

11. タイ側による運営コスト負担

| Budget Input by Thai side | | DMUD Budget | RC Budget |
|--|-----------------------------|------------------|------------------|
| 1. DMUD Budget | FY 1999 (Jun. 99 - Sep. 99) | 20,000 | |
| | FY 2000 (Oct. 99 - Sep. 00) | 78,525 | |
| | FY 2001 (Oct. 00 - Sep. 01) | 100,000 | |
| | FY 2002 (Oct. 01 - Sep. 02) | 76,255 | |
| | FY 2003 (Oct. 02 - Sep. 03) | 465,070 | |
| 2. DMUD Training Center (FY 2001 (Oct. 00 - Sep. 01) | | 139,246 | |
| (Decoration, tables & chairs 20 set) | | | |
| 3. Bus garage (FY 2001 Oct. 00 - Sep. 01) | | 107,800 | |
| 4. Other* | FY 1999 (Jun. 99 - Sep. 99) | 80,073 | |
| | FY 2000 (Oct. 99 - Sep. 00) | 309,960 | |
| | FY 2001 (Oct. 00 - Sep. 01) | 309,960 | |
| | FY 2002 (Oct. 01 - Sep. 02) | 290,589 | |
| <u>DPT Budget for Regional Centers</u> | | | |
| 5. Budget for Regional Centers** | | | 7,200,000 |
| FY 2001 (Oct. 00 - Sep. 01) | | | |
| TOTAL | | 1,977,478 | 7,200,000 |

* Salary for expert's secretary

** - Training room, decoration, tables, chairs

- Budget for TAO development plan training course

- Accommodation & facilities for training

- Other jobs

Study Reports

Record

| Number | Fiscal Year | Quarter | Title | Author | Note | |
|--------|-------------|---------|--|-------------------------------|---------|--|
| 1 | 1999 | IV | The Comparative Study of Legal & Tax Issue About Land between Thailand & Japan | Akemi Mizuto | 1/2000 | |
| 2 | | | Urban Development Demand in Thailand | PCI | 2/2000 | |
| 3 | | | Present Situation of DTCP Data Collection | Naomi Imase | 3/2000 | |
| 4 | | | Land Evaluation for Land Readjustment in Thailand | Koichi Ito | 3/2000 | |
| 5 | | | Land Prices Survey | AREA | 3/2000 | |
| 6 | | | Making Curriculum on Urban Planning | Fumihiko Seta | 5/2000 | |
| 7 | | II | Case Studies on the Formulation of Land Readjustment Implementation Plan | Kiyotaka Hayashi, Masaki Kato | 9/2000 | |
| 8 | 2000 | III | Report on 10 th International Seminar on LR & UD and Site Visit to Bali, Jakarta, Singapore | Nishi, Busanee etc. | 11/2000 | |
| 9 | | | Use for Data Base & Replotting Design on the Computer in Thailand | Sinji Maeta | 12/2000 | |
| 10 | | IV | Study on Questionnaire Collection for the Standard Factor Research and Land Appraisal | COT | 3/2001 | |
| 11 | | | A Basic Study on Urban Development Model Projects in Thailand | PCIC | 3/2001 | |
| 12 | | | Detail of Land Plots Under The Survey Vol. 1, 2, 3 | AREA | 3/2001 | |
| 13 | | | | | | |
| 14 | 2001 | I | Evaluation of Individual Land Lot | Tadashi Kitagawa | 4/2001 | |
| 15 | | | Making Textbook of Urban Planning Intermediate Course1 | Fumihiko Seta | 5/2001 | |
| 16 | | | Making Textbook of Urban Planning Intermediate Course2 | Tamaoki Watanabe | 5/2001 | |
| 17 | | | The Final Report on DMUD | Isao Tamura | 5/2001 | |
| 18 | | | | | | |
| 19 | | II | Comprehensive Report | Mizuo Kishita | 7/2001 | |
| 20 | | | | | | |
| 21 | | | | | | |
| 22 | | | | | | |
| 23 | | | | | | |
| 24 | | IV | Report on International Seminar on UP & UD 2002 Vol.1, 2 | Toshio Nishi etc. | 2/2002 | |
| 25 | | | Data Collection of Private Urban Development Examples in Thailand | COT | 3/2002 | |
| 26 | | | Final Assurance Survey in Land Readjustment Project | Kunio Okinishi | 3/2002 | |
| 27 | | | Working on Making Format Tables Using Data Base and GIS in land Readjustment | COT | 3/2002 | |
| 28 | | | | | | |
| 29 | | | Guidebook for Area Replotting Calculation Method and Combined Replotting Calculation Method | Kenji Takahashi | 3/2002 | |

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|----|------|-----|---|-------------------|---------|--|
| 23 | 2002 | I | Comprehensive Report | Toshio Nishi | 5/2002 | |
| 24 | | | The Planning Standard for Public Facilities Designed in the Land Readjustment Project | Kiyotaka Hayashi | 6/2002 | |
| 25 | | II | Traffic Impact study for Site Development | Atsushi Fukuda | 8/2002 | |
| 26 | | III | Public Facilities Design in Land Readjustment Project | Hiroyuki Furuichi | 11/2002 | |
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Plan

| Number | Fiscal Year | Quarter | Title | Author | Note | |
|--------|-------------|---------|----------------------|--------------------|--------|--|
| | 2003 | | Comprehensive Report | Katuhisa Nishimura | 5/2003 | |
| | | | Comprehensive Report | Shin-ichi Aoki | 5/2003 | |
| | | | Comprehensive Report | Yuji Hino | 5/2003 | |

Seminars and Workshops

Record

| Number | Fiscal Year | Quarter | Title | Lecturer | Note |
|--------|-------------|---------|---|---|----------------------|
| 1 | 1999 | III | Urban Development Demand | Kiyotaka Hayashi | 10/99 |
| 2 | | | Urban Development & Land Readjustment in Japan | Kiyotaka Hayashi | 10/99 Chula.U |
| 3 | | IV | Comparison of Taxation & land system in Thailand & Japan | Akemi Mizuto | 1/2000 |
| 4 | | | Urban Transportation & Urban Development | Mizuo Kishita | 1/2000 OCMLT |
| 5 | | | Land Replotting Design in Nong Buamon-1 | Isao Tamura, Tokuya Kato | 2/2000 |
| 6 | | | Land Replotting Design in Nong Buamon-2 | Isao Tamura, Tokuya Kato | 2/2000 |
| 7 | | | Urban Problems & Urban Development in Thailand (Northern Thai Mayors' League) | Mizuo Kishita, Toshio Nishi | 2/2000 Phisanulok |
| 8 | | | Urban Development Finance | Kanzo Nakai, Toshiya Yamada | 3/2000 |
| 9 | | | Urban Development & Environmental Problems | Toshiya Yamada | 3/2000 |
| 10 | | | Urban Planning & Historical Environment | Mizuo Kishita, Toshio Nishi | 3/2000 |
| 11 | | | Land Subdivision in BMA | Toshio Nishi, Developer | 3/2000 |
| 12 | | | Urban Development & Transportation/ Regional Development Plan | Yoji Kawakami, Miki Miyamoto | 3/2000 |
| 13 | | | Main Factor on Land Price Definition in Bangkok | Koichi Ito | 3/2000 |
| 14 | 2000 | I | Urban Problems & Urban Development in Thailand(ASA) | Mizuo Kishita | 4/2000 Convention C. |
| 15 | | | Industrial & Regional Development in Thailand | Fumihiko Seta | 4/2000 |
| 16 | | | Curriculum on Urban Planning | Fumihiko Seta | 5/2000 |
| 17 | | II | Tide of Urban Development in UK | Kiyotaka Hayashi | 8/2000 |
| 18 | | | Project Planning on Samut Prakan & Khon Kaen I | Kiyotaka Hayashi, Masaki Kato | 8/2000 |
| 19 | | | Urban Development on Water Front | Toshio Nishi | 8/2000 |
| 20 | | | Project Planning on Samut Prakan & Khon Kaen II | Kiyotaka Hayashi, Masaki Kato | 9/2000 |
| 21 | | | PCM | Rie Kawahara | 10/2000 |
| 22 | | III | Basic Knowledge on Replotting Design Software | Shinji Maeta | 12/2000 |
| 23 | | | Urban Development in Indonesia & Nepal | Sakda, Busanee, Nishi | 12/2000 |
| 24 | | IV | Land Readjustment in Malaysia | Iwao Kurosaka etc. | 1/2001 |
| 25 | | | Problems of Urban Development in Thailand & DMUD Project | Mizuo Kishita | 2/2001 Chula.U. |
| 26 | | | Present Condition of Cities in Thailand & Data Analysis | Naomi Imase, Athuo Saito | 3/2001 |
| 27 | | | Utilization Method of GIS | Hiromichi Fukui | 3/2001 |
| 28 | | | The Decentralization Policy & Local Capacity Building for UD | Sakada, Busanee, Hayashi, Kishita, Nishi etc. | 3/2001 |
| 29 | 2001 | I | Land Evaluation in Thailand | Buhnga, Thuangthong, Tamura Kitagawa | 5/2000 |

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|----|------|-----|---|--|-----------------------|
| 30 | | | Master Plan of Railway System in BMR / Regional Development Plan in Border Area | Nishi & Consultant | 5/2001 |
| 31 | | | Land Readjustment Seminar in Lampang I | Mizuo Kishita etc. | 5/2001 Lampang |
| 32 | | | Land Readjustment Seminar in Lampang II | Mizuo Kishita etc. | 6/2001 Lampang |
| 33 | | II | Urban Development & Land Readjustment | Mizuo Kishita | 7/2001 Khonkaen Univ. |
| 34 | | | Land Readjustment Seminar in Khonkaen | Kazuhisa Nishimura, Buhnga | 7/2001 Khonkaen. |
| 35 | | | Comparison of Urban Planning System & Problems of Urban Planning System in Thailand | Mizuo Kishita, Srirat, Soranat | 7/2001 |
| 36 | | | Urban Planning & Urban Development in Japan | Yuji Hino, Toshio Nishi | 8/2001 Chula. Univ. |
| 37 | | | UD & Urban Transportation System in South-east Asia / Strategic Implementation of LR in Thailand | Tamaoki Watanabe, Kiyotaka Hayashi | 8/2001 |
| 38 | | III | Urban Development by UDC & Open Space / Multi-media super corridor & UP system in Malaysia | Hiroyuki Yoshimura | 11/2001 |
| 39 | | IV | Urban Planning & Urban Development in ASEAN Region | Yuji Hino, Preecha- Sakda, Nikom Etc.(ASEAN & Japan 9 countries) | 6-7, 2/2002 |
| 40 | | | Metro Manila bridges & UD projects / BOT & Road | Tatsumi Tokunaga | 15, 2/2002 |
| 41 | | | Lampang expanded LR seminar | Yuji Hino | 14, 3/2002 |
| 42 | | | Regional Plan (by DTCP) | Yuji Hino | 21, 3/2002 |
| 43 | | | Urban Development Strategy in Japan & Thailand | Konami, Hayano, Fukuda, Sakda, Busanee-Nishi, Preecha | 28, 3/2002 |
| 44 | | | School Arrangement in Urban Development Urban Planning System in Japan | Atsushi Fukushima, Yuji Hino | 10, 4/2002 |
| 45 | 2002 | I | Case Studies of Urban Development in Thailand | Kiyotaka Hayashi | 13, 6/2002 |
| 46 | | | Urban Infrastructure and Urban Development Method | Kiyotaka Hayashi | 20, 6/2002 |
| 47 | | | Urban Development in Japan | Yuji Hino, shin-ichi Aoki | 27, 6/2002 |
| 48 | | II | Introduction of Traffic Impact for Site Development | Atsushi Fukuda | 27, 8/2002 |
| 49 | | III | Public Facilities Plan in LR Project Recent Urban Issues in Japan | Hiroyuki Furuichi Kiyotaka Hayashi | 28, 11/2002 |

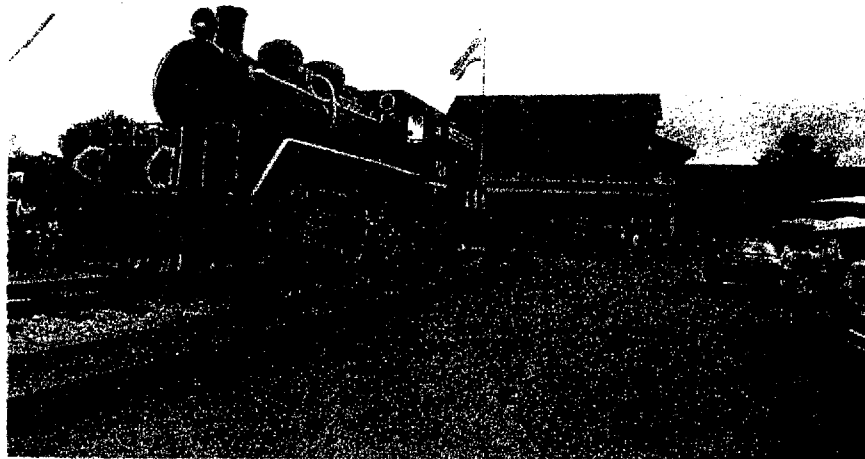
Plan

| Number | Fiscal Year | Quarter | Title | Lecturer | Note |
|--------|----------------|---------|---------------|----------|--------|
| | 2002 | | | | |
| | | | | | |
| | 2003 | I | Final Seminar | | 5/2003 |

ญี่ปุ่นเลือกลำปางทำแผนนำร่อง เนรมิต80ไร่จัดผังพัฒนาเมืองใหม่

ญี่ปุ่นยังลำปางทำโครงการจัดรูปที่ดินเพื่อพัฒนาเมืองเป็นโครงการนำร่องเตรียมสำรวจพื้นที่ 80 ไร่ติดถนนชูเปอร์ไฮเวย์ ในเขตเทศบาลวังผางเมืองใหม่ ผู้เชี่ยวชาญญี่ปุ่นรับเป็นพี่เลี้ยง

