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THAILAND - COUNTRY FACT SHEET

➤ GENERAL INFORMATION

Climate & Weather	Tropical.	Time Zone	GMT+7
Language	Thai.	Currency	THB (Thai Baht)
Religion	Buddhist.	International Dialing Code	+66
Population	67 million.	Internet Domain	.co.th
Political System	Constitutional Monarchy.	Emergency Numbers	Police, Ambulance 191 Fire 199
Electricity	220 volts, 50 cycles/sec	Capital City	Bangkok.
What documents required to open a local Bank Account? Can this be done prior to arrival?	Passport, work permit (can't be done prior to arrival as expats usually aren't granted their work permits until 2-3 weeks after they arrive to start their assignments.	Please confirm how salaries are paid? (eg monthly directly into a Bank Account)	Monthly - usually into a local bank account.



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Culture/Business Culture	Thai culture is influenced greatly by Buddhism, but also incorporates rites from other religions such as Hinduism and Animism. Business culture is conservative and built around strong relationships.
Health care/medical treatment	Private / government.
Education	<p>Thai schooling ages here are as follows:</p> <ul style="list-style-type: none"> • Nursery school for 3 to 6 year olds • Primary school for 6 to 11 year olds • Secondary school for 12 to 18 year olds <p>Compulsory education in Thailand consists of 6 years of primary schooling and 3 years of secondary schooling.</p> <p>For expats bringing children to Thailand on assignment, they would typically follow the same schooling years as their home country.</p>
Utilities	Electricity, water, gas (in older buildings only).
Food & Drink	Thai and western.
Leisure/Entertainment/Sport	Thai (kickboxing) and Western. Restaurants, cinemas, shopping, tourism (weekend breaks).
Security	Expats are generally advised to stay in areas with other expats - these tend to be safer and there's less of a language barrier.
Driving	Usually expats have a car and driver as part of their package. Self-driving is possible but it's advisable to get a local licenses if doing so.
Public Transport	Taxi, MRT (subway) Skytrain, Trains, buses, tuk tuks.
Taking Pets	Around 10% of properties are pet-friendly.
Expat Groups	<ul style="list-style-type: none"> • American Chamber of Commerce (AMCHAM). • Australian Chamber of Commerce. • British Chamber of Commerce. • American Women's Club of Thailand (AWC). • Australian New Zealand Women's Group. • British Club : 189 Suriwongse Road, Bangrak, Bangkok 10500. • BAMBI (Bangkok Mothers & Babies International).



➤ GENERAL INFORMATION

Cost of Living

Cost of living will depend on one's lifestyle which can be costly or inexpensive.

How much is 1 litre milk:	- USD1.50
A loaf of bread:	- USD2.00
1 litre of petrol:	- USD1.20

➤ HOUSING AND TENANCY INFORMATION

Do expats tend to live in specific areas/ compounds or standalone properties throughout the city?	Both.
How long does it take between finding and securing a property?	4-6 weeks on average.
How many days face to face home search package without any unforeseen problems are required for	Single 2 - 3 days Couple 2 - 3 days Family 3 - 5 days
Please advise availability of Furnished and Unfurnished properties and please advise what is normally included in Furnished and Unfurnished (eg. Carpets, curtains etc)	<p>Houses are typically unfurnished (air-conditioned throughout, white goods provided in the kitchen, some built in furniture but nothing else).</p> <p>Apartments / condos fully furnished as standard.</p>
What is the length of a normal tenancy agreement?	12 months.
When are rental payments due?	Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> Yearly <input type="checkbox"/> Other <input type="checkbox"/> Explain when other:



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What is normally the term to give notice?	60-90 days.
What are usually the tenancy renewal terms?	60-90 days; same terms and conditions (usually negotiated into the initial lease).
What break clauses are generally available e.g. business/diplomatic, and what time scale can notice be given eg. 2 months after 6 months	60 / 90 days' notice in year 2 of the tenure - landlords here do not accept break clauses in year 1.
Is a deposit paid and how much will this be? Who holds the deposit and how is this protected?	Yes - typically 2-3 months rental equivalent, held by the landlord.
In what name can the tenancy agreement go? Eg. Individual, company	Mostly individual (around 90%) around 10% of landlords will accept a company lease.
When a property has been found - does a holding deposit has to be paid and how much? Will this secure the property	Yes - up to a 1 month rental equivalent needs to be paid to the landlord to secure the property. Mostly landlords insist on cash.
What information does a tenant or occupier need to provide before being able to secure the property eg. References, employer's reference, ID copies	Usually nothing beyond the passport copy / holding deposit.
Can properties be taken and rent paid at any time of the month or only on the 1st of the month?	Any time of the month.
Are rents paid in currency of the country	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is short term accommodation available?	Yes.
During tenancy who normally manages the property?	Landlord.
Are there any broker/government/agency fees to be paid	No, only for the Landlord.



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Any other cost that client should be aware of when taking on a property? Such as tenancy preparation charges, government and service charges

No.

Are tenancy agreements in English?

Yes.

➤ OTHER SERVICES

Is Rental furniture available?

Yes, it is available.

Is there any information you wish to share with us?