



Thailand Considers Omnibus Law to Accelerate Investment Reform

Thailand is exploring a significant legal reform aimed at revitalising domestic and foreign investment through the introduction of an omnibus law. The proposal, highlighted by the Finance Ministry, seeks to consolidate multiple investment-related regulations into a single legislative framework to address longstanding structural inefficiencies. This initiative comes amid growing concern that Thailand's economic model—heavily reliant on exports and tourism—lacks sufficient domestic investment to support long-term competitiveness and resilience.

Currently, investment in Thailand is governed by a fragmented legal landscape, requiring compliance with numerous laws and regulations from multiple agencies. Processes such as construction permits and business licenses often involve overlapping regulations under land, property, and sector-specific laws, creating delays and uncertainty. In addition, regulatory constraints affecting foreign investors—such as visa limitations and restrictions under the Foreign Business Act—have been identified as barriers to attracting foreign direct investment (FDI).

The proposed omnibus law aims to streamline these processes by amending multiple statutes within a single legislative package, reducing bureaucratic complexity and improving efficiency. This approach has been adopted in several jurisdictions, most notably Indonesia, where comprehensive reforms were implemented to enhance investment attractiveness. Thailand has previously taken steps in this direction, but policymakers now view broader and more integrated reform as necessary to remain competitive, particularly against regional peers such as Vietnam.

From a legal perspective, the adoption of an omnibus law would represent a transformative shift in Thailand's legislative approach, enabling rapid and wide-ranging regulatory reform. While the model offers clear advantages in reducing administrative burdens and accelerating investment approvals, it also raises important considerations regarding legislative clarity, stakeholder consultation, and regulatory consistency. If effectively implemented, the reform could significantly enhance Thailand's investment climate and legal efficiency; however, careful drafting and coordination will be essential to ensure that the consolidation of laws does not create ambiguity or unintended legal conflicts within the broader regulatory framework.