

USANEE UTEN : THE SUTDY OF AN APPLICATION OF LAND-READJUSTMENT TO DEVELOP THE URBAN AREA : A CASE STUDY OF THE ROAD CONSTRUCTION BETWEEN SEEPRAYA AND SURAWONG ROAD. THESIS ADVISOR : KOMSON SUKSUMEK, URB AND REG PLAN.D., 231 PP.

The purpose of the study was to study the possibility of an introducing land-readjustment concept to develop the urban area in Thailand. And also to give some suggestions for the others studying and land-readjustment project that will be take-place in the future.

The results of the study found that land-readjustment to develop the urban area was practicable by the condition of an improving on the two factors which was very essential for the accomplishment of land-readjustment. Those two factors were the technical-factors and the practical-factors.

The technical-factors were (1) The value of the figure which was use to calculate the three main coefficients must be suitable for Thailand's urban area feature. (2) A very good and the most clearifying of the land use map and the cadastral map. (3) The right and the correct of a distant-surveying.

The practical-factors were (1) The structure of law. (2) The collaboration between Government and private sectors concerning the land-readjustment matter. (3) The cooperation and acception from publicity. (4) The budget.

The suggestions for the further studying and land-readjustment project is the taking of land-readjustment concept to develop in many types of area, such as, in the fringe area or in the residential area for the low income groups, ect. Besides of this is a well-preparation for a personnel resources including, The Town-Planning and Developing Agencies's staff, Publicity and The land-lords, ect.