

5. Evaluation of Replotting Design and Issues for Improvement

(1) Implementation Plan and Replotting

Within the project area, land for the Expressway and Skytrain has already been defined and is categorized as private land for public use in the Implementation Plan. For the purpose of this study, the area enclosed by the intersection of this land with proposed new roads has been re-classified as public land when calculating land use areas after the project. It is considered to be a contribution to the public land area from the private land for public use.

During the replotting design, theoretical contribution rates of the private land for public use were calculated using the same calculation method as applied for other private land. After assuming that the intersecting areas are re-defined as public land, ie. a contribution to public land from the private land for public use, the unit land values of the intersecting lots were measured by applying fifty percent of the nearest street coefficient for evaluation of this land, based on land evaluation experience in Japan. The theoretical contribution rate calculated in the replotting design is then compared to the proposed contribution of the intersecting area as defined above, to give an indication of the amount of equity to be paid to or collected from the concerned agency.

The special treatment of these intersecting lots as mentioned above must be negotiated with the concerned agencies beforehand. Evaluation of the intersecting lots should be discussed during preparation of the implementation plan, before the actual replotting. The evaluation method for the equity adjustment should also be discussed.

(2) Private Road

For private roads on land classified as private land, and where alternative public roads are planned as part of the L/R, further detailed consideration is required to decide if replotting of these private roads as public roads is required. For the purposes of this study, it has been assumed that such private roads are replotted as public roads, however further detailed evaluation should be given to this aspect during implementation.

(3) Excessive Small Lots

The unit land value of very small lots is less than that of other lots and further consideration is required for the treatment of such lots in the replotting design. Furthermore, the method of measurement of such lots must be based on the consensus of landowners or on a decision by the L/R deliberation committee. In this study, there were five existing lots of less than 100m². For replotting, these small lots were treated similarly to other lots and contribution ratios were assessed, but further detailed evaluation of these small lots is necessary.

(4) Replotting and Building Permission

It is stipulated in the BMA Building Code that buildings along Rama IX Road shall be set fifteen (15) meters back from the road. Since the planned Expressway alignment is not far from the Rama IX Road on the south side, a number of dual frontage lots are created between Rama IX Road and the Expressway alignment. These lots are shallow in depth and it would not in fact be possible according to the regulations to build on these sites. Consequently, this issue should be

examined in more detail to resolve this problem during replotting.

(5) Shift Replotting

It is predicted that the increase in value of lots along Rama IX Road as a result of implementation of the L/R projects will be smaller than the increase for other sites. The main reason is that the land value is already high because of commercial use and high potential for further site development. Therefore, the contribution rates for these lots are not so high and it is difficult to replot in the original area.

However, public facilities, parks, open space and roads are planned along the canal, Khlong Sam Sen Nai, and Rama IX Road. Since the contribution rate for nearby private land is low, as explained above, some lots cannot be replotted within the vicinity due to the limited areas remaining between Rama IX Road and the canal. As a result, some lots must be replotted in another area (shift replotting). The method adopted for shift replotting requires further evaluation.

Part V.

L/R Implementation System

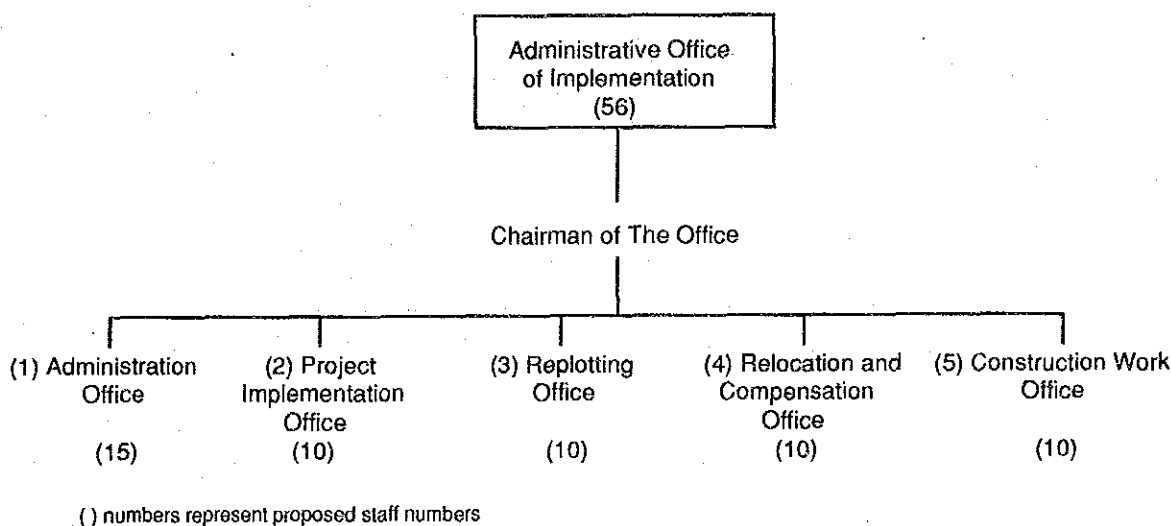
PART V: LAND READJUSTMENT IMPLEMENTATION SYSTEM

1. IMPLEMENTATION BODY

1.1 Organization

An organization for the project's implementation in an area of 85ha shall be established. The organization obliges project administration and project management, including consigning works, such as, site surveys, topographic surveys, and construction works. The structure of the organization is illustrated below and consists of 56 members with a chairman and five sections.

Figure 4.1 - Organization Structure



1.2 Responsibilities

The organization explained at previous clause is comprised of following sections and is responsible for the project's progress.

General Management

Chairman of the project office shall take responsibilities of project management in association with each section which conducts plan formulation, project scheduling, and financial planning. focusing on the smooth implementation of the project, the following items are taken into account, and a meeting will be held to resolve related issues. Section chief and deputy section chief shall be assigned.

- Preparation and revision of implementation plan
- Preparation of project scheduling (enforcement of replotting, relocation, construction work schedule)
- Project operation plan (financial plan)
- Execution of consigning work
- Supervision of the project
- Others

(1) Administration Office (15 personnel)

The Administration office is the most important part of successful project implementation, and is the same as effective plan formulations. This section shall describe assignments, such as management of the office, communication with land owners, and other related items. These responsibilities can be key points of successful project implementation. This section includes supporting staff who are drivers, office guards, et cetera. Assignment items are described below.

