

## CHAPTER FOUR

### RESULTS

This chapter reports the results of the survey of Thai opinion towards foreign ownership of land in Thailand. It is divided into three parts based on information collected from the survey.

#### 4.1 PERSONAL INFORMATION

The first part of the questionnaire sought the demographic data concerning gender, age, education, faculty, occupation, salary and permanent residence. All information was displayed in the form of frequency and percentage of the respondents in Table 1 as follows:

**Gender:** The majority of the respondents were female (62.5%) and the rest were male (37.5%).

**Age:** About 37.5% of the respondents were at age of 31-35 years old , 30.8% 26-30 years old , 10.8% 41-45 years old , 9.2% 36-40 years old , 5.0% 20-25 years old, 3.3% 46-50 years old , 1.7% 51-55 years old and 1.7% over 56 years old.

**Education:** Most of the respondents had bachelor's degrees (49.2%), followed by Master's degrees (43.3%), High school diploma (5.0%) and degrees above master's degree (2.5%).

**Faculty:** About 48.3% of the respondents graduated from a faculty of law, 21.7% Business Administration , 7.5% Arts , 5.8% others , 5.0% Politics , 5.0% Science , 4.2% Engineering , 1.7% Social Sciences and 0.8% Economics.

**Occupation:** Most of the respondents (36.7%) were civil servants and 18.3% were lawyers, 6.7% were businesspersons, 5.0% were lecturer/academics, 1.7% were students, 0.8% were media, and 0.8% were NGOs. The remaining 30.0% has other occupations.

**Salary:** Approximately 35.8% of the respondents earned 10,001 - 20,000 baht/month, 20.0% over 55,000 baht/month , 14.2% 30,001-40,000 baht , 9.2% 25,001-30,000 baht/month , 7.5% 40,001-55,000 baht , 5.8% 20,001-25,000 baht , 5.0% 5,001- 10,000 baht and 2.5% 5,000 baht.

**Permanent residence:** About 80.8% of the respondents lived in Bangkok and surrounding areas, 2.5% lived in Phuket and 1.7% lived in Pattaya. The remaining 15% lived elsewhere.

***Table 1. Descriptive Statistics for Demographics***

Demographic	Frequency	Percentage
<b>1. Gender</b>		
Male	45	37.5
Female	75	62.5
Total	120	100.0
<b>2. Age</b>		
20-25 years old	6	5.0
26-30 years old	37	30.8
31- 35 years old	45	37.5
36-40 years old	11	9.2
41-45 years old	13	10.8
46-50 years old	4	3.3
51-55 years old	2	1.7
Over 56 years old	2	1.7
Total	120	100.0
<b>3. Education</b>		
High School	6	5.0
Bachelor's Degree	59	49.2
Master's Degree	52	43.3
Above Master's Degree	3	2.5
Total	120	100.0
<b>4. Faculty</b>		
Law	58	48.3
Politics	6	5.0
Business Administration	26	21.7
Economics	1	.8
Arts	9	7.5
Science	6	5.0
Social Sciences	2	1.7
Engineering	5	4.2
Other	7	5.8
Total	120	100.0
<b>5. Occupation</b>		
Lecturer/ Academic	6	5.0
Lawyer	22	18.3
Student	2	1.7
Businessperson	8	6.7
Civil Service	44	36.7
Media	1	.8
NGOs	1	.8
Other	36	30.0
Total	120	100.0

Demographic	Frequency	Percentage
<b>6. Salary</b>		
5,000 baht	3	2.5
5, 001- 10,000 baht	6	5.0
10,001 - 20,000 baht	43	35.8
20,001-25,000 baht	7	5.8
25,001-30,000 baht	11	9.2
30,001-40,000 baht	17	14.2
40,001-55,000 baht	9	7.5
Over 55,000 baht	24	20.0
Total	120	100.0
<b>7. Permanent residence</b>		
Bangkok and Surrounding areas	97	80.8
Pattaya	2	1.7
Phuket	3	2.5
Other	18	15.0
Total	120	100.0

#### 4.2 UNDERSTANDING AND KNOWLEDGE OF THE FOREIGN OWNERSHIP OF LAND

*Table 2. Descriptive Statistics for involvement in the real estate / property developments industry*

Involvement	Frequency	Percentage
Yes	27	22.5
No	93	77.5
Total	120	100.0

As shown in Table 2, most of the respondents have never been involved in the real estate or property developments industry (77.5%), and the rest have been involved in the real estate or property developments industry.

