

PORNTIP JULAMOO : THE ISSUANCE OF LAND RIGHT CERTIFICATE

UNLAWFULLY : A CASE STUDY OF LAND TITLE DEED CANCELLATION :

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There are several types of land right documents in Thailand and each serves different purposes. A title deed is one of such documents and is considered to be an essential proof of ownership of land. Since the land price is going up steadily and the need to obtain land with title deed seems to be increasing, this somehow leads to an unpleasant situation where someone attempts to illegally issue title deeds.

The study shows rules and practices in the course of land right issuance under the Land Code B.E 2497 still have some loopholes and unfortunately may allow illegal issuance of land right documents, especially in case of title deed.

Illegal title deeds do not give any right to the named owners. Save where the deeds have been revoked by an order of the court or the director-general of the Land Department, the named owners will have no right of action against the official concerned or the Land Department.

In order to solve the problem, it is suitable that the following measures should be taken. First, the rules and practices concerning land right issuance should be improved. Secondly, a committee should be set up to be in charge of such issuance. Lastly, there should be a land information office to keep details of land and to co-ordinate the officers concerned so that the process of title deed issuance can be made efficiently.