Thesis Title	The Changing of Land Ownership: A Case Study of Tambon San Pak Wan, Amphoe Hang Dong, Changwat Chiang Mai
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Abstract

The main objectives of this thesis were to study the changing of land ownership and land use in Tambon San Pak Wan, Amphoe Hang Dong, Changwat Chiang Mai during 1989-1991. The data were collected by interpreting the aerial-photos and secondary data from the related agencies, especially, the Land Office of Amphoe Hang Dong, including surveying and interviewing. The analysis were conducted by map overlay for finding the changed position. The outcome from the questionnaires was classified by percentage, and Weaver's Combination Index analysis was adopted for identifying the factors that influence farmers in selling their land.

The results showed that the changing of land ownership in Tambon San Pak Wan, Amphoe Hang Dong, Changwat Chiang Mai, mostly occurred in 1990 (83.47%) by purchasing. The remainder was the change by heritage dividing. The size of land, which the ownership was mostly changed, was less than 1 rai (68.73%), and 1-5 rai (22.18%). The remainder was more than 5 rai (9.09%). The most changing of land ownership by trade was in Mu. 4, Ban Pa Tan which was mostly located near the town. The least occurred in Mu. 2, Ban Ton Ngiew which was mostly located far from the town. The mentioned changing occurred in residential area (69.31%) and in agricultural area (30.69%). The sellers who live in Tambon San Pak Wan was only 20.46%. The remainder lived in other parts of the country; namely 57.59% in Changwat Chiang Mai (except in Tambon San Pak Wan), 16.01% in Bangkok. As for the purchasers, 57.21% lived in Changwat Chiang Mai (except in Tambon San Pak Wan), and 22.65% lived in Bangkok. Only 8.72% lived in Tambon San Pak Wan.

As for the population who lived in Tambon San Pak Wan, The economic factors were the most influential factors for their land sale which were classified into 5 sub-factors; namely, farmer's debt, increasing land price, land sale for heritage dividing, insufficient income and land sale for building the new house. The accelerated factor for land sale was the physical and social factors; namely, the comfortable of land accessibility and the farmer's changing career.

The major influential factor for farmers' land sale was socio-economic factors; namely, land sale for heritage dividing, farmers' changing career, insufficient income including farmers' debt. The accelerating factor for land sale was land accessibility.

As for the changing of land use, it was found that the decreased area was agricultural land., where as the most increased area as residential area which occurred in the pattern of land sub-division and vacant area.