



# Eastern Economic Corridor

## EEC Business Center & Livable Smart City

# EEC Business Center & Livable Smart City : Rational Criterion

## 1. Population Growth

1. Residents + 1.5 million people
2. Travelers + 70 million people

Reduce overcrowding in Pattaya and Rayong

## Business Center & Livable Smart City

# EEC

## 2. Business Growth

1. New investment volume during Year 2017-2026 + 3.7 trillion THB
2. New investment volume during Year 2027-2036 + over 5 trillion THB

Require the business center

## 3. Model of City of the Future

1. Create the model of city with world-class standard to accommodate an increasing demand of urban living
2. Create the city for people with modern technologies for livability
3. The BCG Economy City with the concept of human-nature coexistence, Zero Carbon, Zero Waste, and well-planned urban systems in EEC Aerotropolis

**Within 10-15 years, surrounding areas by 30 km radius of U-Tapao airport will become the EEC Aerotropolis.**

# EEC Business Center & Livable Smart City

*For Illustration Purpose Only*



**Vision :**

**“Becoming a Center of Regional Businesses & Financial Services”**  
 Prime area for the future living where the nature, people and technology come together. Moving toward **BCG economy**.  
 A place of innovation and international life quality.  
 A top 10 Livable Smart City in the world in the future.

<b>Location :</b>	Banglamung District, Chonburi Province, Thailand
<b>Area :</b>	Total ≈ 15,000 Rai / (5,930 Acres) / (24 km <sup>2</sup> ) 1 <sup>st</sup> Phase ≈ 5,000 Rai / (1,976 Acres) / (8 km <sup>2</sup> )
<b>Distance :</b>	≈ 15 km. from U-Tapao airport
<b>Key Locations</b>	≈ 10 km. from Pattaya - Jomtien ≈ 160 km. from Bangkok
<b>Development : Duration</b>	2022-2032 (1 year for the project’s preparation & 10 years for development)
<b>Population/ Jobs :</b>	350,000 people/ 200,000 positions
<b>Development Cost :</b>	≈ 1.34 trillion THB (≈ 40 billion USD)
<b>Investment Ratio :</b>	Public Sector 2.8% Public & Private Investment 9.7% Private Sector 87.5%
<b>Business Clusters :</b>	1) Regional HQs & Gov. Complex 2) Financial Center 3) Precision Medicine Center 4) Education-R&D Center 5) Future Businesses Center E.g. Clean Energy, Digitalization, Logistics, Sport Sciences High-Quality Residences & Smart Affordable Housing (Low-Middle Income 70%, High Income 30%)
<b>Land Use Ratio :</b>	Infrastructure, Commercial, Residential Areas ≈ 70% Green Areas ≈ 30%
<b>Design Concept :</b>	Resilience, Bio-diversity, Multi-culture, Social-inclusive 100% Clean Energy, Self-sustainable Water System, Zero Carbon, Zero Waste, Zero Discharge

# Zoning of 5 Business Clusters, High-Quality Residences & Smart Affordable Housing



## 1 RHQs & Gov. Complex

- Offices for Thai and International Companies with Businesses in EEC
- Public Sector Offices
- International Expo & Convention Centre



## 2 Financial Center

- Financial Market
- Capital Market for Infrastructure, Targeted Industries, and BCG Businesses
- FinTech, Green Bond



## 3 Precision Medicine Center

- Advanced Medical Tech Hub
- Modern Medical Devices
- Pharmaceutical Sciences
- Joint Investment with Global Leading Hospitals



## 4 International Education - R&D Center

- Partnership between Global Leading Universities, Thailand's Universities and Private Sectors
- Innovation Center for the Future businesses



## 5 Future Businesses Center

- Clean Energy
- Digitalization & 5G
- Smart Logistics
- International Sport Sciences
- Hotel, Tourism & Services
- Creative Economy Services
- Art & Culture