[General Administration]

- Preparation of application form
- Preparation of information for the L/R committee
- Management of L/R public relation activities
- Acceptance of applications
- Transaction agreement for reserve land
- Consignment for construction work, survey, and design
- Others

[Administrative Operations]

- Approval and application for revision of implementation plan
- Administration of equity
- Transfer of public facilities
- Operation of the L/R committee
- Provision of the project fee and preparation of repayment schedule
- Others

(2) Project Implementation Office (10 personnel)

Adjustment with other projects is part of this section. Contents of the plan, implementation schedule, and financial program shall be the responsibility of the proper staff.

- L/R master plan formulation
- L/R implementation plan formulation
- L/R project implementation program formulation
- Others

(3) Replotting Office (10 personnel)

Replotting is a specialized part of land readjustment implementation, and a staff is required that has technical and communication abilities to promote social consensus. The replotting office has the following items of responsibility.

- Topographic survey
- Land evaluation

- Replotting design
- Preparation of replotting report
- Preparation of form for consignment of land registration
- Preparation of equity report
- Discussion of replotting plan
- Delivery of provisional replotting land
- Others

(4) Relocation and Compensation Office (10 personnel)

Staff for the relocation section require a knowledge of building construction legal system and taxation. The compensation to be negotiated is difficult and requires substantial time to arrive at a consensus. There, staff who has much experience of negotiation shall not be assigned to many landowners. Additional staff shall be assigned during the peak negotiation periods. Affirmative items are described below.

- Estimation of relocation and compensation fee
- Relocation work
- Negotiation about relocation and compensation
- Others

(5) Construction Work Office

The construction work shall be consigned to the proper staff who can take responsibility of construction management, including detail design, cost estimation, order of construction work, work management, et cetera. The staff who have knowledge of construction shall be assigned to this section. Responsible items are as follows.

- Surveying for construction inspection
- Detail design
- Construction work of public utilities and public facilities
- Construction work of supply and disposal facilities
- Others

2. Project Operation and Management

Project operation and management implies that the project shall be accomplished on schedule in accordance with implementation plan which also includes construction work, the financial program, and the infrastructure development plan.

To achieve project operation and management, it is necessary to have a cooperation of concerned persons, residents, and landowners, in other word, it is a social coordination and execution system.

2.1 Administrative Management

Public facilities, parks, roads, canals, sewerages, etc., which shall be constructed or improved

by the project become the responsibility of the management authorities after completion of the project. In this regard, discussion and adjustment with concerned agencies about transferring among the each phase are necessary in order to carried smooth implementation of the project. Moreover, the project has to be progressed with other discussion and adjustment about ongoing projects and planned projects, and be executed to effectively adjust its schedule.

2.2 Agreement with Concerned Persons (Social Coordination System)

For a public agency, to execute a project, the agency must obtain agreement for the project execution from landowners and other concerned persons and the project must be open to public participation. Also landowners and other concerned persons have a right to submit a written opinion to the public agency. A deliberation committee which consists of representatives of concerned persons should be established, and is an important organization to avoid friction and to assist in the smooth and democratic execution of the project.

For landowners, the primary concerns are locations of roads and construction works, compensation money, substitute land, etc. Therefore, planning, design, estimation and calculation works should adequately consider all factors, and safety during construction work must be maintained. The constructor must pay close attention to any noise, vibrations, and drainage problems caused to residents or landowners by the construction works.

Activities for agreement implies adjustment of requests or conflicting interests between constructor and landowner. This process is absolutely necessary for the project's execution. However, for land readjustment projects, it is hard to obtain uniform agreement because different people have different value and life style. Therefore, flexible reactions are required.

Land readjustment projects take a long time, more than other kinds of projects and consists of the following three phases:

- (1) Preparation
- (2) Execution
- (3) Completion

The target of activities for obtaining agreement during each phase is to shorten the project period. However, different activities are required during each phase. In order to obtain agreement from concerned persons as often as is possible, information dissemination and negotiations are required, and are shown as follows;

- (1) Legitimizing of urban development in certain community groups

Residents in the proposed project area and developers or the public sector, shall share an understanding of the urban development idea during the initial activities in the course of the project implementation.

- (2) Promote the establishment of an organization representing concerned persons

The establishment of an organization for project implementation shall be promoted for effective adjustments with concerned persons, and a leader of the organization shall be elected. The leader can be the representative of concern persons and attend project

explanation meetings, adjustment meetings, and other related meetings.

(3) Information and promotion activities

Information and promotion materials, presentation meeting, printed media, and image sketches, perspectives and models, shall be used for providing an understanding of the project. Three materials are described below.

1) Explanation meeting

Explanation meetings shall be held to present the contents of the project, the procedures, and the solicitation of opinions to the project during each progress stage. Simple, visual presentations are required to explain the project to a broad base audience.

2) Printed media

Utilizing printed media can be effective for explanation of the project, the L/R system, and procedures, and for avoiding misunderstandings during the meeting. Distribution of printed media provides understanding and informs those who could not attend meetings.

3) Perspective sketch and modeling

The perspective sketch and modeling help to shape the image of the project area in the future and provide evidence as to what kind of facilities are developed instead of relying on two dimensioned drawings. This kind of presentation avoids uneasiness and provokes a positive image of the project.

