

8. 土地区画整理パイロット・プロジェクトの現状

LAND READJUSTMENT SITUATION IN BANGKOK UNDER BMA RESPONSIBILITY

PART I The Organization of BMA and Department of City Planning.

Bangkok Metropolitan Administration (BMA) is a local government agency. It is responsible for wide varieties of general urban functions, for instant, compulsory education, health and medicine, city planning and etc. under Bangkok Metropolitan Administration act of B.E. 2528 (1985 A.D.).

Form the principal function of BMA, Department of City Planning is one of fourteen departments and has responsibility for laying of Bangkok Comprehensive Plan by undertaking all the survey and research on physical, social and economic condition. Beside, Department of City Planning is responsible for preparing specific plans, restoration and conservation policies through urban development method such as land acquisition, land sharing, land readjustment and so on.

Although urban development has many methods as mentioned above, BMA accepts land readjustment method to implement the specific plan due to BMA Land Readjustment Committee. They ordered BMA to carry out the land readjustment project in order to acquire land for road construction project, named Phahonyothin – Rattanakosin Sompoch road project, on June 29, 1992. Then April 11, 1995, BMA set up land readjustment and urban renewal division within Department of City Planning to carry out land readjustment projects in Bangkok.

At present, Land Readjustment and Urban Renewal Division has carry out land readjustment projects to solve urban problems in Bangkok under the BMA policy, the 6th Bangkok Development Plan . It has contained the land readjustment project implemented at least two sites in this plan.

PART II Urban Problems in Bangkok.

Bangkok has been the capital city of Thailand for more than 200 years. The Bangkok Metropolis has gradually grown up into one of the world's most populated cities. The metropolis has expanded very rapidly into a megalopolis with the day time population of nearly 10 million. The registered population is about 6.5 million on the 1,568.737 km². area. The increase of population has effect to the expansion of the urban area. . From the source of Department of City Planning, The expansion of the urban area increased by nearly 10 % per year from 1993 to 1995. The build up area of 700 km² of the city's administration area is still concentrated in the inner city and urban fringe. Now, the pattern of land use in the city of Bangkok has not changed much although Bangkok faces to the economic crisis so the urban problems in Bangkok still remains.

The growth of Bangkok is an example of urbanization relying on haphazard development. In general, the growth in the private sectors had always preceded the service capacity of the public infrastructure and utilities. The unplanned urban growth has caused many



problems. However, the environmental pollution and stresses have been absorbed by the cultural qualities of the population. Many planners and academics accept the fact that the quality of life has been deteriorated. Many of the problems involve the housing and commercial sectors. The relevant urban problems are as follows:

