

Abstract

In Bangkok, there have been a number of man-made disasters such as fire, building collapse and pollutions, resulting in great loss of lives and properties. Besides carelessness, illegal construction and alteration as well as illicit change of building use are major causes to those urban damages. To alleviate such loss, the government has launched some protective measures and one of which is building inspection.

Building inspection has been legalized in Thailand since 2005 in the name of Ministerial Regulations. However, the law applies only to some certain type of buildings particularly the public ones, not to all buildings, meaning that the structural collapse could still occur to those uninspected buildings. Moreover, the inspection does not cover the misuse of land which may lead to nuisance and pollution in the neighborhoods. As land use regulations can prevent such misuse with proper inspection, there is a real need to include land use planning contents in the building inspection format. Since the inspection procedure deals with public interest and properties, the study has 3 objectives, which are, a) to understand people's perception in the building inspection measure and the possibility of extending such measures to all building; b) to identify the effective means of public relations for building inspection; and c) to seek the possibility to include land use inspection into building inspection procedure. Public opinions are collected by questionnaire survey to 400 respondents in inner, middle, and suburb areas of Bangkok.

It was found that at present building inspection was recognized by most of the respondents who are also aware of the necessity to have inspection as preventive measure against disaster. However, there was a question of inspection service charge which government was recommended to take such responsibility. Also the inclusion of private individual buildings subject to inspection was not really accepted due to privacy reason. Consequently this has brought about difficulty to add the planning content in the inspection form.

To promote the effectiveness of building inspection together with land use inspection, it was recommended that the government be more active in public relations particularly via popular media such as radio and television programs as well as information given in other public spaces like department stores, government offices, and mass transit stations. The government may also prepare sufficient budget to promote the merit of planning to the public.