

ABSTRACT

Thesis Title : Legal Problems in Real Estate Business Case Study:
Land Use Control Laws in Private Volition

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Degree Sought : Master of Laws

Academic Year : 1999

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The purpose of this research is to study the laws, organizations and problems in real estate business in order to have a better understanding in the causes and results of the problems, to obtain a guideline to solve the problem permanently and continuously, and also to set real estate policy as well as business plan in order to conform to the actual situation.

The research reveals that the current crisis of the real estate business is due to the over supply of housing which is the major cause of the crisis. The problem started from the decrease of market demand, which continuously affected the liquidity crunch in the related business, especially the financial sector. As a result, the economy of Thailand has become the worst.

Therefore, it is necessary to introduce legislation to issue the licenses for concerned real estate business, such as the license of real estate developer, real estate broker and salesperson, for the purpose of control the land use of private volition in real estate business.