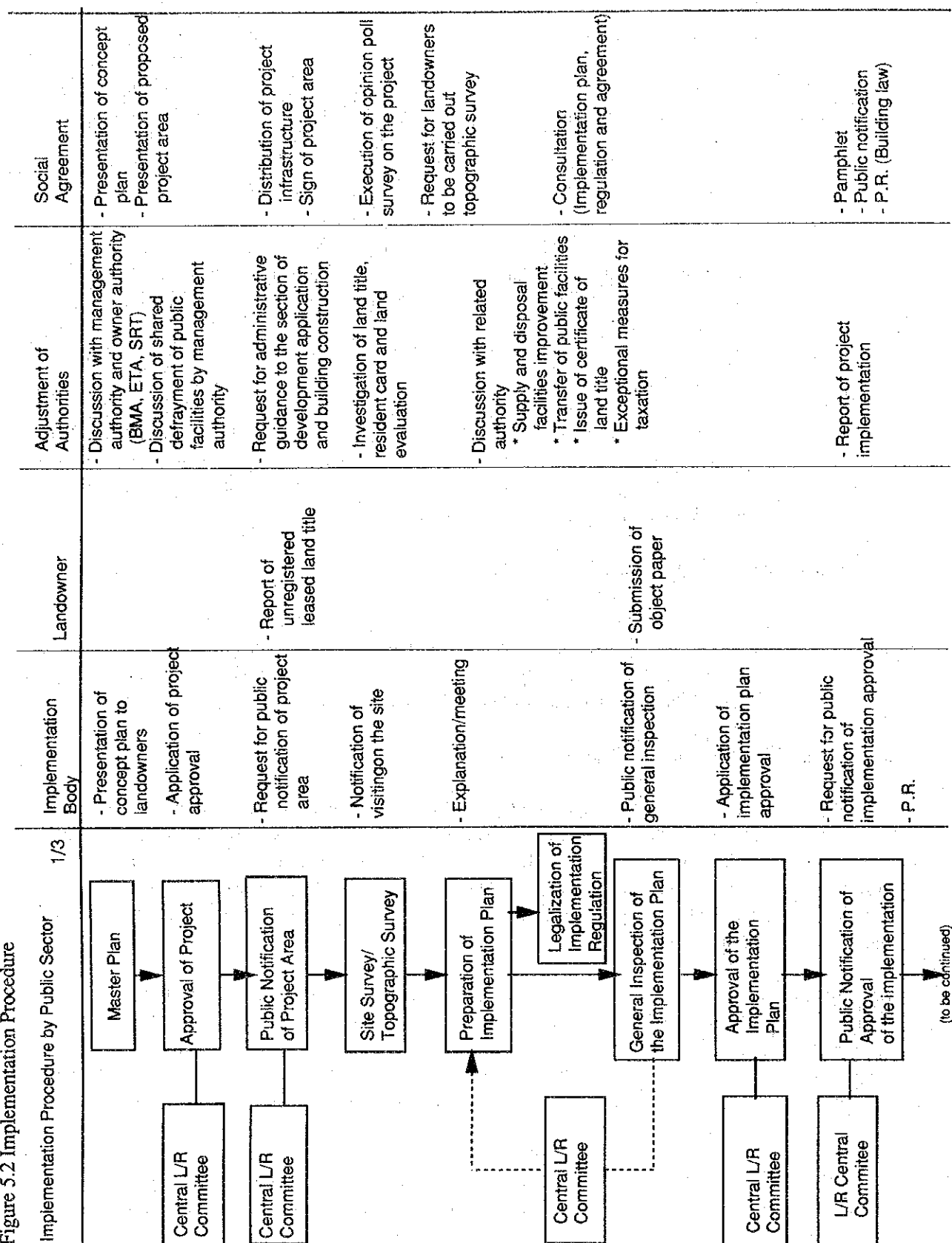
2.3 Establishment of Execution System

In comparison to other public works, land readjustment projects are complex. Therefore, before the project schedule is established, various preparation works such as design work, information work, persuasion, negotiation, and adjustment of substitute lands and compensation money, etc., are required. Work involved in a land readjustment project covers a wide field and the works is extensive. For the land substitution work in particular, continual back up over a long period is required.

Personnel planning and the implementing of land readjustment projects require urban planning knowledge and techniques, public facility maintenance, and civil works. Expert knowledge, techniques, and experiences are also required for land valuation and land substitution work. Furthermore, many personnel are required to do office work such as financial adjustment, organizational management, various office procedures, contacts to concerned persons, et cetera.

To establish the execution system, the constructor and private consultant must pay attention to personnel training. For Thailand, which is promoting land readjustment projects, training of expert engineers is of primary importance and should be given a high priority.

Figure 5.2 Implementation Procedure



Procedure of the Project	2/3	Implementation Body	Landowner	Adjustment of Authorities	Social Agreement
<pre> graph TD A[Establishment of Deliberation Committee] --> B[Preparation of Replotting Design] B <--> C[Deliberation Committee] B --> D[Designation of Provisional Replotting] D --> E[Removal or Relocation of Buildings] D --> F[Preliminary disposition of reserve land] E --> G[Construction Work] G --> H[Replotting Design] H <--> C H -.-> I[General Inspection of Replotting Design] I -.-> J[Approval of Replotting Design] J -.-> K[Central L/R Committee] J --> L["(to be continued)"] </pre>	<ul style="list-style-type: none"> - Holding of explanatory meeting - Site survey, Topographic Survey - Explanatory meeting - Conduct of request - Notification of provisional replotting - Preliminary disposition of reserve land - Holding of explanatory meeting - Notification and reference of removal or relocation of buildings - Others - Public notification of general inspection - Conduct of object paper - Application for approval of replotting design 	<ul style="list-style-type: none"> - Submission of request - Contract for removal, relocation and compensation money - Suspension of use and earnings - Submission of object paper 	<ul style="list-style-type: none"> - Discussion of construction design - Study for land evaluation - Discussion of supply disposal facilities 	<ul style="list-style-type: none"> - Explanatory meeting for preparation of regulations (Land evaluation and standard of replotting design) - Explanation <ul style="list-style-type: none"> * Land evaluation, location of replotting, etc. - Consultation <ul style="list-style-type: none"> * Construction work * Construction schedule * Compensation money * Removal schedule * Negotiation for removal - Explanation of replotting 	<ul style="list-style-type: none"> - P.R. * Enforcement of replotting

Procedure of the Project	3/3	Implementation Body	Land Owner	Adjustment of Authorities	Social Agreement
<pre> graph TD A[Enforcement of Replotting] --> B[Notification of Enforcement of Replotting] C[Central L/R Committee] --- B B --> D[Land Registration] D --> E[Collection or Deliver of Payment of Equity] E --> F[Disposition of Reserve Land] </pre>		- Notification to landowner	- Decision of replotting land - Decision of payment of equity	- Report of enforcement of replotting - Issue of certificate of land title	
		- Application of enforcement of replotting		- Suspending any other registration	
		- Consignment of registration related to transferring lands and buildings	- Receipt of certificate of land title		
		- Collection or deliver of payment of equity	- Funding and receiving of payment of equity		
		- Disposition of reserve land - Transferring procedure of land for public use		- Transfer of public land	- Report of project completion

Appendix

Appendix - Opinion Poll Survey on the Land Readjustment Project

1. Preface

The opinion poll survey is a social analysis of the Land Readjustment implementation and was conducted by a local consultant under the supervision of the JICA study team. The survey sample consisted of landowners who hold land title in the study area.

1.1 Purpose of the Survey

The purpose of the survey is as follows:

To seek utilization of land in the study area for improving the urban environment.

