangkok
45	13/2561	TSmy House	4	33	Phaholyothin	Phaholyothin 3	Payathai	Bangkok
46	3/2561	Aridom	3	2/14	Phaholyothin	Aree 5	Payathai	Bangkok
47	48/2561	A' Homotel Bangkok	4	14	Pradiphat	Pradiphat 20	Payathai	Bangkok
48	42/2560	Ob-aron House	4	263, 265 449	Wangdoem		Bangkok-yai	Bangkok
49	12/2561	506	4	506	Paisan		Huaykwang	Bangkok

Non-hotel in Bangkok (Continued)								
	No.	English Names	No. of rooms	No.	Road	Soi	Dist.	Province
50	30/2560	Thart	2	28		Pum-urai	Huaykwang	Bangkok
51	44/2561	Papa Home	4	9		Soonvijai 1	Huaykwang	Bangkok
52	41/2561	CC Place	4	1163	Charoennakorn		Klongsan	Bangkok
53	36/2561	JL Residence	4	757/49	Prannok		Bangkok-noi	Bangkok
54	28/2561	Ekkaneh	4	112/8	Arun-amarin		Bangkok-noi	Bangkok
55	16/2560	Human Sleep Hostel	3	278/13-14	Charansanitwong		Bangkok-noi	Bangkok
56	11/2560	Banana Hostel	2	39	Charansanitwong	Charansanitwong 40	Bangplad	Bangkok
57	38/2561	Pornpip - Rama 8	2	1927/1	Arun-amarin	Arun-amarin 57	Bangplad	Bangkok
58	30/2561	808 Bangkok	3	80		Sompratthana	Dindaeng	Bangkok
59	39/2560	Phobphan	4	304/15	Asok-dindaeng		Dindaeng	Bangkok
60	22/2561	Sleep Lizm	3	43144		Inthamara 55	Dindaeng	Bangkok
61	7/2560	The Local Surasak Hostel	2	143		Charoenrat 1	Sathorn	Bangkok
62	17/2560	The Bridge hostel	2	57		Charoenrat 1	Sathorn	Bangkok
63	31/2561	Sleep Soundly	4	72-74		Charoenkrung 67	Sathorn	Bangkok
64	17/2561	Charoenkrung 63	4	439		Charoenkrung 63	Sathorn	Bangkok
65	15/2561	4Share	3	110		Phaholyothin 47	Jatujak	Bangkok
66	14/2561	4Share	3	110		Phaholyothin 47	Jatujak	Bangkok
67	9/2560	My	4	17746		Ladprao 23	Jatujak	Bangkok
68	35/2561	Mommy and Me	2	782/4	Charoenkrung		Bangkorlaem	Bangkok
69	2/2561	Yu Ga Chan	4	513/98		Trok Wat Chan Nai	Bangkorlaem	Bangkok
70	41/2560	Heyyyy Bangkok	4	24852487	Pattanakarn		Suanluang	Bangkok
71	4/2560	Mon Lodge & Yoga	4	325	Pracha-uthit		Donmuang	Bangkok
72	34/2560	The Nine House	4	38	Saranakom	Saranakom 20	Donmuang	Bangkok
73	31/2560	Zzz House	4	222/4	Srongprapa		Donmuang	Bangkok
74	26/2561	Nut Home	4	20	Srongprapa	Srongprapa 2	Donmuang	Bangkok
75	35/2560	Ban Kru Ae	4	1669/982		Moobaan Pincharoen	Donmuang	Bangkok
76	40/2560	Big Smile	4	249	Chang-akaad-uthit		Donmuang	Bangkok
77	32/2561	Mon Lodge&Yoga	4	325	Pracha-uthit		Donmuang	Bangkok
78	47/2561	เรือนมฤคา	4	199/161		Choedwuttakaad 9	Donmuang	Bangkok
79	18/2561	Sleep Owl	3	199/153		Choedwuttakaad 9	Donmuang	Bangkok
80	19/2560	Sweet Pillow	4	488/7	Chang-akaad-uthit		Donmuang	Bangkok
81	38/2560	Homey	4	222/3	Srongprapa		Donmuang	Bangkok
82	2/2560	Quarter Bangkok	3	501/1	Petchburi		Ratchathewe	Bangkok
83	29/2561	Baan Ratchathewe	4	513/30	Petchburi		Ratchathewe	Bangkok
84	33/2561	Beebedz	3	74/2		Somprasong 3	Ratchathewe	Bangkok
85	21/2560	Pratunam Casa	4	122/59	Ratchpralob		Ratchathewe	Bangkok
86	23/2561	Pinto	4	511/2	Petchburi		Ratchathewe	Bangkok
87	11/2561	Makkasan Happy Home	4	1579/50	New Petchburi		Ratchathewe	Bangkok
88	18/2560	Mellow Fellow	4	692/61		Phayanak	Ratchathewe	Bangkok
89	49/2561	Home Mali	4	497/14-15	Petchburi		Ratchathewe	Bangkok
90	9/2561	Hidden Habitat	3	342/12	Phayathai		Ratchathewe	Bangkok
91	51/2561	Thai Host	2	592/266	Ladprakao		Ladprao	Bangkok
92	24/2560	Non Nai Suan Resort	4	1041	Bangwaek		Bangkhae	Bangkok
93	15/2560	Chaeng Wattana Pavilion	4	299/346-350	Chaengwattana		Laksi	Bangkok
94	10/2561	Ruen Rabrong	4	57/1-57/4	Maitreechit		Klongsamwa	Bangkok
95	8/2560	Baan BB Nai Fun	3	44/14		Lasal 32 Yaek 1	Bangna	Bangkok
96	26/2560	Baan Suan 33	4	127		Pracha-uthit 33 Yaek 10	Tungkru	Bangkok
			340					



Appendix V

Hotel with License in Bangkok

Hotels In Bangkok

No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.			No.	Date of Expire
1		Broadway	Broadway Co., Ltd.	445		Yaowarat	Sampphanthawong	Sampphanthawong	02-2211430	53	1	21/59	31 Dec 20
2		Taipei (Close for renovation)	Taipei Hotel Co., Ltd.	422		Mitrphan	Pomprab	Pomprab	02-2266480	129	1	246/59	31 Dec 20
3		Maitreechit	Maitreechit Hotel Ltd., Part.	398		Maitreechit	Pomprab	Pomprab	02-2223713	42	1	209/59	31 Dec 20
4		Gold Orchid (All Seasons Gold Orchid)	Prudential Avenue Co., Ltd.	375		Vibhavadi Rangsit	Samsen-nai	Plyathai	02-6163000	154	3	44/58	15 Jul 20
5		Charoendee	Mr. Worawut Chongcharoemchai	189		Khaosan	Talad Yod	Phranakorn	02-2827067	8	1	17/58	31 Dec 19
6		Anda	T H Property Co., Ltd.	3245		Ramkhamhaeng	Huamak	Bangkep	02-3748400	188	3	32/58	31 Dec 19
7		Nana	Nana Hotel Co., Ltd.	4	4	Sukhumvit	Klongroey	Klongroey	02-2520121	349	4	14/58	31 Dec 19
8		Sriwawat	Sriwawat Hotel (2510) Co., Ltd.	526		Wisutkasat	Baan Panthom	Phranakorn	02-2811935	69	2	35/58	31 Dec 19
9		New Suan Mali Hotel (Suan Mali)	Suan Mali Hotel (Soi 2) Co., Ltd.	146,152,432		Chaloemkhet 1	Wat Thepsirin	Pomprab	081-4913629	60	2	35/59	31 Dec 20
10		88	Hotel 88 Co., Ltd.	214/1		Samsen	Bang Khun Phrom	Phranakorn	02-2825685	55	1	16/58	31 Dec 19
11		Pradipat	Pradipat Hotel PCL.	173/1		Pradipat	Samsen-nai	Plyathai	02-2781470	307	3	39/58	31 Dec 19
12		Suda Place	Suda and Son Co., Ltd.	24	Inthamara 1	Suthisan	Samsen-nai	Plyathai	02-2700585	125	3	42/58	31 Dec 19
13		Grand Diamond Suite	Petch Boonma Co., Ltd.	888,113,19,425,400		Petchburi	Tanon Petchburi	Ratchathewi	02-6566888	176	3	140/54	29 Nov 21
14		Miracle Grand Convention	Magic Enterprise Co., Ltd.	99		Vibhavadi Rangsit	Talad Bangkhen	Laksi	02-5755599	30	3	69/58	23 Nov 20
15		Diamond City Hotel	Christin Hotel Co., Ltd.	594/23	Phyanak	Rama 6	Tanon Petchburi	Ratchathewi	02-6113181-3	54	2	29/58	31 Dec 19
16		Thongpooon	Surin Rungchai Ltd., Part.	130	4	Rongnuang	Rongnuang	Pathumwan	02-2160020	153	3	33/58	31 Dec 19
17		The Westin Grand Sukhumvit	Grand Asset Hotel and Property PCL.	259		Sukhumvit	Klongroey-nua	Wattana	02-6511000	368	3	21/58	31 Dec 19
18		The Lord Palace Hotel and Spa (Seven Holiday)	Seven Holiday Hotel Co. Ltd.	8		Ratchadapisek	Dindaeng	Dindaeng	02-2746390	78	3	41/58	31 Dec 19
19		P.J. Watergate Hotel	P.J. Watergate Hotel Co., Ltd.	467		Ratchpralob	Muikkasan	Ratchathewi	02-2531326	74	2	34/58	31 Dec 19
20		Swana Bangkok Hotel	Swana Hotel Co., Ltd.	332		Wisutkasat	Baan Panthom	Phranakorn	02-2817816	55	2	13/58	31 Dec 19
21		39	Hotel 39 Co., Ltd.	6		Burana Sit	San Chao Por Sua	Phranakorn	02-2242021	49	1	66/59	31 Dec 20
22		Beat Hotel (69)	Woralak Property PCL.	5/4-5/5		Sukhumvit 71	Prakanong-nua	Wattana	02-3926215	54	1	188/59	31 Dec 20
23		999	Tong 9 Co., Ltd.	70/1		Ekkamai	Prakanong-nua	Wattana	02-3911783	77	2	223/59	31 Dec 20
24		Rambrandt	Rambrandt Hotel Corporation Co., Ltd.	19	18	Sukhumvit	Klongroey	Klongroey	02-2617100	407	3	80/59	31 Dec 20
25		Green Hotel	Green Hotel Co., Ltd.	96		Paniang	Wat Sommanat	Pomprab	02-2803257	79	2	20/59	31 Dec 20

Hotels In Bangkok (Continue)														
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	License			
				No.	Soi	Road	SubDist	District	Tel.		Type	No.	Date of Expire	
26	28	Krungkasem Srikrungrong Hotel	Krungkasem Srikrungrong Hotel Ltd. Part.	1860		Krungkasem	Promprab	Pomprab	Pomprab	02-2250132	2	31/59	31 Dec 20	
27	29	Anantara Bangkok Riverside Resort and Spa Hotel	Chao Phraya Resort Co., Ltd.	257/1-3		Charoen Nakhon	Samrae	Thonburi	Thonburi	02-3657614	3	37/59	31 Dec 20	
28	30	Krungkhai	Krungkhai Hotel Co., Ltd.	4	Lertpanya	Rangnam	Tanon Phayathai	Ratchathewi	Ratchathewi	02-2530651-66	2	72/59	31 Dec 20	
29	31	Krungthon	Krithon Co., Ltd.	226		Charansanitwong	Bang Yi Khan	Bangplad	Bangplad	02-2530651-66	2	95/59	31 Dec 20	
30	32	Garden Inn	Ruammit Panich Co., Ltd.	6/105	25	Ladprao	Ladyao	Chatuchak	Chatuchak	02-5131464	2	170/59	31 Dec 20	
31	33	Good Inn	Mangkorn Hong Co., Ltd.	75		Ratburana	Bangpakok	Ratburana	Ratburana	02-8638806-7	3	5/59	31 Dec 20	
32	34	Grand Mercure Fortune	C P Land PCL.	1,3,5,7		Rachadapisek	Dindaeng	Dindaeng	Dindaeng	02-6411500	3	179/59	31 Dec 20	
33	35	Grand China (Grand China Princess)	Thai Housing Development Co., Ltd.	215		Yaowarat	Samphanthawong	Samphanthawong	Samphanthawong	02-2249977	4	54/59	31 Dec 20	
34	36	Grand de Ville	Kanchanath Co., Ltd.	903		Mahachai	Wang Burapa Phrom	Phranakorn	Phranakorn	02-2257557	3	152/59	31 Dec 20	
35	37	Grand Hyatt Erawan Bangkok	Erawan Hotel PCL.	494		Ploenchit	Lumpini	Pathumwan	Pathumwan	02-2541234	4	68/59	31 Dec 20	
36	38	Golden Chain	Golden Chain Hotel Co., Ltd.	231		Yaowarat	Samphanthawong	Samphanthawong	Samphanthawong	02-2210384	1	230/59	31 Dec 20	
37	39	Golden Horse	Golden Horse Hotel Co., Ltd.	5/1-2		Damrongrak	Pomprab	Pomprab	Pomprab	02-2801920-9	3	150/59	31 Dec 20	
38	40	RetOasis (Crown)	Bangkok Management Co., Ltd.	503	Lak Khet 29	Sukhumvit	Klongron	Prakanong	Prakanong	02-6652922-3	2	166/59	31 Dec 20	
39	42	Conrad Bangkok	All Seasons Property Co., Ltd.	87/3		Wireless	Lumpini	Pathumwan	Pathumwan	02-6909999	4	67/59	31 Dec 20	
40	43	K. T.	Bangkok Hotel Co., Ltd.	115/6		Prachathipatai	Bang Khun Phrom	Phranakorn	Phranakorn	02-2816083	1	25/59	31 Dec 20	
41	44	Charan Hotel (111)	Charan Hotel (111) Co., Ltd.	445/33		Charansanitwong	Bang Khun Sri	Bangkok Noi	Bangkok Noi	02-4111529	2	32/59	31 Dec 20	
42	45	JW Marriott	The Erawan Group PCL.	4	2	Sukhumvit	Klongroey	Klongroey	Klongroey	02-6567700	3	207/59	31 Dec 20	
43	46	Chaophya Park	Par Hotel & Resort Co., Ltd.	247		Rachadapisek	Dindaeng	Dindaeng	Dindaeng	02-2900125	4	9/59	31 Dec 20	
44	47	Chimblee	Inthara Sakchai PCL.	861		Pattanakam	Suanluang	Suanluang	Suanluang	02-3140772	2	171/59	31 Dec 20	
45	48	Dream Hotel Bangkok	Dream Hotel (Thailand) Co. Ltd.	10	15	Sukhumvit	Klongroey-nua	Wattana	Wattana	02-2548500	3	43/59	31 Dec 20	
46	49	Sin Tai Tong (Sun Heng)	Sin Tai Tong (Sun Heng) Ltd. Part.	101		Phadchai	Samphanthawong	Samphanthawong	Samphanthawong	02-2213613	38	64/59	31 Dec 20	
47	51	Seng Heng	Mrs. Sirirat Nithibunyaphan	589		Maitreejit	Pomprab	Pomprab	Pomprab	02-222791	26	222/59	31 Dec 20	
48	52	Century Park	Century Hotel Co., Ltd.	9		Ratchpralob	Mukkasarn	Ratchathewi	Ratchathewi	02-2467800	380	3	19/59	31 Dec 20
49	53	St. James	St. James Hotel Co., Ltd.	18	26	Sukhumvit	Klongron	Klongron	Klongron	02-2610890	78	3	211/59	31 Dec 20
50	54	Shangri-la	Shangri-la Hotel PCL	89	Wat Suamplu	Charoenkrung	Bang Rak	Bang Rak	Bang Rak	02-2367777	890	4	38/59	31 Dec 20

