



Legal Implications of the New Registered Office Requirements in Thailand

The draft of Order of the Central Partnership and Company Registration Office is issued under Clause 3, Paragraph 3 of the Ministerial Regulation B.E. 2549 (2006), enacted under the Civil and Commercial Code. This legal framework grants the Central Registrar the authority to regulate the registration and amendment of the registered office address of partnerships and limited companies.

The primary objective of this draft of Order is to ensure the accuracy and reliability of registered office information for partnerships and companies. Accurate data will support economic planning while preventing fraudulent use of residential or commercial properties as registered office addresses without proper consent.

To enhance compliance and prevent misuse, this Order introduces new documentary requirements for businesses registering or amending their registered office address. Applicants shall submit the following document:

1. A letter of consent from the property owner, explicitly allowing the use of the premises as the company's registered office.
2. A proof of ownership or legal possession of the property shall be provided, which may include a copy of the house registration document if the consent provider is the owner, a lease agreement if the consent provider is a lessee, or any other legal document proving rightful possession of the premises.

These requirements enhance legal compliance and prevent unauthorized use of properties for company registration. The Department of Business Development (DBD) will enforce stricter inspections to curb fraud, reinforcing transparency and corporate accountability in Thailand's business registration system.