

NEWSLETTER

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INSIDE THIS EDITION

- 1. Tax on Dividend Derived from the ASEAN Company Listed in the Stock Exchange of Thailand Being Capped at 10% 1**
- 2. Median Price of 1978 to 1981 Be Used for Assessment of Local Development Tax for 2012 2**

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1. Tax on Dividend Derived from the ASEAN Company Listed in the Stock Exchange of Thailand Being Capped at 10%

The Royal Decree is enacted to cap the rate of personal income tax on the dividend income derived from ASEAN listed companies registered with in the Stock Exchange of Thailand (“SET”) at 10%. As the SET is joining other ASEAN exchanges to link their trading platform through ASEAN Linkage, the Thai government takes another step to accommodate local investors in investing in ASEAN listed companies through ASEAN Linkage.

Prior to the enactment of this Royal Decree, if any offshore dividend is remitted to Thailand in the same year by a dividend recipient, a dividend recipient who is a Thai tax resident has to report and pay income tax on such offshore dividend as a regular income, at the progressive tax rate (0% to 37%), depending on the level of recipient’s income. With the Royal Decree, an individual taxpayer may choose to pay personal income tax at the rate of 10% of the dividend and exclude the dividend income from computation of recipient’s annual total income, which is subject to tax at the progressive rate, provided that the following conditions are fulfilled.

1. An individual taxpayer lives in Thailand.
2. An individual taxpayer receives the dividend from a company or juristic partnership registered under the law of a foreign country, which is registered with the SET.
3. An individual taxpayer allows a payer to deduct withholding tax at the rate of 10% without claiming any tax credit on the deducted withholding tax either partially or entirely.

This will encourage local investors to invest in ASEAN companies through a Thai broker because all local investors have to pay is 10% withholding tax on dividend. Consequently, local investors do not have to set up an offshore securities trading account to avoid remit the dividend into Thailand.

For more details, please contact our lawyer for consultation.

2. Median Price of 1978 to 1981 Be Used for Assessment of Local Development Tax for 2012

Local development tax is property tax levied on land. Local development tax is administered and collected by a local government of the area where a land plot is located. A local government gets to keep local development tax revenue for itself to finance local government's operations.

The Royal Decree is enacted to use the median price of 1978 to 1981 for the purpose of assessment of local development tax for the year 2012. Computation of local development tax is based on the median price of the land plot. This Royal Decree is enacted because the adjustments of a structure, criteria for valuation of land and new rates of local development tax have not been fully completed yet. So it is appropriate to use the median price that was used for the assessment of local development tax in the year 1978 to the year 1981, which was used for the assessment of local development tax in the year 2011, to be used for the assessment of local development tax in the year 2012.

As unlike the previous administration, the current administration is no longer pushing for a complete overhaul of Thailand's property tax system by repealing local development tax and house and land tax and introducing new land and structure tax, local development tax's median price of 1978 to 1981 is likely to be kept in place for the foreseeable future.

For more details, please contact our lawyer for consultation.

DISPUTE RESOLUTION

DEBT COLLECTION

Debt collection seems to be one of the troubles many businesses face in Thailand. Our firm can assist clients on debt collection resulting from either trade debt or borrower's default on payment of the loan. If the lawyer's demand notice still yields no positive result, our firm is ready to represent client to take further legal action to the court or file the claim to the arbitration body.

After the completion of court or arbitration process, we can assist clients on debt recovery as follows:

- Asset search
- Asset recovery
- Enforcement of judgment or enforcement of arbitration award

SHAREHOLDER'S DISPUTES

Our firm has experience and expertise in representing both majority shareholder/partner and minority shareholder/partner in the shareholders' disputes/partnership disputes. Eventually, the shareholders' disputes/partnership disputes have to be resolved one way or another, either through a lengthy negotiation that yields a settlement satisfactory to both parties, pursuing any legal actions (courtroom) to revoke certain corporate actions, and even filing a criminal charge against the counterparty.