*Table 3. Descriptive Statistics for follow up and/or updated news and issues regarding foreign ownership of land*

Follow up and/or update news	Frequency	Percentage
Often	6	5.0
Occasional	75	62.5
Never	39	32.5
Total	120	100.0

According to Table 3, about 62.5% of the respondents occasionally followed up and/or updated news and issues regarding foreign ownership of land , 32.5% never did and 5.0% often did.

**Table 4. Descriptive Statistics for the degree of understanding or knowledge of regulations on foreign ownership of land in Thailand**

Degree of understanding or knowledge	Frequency	Percentage
Good	5	4.2
Fair	27	22.5
Poor	59	49.2
None	29	24.2
Total	120	100.0

As shown in table 4, most of the respondents understood or knew of regulations on foreign ownership of land in Thailand. 49.2% had poor understanding of the regulations, 24.2% had no knowledge of them, 22.5% had fair understanding and 4.2% understood the regulations well.

#### **4.3 OPINIONS ON FOREIGN OWNERSHIP OF LAND IN THAILAND**

**Table 5. Descriptive Statistics for Opinions on foreign ownership of land in Thailand.**

Opinion about foreign ownership of land in Thailand	$\bar{x}$	S.D.	Opinion
Economic and Industrial	3.27	0.84	Undecided
Social and Security	3.66	0.70	Agree
Laws and Policy	2.90	0.40	Undecided
Overall	3.22	0.40	Undecided

From table 5, the finding of the overall opinions about three main issues about foreign ownership of land in Thailand was “undecided” with the score of 3.22. The respondents agreed with the issue of social and security the most with the score of 3.66. Second was the issue related to economy and industry with the score of 3.27 as “undecided”. The respondents were found to be undecided about questions and opinions related to laws and policies on the foreign ownership of land in Thailand with the lowest score of 2.90.

**Table 6. Descriptive Statistics for Opinions about economy and industry on foreign ownership of land in Thailand**

Economic and industry	Opinion					$\bar{x}$	S.D.	Opinion
	Strongly agree	Agree	Undecided	Disagree	Strongly disagree			
1.Increasing taxability and government revenues	22 (18.3)	64 (53.3)	16 (13.3)	12 (10.0)	6 (5.0)	3.70	1.04	Agree
2.Increasing employment opportunities and personal incomes	15 (12.5)	65 (54.2)	22 (18.3)	12 (10.0)	6 (5.0)	3.59	1.00	Agree
3.Generating revenue for the country	15 (12.5)	53 (44.2)	31 (25.8)	12 (10.0)	9 (7.5)	3.44	1.08	Agree
4.Supporting development of the country	16 (13.3)	38 (31.7)	42 (35.0)	18 (15.0)	6 (5.0)	3.33	1.05	Undecided
5.Boosting economic growth and promotion of investments	12 (10.0)	47 (39.2)	26 (21.7)	28 (23.3)	7 (5.8)	3.24	1.10	Undecided
6.Promoting the tourist industry	12 (10.0)	43 (35.8)	32 (26.7)	28 (23.3)	5 (4.2)	3.24	1.05	Undecided
7.Supporting building and expansion of basic infrastructures	8 (6.7)	44 (36.7)	43 (35.8)	18 (15.0)	7 (5.8)	3.23	.99	Undecided
8.Strengthening real estate industry	10 (8.3)	33 (27.5)	47 (39.2)	25 (20.8)	5 (4.2)	3.15	.98	Undecided
9.Enhancing ability in international trade competitions	10 (8.3)	37 (30.8)	37 (30.8)	30 (25.0)	6 (5.0)	3.13	1.04	Undecided
10.Upgrading international recognition and reputation	7 (5.8)	35 (29.2)	37 (30.8)	31 (25.8)	10 (8.3)	2.98	1.06	Undecided
11.Promoting hyper supermarket industry	8 (6.7)	35 (29.2)	32 (26.7)	36 (30.0)	9 (7.5)	2.97	1.08	Undecided
Overall						3.27	0.84	Undecided

According to Table 6, it was found that the overall opinions about economic and industrial effects of foreign ownership of land in Thailand were undecided with the score of 3.27. The respondents agreed with ‘increasing taxability and government revenues’ the most with the score of 3.70, the second was “Increasing employment opportunities and personal incomes” with the score of 3.59 as “agree”. They agreed about promotion of hyper supermarket industry’ the least with the score of 2.97 as “disagree”.