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.			No.	Date of Expire
51	55	Centara Grand Central Plaza Ladprao Bangkok (Sofitel Centara Grand Bangkok)	Central Plaza Hotel PCL.	1695		Phaholyothin	Chatuchak	Chatuchak	02-5411234	3	190/59	31 Dec 20	
52	56	Pullman Bangkok G (Sofitel Bangkok Silom)	Richee Holding Alliance Co., Ltd.	188		Silom	Suryawong	Bang Rak	02-2381991	4	158/59	31 Dec 20	
53	57	China Town	China Town Co., Ltd.	526		Yaowarat	Samphanthawong	Samphanthawong	02-2250203	2	234/59	31 Dec 20	
54	58	The Emerald	P & B Ratchada Hotel Co., Ltd.	99/1		Rachadapisek	Dindaeng	Dindaeng	02-2764567	4	13/59	31 Dec 20	
55	59	Dusit Thani	Dusit Thani PCL.	946		Rama 4	Silom	Bang Rak	02-2360450	4	74/59	31 Dec 20	
56	60	Ramada Dena Bangkok	Golden Mile Co., Ltd.	1091/388	Jarurat	New Petchburi	Muktasan	Ratchathewi	02-6500288	3	18/59	31 Dec 20	
57	61	Drive-In	Drive-In Hotel Co., Ltd./	2704	130	Ladprao	Klongchan	Bangkok	02-3772550	2	109/59	31 Dec 20	
58	62	Trang	Trang Hotel Co., Ltd.	99/1		Wisutkasat	Bang Khun Phrom	Phanakorn	02-2822141	3	163/59	31 Dec 20	
59	63	Taksin Hotel	Mr. Udom Hanpongtham	95	Taksin 37	Somdej Phrachao Taksin	Bukkalo	Thonburi	02-4768823	1	28/59	31 Dec 20	
60	64	Thongtara	The Thongtara 94 Co., Ltd.	9/99		Charoenkrung	Bang Kor Laem	Bang Kor Laem	02-2919800	3	224/59	31 Dec 20	
61	65	Town in Town Bangkok	Saladaeng Terrace Co., Ltd.	300/1	94	Ladprao	Wanghonglang	Wanghonglang	02-5922222	3	15/59	31 Dec 20	
62	66	Thewe (Closed)	Thewe Hotel Co., Ltd.	1	42	Charansanitwong	Bang Yi Khan	Bangkok	02-4243650	44	33/54	31 Dec 15	
63	67	Thungmahamek Privacy	Thungmahamek Privacy Co., Ltd.	31		Ngamduplee	Thung Maha Mek	Sathorn	02-2868811	2	57/59	31 Dec 20	
64	68	Thienthong	Thienthong Hotel Co., Ltd.	63	2	Rongnuang	Rongnuang	Pathumwan	02-2144422	2	41/59	31 Dec 20	
65	69	Tai Pan	Tai Pan Hotel Co., Ltd.	25	23	Sukhumvit	Klongroey-nua	Wattana	02-2609888	3	125/59	31 Dec 20	
66	70	Miami Hotel (Thai Miami)	Thai Miami Hotel Co., Ltd.	2	13	Sukhumvit	Klongroey-nua	Wattana	02-2530369	2	97/59	31 Dec 20	
67	71	That Waree (Closed)	Mrs. Anongnat Kritsanaprasit	161		Dinsor	Bowon Niwet	Phanakorn	02-6211165	18	17/54	31 Dec 15	
68	72	Thonburi Hotel	Thonburi Hotel Co., Ltd.	363		Ladya	Somdet Chao Phraya	Klongsan	02-4377517	2	22/59	31 Dec 20	
69	73	Thiensin Inn	Mr. Prinya Hanpongtham	44		Pracha Uthit	Ratburana	Ratburana	02-4280154	1	40/59	31 Dec 20	
70	74	Narai Hotel	Narai Hotel Co., Ltd.	222		Silom	Suryawong	Bang Rak	02-2370100	4	55/59	31 Dec 20	
71	75	New Chimplee	Inthara Sakchai PCL.	863		Patanakan	Suanluang	Suanluang	02-3140771	2	172/59	31 Dec 20	
72	76	New Trocadero	Chitrdet Co., Ltd.	343		Surawong	Suryawong	Bang Rak	02-2348920	2	119/59	31 Dec 20	
73	77	New Fuji	Suravichit Co., Ltd.	299-301		Surawong	Suryawong	Bang Rak	02-2345364	1	29/55	31 Dec 15	
74	78	New Yosse	New Yosse Hotel Co., Ltd.	39	Trok Morn Cheum	Banrung Muang	Klong Mahanak	Pomprab	02-2264225	2	70/55	31 Dec 15	
75	79	New Wanghong	New Wanghong Hotel Co., Ltd.	304		Mahaachai	Samran Rat	Phanakorn	02-2216700	1	11/59	31 Dec 20	

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	SubDist	District	Tel.			No.	Date of Expire
76	80	New Empire	New Empire Hotel Co., Ltd.	572		Yaowarat	Samphanthawong	Samphanthawong	02-2156834	140	2	218/59	31 Dec 20
77	81	Novotel Bangkok	Siam Square Tower Co., Ltd.	392/44		Rama 1	Pathumwan	Pathumwan	02-2098888	432	4	123/59	31 Dec 20
78	82	Novotel Bangkok Bangkok (Novotel Bangkok)	Euro Mill Hotel Co., Ltd.	333		Srinakarin	Nong Bon	Prawet	02-3660505	284	3	122/59	31 Dec 20
79	83	Niangara	Niangara Hotel Ltd., Part.	26		Silom	Silom	Bang Rak	02-2335783	91	2	62/59	31 Dec 20
80	84	Bunglow Ngamduplee	Mr. Sawat Thongyaiyut	27		Ngamduplee	Thung Maha Mek	Sathorn	02-2868556	23	1	3/59	31 Dec 20
81	85	Bunglow Muekawan	Bunglow Muekawan Co., Ltd.	5	29	Petchkasem	Bangwa	Past Charoen	02-4571256	8	1	4/59	31 Dec 20
82	86	Banyan Tree Bangkok	Thaiwa Plaza Co., Ltd.	21/100		South Sathorn	Thung Maha Mek	Sathorn	02-6791999	312	3	148/59	31 Dec 20
87	88	Ratchada Resort & Spa (Closed)	Ratchada Resort & Spa Co., Ltd.	544		Ratchadapisek	Dindaeng	Dindaeng	02-2459868	155	2	25/54	31 Dec 15
88	89	Prasobtsuk (Closed)	Prasobtsuk Hotel Co., Ltd.	65		Chakkrapatwong	Promprab	Pomprab	02-2244114	37	1	154/59	31 Dec 20
89	90	Prince Palace	Prom Maharat Real Estate Co., Ltd.	488/800		Damrongrak	Klong Mahanak	Pomprab	02-6281999	726	3	27/59	31 Dec 20
90	91	Pluem Dec 32	Pluem Dec Co., Ltd.	271		Suthisan	Samsen-nai	Phyathai	02-2711995	112	2	2/59	31 Dec 20
91	92	Paris	Paris Hotel (919 Co., Ltd.	2		Charansanitwong	Bang Yi Khan	Bangplad	02-4240347	74	2	212/59	31 Dec 20
92	93	Picnic	Picnic Hotel Co., Ltd.	39		Rangnam	Tanon Phayathai	Ratchathewi	02-2452191	79	2	59/59	31 Dec 20
93	94	Peep-Inn	Peep Inn Ltd. Part.	56		Sukhapiban 3	Huamak	Bangkok	02-3740093	160	2	144/59	31 Dec 20
94	95	S Ratchada (Peep-Inn)	Peep Inn Ltd. Part.	52		Ratchadapisek	Huaykwang	Huaykwang	02-2460794	225	2	145/59	31 Dec 20
95	96	Prempree	Prempree Hotel Co., Ltd.	4		Krungrasem	Thepsirin	Pomprab	02-2243342	48	1	116/59	31 Dec 20
96	97	Phayathai 99	Phayathai 99 Co. Ltd.	35/16		Phyathai	Tanon Phayathai	Ratchathewi	02-2452721	132	2	114/59	31 Dec 20
97	98	Prakanong	Thairoj Co., Ltd.	58		Sukhumvit 46	Prakanong	Klongtoey	02-3912933	51	1	61/59	31 Dec 20
98	99	Plaza Athene Bangkok, A Royal Meridian	TCC Hotel Asset Management Co., Ltd.	61		Wireless	Lumpini	Pathumwan	02-6508800	382	3	106/59	31 Dec 20
99	100	Pattana (28)	Pattana Hotel Co., Ltd.	233		Samsen	Wat Sam Phraya	Phanakom	02-2811059	79	1	30/59	31 Dec 20
100	101	Park	Park Hotel Co., Ltd.	6	7	Sukhumvit	Klongroey-nua	Wattana	02-2554300	128	3	90/59	31 Dec 20
101	102	P.B	Rujichai Wattana Co., Ltd.	40		Sukhumvit 3	Klongroey-nua	Wattana	02-2534405	128	2	50/59	31 Dec 20
102	103	Petch Nakom 08	Petch Nakom Co., Ltd.	516/5		New Petchburi	Muekasan	Ratchathewi	02-2533347	44	1	118/59	31 Dec 20
103	104	Petchmongkol	Petchmongkol Ltd., Part.	177		Yaowarat	Samphanthawong	Samphanthawong	02-233521	36	1	24/59	31 Dec 20
104	106	Peninsula Bangkok	Siam Chao Phraya Holdings Co., Ltd.	333		Charoen Nakhon	Klong Ton Sai	Klongsan	02-4381412	370	3	55/55	31 Dec 20

No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.			No.	Date of Expire
101	107	Fortuna	Fortuna Hotel Co., Ltd.	19	5	Sukhumvit	Klongroey-nua	Wattana	02-2515121	107	2	217/59	31 Dec 20
102	108	Florida	Florida Hotel Co., Ltd.	43		Phyathai	Thung Maha Mek	Ratchathewi	02-2470990	107	3	216/59	31 Dec 20
103	109	Federal (Closed)	Federal Hotel Co., Ltd.	27	11	Sukhumvit	Klongroey-nua	Wattana	02-2530175	93	2	54/54	31 Dec 15
104	110	Anantara Siam (Four Seasons Bangkok)	Ratchdamri Hotel PCL	155		Ratchdamri	Lumpini	Pathumwan	02-2518346	356	3	36/59	31 Dec 20
105	112	Four Wings	Construction Sahaphandh PCL.	40	26	Sukhumvit	Klongroey	Klongroey	02-2602100	327	3	96/59	31 Dec 20
106	113	Siam Swana Hotel (Pakdee)	Pakdee Hotel Co., Ltd.	359/1		Petchburi	Tanon Petchburi	Ratchathewi	02-2159288	62	2	33/59	31 Dec 20
107	114	Montien Riverside	Bridges View Co., Ltd.	372		Rama 3	Bangkle	Bang Kor Laem	02-2922999	477	4	85/59	31 Dec 20
108	115	Mod Inn Hotel	1980 Bangmod Co., Ltd.	361		Rama 2	Bangmod	Jomihong	02-4270080	124	2	219/59	31 Dec 20
109	116	Ma (Manohra)	Mabulakul Co., Ltd.	412		Surawong	Si Phraya	Bang Rak	02-2345070	228	3	202/59	31 Dec 20
110	117	Manuy Garden	Manuy Garden Co., Ltd.	1	40	Phaholyothin	Ladyao	Chatachak	02-5610510	315	3	135/59	31 Dec 20
111	118	Malaysia	Yu Seng Heng Ltd., Part.	54		Rama 4	Thung Maha Mek	Sathorn	02-6797127	120	2	29/59	31 Dec 20
112	119	Thamrong Inn (1)	Knaa Grace Co., Ltd.	665/3		Charansanitwong	Anu Amarin	Bangkok Noi	02-4242297	91	2	94/59	31 Dec 20
113	120	Mittraphap Tiara	Mittraphap Tiara Co., Ltd.	3		Dindaeng	Samsen-nai	Phyathai	02-2452175	120	2	70/59	31 Dec 20
114	122	Mirama	Mirama Hotel Co., Ltd.	777		Mahaachai	Wang Burapa Phrom	Phranakorn	02-2211711	128	3	247/59	31 Dec 20
115	125	Manhattan	Hotel Manhattan Co., Ltd.	13	15	Sukhumvit	Klongroey-nua	Wattana	02-2550188	196	2	186/59	31 Dec 20
116	126	Yuenyong	Hotel Yuenyong Co., Ltd.	42		Phadungdao	Samphanthawong	Samphanthawong	02-2212250	12	1	63/59	31 Dec 20
117	127	Union	Union Hotel Co., Ltd.	101/3		Wisutkasat	Bang Khun Phrom	Phranakorn	02-2817361	68	1	7/59	31 Dec 20
118	129	Ruanrudee	Maj. Gen. Prinya Chotikasatien	221/4		Wireless	Lumpini	Pathumwan	02-2566044	24	1	233/59	31 Dec 20
119	130	Royal City	S. Phanurangsri Co., Ltd.	800		Borom Ratchonree	Bang Banthru	Bangplad	02-4343637	408	3	48/59	31 Dec 20
120	131	Dusit Princess	Dusit Thai Property PCL.	53		Srinakarin	Nong Bon	Prawet	02-7218400	198	3	215/59	31 Dec 20
121	132	Royal	Ittiphol Co., Ltd.	2		Ratchadamoen Klang	Wit Bowonnitwet	Phranakorn	02-2229111	298	4	88/59	31 Dec 20
122	133	Ratchada City	Muang Thai Holiday Co., Ltd.	1,3,5		Sunthornsiri	Huaykwang	Huaykwang	02-2750088	315	3	201/59	31 Dec 20
123	134	Ratchata	Ratchata Hospitality Co., Ltd.	46		Samsen	Baan Panthom	Phranakorn	02-2818977	42	1	155/59	31 Dec 20
124	135	Ratchadamoen Place	Ratchadamoen Place Co., Ltd.	90		Ratchadamoen Klang	Bowon Niwet	Phranakorn	02-2241012	59	2	165/59	31 Dec 20
125	136	Raja Palace	Raja Palace Co., Ltd.	234		Ratchadapisek	Huaykwang	Huaykwang	02-2740401	255	3	101/59	31 Dec 20

Hotels In Bangkok (Continue)