To glean opinion, comment, and suggestion on the Land Readjustment project.

1.2 Contents of the Survey

The survey consists of three parts: the survey preparation, interview survey, and data processing, and its analysis. Detail of the contents are described as follows.

Preparation of the survey

- Questionnaire preparation
- Interviewer training

Interview survey

- Personal interview
- Mail interview

Data processing and analysis

- Data processing
- Data analysis
- Report preparation

1.3 Methodology of the Survey

1.3.1 Survey Sample

The survey sample consisted of landowners who have held land title in the Master Plan study area. The sample size was estimated at six hundred and seventy nine (n=679) landowners based on data from the Land Department of the Ministry of Interior.

1.3.2 Survey Period

The opinion poll survey was carried out during the Phase I and II study, period.

1.3.3 Methodology of the Survey

The population of the survey is described as six hundred and seventy nine (679) as previously mentioned, and the survey was carried out utilizing questionnaires. For this query survey, two methods were employed: personal interviews, and mailed questionnaires.

- Personal interviews
- Mailed questionnaires

1.4 Collected Data Summary

The survey was carried out in two methods, personal interviews and mailed questionnaires. The total number of dispatched questionnaires was six hundred and twenty nine (629), and collected returns for all methods are summarized by classification as follows.

Summary of Collected Data

Survey mode	Dispatched	Returned	Returned Ratio (%)
Personal interview	215	170	79.1%
Mail interview	414	47	11.4%
Total	629	217	34.5%

1.5 Survey Questionnaire

The questionnaire utilized for studying Thai social conditions was designed by the JICA study team in cooperation with the counterpart agency and research consultants. The questionnaire was structured into three parts: personal data, opinions regarding the Land Readjustment System, and opinions regarding held lands. The interviews consisted of two types of query, an open-ended and close-ended format. The questionnaire was translated into the Thai language before the survey began.

The questionnaire consisted of eighteen (18) questions including descriptive questions summarized by part as follows;

Part I. Personal data

- Q.1 Sex
- Q.2 Age
- Q.3 Occupation
- Descriptive 1:

Part II. Opinion on Land Readjustment System

- Q.4 Understanding L/R concept
- Q.5 Question points of Q.4
- Descriptive 2:
- Q.6 Necessity of L/R system in Thailand

Q.7 Objection to Q.6

Descriptive 3:

Q.8 Options of Contribution

Q.9 Acknowledgment of Land Readjustment

Descriptive 4:

Q.10 Joining to the explanatory meeting

Descriptive 5:

Descriptive 6:

Q.11 Opinion on L/R system

Descriptive 7:

Part III. Opinions on your land

Q.12 Land ownership

Descriptive 8:

Q.13 Utilizing the land at present

Descriptive 9:

Q.14 Utilizing the land in future

Descriptive 10:

Descriptive 11:

Descriptive 12:

Q.15 Problems on your land

Descriptive 13:

Q.16 L/R project in the study area

Descriptive 14:

Q.17 Urban development in the study area

Descriptive 15:

Q.18 Cooperation in implementing L/R project

Descriptive 16:

2. Summary of the Survey

As previously mentioned, the survey was carried out utilizing a questionnaire, and the collected data was processed in terms of each question including descriptions. The primary factors discovered are summarized below.

2.1 Opinion on Land Readjustment System

(1) Knowledge of Land Readjustment System

— 81.8% of the landowners answered "No" while 17.3% already had some knowledge.

— Source of information

- Newspaper	35.1%
- Neighbors	16.2%

— Hearing spot

- | | | |
|---|-----|-------|
| - | Yes | 9.3% |
| - | No | 77.1% |

(2) Understanding Concepts of the Land Readjustment System

— After reading the land readjustment concept, 62.1% of the landowners reported understanding land readjustment, and 7% of the landowners did not understand.

— How to allocate profits to the landowners was 20%.

(3) Necessity of the Land Readjustment

— 7.1% of landowners replied "It is necessary", and 12.1% of landowners replied "It is not necessary".

— It appears respondents claiming land readjustment is not necessary may be due to their satisfaction with the status quo (16.7%).

(4) Achievement of Profits from Land Readjustment

Landowners' primary response is to solve traffic congestion, road width, and access roads (28.5%).

(5) Most Appropriate Land to be Contributed to the Project

About 35.0% of the landowners replied that they will contribute, while around 20% of the landowners did not respond to this question.

(6) Joining the Meeting for Preparation of the Project

About 35.5% of the landowners will join meetings, while 19.2% of the landowners will join meetings conditionally.

2.2 Opinions About Land use in the Study Area

(1) Land ownership

Landowners who have land titles in the study area have held this land for 6 to 10 years (26.2%). A majority (71.0%) have purchased their lands.

(2) Utilizing the Land

— Of the survey sample, 71.0% of the landowners utilize the land for housing, 17.4% of the landowners utilize for business, and 10.1% of the landowners are not utilizing their lands.

— Regarding the source of land ownership, landowners who purchased (70.7%) and inherited (28.6%) are utilizing their lands for residential purposes. More

than 50% of the landowners who purchased their lands are not presently utilizing the lands. Of those who inherited, 33.3% are not using their lands.

- Land use in the future, 46.3% of the landowners cited they will keep it for future residence (90.4%), for business (10.6%), and for farming (6.4%).
- Some landowners cited they are going to develop their lands (6.9%). Of those not utilizing lands (10.1%) 33.3% of this group plans development.
- According to land development, 38.5% of the landowners of the group reporting under utilized (60%), will develop their lands for office buildings.

(3) Problem in Land Use or Development

- Flooding is the primary problem in the study area according to landowners' replies (47.6%), especially 87.6% of the landowners who live in residential areas mentioned this as a primary problem. Poor access roads was second with 78.3%.
- For under utilized land, no access roads is a main concern for the landowners who possess land properties in the study area (25.0%).

(4) Agreement with Development into New Urban Center

- Of the sample, 59.8% of the landowners agreed with urban development leading to a New Urban Center. 66.7% of agreement comes from landowners who possess lands for housing and 18.3% from utilizing lands for business, and 15.1% from open lands.
- The main reason for agreeing with this appears to be
 - It is valuable prime land if there is good planning, the land will be a major central business district (33.6%).
- The main reason for not agreeing appears to be
 - The traffic in this area is already too congested (17.4%).