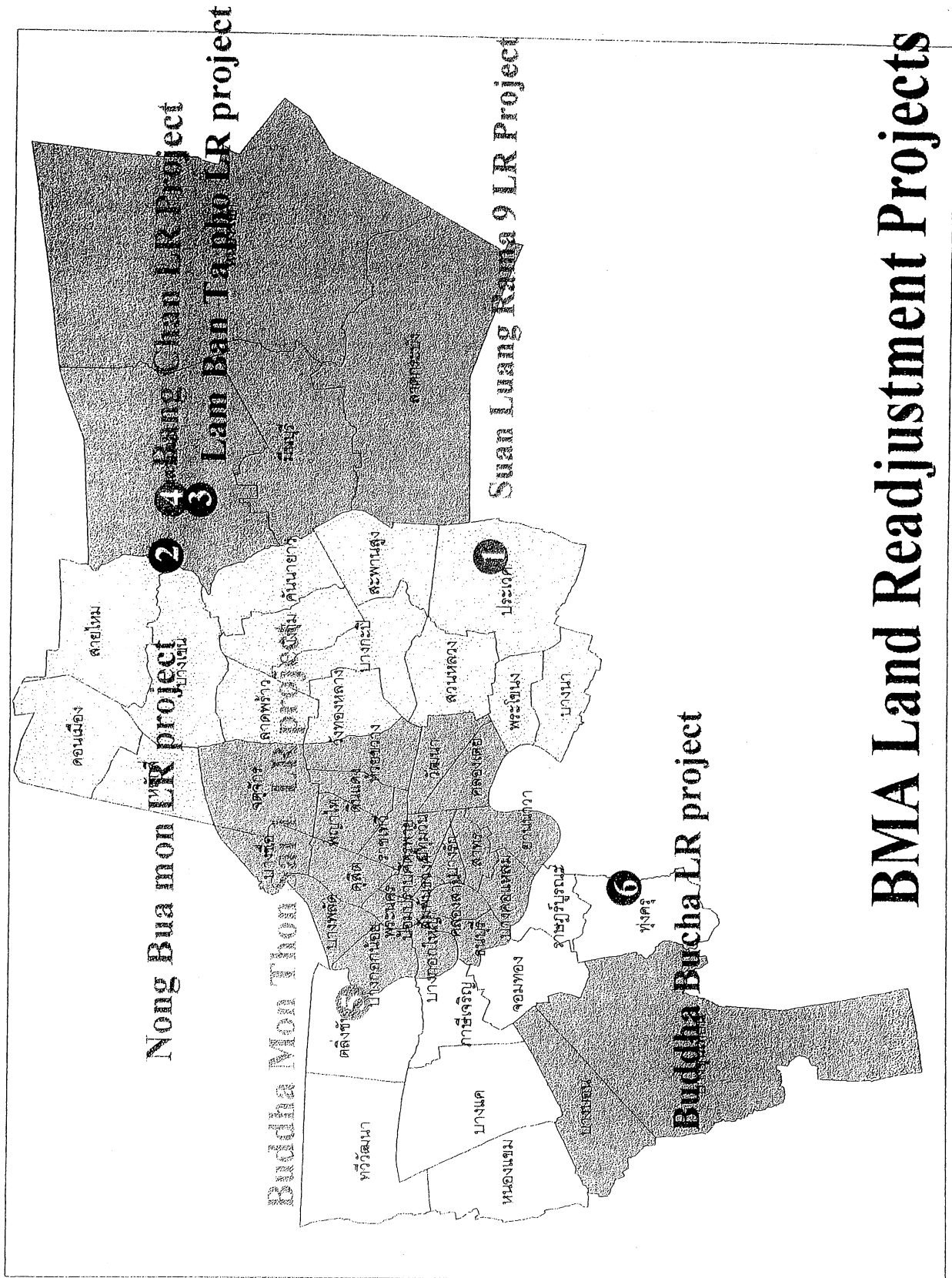
1. Wide spread of private speculative land development. Commercial land subdivision business with unfair deals and abuse of the land-right. The enhancement of planning in the public sector to merge the new housing projects with the new communities into a systematic social settlement will prevent excessive land price hiking.
2. Private land development is not given a fair share of traffic capacity to the city road system. One end connection to the public roads generates more traffic and brings the load into the public system but not provide the equal release. Dead-end roads of commercial land sub-division don't contribute to the urban traffic system.
3. The land use zoning of the residential areas to the perimeter of the city has taken a pronounced shape and a very large radius. The need to travel by the modes of motor-cars and buses into the city center induces congestion and air pollution. New sub-division should be brought closer to self-contain urban centers at nodes of the rapid transit corridors.
4. The traffic congestion having been obviously serious, dues to the increasing number of private motor vehicles and traffic disorder. Housing projects don't coordinate with the public transport system. Informal transportation such as hired motorbikes and modified trucks are inconvenient but unreliable.
5. The lack of road system, sensible road signs and effective traffic regulation needs to be installed. The system means a common standard which is immediately recognizable and generally expectable.
6. The additional demand of public utilities often exceed the paces of the development of these utilities, causing over-loads, accidents and break-downs. These are due to the lack of communication, untruthful development policy and price speculation.
7. Excessive ground-water pumping causes subsidence in suburban areas of Bangkok.
8. Private developments are benefit oriented. The urbanization process cannot replaces official planning, especially for the common utilities such as the road linkages, bridges and flood control.

Part III The Necessity of Land Readjustment

LR method is expected to be one of the powerful urban development tools for implementation. It has been highlighted in Bangkok considering its full advantages of the reducing large amounts of public costs for installing infrastructure and creating a healthy city that has the least environment impact. Furthermore, everyone in the LR project area can participate in community development. Moreover, LR method is a technical process of planning as well as a social coordination process. It is quite effective in solving Bangkok problems.

Land readjustment in Bangkok was introduced by the pioneer JICA expert who was dispatched to assist BMA for introducing LR method around 1986 – 1988. Then the





BMA Land Readjustment Projects

The Details of BMA Land Readjustment Project

No.	Project Name	Area (ha)	No. of Land parcels	No. of Landowners	Proportion of Landowner agree	Project Cost (Million Baht)	Ave. Contribution Rate (%)	Max. Contribution Ratio (%)	Min. Contribution Ratio (%)	Target for Development	Priority	Present Situation
1	Suan Luang Rama9 Park LR Project	9.92	59	35	85%	70.6	25	30	-20	Residential area	1	- Set up Association
2	Nong Bua Mon LR Project	41.12	18	25	90%	306.18	24	37	22	- District Center	2	- Making Replotting Plan
	- Phase 1.1	35.4	226	131	65%	465.39	37	95	10			- Making Replotting Plan
	- Phase 2	73.1	74	68	35%	-	-	-	-			
3	Lam Ban Ta Pho LR Project	38.72	272	190	60%	-	-	-	-	Residential area	3	- Making conceptual Plan
4	Bang Chan LR Project	80	-	-	-	-	-	-	-	Residential area	5	- Contacting DOL to collect the landownership
5	Buddha Mon Thon Sai 1 LR Project	7.2	25	19	-	-	-	-	-	Residential area	4	- Deciding the project's boundary
6	Buddha Bucha LR Project	36.24	75	102	-	-	-	-	-	Residential area	6	- Making conceptual Plan

Remarks : 1. The Project cost is not included Land transfer fee and Taxation.