No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	License	
				No.	Soi	Road	SubDist	District	Tel.		No.	Date of Expire
126	137	S Hotel (Rueanrom)	Rueanrom 1961 Co., Ltd.	77-79		Banrung Muang	Samran Rat	Phranakom	02-2215224	2	112/59	31 Dec 20
127	138	Rex (Closed)	Rex Hotel Co., Ltd.	762/1		Sukhumvit	Klongron	Klongtoey	02-2590106	2	159/54	31 Dec 15
128	139	Golden Tulip Sovereign (Redisson Bangkok)	Bangkok Classic Hotel Co., Ltd.	92	Seengchaem	Rim Klong Bangkapi	Bangkapi	Huaykwang	02-6414777	4	203/59	31 Dec 20
129	140	Royal Pacific	Thamthanawat Co., Ltd.	335		Praram 9	Bangkapi	Huaykwang	02-3199625	2	134/59	31 Dec 20
130	141	Rose	Hotel Rose Co., Ltd.	118		Surawong	Suriyawong	Bang Rak	02-2668268	2	65/59	31 Dec 20
131	142	Rose Town	Rose Rown Co., Ltd.	656/445		Charansanitwong	Bang Yi Khan	Bangplad	02-4230490	2	26/59	31 Dec 20
132	143	Banana Slate Hotel (Rose Inn)	Rose Inn Co., Ltd.	656/346	Sripracha	Charansanitwong	Bang Yi Khan	Bangplad	02-4241511	2	102/59	31 Dec 20
133	144	Luck 49	Lucky 49 Hotel Ltd, Part	49	26	Sukhumvit	Klongron	Klongtoey	02-2586864	2	120/59	31 Dec 20
134	145	Liberty Garden Hotel (Closed)	Bunyadul Co., Ltd.	215		Pradipat	Samsen-nae	Phyathai	02-6186000	2	41/54	31 Dec 15
135	146	Landmark	Siam Property Development Co., Ltd.	138		Sukhumvit	Klongtoey	Klongtoey	02-2540424	4	205/59	31 Dec 20
136	147	Like Inn	Like Inn Co., Ltd.	3562		Sukhumvit	Bangna	Bangna	02-3930968	1	14/59	31 Dec 20
137	148	Well Sukhumvit 20 (Windsor)	Federal Holding Co., Ltd.	10	20	Sukhumvit	Klongtoey	Klongtoey	02-2580160	3	130/59	31 Dec 20
138	149	Windsor Suite	Windsor Hotel Co., Ltd.	10/1	20	Sukhumvit	Klongtoey	Klongtoey	02-2621234	4	178/59	31 Dec 20
139	151	Venice	Venice Hotel Co., Ltd.	1	35	Charoen Nakhon	Lower Bang Latpoo	Klongsan	02-4375922	2	76/59	31 Dec 20
140	152	West Inn Hotel	West Inn Hotel Co., Ltd.	68	6	Charansanitwong	Wat Tha Phra	Bangkok Yai	02-4674218	2	182/59	31 Dec 20
141	153	Wiang Samran	Wiang Samran Hotel Co., Ltd.	149	Trok Sake		Bowon Niwet	Phranakom	02-2241876	1	23/59	31 Dec 20
142	154	Wiang Nua	Mrs. Sirporn Kointrangkul	21/36	Rangnam	Phyathai	Thung Maha Mek	Rat chathevi	02-2452891	1	99/59	31 Dec 20
143	155	Sri Krungthep	Sri Krungthep Hotel Co., Ltd.	5		Sriping	Samran Rat	Phranakom	02-2238604	2	16/59	31 Dec 20
144	156	Issra City Hotel	Hotel Sri Baan Kaek (1994)	495	Saraphee 12	Issaraphap	Somdet Chao Phraya	Klongsan	02-4376865	1	34/59	31 Dec 20
145	157	Sri Wongwienyai	Sri Wongwienyai Co., Ltd.	214/12		Inthara Phitak	Hiranruji	Thonburi	02-4654404	1	168/59	31 Dec 20
146	158	Sri Hua Lumpung	Hotel Sri Hua Lumpung Ltd. Part.	445		Rongnuang	Rongnuang	Pathumwan	02-2142610	2	210/59	31 Dec 20
147	159	Sriping	Hotel Sriping Co., Ltd.	21		Sriping	Samran Rat	Phranakom	02-2227265	1	8/59	31 Dec 20
148	161	Like Inn	Miss Manee Mekawarin	81	22	Sukhumvit	Klongron	Klongtoey	02-2582272	2	60/59	31 Dec 20
149	162	Station	Hotel Station Co., Ltd.	518		Rongnuang	Rongnuang	Pathumwan	02-2142794	2	228/59	31 Dec 20
150	163	Samanmitr	Mr. Thammachai Siriwattanakul	25		Kra-Oam	Wat Sommanat	Pomprab	02-2818586	2	39/59	31 Dec 20

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	No.	Soi	Location				Type	Number of rooms	License	
						Road	SubDist	District	Tel.			No.	Date of Expire
151	165	The Sukosol (Siam City)	Siam Thani Hotel (1988) Co., Ltd.	477		Sri Ayutthaya	Tanon Phayathai	Ratchathewi	02-2470123	3	188	82/59	31 Dec 20
152	166	The Sukosol New (Siam City (New))	Kamol Sukosol Co., Ltd.	479		Sri Ayutthaya	Tanon Phayathai	Ratchathewi	02-2470168	3	330	83/59	31 Dec 20
153	167	Bangkok Chada	Siam Beverly Co., Ltd.	188		Ratchadapisek	Huaykwang	Huaykwang	02-2754046	3	176	185/59	31 Dec 20
154	169	Sweet Inn	Sweet Inn Hotel Co., Ltd.	22/99		Ladprao	Ladyao	Chatuchak	02-5133928	2	135	75/59	31 Dec 20
155	170	Swissotel Le Concord Bangkok	Le Concord Hotel Co., Ltd.	204		Ratchadapisek	Huaykwang	Huaykwang	02-6941000	3	407	192/59	31 Dec 20
156	171	Sahai Sahakij	Sahai Sahakij Ltd., Part.	683		Maitreejit	Pomprab	Pomprab	02-2221469	1	31	153/59	31 Dec 20
157	173	Sirimit	Hotel Sirimits (1970) Co., Ltd.	93	Sanpasat	Tanao	San Chao Por Sua	Phranakorn	02-2226302	1	29	208/59	31 Dec 20
158	174	Suk Nirun	Hotel Suk Nirun Co., Ltd.	684		Wisutkasat	Baan Panthom	Phranakorn	02-2813053	2	68	42/59	31 Dec 20
159	176	Suksawat	S S Hotel Co., Ltd.	8/3	Worapong	Samsen	Baan Panthom	Phranakorn	02-2817948	2	43	164/59	31 Dec 20
160	177	Suksawat 19 Inn	Kraipong and Nephew Corporation (2536) Co., Ltd.	19	19	Suksawat	Bangrakok	Ratburana	02-4280145	1	134	93/59	31 Dec 20
161	178	Sukhaowadee	Sukhaowadee Co., Ltd.	29/1		Prachathipatani	Baan Panthom	Phranakorn		2	42	44/59	31 Dec 20
162	179	S 6 Sukhumvit Hotel (Sukhumvit Crown)	S 6 Sukhumvit Hotel Co., Ltd.	7	6	Sukhumvit	Klongtoey	Prakanong	02-2535672	2	152	81/59	31 Dec 20
163	180	Sukhothai Bangkok	Sathom Park Co., Ltd.	13/3		South Sathorn	Thung Maha Mek	Sathorn	02-2870222	4	210	108/59	31 Dec 20
164	181	Suriwong	Hotel Suriwong Co., Ltd.	31/1.33		Surawong	Suriawong	Bang Rak	02-2668258	2	100	187/59	31 Dec 20
165	182	Suengfa	Hotel Suengfa Ltd., Part.	368		Maitreejit	Pomprab	Pomprab	02-2242933	1	52	229/59	31 Dec 20
166	184	Anoma Bangkok (Anoma)	Hotel Anoma Bangkok Co., Ltd.	99		Ratchdamri	Lumpini	Pathumwan	02-2557370	3	403	132/59	31 Dec 20
167	185	Apollo	Mr. Kasem Pongprateep	75	Moo 2	Vibhavadi Rangsit	Ladyao	Chatuchak	02-5790635	1	38	179/54	31 Dec 15
168	186	Amari Boulevard	Boulevard Hotel Co., Ltd.	2	5	Sukhumvit	Klongtoey-nua	Wattana	02-2552930	3	315	133/59	31 Dec 20
169	187	Amari Watgate Bangkok	Amari Hotel & Resort Co., Ltd.	847		Petchburi	Tanon Phayathai	Ratchathewi	02-6539000	4	569	159/59	31 Dec 20
170	188	Avani Atrium Bangkok (Atrium) (Amari Atrium)	Maxwin Builders Co., Ltd.	1880		New Petchburi	Bangkepi	Huaykwang	02-7182000	4	592	214/59	31 Dec 20
171	189	Amari Donmuang Airport	Donmuang International Co., Ltd.	333		Choed Wutakad	Sikan	Donmuang	02-5661020	4	449	226/59	31 Dec 20
172	190	Alexander	Alexander Hotel Co., Ltd.	1	83/3	Ramkhamhaeng	Huamak	Bangkepi	02-7158888	3	308	221/59	31 Dec 20
173	191	Ariston	Kong Thong Property Co., Ltd.	19	24	Sukhumvit	Klongton	Klongtoey	02-2590960	4	152	79/59	31 Dec 20
174	192	RD	Rose Garden Hotel Co., Ltd.	10/14-16		Anun Amarin	Anun Amarin	Bangkok Noi	02-4246850	2	296	46/59	31 Dec 20
175	193	RD 2	Rose Garden Hotel Co., Ltd.	10/13		Anun Amarin	Anun Amarin	Bangkok Noi	02-4246850	2	160	47/59	31 Dec 20

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	SubDist	District	Tel.			No.	Date of Expire
176	194	Indra Regent	Bahoma Co., Ltd.	120/126		Ratchpralob	Tanon Phayathai	Ratchathewi	02-2080022	439	4	199/59	31 Dec 20
177	195	Marriott Marquis Queen's Park	TCC Hotel Asset Management Co., Ltd.	199	22	Sukhumvit	Klongon	Klongroey	02-2619000	1,360	3	107/59	31 Dec 20
178	196	Udomsuk	Hotel Udomsuk PCL.	146		Udomsuk	Bangna	Bangna	02-3932035	249	2	71/59	31 Dec 20
179	197	Asia	Asia Hotel PCL.	296		Phyathai	Tanon Petchburi	Ratchathewi	02-2150808	638	4	1/59	31 Dec 20
180	198	Embassy	Dorseter Hotel Co., Ltd.	21	Kortoe	Pradipat	Samsen-nai	Phyathai	02-2792641	76	2	49/59	31 Dec 20
181	199	A One Hotel	Mitr A One Co., Ltd.	5	Soonvijai 4	New Petchburi	Bangkapi	Huaykwang	02-3144181	197	2	105/59	31 Dec 20
182	200	Evergreen Laurel (Bangkok)	Evergreen International Hotel Property Co., Ltd.	88		North Sathorn	Silom	Bang Rak	02-2667266	160	3	86/59	31 Dec 20
183	201	S C Park	OAI Consultant & Management Co., Ltd.	474	39 (Thepleeal)	Ramkhamhaeng	Wangthonglang	Wangthonglang	02-5300560	237	3	91/59	31 Dec 20
184	202	SD Avenue	Hotel SD Avenue Co., Ltd.	94		Borom Ratchonsee	Bang Bambru	Bangplad	02-8133111	315	3	157/59	31 Dec 20
185	203	Opera	Opera Hotel Co., Ltd.	16	Somprasong	Petchburi	Tanon Phayathai	Ratchathewi	02-2524031	56	2	235/59	31 Dec 20
186	204	Holiday Inn Bangkok Silom	S A Y A (Thailand) Co., Ltd.	981		Silom	Silom	Bang Rak	02-2384300	727	3	78/59	31 Dec 20
187	207	Happy Inn	Happy Inn Co., Ltd.	102		Charansanitwong	Arun Amarin	Bangkok Noi	02-4247563	109	2	206/59	31 Dec 20
188	208	The Twin Tower Bangkok	Golden Asset Co., Ltd.	88		New Rama 6	Rongmuang	Pathumwan	02-2169555	672	4	126/59	31 Dec 20
189	209	Montien	Tantakit Co., Ltd.	54		Surawong	Si Phraya	Bang Rak	02-2337060	511	4	52/59	31 Dec 20
190	210	My Ladies	Hotel Ladies Co., Ltd.	286	122(Mahadhai)	Ladprao	Phapla	Wangthonglang	02-5390644	150	2	149/59	31 Dec 20
191	211	Royal Orchid Sheraton	Hotel Royal Orchid (Thailand) PCL.	2		Charoenkrung	Bang Rak	Bang Rak	02-2345599	814	4	198/59	31 Dec 20
192	212	Royal River	Chao Phraya Siam Co., Ltd.	219		Charansanitwong	Bangplad	Bangplad	02-4330300	439	4	51/59	31 Dec 20
193	213	R Thwee (Srihong)	Phayapak Co., Ltd.	598		Petchburi	Tanon Petchburi	Ratchathewi	02-2158337	62	1	45/59	31 Dec 20
194	214	Mandarin Oriental	OHTL PCL.	48	Burapha	Charoenkrung	Bang Rak	Bang Rak	02-2360400	393	4	189/59	31 Dec 20
195	215	Honey	Honey Hotel Co., Ltd.	29-31	Watana	Sukhumvit	Klongroey-nua	Wattana	02-2530646	75	2	167/59	31 Dec 20
196	216	Galaxy Resort	Galaxy City (2002) Co., Ltd.	388	Moo 4	Mayalab	Charakae Bua	Ladprao	02-9070990	67	2	101/54	26 Mar 21
197	217	Holiday Inn Bangkok	President Hotel & Tower Co., Ltd.	971,973		Ploenchit	Lumpini	Pathumwan	02-6560444	383	2	38/58	4 Apr 20
198	218	45	45 Sena Ruam Co., Ltd.	34-36	Sena Ruam	Phaholyothin	Samsen-nai	Phyathai	02-2792900	109	2	222/59	31 Dec 20
199	219	Grace	Grace Co., Ltd.	12	ถนนพญาไท	Sukhumvit	Klongroey-nua	Wattana	02-2530651	578	3	73/59	31 Dec 20
200	220	Marvel Bangkok (Grand Mercure Park Avenue)	Grand Suite (Thailand) Co., Ltd.	30	22	Sukhumvit	Klongroey	Klongroey	02-2610000	221	3	193/59	31 Dec 20