นายธนกร มโนกุลอนันต์ นายกเทศมนตรีเทศบาลนครลำปาง เปิดเผยว่า สำนักงานจัดรูปที่ดินเพื่อพัฒนาเมืองและโครงการเมืองใหม่ กรมการผังเมือง และสำนักงานผังเมืองจังหวัดลำปาง ร่วมกับเทศบาลนครลำปาง จัดทำโครงการจัดรูปที่ดินเพื่อพัฒนาเมืองในเขตเทศบาลนครลำปางเป็นโครงการนำร่อง 1 ใน 2 แห่งของประเทศไทย (อีก 1 แห่งจัดขึ้นที่เขตพื้นที่พระรามที่ 9 กรุงเทพมหานคร) โดยในปี 2542 ที่ผ่านมามีการผังเมืองได้จัดส่งเจ้าหน้าที่และผู้เชี่ยวชาญจาก JICA ประเทศญี่ปุ่นมาศึกษาและคัดเลือกพื้นที่บริเวณ ต. หัวเวียง อ.เมือง จ.ลำปาง ที่ติดกับถนนพหลโยธิน, ที่ติดกับถนนชูเปอร์ไฮเวย์ลำปาง-งาว, ที่ติดกับถนนติดกับร้านอาหารเรือนแพ ที่ใต้และทิศตะวันตกติดกับวิทยาลัยพยาบาลและผดุงครรภ์ลำปาง มีแปลงที่ดินจำนวน 33 แปลง มีเจ้าของที่ดิน 30 ราย รวมพื้นที่ประมาณ 80 ไร่ สภาพพื้นที่ส่วนใหญ่เป็นที่ว่างเปล่า มีอาคารพัก



เมืองลำปาง กำลังจะเป็นหัวเมืองทางจังหวัดแห่งแรกที่มีการสนับสนุน วางผังและปรับปรุงสภาพพื้นที่ในเขตเมืองให้เป็นโครงการนำร่อง รวมทั้งพัฒนาการใช้ที่ดินอย่างมีประสิทธิภาพเต็มที่

อาศัยเพียง 10 หลังเท่านั้น

“เป้าหมายของโครงการดังกล่าวคือ การตัดถนนบังคับตามผังเมือง และพัฒนาพื้นที่บริเวณโดยรอบตามแนวถนนดังกล่าวให้มีถนนสายย่อยเชื่อมต่อเป็นโครงข่ายกับถนนสายหลักและถนนอื่นรอบพื้นที่โครงการ พร้อมกับการวางผังพัฒนา

จัดระเบียบแปลงที่ดินใหม่ และจัดเตรียมสาธารณูปโภค-สาธารณูปการ สวนสาธารณะ ให้เหมาะสมเพียงพอสอดคล้องกับกิจกรรมที่กำหนดตามผังเมืองรวม รวมถึงนโยบายพัฒนาของเทศบาลและจังหวัดใหม่ ขณะนี้อยู่ในระหว่างสำรวจออกแบบเพื่อสรุปงบประมาณรวมถึงดำเนินการสร้าง

ความเข้าใจกับเจ้าของที่ดินในโครงการเพื่อความร่วมมือในการจัดรูปที่ดิน ซึ่งอาจต้องปรับเปลี่ยนโฉนดที่ดินใหม่ในกรณีที่ดินสาธารณะตัดผ่านพื้นที่ที่มีเจ้าของ”

ดร.คิซึตะ มิซึโอ (MIZUO KISHITA) หัวหน้าผู้เชี่ยวชาญจากประเทศญี่ปุ่น เปิดเผยว่า ที่ผ่านมากเกือบทุกประเทศทั่วโลกมักเกิดปัญหาการจัดระบบผังเมืองที่ไม่เหมาะสม โดยเฉพาะปัญหาที่ดินว่างเปล่าในเมืองที่ไม่ได้รับการพัฒนา, หรือบางพื้นที่มีสาธารณูปโภคเข้าไม่ถึง หรือพื้นที่ติดต่อดินไม่มีทางเข้าออก นอกจากนี้ ยังมีที่ดินบางแปลงมีรูปปิดเบียดใช้ประโยชน์ไม่คุ้มค่า ซึ่งปัญหาเหล่านี้เกิดจากการพัฒนาเมืองอย่างอิสระโดยไม่มีกรอบควบคุม ดังนั้น จึงต้องมีการจัดรูปที่ดินใหม่เพื่อให้เกิดความสมดุลและมีมูลค่าเพิ่มขึ้น

ดร.คิซึตะกล่าวว่า โครงการดังกล่าวจะสำเร็จได้ต้องใช้เวลาไม่ต่ำกว่า 4 ปี ซึ่งขึ้นอยู่กับความร่วมมือของเจ้าของที่ดิน รวมถึงความร่วมมือสนับสนุนด้านการดำเนินการจากภาครัฐและเอกชนในท้องถิ่นอย่างจริงจัง และหากพื้นที่ดังกล่าวเสร็จสิ้นก่อนโครงการที่กรุงเทพมหานคร จังหวัดลำปางก็จะเป็นแห่งแรกในประเทศไทยที่ทำได้สำเร็จ

วันพฤหัสบดีที่ 31 พฤษภาคม - วันอาทิตย์ที่ 3 มิถุนายน พุทธศักราช 2544

2001年5月31日
(西歴: 2544)

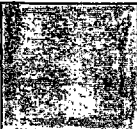



15. 研修教材の作成状況

Finished

Writing



| Textbooks | English | Thai |
|--|---------|------|
| Urban Planning | | |
| Urban Planning Basic Course | | |
| Chapter 1 Introduction to Urban Planning | | |
| Chapter 2 Detailed Planning | | |
| Chapter 3 System, Process & Analysis | | |
| Chapter 4 Basic Course Workshop | | |
| Urban Planning Intermediate Course | | |
| Chapter 1 Introduction: Guide to Modern Urban Planning | | |
| Chapter 2 Planning System & Procedure | | |
| Chapter 3 Detailed Urban and Infrastructure Planning | | |
| Chapter 4 Planning Technique | | |
| Chapter 5 Workshop | | |
| Urban Development Basic Course | | |
| Volume 1 Project Planning | | |
| Volume 1-1 Introduction to Urban Development | | |
| Chapter 1 Evolution of Urban Development in Thailand | | |
| Chapter 2 Urban Problems & Types of Urban development | | |
| Chapter 3 Land Readjustment and Similar Method in the World | | |
| Chapter 4 Needs of Strategic Urban Development Method | | |
| Volume 1-2 Land Readjustment Implementation Plan | | |
| Chapter 1 Outline of Land Readjustment | | |
| Chapter 2 LR Implementation Plan | | |
| Chapter 3 Case Studies of LR Project | | |
| Chapter 4 Workshop-LR Plan | | |
| Volume 2 Land Evaluation and Replotting Design | | |
| Chapter 1 Introduction | | |
| Chapter 2 Preparation for Replotting Design | | |
| Chapter 3 Land Evaluation | | |
| Chapter 4 Replotting Design | | |
| Chapter 5 Workshop for Replotting Design | | |
| Urban Development Intermediate Course | | |
| Volume 1-1 Introduction to Urban Development | | |
| Volume 1-2 Land Readjustment Implementation Plan | | |
| Chapter 1 Implementing Agencies and Preparation for the LR Project | | |
| Chapter 2 Project Feasibility Study | | |
| Chapter 3 LR Financial Plan | | |
| Chapter 4 Project Evaluation and Coordination | | |
| Chapter 5 Practical Training on LR Implementation Plan (Workshops) | | |
| Volume 2 Land Evaluation and Replotting Design | | |
| Chapter 1 Preparation for Replotting Design | | |
| Chapter 2 Land Evaluation | | |
| Chapter 3 Replotting Design | | |
| Chapter 4 Designation of Provisional Report | | |
| Chapter 5 Replotting Plan | | |
| Chapter 6 Replotting Disposition | | |
| Chapter 7 Workshop | | |

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| Volume 3 Infrastructure and Utilities | | |
| General Remarks |  | |
| Chapter 1 Roads | | |
| Chapter 2 Parks & Open Spaces | | |
| Chapter 3 Sewerage & Drainage | | |
| Chapter 4 Facilities and Utilities | | |
| Chapter 5 Workshop |  | |
| Volume 4 Survey and Mapping | | |
| Chapter 1 Introduction |  | |
| Chapter 2 Skeleton Survey | | |
| Chapter 3 Investigation Survey | | |
| Chapter 4 Final Assurance Survey | | |
| Chapter 5 Construction Survey | | |
| Chapter 6 Final Inspection Survey |  | |
| Chapter 7 Workshop | | |

16. 研修プログラム

| Number | Course | Subjects |
|--------|--|--|
| | Urban Planning | |
| | Urban Planning Basic Course | |
| 1 | | Introduction to Urban Planning |
| 2 | | Detailed Planning |
| 3 | | System, Process & Analysis |
| 4 | | Workshop |
| | Urban Planning Intermediate Course | |
| 5 | | Introduction: Guide to Modern Urban Planning |
| 6 | | Planning System & Procedure |
| 7 | | Detailed Urban & Infrastructure Planning |
| 8 | | Planning Technique |
| 9 | | Workshop |
| | Urban Development | |
| | Urban Development Basic Course | |
| 10 | | Introduction to Urban Development |
| 11 | | Land Readjustment Implementation Plan |
| 12 | | Workshop1-LR Plan |
| 13 | | Land Evaluation & Land Replotting Design |
| 14 | | Workshop2-Replotting Design |
| | Urban Development Planning Course (UD Intermediate Course 1) | |
| 15 | | Introduction to Urban Development |
| 16 | | Land Readjustment Implementation Plan |
| 17 | | Workshop1-LR Plan |
| | Land Evaluation & Land Replotting Design (UD Intermediate Course 2) | |
| 18 | | Preparation for Replotting Design |
| 19 | | Land Evaluation |
| 20 | | Land Replotting Design |
| 21 | | Workshop |
| | Infrastructure & Utilities (UD Intermediate Course 3) | |
| 22 | | Layout Planning |
| 23 | | Design Technique |
| 24 | | Workshop |
| | Survey & Mapping (UD Intermediate Course 4) | |
| 25 | | Introduction to Survey & Mapping for Land Readjustment |
| 26 | | Contents of Survey & Mapping |
| 27 | | Workshop |

17. 研修の実績とシラバス

| No. | Name of the Training Course | Period | No.of Trainee | Remark |
|-----|--|-------------------------|---------------|--------|
| 1 | Master Instructor Training for the Basic Urban Planning Course | 2001/11/26 - 2001/11/30 | 30 | |
| 2 | Instructor Training for the Basic Urban Planning Course | 2002/1/28 - 2002/2/1 | 29 | |
| 3 | Master Instructor Training for the Basic Urban Development Course (Project Planning) | 2002/4/29 - 2002/5/3 | 22 | |
| 4 | Master Instructor Training for the Basic Urban Development Course (Land Replotting) | 2002/6/3 - 2002/6/ 10 | 22 | |
| 5 | Instructor Training for the Basic Urban Development Course (Project Planning) | 2002/11/11 - 2002/11/15 | 21 | |
| 6 | Instructor Training for the Basic Urban Development Course (Land Replotting) | 2002/11/18 - 2002/11/22 | 24 | |
| 7 | Master Instructor Training for the Intermediate Urban Planning Course | 2002/12/16 - 2002/12/27 | 30 | |

Schedule of Basic Urban Planning Course

| Date | 8.30 - 9.00 | 9.00 - 10.30 | | 10.40 - 12.00 | | 13.00 - 15.00 | | 15.10 - 16.30 |
|---------|------------------|-----------------|---|---|-----------------------|---|---|------------------------------|
| 26 Nov. | Opening Ceremony | Orientation | C o f f e e B r e a k | <u>Overview of Curriculum structure</u> - Intro to Urban Planning - Detail plan (Land Use /Transportation Facilities/Utilities) | L u n c h | <u>Overview of Curriculum structure</u> - Data Base and Analysis (Socio-Economic) - Planning Process - Urban Development | C o f f e e B r e a k | Speech Theory for Instructor |
| 27 Nov. | | Practical | | Practical | | <u>Teaching Theory</u> - Technique - Content Analysis - Lesson Plan | | <u>Group Discussion</u> |
| 28 Nov. | | Group Practical | | Group Practical | | Group Presentation | | Group Presentation |
| 29 Nov. | | Presentation | | Presentation | | Presentation | | Presentation |
| 30 Nov. | | Presentation | | Presentation | | Final Discussion | | Closing Ceremony |

Schedule of Basic Urban Planning Course

| Date | 8.30 - 9.00 | 9.00 - 10.30 | | 10.40 - 12.00 | | 13.00 - 15.00 | | 15.10 - 16.30 |
|---------|------------------|-----------------|--|---|-----------------------|---|--|------------------------------|
| 28 Jan. | Opening Ceremony | Orientation | C o f f e B r e a k | <u>Overview of Curriculum structure</u> - Intro to Urban Planning - Detail plan (Land Use /Transportation Facilities/Utilities) | L u n c h | <u>Overview of Curriculum structure</u> - Data Base and Analysis (Socio-Economic) - Planning Process - Urban Development | C o f f e B r e a k | Speech Theory for Instructor |
| 29 Jan. | | Practical | | Practical | | <u>Teaching Theory</u> - Technique - Content Analysis - Lesson Plan | | <u>Group Discussion</u> |
| 30Jan. | | Group Practical | | Group Practical | | Group Presenation | | Group Presenation |
| 31 Jan. | | Presentation | | Presentation | | Presentation | | Presentation |
| 1 Feb. | | Presentation | | Presentation | | Final Discussion | | Closing Ceremony |

Training Schedule of Basic Urban Development Course

29 April - 3 May 2545

| Date/Time | 9.00- 10.15 | 10.30-12.00 | 13.00-14.45 | 15.00-16.30 |
|------------------|---|--|--|---|
| 29-เม.ย. 2545 | Opening Ceremony (9.00-9.30) (Break) Course Introduction (10.00-10.30) | Urban Evolution in Thai Urbanization & Urban Problems Methods of Urban Development | Type 1 : Land Development : Public & Private | Type2:Infrastructure Development Wichai (20 min.) |
| Lecturer | Busanee | Nishi / Busanee / Prof. ARCHER | Nishi / Busanee | Hayashi / Nishi / Prof. ARCHER |
| 30-เม.ย. 2545 | LR Pilot Project & Law | Need of Urban Development | LR Concept & Method | LR Implementation Plan : |
| Lecturer | Thuanthong / Peerawan | Pesult | Hayashi | Hayashi |
| 1-พ.ค. 2545 | LR Implementation Plan : Infrastructure Plan | LR Implementation Plan : Project Cost | 4 Pilot Project Case Studies | Workshop : Layout Plan |
| Lecturer | Hayashi / Nishi | Hayashi | Nishi / Busanee | |
| 2-พ.ค. 2545 | Workshop : Layout Plan | Workshop : Infrastructure Plan | Workshop : Infrastructure Plan | Workshop : Project cost |
| 3-พ.ค. 2545 | Presentation | Presentation | *Discusstion of Content for Local Training *Proposed Plan For Local Training | |