2. The cost of Nong Bua Mon LR project is included the subsidy for constructing 20 meters road.

second period, BMA has got assistance from the Government of Japan since 1997 to implement Nong Bua Mon LR project. So far, BMA LR project is ongoing but lack of public relation. So most of Bangkokian don't know " What is LR?. It's hard to implement.

To solve these problems mentioned above, BMA tries to solve these problems by using urban development techniques. One of the techniques that we choose is land readjustment method, which land readjustment and urban renewal division takes responsibility for land readjustment projects as follows:

1. Nong Bua Mon Land Readjustment Project
2. Suan Luang Rama 9 Land Readjustment Project
3. Ban Ta Pho Land Readjustment Project

Nowadays, urban development by LR method is gradually expanded to public. Many people know what LR is. Thus, they request BMA to support how to implement LR technique in their lands. For BMA, it is our responsibility to assist them to develop the land through LR method such as the Ban Ta Pho LR project. This project has started on 2000 by one landowner requested. Thus, we can mention that LR is necessary for land development in Bangkok to solve Bangkok problems.

PART IV BMA Land Readjustment Pilot Projects.

1. Nong Bua Mon Land Readjustment Project

Background

BMA land readjustment committee has approved to promote this land readjustment projects on August 1998 after the cancel of the former Land Readjustment project along Phahonyothin – Rattanakosin Sompoch road project, started on 1992.

Condition

- BMA promote this area to be a core of district center.
- BMA arterial road project will pass through the project site.
- Most of land lots are without access.
- Blind lands.
- Some landowners want to continue agriculture.

Theme

To create district center with commercial activities, good public services, good public transportation system, well-planned community, and beautiful and good living environment, in the northeastern part of Bangkok.



Aim

- To designate area for commercial and service activities for independent district center to serve the needs of people in the service area.
- To provide public services for district center with efficient and sufficient services
- To provide public transport terminal and accessibility to the center that transfers the surrounding commuters to the other parts of Bangkok.
- To provide public park, playgrounds, pocket parks and community center (health center) to create better environment and quality of the life with convenience.

Location

Nong Bua Mon Land Readjustment Project is situated on northeastern part of Bangkok in Bang Khen District and Sai Mai District or about 25 km from the center (Cultural Center, Rattanakosin Area) of Bangkok. The project's area covers about 941.56 rai (150.65 ha) including canal 3.53 rai (0.56 ha.), comprise of 221 landowners in 319 land parcels including the public ways. Most of lands are blind lands. The land price (Data from Department of Land) is about 1,300 to 3,400 Baht/sq.wa. or 325 to 850 Baht/sq.m.