We also assist clients in the following matters:

- Corporate fraud
- Investment fraud
- Finance

BREACH OF CONTRACT/MISREPRESENTATION

In the business world, another area of disputes is breach of contract, misrepresentation and wrongful inducement. Our firm can advise and represent clients on these issues. Typically, a non-default party has two options either to enforce the default party to perform the obligations and claim any damage for a delay of performance or to exercise the right to terminate the contract and claim for any damage suffered by the non-default party. The non-default party may request the court to impose the injunction on the default party, requiring the default party to do or refrain from doing certain things.

BANKRUPTCY & BUSINESS REORGANIZATION

Whenever the court has order the debtor to be under an absolute receivership or a business reorganization, the creditor may ask for repayment of his debt only by complying with the procedure prescribed in the bankruptcy law even though the creditor may be a judgment creditor, or a creditor who has filed a civil action which is, however, still under trial.

The creditor must take an action within the deadline otherwise the claim for repayment of debt will be invalidated by the bankruptcy law. Once any counterparty is on the verge of bankruptcy, the creditor is recommended to have an eye on debtor's possible financial demise.

We can assist the creditor file the claim for repayment of debt to preserve creditor's right.

LABOR DISPUTES

We can advise and represent clients on the labor disputes which typically arise in the following circumstances.

- Employee's fraud and misappropriation of employer's assets
- Employee's unauthorized use of employer's assets, information and trade secret
- Termination, layoff, restructuring (downsizing), severance pay and notice payment
- Lawful termination and unfair termination

TAX DISPUTES

We advise and represent clients on a variety of tax disputes from the Revenue Department to the Customs Department. Our services cover:

1. Making representations on behalf of clients to tax a relevant tax authority in the pre-assessment stage;
2. Providing advice concerning the legality of tax assessment made by a relevant tax authority;
3. Preparation of notice of objection to tax assessments and request for re-determination to the tax appellate body; and
4. Representation in the tax court.

CONSTRUCTION & REAL ESTATE DISPUTES

The problem between the contractor and the owner seems to happen all the times. Some disputes could be settled right away, while other unavoidably may have to make their way to courtroom or arbitration. Our firm can assist either contractor or owner (hirer) in the construction dispute arising from below situations:

- Contractor's delay in completion of work according the milestones
- Delivered work is different from the agreed specifications
- Delivered work fails to meet the agreed standards
- Owner's delay in payment of the construction price to the contractor for no good reason
- Owner's delay in delivery of the construction site to the contractor
- Owner's insisting to use the unusable designs despite the protest by the contractor
- Use of the engineering consultant who is less than neutral and fair
- Owner's refusal to accept the delivery of work from the contractor on the ground of small defects
- An effort by the owner to bargain the contraction price long after the contract has been sealed
- Parties' disagreement over the price increase and the additional time for the additional scope of work

With respect to the real estate disputes, a real estate developer might fall behind the construction schedule, the problem between a property buyer and a developer may arise from time to time.

OTHER BUSINESS DISPUTES

In addition to the above matters, we can advise and represent client on other business disputes, i.e. unfair business practice, business tort claim, trade secret and intellectual property, corporate fraud, investment fraud, finance, and international sales disputes.

Contact our lawyers without delay if you have or about to have any dispute before the dispute (likely) goes bad and gets worse.



NARIT & ASSOCIATES

Attorneys at Law

CORPORATE & COMMERCIAL,
DISPUTE RESOLUTION & TAX
B A N G K O K , T H A I L A N D

THE FIRM

NARIT & Associates is a Bangkok-based international law firm serving both Thai and foreign companies by combining international perspectives with profound local expertise, in the areas of corporate & commercial, mergers & acquisitions, tax, real estate & construction, commercial dispute and general practice.

We have experiences in advising our clients, from publicly held companies, Thai subsidiaries of multinational corporations to foreign and private investors, across a broad range of matters, including acquisitions of local companies, formation of joint venture companies, international sales, investment/divestment, distributorship, commercial contract tax planning, cross border tax planning, transfer pricing, remittance of profit and tax dispute.

As we aspire to be a fast growing legal service provider in Thailand, we are pleased to offer our high quality legal services at a very competitive rate, as compared to those of other international law firms.



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B A N G K O K , T H A I L A N D

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General Counsel Services
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Shareholder Disputes
Breach of Contract/Misrepresentation
Bankruptcy & Business Reorganization
Labor Disputes
Construction & Real Estate Disputes
Other Business Disputes

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