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VICHAI VIRATKAPAN : A STUDY TO BE GUIDELINES OF LAND ACQUISITION
FOR RELOCATION OF LOW INCOME COMMUNITIES IN BANGKOK METROPOLIS.

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This research has got an aim to suggest the guidelines of land acquisition for evicted slums by studying the communities which had their problems solved by relocation. The study selected 4 samples from this type of communities; i.e. Rom Klow 1, Suwan Prasit 2, 3, Or Ngun, and On-Nut 40 Rai. The study conclusion can provide such guidelines which can be summarized as follow,

1. Living, concerning quality of life, is better than before. There is a problem of farther work places because their work places do not change. The people must bear the increased travel expenses and spend move traveling time.

2. In the economic aspect, the people have got some increased income while their expenses also increase. However, the increase of expenditure is proportionally more than the increase of income, causing no effect to their cost of living.

3. The people satisfy the environment of new settlement, public utilities and facilities, but dissatisfy the traveling to work places and to downtown.

4. Due to the low education level of the people, their job is informal and depends upon commercial area.

Results of the study indicate guidelines of land acquisition for the low income communities as follow ;

1. The acquired land must be within the radius of 5-7 km. from public infrastructure, work places and subcenters with convenient transportation.

2. The location of the communities should be within 2 km. from the main street.

3. The plot size for housing should be at least 15 sq. wah.

4. The site selection should consider people satisfaction.