Schedule of Basic Urban Planning Training Course

| June 2002 | 9.00-10.30 | | 10.45-12.00 | | 13.00-14.30 | | 14.45-16.15 |
|---------------------------|--|----------------------|---|-------|--|----------------------|---|
| Monday 3 rd | <u>Introduction to Land Replotting</u> (Mr. Kiyotaka Hayashi) | Coffee Break 15mins. | <u>Land System in Thailand</u> (Mr. Chaiwat Limwamtana DOL) | Lunch | <u>Land Valuation system in Thailand</u> (Mr. Klayo Thongsom DOL) | Coffee Break 15mins. | <u>Land Valuation system in Thailand</u> (Mr. Klayo Thongsom DOL) |
| Tuesday 4 th | <u>LR Project in Thailand & Agriculture Land consolidation project</u> (Mr. Preecha, Director of LR division) | | <u>Land Valuation</u> -Procedure and content -decision of datum area (Nishimura) | | <u>Street Value Method In LR Project</u> (Buhnga) Meaning , Calculation formula | | <u>Street Value Exercise</u> (Nishimura, Thuanthong & Buhnga) |
| Wednesday 5 th | <u>Introduction to Replotting design</u> (Thuanthong) | | <u>Introduction to Replotting design & VDO tape</u> 30 min. | | <u>Lot Evaluation & Exercise</u> , (Nishimura ,Buhnga Thuanthong) | | <u>Lot Evaluation Exercise</u> (Nishimura, Buhnga Thuanthong) |
| Thursday 6 th | <u>Block Evaluation Explanation</u> (Nishimura, Buhnga Thuanthong) | | <u>Block Evaluation & Exercise</u> (Nishimura, Buhnga Thuanthong) | | <u>Replotting Design</u> (Thuanthong) | | <u>Replotting Design & Exercise</u> (Nishimura, Buhnga Thuanthong) |
| Monday 10 th | <u>Replotting Design Exercise</u> (Nishimura, Buhnga ,Thuanthong) | | <u>Replotting Design Exercise</u> (Nishimura, Buhnga Thuanthong) | | <u>Presentation, Q&A , Final Discussion</u> | | <u>Closing</u> At 15.00 am |

Training Schedule of Basic Urban Development Course

11 - 15 November 2002

| Date/Time | 9.00- 10.15 | break | 10.30-12.00 | lunch | 13.00-14.45 | break | 15.00-16.30 |
|-----------|---|-------|---|-------|---|-------|--|
| 11-Nov | Opening Ceremony (9.00-9.30) (break) Course Introduction (10.00-10.30) | | Urban Development Method Type1: Land Development | | Urban Development Method: Type2:Infrastructure Development | | LR Concept & Project Characters/ LR Pilot Project in Thailand / Law |
| Lecturer | Busanee | | Pisuit | | Wichai (BMA) | | Thuanthong /Peerawan (BMA) |
| 12-Nov | Urban Development in Historical Period of Thailand | | Urbanization in Thailand & Urban Problems | | Need of Strategic Urban Development in Thailand | | LR in the World (20 mins) / LR in Japan |
| Lecturer | Akorn | | Adisak | | Adisak | | Hayashi / Hino |
| 13-Nov | LR Implementation Plan : Layout Plan | | LR Implementation Plan : Infrastructure Plan | | LR Implementation Plan : Financial Plan | | 4 Pilot Project Case Studies |
| Lecturer | Hayashi | | Aoki / Nakarin | | Aoki | | Busanee |
| 14-Nov | Workshop : LR Implementation Plan | | Workshop : LR Implementation Plan | | Workshop : LR Implementation Plan | | Workshop : LR Implementation Plan |
| Lecturer | Aoki /Hayashi / Busanee | | Aoki /Hayashi / Busanee | | Aoki /Hayashi / Busanee | | Aoki /Hayashi / Busanee |
| 15-Nov | Presentation | | Presentation | | Discussion & Preparation for Local Training | | |
| Lecturer | Aoki /Hayashi / Busanee | | Aoki /Hayashi / Busanee | | | | |

Schedule of Basic Urban Development Training Course.

| Nov. 2002 | 9.00-10.30 | | 10.45-12.00 | | 13.00-14.30 | | 14.45-16.15 |
|-----------------------------------|--|----------------------|--|-------|--|----------------------|--|
| Monday 18 th | <u>Introduction to Land Replotting & VDO tape</u> (Mr.Nishimura) | Coffee Break 15mins. | <u>Land System in Thailand</u> (Mr. Chaiwat Limwamtana or Representative from DOL) | Lunch | <u>Land Valuation system in Thailand</u> (Mr. Klayo Thongsom DOL) | Coffee Break 15mins. | <u>LR Project in Thailand & Agriculture Land consolidation project</u> (Mr.Preecha, Director of LR division) |
| Tuesday 19 th | <u>Land Valuation</u> -Procedure and content -decision of datum area (Buhnga) | | <u>Street Value Method In LR Project</u> (Buhnga) Meaning , Calculation formula | | <u>Street Value Exercise</u> (Nishimura, Thuanthong & Buhnga) | | <u>Street Value Exercise</u> (Nishimura, Thuanthong & Buhnga) |
| Wednesd ay 20 th | <u>Introduction to Replotting design</u> (Thuanthong) | | <u>Introduction to Replotting design</u> (Thuanthong) | | <u>Lot Evaluation</u> (Nishimura) | | <u>Lot Evaluation Exercise</u> (Nishimura, Buhnga Thuanthong) |
| Thursday 21 th | <u>Block Evaluation Explanation</u> (Nishimura) | | <u>Block Evaluation & Exercise</u> (Nishimura, Buhnga Thuanthong) | | <u>Replotting Design</u> (Thuanthong) | | <u>Replotting Design& Exercise</u> (Nishimura, Buhnga Thuanthong) |
| Friday 22 th | <u>Replotting Design Exercise</u> (Nishimura, Buhnga ,Thuanthong) | | <u>Replotting Design Exercise</u> (Nishimura,Buhnga Thuanthong) | | Presentation, Q&A , Final Discussion | | Closing At 15.00 am |

Schedule of Intermediate Urban Planning Course December 16 - 27, 2002

| ตารางการฝึกอบรมเป็นวิทยากรหลักสูตรการวางผังเมืองระดับกลาง รุ่นที่ 1 เดือนธันวาคม 2545 | | | | | | | |
|---|--|-------|---|------------|---|-------|---|
| วันที่ | 9.00 - 10.15 | Break | 10.30 - 12.00 | พักกลางวัน | 13.00 - 14.45 | Break | 15.00 - 16.30 |
| วันจันทร์ 16 ธันวาคม 2545 | Opening Ceremony (9.00 - 9.15) Course Intro (9.15 - 10.30) Mr. SAKDA | | การวิเคราะห์หลักสูตร และจัดทำเนื้อหา (งานกลุ่ม) Mr. SAKDA | | Intro to Modern Urban Planning and Planning Systems and Procedure in Thailand Dr. SETA | | Urban Planning System (Foreign Case) - Mr. HINO (JAPAN) - Dr. SETA (U.S.A) - Mr. TEERAPONG (FRENCH) |
| วันอังคาร 17 ธันวาคม 2545 | Urban Planning System (Foreign Case) ต่อ - Mrs. Atchara (KOREA) - Mrs. SERAT (ENGLAND & SWEDEN) | | Overview of Urban P.P. Data Processing Mrs. Sasi & Land Use Mr. AKD | | Overview of Urban Mr. Teerapong Planning Process Mr. Nakarin - Transportation | | Overview of Urban Mr. Teerapong Planning Process Mrs. Nakarin - Transportation |
| วันพุธ 18 ธันวาคม 2545 | Overview of Urban Planning Process - Urban Facilities - Dr. SETA - Mr. Teerapong | | - Dr. SETA - Mr. Teerapong Plan Intergration Mr. Nakarin - Land Use - Transportation - Facilities | | - Mrs. Sureerat - Mrs. Kornkamon Planning Procedure Mrs. Upon Technique in Participation - Problem Orientation - SWOT / ZOPP | | Mrs. Sureerat Planning Procedure Mrs. Kornkamon Mrs. Upon Technique in Participation - Problem Orientation - SWOT / ZOPP |
| วันพฤหัสบดี 19 ธันวาคม 2545 | ฝึกปฏิบัติการ Mrs. Sureerat Mrs. Kornkamon Mrs. Upon | | ฝึกปฏิบัติการ Mrs. Sureerat Mrs. Kornkamon Mrs. Upon | | Planning Technique Mr. Wichai GIS Mrs. Peerawon | | ฝึกปฏิบัติ Mr. Wichai Planning Technique Mrs. Peerawon GIS |
| วันศุกร์ 20 ธันวาคม 2545 | ฝึกปฏิบัติการ Planning Technique Mr. Wichai GIS Mrs. Peerawon | | Plan Implementation & Urban Development Method Mr. Pisul | | ศึกษาข้อมูล แบ่งกลุ่ม ทำ Workshop Staff | | ศึกษาข้อมูล แบ่งกลุ่ม ทำ Workshop Staff |
| เสาร์ - อาทิตย์ 21-22 ธันวาคม 2545 (ศึกษาข้อมูลในการทำ Workshop) | | | | | | | |



INTERLANGUAGE TRANSLATION CENTER

- สนง.ใหญ่ : 501 ถนนสามเสน จักรพงษ์นครหลวง ท่าวาสุกรี โทร. 243-2018, 243-2109, 243-0546 แฟกซ์ 243-5686, 668-8157
- สาขาเพลินจิต : 554 ถนนเพลินจิต ใกล้สี่แยกเพลินจิต และ สถานทูตอังกฤษ โทร. 252-4307, 252-9177, 650-7826 แฟกซ์ 252-9177
- สาขาสุขุมวิท : เลขที่ 1 ถนนสุขุมวิท สุขุมวิท ซอย 1 โทร. 254-1677, 252-3877, 255-1998 แฟกซ์ 255-1998
- สาขานวนิษา 1 : 57/3 ถนนวิภาวดี แขวงจันทรเกษม เขตจันทรเกษม สนง. ปทุมวัน โทร. 252-7450, 650-7831 แฟกซ์ 650-7831
- สาขานวนิษา 2 : เลขที่ 89/12-13 ชั้น 2 ใกล้สถานทูตอเมริกา ถนนวิภาวดี โทร. 650-7981-2 แฟกซ์ 650-7982

(Translation)

Draft Already Examined by the Council of State

Record of the Concept and the Reason Supporting the Proposed Land Formation for Area Development Act

A.D.

The Concept

To bring into existence a law governing land formation for area development.

The Reason

Whereas it is fit to promote participation by private individuals with the public sector in land formation for the purpose of developing the condition of dwelling places, business, industrial and agricultural sources, improving or building infrastructures in order to solve environmental problems of deteriorating urban and rural areas, which represents economic and social development, and for the orderliness of urban and rural communities; therefore, it is necessary to give this act.



- PLOENCHIT BRANCH : 554 Ploenchit Rd., Ploenchit Square, Near British Embassy Tel: 252-4307, 252-9177, 650-7862 Fax: 252-9177, 252-4307
- SUKHUMVIT BRANCH : 1 Sukhumvit Rd., Soi 1 Tel: 254-1677, 252-3877, 255-1998 Fax: 255-1998
- VITAYU BRANCH 1 : 57/3 Vityayu Rd., Opp. Bank of Ayudhya Head Office, Patumwan Tel: 252-7450, 650-7831 Fax: 650-7831
- VITAYU BRANCH 2 : 89/12-13 2nd. Floor, near US. Embassy, Vityayu Rd. Tel: 650-7981-2 Fax: 650-7982
- HEAD OFFICE : 501 Samsen Rd., Near National Library, Dusit, Bangkok 10300 Tel: 243-2018, 243-2109, 243-0546 Fax: 243-5686, 668-8157

Draft

**The Proposed Land Formation for Area Development Act
A.D.**

.....
.....
.....

.....
.....
Whereas it is fit to bring into existence a law governing land formation for area development;

This act has some provisions concerning the limitation of the rights and freedom of the person, which Section 29 combined with Section 35, Section 48 and Section 49 of the Constitution of the Kingdom of Thailand provides may be done by virtue of power under a provision of law.

.....
.....
Section 1. This act is called “The Land Formation for Area Development Act, A.D.”.

Section 2. This act shall apply as from the date next from the date of its publication in the government gazette.

Section 3. Herein,

“Land formation for area development” means undertaking the development of several plots of land by laying a new land formation plan, improving or building an infrastructure and jointly bearing the burden and justly distributing the return through private-private or private-public cooperation so as to bring about more suitable land use in the communication, agricultural, economic, social, environmental and community aspects and in consistence with the town and country plan;

“Land Formation Project” means the project made for land formation for area development;

“Fund” means the Land Formation for Area Development Fund;

“Association” means the association set up to undertake land formation for area development under this act;



“Land owner” means the person having the right in a land under the Land Code and shall include the apartment owner under the apartment building law;

“Committee” means the Land Formation for Area Development Committee.

“Provincial Committee” means the Provincial Land Formation for Area Development Committee and shall include the Bangkok Land Formation for Area Development Committee.

“Competent Official” means the person whom the Provincial Committee appoint to implement this act.

“Local Officer” means:

(1) The Governor of Bangkok for in the limits of the Bangkok Metropolitan Administration,

(2) The Provincial Administration Chairman for in the limits of the Provincial Administration,

(3) The Mayor for in the limits of the Municipality,

(4) The Sub-district Administration Executive Committee Chairman for in the limits of the Sub-district Administration,

(5) The Local Chief Administrator of any other local administration prescribed by a law to be a local government for in the limits of the local administration concerned.

“Minister” means the Minister who is in charge of the functions hereunder.

Section 4. The Minister of Interior shall be in charge of the functions hereunder and shall have power to issue ministerial regulations and notices for the implementation of this act.

Such ministerial regulations and notices, when having been published in the government gazette, shall be applicable.



Chapter 1

The Land Formation for Area Development Committee

Section 5. There shall be a Land Formation for Area Development Committee consisting of the Minister of Interior as the Committee Chairman, the Permanent Secretary for Interior as the Deputy Committee Chairman, the Permanent Secretary for Agriculture and Cooperatives, the Permanent Secretary for Transport and Communications, the Permanent Secretary for Science, Technology and Environment, the Permanent Secretary for Industry, the Budget Director, the National Economic and Social Development Board Secretary-General, the Fiscal Policy Office Director-General, the Director-General of Lands, the Treasury Director-General, the Director-General of Land Development and a maximum of three qualified persons concerning land formation for area development appointed by the Cabinet as Committee Members and the Director-General of Town and Country Planning as a Committee Member and the Secretary.

