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Stricter Verification of Registered Head Office Addresses

Effective from 1 January 2026, the Department of Business Development (DBD) has implemented enhanced verification requirements for the registration and amendment of head office addresses of partnerships and limited companies.

Under the new framework, registrars are required to apply stricter verification procedures when reviewing applications relating to registered head office addresses, whether at incorporation or upon an address change. Registrars must verify submitted address details—such as house number, building, and location—against Thailand's national civil registration database.

Where an address cannot be verified or inconsistencies are identified, the registrar may delay or refuse the registration or amendment. Although the order is narrowly focused on address registration, it forms part of broader regulatory efforts to address risks associated with:

- Unauthorised use of third-party property;
- High-volume registrations at serviced or virtual offices;
- Nominee or proxy arrangements; and
- Corporate structures used to obscure beneficial ownership or facilitate unlawful activity.

Enhanced Scrutiny for Shared Addresses

The order also introduces heightened scrutiny for shared or high-density addresses. Where a single address is already registered as the head office of five or more partnerships or companies, registrars may require additional supporting documents, including:

- A letter of consent from the property owner or lawful occupier; and
- Evidence of the right to use the premises, such as ownership documents or lease agreements.

The rules do not prohibit multiple entities from using the same address, but seek to ensure that such use is legitimate, transparent, and properly authorised.

Practical Implications for Businesses

- Founders should ensure that registered office details are fully verifiable and consistent with civil registration records to avoid delay.
- Companies changing addresses should allow additional preparation time, particularly when relocating to shared premises.
- Serviced and virtual office providers should expect increased requests for consent letters and may need to standardise internal processes.
- Foreign investors using shared premises should anticipate increased scrutiny, reflecting Thailand's alignment with international transparency and AML standards.

These changes reinforce the integrity of Thailand's corporate registry by strengthening verification at an early stage of a company's legal existence. Careful planning and proper documentation will be essential to ensure smooth registrations and address amendments from 1 January 2026 onwards.

Should you have any question, please do not hesitate to contact us via info@bgloballaw.com