Implementation plan

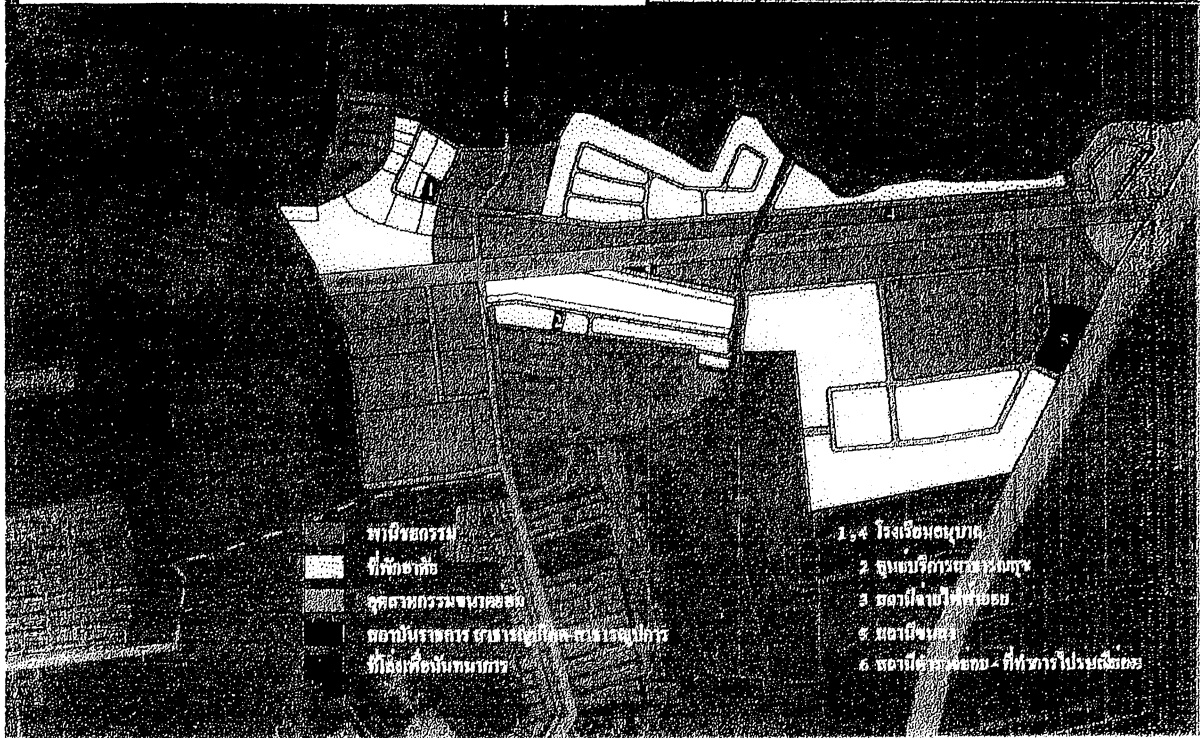
Nong Bua Mon land readjustment project has been divided into two phases for easy implementation owing to quite large project. The western part of the project, phase 1 (484.70 rai or 77.55 ha.), will be implemented in the first stage a large number of landowners willing to join the project. The landownership of phase 1 has 154 landowners in 243 land parcels. The eastern part of the project, phase 2 (456.86 rai including canal 3.53 rai or 73.10 ha.), will be implemented after finishing of the first stage. The landownership of phase 2 has 67 landowners in 73 land parcels.

Present situation

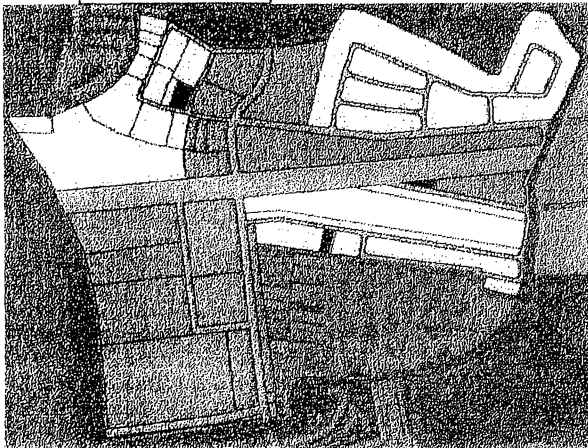
The Nong Bua Mon Land Readjustment Association has been set up under NOLRA abbreviation. It is located on department of city planning. The members of NOLRA consist of 38 members with 18 administrative committees and 20 consultant committees to operate the Nong Bua Mon Land Readjustment Project. Seminars and meetings with landowners have held on with the purpose to make more understanding about procedure and principle of LR method and to persuade the landowners for joining in the project since June,2000 until July,2002. Total seminars and meetings with landowners were 6 times. Moreover, the NOLRA meetings for making discussion and brainstorm in terms of the conceptual plan, master plan, and working period were held 9 times. As previously mentioned, the project area is divided in two phase. It is true that the consensus of landowners is important. The project could not be implemented unless all landowners agree with its implementation. Therefore, the phase 1 was separate into 2 parts. The western part of the phase 1 so call phase 1 part 1, can be implemented as first step regarding all landowner's confirmation for joining project. At present, we are on the replotting design stage.