Section 6. The Committee has the following powers and duties:

- (1) To prescribe major policies, targets and measures on land formation for area development;
- (2) To prescribe the standard of land formation for area development;
- (3) To issue regulations on the criteria and the procedures of application for permission to form lands for area development and the approval of projects of the Provincial Committee;
- (4) To issue regulations on the payment of subsidies or loans to government agencies, local administrations, public organizations and state enterprises for the construction or improvement of public utilities or public domains supporting land formation for area development;
- (5) To issue regulations on the allotment of monies from the Fund for lending to land formation project implementers or supporting land formation projects;
- (6) To issue regulations on the consideration of compensations, damages or other expenses for conducting land formation needing advance payments from the Fund;
- (7) To prescribe criteria on receipt of monies, expenditure, maintenance and making of profits from Fund;
- (8) To issue regulations on the putting to use of public lands and temple lands, the substitution of other lands for public lands and temple lands and the expropriation of lands in Land Formation implementation zone;
- (9) To issue regulations on the registration of the Association and the inspection of the operation of the Association;



(10) To judge and decide on problem of land formation for area development according to petitions or appeals of land owners or persons interested with respect to lands in the Land Formation Projects;

(11) To offer opinions or advice to the Cabinet on land formation for area development;

(12) To conduct other businesses related with land formation for area development in accordance with this act.

In the performance of the duties under this section the Committee may appoint the Department of Town and Country Planning to be the performer or prepare proposals to the Committee to consider taking action subsequently.

Section 7. The qualified Committee Members shall be in office for a term of two years.

In the case where a qualified Committee Member is appointed as an addition or appointed to fill a vacancy, the person appointed shall be in office as long as the remainder of the term of that Committee Member who had been appointed.

The Committee Member who passes from office may be re-appointed to be a Committee Member but not in excess of two successive term.

Section 8. In addition to passage from office according to the term under Section 7, paragraph one, a qualified Committee Member passes from office when:

- (1) he dies,
- (2) he resigns,
- (3) the Minister dismisses him because he is deficient or dishonest to duty or inefficient,
- (4) he is a bankrupt,
- (5) he is an incompetent or quasi-incompetent person,
- (6) he sustain the punishment of imprisonment by a final judgement of imprisonment, unless it is a punishment for an offense committed through negligence or a petty offense.



Section 9. At a Committee meeting there must be Committee Members present not less than one half of the number of all the Committee Members in order to form a quorum.

If the Committee Chairman is not present at the meeting or is unable to perform the function, the Deputy Chairman shall act as the chairman of the meeting. If the Deputy Chairman is absent or unable to perform the function, the Committee Members being present at the meeting shall elect one Committee Member to act as the chairman of the meeting.

The judgement and decision of the meeting shall be made by a majority of votes. One Committee Member shall have one vote for voting. If the votes are tied, the chairman of the meeting shall vote one more vote as the casting vote.

Any Committee Member being personally interested in any matter shall not take part in considering and voting in that matter.

Section 10. The Committee shall have power to appoint a subcommittee to consider, study, research or perform any such act as assigned by the Committee, and Section 9 shall mutatis mutandis applies to meetings of the subcommittee.

Chapter 2

The Provincial Land Formation for Area Development Committee

Section 11. There shall be a Provincial Land Formation for Area Development Committee consisting of the Provincial Governor as the Committee Chairman, the Deputy Provincial Governor whom the Provincial Governor appoints as the Deputy Committee Chairman, the Provincial Agricultural Officer, the Provincial Lands Officer, the Provincial Treasury Officer, the Provincial Public Works Officer, the Provincial Cooperative Officer, the Provincial Industrial Officer, the Provincial Attorney who heads the Provincial Public Prosecutions Office, a representative of the Department of Highways and a representative of the National Housing Authority as Committee Members and the Provincial Town Planning Officer as a Committee Member and the Secretary.

In the case where the Land Formation for Area Development Project is implemented in the jurisdiction of any Local Administration, the Local Officer of that locality shall also join as a Committee Member.



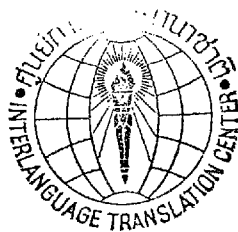
Section 12. There shall be a Bangkok Land Formation for Area Development Committee consisting of the Governor of Bangkok as the Committee Chairman, the Permanent Secretary, the Bangkok Metropolitan Administration, as the Deputy Committee Chairman, a representative of the Office of the Attorney-General, a representative of the Office of the Commission for the Management of Land Traffic, a representative of the Office of the National Economic and Social Development Board, a representative of the Department of Town and Country Planning, a representative of the Treasury Department, a representative of the Department of Lands, a representative of the Office of Environmental Policy and Planning, a representative of the National Housing Authority, a representative of the Metropolitan Waterworks Authority and a representative of the Metropolitan Electricity Authority as Committee Members and the City Planning Department Director, Bangkok Metropolitan Administration, as a Committee Member and the Secretary.

In the case where the Land Formation for Area Development Project is implemented in Bangkok overlapping the jurisdiction of any Local Administration, the Local Officer of that locality shall also join as a Committee Member.

Section 13. The Provincial Committee shall have the following powers and duties:

- (1) To approve the setting up of the Association and supervise the operation of the Association,
- (2) To appoint the Association Inspector and the Competent Official,
- (3) To coordinate the Land Formation for Area Development Project with the primary project of the locality,
- (4) To approve the Land Formation for Area Development implemented within the provincial jurisdiction,
- (5) To offer opinions to the Fund Board on application for receipt of financial support from the Fund,
- (6) To offer opinions to the Committee on the putting to use of public lands and temple lands, the substitution of lands for public lands and temple lands and the expropriation of lands in the Land Formation Project zone,
- (7) To determine damages and compensations according to the criteria and the procedures prescribed by the Committee.

Section 14. The provisions in Section 9 shall *mutatis mutandis* apply to meetings of the Provincial Committee.



Chapter 3

The Land Formation for Area Development Association

Section 15. The Land Formation for Area Development Association may be incorporated only by virtue of the power under the provision of this act and with primary objectives related with the implementation of Land Formation for Area Development Project.

Section 16. To apply for the registration of the Association, the land owner to be a member of the Association shall select a minimum of three association incorporators and submit the association registration application to the Provincial Committee together with the relevant documents as follows:

- (1) The list of the names of the persons who will be members of the Association together with the quantities of land of the said persons and the quantity of land to carry out land formation for area development according to the criteria prescribed by the Committee,
- (2) Two copies of the Association's draft articles of incorporation,
- (3) Such other documents as prescribed by the Provincial Committee.

Section 17. The Provincial Committee shall have the power and duty to accept to register and shall have power to issue written orders for the persons concerned to come to explain facts or send documents as an aid for decision-making on accepting to register the Association.

Section 18. The Association's articles of incorporation must at least contain the following particulars:

- (1) The Association's name,
- (2) The Association's objectives,
- (3) The office location,
- (4) The member's qualifications, the method of admitting members and separation from membership,
- (5) The application fee and the membership fee,
- (6) The requirements on the Association's operation, accounting and finance,
- (7) The requirements on the general meeting,
- (8) The requirements on the Association's board of directors, namely, the number of directors, the elections, the holding of office, the passage from office and board of directors' meeting,
- (9) The requirements on the appointment, the holding of office, the passage from office, the prescription of manager's powers, duties and responsibilities,
- (10) The amendment of the articles of incorporation and the dissolution of the Association.



Section 19. The Provincial Committee shall consider the registration application and the draft articles of incorporation. If deeming that application is correct according to Section 16 and the draft articles of incorporation are correct according to Section 18, the Provincial Committee shall accept to register the Association and issue the registration acceptance certificate to that Association, the registration of the Association shall be published in the government gazette.

In the case where the Provincial Committee does not accept to register the Association, it shall send a written order of non-acceptance for registration to the applicant. The registration applicant is entitled to make an appeal against the order of non-acceptance for registration to the Committee by making a written appeal to submit to the Provincial Committee within thirty days from the date of being notified of the order of non-acceptance for registration.

The Committee shall judge and decide and notify the appellants and the Provincial Committee of the appeal judgement together with the reason. The Committee's judgement shall be final.

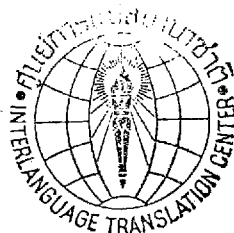
The incorporation of the Association shall be effective when it has been published in the government gazette.

Section 20. The Association already registered shall be a juristic person and the person affixing his signature applying for the registration of the Association and the persons whose names are on the list of names under Section 16 (1) shall be regarded as being members of the Association as from the date of incorporation of the Association.

In the case where a land owner or other person applying for being a member as an addition after the Association has already been incorporated, he may be regarded as being a member only when he has paid the application fee and the membership fee under Section 18 (5), and the Association shall give written notice to the Provincial Committee.

Section 21. The Association incorporators shall hold the first general meeting within thirty days from the date of incorporation of the Association in order to elect the Board of Directors and assign all works to the Association's Board of Directors.

For further general meetings, the Association's Board of Directors shall convene at least one meeting a year within ninety days from the ending date of the Association's account year concerned.



Section 22. There shall be the Association's Board of Directors consisting of the directors whom the general meeting elects from the members to conduct the affairs of and represent the Association in businesses concerning outsiders. For this purpose the Association's Board of Directors may assign one director or several directors to act on its behalf.

Section 23. The Association shall report the business, the balance sheet, the credit and debit account which the auditor has already certified to the Provincial Committee within three months from the ending date of the accounting period and publish such report openly for the information of the members.

Section 24. The Provincial Committee shall appoint an Association Inspector to inspect the Association's business and finance as required by the Provincial Committee, who shall present the inspection report to the Provincial Committee.

Section 25. The Provincial Committee or the Association Inspector shall have power to issue orders for the Association's Board of Directors, the Association employees and the Association members to come to explain facts about the Association's business or to send documents concerning operation or minutes of meetings of the Association.

Section 26. To comply with this act, the Provincial Committee or the Association Inspector shall have power to enter to inspect in the Association's office during the Association's working hours, and the relevant person shall afford facilities or assist or give explanations to the operator as is reasonable.

Section 27. In the case where an Association director, manager or employee injures the Association, if the Association does not make a complaint or enter an action, the Provincial Committee may give an order for the Association Inspector to make a complaint or enter an action in its place by assigning the state attorney to act for it.

In the action under paragraph one, if an expense is to be incurred, an advance shall be paid from the Fund.

The Association shall reimburse the expense concerning making the complaint, entering the action or acting for to the Fund or the state attorney as the case may be.

Section 28. If the Association's general meeting passes a resolution in violation of the law or the Association's articles of incorporation, the Provincial Committee has power to order that resolution revoked.



Section 29. In the case where the Association's Board of Directors acts incorrectly in the performance of its duties to the extent of jeopardizing an interest of the Association or a member or the Association has a shortcoming concerning the finance or the accounting under Section 23 or the business or the finance under the inspection report under Section 24, the Provincial Committee shall give written notice for the Association's Board of Directors to carry out the remedying of the shortcoming according to the procedure prescribed by the Provincial Committee.

The Association's Board of Directors must complete the remedying of the shortcoming within thirty days from the date of receipt of notice. If it fails to complete it within the said time limit without reasonable grounds, the Provincial Committee may give an order to the effect as follows:

- (1) That the Association's Board of Directors shall retire from office en bloc or the Association director who is involved in that act shall retire from the office of director,
- (2) That some parts of the operation giving rise to the shortcoming or jeopardizing the interest of the Association or the member shall be suspended,
- (3) That the action be temporarily stopped for the remedying of that shortcoming to be completed according to the method and within the period prescribed by the Provincial Committee.

Section 30. In the case where the Provincial Committee gives an order for the Association's Board of Directors to retire from office en bloc or some directors to retire from the office of director according to Section 29, paragraph two (1), the Provincial Committee shall appoint a temporary Board of Directors of the Association or replacement directors as the case may be, which shall be according to the criteria and the procedure prescribed in the ministerial regulations.

Section 31. The Association may be dissolved for any of the following reasons:

- (1) If the Association's article of incorporation requires that it be dissolved in any case, when that case occurs,
- (2) When the Association's general meeting has resolved that it be dissolved with votes not less than three fourths of all the members,
- (3) When the Association is bankrupt,
- (4) When the Provincial Committee issues an order for its dissolution.



The dissolution of the Association according to (2) is subject to the approval of the creditors and the approval of the Provincial Committee according to the criteria and the procedure prescribed in the ministerial regulations.

Section 32. The Provincial Committee has power to issue an order for the dissolution of the Association when it appears that

- (1) When the Association fails to start operation within one year from the date of its incorporation or stops operating for a continuous period of one year or more, or
- (2) The Association's operation is contrary to the laws or public good morals or potentially dangerous to the peace of the people or the security of the State.

Section 33. As for the liquidation of the Association, the provisions in the Civil and Commercial Code governing the liquidation of partnerships and companies shall *mutatis mutandis* apply.

The remainder of the Association's property from the liquidation shall be shared among and returned to the members according to the criteria and the procedure prescribed in the Association articles of incorporation. If there still is any part left over of the property, it shall become property of the Fund.

Section 34. The Provincial Committee shall publish the dissolution of the Association in the government gazette.

Chapter 4 **The General Provisions on Land Formation for Area Development**

Section 35. The eligible land formation for area development implementers are:

- (1) The Association,
- (2) The Department of Town and Country Planning, the Department of Public Works, the National Housing Authority and the Local Administration,
- (3) Such organizations of the state or any other juristic person organized to conduct land formation for area development as prescribed in the ministerial regulations.



Section 36. Land Formation for Area Development conducted by the Association under Section 35 (1) and the organization of the state or the juristic person organized to conduct land formation for area development under Section 35 (3) must be according to the willingness of the land owners, which must be approved by not less than two thirds of all the land owners and owning a total area of land not less than two thirds of the lands in that area.

In case of an apartment building, only the apartment building site land shall be calculated together with the land made available for use by or for common purposes of all the apartment building owners, and in the counting of votes between that apartment building and the other land owners in the Land Formation for Area Development Project that apartment building shall be regarded as being one land owner, whose apartment building juristic person manager shall be the person voting according to the resolution of the joint owners in case that apartment building has already been registered an apartment building juristic person.

The provisions in paragraph one and paragraph two do not apply to land formation for area development conducted by the government agency, the state enterprise or the local administration under Section 35 (2).

Section 37. Land formation for area development must conform to the town and country plan under the town and country planning law and be conducted in such a way that there are made available things to be useful for the community as a whole according to appropriateness to the condition of the community and subsequent urban development in the future.

Section 38. The land owner in the land formation for area development zone shall have the right in the land re-provided under the Land Formation Project just as the right existing in the old land, who shall receive the exemption of all fees in registration.

The provision in paragraph one shall mutatis mutandis apply to real property owners in the land formation for area development zone.

Section 39. The conduct of land formation for area development under this act is not subject to the land allotment law.



