

Keerati Songead 2012: Factors Affecting Suburban Land Use Changes:
Case Study of Taling Chan District, Bangkok Metropolitan. Master of Urban and
Environmental Planning, Major Field: Urban and Environmental Planning, Department
of Urban and Environmental Planning. Thesis Advisor: Associate Professor
Suwattana Thadaniti, Ph.D. 90 pages.

This thesis (dissertation) seeks to find the factors that have influenced land use change in suburban area of Taling Chan, their impact to land use change, the consequence of this urban expansion, direction of growth and recommendation on.

The research shows condition of Taling Chan District, previously used for agriculture, that currently encroached by rapid urbanization. The factors affecting land use changes founded in this study are land accessibilities, Land price, economic activities, and development, population, increase, governmental legal and regulation policies, There many problems caused by the invasion of urban land, for examples, the loss of the very fertile land for agriculture and replaced by built up area. More than that, Taling Chan District is facing the social problems. Orchard farmers at present do not have the ownership in the farm land. There are also the increase of slums and squatters in the district. The direction of growth and recommendation parts are the designation of area to limit urban sprawl from encroaching of the agricultural land and compensation the damage caused by the urban growth with awareness of sustainability.

Student's signature

Thesis Advisor's signature