No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub-Dist	District	Tel.			No.	Date of Expire
201	221	Cristal	Hotel Cristal Co., Ltd.	65	Nathong	Ratchadapisek	Dindaeng	Dindaeng	02-2746441	65	3	6/59	31 Dec 20
202	222	Charoenphol	Saha Semasuk Co., Ltd.	191		Banhat Thong	Tanon Perchburi	Ratchathewi	02-2159741	29	1	236/59	31 Dec 20
203	223	Chawala	Tesatree Co., Ltd.	1055/3	Yaowarat	Sukhumvit	Klongroey-nua	Wattana	02-3900772	66	2	169/59	31 Dec 20
204	224	Aunchaleena Bangkok (Chaleena)	Hotel Chaleena Co., Ltd.	453	122	Ladprao	Wanghonglang	Wanghonglang	02-5397111	302	3	245/59	31 Dec 20
205	225	Sheraton Grand Sukhumvit	Quality Inn Co., Ltd.	250		Sukhumvit	Klongtoey	Klongtoey	02-6530333	447	4	92/59	31 Dec 20
206	226	Zenith Sukhumvit Bangkok	Koola Hospitality Co., Ltd.	29/117	3	Sukhumvit	Klongroey-nua	Wattana	02-6554980	160	3	87/59	31 Dec 20
207	227	Tawanna	Tawanna Hotel Co., Ltd.	80		Surawong	Si Phraya	Bang Rak	02-2360361	254	4	17/59	31 Dec 20
208	228	Nakorn Ping	Hotel Nakorn Ping Co., Ltd.	9/1	Worapong	Sansan	Baan Panthom	Phanakorn	02-2816574	118	1	227/59	31 Dec 20
209	229	Nirand Grand	Nirand Grand Co., Ltd.	81/1	103	Sukhumvit	Bangna	Bangna	02-3610080	190	3	183/59	31 Dec 20
210	230	Bangkok Hotel Lotus Sukhumvit (Novotel Lotus Bangkok)	Lotus Tower Co., Ltd.	1	33	Sukhumvit	Klongroey-nua	Wattana	02-2610111	224	4	220/59	31 Dec 20
211	231	Bangkok Palace	A&B Hotel Co., Ltd.	1091/336		New Perchburi	Mukkasana	Ratchathewi	02-2530500	658	3	98/59	31 Dec 20
212	232	Burapha Samyod	Hotel Burapha Samyod Co., Ltd.	160/14		Charoenkrung	Wang Burapa Phitrom	Phanakorn	02-2215545	168	2	89/59	31 Dec 20
213	233	Baiyok Suite	Baiyok Suite Co., Ltd.	130		Ratchpralob	Tanon Phayathai	Ratchathewi	02-2550330	248	3	53/59	31 Dec 20
214	234	Pathumwan Princess	MBK PCL.	444		Phiyathai	Wangmai	Pathumwan	02-2163700	455	3	200/59	31 Dec 20
215	235	Swissotel Park Nai Lert (Closed)	Hotel Park Nai Lert Co., Ltd.	2		Wireless	Lumpini	Pathumwan	02-2520141	390	4	231/59	31 Dec 20
216	236	Pinnacle Lumpini Park Hotel (Pinnacle Lumpini Hotel & Spa)	Estoria H & R Co., Ltd.	17	Ngamduplee	Rama 4	Thung Maha Mek	Sathorn	02-2870113	179	3	184/59	31 Dec 20
217	238	Mido Hotel	Mido Hotel Co., Ltd.	222		Pradipat	Samsen-nai	Phiyathai	02-2794560	225	3	160/59	31 Dec 20
218	239	Mitr Paisal (Closed for Renovation)	Mitr Paisal Co., Ltd.	66	Worapong	Sansan	Baan Panthom	Phanakorn	02-2815279	63	2	103/59	31 Dec 20
219	240	Metropolitan by Komo (Metropolitan)	Seaside Properties (Thailand) Co., Ltd.	27		South Sathorn	Thung Maha Mek	Sathorn	02-6253333	179	4	161/59	31 Dec 20
220	241	Max Hotel	Shoregate International Co., Ltd.	288		Praram 9	Huaykwang	Huaykwang	02-2480011	408	3	191/59	31 Dec 20
221	242	Mandarin	Mandarin Hotel PCL.	662		Rama 4	Maha Phuetbaram	Bang Rak	02-2380230	399	3	10/59	31 Dec 20
222	243	Maenam Ramada Plaza	Mina Hotel Co., Ltd.	2074		Charoenkrung	Wat Phraya Krai	Bang Kor Laem	02-6881000	722	3	69/59	31 Dec 20
223	244	Royal Princess	Grand Lanluang Co., Ltd.	269		Lanluang	Wat Sommanat	Pomprab	02-2813088	167	3	111/59	31 Dec 20
224	245	Novotel Bangkok Sukhumvit 20 (Royal Parkview)	Piyasombat Mansion Co., Ltd.	19/9	20	Sukhumvit	Klongtoey	Klongtoey	02-2618991	240	3	131/59	31 Dec 20
225	246	Royal Benja Hotel	Namkiat Co., Ltd.	39	5	Sukhumvit	Klongroey-nua	Wattana	02-6552920	392	3	58/59	31 Dec 20

Hotels In Bangkok (Continue)

No.	Registration No.	Hotel Name	Owner	Location							Number of rooms	License	
				No.	Soi	Road	SubDist	District	Tel.	Type		No.	Date of Expire
226	247	Rama Gardens	Vibhavadi Rangsit Hotel Co., Ltd.	9/9	Moo 2	Vibhavadi Rangsit	Talad Bangkhen	Laksi	02-5610022	372	3	110/59	31 Dec 20
227	248	Reno	Reno Hotel Co., Ltd.	40	Kasemsan 1	Rama 1	Wangnai	Pathumwan	02-2150026	58	2	124/59	31 Dec 20
file	249	Ladprao Privacy (Closed)	Hotel Ladprao Privacy (26) Co., Ltd.	176/3		Ladprao	Ladyao	Chatuchak	02-5113200	48	2	156/54	31 Dec 15
229	250	Wiang Tai	Bunyaprom 2548 Co., Ltd.	42		Tanee	Talad Yod	Phranakorn	02-2805434	215	3	151/59	31 Dec 20
230	251	Hotel Royal Bangkok at China Town (White Orchid)	Hotel Royal Bangkok (Thailand) Co., Ltd.	409-421		Yaowarat	Samphanthawong	Samphanthawong	02-2260026	199	3	113/59	31 Dec 20
231	252	Inter-Continental Bangkok	President Hotel & Tower Co., Ltd.	973		Ploenchit	Lumpini	Pathumwan	02-6560444	381	3	180/59	31 Dec 20
232	253	Double Tree Hilton Sukhumvit Bangkok (Imperial Tara)	TCC Hotel Asset Management Co., Ltd.	18/1	26	Sukhumvit	Klongton	Klongroey	02-2592900	196	3	162/59	31 Dec 20
233	254	Eastin Mukkasan Bangkok	Wa Ke Thai (Thailand) Co., Ltd.	1091/343		New Petchburi	Mukkasan	Ratchabewi	02-6517600	280	3	147/59	31 Dec 20
234	255	A One Bangkok	A One Group Co., Ltd.	9	Soonvijai 4	New Petchburi	Bangkapi	Huay kwang	02-3144181	218	3	104/59	31 Dec 20
235	256	Ambassador	Chawarin Co., Ltd.	171		Sukhumvit	Klongroey-nua	Wattana	02-2540444	764	4	77/59	31 Dec 20
236	257	The Davis Bangkok	Sombattoetrakul Co., Ltd.	88	24	Sukhumvit	Klongton	Klongroey	02-2608000	156	3	137/54	28 Jun 21
237	258	May fair Hotel	Grand May fair Co., Ltd.	60		Langsuan	Lumpini	Pathumwan	02-6721234	106	3	41/55	28 Sep 21
238	259	Milanium Hilton Bangkok	Bangkok Rinnam Co., Ltd.	123		Charoen Nakhon	Klong Ton Sai	Klongsan	02-4422000	544	3	26/55	28 Jun 21
239	260	Elefin Café (Golden Palace) (Closed for renovation)	Elefin Café Hotel Co., Ltd.	15	Ruenrudee	Sukhumvit	Klongroey-nua	Wattana	02-2526247	65	2	180/54	31 Dec 15
file	261	Prince (Closed)	Hotel Prince Co., Ltd.	1537/1		New Petchburi	Mukkasan	Ratchabewi	02-2516171	211	3	14/55	31 Dec 15
240	262	Nasa Garden	Nasa Mansion Co., Ltd.	84	20 Mithuma Yaek 11	Surthisan	Samsen-nai	Huay kwang	02-2748010	167	3	146/59	31 Dec 20
241	263	Crown Plaza Bangkok Lumpini Park	Rama Land Development Co., Ltd.	952		Rama 4	Suriyawong	Bang Rak	02-6329300	245	3	181/59	31 Dec 20
242	266	Elizabeth	Elizabeth Arcade Co., Ltd.	169/51		Pradipat	Samsen-nai	Phyathai	02-2710204	275	4	12/59	31 Dec 20
243	267	Park Inn	Hotel Park Inn Co., Ltd.	125		Ratchaprabob	Mukkasan	Ratchabewi	02-2458144	36	1	121/59	31 Dec 20
244	268	Emporium Swuite	City Realty Co., Ltd.	622		Sukhumvit	Klongton	Klongton	02-6649999	149	3	205/59	31 Dec 20
245	269	Bangkok Center	Bunsom Construction Co., Ltd.	326/7-8,328		Rama 4	Maha Phlueharam	Bang Rak	02-2384848	231	4	84/59	31 Dec 20
246	270	Hotel De Moc	Amorn Pattana Asset Co., Ltd.	78		Prachathipatai	Baan Panthom	Phranakorn	02-6292100	100	2	39/54	31 Dec 20
247	271	Grand Sukhumvit Bangkok	Sukhumvit Centrepoint Co., Ltd.	99	6	Sukhumvit	Klongroey	Klongroey	02-2079999	347	3	27/55	11 Dec 21
248	272	Jasmin City (Jasmin Executive Suite)	Laiya Suwan Co., Ltd.	2	23	Sukhumvit	Klongroey-nua	Wattana	02-2045888	56	3	21/55	11 Dec 21
249	273	Suphap	Suda & Son Co., Ltd.	24	Inthamara 1	Surthisan	Samsen-nai	Phyathai	02-2700585	78	1	156/59	31 Dec 20
250	275	Raja	Hotel Raja Co., Ltd.	18	4	Sukhumvit	Klongroey	Klongroey	02-2550040	420	3	100/59	31 Dec 20

Hotels In Bangkok (Continue)

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.			No.	Date of Expire
251	276	Le Bua at Slate Tower and Tower Club at Le Bua	Challenge Property Co., Ltd.	1055		Silom	Silom	Bang Rak		02-6249999	3	63/55	19 Feb 22
252	277	The Canal Hotel (Chana)	Health Plus Market Co., Ltd.	98/98/1		Sechaburaukij	Minburi	Minburi		02-5179430	2	45/60	19 Feb 22
253	278	Siam @ Siam Design Hotel and Spa	Siam @ Siam Hotel Co., Ltd.	865		Rama 1	Wangmai	Pathumwan		02-2173000	3	46/60	19 Feb 22
254	279	Green Inn	Mangkom Hong 2011 Co., Ltd.	25	6	Ratchpruek	Bangchak	Pasi Charoen		02-4576841	2	47/60	19 Apr 22
255	280	Green Terrace Resort	Thai Nisen Engineering Co., Ltd.	364		Youthpattana	Klongchan	Bangkap		02-5151100	2	94/55	3 May 17
256	281	The Ascott Sathorn	Sathorn Property Co., Ltd.	187		South Sathorn	Yannawa	Sathorn		02-6766868	3	87/55	3 May 17
257	282	Season Siam (All Seasons Bangkok Siam)	Davidson Co., Ltd.	97		Ratchpralob	Mukdakan	Ratchathewi		02-2093888	3	95/55	29 Apr 17
258	283	Bangkok Resort	Mr. Sompong Phalkijwanich	137		Praditmanootham	Ladyao	Ladprao		02-5150000	2	96/55	20 Jun 17
259	284	Pullman Bangkok King Power	King Power Hotel Management Co., Ltd.	8/2		Rangnam	Tanon Phayathai	Ratchathewi		02-6778888	4	7/56	29 Nov 17
260	285	Ban Boon Bali	Ban Ruen-Bun Co., Ltd.	5/378		Moo 3	Charakae Bua	Ladprao		02-9437601	1	18/56	29 Nov 17
261	286	Charitum Residence Sathorn (Oakwood City Residence)	City Residence Services	291		Sathu Pradit 19	Chong Nonsi	Yannawa		02-6720222	3	2/56	29 Nov 17
262	287	Swan	Swan House (1992) Co., Ltd.	31		Charoenkrung 36	Bang Rak	Bang Rak		02-2359271	2	183/54	31 Dec 16
263	288	S 15 Sukhumvit Hotel	Mr. Siam Limsawasong	217	15	Sukhumvit	Klongroey-nua	Wattana		02-6512000	3	17/56	26 Dec 17
264	289	Grand Centrepoint Ploenchit (Centre Point Ploenchit)(Centre Point Hotel and Residence)	Land and Houses Property and Loan Fund-13	100		Wireless	Lumpini	Pathumwan		02-6595000	3	5/56	26 Dec 17
265	290	Bangkok Rama	Miss Chantrawadee Kiangsiri	1768		Patanakarn	Suanluang	Suanluang		02-7226610	2	14/56	23 Jan 18
266	291	Adriatic Palace	V.K.J. Co., Ltd.	1178		New Petchburi	Mukdakan	Ratchathewi		02-6551601	3	8/57	12 Jun 18
267	292	Citadines Sukhumvit 16	Boutique Land Co., Ltd.	38	16	Sukhumvit	Klongroey	Klongroey		02-6638777	2	10/57	17 Aug 18
268	293	Courtyard by Marriott Bangkok	Erawan Ratchadarni Co., Ltd.	155/1		Ratchdamri	Lumpini	Pathumwan		02-6901888	3	9/57	24 Aug 18
269	294	Chaydon Sathorn (All Seasons Sathorn) (Kings)	M Hotel Sathorn Co., Ltd.	31		South Sathorn	Thung Maha Mek	Sathorn		02-3436333	3	20/57	7 Sep 18
270	295	Bilston Suwan Park View	Suwan Residence Suite Co., Ltd.	9		Ploenchit	Lumpini	Pathumwan		02-6587979	3	11/57	9 Sep 18
271	296	Maduzi	Madozi Co., Ltd.	9/1		Ratchadapisek	Klongon	Klongon		02-2588518	2	25/57	23 Nov 18
272	297	Eastin Easy Siam Pimam (Siam Pimam)	Siam Pimam Co., Ltd.	8	170	Ramkhamhaeng	Minburi	Minburi		02-9175212	2	13/57	25 Nov 18
273	298	Grand Centre Point Ratchadarni (Grand Centre Point Hotel and Residence)	L & H Property Co., Ltd.	153/2		Ratchdamri	Lumpini	Pathumwan		02-3438899	3	19/57	23 Nov 18
274	299	Le Meridien Bangkok	TCC Hotel Asset Management Co., Ltd.	40/5		Surawong	Si Phraya	Bang Rak		02-2279425	3	12/57	25 Nov 18
275	300	Pullman Bangkok Grand Sukhumvit (Grand Millennium Sukhumvit)	Fina Estate Co., Ltd.	30	21	Sukhumvit	Klongroey-nua	Wattana		02-2044000	3	27/57	19 Apr 19