Chapter 5

The Proposal of the Land Formation for Area Development Project

Section 40. The person to conduct land formation for area development must first propose the Land Formation Project to the Provincial Committee. When having received the approval of the Provincial Committee, he may take action.

The proposal of the Land Formation Project shall be in compliance with the criteria, the procedure and the condition prescribed by the Committee through publication in the government gazette. The details of the project must at least consist of:

- (1) The name of the project,
- (2) The name of the project implementer,
- (3) The project office site,
- (4) The procedure and the period of implementation,
- (5) The land formation for area development master plan showing the area in which to conduct land formation for area development, which shows the details of the lands of those who agree and those who disagree to land formation for area development,
- (6) Other lands or real property to arrange for sale to outsiders who are not land owners in the Land Formation Project implementation area (if any),
- (7) The land or real property of the state or the temple land in the Land Formation Project implementation area necessary to put to use together with the area made available as the substitute and the details on the demolition or removal of the things made for public utilities or public services (if any),
- (8) Various obligations under which other persons have an interest in the land under the application submitted,
- (9) The financial and expenditure plan for the implementation of the Land Formation Project,
- (10) Such other particulars as prescribed by the Committee.

Section 41. For the purpose of preparing the Land Formation Project, when there is an application from a person applying for permission to conduct land formation for area development, the Provincial Committee has power to publish prescribed the area to survey for preparing the Land Formation Project, which shall be published in an open place at the local administration office in the limits of the area and a conspicuous place in the area in which to do the survey not less than fifteen days before the survey begins to be done and remain so published until the survey is completed, in which the notice posting date shall also be set down, the expense for which shall be borne by the Land Formation Project proposer.



Within the area where there is the survey notice under paragraph one, the competent official and the person who works with him shall have the following power:

- (1) To enter to do the acts necessary for the survey,
- (2) To mark the level, the boundary on the boundary line by planting stakes or digging line trenches. In the case where it is necessary to make topographic evidence pins in the area of the land of any person, they shall have power to make such evidence pins as is necessary,
- (3) To dig earth, cut tree roots and boughs and do other acts to survey barriers in so far as it is necessary.

The action under paragraph two in a house or dwelling place is subject to not less than three days' notice given to the owner or the possessor and account shall be taken of minimizing the damage sustained by the real property owner or possessor, which does not prejudice the right of the person sustaining damage to demand a compensation.

The person making the request for the survey shall bear the expense and the compensation for damage due to the survey. In the case where no agreement can be reached on the expense and the compensation for damage, it shall be referred to the Provincial Committee to consider according to the criteria prescribed by the Committee.

Section 42. When the Land Formation Project is proposed to the Provincial Committee under Section 40, the competent official shall cause to be publish that Land Formation Project in an open place at the local administration office in the limits of the area and a conspicuous place in the area in which to conduct land formation for area development for fifteen days, in which notice the notice posting date shall also be set down, the expense for which shall be borne by the Land Formation Project proposer.

The notice under paragraph one must at least contain the following particulars:

- (1) The name of the Land Formation for Area Development Project implementer,
- (2) The area in which to implement the Land Formation Project,
- (3) The site of the Land Formation Project Office,
- (4) The budget used in implementation,
- (5) The map of the area in which to conduct land formation,
- (6) Other particulars prescribed by the Committee.



The land owner in the Land Formation Project area shall notify his consent to the action under Section 57 or submit an objection or offer an opinion in writing to the competent official within fifteen days from the terminating date of the notice under paragraph one.

In considering the Land Formation Project the Provincial Committee must take every objection or proposal into consideration as a supplement.

Section 43. In considering any particular concerning the Land Formation Project, if the Provincial Committee sees that such particular is not correct, it shall have power to order the Land Formation Project proposer to revise it.

Section 44. In case of the occurrence of a fire or another kind of calamity causing the building to get severely damaged in an area of five rai or more, if the Local Officer deems it fit to conduct land formation for area development, he shall offer his opinion together with a map showing the limit line of the fire or other kind of calamity to the Provincial Committee within thirty days from the date of occurrence of the fire or other kind of calamity. If the limits of the fire or other kind of calamity is in the jurisdiction of more than one Local Officers, the Local Officers concerned shall jointly consider and offer an opinion to the Provincial Committee.

The offering of the opinion together with the map showing the limit line of the fire or other kind of calamity under paragraph one shall be regarded as being the proposal of the Land Formation for Area Development Project under Section 40, and the Provincial Committee shall complete the consideration within fifteen days from the date of receipt of the opinion, to which Section 42, paragraph three and paragraph four, shall not apply.

The conduct of land formation for area development under this section may be assigned by the Local Officer for the government agency or state enterprise under Section 35 (2) or the organization of the state under Section 35 (3) to do on his behalf.

Section 45. In considering approving the Land Formation Project, the Provincial Commission may require the Land Formation Project proposer to provide a security for the security and protection of the person who is concerned or to revise the Land Formation Project or prescribe any condition.

The criteria of consideration of the security under paragraph one shall be as prescribed in the ministerial regulations.



Section 46. The Provincial Committee shall complete the consideration of the Land Formation for Area Development Project within one hundred and eighty days from the date of receipt of the Land Formation Project implementation application and the document correct and full, except that in the case where the Land Formation Project implementation applicant applies for receipt of a subsidy or applies for a loan from the Fund and notifies that he does not want to implement the Land Formation Project if he does not receive the money from the Fund according to the application, it shall complete the consideration within one hundred and eighty days from the date of the passage of the resolution by the Fund Executive Board.

When the Provincial Committee has passed the resolution appointing or disapproving the Land Formation Project, the Provincial Town Planning Officer shall give notice of the said resolution to the Land Formation Project implementation applicant within fifteen days from the date of the passage of the resolution.

In the case where the Provincial Committee does not approve the Land Formation Project, the Land Formation Project proposer is entitled to make an appeal to the Committee within thirty days from the date of being informed of the order. The Committee's judgement shall be final.

When the Provincial Committee has approved the Land Formation Project, it shall publish it in the government gazette.

Section 47. In the case where any Land Formation Project applies for receipt of a subsidy or applies for a loan from the Fund, the Provincial Committee shall propose the said project for the Fund Executive Board to consider approving with respect to the application for a subsidy or for a loan by also expressing an opinion on the suitability of the project in support of the consideration of the Fund Executive Board.

Section 48. If the Land Formation Project proposer wants to change a particular in the project or the implementation method in the Land Formation Project already approved, he shall submit an application to the Provincial Committee together with the project drawing or the method to be changed.

To the change of the particular in the project operating as a change in the project area to the new increased portion to which the land owner has not yet given his approval the provision in Section 42 shall mutatis mutandis apply.

To the consideration of approving the change of the Land Formation Project Section 45 shall mutatis mutandis apply.



Section 49. The land that the member must waive for the purpose of implementing the Land Formation Project shall be regarded as being a preferential debt as an expense for common purposes, and the Association shall have a preference over the real property provided under the Land Formation Project as if it were a preference in the real property purchase and sale value.

The prescription of the right of claim that the Association has against the member shall cease as from the date on which the Association has given demanding notice for performance.

Chapter 6

The Implementation of the Land Formation for Area Development Project

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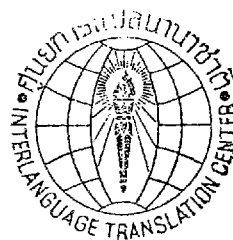
Section 50. When the Provincial Committee has approved the Land Formation Project, the Land Formation Project implementer shall publish prescribed the land formation for development implementation zone, the date, the time and the place of the meeting of the land owners in the land formation for area development implementation zone in an open place at the local administration office in the limits of the area and a conspicuous place in the area in which to conduct land formation for area development for fifteen days, in which notice the notice posting date shall also be set down.

As from when there is the notice under paragraph one, the land owners in the land formation for area development implementation zone are incumbent on performing any such act as prescribed in that Land Formation Project, and if the right in the land is assigned, the assignee must inevitably accept both the right and the duty by which the assignor is bound to the said Land Formation Project.

Section 51. On the date of the meeting of the land owners, a Land Formation Project advisory staff attached to that Land Formation Project shall be set up, consisting of representatives of the Provincial Committee, land owners coming from an election from among the land owners themselves and qualified persons whom the Provincial Committee appoints.

In the Land Formation Project advisory staff election from the land owner, there shall be representatives of the different land owners or real estate by distributing representatives to the various groups under the regulations prescribed by the Committee.

The Land Formation Project advisory staff elected from the land owners under paragraph one shall pass from office when:



- (1) They are no longer the land owners in the land formation for area development zone, or
- (2) not less than two thirds of the land owners subscribe their names for them to pass from office.

In the case where land formation for area development is conducted by the Association, the Land Formation Project advisory staff under paragraph one may not simultaneously be directors of the Association.

The numbers of the staff, the election method, the office term, the by-election, the quorum and the operation procedure shall be according to the criteria and the procedures prescribed in the ministerial regulations.

The Land Formation Project advisory staff shall be paid with the remuneration from the Association as per the rate prescribed by the ministerial regulations.

Section 52. The Land Formation Project advisory staff is incumbent on giving advice to the Land Formation Project implementer on the fixing of temporary plans, the fixing of new plots of land, the compensation amount, the appraisal of lands and real properties, land management, profit-making for the Land Formation Project, the financial plan of the Land Formation Project, and take any other action necessary for land formation for area development.

Section 53. The Land Formation Project implementer, by the approval of the Land Formation Project advisory staff, shall prepare temporary plans, determine interim land use in the course of the conduct of land formation for area development so that the land owners will sustain the least possible effect of any construction, removal or modification and must in the case where it is necessary for the safety of life or body also fix a plan for moving the land owners to live or earn a living elsewhere.

The effect of the need to move the dwelling place temporarily or prejudice the earning of a living or business in the course of the implementation of the Land Formation Project shall be taken into consideration in terms of a compensation according to justice and according to the benefit earned by all the parties.

Section 54. With respect to the land and the real property being properties of the state, of a government organization, a public organization, a temple land or an agency in respect of which there is a specific transfer protection law in the land formation for area development zone, whether they are public domains or not, if the Land Formation Project implementer needs to put them to use in land formation for area development, he shall refer the matter to the Committee to consider.

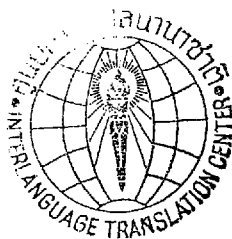


In the consideration of the Committee, a representative of the agency in charge of that land or real property shall also be invited to participate.

When the Committee has given its approval for the land or real property under paragraph one to be put to use in the Land Formation Project, it shall effect in the withdrawal of the state of being a public domain in respect of the said land without need to undertake the withdrawal of the status or to transfer it under the Lands Code, the state property law, the Sangha law or other law concerning that land and the project implementer shall have power to use the land subject to the following conditions:

- (1) A land which a public domain of the state for common use by the citizens but of which the citizens have ceased to make use or which has changed in condition from being a land for common use by the citizen and has not become property of any person;
- (2) A land which is a public domain of the state for common use by the people and of which the citizen still make use but for which another plot of land has been provided as substitute for common use by the citizen, which has already been published in the government gazette;
- (3) A land which is a public domain of the state for use specifically by the state or a preserved or prohibited land which the government no longer wants to preserve or prohibited, and the Cabinet has already given its approval;
- (4) A land of a government organization under the government organization establishment law or a specific law or a public organization under the public organization law, and the Cabinet has already given its approval;
- (5) A land of other organization of the state in respect of which there is a specific establishment law, when that organization has already given its approval;
- (6) A temple land, a temple ground land or a central ecclesiastical property land, when the Sangha Supreme Council has already given its approval.

Section 55. The Land Formation Project implementer may change the condition of the land and the real property under Section 54 to any form according to the Land Formation Project approved by the Provincial Committee, but when the action has been completed the total measure of all the lands of the state must have a size not less than what it was originally, to which the provision in Section 62 shall *mutatis mutandis* apply.



The putting to use of other categories of lands of the state for public utilities and public services must have the same proportion as the putting to use of private lands, which shall be according to the criteria and the procedure prescribed by the Committee.

Section 56. In the case where need is present to develop an area to become more suitable, the state may expropriate a real property for use in any Land Formation Project, to which the real property expropriation law shall *mutatis mutandis* apply.

Section 57. In the area of the Land Formation Project already approved by the Provincial Committee, the Land Formation Project implementer or the assigned person has the right to take the following actions without having to apply for the land owner's consent:

- (1) To enter to demolish, remove or modify the building as well as do other necessary acts in the land of the person willing to participate in the Land Formation Project;
- (2) To enter to survey, measure, construct a road, a drainage system, a waste water treatment system and any other act related with land formation;
- (3) To mark the level, the limits and the limit line;
- (4) To take action to divide plots of land, consolidate plots of land and do any juristic act related with the property right or right of lease in place of the land owner in the Land Formation Project area, subject to the objectives of that Land Formation Project.

Taking action in a building or inhabited land is subject to advance notice given to the owner or possessor according to the reasonable period but necessarily not less than seven days, unless that person's consent has been received, whereas entering to carry out the demolition, removal or modification a public utility under the supervision of an organization of the state is subject to prior coordination with that organization by prescribing the time for the land or real property owner or possessor or the organization supervising that public utility to reply whether or not he wants to take action by himself.

Section 58. For the purpose of constructing, removing or modifying a building or anything for land formation, the Land Formation Project implementer has the right to enter to use or occupy a land not being the dwelling place of any person located close to the land in the Land Formation Project area on a temporary basis subject to the following conditions:



(1) The use or occupation concerned is necessary for surveying, constructing, removing or modifying a building or anything for land formation;

(2) The Land Formation Project implementer or the assigned person has given written notice to the land owner within the reasonable period but necessarily not less than seven days, except that in the case where contact with the land owner is impossible, a written notice shall be posted up in the area where that land is located, the District Office, the Sub-district Chief's Office and the Village Headman's Office of the locality in which that land is located, in which the scheduled date, time and act to do shall also be notified.

In the case where the performance of this section causes injury to occur to the land owner or other right possessor, that person may of course demand damages from the Land Formation Project.

Section 59. In the course of the implementation of land formation, the land owner shall not apply for the registration of any right or juristic act for which measurement is required, unless the Provincial Committee's approval is received.

Section 60. With respect to the appraisal of properties in the implementation of the Land Formation Project, the Land Formation Project advisory staff shall provide three property appraisal experts to bring the property appraisal results to calculate for the average.

Section 61. The lands of the respective original land owners shall be appraised for the provision of new plots of land to them, in which the new plot of land shall have a price as of the project completion not lower than the old price used as the base, except with the consent of the land owner concerned.

Section 62. The new plot of land provided for the land owner in the Land Formation Project must have an environment, location, land plot shape and land use close to the original condition.

Section 63. The new plot of land provided must not have a size so small as to jeopardize the standard of living or environment.

