

C670490 : MAJOR LAW

KEY WORD: FRAUD/LAND TITLE DEEDS/ REGISTRATION OF LAND RIGHTS AND
TRANSACTIONS

PRACHUAB SRIWIROTWONG : LEGAL MEASURES FOR PREVENTING
FRAUD IN ISSUING LAND TITLE DEEDS AND REGISTRATING OF LAND
RIGHTS AND TRANSACTIONS. THESIS ADVISOR : ASSO. PROF.
VIRAPHONG BOONYOPART, 150 pp. ISBN 974-636-468-5.

The issuance of land title deeds, and the registration of land rights and transactions is imperative, because the land (being the economic commodity) is limited. However, there are still loopholes within the governing laws, vis a vis rules and related guidelines, which may give rise to fraudulent activity upon the issuance of land title deeds, and the registration of land rights and transactions.

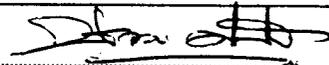
From the study, it is found that the reasons for impeding problems that facilitate the frauds in issuing land title deeds, are the laws and related rules, government policies, official administration, the misuse of power by influential persons, and the lack of awareness and misunderstanding by officers to the laws. And the reasons for impeding problems that facilitate the frauds in registration of land rights and transactions are forged title deeds or exploitation testimonial and other documentation relating to the registration such as proxy. Therefore, it is essential to implement measures to prevent these said frauds.

In conclusion, the researcher suggests that amendments are made to the land law measures and criminal measures to prevent these frauds.

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