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.			No.	Date of Expire
276	301	Citadines Bangkok Sukhumvit 8	Boutique Boulevard Co., Ltd.	77/7	8	Sukhumvit	Klongon	Klongoe	02-2572277	130	2	32/57	19 Apr 19
277	302	Green Village Resort	Thepdamai Co., Ltd.	27,29,31,33,35	6	Ratchpruek	Bangshak	Pasi Charoen	02-4576841-5	79	2	31/57	29 Apr 19
278	303	Le Fenix	F&C Capital Co., Ltd.	33/33	11	Sukhumvit	Klongroey-nua	Wattana	02-3054000	147	2	18/58	10 Nov 19
279	304	Ibis Sathorn	The Erawan Group PCL.	29/9			Thung Maha Mek	Sathorn	02-2574588	213	3	9/58	10 Nov 19
280	305	Urbana Langsuan	Urbana Estate Co., Ltd	55		Langsuan	Lumpini	Pathumwan	02-2506666	70	3	10/58	10 Nov 19
281	306	Oakwood Residence Sukhumvit 24	Boutique Serviced Apartments Co., Ltd.	15	24	Sukhumvit	Klongroey	Klongoe	02-6125777	79	2	8/58	12 Nov 19
282	307	Citadines Bangkok Sukhumvit 23	Boutique Asset Co., Ltd.	37/7	23	Sukhumvit	Klongroey-nua	Wattana	02-2044777	138	2	7/58	12 Nov 19
283	308	Citadines Bangkok Sukhumvit 11	Boutique Realty Co., Ltd.	22/2	11	Sukhumvit	Klongroey-nua	Wattana	02-2646777	134	2	6/58	12 Nov 19
284	309	Romance Service Apartment	Miss Tassanee Panyasakulwong	19		Srinakarin	Nong Bon	Prawet	02-7489339	70	2	35/57	12 Nov 19
285	310	Romance Hotel	Miss Charinthip Panyasakulwong	99/19	65	Srinakarin	Nong Bon	Prawet	02-7120999	72	2	36/57	12 Nov 19
286	311	Park Plaza Sukhumvit	Asoke Park Co., Ltd.	16		Ratchadapisek	Klongroey	Klongoe	02-2635000	79	2	19/58	12 Nov 19
287	312	Anantara Bangkok Sathorn (Sathorn Heritage)	JC Kevin Development Co., Ltd	36		Narathiwat	Yannawa	Sathorn	02-2109000	78	3	22/58	10 Dec 19
288	313	Dynasty Grand	Mr. Alongkorn Hussadangkul	21	6	Sukhumvit	Klongroey	Klongoe	02-2551333	76	2	20/58	13 Dec 19
289	314	V Hotel Bangkok	Mackenna Land Co., Ltd.	117/39-40		Phyathai	Tanon Petchburi	Ratchathewi	02-3093939	123	3	30/58	13 Dec 19
290	315	Centara Grand @ Central World	Hotel Central World Co., Ltd.	999/99		Rama 1	Pathumwan	Pathumwan	02-2551333	505	3	31/58	2 Feb 20
291	316	The Aetess Bangkok	Tabintom Co., Ltd.	49		Ploenchit	Lumpini	Pathumwan	02-2538133	214	3	43/58	9 May 20
292	317	Nana Hi-so	Wiangooban Co., Ltd.	88	3	Sukhumvit	Klongroey-nua	Wattana	02-2553311	72	3	46/58	9 May 20
293	318	Marriott Executive Apartment Sukhumvit Park Bangkok	K.S.& Son Co., Ltd.	90	24	Sukhumvit	Klongon	Klongoe	02-2041286	300	3	40/58	11 May 20
294	319	C. Resident	Mr. Wiboon Chanchaisombat	71/2		Ramkhamhaeng	Ploppla	Wanghonglang	02-6216091	56	2	47/58	21 Jul 20
295	320	Oakwood Residence Thonglor Bangkok	Fifty-Five Property Co., Ltd.	113			Klongroey-nua	Wattana	02-7139500	67	2	84/58	21 Jul 20
296	321	Renaissance Bangkok Ratchaprasong	M aneeya Realty Co., Ltd.	518/8		Ploenchit	Lumpini	Pathumwan	02-1255000	333	3	73/58	21 Jul 20
297	322	Beyond Suite (Luxury Suite)	Beyond Residence Co., Ltd.	99		Charansanitwong	Bang O	Bangplad	02-2812190	75	3	45/58	21 Jul 20
298	323	Wanlada Place	Wanlada Apartment Co., Ltd.	71/1		Ramkhamhaeng	Ploppla	Wanghonglang	02-9318834	50	1	48/58	21 Jul 20
299	324	Lantana Resort	Theptakomsil Intertrade Co., Ltd.	229		Ratchadapisek	Dindaeng	Dindaeng	02-6935979	66	2	83/58	25 Aug 20
300	325	S 31	Sukhumvit 15 Place Co., Ltd.	545		Sukhumvit	Klongroey-nua	Wattana	02-2601111	79	3	67/58	22 Sep 20

Hotels In Bangkok (Continue)												
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	License	
				No.	Soi	Road	Sub.Dist	District	Tel.		Type	No.
301	326	Siam Kempinski	Kempin Siam Co., Ltd.	991/9		Rama 1	Pathumwan	Pathumwan	02-1629319	4	66/58	28 Sep 20
302	327	Redisson Suite Bangkok Sukhumvit	Siri Erawan Co., Ltd.	23/3	Saengchan	Sukhumvit 13	Klongroey-nua	Wattana	02-6454999	3	90/59	29 Sep 20
303	328	Hopeland	Hopeland Co., Ltd.	35	24	Sukhumvit	Klongroey	Klongroey	02-6611999	2	68/58	14 Oct 20
304	329	Asia Herb Association Spa Auberge (Citrus Sukhumvit 22 Bangkok)	Roto Asia Herb (Thailand) Co., Ltd.	14/4	22	Sukhumvit	Klongroey	Klongroey	02-2617711	2	129/59	22 Nov 20
305	330	Maitria Hotel Sukhumvit 18 – A Charium Collection (Oakwood Apartment Trillion Sukhumvit 18)	Sukhumvit city Co., Ltd.	26	18	Sukhumvit	Klongroey	Klongroey	02-6208777	2	33/53	22 Nov 20
306	331	Fraser Suites Sukhumvit	Chalet Land Co., Ltd.	38/8	11 (Chaityot)	Sukhumvit	Klongroey	Klongroey	02-2079300	3	74/58	22 Nov 20
307	332	Amari Residence Bangkok	Amari Estate Co., Ltd.	36	Soorvijai 4	New Perchburi	Bangkep	Huaykwang	02-3192021	2	12/54	13 Feb 21
308	333	The Grand Four Wings	Boston Park Co., Ltd.	333		Srinakar	Huamak	Bangkep	02-3788000	3	13/54	13 Feb 21
309	334	Four Points by Sheraton Bangkok Sukhumvit 15	Destination Resorts Co., Ltd.	4	15 (Ruanjai)	Sukhumvit	Klongroey-nua	Wattana	02-6467754	3	265/59	3 Apr 21
310	335	Vic 3 Bangkok (All Seasons Monument)	Tate Enterprise Co., Ltd.	89	3	Phaholyothin	Samsen-nai	Phyathai	02-7115183	3	253/59	3 Apr 21
311	336	Sukhumvit 12 Bangkok and Suite (Ramada and Suite)	Sukchai Condominium Co., Ltd.	22	12	Sukhumvit	Klongroey	Klongroey	02-6647000	3	20/54	17 May 21
312	337	Bangkok City	Bangkok City Hotel Co., Ltd.	268		Perchburi	Tanon Perchburi	Ratchathewi	02-2152929	2	22/54	12 Jul 21
313	338	Ibis Riverside Bangkok	Erawan Chaophraya Co., Ltd.	27	17	Charoen Nakhon	Lower Bang Lampoo	Klongsan	02-8059888	3	30/54	9 Aug 21
314	339	Novotel Bangkok Fenix Pleenchit	Figo Development Co., Ltd.	566		Ploenchit	Lumpini	Pathumwan	02-3056000	3	278/59	10 Aug 21
315	340	Ibis Bangkok Nana	The Erawan Group PCL.	41	4	Sukhumvit	Klongroey	Klongroey	02-6675888	3	35/54	14 Sep 16
316	341	Legacy Suite	Legacy Suite Co., Ltd.	12	29(Lak Khod)	Sukhumvit	Klongroey-nua	Wattana	02-6909900	3	267/59	25 Jul 21
317	342	Princeton Park Suite	Princeton Park Suite Co., Ltd.	59		Maitreejit	Dindaeng	Dindaeng	02-6174600	3	89/55	25 Oct 21
318	343	The Aetas Lumpini	BSN Asset Co., Ltd.	1030/4		Rama 4	Thung Maha Mek	Sathorn	02-6189012	3	70/54	15 Nov 21
319	344	Jasmin Resort	Stuwan Estate Co., Ltd.	1511		Sukhumvit	Prakanong-nua	Wattana	02-3355000	2	71/54	15 Nov 21
320	345	Hansa	Hansa Hotel Co., Ltd.	3250		Mahaadtekluang 2	Lumpini	Pathumwan	02-2091234	3	72/54	15 Nov 21
321	346	Golden Pearl	BTY Property (2004) Co., Ltd.	69	101/1	Sukhumvit	Bang Chak	Prakanong	02-7479889	2	73/54	15 Nov 21
322	347	Centre Point (Klongroey)	Centre Point Hospitality Co., Ltd.	39	10	Sukhumvit	Klongroey	Klongroey	02-6531810	3	74/54	15 Nov 21
323	348	Centre Point (Prathunam) (๒๓๓๓๓๓๓๓)	Centre Point Hospitality Co., Ltd.	6	Semprasong 3		Tanon Playathai	Ratchathewi	02-2541373	3	75/54	15 Nov 21
324	349	Novotel Bangkok Fenix Silom (Silom Plaza)	Fina Holding Co., Ltd.	320		Silom	Suriyawong	Bang Rak	02-2069200	2	76/54	15 Nov 21
325	350	Centre Point (Pathumwan)	Centre Point Hospitality Co., Ltd.	60		Tonson	Lumpini	Pathumwan	02-6572400	3	77/54	16 Nov 21

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	License		
				No.	Soi	Road	SubDist	District	Tel.		Type	No.	Date of Expire
326	351	Sivatel Bangkok	Sivayathorn Co., Ltd.	53		Wireless	Lumpini	Pathumwan	02-3095000	75	3	79/54	16 Nov 21
327	352	St. Regis Bangkok	Ratchadamri Lodging Co., Ltd.	159		Rachdamri	Lumpini	Pathumwan	02-2077826	200	3	80/54	16 Nov 21
328	353	Neolux Suite	Pattara Sukhumvit Bangkok Co., Ltd.	6/1	Sawasdee	Sukhumvit 31	Klongroey-nua	Wattana	02-2044200	60	2	81/54	16 Nov 21
329	354	Park Plaza Bangkok Asoke	Park Royal Co., Ltd.	9	18	Sukhumvit	Klongroey	Klongroey		125	2	82/54	16 Nov 21
330	355	Nouvo City	N. Ventures Co., Ltd.	100	Troek Wat Tri Thotsathep		Baan Panthom	Phranakorn	02-2827789	72	3	83/54	16 Nov 21
331	356	Phachara Suites	Phachara Suites Co., Ltd.	22	6	Sukhumvit	Klongroey	Klongroey	02-2629999	194	3	150/54	24 Nov 21
332	357	Canary Houae Ramkhamhaeng	Kasemkji Co., Ltd.	15/1	40(Sermmit)	Ramkhamhaeng	Huamak	Bangkap	02-3740929	41	2	193/54	29 Dec 21
333	358	Anantara Baan Rajprasong Bangkok Service Suites	Baan Rajprasong Co., Ltd.	3	Mahaadlekhuang 3		Lumpini	Pathumwan	02-2549000	68	3	269/59	29 Dec 21
334	359	Grand Centre Point Terminal 21 (Grand Centre Point Terminal 21)	L & H Hotel Management Co., Ltd.	2	19 (Wattana)		Klongroey-nua	Wattana	02-2589115	462	3	27/60	28 Feb 22
335	360	Aloft Bangkok Sukhumvit 11	Carmin Development Co., Ltd.	39	11 (Chaityot)	Sukhumvit 31	Klongroey-nua	Wattana	02-2538541	298	3	44/60	26 Mar 22
336	361	Galleria 10 (Ramada Angkor)	Nai Chan Estate Co., Ltd.	21	Sukhumvit 10		Klongroey	Klongroey	02-6150999	188	3	76/55	7 May 17
337	362	Napa Place	Napa Tech Co., Ltd.	11/3	Napasap	Sukhumvit	Klongroey	Klongroey	02-2613025	12	2	86/55	2 Jul 17
338	364	Lit Bangkok Hoel	Star Hotel Co., Ltd.	36/1	Kasemsan 1	Rama 1	Wangnai	Pathumwan	02-6123456	79	3	91/55	14 Aug 17
339	365	The Okura Prestige Bangkok	Golden Land Property Development PCL	57/1		Wireless	Lumpini	Pathumwan	02-6437100	240	3	92/55	14 Aug 17
340	366	Hotel Muse	Park Figo Co., Ltd.	55/555	Langsuan		Lumpini	Pathumwan	02-6304000	166	3	93/55	14 Aug 17
341	367	Evergreen Place Bangkok	Evergreen Place Co., Ltd.	318		Phyathai	Tanon Peichburi	Ratchathewi	02-2191111	77	3	98/55	3 Sep 17
342	368	Chatrium	Riverside Garden Marina Co., Ltd.	28		Charoenkrung	Wat Phraya Krai	Bang Kor Laem	02-3078888	320	3	99/55	3 Sep 17
343	369	Sky	Sky Is The Limit Co., Ltd.	88/8	Ruenudee	Sukhumvit	Klongroey-nua	Wattana	02-6633152	60	2	100/55	3 Sep 17
344	370	Softel Bangkok Sukhumvit	Delmon Siam Co., Ltd.	189		Sukhumvit	Klongroey-nua	Wattana	02-1269999	345	3	101/55	3 Sep 17
345	371	Oriental Residence Bangkok	Oriental Residence Bangkok Co., Ltd.	110		Wireless	Lumpini	Pathumwan	02-2525538	145	3	102/55	3 Sep 17
346	372	Best Western Plus at Twenty Sukhumvit	The Tropical Co., Ltd.	17	20	Sukhumvit	Klongroey	Klongroey	02-2613072	75	2	103/55	27 Sep 17
347	373	Eastin Grand Sathorn Bangkok	BTS Asset Co., Ltd.	33/1		South Sathorn	Yannawa	Sathorn	02-2123770	396	3	104/55	27 Sep 17
348	374	Glow Pratunam by Sink	Shibuya Smart Hotel Co., Ltd.	919	Shibuya Bldg. 19	Petchburi	Tanon Phayathai	Ratchathewi	02-2573999	79	3	105/55	6 Dec 17
349	375	Glow Trinity Silom	Trinity at Silom Co., Ltd.	150	Pipat 2	Silom	Silom	Bang Rak	02-2315050	83	3	106/55	6 Dec 17
350	376	Tonight	Night Complex Co., Ltd.	588		Praram 9	Bangkap	Huaykwang	02-7169790	11	2	107/55	6 Dec 17