The land of which size to be regarded as being the smallest possible plot shall be according to the criteria prescribed in the ministerial regulations.



If the land owner has had from ever before a land of a smaller size than that prescribed in the ministerial regulations under paragraph two, a new plot of land may not be provide in place of the old one, if it appears to be very unfair to the other land owners to give a share of land to the said person, which is subject to the approval of the Provincial Committee.

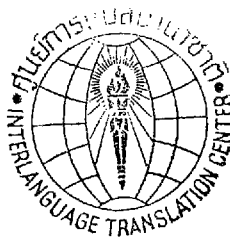
In the case where a new plot of land is not provided to the land owner under paragraph three, that land owner has the right to choose either to hold the ownership of a condominium unit with a close price or to receive a compensation in money. In paying the money compensation, in addition to the price of the land paid, a compensation concerning the expense for having to move out to look for a new lodging and the mental effect of having to lose the old property and condition of living shall also be determined.

The land owner may first apply for receipt of the compensation money under paragraph four by reserving the right of making an appeal to the Committee. The Committee's judgement shall be final.

Section 64. The provision of the new plot of land to the land owner may not be done, if there is such an agreement with the land owner.

Section 65. Various rights of lease or property rights which are relating to the old land or a condominium unit shall be regarded as being transferred to become rights of lease or property rights concerning the new land or apartment building as from the time when the new land or apartment has been provided, and if it is the case where there is a register evidence, the competent official shall amend the register accordingly.

Section 66. If the result of land formation or new condominium does not conform to the objectives of land or condominium lease or the exercise of the right over the old plot of land, the land or condominium lessee or the possessor of the right over the land may terminate the lease or repeal the right over that land, who shall have the right to recall the money paid in the execution of the lease or the fee for the exercise of the said right from the Land Formation Project implementer according to the criteria and the procedure prescribed in the ministerial regulations.



Section 67. The land formation expenses shall be mutually borne by the land owners pro rata. In the portion being the land or building becoming owned by the state the state shall also assist in the matter of expenses.

The benefit earned increasing from the Land Formation Project shall be shared among the land owners in the Land Formation Project area, the Land Formation Project implementer and the joint venturers according to justice to all the parties.

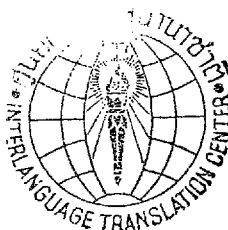
Section 68. There need not be a mutual compensation, if it is the case where under the Land Formation Project all of the land owners receive a land with a price increasing or decreasing in an equal proportion, but if the land price has increased or decreased in unequal proportions, the party receiving the benefit in the larger proportion or receiving the land with a rising price as the case may be shall pay a compensation according to the difference of the benefit received by him to the Land Formation Project, and the person receiving the benefit in the smaller proportion or receiving the land with a declining price shall have the right to receive a compensation from the Land Formation Project.

The payment of a compensation according to a rising difference or the receipt of a compensation from the Land Formation Project shall be according to the criteria and the procedure prescribed in the ministerial regulations.

Section 69. When the construction and the physical undertaking of the Land Formation Project have been practically completed or are about to be completed, the Land Formation Project implementer and the Land Formation Project advisory staff shall mutually agree on the determination of the new plots of land and the various compensation amounts and then propose the same for the approval of the Provincial Committee.

When the Provincial Committee has given its approval, the competent official post up the chart of the new plots of land and the said compensation amounts in an open place at the local administration office in the limits of the area and a conspicuous place in the Land Formation Project area for fifteen days for the parties concerned to inspect.

The land owner has the right to make an appeal to the Committee within thirty days from the terminating date of that notice. The Committee's judgement of the appeal shall be final.



Section 70. The officer under the Lands Code and the officer under the condominium law issue the document of right in the land for the land under the chart of the new plots of land or the document of ownership in the condominium and various registrations concerned in accordance with the Land Formation Project according to the criteria and the procedure prescribed in the ministerial regulations.

In the case where there is a change of land between the public lands and the private land, the competent officer under the Lands Code shall have power to issue land title deeds or certificates of utilization of public lands for changing or the land owners in the Land Formation Project.

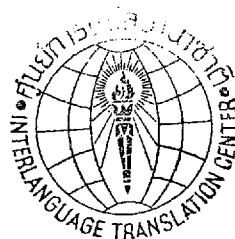
When the document of right in the new plot of land has been issued, the document of right in the old land shall be repealed.

Section 71. The properties made under the Land Formation Project to be properties of the state shall be vested in the state and be in the supervision and control of the relevant agency as from the date of issuance by the competent officer under the Lands Code of the document of right in the land under Section 70.

The new plot of land and the real property provided as substitute for the property of the state under Section 54 (1), (2) and (3) shall have the status of a state property and be in the supervision and control of the Ministry of Finance as from the date of publication of the ending of the Land Formation Project in the government gazette.

Section 72. If it appears that the law or the circumstance changes or there is an important cause to affect land formation, whether or not there is a request from the Land Formation Project implementer, the Provincial Committee shall by the approval of the Committee have power to order the Land Formation Project amended and may in the case where there is a serious problem order of the approval of the Land Formation Project revoked.

In the case where there is an order for the Land Formation Project to be amended, if the Land Formation Project implementer notifies the intention of not continuing being the implementer of that Land Formation Project, in addition to the security being confiscated or a fine determined, if it is so prescribed in the approval of the Land Formation Project under Section 45, the Land Formation Project implementer may not apply for the return of the things made in the Land Formation Project, and the Provincial



Committee shall issue an order requiring that another person wanting to come in to carry on the implementing be the Land Formation Project implementer in place of that Land Formation Project implementer, in which case the old Land Formation Project implementer has the right to receive a compensation for the things made by him legitimately from the Land Formation Project according to justice.

Before the new Land Formation Project implementer begins to perform the duties, the old Land Formation Project implementer still must have the duty to continue implementing the Land Formation Project so far as it is not contrary or adverse to the order for the amendment of the Land Formation Project.

In the case where an order for the revocation of the approval of the Land Formation Project is issued, the various undertakings must stop, and the Land Formation Project implementer must procure that all the parties return to the status quo. If the case is impossible, the Land Formation Project implementer must pay an indemnity for the damage arising.

Section 73. When the Land Formation Project terminates, a liquidation shall take place, to which the provision in Section 33 shall *mutatis mutandis* apply, and a report shall be made to the Provincial Committee within thirty days from the date of the completion of the liquidation.

The Provincial Commission shall publish the termination of the Land Formation Project in the government gazette.

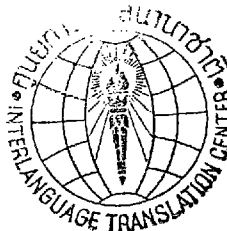
Chapter 7

The Land Formation for Area Development Fund

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Section 74. A fund shall be established, called "The Land Formation for Area Development Fund", in the Department of Town and Country Planning, with the objective of providing expenses in support of the conduct of land formation for area development, which consists of the following monies and properties:

- (1) The money transferred from the current capital for land formation in towns under the Expenditure Budget for the Fiscal Year A.D. 1993 Act,
- (2) The subsidy from the government,



- (3) The loan by the approval of the Cabinet,
- (4) The service charge and fine monies collected under this act,
- (5) Other monies or properties donated by people,
- (6) The interest money or any other benefit arising from the Fund,
- (7) Other monies and properties vested in the Fund.

The other monies or properties under paragraph one shall be delivered to the Fund without having to be delivered to the Treasury as a state revenue.

Section 75. The Land Formation for Area Development Fund shall be a juristic person and have its head office located in Bangkok.

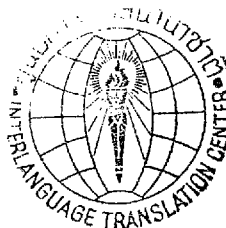
Section 76. The Fund has power to transact various business within the scope of the objectives under Section 74. Such power shall include:

- (1) holding the ownership, having the right of possession and having various property rights,
- (2) establishing rights or performing any juristic act both in and outside the Kingdom,
- (3) borrowing monies for the purpose of implementing the objectives of the Fund,
- (4) lending monies to the Land Formation Project implementer,
- (5) investing to raise benefits from the properties of the Fund,
- (6) doing other acts related or connected with the fulfillment of the objectives of the Fund.

Section 77. In businesses concerning third parties, the Fund Executive Board Chairman shall be the person acting on behalf of the Fund and the Office. In this regard, the Fund Executive Board Chairman may assign the Director-General of Town and Country Planning or any Fund Executive Board Member to act in his place by the approval of the Fund Executive Board.

Section 78. The Fund shall be spent for the prescribed businesses as follows:

- (1) As loans to the Land Formation Project implementer,
- (2) As subsidies or loans to government agencies, local administrations, state enterprises or other organizations of the state for the construction or improvement of public utilities or public-interest places in support of land formation for area development,



- (3) Used for study, research, training, publicity and dissemination of data about land formation for area development,
- (4) As advances for compensations or damages in the implementation of the Land Formation Project under this act,
- (5) As expenses for Fund management.

In giving credits to the Land Formation Project the Committee may require that a financial institute of the state be an assistant in considering taking action.

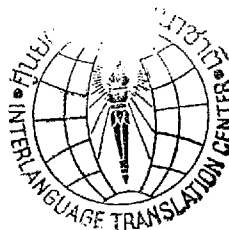
Section 79. There shall be a Fund Executive Board consisting of the Permanent Secretary for Interior as the Board Chairman, the Comptroller General, the Director-General of Town and Country Planning, a representative of the Bureau of the Budget, a representative of the Office of the National Economic and Social Development Board and a maximum of three fund-related qualified persons as Board Members and a representative of the Department of Town and Country Planning as a Board Member and the Secretary.

The provisions in Section 7, Section 8, Section 9 and Section 10 shall mutatis mutandis apply to the Fund Executive Board.

Section 80. The Fund Executive Board has the following duties:

- (1) To manage and control the performance of the Fund work in accordance with this act,
- (2) To prescribe the criteria, the procedures and the conditions in the various matters under Section 76 by the approval of the Committee,
- (3) To prescribe regulations on the management of work of the Fund Office,
- (4) To borrow monies and pool capital from various sources into the Fund,
- (5) To approve the annual budget for the operation of the Fund and the Fund Office,
- (6) To control, monitor and evaluate the spending of Fund and then report the same to the Committee;
- (7) To perform the duties under the regulations prescribed by the Committee or as assigned by the Committee.

Section 81. The accounting of the Fund shall be done according to the international principle, in which there shall be internal audit concerning the finance, the accounting and the procurement of the Fund, and the audit result shall be reported to the Committee at least once yearly.



Section 82. The Auditor General's Office shall audit the receipt and payment report every year. When the Auditor-General's Office has audited it, it shall make an audit report to propose to the Cabinet and Parliament subsequently.

Chapter 8 **The Penalty Provisions**

.....

Section 83. Any person impeding the performance of work of the Provincial Committee or the Association Inspection under Section 26 or the competent official or the assigned competent official or the person who works with the said person under Section 41, paragraph two, or the Land Formation Project implementer or the person assigned by him under Section 57 (1), (2) or (3) shall be punished with imprisonment not exceeding one month or fine not exceeding ten thousand baht or both.

Section 84. Any person removing, damaging or destroying the various marks made under Section 41, paragraph two (2), or Section 57 (3) shall be punished with imprisonment not exceeding three months or fine not exceeding five thousand baht or both.

The Temporary Provisions

.....

Section 85. Any association having the objective of implementing a land formation for area development project organized under the Civil and Commercial Code before or on the effective date of this act, if wanting to be an association under this act, shall submit an application to the Committee within ninety days from the effective date of this act.

The Committee shall have power to consider accepting to register the association submitting the application under paragraph one, to which the provisions in Chapter 3. The Land Formation for Area Development Association, shall *mutatis mutandis* apply.

If the Committee accepts to register it as an association under this act, then it shall send the relevant document and evidence for the Provincial Committee of the locality which is the location of the Association Office to take action subsequently to supervise and control that association.



Section 86. Any person implementing a land formation for area development project before or on the effective date of this act, if he wants that land formation for area development project to be regarded as being a land formation project under this act, shall submit an application to the Committee within one year from the effective date of this act.

The Committee shall have the power and duty to consider approving the project under paragraph one, to which the provisions in Chapter 5, the Proposal of the Land Formation for Area Development Project, shall *mutatis mutandis* apply, in respect of which the publication under Section 42 shall be exempted.

If the Committee approves the Land Formation Project, then it shall send the relevant document and evidence for the Provincial Committee to take action subsequently, and action in the remaining procedure shall subsequently be taken under this act until the project is complete, which does not affect the implementation of the Land Formation Project being done before the effective date of this act.

Section 87. Any undertaking under the plan or project approved for use of the current capital for land formation in towns before the effective date of this act shall continue until being completed according to the approved plan or project. In case of being a project still having to be continuously implemented and there being need to apply for the approval of use of the current capital for land formation in towns, action shall be taken under this act in so far as it does not affect the approved plan or project until the approved plan or project is completed.

The return of money to the current capital for land formation in towns shall be done to the Land Formation for Area Development Project.

Section 88. The rules, regulations or orders of the Ministry of Interior or the Department of Town and Country Planning prescribing the criteria and the procedures pertaining to land formation for area development shall continue being effective in so far as they are not contrary or adverse to this act.

Countersigned by

.....
The Prime Minister



Certified Correct Translation

.....
Aree Suphanthanant

INTERLANGUAGE TRANSLATION CENTER
Tel. 243-2018, 243-2109 Fax. 243-568

19. 內務省組織令(英文)

Department of Public Works and Town & Country Planning (DPT)

1. Background

Department of Public Works and Town & Country Planning is a department under the Ministry of Interior. Due to the Royal Thai government's policy of Bureaucratic Restructuring, Department of Town and Country Planning is unified with Public Works Department. According to Bureaucratic Reformation Act dated 2 October 2002, The former three sectors of Public Works Department are transferred to another ministries and one is reorganized : Road and Bridge construction under Ministry of Transportation, Water Supply and Deepwell drilling under Ministry of Natural Resources and Environment, Gas and Fuel Safety Regulation under Ministry of Energy, while Building Construction Sector is merged with Department of Town and Country Planning so called Department of Public Works and Town & Country Planning (DPT). As a result, the new department has 9 bureaus and 8 administrative units in central administration service and 75 offices in provincial administration service all over the country.

2. Roles and Responsibilities

Roles, responsibilities and details of administrative organization of the new Department are prescribed by the Ministerial Regulation of DPT administration, Ministry of Interior B.E.2545 (2002).