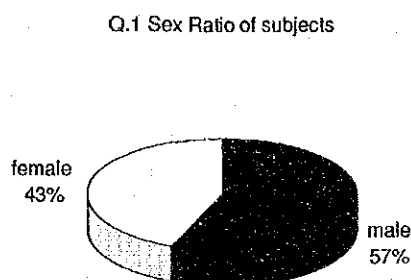
(5) Implement of Land Readjustment Project

- About 33.3% of the landowners will cooperate on the condition that a majority of landowners in the study area agree to cooperate, while 26.2% will positively cooperate in favor of the L/R project. Uncooperative responses made up 10.3% of the respondents.
- The main reason for not cooperating are
 - It is a residential area that has already been developed (13.6%).
 - They have owned small land lots so there is no open land implement to the L/R project (13.6%).

3. Analysis of Variance

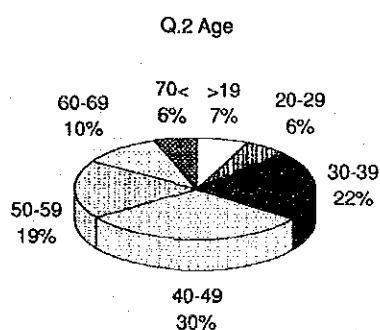
Part I. Personal Data

Q.1 Sex; What is your sex?



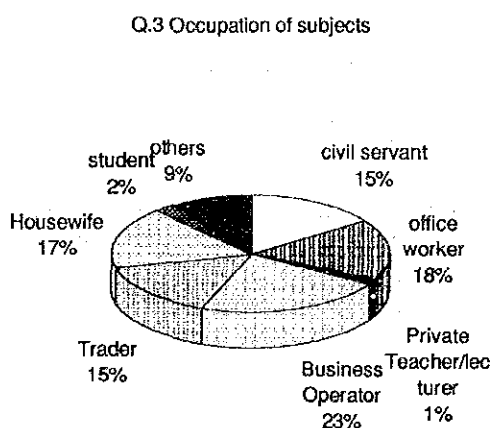
Q.1 sex	Results	Ratio
male	121	57%
female	93	43%
Total	214	100%

Q.2 Age; How old are you?



Q2 age	Number	Ratio (%)
>19	15	7%
20-29	13	6%
30-39	47	22%
40-49	65	30%
50-59	40	19%
60-69	22	10%
70<	12	6%
Total	214	100%

Q.3 Occupation; What is your profession?



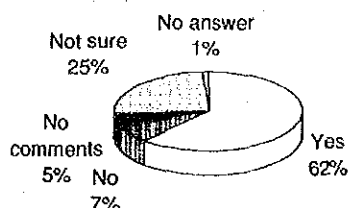
Q3 Occupation	Results	Ratio(%)
civil servant	33	15%
office worker	36	17%
Private Teacher/lecturer	3	1%
Business Operator	48	22%
Trader	32	15%
Housewife	37	17%
student	5	2%
others	20	9%
Total	214	100%

Descriptive 1: No description

Part II. Opinion on Land Readjustment System

Q.4 Understanding L/R concept

Q.4 Understanding L/R System



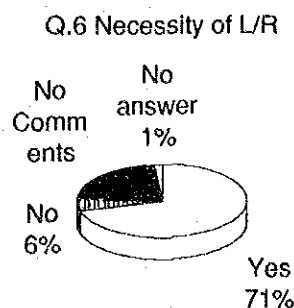
Q.4	Results	Ratio(%)
Yes	133	62%
No	15	7%
No comments	11	5%
Not sure	53	25%
No answer	2	1%
Total	214	100%

Q.5 Question points of Q.4

Descriptive 2:

1. I do not understand how to allocate profit to landowners (3)
2. What is the government policy towards L/R (2)
3. How do landowners cooperate (2)
4. who will get or loose and how to share the profit from each landowner (2)
5. Why do landowners have to donate their land
6. What is land donation
7. If join the L/R project, the rest of land can sell out, or not
8. It is a good project but is not clear in explanation/to be vague/too broad/it should specify clearer what to do and how
9. What are differentiation between donation and expropriation
10. How to workout the L/R without expropriation
11. If landowners do not agree to cooperate the project, how to solve the problem
12. Any profit from the L/R belongs to whom
13. What to do with lands those landowners donate to the project
14. The project belongs to whom, public or private section/if it belongs to public, it should be service without getting any profit
15. How to develop lands because most of landowners will think only their private profits
16. How government will improve lands with justness for each land lot
17. No answer (53)

Q.6 Necessity of L/R system in Thailand



Q.6	Results	Ratio(%)
Yes	152	71%
No	12	6%
No Comments	47	22%
No answer	3	1%
Total	214	100%

Q.7 Objection to Q.6

Descriptive 3-1:

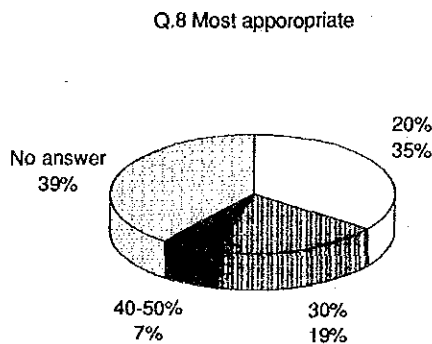
1. Present resident has already been allocated/comfortable lives (2)
2. It is government duty to develop for people who have already paid tax
3. This land is different from land in upcountry which lacks public facilities
4. The land near main road can develop by each landowner
5. If there is no access road to the land that should do the project
6. What landowners will achieve or loose and how success in foreign
7. It is difficult problem to landowners
8. The project comes so late in the area/overcrowded of buildings
9. Expropriation will be good and rapid
10. Others

Descriptive 3-2:

1. To solve traffic congestion/wide road/access road (61)
2. To achieve better public facilities; water supply/electricity/drainage system/to solve flood/telephone (51)
3. High-priced land (37)
4. The land are systematically planned/good town plan manner (28)
5. The area will thrive and good place to live (22)
6. A good environment/parks/reduce pollution/improve quality of life (17)
7. The lands will be developed for profit making/thriving business (10)
8. Landowners secure as same as they are now/justice/don't move to other places (7)
9. Do not expropriate but lands should be allotted by justness for all (6)
10. Not useful because of prior expropriation without just compensation and the government do nothing with lands those are expropriated till present (6)
11. Still not clear about profit/the project is still intangible (4)