Hotels In Bangkok (Continue)												
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	License	
				No.	Soi	Road	Sub.Dist	District	Tel.		Type	No.
351	377	Red Planet (Tune)	Red Planet Hotel 2 (Thailand) Co., Ltd.	7	14	Sukhumvit	Klongroey	Klongroey	02-6532013	2	108/55	10 Dec 17
352	378	Diamond Suite	Dragon Inter Trading Co., Ltd.	58/1	41	Petchkasem	Bang Khae	Bang Khae	02-4552031-4	2	109/55	10 Dec 17
353	379	Shama Sukhumvit	Aek Aiyara House Co., Ltd.	12	4	Sukhumvit	Klongroey	Klongroey	02-1056000	2	1/56	28 Jan 18
354	380	Sofitel So Bangkok	Oak Tree Co., Ltd.	2		North Sathorn	Silom	Bang Rak	02-6240000	3	3/56	30 Jan 18
355	381	The Siam	Siam Resort Hotel Co., Ltd.	3/2		Khiao	Wachira Payaban	Dusit	02-2066999	2	4/56	30 Jan 18
356	382	Venezia Resort and Hotel	Mr. Narong Silawongseri	14/1	57	Petchkasem	Lak Song	Bang Khae	081-5651912	50	6/56	6 Feb 18
357	383	Urbana Sathorn	Urbana Estate Co., Ltd.	55		South Sathorn	Thung Maha Mek	Sathorn	02-2279999	63	8/56	21 Feb 18
358	384	The Continent	Asset Lifestyle Co., Ltd.	4/13		Sukhumvit	Klongroey-nua	Wattana	02-7112391	153	9/56	21 Feb 18
359	385	Holiday Inn Express Bangkok Siam	Pattara House & Property Co., Ltd.	889		Rama 1	Wangmai	Pathumwan	02-2177555	300	10/56	21 Feb 18
360	386	Beerapan	Laksamana Co., Ltd.	158		Wutthakad	Talad Plu	Thonburi	02-4662327	50	11/56	17 Mar 18
361	387	Marriott Bangkok Sukhumvit	Benjasri Park Property Co., Ltd.	2	57	Sukhumvit	Klongroey-nua	Wattana	02-7970000	370	12/56	17 Mar 18
362	388	Centre Point (Bangrak)	Quality House PCL.	1522/2		Charoenkrung	Bang Rak	Bang Rak	02-2660621-49	214	13/56	17 Mar 18
363	389	Trang 2	Mr. Sawad Huntrakul	99/8		Wisutkasat	Bang Khum Phrom	Phranakorn	02-2822141-4	67	15/56	18 Mar 18
364	390	W Bangkok	North Sathorn Hotel Co., Ltd.	106		North Sathorn	Silom	Bang Rak	02-6521111	403	16/56	14 May 18
365	391	Best Western Plus Grand Howard	J Nakara Development Property Co., Ltd.	50		Charoen Rat	Bangkle	Bang Kor Laem	02-2133100-4	256	19/56	5 Jun 18
366	392	Hua Chang Heritage	Phumipawan Co., Ltd.	400		Phyathai	Bangkle	Pathumwan	02-2080523	75	20/56	5 Jun 18
367	393	Arise Hotel	Thai Boutique Hotel and Residence Co., Ltd.	88	26	Sukhumvit	Klongroey	Klongroey	02-2044888	161	21/56	17 Jul 18
368	394	Hilton Bangkok Sukhumvit	TCC Hotel Asset Management Co., Ltd.	11	สุขุมวิท 24	Sukhumvit	Klongron	Klongroey	02-2279548	280	22/56	17 Jul 18
369	395	Centara Watergate Pavillion Co., Ltd.	Oversea Construction Co., Ltd.	567		Ratchpralob	Mukkasana	Ratchathewi	02-6501900	281	23/56	17 Jul 18
370	396	Mercure Ibis Bangkok Siam	The Erawan Group PCL.	927		Rama 1	Wangmai	Pathumwan	02-8747222	378	24/56	8 Sep 18
371	397	The Berkeley Hotel Pratunam	Great China Millenium (Thailand) Co., Ltd.	559		Ratchpralob	Mukkasana	Ratchathewi	02-3097995	792	25/56	8 Sep 18
372	398	Riverside Bangkok	Vichit Trading Co., Ltd.	195		Ratchathewi	Bang Yi Khan	Bangplad	02-8831588	254	26/56	15 Sep 18
373	399	Best Western Premier Sukhumvit	SSC Property Co., Ltd.	78		Ruenrudee	Klongroey-nua	Wattana		139	1/57	12 Jan 19
374	400	Admirer	Krongthong Sukhumvit 85 Co., Ltd.	8		Sukhumvit 85	Bangchak	Prakanong	02-93311100125	58	2/57	12 Jan 19
375	401	Lemontea	Koon Development Co., Ltd.	55		Somprasong 3	Tanon Phayathai	Ratchathewi	02-6935499	73	3/57	12 Jan 19

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	SubDist	District	Tel.			No.	Date of Expire
376	402	Viva Garden	Srang Perm Poon Co., Ltd.	1988	60/1	Sukhumvit	Bangchak	Prakanong	02-7415888	90	3	4/57	12 Jan 19
377	403	Summerset Sukhumvit Thonglo	Insaf Estate Co., Ltd.	115	Thonglo 55	Sukhumvit	Klongroey-nua	Wattana	02-3657999	262	3	5/57	12 Jan 19
378	404	Cirus Sukhumvit 13	Green Group Property Co., Ltd.	22	Saengchan 13	Sukhumvit	Klongroey-nua	Wattana	02-6183999	79	2	6/57	12 Jan 19
379	405	Maple	Hotel Maple Co., Ltd.	9		Srinakarin	Bangna	Bangna	02-3989999	496	3	7/57	12 Jan 19
380	406	President Solitaire (Close for renovation)	Solitaire Hotel Co., Ltd.	75/23	Saengchan 13	Sukhumvit	Klongroey-nua	Wattana	02-2557200	128	3	14/57	5 May 19
381	407	Living at City Resort	T S T Development Co., Ltd.	161	Prompong 39	Sukhumvit	Klongroey-nua	Wattana	02-2613670	42	2	15/57	15 May 19
382	408	Merriot Executive Apartment Sathorn Vista Bangkok	Principal Capital PCL.	1	Suaplu		Thung Maha Mek	Sathorn	02-3436789	184	2	16/57	15 May 19
383	409	Holiday Inn Express Bangkok Sathorn	New Multi-mind Co., Ltd.	51	Pipat	Silom	Silom	Bang Rak	02-6602800	184	3	17/57	15 May 19
384	410	Holiday Inn Bangkok Sukhumvit 22	Fina Property Co., Ltd.	1	Sukhumvit 22	Sukhumvit	Klongroey-nua	Klongroey	02-6834888	300	3	18/57	15 May 19
385	411	Redisson Blu Plaza	G & P Asset Holding Co., Ltd.	489		Sukhumvit	Klongroey-nua	Wattana	02-3023333	290	3	21/57	11 Jun 19
386	412	Jasmin Grand Residence	Laya Suwan Co., Ltd.	4338		Rama 4	Prakanong	Klongroey	02-3672888	410	2	22/57	12 Jun 19
387	413	Graceland Bangkok	Namkiat Co., Ltd.	35	Lertsin 1(5)	Sukhumvit	Klongroey-nua	Wattana	02-2530651-74	129	2	23/57	13 Jun 19
388	414	Adelfi Grand	B.T. Tower Co., Ltd.	16	Pirorn(41)	Sukhumvit	Klongroey-nua	Wattana	02-6350555	168	2	24/57	14 Jun 19
389	415	Somerser Park Suaplu	Park Suaplu Holdings Co., Ltd.	39	Suaplu	South Sathorn	Thung Maha Mek	Sathorn	02-6794444	235	3	26/57	4 Sep 19
390	416	Centra by Centara Government Complex Hotel & Convention Centre Chaeng Watthana	Dhanarak Asset Development Co., Ltd.			Chaeng Watthana	Thung Song Hong	Laksi		204	3	28/57	11 Sep 19
391	417	Novotel Bangkok Platinum	The Platinum Group PCL.	220		Petchburi	Tanon Petchburi	Ratchabewi	02-1607100	283	3	29/57	12 Sep 19
392	418	Thamrong Inn (2)	Kruce Grace Co., Ltd.	665/6		Charansanitwong	Arun Amarin	Bangkok Noi	02-4357450-3	98	2	30/57	13 Sep 19
393	419	Centra Central Station	Central Station Co., Ltd.	23,24-35	Sukorn	Treemitr	Talad Noi	Sampanthawong	02-7691234	150	3	33/57	23 Sep 19
394	420	Livotel	Aichawat Resort Co., Ltd.	707	Mahadhai 2	Laedprao	Klongchan	Bangkapi	02-1387505	49	3	34/57	23 Sep 19
395	421	SPB Paradise	SPB Paradise Co., Ltd.	88	Udomsuk		Huaykwang	Huaykwang	02-6943262	78	2	37/57	8 Dec 19
396	422	Hotel Wattana	Kuawattana Co., Ltd.	209	Ratchadapisek 17	Ratchadapisek	Dindaeng	Dindaeng	02-2750111	227	2	38/57	8 Dec 19
397	423	Grand Lodge Hotel	Grand Lodge (Boutique) Hotel Co., Ltd.	919/1		Srinakarin	Suanluang	Suanluang	02-1385811	79	3	39/57	15 Dec 19
398	424	Hotel Civic	First Ekkamai Property Co., Ltd.	8/8	Ekkamai (63)	Sukhumvit	Prakanong-nua	Wattana	02-1169000	79	2	1/58	4 Jan 20
399	425	U Sukhumvit	Ruamjai Residence Co., Ltd.	81	15	Sukhumvit	Klongroey-nua	Wattana	02-6513355	79	2	2/58	4 Jan 20
400	426	Hotel The Residence at 61	Style at Sixty-one Co., Ltd.	27	61	Sukhumvit	Klongroey-nua	Wattana	02-3656700-1	74	2	3/58	4 Jan 20

No.	Registration No.	Hotel Name	Owner	Location							Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.	No.			Date of Expire	
401	427	Hopeland and Residence Hotel	Hopeland Co., Ltd.	1110/1		Sukhumvit	Prakanong	Klongtoey	081-8626363, 02-7122667	45	2	4/58	4 Jan 63	
402	428	Grand Tower Inn Hotel (Sathorn)	Thanachote Development Co., Ltd.	359/1		Krung Thonburi	Klong Ton Sai	Klongsan	02-8612288	108	3	5/58	4 Jan 63	
403	429	The Green Bells Hotel	Kingdom Thai Leo Co., Ltd.	2415/4		New Petcburi	Bangkap i	Huaykwang	02-7180111	53	2	11/58	18 Feb 63	
404	430	Indigo Bangkok Hotel Wireless Road	Piyasombat Property Co., Ltd.	81		Wireless	Lumpini	Pathumwan	02-2074999	192	3	12/58	18 Feb 63	
405	431	President Palace Hotel (Closed for renovation)	Aval Siam Co., Ltd.	18	Sukhumvit 11 (Chaoyot)	Sukhumvit	Klongtoey-nua	Wattana		237	3	15/58	19 Feb 63	
406	432	The Heritage Bangkok	Nine Bunthawee Co., Ltd.	198	Pipat 2	Narathiwat	Silom	Bangrak	02-2352888	70	3	23/58	19 Apr 63	
407	433	Kingston Suite Hotel	Kings and Sons Co., Ltd.	39/3	15 (Ruanjai)	Sukhumvit	Klongtoey-nua	Wattana		60	2	24/58	19 Apr 63	
408	434	U Sathorn Bangkok	Muanghong Asset Co., Ltd.	105,105/1	Ngamduplee	-	Thung Maha Mek	Sathorn	02-2738511-15	32	2	25/58	19 Apr 63	
409	435	Holiday Inn Express Sukhumvit 11	Bedrock Developments Co., Ltd.	30	Sukhumvit 11 (Chaoyot)	Sukhumvit	Klongtoey-nua	Wattana	02-1194777	160	3	26/58	19 Apr 63	
410	436	Forum Park Hotel	Watchara Asset Co., Ltd.	1	Chan 2	-	Thung Wat Don	Sathorn	02-6767800, 086-8869999	79	3	27/58	19 Apr 63	
411	437	Rambutree Village Hotel	Mr. Anochai Chairat	97	Rambutree	-	Chana Songkram	Phramakorn	081-6250235	28	2	28/58	19 Apr 63	
412	445	Siam Society Hotel and Resort	Siam Society Hotel and Resort Co., Ltd.	302	Yothinpattana	-	Klongchan	Bangkap i	02-5080445-6	43	3	36/58	8 Jun 63	
413	446	Veronica Residence	Chao Phraya Lodge Co., Ltd.	227	-	Ratchadapisek	Dindaeng	Dindaeng	02-2779898	60	2	37/58	8 Jun 63	
414	438	S Box	Sukhumvit 15 Place Co., Ltd.	4	-	Sukhumvit 31 (Sawasdee)	Klongon-nua	Wattana		70	2	49/58	21 Jul 63	
415	439	Icon	La Venice Bangkok Co., Ltd.	49	Sukhumvit 2	Sukhumvit	Klongtoey	Klongtoey	02-6569797	78	2	50/58	21 Jul 63	
416	440	B2 Bangkok	B2 Bangkok Co., Ltd.	12	Sriamkarin 2 (Kornkanok)	-	Huamak	Bangkap i	02-3747774	76	2	51/58	21 Jul 63	
417	441	Avana	Avana Group Ltd., Part.	906	-	Bangna-Trad	Bangna	Bangna	02-7632900-9	57	2	52/58	21 Jul 63	
418	442	The Green Bells Sukhumvit 79	Konglom Thai Leo Co., Ltd.	9	Sukhumvit 79 (Niyom)	-	Prakanong-nua	Wattana		79	2	53/58	21 Jul 63	
419	443	Hotel Link Mukkasan	The Link Bangkok Co., Ltd.	1643/5	-	New Petcburi	Mukkasan	Ratchathewi	02-2098500	78	2	54/58	21 Jul 63	
420	444	Jumbotel	Jumbotel Co., Ltd.	34/41	-	Chaeng Wattana	Thung Song Hong	Laksi	02-5741006	76	2	55/58	21 Jul 63	
421	447	The Tower Praram 9	The Tower Praram 9 Co., Ltd.	372/2	-	Praram 9	Bangkap i	Huaykwang	02-7197907-8	50	3	56/58	21 Jul 63	
422	448	Kiss by Bliston	Kew Paisal Place Co., Ltd.	3803	-	Rama 4	Prakanong	Klongtoey	02-2360060	50	3	57/58	21 Jul 63	
423	449	Pas Cher	River Garden Co., Ltd.	28/5	-	Charoenwiang	Silom	Bangrak	02-6306401-5	72	2	58/58	21 Jul 63	
424	450	Maverick Ratchada (Close for renovation)	Maverick Ratchada Co., Ltd.	95	Inthamara 45	-	Dindaeng	Dindaeng	02-6957300	79	2	59/58	21 Jul 63	
425	451	Livotel Hotel Kasat Nawamin	Atchawat Park Co., Ltd.	333	Phaholyothin 34	Phaholyothin	Sena Nikom	Chatuchak	086-8440008	43	2	60/58	26 Aug 63	