DPT is responsible for assignments on town and country planning at every level, public works; building design, building construction control. Moreover, it carries out and supports local administrative authorities on town, area and rural development by formulating and supervising land use policies, relocation system and infrastructure. By complying with the good town and country planning system which will lead to sustainable development, it also prepares construction quality and standard on Architecture, Engineering and Town and Country Planning in order to get good environment, public safety standard and orderliness of towns and building. Its main duties can be shown as follows :

1. Direct and ensure compliance with Town and Country Planning Act, Building Control Code. Dig and Fill Up Land Code, Law to Control Trading which affects safety and public well-being and other related laws

2. Formulate another kind of Town & Country Plan assigned by the Ministry or the Cabinet or requested by other public sectors and direct implementation according to the plans

3. Introduce Land readjustment for area development

4. Study and analyse data to formulate Town and Country Plan, research, monitoring and standard development including the preparation of its standards and handbook for Town & Country Planning and Public Works

5. Carry out Town and Country Plan, design, construction supervision, urban or building rehabilitation and building construction of public sectors

6. Provide services and advices on design, construction work and related works to other agencies

7. Conduct design, construction and building control and infrastructure construction including restoration and maintenance

8. Coordinate, Supervise, support and develop in compliance with Town and Country Plan and inspect the enforcement of Town and Country Planning Act by local officers

9. Develop system and execute the information of Town & Country Planning and Public Works

10. Develop capacity building of DPT personnel, local administrative authorities and other related agencies

11. Perform any duties which are under DPT's responsibilities enacted by the law or works assigned by Ministry of Interior or cabinet

3. Administrative Organization

3.1 Central Administration composes of :-

1. Office of the Secretary
2. Personnel Division
3. Finance Division
4. Planning Division
5. Information and Public Relations Division
6. Legal Affairs Division
7. Information Technology Center
8. Urban Development Training Institute
9. Construction Supervision Bureau
10. Building Control Bureau
11. National and Regional Planning Bureau
12. Comprehensive and Specific Planning Bureau

13. Standard Development Bureau
14. Town and Country Planning Engineering Bureau
15. Structural Engineering and System Bureau
16. Architecture Bureau
17. Town and Country Development Bureau

Authorities of Central Administration

1 Office of the Secretary

Office of the Secretary is responsible for general administration works of the Department and all the matters that are not within the jurisdiction of any particular division, including :-

- (a) Correspondence of the Department
- (b) General and secretarial services
- (c) Cooperating with or supporting other related divisions and conducting other works as assigned

2 Personnel Division

Personnel Division is charged with :-

- (a) Managing working and personnel systems of the Department except training
- (b) Cooperating with or supporting other related division and conducting other works as assigned

3 Finance Division

Finance Division is charged with :-

- (a) Financing, accounting, budget administration, procuring, buildings and surroundings and vehicles of the Department
- (b) Cooperating with or supporting other related divisions and conducting other works as assigned

4 Planning Division

Planning Division is charged with :-

- (a) Analysing drafting policies and implementing works plan of DPT in accordance with the national economic and social development plan, governmental policies and ministry's master plan

- (b) Coordinating, accelerating, monitoring and evaluating the operation of DPT's subordinate units
- (c) Allocating the DPT budget
- (d) Proposing policies for international cooperation and coordinating with international organizations in the aspect of technical assistance and cooperating on town and country planning and public works including the arrangement of conference and discussion as assigned
- (e) Cooperating with or supporting other related divisions and conducting other works as assigned

5 Information and Public Relations Division

Information and Public Relations Division is charged with :-

- (a) Public Relations, promotion of public participation and dissemination of DPT information and understanding
- (b) Advertisement notification and public hearing management on town and country planning according to Town and Country Planning Act
- (c) Public Relations and dissemination of activities, knowledge, progression and achievement of DPT
- (d) Audio – visual equipment services and public network creation for good cooperation
- (e) Providing information and library services
- (f) Cooperating with or supporting other related divisions and conducting other works as assigned

6 Legal Affairs Division

Legal Affairs Division is charged with :-

- (a) Operating related to Acts under the responsibilities of DPT and other related laws
- (b) Operating related to legal contracts, land expropriation, civil and criminal law punishment, administrative cases and other cases under the responsibility of DPT
- (c) Operating related to appeal consideration, land expropriation compensation and investigation under the responsibility of DPT
- (d) Operating related drafting, considering of legal problems, studying, analysing and developing of all legal matters under the responsibility of DPT

- (e) Inspecting on the enforcement of concerned Act by local officers and other related authorities
- (f) Cooperating with or supporting other related divisions and conducting other works as assigned

7 Information Technology Center

Information Technology Center is charged with :-

- (a) Developing computer system and Information Technology of DPT
- (b) Managing on surveying system, collecting and using information on town planning and public works of DPT's subordinate units
- (c) Center for Geographic Information System network in town planning and public works ; providing information, setting data system and statistical system
- (d) Cooperating with or supporting other related divisions and conducting other works as assigned

8 Urban Development Training Institute

Urban Development Training Institute is charged with :-

- (a) Building knowledge and capacity on town and planning and public works to DPT personnel, other related authorities and local authorities ; except development of high ranking officers and general courses
- (b) Cooperating with or supporting other related divisions and conducting other works as assigned

9 Construction Supervision Bureau

Construction Supervision Bureau is charged with :-

- (a) Formulating and developing technical standard on construction and infrastructure construction
- (b) Promoting and developing construction standard
- (c) Providing supports and advices on building and infrastructure construction
- (d) Conducting and providing services on construction supervision, restoration and building and infrastructure maintenance
- (e) Constructing and decorating of royal pavillion for royal ceremonies, public and state enterprise ceremonies and charity fairs

- (f) Analysing, researching, investigating, testing, surveying, experimenting on Engineering soil, construction and Engineering materials and collecting analysed data in information technology system
- (g) Investigating on strength and safety of public building
- (h) Cooperating with or supporting other related divisions and conducting other works as assigned

10 Building Control Bureau

Building Control Bureau is charged with :-

- (a) Proposing and drafting policies on building control
- (b) Directing and ensuring compliance with Building code, Dig and Fill Up Land code and other related laws
- (c) Formulating the building control standard on safety, fire prevention, preservation of environment quality, town and country planning, architecture and convenient traffic
- (d) Inspecting status of building use according to safety standard
- (e) Inspecting the enforcement of Building Code, Dig and Fill Up Land Code by local officers or officers as assigned by law
- (f) Supervising and formulating Dig and Fill Up Land standard which enables the safety of the public life and property
- (g) Inspecting and certifying safety quality of construction materials and interior products according to Building Control Act
- (h) Cooperating with or supporting other related divisions and conducting other works as assigned

11 National and Regional Planning Bureau

National and Regional Planning Bureau is charged with :-

- (a) Formulating policies and strategic plan for land use, human settlement system and infrastructure at provincial, regional and national levels including the transfer of policy frame to town and area plans
- (b) Coordinating the linkage of town plan at every level and supervising the development according to town and country planning policy
- (c) Providing advices on town planning to public and private sectors, local administrative authorities and people

- (d) Cooperating with or supporting other related divisions and conducting other works as assigned

12 Comprehensive and Specific Planning Bureau

Comprehensive and Specific Planning Bureau is charged with :-

- (a) Drawing up comprehensive and specific plans in accordance with town planning regulation including other town plans at other levels as assigned by governmental policy
- (b) Promoting, supporting and inspecting the preparation of comprehensive and specific plans by local administrative authorities
- (c) Providing technical advices to local administrative authorities, public and private sectors and people
- (d) Analysing, examining and proposing preliminary opinion and conducting technical services and arranging the meeting of town and country planning committee, town and country planning sub – committee and appeal committee
- (e) Considering requests and appeal of stake holders and after that declaring the resolution of town and country planning committee including monitoring the implementation of such resolution assigned to agencies or people according to the law
- (f) Cooperating with or supporting other related division and conducting other works as assigned

13 Standard Development Bureau

Standard Development Bureau is charged with :-

- (a) Studying, analysing and researching and technical development, including process on town and country planning and public works
- (b) Preparing Codes of Practice, standard and handbook in town planning and public works
- (c) Surveying and analysing data for town planning, monitoring and evaluating in town planning and public works
- (d) Encouraging and supporting standard, technique and evaluation to local administrative authorities
- (e) Cooperating with or supporting other related division and conducting other works as assigned

14 Town and Country Planning Engineering Bureau

Town and Country Planning Engineering Bureau is charged with :-

- (a) Surveying, mapping for town and country planning at every level
- (b) Studying, analysing, proposing policies and national infrastructure development plan
- (c) Drawing up and carrying out town and country planning at every level concerning its design, transportation project plan, public utility system and environmental engineering
- (d) Providing advices and technical support in surveying, mapping, engineering planning to local administrative authorities and other related authorities
- (e) Cooperating with or supporting other related division and conducting other works as assigned

15 Structural Engineering and System Bureau

Structural Engineering and System Bureau is charged with :-

- (a) Formulating standard and codes on design, construction and building restoration in Structural, Electrical, Mechanical and Sanitary Engineering
- (b) Designing building concerning Structural, Electrical, Mechanical and Sanitary Engineering
- (c) Providing advices on building design concerning Structural, Electrical, Mechanical and Sanitary Engineering
- (d) Cooperating with or supporting other related division and conducting other works as assigned

16 Architecture Bureau

Architecture Bureau is charged with :-

- (a) Providing services and advices on planning and project administration for master plan
- (b) Preparing project proposal for cost estimation
- (c) Implementing and providing design advices for construction, restoration , reperation and maintenance in Architecture, Landscape Architecture and Interior – Design
- (d) Formulating design standard, cost estimation, Architecture standard, Landscape Architecture and Interior – Design

- (e) Researching and developing including disseminating the achievement on Architecture, Landscape Architecture and Interior – Design
- (f) Conducting administration and supervision of construction project in Architecture, Landscape Architecture and Interior – Design
- (g) Examining on design and cost estimation in Architecture, Landscape Architecture and Interior – Design
- (h) Cooperating with or supporting other related division and conducting other works as assigned

17 Town and Country Development Bureau

Town and Country Development Bureau is charged with :-

- (a) Formulating work plan, project and action plan for town planning development
- (b) Conducting land readjustment for developing area
- (c) Conserving, improving and rehabilitating town and new town
- (d) Studying, analysing and designing construction for public works and town planning
- (e) Encouraging, supporting, developing and inspecting the implementation of related authorities and local administrative authorities according to Town Plans
- (f) Providing advices and services and supporting design in Civil, Environmental, Electrical and Mechanical Engineering
- (g) Providing advices, supporting, surveying, and designing for development, conservation, rehabilitation and protection of coast line, river bank and flood prevention system
- (h) Cooperating with or supporting other related division and conducting other works as assigned

3.2 Regional Administration comprises 75 Provincial offices of Public Works and Town & Country Planning (Annex 2)

Provincial Office of Public Works and Town & Country Planning is charged with :-

- (a) Operating, supporting, providing advices and technical services on town and country planning and public works which is under DPT's responsibility to related agencies and local administrative authorities
- (b) Cooperating with or supporting other related agencies or conducting other works as assigned

4. Personnel

| Type of personnel | Civil Servants | Permanent Employees |
|--------------------|----------------|---------------------|
| Central personnel | 1,080 | 442 |
| Regional personnel | 1,099 | 645 |
| Sub-total | 2,179 | 1,087 |
| Total | 3,266 | |

5. Work Plan & Budget 2002

1. Urban Development Plan 2,204.92 Million Baht

3 sectors / 5 projects

2. Local Authority Promotion and Development 263.38 Million Baht

Total 2,468.30 Million Baht

20. 主要区画整理パイロット・プロジェクトの進捗状況

(2003年1月現在)

1. DPT 関連プロジェクト

(1) ヤラ地区

<現在の状況>

本地区はタイの南部のヤラ市の中心部に位置しており、2001年8月から、事業のための現地調査を開始した。2001年10月には事業関係者連絡会議（副知事が議長）を設立し、が不組織である作業委員会を経て、2002年1月に第1回連絡会議が開かれた。地権者会議も2002年7月に第1回が開かれ、今年、2003年2月には第3回の会議が開催予定である。

ヤラ市も予算(300万バーツ)を確保するなど積極的な姿勢をしめしている。現在は、地権者の確定を行っており、来年3月には区域の確定、9月までに事業計画の作成

を考えており、その後に換地計画を行い、2004年4月には事業実施に入る計画となっている。

<事業概要>

地区面積；約60ha

施行者；ヤラ市

地権者数；約150名

土地利用現況；ほとんどが原野で未利用地

(2) ランパン地区

<現在の状況>

本地区は、タイ北部のランパン市に位置しており、都市計画を含む地域で、県知事からの検討依頼を受けて、2000年9月から検討及び現地調査が開始された。2001年1月事業関連連絡会議（副知事が議長）が設立され、併せて作業委員会も設けられ進められている。2001年5月にはランパン市としても区画整理課を設け、体制的な強化もはかられている。これまで、地権者セミナーの開催を通して地権者合意につとめているが、一部合意が得られない状況である。地区のスケジュールとしては、2003年の9月ごろまでに事業計画の策定を進めることとしている。地権者との合意ができれば、換地設計に進み、2004年4月には事業実施に入ることを考えている状況である。

<事業概要>

地区面積；約13ha

施行者；ランパン市

地権者数；約35名

土地利用現況；ほとんどが未利用地であるが都市計画道路沿線には約10軒程の住宅がある

(3) ラマ9世地区

<現在の状況>

本地区は、バンコク市内に立地しており、1992年から2年間のJICA開発調査で構想計画を策定して、約300haのマスタートプランを策定した、1993年に地権者の意向を踏まえて、対象地区として40haの基本計画としたが、さらに開発状況により現在は約11haとして検討を行っている。

これまで地権者合意に向けて地権者セミナー等を通して行っている。ただ、反対地権者が1名おり、まだ同意を得ていない。現状では100%の地権者の合意が必要である。

<事業概要>

地区面積；約11ha

施行者；土地区画整理組合

地権者数；約20名

土地利用現況；ほとんどが原野で未利用地

2. バンコク首都圏庁関連（BMA）地区

(1) ノンブアモン地区

<現在の状況>

バンコク市内の中心から北東約15kmに位置している地区で、将来的な土地利用としては、幹線道路を活用した商業業務施設系を中心としたものが考えられている。すでに18名の地権者から成る土地区画整理事業を目的とした組合が設立されており、事業の説明を行っている。しかし、合意形成の観点から、地区の2、3分割する案も検討されている。このため、概略の事業計画の作成、換地計画の作成を行い、地元説明会を開催して事業の説明を行っている。さらに詳細な換地計画を進め、事業の着手を進めようとしている。バンコク市もパイロット事業としての位置づけ事業を促進しようとしている。

