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KEY WORD: LEGAL TREND/REGULATING/REAL ESTATE BUSINESS.

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This thesis designed to figure out the legal trend for regulating the real estate business because the land is an important merchandise in such business. The difference between land and other merchandises is that land is limited in number and unable to increase while land demand for living and commercial purpose is growing. However, the real estate business is a profit oriented business. Therefore, the business operating has directly or indirectly impacted the city plan due to irregular growth of land price, land speculation and profit seeking on the real estate business through legal loopholes by the Thais or the Thais with cooperation from aliens. The key issue of this problem is lack of legal framework to regulate this business because the existing laws are not designed for such purpose. In other words, the laws available are not appropriate because its purpose to supervise the real estate business dose not actually exist. Thus, the national security, economic stability, investement policy and the national development plan are all affected.

It is desirable to explore a legal framework to correct and to prevent such problem. If such legal framework is provided is regulate the real estate business, the problems related to residential and commercial land, operation of the government authority, land utilization for the purpose of city plan, control on irregular growth of land price, supervision on land speculation and hoarding of land by some group of people; will be solved. Therefore, the social and economic development will be as planned on the equity basis. The younger generations are able to acquire land for their business and living purpose. The country will grow stably. The legal trend is presented as follows:

1. Improve and organize the laws related to real estate business to properly function in the real estate business environment.
2. Legal trend regulatig the real estate business
 - 2.1 Legal trend for determining land use or city planning laws
 - 2.2 Legal trend for control on irregular growth of land price
 - 2.3 Legal trend for alien's juristic person and limitation of his rights
 - 2.4 Law enforcement
 - 2.5 Provide an organization to supervise the real estate business.