12. A proper justness for land/land price relate to profit in future (4)
13. Small profit/no more open lands/to operate will be difficult and will conflict with big land lords those are so rich (3)
14. The area has already been residential use it will not make any difference because of comfortable live (3)
15. Landowners will not loose all their land that is justify (3)
16. It is a good sample in donation for public (2)
17. The project should be done in proper area that lack out development (2)
18. To gain a profit less or much depends on the objectives of the project (2)
19. The government should not misappropriate people land that is bought in a high-priced (2)
20. Public sector should operate the land in order to compensation save from expropriation
21. It is very different between landowners who possess a big land lots and small lot
22. Not quite understand

Q.8 Options of Contribution



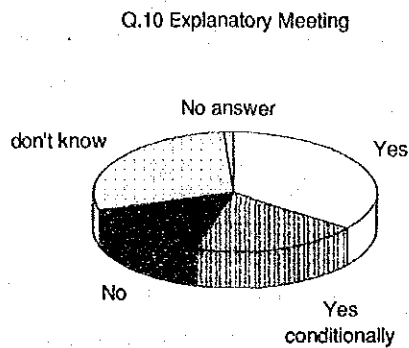
Q.8	Results	Ratio(%)
20%	75	35%
30%	41	19%
40-50%	14	7%
No answer	84	39%
Total	214	100%

Q.9 Acknowledgment of Land Readjustment

Descriptive 4:

1. Newspaper (13)
2. Neighbor (6)
3. Radio (4)
4. Magazine (3)
5. Operation the L/R in foreign (i.e. Japan and German) (2)
6. Reading text book
7. Land allocation by other government agencies
8. Others
9. No answer (6)

Q.10 Joining the explanatory meeting



Q.10	Results	Ratio(%)
Yes	76	36%
Yes conditionally	41	19%
No	33	15%
don't know	62	29%
No answer	2	1%
Total	214	100%

Descriptive 5:

1. If I'm not busy (13)
2. Should be on weekend/holiday/official holiday (7)
3. I will send someone to attend the Meeting (3)
4. If I still have stayed in Thailand (3)
5. If agenda concerns on land that present lives (2)
6. When exactly project will operate and should give more details (2)
7. If Civil Servant pays expenditure for participants (2)
8. Convenient place
9. If the project covers to land use at present
10. If majority of landowners intend the project
11. Meeting must not commit landowners to implement the project
12. If government invite me to participate
13. Holiday/convenient places
14. Holiday/without pay anything
15. Others (2)

Descriptive 6:

1. I have no time because of working (17)
2. I have owned small land lot (4)
3. I do not agree with the L/R project (2)
4. I do not possess land in this area
5. To be literate
6. It has already developed as residential area
7. I cannot go by myself so will send someone to participate
8. No comment

9. I have not gotten time schedule yet
10. Some land has already expropriated and the rest is too small
11. No answer (2)

Q.11 Opinion on L/R system

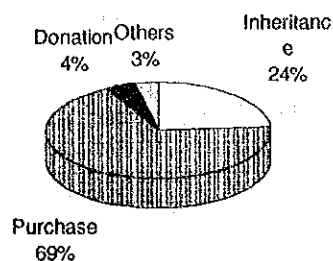
Descriptive 7:

1. How highly government intends to operate the project/afraid of other agencies will take any profit away (15)
2. It is a good project but each other who concerns the project has to implement and take time (15)
3. There should be more details in public relations/all media/stress good or bad points for each landowner to understand (14)
4. The project should be done for sample/to understand/to accept the concept (12)
5. Percentage of land to be contributed should be based on a portion of land ownership/small lot should be contributed in low percentage/who possesses lands for making profit should be highly contributed (10)
6. The project should operate in outskirts of Bangkok to spread thrivingness/should conduct on land those have no access road/low density resident/undeveloped area (10)
7. Should conduct the project quickly/if it takes long time lands may be changed to other owner that might be difficult to manage (9)
8. Do not develop in community area that will cause traffic congestion and unbalance population with land/environment problems (7)
9. Drainage system should be good and meet standard/think of long run problems (6)
10. People should be acted low furious if expropriation is one of tools to operate the project, landowners should get just compensation/or build a new house (3)
11. It should operate in low density area (3)
12. Private sector has more capital to invest than public sector/even effectiveness (2)
13. It is government duty to conduct to return income tax back for doing the project (2)
14. Landowners who possess big land lots should be asked/do not ask landowners who possess small land lot for housing
15. Who will determine the appropriation otherwise the profit will be in a big land lords hands only
16. It should be business center for convenient contact/separate industrial and residential apart
17. Hoping the project will be succeeded not only theory or dreaming project
18. Others (12)

Part III. Opinions on your land

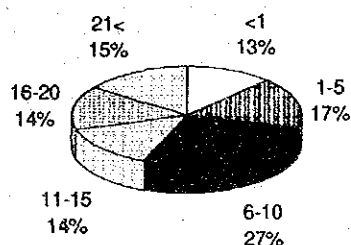
Q.12 Land ownership

Q.12-1 Source of Landownership



Q.12-1	Results	Ratio(%)
Inheritance	52	24%
Purchase	148	69%
Donation	9	4%
Others	7	3%
Total	216	100%

Q.12-2 Period of Landownership

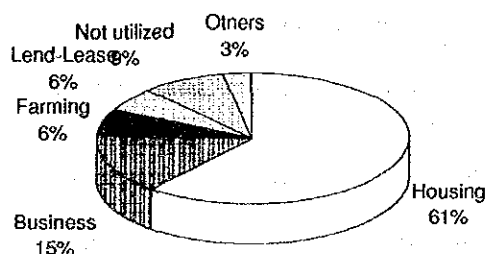


Q.12-2	Results	Ratio(%)
<1	27	13%
1-5	37	17%
6-10	56	26%
11-15	31	14%
16-20	31	14%
21<	32	15%
Total	214	100%

Descriptive 8:

Q.13 Utilizing the land at present

Q.13 Utilizing the land at present

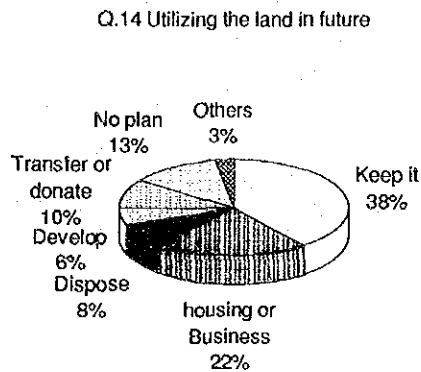


Q.13	Results	Ratio(%)
Housing	147	61%
Business	36	15%
Farming	15	6%
Lend-Lease	14	6%
Not utilized	21	9%
Others	7	3%
Total	240	100%