<事業概要>

地区面積；約164ha

施行者；土地区画整理組合

地権者数；約218名

土地利用現況；水田を中心とした低湿地

(2) ラマ9世公園地区

<現在の状況>

本地区は、バンコク市内の地区で、中心から南東15kmに位置し、ラマ9

世公園に隣接した地区である。将来的には約1,000人程度が居住する住宅地を計画している。これまでに、権利者に対して反対していた大地主も歩み寄り、ほぼ合意形成が完了した状況である。バンコク市もパイロット事業としての位置づけ事業を促進しようとしている。

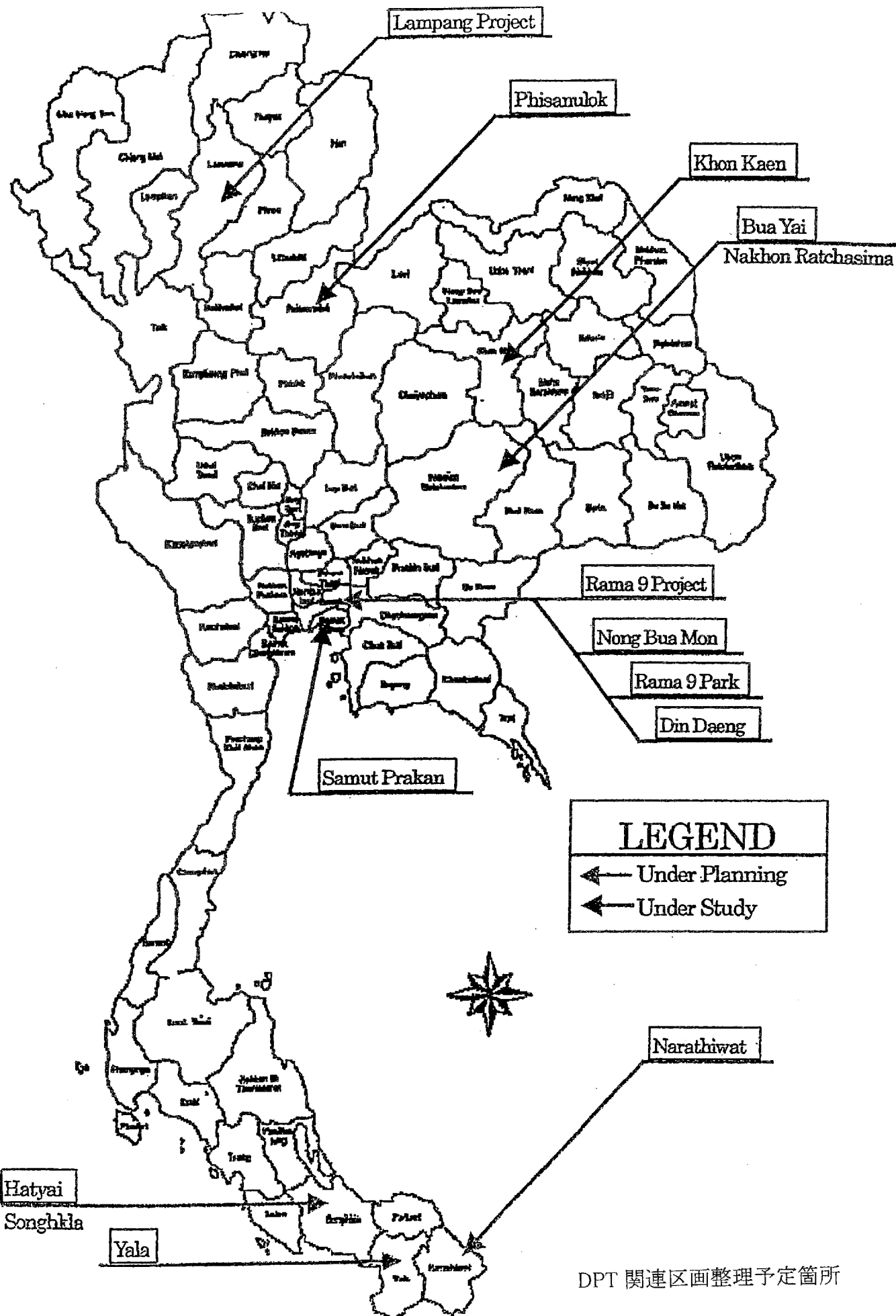
<事業概要>

地区面積；約10ha

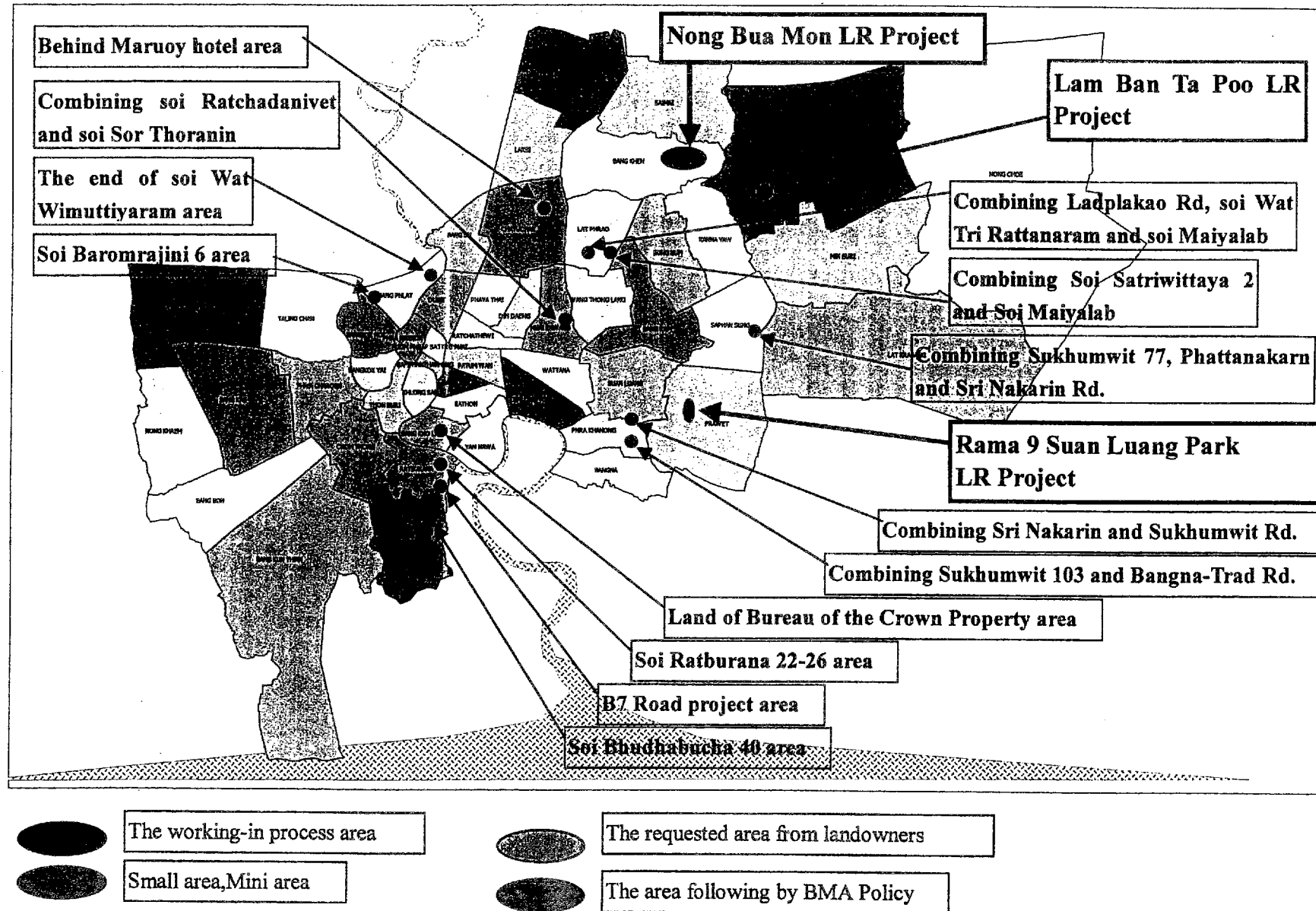
施行者；土地区画整理組合を想定

地権者数；約35名

土地利用現況；約50戸のスラム住居が存在するが、ほとんどが低湿地で未利用地



バンコク首都圏庁区画整理予定箇所



21. タイの地方行政機構

タイ国の地方行政機構

タイの地方行政組織は、県（チャンワット）、郡（アンプー）、地区（タンボン）、村（ムーバーン）という中央官庁の直接的な監督下にある縦割りの行政組織と、自治市（テサバーン）、タンボン自治機構（T A O）、県自治機構（C A O）、バンコク都、パタヤ特別市という自治体が並存している。

全国 76 県のうち、バンコク都を除く 75 県の知事は国から派遣される官選知事であり（バンコク都知事は都民により選挙で選ばれる）、その事務執行組織として国の出先機関としての県庁がある。また、県知事の傘下には郡（全国で 795 箇所、その他準郡が 81 箇所）が置かれ、国から派遣される郡長が地方の統治を行っている。

地方分権化以前は、都市的集積を有する一定の条件を満足する区域にのみ地方自治が認められており、住民による議員の選挙、議員の互選による市長、副市長等の執行部の選出が行われていた（全国で約 1,000 箇所）。それ以外の大部分の農村部では地方自治は認められていなかったが、地方分権により、こうした地域にも地方自治が認められ、これにより一挙に約 7,000 もの地方自治体が誕生することとなった。

自治体数（2001 年 1 月 31 日現在）

| 自治機構名称 | 都市数 | 要件等 |
|-------------|-------|---|
| テサバーン・ナコン | 20 | 人口 5 万人以上、人口密度 3,000 人/km ² 以上 |
| テサバーン・ムーアング | 79 | 県庁所在地、または、人口 1 万人以上、人口密度 3,000 人/km ² 以上 |
| テサバーン・タンボン | 1,030 | 旧スカーピバーン（衛生区） |
| タンボン自治機構 | 6,749 | |
| 県自治機構 | 75 | 各県の区域 |
| バンコク都 | 1 | |
| パタヤ特別市 | 1 | |

22. 区画整理パイロット・プロジェクト候補地区選定に係る内務省通達



ที่มท ๐๙๑๗/ว 0597

กรมโยธาธิการและผังเมือง 公共事業都市計画局
ถนนพระราม ๕ กทม. ๑๐๑๒๐

๒๒ มกราคม ๒๕๔๖
2003年1月28日

เรื่อง การจัดทำโครงการจัดรูปที่ดินเพื่อพัฒนาพื้นที่ 案件 区画整理プロジェクト

เรียน ผู้ว่าราชการจังหวัดทุกจังหวัด 宛先 各県知事

สิ่งที่ส่งมาด้วย ๑. เอกสารการจัดรูปที่ดินเพื่อพัฒนาพื้นที่ จำนวน ๑ ชุด 添付書類 ① 区画整理関連資料
๒. ร่าง พ.ร.บ. จัดรูปที่ดินเพื่อพัฒนาพื้นที่ พ.ศ. ... จำนวน ๑ ชุด ② 区画整理法(案)

- ① ด้วยกรมโยธาธิการและผังเมือง ได้ดำเนินการศึกษาและพัฒนาเทคนิคการพัฒนาพื้นที่ด้วยวิธีการจัดรูปที่ดินมาเป็นระยะเวลานาน โดยได้จัดทำโครงการนำร่องขึ้นในพื้นที่ ๓ จังหวัด ได้แก่ กรุงเทพมหานคร จังหวัดลำปาง และจังหวัดยะลา รวมทั้งได้นำเสนอร่าง พ.ร.บ. จัดรูปที่ดินเพื่อพัฒนาพื้นที่ พ.ศ. ... ต่อคณะรัฐมนตรีเพื่อพิจารณาหลักการเรียบร้อยแล้ว ซึ่งขณะนี้อยู่ในขั้นตอนที่จะนำเสนอต่อคณะรัฐมนตรีเพื่อพิจารณาเห็นชอบ และจะได้นำเสนอต่อสภาผู้แทนราษฎรพิจารณาต่อไป (สิ่งที่ส่งมาด้วย ๑ และ ๒)
- ② กรมโยธาธิการและผังเมืองพิจารณาเห็นว่า เพื่อให้การจัดทำโครงการพัฒนาพื้นที่ด้วยวิธีการจัดรูปที่ดิน สอดรับกับการที่จะออก พ.ร.บ. จัดรูปที่ดินเพื่อพัฒนาพื้นที่มาใช้บังคับในระยะเวลาอันใกล้นี้ และสอดคล้องกับยุทธศาสตร์ ที่ ๔ ด้านการพัฒนาเมืองและชนบท ของกระทรวงมหาดไทย ที่จะดำเนินการพัฒนาพื้นที่ตามผังเมืองที่วางไว้อย่างเป็นระบบและเป็นรูปธรรม เพื่อนำไปสู่เป้าหมาย “บ้านเมืองน่าอยู่ เศรษฐกิจพอเพียง” สมควรจะได้ดำเนินการคัดเลือกพื้นที่ที่เหมาะสมในเขตผังเมืองรวม สำหรับดำเนินการจัดทำโครงการจัดรูปที่ดินเพื่อพัฒนาพื้นที่เป็นโครงการนำร่องของจังหวัดต่อไป
- ③ จึงเรียนมาเพื่อโปรดพิจารณา และมอบหมายให้สำนักงานโยธาธิการและผังเมืองจังหวัด ดำเนินการประสานงานกับองค์กรปกครองส่วนท้องถิ่นในเขตผังเมืองรวม ทำการคัดเลือกพื้นที่ที่เหมาะสม และจัดทำโครงการดังกล่าว แล้วแจ้งให้กรมโยธาธิการและผังเมืองทราบด้วย จักขอขอบคุณยิ่ง

③: 県公共事業都市計画事務所から都市計画区域内の自治体との連携を図るため、速やかに対応して、
公共事業都市計画局に報告することです

③ 公共事業都市計画局は、検討の結果、次のように取り組む。近頃施行される区画整理法に基づき、「住みやす、公平なまちづくり」の目標、地域の活性化に公平に貢献する都市計画に基づき、開発の実施に内務省の用資費助成の4項に於いて実施するため、今後、県

สำนักสนับสนุนและพัฒนาตามผังเมือง

สำนักงานจัดรูปที่ดินเพื่อพัฒนาพื้นที่

โทร. ๐-๒๒๐๑-๘๑๔๐

โทรสาร ๐-๒๒๔๗-๕๐๕๖

(นายชิน คยามานนท์)

อธิบดีกรมโยธาธิการและผังเมือง

公共事業都市計画局長

ラチン サマーソン

パイロット開発プロジェクトは、区画整理を実施する地域、都市計画区域の中、地区を選定すること、
適当である。