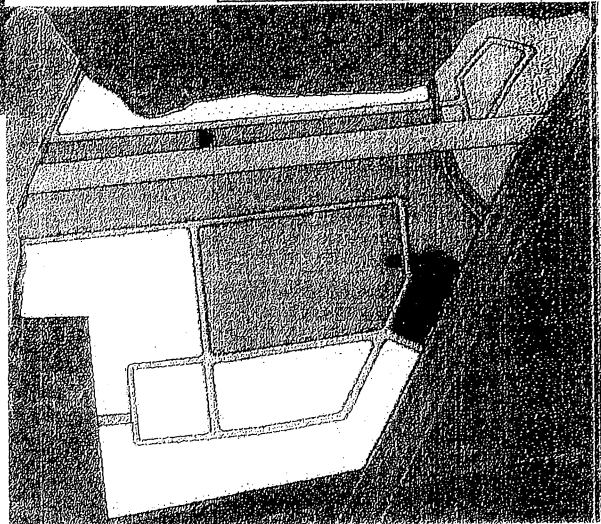
LANDUSE PLAN

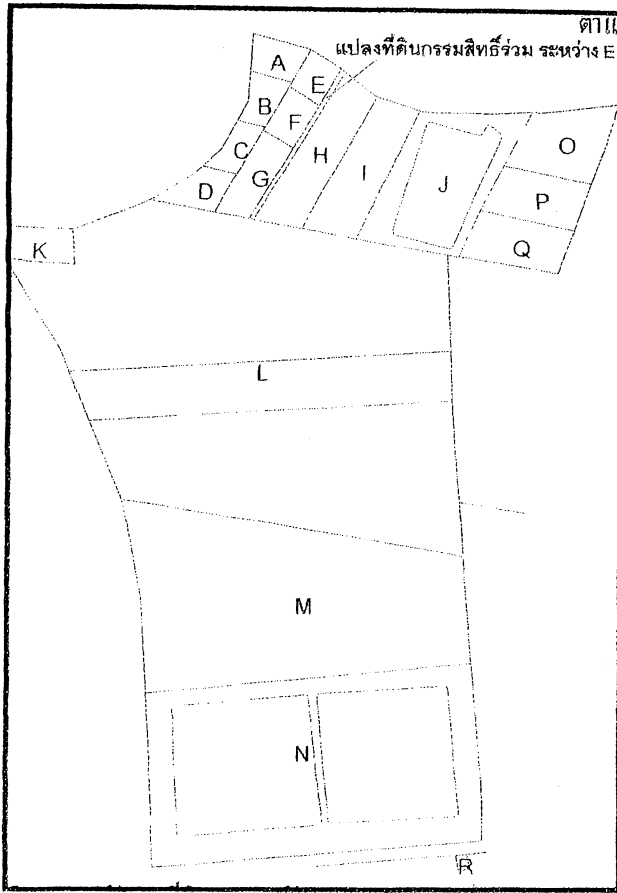


PHASE 1



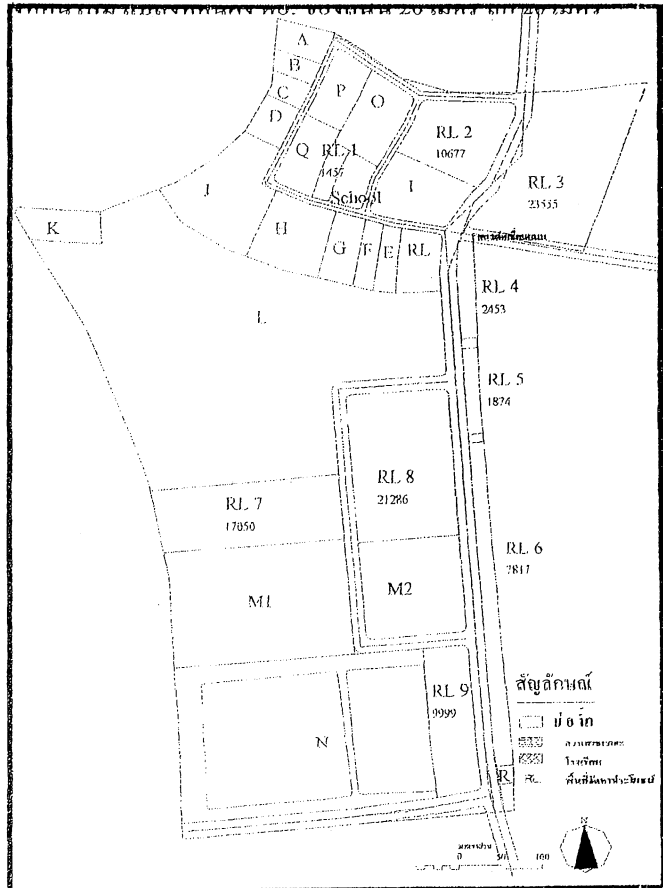
PHASE 2





LAND PARCEL

REPLOTTING PLAN



2. Suan Luang Rama 9 park Land Readjustment Project

Background

BMA administrator has commanded to collaborate with Department of Public Work on March 2000

Condition

- Legal system for building construction (height limit 15 m. and usage space limit 1,000 sq. m. per building)
- Most of land lots are without access.
- All blind land parcels behind the strip of the land owned by BMA.

Theme

To create beautiful and good living environment in harmony with Suan Luang Rama 9 Park. (National park)

Objective

- To develop land use efficiently and systematically.
- To reduce the problem of economic loss due to vacant and blind lands in the urban area.
- To enhance urban development with the cooperation between private and public sectors.

