



Thailand's Land Use Planning Guidelines to Serve AEC Integration

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Abstract

This research studied labor demand in areas with housing needs in accordance with Thai government's land development policy by analyzing strengths, weaknesses, opportunities and threats of land management and effects from AEC integration. It aimed to outline policy suggestions on land utilization in Thailand. The research was conducted with the mixed method of behavioral science research and social sciences methods, as well as quantitative and qualitative methods, in target provinces: Tak, Songkhla, Sakaew, Mukdaharn, Chiangrai, Kanchanaburi and Phitsanulok. The findings revealed that the economy in the target areas had the tendency to expand and grow due to influential factors: increase in gross provincial products, trade value rise at the boundary, area development strategies, infrastructure development in the special economic zones, and development of communication routes and transportation systems. However, it was found that land administration and management still lacked operational units; rights document systems were of many standards; most lands were in the possession of public sectors and capitalist groups; there were lacks of planning and supervision; and covert land possession of aliens. The policy suggestions are to provide opportunity and fairness in land tenure and land use, enhance land-use efficiency and improve land management systems sustainably.

Keywords: Land Use, Land Tenure, Special Economic Zone

Introduction

The development of the nation in the past decades has continually bettered the life of Thai people. During the 11th National Economic and Social Development Plan (2012–2016) and the 12th National Economic and Social Development Plan (2017–2021) Thailand has had to face significant global and domestic changes which affected the economy, society and nature of the country. Therefore, it is necessary that the situation as well as the potential of the country and the past development results need to be assessed in order to prepare Thai people, society and economy to be able to cope with changes (Emphandhu, 1988; Chuchart, 2011).

The existence of AEC Integration was a turning point for important development, especially in economy, leading to man's overusing natural resources and energy as well as improper land use. This is due to unplanned development on limited spaces, meanwhile the demand for land utilization increased so as to back up the development of infrastructure in the area of transportation to serve as economic corridors and in the special economic zones. New initiatives regarding area development, land utilization and land tenure, were an urgent expansion of work scope which, in fact, a research had to be conducted in order to be able to recommend relevant rules and regulations as well as related laws and bodies of knowledge from other countries (Land Institute Foundation, 2002; Kaosa-ard et al., 2012), which could be used as guidelines to manage land utilization in Thailand. This also included a review of situations of land use policies, analysis of current problems and future trends, especially the provinces in special economic zones and those located in the area along the two ends of the economic corridors and the intersections of the development path along the economic corridors, which tended to have high economic growth. In addition, the opportunities and threats that may occur in the context of the ASEAN Community should be considered as well as the agenda or activities involved in



various plans (National Economic and Social Development Board (NESDB), 2014; Ketsin, 2015) in which Thailand should take serious attention and drive them to occur.

Objectives of the Research

1. Study the labor demand situations of each target group in the cities and provinces located in the development zone belts in all 4 regions with housing needs, which were consistent with the state land development policy
2. Study the advantages, disadvantages, opportunities and threats, different conditions and problems of land management, land tenure in each area affected by AEC Integration
3. Work out a policy proposal on land use guidelines, work plan to cope with changes in land tenure and land use for Thailand in response to AEC Integration

Research Methodology

This research was conducted using the mixed method between the behavioral science research and the social sciences methods as well as quantitative and qualitative. The seven target areas were the following provinces: Tak, Songkhla, Sakaew, Mukdaharn, Chiangrai, Kanchanaburi and Phitsanulok, recognized as seven special economic zones, and the provinces located at the two ends of the economic corridors and the intersection of the development paths along the economic corridors.

1. Economic trends and the need for labor in the area were forecast. Then, trend of housing demand and land use for housing development in the area in three years' time were analyzed by means of calculations from the database and statistical documents of the government in time series. Then, experts in each target area, such as representatives of private organizations and head of a government unit were interviewed in order to predict further comments in the following five years
2. Documents were reviewed and informants involved in land management and land tenure in each area were interviewed. Examples of the interviewees were holders of excessive land, representatives from government sector, those from private sector and from private organizations.
3. Documents were reviewed in supplement to a small group meeting with key informants in each area, which included lawyers, land officials, representatives of private organizations, representatives from private sector, and other stakeholders, for example, to listen and brainstorm ideas for making policy proposals for land use guidelines, including plans to cope with changes due to strategic formulation techniques and policy making.
4. Data analysis methods were divided into three parts as follows:

Part 1: The demand for labor in each target group in urban areas and provinces in line with the development guidelines of all 4 regions of the country was analyzed by studying and reviewing data from state documents, forecast of economic trends and the demand for labor in the area during the three-year period. The forecast for the five-year period was experts' prediction and the analysis of housing development trends in the area was based on the method of calculating the amount of housing from the rate of changes shown in the three-year data and the experts' prediction in five-year period as well as the forecast of economic trends and labor demand in the area.



Part 2: The advantages, disadvantages, opportunities and threats, different conditions and problems of land management, land tenure in each area affected by AEC Integration were analyzed. This was conducted by studying and reviewing information from relevant documents and from interviews. Next, content analysis based on logical analysis using SWOT Analysis techniques were employed in the analysis process of land management and land tenure. Then, the data were described in graph and table format.

Part 3: The findings of Parts 1 and 2 were synthesized which led to the creation of the Inductive Method and presented it as a policy guidelines.

5. The statistics for data analysis were the methods of calculation using Linear Equation in Time Series.

Research Result

1. The Results of the Study Concerning Labor Demand Situation and the Needs for Housing Development, Future Trends of the Seven Key Target Areas, Focusing on Provinces that are in Special Economic Zones and those Located along the Two Ends of the Economic Corridors and the Intersection of the Development Paths along the Economic Corridors can be Summarized as Follows:

1.1 The economy of Tak continually grew. This could be observed that the average gross domestic products increased to 5.81 percent per year and the border trade value rose to the average of about 49.66 percent yearly. According to data analysis, it was predicted that in the next three to five years, following this research conduction year, the economy of Tak would likely expand continually. This would lead to the demand for labor for the sake of economic drive. It was estimated that in the next three years the province would have approximately 5,834 vacancies and in the following five years the demand for labor would rise to 8,800. Such trends would lead to an increase of housing demand. It is likely that in the next 3 years such demand would increase by an average of 2.7 percent per year and in the following five years, it would increase sharply. However, the demand for housing would tend to expand to the outskirts of the province nearby the economic zones because of the high cost of land. The target consumers of housing market would unlikely be the local people, but those from other places to purchase a house for the purpose of speculation or let out. Some consumers may purchase one to make it a second residential home whereas most labor groups would be interested in only rental accommodation.

1.2 The economy of Songkhla Province grew continually. It could be observed from the average gross domestic product value annual increase of 2.05 percent and the border trade value which rose to an average of approximately 2.30 percent yearly. The analyzed data predicted that in the next three to five years from the time that the research was conducted, the economy of Songkhla Province would have the tendency to steadily, but not sharply expand in the drive of economy of the province, and thus would lead to labor demand. Then, Songkhla would likely be in need of about 9733 employees in the next 3 years. And in the following 5 years the special economic zone in Sadao District would be in greater demand for labor of all levels, including skilled and unskilled workers of Thai nationality as well as of others. In the next three years the province would likely have an average of 3.52 percent of housing demand yearly. In the following five years there should be a slight increase in demand in line with the economic growth rate and the infrastructure development in the special economic zone. However, the houses may be expensive and there may be some limitation because of the rising cost of land and the problems concerning its limited availability.



1.3 The economy of Sa Kaeo Province steadily grew as observable from the gross domestic product of the province which rose averagely at 7.64 percent annually, and the value of border trade which consecutively increased by 15.49 percent yearly. The prediction after the data analysis was that in the next three to five years following the conduction of this research, the economy of Sa Kaeo Province would have the tendency to continue expanding. This would affect labor demand for economic drive. It was expected that the need for labor would rise by approximately 6,692 positions in three years and would likely increase to around 8,000–10,000 in five years' time. Such a trend would cause housing demand increase as well. In the first three years the demand could grow by an average of about 2.89 percent per year and in the next five years it would increase by half of the number during the first three years. The housing area would likely spread around the industrial estate and in the area with utilities, especially around the main route that connects to Pa Rai Industrial Estate.