## High-Quality Residences & Smart Affordable Housing

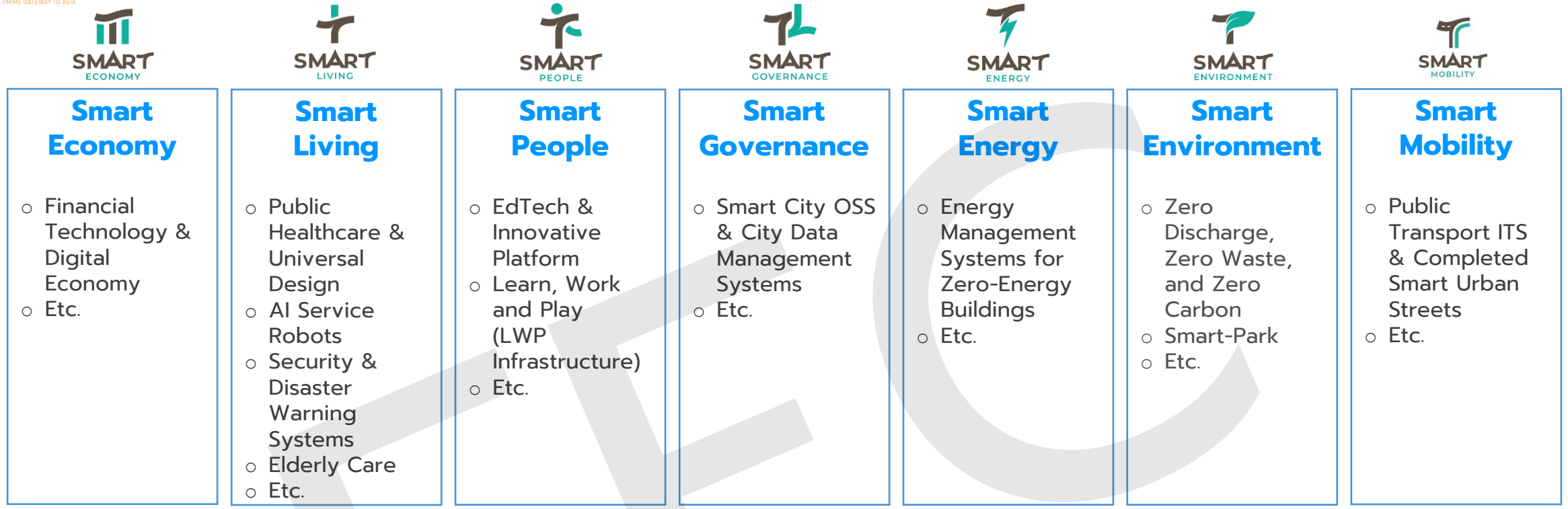
- Low-Middle Income 70%
- High Income 30%



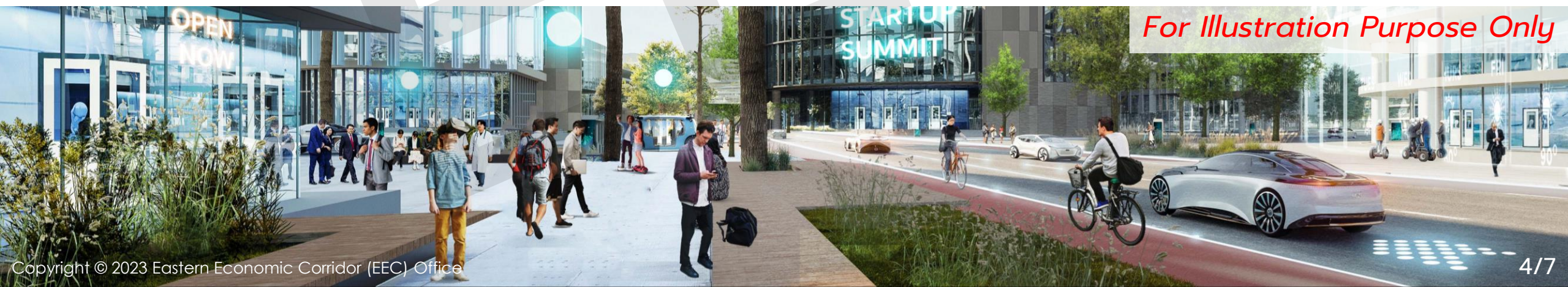
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# 7 Components of being Livable Smart City

Ref : 7 Smart Domains by Smart City Thailand Office – Digital Economy Promotion Agency (depa)



## Smart City Data Platform



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# Public & Private Investment of Infrastructure and Utilities



## Power & Energy

- Renewable Energy
- Power Line
- Cooling System
- Central Utility
- EV Charging Stations



## Water Management

- Water Supply & Pipeline
- Drainage System



## Waste Management

- Wastewater Management & Water Treatment
- Water Recycling System
- Solid Waste Management & Recycling
- Waste to Energy



## Transportation

- Public Transport (e.g. Rail Systems, EV Bus)



## Digital

- Digital Infra System
- 5G Network
- Smart City Data Platform
- Other Innovative Solutions for Smart Services