Descriptive 9:

no answer

Q.14 Utilizing the land in future



Q.14	Results	Ratio(%)
housing or Business	53	22%
Dispose	18	8%
Develop	14	6%
Transfer or donate	23	10%
No plan	30	13%
Others	6	3%
Keep it	94	39%
Total	238	100%

Descriptive 10:

1. 40,000 baht
2. 70,000 - 75,000 baht
3. 100,000 baht (2)
4. 190,000 baht
5. 200,000 baht (2)
6. 250,000 baht (2)
7. 300,000 baht (3)
8. 350,000 baht (2)
9. Sell price depends on either market or accessible price
10. No answer (3)

Descriptive 11

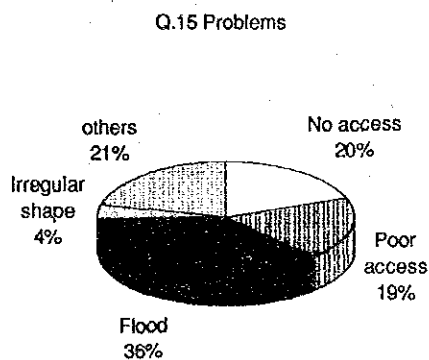
1. Office building (5)
2. Apartment
3. Office for rent
4. Building (2)
5. Housing (2)
6. Condominium (2)
7. Civil office building
8. Hospital
9. Shopping center (2)

10. To allot land as DTCP Project
11. University campus
12. No answer (23)

Descriptive 12

1. Inheritance
2. Housing (14)
3. Business (2)
4. To allot land (2)
5. No answer (4)

Q.15 Problems on your land

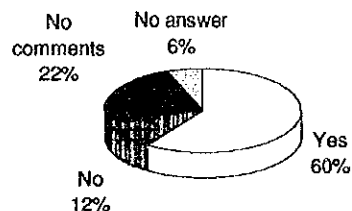


Q.15	Results	Ratio(%)
No access	48	20%
Poor access	46	19%
Flood	89	36%
Irregular shape	10	4%
others	51	21%
Total	244	100%

Descriptive 13:

Q.16 L/R project in the study area

Q.16 necessity of urban development to solve Q.15



Q.16	Results	Ratio(%)
Yes	128	60%
No	26	12%
No comments	48	22%
No answer	12	6%
Total	214	100%

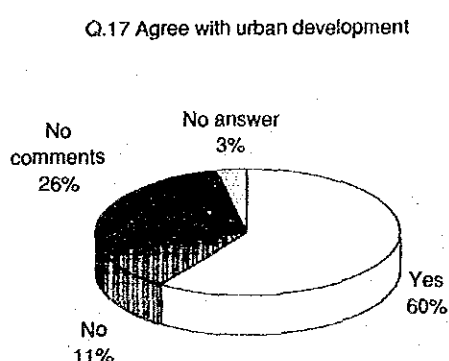
Descriptive 14-1:

1. To solve flood/drainage system/preventing to spread infection/traffic congestion/public facilities (79)
2. This area will be thrived/no longer rural but one of the urban centers/to achieve profit together/land value will be higher (14)
3. Private road/no one cannot solve (3)
4. Environment will be good (2)
5. Infrastructure development is good and people who pay tax to government should achieve basic right
6. Others (12)

Descriptive 14-2:

1. There are enough public facilities (9)
2. Land is near main road (2)
3. No problems (2)
4. Land is in town center so it is high value land
5. It is a private road the owner have not taken responsibility
6. This area has already been proper business
7. Afraid of not doing as saying
8. Others (6)

Q.17 Urban development in the study area



Q.17	Results	Ratio(%)
Yes	128	60%
No	23	11%
No comments	56	26%
No answer	7	3%
Total	214	100%

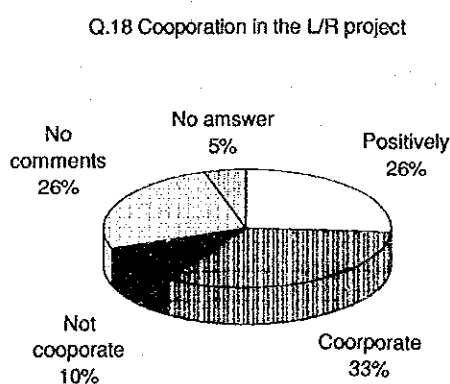
Descriptive 15-1:

1. It is very precious prime land if there is a good planning, it will be a great business central district (43)
2. Roads will be expanded/solve not enough public facilities/prevent flood/solve traffic congestion (30)
3. There are too many open areas with grass/under developed (23)
4. The land will be more precedence/high-priced (9)
5. Others (12)

Descriptive 15-2:

1. The traffic in this area has already been more congestion (4)
2. This area appropriates for resident only/public sector only provides public facilities/don't plan the L/R project (3)
3. The more develop, the more density (3)
4. It should spread to outskirts of Bangkok (2)
5. The project is not clear enough
6. It will be too many problems come out after development
7. How the way of people in this area live will be after development
8. Others
9. No answer (4)

Q.18 Cooperation in implementing L/R project



Q.18	Results	Ratio(%)
Positively	56	26%
Cooperate	71	33%
Not cooperate	22	10%
No comments	55	26%
No answer	10	5%
Total	214	100%

Descriptive 16:

1. It is residential area that has already been developed (3)
2. Owned a small land/no open land to implement into the L/R project (3)
3. It is for housing (2)
4. To develop land readjustment is to develop the area to be adequate public service facilities/to solve flood/traffic congestion/not to develop a land that is highly value to be higher
5. It should develop in upcountry
6. Want to see more details of the project
7. It should focus only public facility developments
8. Government will misappropriate people land that has been bought from a high price
9. Not intend to sell out land for profit
10. Intend to keep land for children
11. People always donate profit to public but they have never achieved anything back for their live
12. Others (3)
13. No answer (3)

Reference Questionnaire

QUESTIONNAIRE

DTCP
JICA STUDY TEAM
and

Project No. RE531
Questionnaire No. _____

VERTEX MARKET RESEARCH CO., LTD.
490/9 Soi Roonma, Phaholyothin Road,
Phayathai, Bangkok 100400
Tel. 279-0425, 279-2691, 279-3112, 279-3605

Name: _____
Address: _____ Tel: _____
Date of Interview: _____ Time Start: _____
Time End: _____ Total Time: ____ Hr. ____ Min.
Name of Interviewer: _____

For Company Staffs Only

Q.C.1 : _____	Date: _____	Time: _____
Code by : _____	Date: _____	
Q.C.2 : _____	Date: _____	Time: _____

Part I : Personal Data

Q.1 What is your sex?