Location

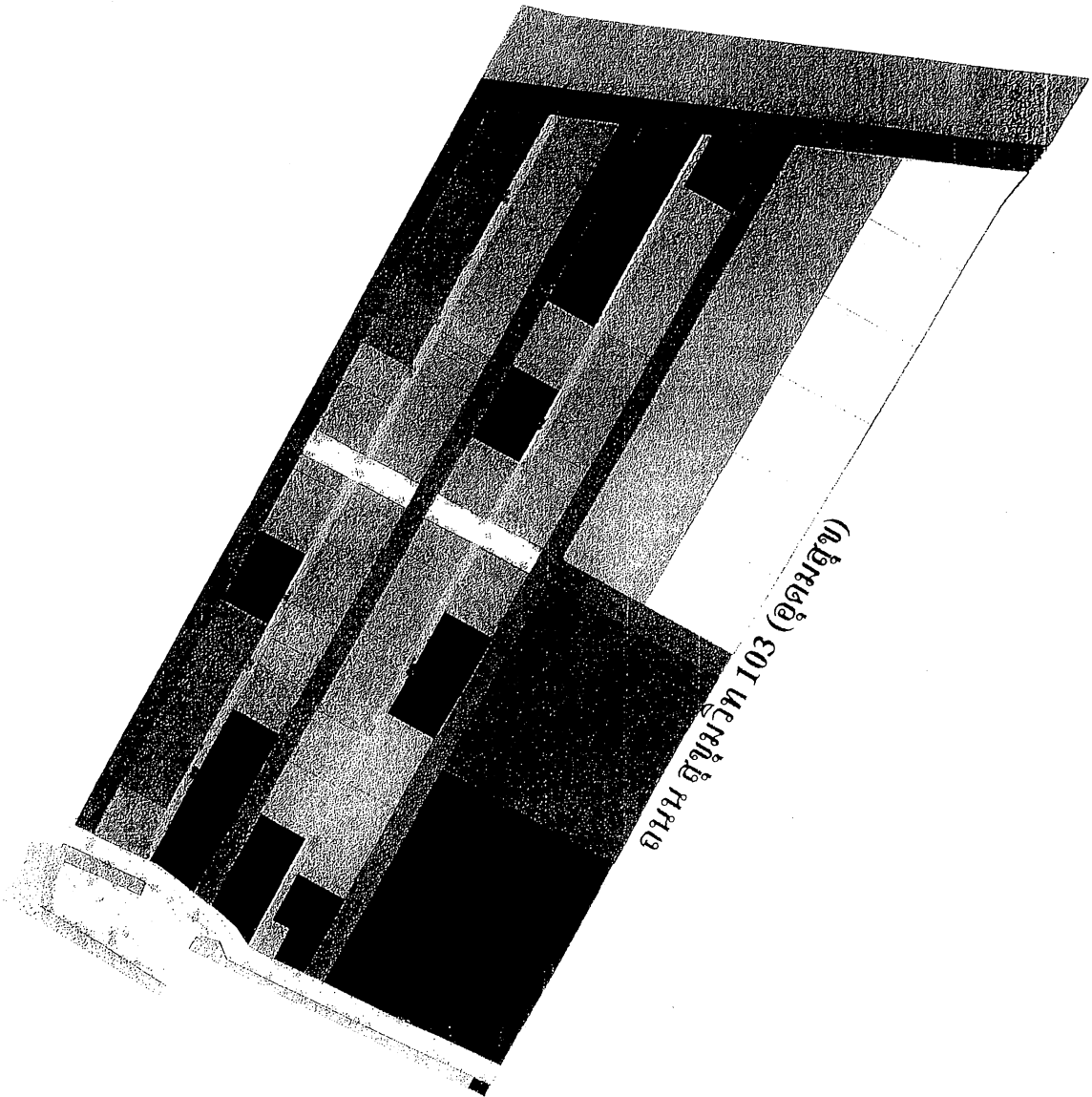
Suan Luang Rama 9 Land Readjustment Project is situated on eastern part of Bangkok in Prawet District. The project's area covers about 61.75 rais (9.88 ha) comprise of 35 landowners in 55 land parcels including the public way. All of lands are blind land except BMA's strip land. The land price before project is about 8,500 to 20,000 Baht/ sq.wa. or 2,125 to 5,000 Baht/ sq.m.

Implementation plan

Conceptual Plan was laid in 3 alternatives. Each alternative is different in a ratio of public area provided for road and public park. The highest public land is alternative 3 contribution ratio is about 29.41 %.

