

KEY WORD: CONTROLLING / PRICE / LAND / UNUSUAL

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The purpose of the topic of this thesis is searching for a trend or legal measure for controlling unusual increase of land price. An essential factor thereof is lack of legal measure. The present applicable laws related thereto have no intention or, on the other hand, have no policy for such prevention and control.

Therefore, it is deemed proper to search for a trend or legal measure for preventing and solving the unusual increase of land price problems because there has not yet had legal measure therefor which causes an acquisition of benefits by certain group of people whereby it is generally deteriorate social and economic development of the country because land is an essential natural resources and its quantity is limited. Furthermore, land is an economic valuable property which is a basic factor for most kinds of production. When the land price is increase, it will affect the increase of production costs also seriously affect the investment projects. If the land price is unusual increase, the price of basic necessities of life for human beings will be higher than it should be. To be an owner of land for cultivation or residential purpose will be over the capacity of most of population of the countries which are still poor and will cause social, economic and political problems which will be obstacle of the development.

Therefore, to have legal measure for controlling unusual increase of land price will be enable to help the solving of the problems in connection with land for cultivataion, residential, commercial and industrial purposes and preventing the acquisition through land speculation of certain groups of people. This will induce social and economic development of country in a smooth, discipline and equitiable manner. Then the country will see a brighter day, especially for the investment promotion of the Thai and foreign investors. The legal measure proposed hereby are as follows:

1. The measure for limitation of land occupation
2. The measure for fully enforcement of town planning laws and enhancing to the implimentation of town planning policy.
3. The measure for reforming of property tax to be a complete system.
4. The measure for reforming of laws concerning land trading to ensure contineoung certainty.