

Wanida Sae-jiw 2013: Development of Environmental Due Diligence Protocol for Property Transfer in Thailand. Master of Science (Environmental Technology and Management), Major Field: Environmental Technology and Management, Department of Environmental Technology and Management. Thesis Advisor: Assistant Professor Jukkrit Mahujchariyawong, Ph.D. 93 pages.

This study involves the development and application of an Environmental Due Diligence Protocol for a pulp factory in Thailand. And the cost data of contaminated soil remediation were evaluated by EDD protocol. It was used to consider the value of land for used as guidelines in the decision to property transfer. The model used is a land use assessment based on environmental considerations that risk classification by using pollutants target information in contaminated soil and technological information about efficiency and cost remediation. Selection and adaptation of environmental factors appropriate for Thailand showed that environmental law, technology, and remediation costs were major factors of the evaluation. In Phase I data were obtained from disclosed company information and submitted official reports. The survey and sampling data in Phase II provided input for the contamination model of fuel oil in soil. Risk levels were determined and classified according to existing regulations and standards. Phase III addressed remediation methods, and the fast and effective chemical oxidation was selected. The assessment process revealed that the cost of soil remediation depended on the environmental risk, which is classified among four groups: No Risk (below standard) - No Cost, Low Risk (close to the standard) - No Cost (restricted land use), Moderate Risk (slightly above standard) - Need Cost (restrictions on land use) and High Risk (well above standard) – High Cost. Environmental Due Diligence leads to a cost estimate for of soil remediation, and it can be used for price adjustment and negotiation of transaction to conform with environmental laws and social responsibilities.

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