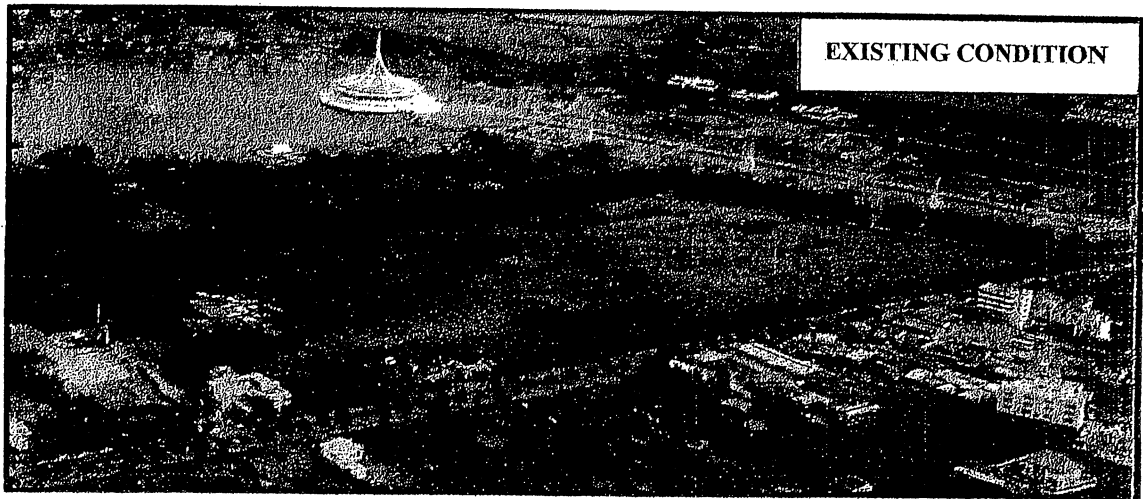
Present situation

The Suan Luang Land Readjustment Project is on the stage of setting up the association to operate the project. Seminars and meetings of landowners have held on with the purpose to make more understanding about procedure and principle of LR method and to persuade the landowners for joining in the project because of lack of Land Readjustment law. So we need absolute of getting agreement from landowner. At present, we are on the preparation stage of land readjustment association establishment.