## Utility Tunnel

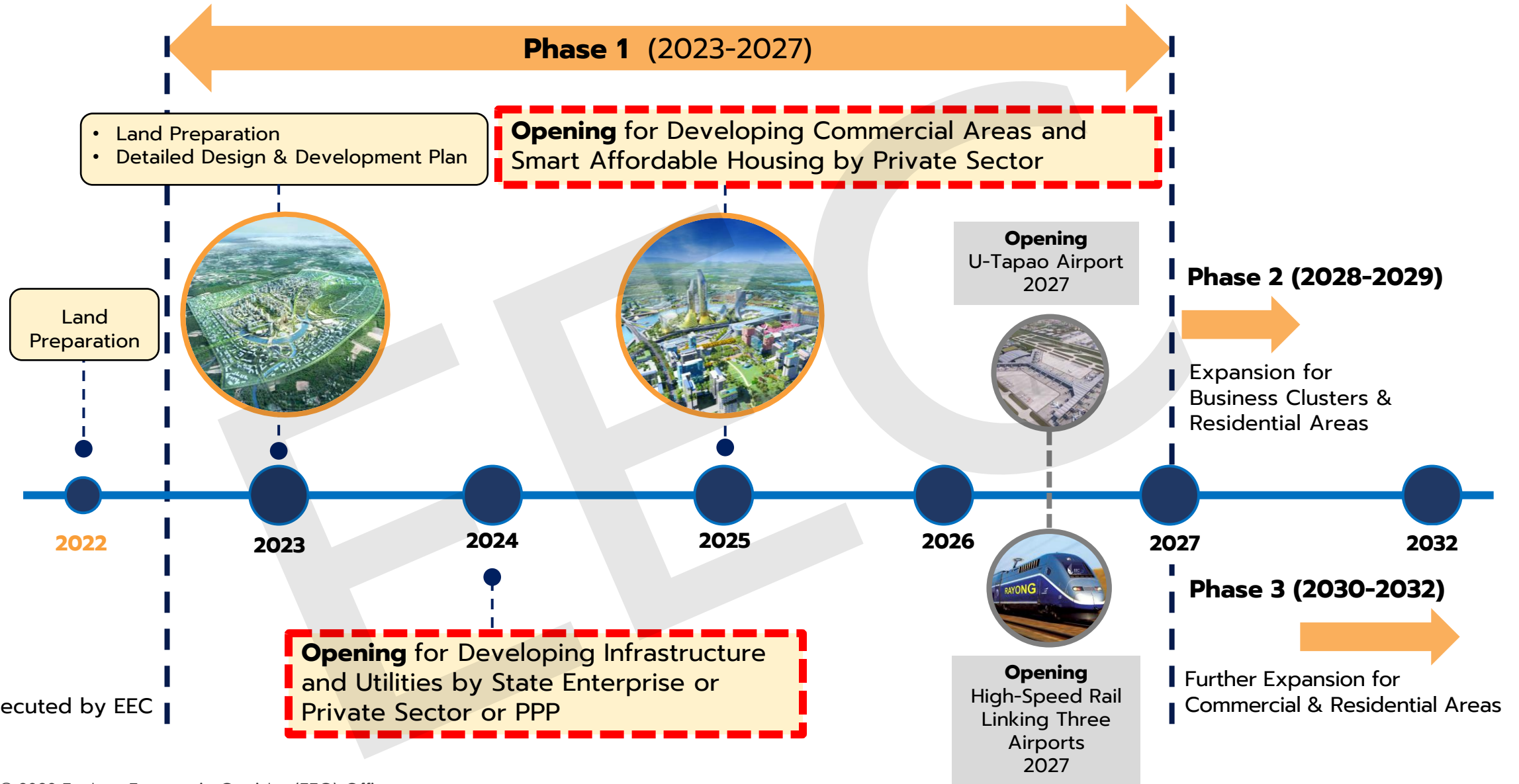
- Underground Utility Systems

**Land acquisition and central infrastructure & utility development by Gov./ open for private sector's investment**



# EEC Business Center & Livable Smart City

## 10 Years of Project Development Timeframe



# Benefits of EEC Business Center & Livable Smart City Project Development



## Benefits for the EEC Locals

- Create new urban area to accommodate **350,000 people** in EEC Aerotropolis
- Create job **200,000 positions with more than 1.2 trillion THB of economic value**
- Create **150-300 Start-ups**
- Create a safe, **sustainable, world-class environmental city** in EEC area
- Develop **smart and convenient transportation networks for domestic as well as international connectivity**



## Benefits for Thailand

- Create **new city with international life quality** to accommodate population growth within next 20 years
- Create new economic investment of approximately **1.34 trillion THB within next 10 years**, enhancing the national competitive capability
- Create **GDP of 2 trillion THB within next 10 years**, generating economic power after Covid-19 pandemic
- All assets will be transferred to the gov. at the end of contract period (50 years), **with 5 times of value added from present**







[www.eeco.or.th](http://www.eeco.or.th)

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