Hotels In Bangkok (Continue)														
No.	Registration No.	Hotel Name	Owner	Location							Number of rooms	Type	License	
				No.	Soi	Road	SubDist	District	Tel.	No.			Date of Expire	
426	452	Viva Residence Hotel	Surang Garden Co., Ltd.	90		Koobon	Ramindra	Kannayao	0-29464599	49	2	61/58	26 Aug 63	
427	453	Baron Residence Hotel	Mr. Aprat Thacharoen	777/1	Ladprao 130 (Mahadthai 2)		Klongchan	Bangkok	0-21387889	32	1	62/58	26 Aug 63	
428	454	P.D.A. Lord Hotel	Mrs. Jarwan Duriyapantapakorn	777/2	Ladprao 130 (Mahadthai 2)		Klongchan	Bangkok	0-21387990	32	1	63/58	26 Aug 63	
429	455	Royal Suite Hotel	V.R. Family Co., Ltd.	135/6	Soonvijat 14	New Petchburi	Bangkok	Huaykwang	0-27197621	76	2	64/58	26 Aug 63	
430	456	Citrus Sukhumvit 11 Bangkok	TSAM Corporation Co., Ltd.	26	Sukhumvit 3 (North Nana)		Klongroey-nua	Wattana	0-23023999	79	2	65/58	26 Aug 63	
431	457	Plenic Hotel Bangkok	Plenic Hotel Co., Ltd.	39/1	Rangnam		Phayathai	Ratchathewi	0-22457998	79	2	70/58	12 Oct 63	
432	458	Praso @ Ratchada 12	Paso Place Co., Ltd.	194	Ratchadapisek		Huaykwang	Huaykwang	0-22900055	50	3	71/58	12 Oct 63	
433	459	Hotel Clover Asok	Central Park Bangkok Co., Ltd.	9/1	Sukhumvit 16 (Sammitr)		Klongroey	Klongroey	0-22588555	92	2	72/58	12 Oct 63	
434	460	Vince	D-1 Development Co., Ltd.	26/2	Somprasong 1		Tanon Phayathai	Ratchathewi	02-2546480	126	2	75/58	15 Nov 63	
435	461	C K 2	C K Housing Co., Ltd.	95	Inthamara 22		Dindaeng	Dindaeng		79	2	76/58	15 Nov 63	
436	462	Well Hotel Bangkok Sukhumvit 20	Federal Holdings Co., Ltd.	10/3	Sukhumvit 20		Klongroey	Klongroey		79	3	77/58	15 Nov 63	
437	463	Movenpick Hotel	Kij Sompong Co., Ltd.	47	Sukhumvit 15 (Ruamjit)		Klongroey-nua	Wattana	02-1193130	297	3	78/58	15 Nov 63	
438	464	Summer Tree Hotel	Summer Tree Hotel Co., Ltd.	90/55,58		Chaloenprakiate	Dokmai	Prwet	02-3280169	41	3	79/58	15 Nov 63	
439	465	Baron Zotel Bangkok	Baron Zotel Co., Ltd.	77	Ladprao 117 (Ruamjit)		Klongchan	Bangkok	02-7340033	34	2	80/58	15 Nov 63	
440	466	Le Tada Parkview Hotel & Residence	S. Suwan Thada Co., Ltd.	440/58		Ratchathewi	Tanon Phayathai	Ratchathewi	02-2455498	55	2	81/58	15 Nov 63	
441	467	Khaosan Palace Hotel	Khaosan Palace Hotel Co., Ltd.	141		Khaosan	Talad Yod	Phranakorn	02-2820578	18	1	82/58	15 Nov 63	
442	468	Galleria	P.K.R. Enterprise Co., Ltd.	81	Sukhumvit 12		Klongroey	Klongroey		44	1	85/58	15 Dec 63	
443	469	Galleria 12 Hotel	P.K.R. Enterprise Co., Ltd.	83	Sukhumvit 13		Klongroey	Klongroey		79	2	86/58	15 Dec 63	
444	470	Majestic Grande Hotel	Majestic Grade Co., Ltd.	12	Sukhumvit 14		Klongroey	Klongroey	02-262999	253	3	87/58	15 Dec 63	
445	471	Amara Bangkok Hotel	Amara Hospitality (Thailand) Co., Ltd.	180/1		Surawong	Si Phraya	Bangrak	02-0218888	250	3	88/58	15 Dec 63	
446	472	Bangkok Natural Spa & Resort Hotel	Yuthaporn Development Co., Ltd.	1148/1		Pattanakorn	Suanluang	Suanluang	02-3197015	39	3	89/58	15 Dec 63	
447	473	Nice Palace Hotel	Nice Palace Co., Ltd.	72/54	Inthamara 1		Samsen-nai	Phayathai		69	2	127/59	7 Jan 64	
448	474	Al Meroz Hotel Bangkok	T S Family Group Co., Ltd.	4	Ramkhamhaeng 5		Suanluang	Suanluang		242	3	128/59	7 Jan 64	
449	475	The Montana Lodge	The Montana Co., Ltd.	525		Chan	Thung Wat Don	Suthorn	081-6162345	78	2	136/59	7 Jan 64	
450	476	Golden Tulip Mandison Suites Hotel	Madan Holding Co.,LTD.	70/1	Sukhumvit 20		Klongroey	Klongroey		80	2	137/59	7 Jan 64	

No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.			No.	Date of Expire
451	477	Brighton Hotel	Villa Della Co., Ltd.	222		Sanphawut	Bangna	Bangna	02-3933999	146	3	138/59	7 Jan 64
452	478	Baron Residence Hotel	Mr. Wisanu Thacharoenporn	777	Ladprao 130 (Mahadthai 2)		Klongchan	Bangkok	02-1387889	49	2	139/59	7 Jan 64
453	479	Poonsuk Residence Hotel	The Victory Executive Co., Ltd.	35	Lertpanya		Tanon Phayathai	Ratchathewi	02-6400200	36	1	140/59	7 Jan 64
454	480	The Victory Residence Hotel	The Victory Executive Co., Ltd.	39	Lertpanya		Tanon Phayathai	Ratchathewi	02-6400200	46	2	141/59	7 Jan 64
455	481	Metz Pratunam Hotel	Thai Art Wearing LTD.,Part	39/22-23	Somprasong 3		Tanon Phayathai	Ratchathewi	02-2541335	20	2	142/59	7 Jan 64
456	482	Hotel Vista Express	Wanying Co., Ltd.	4/41-47	Juladit		Tanon Phayathai	Ratchathewi	02-6536050-7	77	2	143/59	7 Jan 64
457	483	Avani Riverside Bangkok	Chao Phraya Resort Co., Ltd.	257		Charoen Nakhon	Sanne	Thonburi	02-3657500	249	3	173/59	3 Feb 64
458	484	Amaranta Hotel	Amaranta Co., Ltd.	2	Rohitsuk		Huaykwang	Huaykwang	02-6911688	62	3	174/59	3 Feb 64
459	485	Red Planet Bangkok Surawong	Red Planet Hotel 5 (Thailand) Co., Ltd.	178		Surawong	Si Phraya	Bangkok	02-6135859	201	2	175/59	3 Feb 64
460	486	Adelphi 49	B.T. Asset Co., Ltd.	16	Sukhumvit 49 (Klang)		Klongroey-nua	Wattana	02-6627575	86	2	176/59	3 Feb 64
461	487	Sanran Place Hotel	Sanran Place Co., Ltd.	302		Petchburi	Tanon Petchburi	Ratchathewi	02-6111245	39	2	177/59	3 Feb 64
462	488	130 Hotel & Residence Bangkok	Al Property Co., Ltd.	25	Ladprao 130 (Mahadthai 2)	Ladprao	Klongchan	Bangkok	02-8167752	49	1	194/59	4 Feb 64
463	489	The Heritage Sathorn	Vitoom Inter Impex Ltd., Part.	36	Saint Louise 2	South Sathorn	Yannawa	Sathorn	02-6756940	28	1	195/59	4 Feb 64
464	490	Royal President Hotel	Kingston Holding Co., Ltd.	43	Sukhumvit 15	Sukhumvit	Klongroey-nua	Wattana	02-2539451	146	3	196/59	4 Feb 64
465	491	Le Vogue	Apollo Boutique Co., Ltd.	18/17		Surawong	Suriyawong	Bangkok	-	40	2	197/59	4 Feb 64
466	492	Le Tada Parkview Hotel & Residence	Suchoti Co., Ltd.	440/9		Ratchathewi	Tanon Phayathai	Ratchathewi		78	2	239/59	13 Mar 64
467	493	Romance Hotel	Nirandom Nova Co., Ltd.	99/9	Sukhumvit 97	Sukhumvit	Bangchak	Prakanong		79	2	240/59	13 Mar 64
468	494	Bangkok City Suite	Bangkok City Residence Co., Ltd.	1		Petchburi	Thung Phayathai	Ratchathewi		78	2	241/59	13 Mar 64
469	495	The Narathiwat Hotel	Grand Lanluang Co., Ltd.	379		Sathupradit	Chong Nonsi	Yannawa		70	2	242/59	13 Mar 64
470	496	Convent Park Hotel	V. P. Mansion Co., Ltd.	9	Sukhumvit 64 Yaek 2		Bangchak	Prakanong		69	2	243/59	13 Mar 64
471	497	True Siam Phayathai Hotel	Nopporn and Sons Co., Ltd.	45	Lertpanya		Tanon Phayathai	Ratchathewi		65	2	244/59	13 Mar 64
472	498	Casa Residence Hotel	Tung Panithan 2558 Co., Ltd.	99/282	Chaengwattana 10 Yaek 3 (Benjamit)		Thung Song Hong	Laksi		46	2	248/59	11 Apr 64
473	499	The Rich Boutique Hotel	Mrs. Daranee Atsawawuttipong	111	Ngamwongwan 47 Yaek 42 (Chinphet 2/40)		Thung Song Hong	Laksi		30	2	249/59	11 Apr 64
474	500	Mode Sathorn Hotel Bangkok	K 2 Land Co., Ltd.	144		North Sathorn	Silom	Bangkok		158	3	250/59	11 Apr 64
475	501	Zircon Hotel	Surang Residence Co., Ltd.	8/8	Ramkhamhaeng 40 (Semmitr)	Ramkhamhaeng	Huamak	Bangkok		44	3	251/59	11 Apr 64

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	Type	License	
				No.	Soi	Road	Sub.Dist	District	Tel.			No.	Date of Expiry
476	502	At Mind Sukhumvit	Kronghong Place Co., Ltd.	907,909		Onnut	Suanluang	Suanluang		67	2	252/59	11 Apr 64
477	503	Northgate Ratchayothin	P.N. Property Management Co., Ltd.	248		Ratchadapisek	Ladyao	Chatuchak		76	2	254/59	17 May 64
478	504	Diamond Residence Ratchada Hotel	Grand Diamond Property Group Co., Ltd.	62	Hatsadi Sewi		Huaykwang	Huaykwang		70	2	255/59	17 May 64
479	505	Livotel Hotel Huamak	Achawat Court Co., Ltd.	33	Ramkhamhaeng 32 (Visetsuk)	Ramkhamhaeng	Huamak	Bangkapai		44	2	256/59	17 May 64
480	506	Compass Sky	Royal Estate Management Co., Ltd.	12	Sukhumvit 24		Klongton	Klongton		284	3	257/59	15 Jun 64
481	507	Viva Residence Hotel	Mr. Visarut Thiaicharoenpom	909		Khoobon	Ramindra	Kannayao	02-9464599	49	1	258/59	15 Jun 64
482	508	Marsi Hotel	Ulit Co., Ltd.	125	Sukhumvit 101/1		Bangchak	Prakanong	02-3991970	79	2	259/59	15 Jun 64
483	509	MeStyle Place Hotel Bangkok	Srichai International Co., Ltd.	22	20 Mitthuna Yaek 11		Samsen-nok	Huaykwang	02-6905885	67	2	260/59	15 Jun 64
484	510	Parvena Hostel	Mrs. Paveena Pornchotehaweerat	592	Suanplu		Thung Maha Mek	Sathorn	02-1170423	40	2	261/59	15 Jun 64
485	511	Thomson Residence Hotel	Grandlite Property Co., Ltd.	27	Bangna-Trad 4		Bangna	Bangna	02-3612964	27	2	262/59	15 Jun 64
486	512	Le Siam	Hanthei Unity Group Co., Ltd.	3		Convent	Silom	Bangrak	02-2335345	55	3	266/59	25 n.n. 64
487	513	The Bazaar Hotel Bangkok	Suanlum Night Bazaar Ratchadapisek Co., Ltd.	5		Ratchadapisek	Jompol	Chatuchak	02-5535555	803	3	268/59	29 n.n. 64
488	514	Modena by Fraser Bangkok	Golden Land Property Development PCL	2527		Rama 4	Klongtoey	Klongtoey	02-0330889	239	3	270/59	18 s.n. 64
489	515	Mii Hotel Srinakarin	Tanatham Property Co., Ltd.	3	Trok Supapong 3 Yaek 5-2		Nong Bon	Prawet	02-7481558	79	2	271/59	18 s.n. 64
490	516	Ibis Styles Bangkok Sukhumvit	Harbour Hospitality Co., Ltd.	2026/11		Rimthang-Rodfai Sai Paknam	Prakanong	Klongtoey	โทร ๒๒๒	72	2	272/59	18 s.n. 64
491	517	Siri Sathorn	Siam Health Group Co., Ltd.	27	Saladaeng 1	Silom	Talingchan	Talingchan	02-2662345	108	3	273/59	18 s.n. 64
492	518	Areadia Suites Bangkok	Barani Gateway Co., Ltd.	15	Nailert	Wireless	Lumpini	Pathumwan	02-3056565	73	3	274/59	18 s.n. 64
493	519	Nanda Heritage Hotel	Nanda Corporation Co., Ltd.	632		Wisutkasat	Baan Panthom	Phramakorn	02-2822900	55	3	275/59	18 s.n. 64
494	520	B2 Bangkok Hotel	B 2 Bangkok Co., Ltd.	9		Srinakarin	Nong Bon	Prawet	02-1364270	50	3	276/59	18 s.n. 64
495	521	Patunwan House Hotel	RTV Co., Ltd.	22	Kasemsan 1	Rama 1	Wangmai	Pathumwan	02-6123590	50	2	277/59	18 s.n. 64
496	522	TK Palace Hotel & Convention	Raksiam Property & Development Co., Ltd.	54/7	Chaengwattana 15		Thung Song Hong	Laksi	5741588,02-57426	159	2	282/59	27 n.u. 64
497	523	Chillax Resort Hotel	Phra Nakhon Resort Co. Ltd.	274	Trok Wat Tri Thotsathep		Baan Panthom	Phramakorn	02-6294400	20	2	283/59	25 n.u. 64
498	524	Sleep Withinn Bangkok	Sleep Withinn Co., Ltttd.	76	Rambutree		Talad Yao	Phramakorn	02-2803070	39	1	284/59	25 n.u. 64
499	525	Praso Residence Hotel	Dyna Trade Co., Ltd.	502/59		Asok-Dindaeng	Dindaeng	Dindaeng	-2461700,02-4620	79	2	293/59	28 n.u. 64
500	526	Hotel Once Bangkok	Mittapan Asset Development Co., Ltd.	207499		Charoenkrung	Wat Phraya Krai	Bang Kor Laem	02-2918653	43	3	296/59	28 n.u. 64

