

Thesis Title Legal Study and Analysis of Land Use Planning and Building Control Acts for Low Cost Housing Development in Bangkok.

Name SIRIROJ CHAOPAKNAM

Degree Master of Science (Technology of Environmental Management)

Thesis Supervisory Committee TANAKORN Uan-On D.Engr.

 PREE BURANASIRI M.Arch.

 SOPHON CHAISUWAN LL.B.

 PISIT SUKREEYAPONGSE M.Sc.

Date of Graduation 14 NOVEMBER B.E. 2532 (1989)

ABSTRACT

Before the last ten years, there is no obvious government policy to solve problems of slum areas in the city. The government decided to deal with slum problems case by case ; for example, to demolish and construct public welfare apartments or commercial centers. Until 1978, the slum improvement has been applied. The government has realized that to upgrade living conditions of low-income families living in slum areas is a crucial task of the government. The government announced policies and measures to improve not only physical environment of slum areas but also social and economic status of the slum dwellers.

To use only management mechanism is not enough to deal with problems of numerous slum areas within the city. It is inevitable to create efficient cooperations among agencies concerned, both public and private, as well as land owners and slum dwellers.

The study and analysis of legal measurements concerning to urban planning, building and land use control consists of the study of the formation background of slum areas, its problems and solutions,

including the study of legal mechanisms used to solve the problems of slum people in other countries ; i g. India, Philippines and Singapore in comparism with concerning laws and regulations used in Thailand at present. The author tries to propose other possible legal approaches to solve the problems inpararel with management mechanism in order to benefit slum dwellers and to be accepted by other people.

Moreover, to improve slum areas, sometimes has to effect the rights on land and buildings of the people, the land appropriation approach has to be used to control the land tenure of dwellers. The laws and regulations exist at present, is not well support to the implementation of slum improvement approach. It is because the original objectives of those laws are to serve other purpose not directly to slum improvement.

This thesis attempts to clarify the legal measures dealing with slum problems at present. It is also to support the intension of the United Nations announcement the year 1987 to be the International Year of Shelter for the Homeless with expectation that by the year 2000, all the people of the country will be housed.