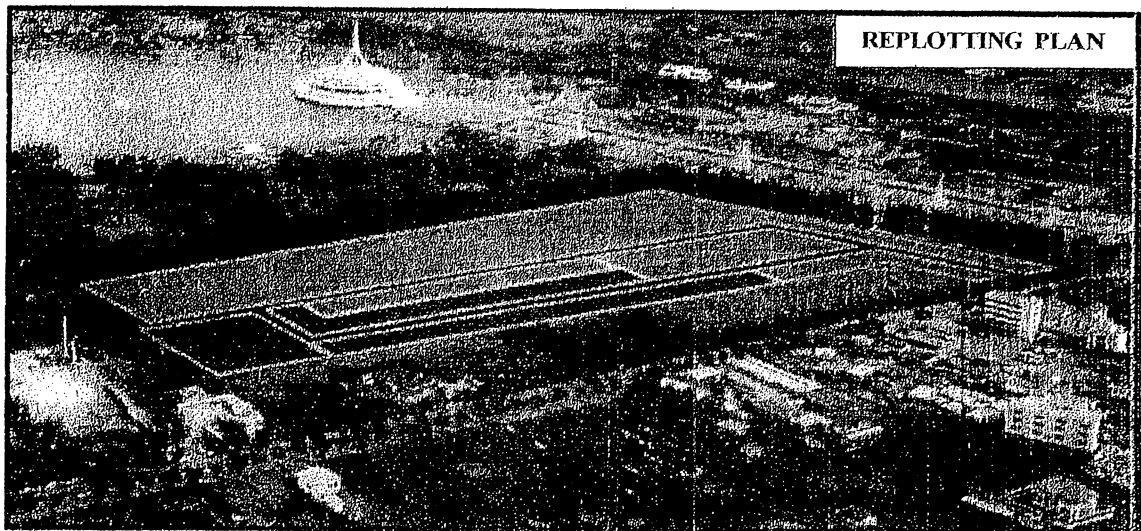


Land use Map of Suan Luang Rama 9 LR project

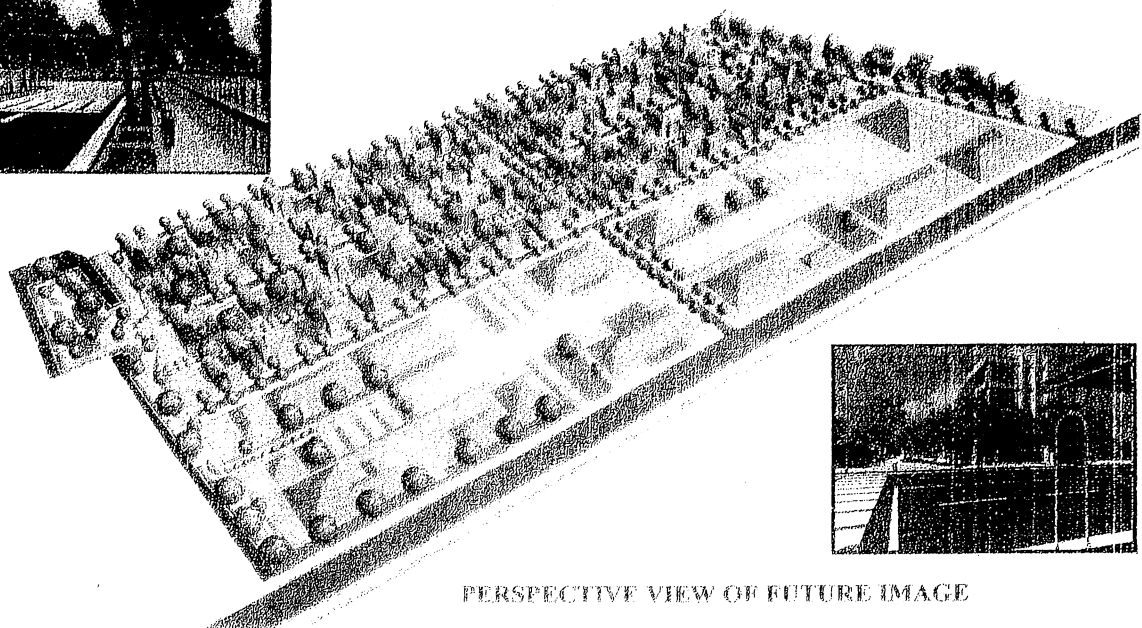




EXISTING CONDITION



REPLOTTING PLAN



PERSPECTIVE VIEW OF FUTURE IMAGE

3. Ban Tha Pho Land Readjustment Project.

Background

Requested by a landowner in a project site in the end of 2000

Condition

- Most of land lots are without access.
- Blind land parcels.

Theme

To rearrange land utilization and provide basic public utilities.

Objectives

- To develop land use efficiently and systematically.
- To reduce the problem of economic loss due to vacant and blind lands in the urban area
- To enhance urban development with the cooperation between private and public sectors.

Location

The Ban Ta Phor Land Readjustment Project is situated on the southeastern part of Nong Bua Mon Land Readjustment Project in Klong Sam Wa District . The project's area covers about 437 rais (69.88 ha) comprising of 215 landowners in 277 land parcels. Most of lands are blind lands.

Implementation plan

The project is on the stage of preliminary study and surveys of the project site.

Present situation

- Gathering the official land value from department of land before project and other details for instance, address, land ownership and so on
- To contact all landowners for persuading them to develop their lands by land readjustment.

PART V The Obstacles of BMA Land Readjustment

The key obstacle of BMA Land Readjustment is the lack of Land Readjustment Law. According to the Department of Land levies a transfer "fee" on the transfer of ownership of an immovable property on the sale of property from individual and corporate entity. The Department of Revenue collects a stamp duty, specific business tax and income tax from individual and corporate entities selling of their property. The total of fee, stamp duty and taxes are at least about 10 % of the appraised value or the actual purchase price,



whichever is the higher. The value of fee, stamp duty and taxes can be increased more 10% because the income tax rate is progressive relying on the income level. The lowest rate is 5% and highest rate is 37 %. The district land office under Department of Land will collect the fee and taxes and stamp duty at the time of transfer. This condition effect to a project's cost. Thus, The Land Readjustment Law will get rid of this problem including the expenditure of land subdivision in case of the number of land parcels involved more than 9 land parcels.

At present, The status of Land Readjustment Law is waiting to submit to the cabinet anew. There are some modified issues of the law such as changing the name from "urban development for land readjustment law" to "land development for land readjustment law" and the amendment of the Land Readjustment Fund.

Although Land Readjustment Law is not enacted, we try to find out some ways to implement Land Readjustment Project with the exemption of fee, taxes and stamp duty. Now, it is in the stage of waiting for reply form the related agencies. In the same time, BMA tries to accelerate Land Readjustment Law by informing our problems about Land Readjustment implementation to the Ministry of Interior who takes direct responsibility.

In another factor related on the Land Readjustment Law is the number of landowners who participate in Land Readjustment Project. If Land Readjustment Law is not enacted, the implement of an Land Readjustment project will begin after getting 100% agreement from landowners.

*Department Of City Planning,
Bangkok Metropolitan Administration (BMA).*



**Land Readjustment Situation In Bangkok
Under BMA Responsibility**