

Abstract

This thesis aims to study the measure of revoking the ownership of abandoned land. In Thailand, the right to own an abandon land is allowed freely in purpose of using land for expanding country's economic growth and development. However, the owner of land is duty bound to use land efficiently and If there is no control of land use, it would result in abandoned land problems which would consequently effect the country's overall economy. Therefore, the measure of withdrawal rights in fallow land has been under Section 6 of Land Code 2497.

The study shows that the measure of revoking the ownership of abandoned land is not well implemented due to weak law enforcement and poor performance of justice officials.As a result, the measure of revoking the right in abandoned land could not serve the law's purpose. Moreover,when compared to the legal system focused on wasteland in other countries and other restrictions regarding land's possession in Thailand.It is found that the measure of revoking the ownership of abandoned land may contradict the Constitution.

Concerning the suggestions provided for this research, land taxation should be one of the main measures to be implemented to improve the distribution of land tenure and management in land utilization. Taxation should be executed under progressive tax rates on abandoned land's possession and controlling the rights in land based on types of land utilization. As for the measure of revoking rights in abandoned land, It should be enforced only on some specific cases, considering specified conditions of land. Moreover, a time period of not utilizing land should also be changed more appropriately while local governments should be the organization who evaluate the utilization of land and enforce the landowner to sell out the land when it is left unused under certain period of time. Author hopes that these suggestions would encourage the utilization of land and to resolve the neglect wasteland problem efficiently.