Hotels In Bangkok (Continue)												
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	License	
				No.	Soi	Road	SubDist	District	Tel.		Type	No.
501	527	Metropole	Phenix Thonglo Co., Ltd.	2802		New Patchburi	Bangkapi	Huaykwang		3	295/59	28 n.d. 64
502	528	The Aim Sathorn Hotel	Likit Unity Group Co., Ltd.	106/1	Si Bamphen		Thung Maha Mek	Sathorn		1	298/59	7 n.d. 64
503	529	Hopeland Hotel	Ninund Nova Co., Ltd.	34	Sukhumvit 8		Klongroey	Klongroey		2	299/59	8 n.d. 64
504	530	Green Point Residence	Green Point Property Co., Ltd.	59	Praditmanootham 19	Praditmanootham	Ladprao	Ladprao		3	300/59	21 n.d. 64
505	531	Pannee Residence @ Dinso	Pannee Residence @ Dinso Co. Ltd.	117		Dinso	Bowon Niwet	Phranakom		1	301/59	8 n.d. 64
506	532	Spenza Hotel	Spenza 38 Co., Ltd.	88	Somprasong 3		Tanon Phayathai	Ratchathewi	02-2515251	2	304/59	8 n.d. 64
507	533	Grand Centre Point Sukhumvit 55	LH Mall and Hotel Co., Ltd.	300	Sukhumvit 55		Klongroey-nua	Wattana		3	305/59	7 n.d. 64
508	534	Volvo Hotel Bangkok	City Space (Thailand) Co., Ltd.	26/1	Sukhumvit 53		Klongroey-nua	Wattana	02-0092100	2	306/59	8 n.d. 64
509	535	BB Hotel At Ratchavipa	PBK Asset Co., Ltd.	1/19	Vibhavadee 38		Ladyao	Chatuchak		2	307/59	7 n.d. 64
510	536	Grand Swiss Hotel	Sukhumvit Soi 11 Co., Ltd.	155/23-24		Sukhumvit	Klongroey-nua	Wattana		2	308/59	8 n.d. 64
511	537	Bizotel Bangkok	Ronruen Keha Co., Ltd.	104/40		Rangnam	Tanon Phayathai	Ratchathewi	02-2452424	2	310/59	17 n.d. 64
512	538	Siri Posthel Bangkok	Zentro Asia Co., Ltd.	114	Prang Sapsaat		San Chao Por Sua	Phranakom	02-1171681-2	2	312/59	1 n.d. 64
513	539	Navalai River Resort	Navalai Resort Co., Ltd.	45/1		Phra Ahit	Chana Songkram	Phranakom	02-2809955	2	313/59	8 n.d. 64
514	540	Rikka Inn	Classic City Co., Ltd.	259		Khaosan	Talad Yod	Phranakom	02-2857511	1	314/59	8 n.d. 64
515	541	Roseate Bangkok Hotel	Roseate Bangkok Co., Ltd.	9	Mae Neow		Dindaeng	Dindaeng	02-6895020	1	317/59	8 n.d. 64
516	542	Column Bangkok	Gateway Estate Co., Ltd.	199		Rachadapisek	Klongroey	Klongroey	02-3022555	2	316/59	8 n.d. 64
517	543	Arte Hotel	Eastern Sun (2011) International Co., Ltd.	29	Sukhumvit 19		Klongroey-nua	Wattana	02-1083378	2	319/59	12 n.d. 64
518	544	Cinnamon Residence A	Prasit Mansion Co., Ltd.	62/67	Amornpha 4		Ladyao	Chatuchak		1	320/59	14 n.d. 64
519	545	Park Hyatt Bangkok	Central Embassy Hotel Co., Ltd.	88		Wireless	Lumpini	Pathumwan		3	318/59	8 n.d. 64
520	546	Venezia Resort and Hotel Ramindra	Mr. Chatchai Sopanaleewong	18	Ramindra 91/1		Ramindra	Kamayao	064-1097999	1	321/59	12 n.d. 64
521	547	The Journey Hotel	The Journey Bangkok Co., Ltd.	345/65	Ngamwongwan 47 Yaek 44 (Chinphet 2/42)		Thung Song Hong	Laksi	02-9549226	2	322/59	14 n.d. 64
522	548	Alux Hotel	Mahan Singh International Co., Ltd.	26	Sukhumvit 36	Sukhumvit	Klongron	Klongroey		2	323/59	8 n.d. 64
523	549	The Pantip Hotel Ladprao Bangkok	Anantasiri Patana Co., Ltd.	3191		Ladprao	Klongchan	Bangkapi	02-2279444	3	315/59	8 n.d. 64
524	550	Amaze Hotel Bangkok	Sirithara Group Co., Ltd.	11	Sukhumvit 50		Prakong	Klongroey	02-3331350-2	2	338/59	8 n.d. 65
525	551	GLOW Pratunam	ISO Co., Ltd.	919		Petchburi	Tanon Phayathai	Ratchathewi	02-2573980	3	334/59	9 n.d. 65

No.	Registration No.	Hotel Name	Owner	Location							Number of rooms	Type	License	
				No.	Soi	Road	Sub-Dist	District	Tel.	No.			Date of Expire	
526	552	My Hotel Ratchada CMYK	Ten Stars Hospitality Co., Ltd.	225/4		Pacharatbampen	Huaykwang	Huaykwang			114	2	335/59	9 ต.ค. 65
527	553	S 3 Residence Park Hotel	Perfect Inn Life Co., Ltd.	440/26-29		Rachwithee	Tanon Phayathai	Ratchabewi			25	2	336/59	9 ต.ค. 65
528	554	Casa Nithra Bangkok	Casa Nithra Co., Ltd.	176		Sansen	Baan Panthom	Phranakorn			38	2	341/59	9 ต.ค. 65
529	555	Avana Hotel	Avana Residence Ltd., Part.	906/1		Bangna-Trad	Bangna	Bangna			78	2	342/59	22 ต.ค. 65
530	556	Cinnamon Residence B	Rueanromnean Co., Ltd.	62/68	Amompha 4		Ladyao	Chatuchak			50	2	3/60	8 ต.ค. 65
531	557	Villa Madame Resort	Mrs. Kusuman Pongsitritthaworn	90-90/10	Lasal 11		Bangna	Bangna			10	1	344/59	8 ต.ค. 65
532	558	Skydome Resotel	Lelawadee Property Co., Ltd.	114		Prasert Manukit	Charakae Bua	Ladprao			54	2	337/59	27 ต.ค. 64
533	559	Mia Maison Resort	Vichit Vattana Co., Ltd.	20	Praditmanootham 25	Praditmanootham	Ladprao	Ladprao			47	2	4/60	8 ต.ค. 65
534	560	Merhavalai Residence Bangkok	MS Residence Co., Ltd.	78/4		Ratchadannoon Klang	Bowon Niwet	Phranakorn			36	2	5/60	8 ต.ค. 65
535	561	Happy Tree Hotel	Happy Tree Residence Co., Ltd.	33	Kasemsan 3		Wangmai	Pathumwan			75	2	6/60	8 ต.ค. 65
536	562	TK Palace Hotel & Convention	Raksiam Property & Development 2004 Co., Ltd.	54/7	Chaengwattana 15		Thung Song Hong	Laksi			79	2	7/60	8 ต.ค. 65
537	563	The Rich Boutique Bangkok Hotel	Mr. Supapong Aisawawuttipong	111/1	Nganwongwan 47 Yaek 38 (Chinkhet 2/36)		Thung Song Hong	Laksi			44	1	8/60	8 ต.ค. 65
538	564	Chern Hostel	Phung Poon Sup Ltd.	17	Ratchsak	Banrung Muang	Samran Rat	Phranakorn			48	2	9/60	8 ต.ค. 65
539	565	The Heritage Srikarin	Vitron Inter Impex Co., Ltd.	44	Supapong 1 Yaek 6		Nong Bon	Prawet			50	2	10/60	8 ต.ค. 65
540	566	Ruean Sibat Hotel	Ruean Suay Rim Nam Co., Ltd.	3	Ramkhamhaeng 203		Minburi	Minburi			49	2	12/60	20 ต.ค. 65
541	567	De Samsen Hotel	The Samsen Bangkok Co., Ltd.	39	Worapong		Baan Panthom	Phranakorn			79	2	11/60	20 ต.ค. 65
542	568	Rueanrimnam Hotel	Ruean Suay Rim Nam Co., Ltd.	15	Ramkhamhaeng 203		Minburi	Minburi			50	2	14/60	20 ต.ค. 65
543	569	KC Place City Center Hotel	KCS Mungpattana Co., Ltd.	120/361-366		Rachpralob	Tanon Phayathai	Ratchabewi			57	2	15/60	20 ต.ค. 65
544	570	KC Place Hotel Pratunam	KCS Mungpattana Co., Ltd.	178/30-35		Rachpralob	Tanon Phayathai	Ratchabewi			57	2	16/60	20 ต.ค. 65
545	571	Sarasinee All Suite Hotel	Sarasinee Mansion Co., Ltd.	369		Krung Thonburi	Klong Ton Sai	Klongsan			74	2	17/60	20 ต.ค. 65
546	572	The Raweekanyai Bangkok Wellness Cuisine Resort	Media Front Co., Ltd.	164-172		Krungkasem	Bang Khun Phrom	Phranakorn			38	2	13/60	22 ต.ค. 65
547	573	X2 Vibe Hotel	Quail Green Co., Ltd.	10/20	Sukhumvit 52		Prakanong	Klongroey			157	3	20/60	20 ต.ค. 65
548	574	Th Ecotel Bangkok Hotel	Welcome Ecotel Management Co., Ltd.	109/1/333-33		New Petchburi	Tanon Petchburi	Ratchabewi			182	3	21/60	20 ต.ค. 65
549	575	Top High Airport Link Hotel	Maruayyai Co., Ltd.	14/7	Juladit	Petchburi	Tanon Phayathai	Ratchabewi			79	2	22/60	20 ต.ค. 65
550	576	Diamond Bangkok Hotel	Pomtham Property Co., Ltd.	1/1	Gingpet	Petchburi	Tanon Petchburi	Ratchabewi			168	2	23/60	20 ต.ค. 65

Hotels In Bangkok (Continue)													
No.	Registration No.	Hotel Name	Owner	Location						Number of rooms	License		
				No.	Soi	Road	SubDist	District	Tel.		Type	No.	Date of Expire
551	577	Tara Garden Hotel	Mr. Suwat Tungchaiyawong	3	Ramkhamhaeng 164 Yaek 2		Minburi	Minburi	02-9176960	48	2	24/60	20 fl. 65
552	578	Thong Tara Villa	Mrs. Orn-una RungKote	76/1		Ratpattana	Sapansoong	Sapansoong		30	1	25/60	fl. 65
553	579	Thong Tara Resort	Mrs. Orn-una RungKote	149/1-2		Romklao	Seensaeb	Minburi		29	1	26/60	fl. 65
554	580	P R Place Hotel	P.R. Place Co., Ltd.	178/11		Ratchpralob	Tanon Phayathai	Ratchathewi		42	1	28/60	6 th. 65
555	581	S K Hotel	Mr. Kovit Sue Bae	1/1	Khoobon 6	Khoobon	Ramindra	Kannayao		47	1	29/60	23 th. 65
556	582	Beyond Suite Rama 8	Beyond Perception Co., Ltd.	528		Wisutkasut	Baan Panthom	Phranakorn		16	1	30/60	6 th. 65
557	583	Season Place Hotel	Season Place Co., Ltd.	16/15		Petchkasem	Wat Tha Phra	Bangkok Yai		77	2	31/60	23 th. 65
558	584	Parinda Hotel	Miss Parinda Hassadangkul	54/1	Sukhumvit 46		Klongtoey	Klongtoey		79	2	32/60	6 th. 65
559	585	Pannee Lodge	Pannee Lodge Co., Ltd.	52		Chakkrapong	Talad Yod	Phranakorn		18	2	33/60	6 th. 65
560	586	137 Pillar Suites & Residence Bangkok	Kangwal Holding Co., Ltd.	59/1	Sukhumvit 39		Klongon-nua	Wattana		78	3	34/60	23 th. 65
561	587	Chann Bangkok-Noi	Poise Corporation Co., Ltd.	30/1	Rim Klong Bangkok Noi		Ann Amarin	Bangkok Noi		4	2	36/60	6 th. 65
562	588	Legacy Suite Hotel	Legacy Suite Co., Ltd.	14	Sukhumvit 19		Klongtoey-nua	Wattana		78	2	37/60	23 th. 65
563	589	Mercurie Bangkok Mukkasan	Wealth Ventures Co., Ltd.	1599		New Petchburi	Mukkasan	Ratchathewi		173	4	35/60	6 th. 65
564	590	Silom Serene Hotel	Prabhavasu Co., Ltd.	7	Pipat		Silom	Bangrak		86	2	38/60	23 th. 65
565	591	Summerset Ekkamai Bangkok	V Residence Co., Ltd.	22/1	Pasana 1		Prakanong-nua	Wattana		79	2	39/60	23 th. 65
566	592	Tara Garden Hotel	Mr. Suwat Tungchaiyawong	1	Ramkhamhaeng 164 Yaek 2		Minburi	Minburi		30	3	40/60	6 th. 65
567	593	Tara Place Hotel	Miss Tamthip Roekwaleekul	117		Samsen	Wat Sam Phraya	Phranakorn		13	1	41/60	23 th. 65
568	594	Tango Hotel	Anom Chumhalak Co., Ltd.	11	Wattana Wong		Mukkasan	Ratchathewi		70	2	43/60	23 th. 65
569	595	Nana 1 Hotel	Mr. Worapoj Rattamarangsan	599/2-3		Phuthamonthon Soi 1	Bang Duan	Pasi Charoen		15	1	42/60	25 th. 65
570	596	Siam Champs-Flysees Unique Hotel	Rosewood Garden Co., Ltd.	160	Damnoen Klang Tai		Bowon Niwet	Phranakorn		30	2	50/60	16 th. 65
571	597	Malaysia Guesthouse Hotel	Malaysia Guesthouse Ltd. Part.	34/25-26	Sribampen	Rama 4	Thung Maha Mek	Sathorn		15	1	57/60	16 th. 65
572	598	The Period Pratunam	Spectrum Fours Co., Ltd.	39/4	Somprasong 3		Tanon Phayathai	Ratchathewi		14	1	49/60	17 th. 65
573	599	First House Hotel	First House Co., Ltd.	14/20-29	Juladit		Tanon Phayathai	Ratchathewi		75	2	48/60	17 th. 65
574	600	K Maison Boutique Hotel	Thaisakol Estate Co., Ltd.	116/17-21		Rangnam	Tanon Phayathai	Ratchathewi		22	1	51/60	17 th. 65
575	601	Karmamee Palace Hotel	Srisupparat Asset Co., Ltd.	1	Uthairat	Pradipat	Samsen-nai	Phayathai		199	2	52/60	21 th. 65

Hotels In Bangkok (Continue)														
No.	Registration No.	Hotel Name	Owner	Location					Number of rooms	Type	License			
				No.	Soi	Road	Sub.Dist	District			Tel.	No.	Date of Expire	
576	602	The Warehouse Bangkok	NVK Estate Co., Ltd.	120		Bunsiri	San Chao Por Sua	Phranakorn			36	2	53/60	21 พ.ค. 65
577	603	The Kaze 34 Hotel	A.V.C. Group Co., Ltd.	66	Stukhunvit 34		Klongton	Klongtoey			32	1	54/60	21 พ.ค. 65
578	604	Ebina House Hotel	Ebina Park Co., Ltd.	73/39	Vibhavadee 64 (Mahanakorn)		Talad Bangkok	Laksi			50	2	55/60	21 พ.ค. 65
579	605	The Siam Heritage Hotel	GKB Asset Co., Ltd.	115/1		Surawong	Suriyawong	Bangrak			73	2	56/60	21 พ.ค. 65
580	606	Summerset Ekkamai Bangkok	V Residence Co., Ltd.	18	Pasana 1		Prakanong-nua	Wattana			78	2	58/60	21 พ.ค. 65

Hotels in Bangkok as at 22nd May 2560 - Total 571 Hotels

Closed 9 Hotels

Closed for Renovation 5 Hotels



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