- ☐ 1. Male ☐ 2. Female

Q.2 How old are you?

- ☐ 1. Less than 20 years old
☐ 2. 20 - 24 years old
☐ 3. 25 - 29 years old
☐ 4. 30 - 39 years old
☐ 5. 40 - 49 years old
☐ 6. 50 - 59 years old
☐ 7. 60 - 69 years old
☐ 8. 70 years old and up

Q.3 What is your profession?

- ☐ 1. Government servant/State Enterprise
☐ 2. Office Worker
☐ 3. Teacher/Lecturer in Private Education
Institution
☐ 4. Business Operator
☐ 5. Trader
☐ 6. Housewife
☐ 7. Others (Please specify) ... Descriptive 1

Part II : Opinion on Land Readjustment System

Before answering the following questions, please read the attachment I (Development concept of the study area) and the attachment II (Outline of Land Readjustment)

Q.4 After you have read attachment I and II, do you think you understand the concept of Land Readjustment System?

- ☐ 1. Yes
- ☐ 2. No
- ☐ 3. No comments
- ☐ 4. Not sure

Q.5 If your answer is "No", please pinpoint what must be clarified in order for you to better understand Land Readjustment.

Descriptive 2

Q.6 In L/R system infrastructure such as road, draining, parks and so on are developed by means of collective contribution of a portion of lands of all the land owners have in the study area.

Taking into consideration the fact that the traditional urban/land development systems such as sub-division and land expropriation by government is not effective, especially in such high-priced land areas as the study area, the land readjustment system only is deemed to be an applicable/practical way of improving the urban area.

- ☐ 1. Yes
- ☐ 2. No
- ☐ 3. No comments

Q.7 If your answer is "No", please specify the reason for no agreement.

Descriptive 3

Q.8 It may be safe to say that the more land the landowners contribute to the project, the higher level of improvement in terms of infrastructure and environment is achieved in the study area, as shown below. Which case do you think is most appropriate? (Please read all choices and check only one.)

- ☐ 1. - Contributed around 20%
 - Arterial roads and access road
 - Expected increase of land value is "Fair"
 - Develop as figure I
- ☐ 2. - Contributed around 30%
 - Level of improvement of infrastructure as contributed 20%, such public utilities as drainage be included
 - Expected increase of land value is "High"
 - Develop as figure II
- ☐ 3. - Contributed around 40 - 50%
 - Level of improvement of infrastructure as contributed 30%, parks and other facilities will be included as Siam Center
 - Expected increase of land value is "Very High"
 - Develop as figure III

Q.9 Before you received these documents, have you heard about the Land Readjustment System?

- ☐ 1. No
- ☐ 2. Yes

If your answer is "Yes", how did you come by this information? (if you have read from newspaper or magazine, please specify the name of the issue.)

Descriptive 4

Q.10 At the next step of the study, the explanatory meeting will be held in preparation of the project. Would you like to join the meeting?

- ☐ 1. Yes
- ☐ 2. Yes, conditionally

Please specify the condition.

Descriptive 5

- ☐ 3. No
- ☐ 4. Don't know

If your answer is "No", please note the reasons for it.

Descriptive 6

Q.11 If you have any comments, suggestions, reactions and/or objections regarding the Land Readjustment System, please make these known.

Descriptive 7

Part III : Opinions on Your Land

Questions in this part concern on your land in Khet Huai Khwang area, No. _____. Please answer the following questions.

Q.12 What is the source of your landownership?

- ☐ 1. Inheritance
- ☐ 2. Donation
- ☐ 3. Purchase
- ☐ 4. Others (Please specify) ... Descriptive 8

Q.13 How are you utilizing the land at present?

- ☐ 1. For housing of landowner (or family)
- ☐ 2. For business of landowner
- ☐ 3. For farming
- ☐ 4. For lend-lease
- ☐ 5. Not utilized
- ☐ 6. Others (Please specify) ... Descriptive 9

Q.14 How are you going to use the land in future?

- ☐ 1. Keep it as it is
- ☐ 2. Utilize it for either housing or business of the landowner (or its family)
- ☐ 3. Dispose (sell out)

If you check this item, please answer the following question. How much will the selling unit price be?

Descriptive 10

- ☐ 4. Develop it

If you check this item, please answer the following question. What kind of development? (Please specify (ex. condominium, apartment, commercial complex, sub-division and so on)).

Descriptive 11

- ☐ 5. Transfer or donate
- ☐ 6. No plan
- ☐ 7. Others (Please specify) ... Descriptive 12

Q.15 Do you have any problems in using or developing your land as listed below if your answer is "Yes", please check one or more appropriate number.

- ☐ 1. There is no access road (or frontage) to the land
- ☐ 2. There is only poor access road (narrow, bad surface, crooked and so on)
- ☐ 3. Flood
- ☐ 4. Irregular shape of land (too narrow strip rectangle) resulting in inefficient land use
- ☐ 5. Others (Please specify) ... Descriptive 13

Q.16 Do you think urban/land and infrastructure development projects in the study area is necessary to solve the problems listed above?

- ☐ 1. Yes
- ☐ 2. No
- ☐ 3. No comments

If your answer is "No", please tell the reason for "No".

Descriptive 14

Q.17 The study area is very precious prime land in Bangkok so that it should be developed into a new urban center such as a central business district. And it is expected not only to increase the value of your land but also to make a great contribution Bangkok City Planning and Development.

Do you agree with this kind of urban development in the study area?

- ☐ 1. Yes
- ☐ 2. No

☐ 3. No comments

If your answer is "No", please specify the reason for no agreement.

Descriptive 15

Q.18 Do you plan to cooperate in the implementing of a Land Readjustment project if it is applied to the study areas in order to improve your land and create valuable urban areas?

☐ 1. Positively cooperates in favor of the L/R project

☐ 2. Cooperates on the condition that a majority of landowners in the study area agree to cooperate

☐ 3. No cooperation

☐ 4. No comments

If your answer is "No cooperation", please indicate your reasons.

Descriptive 16

Thank you very much for your answers to these questions.