**Table 7. Descriptive Statistics for Opinions about social and security on foreign ownership of land in Thailand**

Society and security	Opinion					$\bar{x}$	S.D.	Opinion
	Strongly agree	Agree	Undecided	Disagree	Strongly disagree			
1.Risk to the national Security	35 (29.2)	53 (44.2)	22 (18.3)	9 (7.5)	1 (.8)	3.93	.92	Agree
2.Affect on agriculture activities and farmlands	32 (26.7)	52 (43.3)	24 (20.0)	11 (9.2)	1 (.8)	3.86	.95	Agree
3.Driving up and increasing price of lands	26 (21.7)	57 (47.5)	26 (21.7)	11 (9.2)		3.82	.88	Agree
4.Difficulty for Thai to afford land for housing	28 (23.3)	52 (43.3)	22 (18.3)	17 (14.2)	1 (.8)	3.74	1.00	Agree
5.Degradation of the natural resources and environment	28 (23.3)	40 (33.3)	36 (30.0)	14 (11.7)	2 (1.7)	3.65	1.02	Agree
6.Loss of national sovereignty	24 (20.0)	40 (33.3)	33 (27.5)	18 (15.0)	5 (4.2)	3.50	1.10	Agree
7.Feeling as a stranger in our own country	19 (15.8)	29 (24.2)	29 (24.2)	31 (25.8)	12 (10.0)	3.10	1.24	Undecided
Overall						3.66	0.70	Agree

According to Table 7, it was found that the overall opinions of the respondents on the issues related to social and security consequences of foreign ownership of land in Thailand were agreement with the score of 3.66. The respondents agreed with “Risk to the national security” the most with the score of 3.93, the second most was “Affect on agriculture activities and farmlands” with the score of 3.86 as “agree”. They agreed about ‘Feeling as a stranger in our own country’ the least with the score of 3.10 as ‘undecided’.

**Table 8. Descriptive Statistics for Opinions about laws and policy on foreign ownership of land in Thailand**

Laws and policies	Opinion					$\bar{x}$	S.D.	Opinion
	Strongly agree	Agree	Undecided	Disagree	Strongly disagree			
1.Relevant laws and regulations should be strengthened more.	33 (27.5)	52 (43.3)	24 (20.0)	10 (8.3)	1 (.8)	3.88	.94	Agree
2.The policy of the country on the foreign ownership of land should be liberalized more.	30 (25.0)	51 (42.5)	27 (22.5)	11 (9.2)	1 (.8)	3.82	.94	Agree
3.Do you agree to allow foreign ownership of lands for residential purpose under certain conditions e.g. limited not over than 1 rai?	11 (9.2)	51 (42.5)	24 (20.0)	24 (20.0)	10 (8.3)	3.24	1.13	Agree
4.Comparison with other Asian countries.	- -	6 (5.0)	89 (74.2)	23 (19.2)	2 (1.7)	2.83	.53	Undecided
5.Current laws and regulations are proper and appropriate.	1 (.8)	14 (11.7)	70 (58.3)	25 (20.8)	10 (8.3)	2.76	.80	Undecided
6.Overall, foreign ownership of land is more beneficial for the country than detrimental.	8 (6.7)	16 (13.3)	45 (37.5)	35 (29.2)	16 (13.3)	2.71	1.07	Undecided
7.Monitoring and controlling procedures currently function effectively.	- -	12 (10.0)	65 (54.2)	28 (23.3)	15 (12.5)	2.62	.83	Undecided
8.Do you agree to allow foreign ownership of land for commercial purposes e.g. real estate industry and resort and hotel industry?	4 (3.3)	26 (21.7)	25 (20.8)	41 (34.2)	24 (20.0)	2.54	1.14	Disagree
9.Do you agree to allow foreigners to lease land for more than 50 years?	11 (9.2)	20 (16.7)	19 (15.8)	43 (35.8)	27 (22.5)	2.54	1.26	Disagree
10.The policy of the country on the foreign ownership of land should be strengthened more.	2 (1.7)	13 (10.8)	44 (36.7)	45 (37.5)	16 (13.3)	2.50	.92	Disagree
11.Relevant laws and regulations should be liberalized more.	2 (1.7)	12 (10.0)	40 (33.3)	49 (40.8)	17 (14.2)	2.44	.91	Disagree
Overall						2.90	0.40	Undecided

According to Table 8, it was found that the overall opinions about the issues of laws and policies related to foreign ownership of land in Thailand were undecided with the score of 2.90. The respondents agreed with “Relevant laws and regulations should be strengthened more” the most with the score of 3.88 , the second most was “The policy of the country on the foreign ownership of land should be liberalized more” with the score of 3.82 as “agree”, While, they agreed about “Relevant laws and regulations should be liberalized more” the least with the score of 2.44 as “disagree”.