1.4 The economy of Mukdahan province grew continually observable from the gross domestic product value the average increase of which was approximately 9.12 percent annually and the rise of cross-border trade value from the year 2013 onwards. It was predictable that in the next 3–5 years, following the year that the research was conducted, the economy of Mukdahan would likely be expanding continually. And this would affect labor demand in economy drive. The demand for labor would increase by approximately 3,616 positions in 3 years' period and in the following 5 years, the demand would slightly increase. Such tendency would also raise housing demand, which would probably increase about 2.26 percent per year. In 5-year period, it would be slow or there could be a gradual increase in the demand due to the gradual economic growth. The residential development seemingly would be located around the special economic zones, which are urban areas where the infrastructure, transportation system, water supply system have been well-developed and full electricity has been provided. These areas are near work site.

1.5 The economy of Chiang Rai Province grew continually. This was observable from the average increase of gross domestic product value at the rate of approximately 8.52 percent yearly and the average growth of cross-border trade value at 9.32 per year. According to the analyzed data, it was predicted that in the next three to five years following this study, the economy of Chiang Rai Province which continued to expand from the present, would not have any effect on labor demand. The reason is that the amount of labor both in the formal and informal sectors, the elderly workers and the disabled became saturated. And in the next five years the demand for labor would tend to slightly increase due to the lack of clear direction for the development of special economic zones. In the case of Chiang Rai, the trend of economic growth was unlikely to affect the increasing labor demand. However, it would base on housing demand, which would continue expanding by an average of approximately 1.91 percent per year during the 3-year period and may remain flat for the next 5 years. The housing development would likely be expanding into the suburban areas due to high cost of land prices in urban areas and its limited quantities. The tendency is that the skilled labor groups wanted to buy and own homes meanwhile the semi-skilled group preferred rental accommodation.

1.6 The economy of Kanchanaburi grew continuously as observable from the average increase of gross domestic product at about 6.31 percent per year, while its average border trade value was –2 percent yearly. This was because the value of imports was higher than that of exports. The prediction from the data analysis was that within the next three to five years, the economy of Kanchanaburi Province would tend to expand continually but gradually from the present. Therefore, the province would be in need of approximately 1,750 workers in the next three years and would gradually increase in the following five years. Because of the needed number of



workers, the housing demand would grow to approximately 2.15 percent yearly in the three-year period, but would increase slightly in the following five years due to the high cost of housing and the limitation of land availability because most areas are designated state security areas. Housing development tended to be gradual. The preferred housing areas seemed to be in the urban areas with developed infrastructure. When there was an industrial estate development in any special economic zone, more housing would be developed in that area.

1.7 The economy of Phitsanulok Province continually grew. This could be observed from the average increase of 10.28 percent per year of gross domestic product and in the next 5 years, due to city expansion and transportation system development, the province would probably grow continually and dramatically. The expansion could rise to 12 percent due to the supporting factors -- the effect of economic development on the economic corridors and cross-border trade with neighboring areas. The analyzed data predicted that within the next three to five years following the conduction of this research, the economy of this province had the tendency to expand continually. This would affect labor demand in the economy drive. Phitsanulok Province would probably be in need of approximately 8,534 workers in the next three years and in the following five years more would be in demand. The rising number of worker would, therefore, result in the demand for housing. In the first three years it was estimated that housing demand would grow by an average of 2.1 percent per year. In the following 5 years, housing demand would continually increase because of changes in city planning, the strategy of urbanization development and its being a regional center, and the development of routes and the connectivity of transportation systems. These factors would also led to the rise of land costs and housing. However, it would be possible that housing demand would increase, but the building size would diminish and land would be efficiently utilized.

2. The Analysis Results of Strengths, Weaknesses, Opportunities and Threats to Land Tenure and Land Management Impact Due to AEC Integration

The AEC Integration led to economic, social and environmental development of the Kingdom of Thailand. However, such development also had some impact on the country, especially the issue concerning land since it is an important factor in the development of housing and would also be affected. Data collected by means of interviews, small group meetings with informants and reviewing related documents could be processed, and then, the strengths, weaknesses, opportunities and threats in land tenure and land management affected by AEC Integration were analyzed as follows:

2.1 Strengths of Land Holding and Land Management Affected by AEC Integration

2.1.1 The government had the policy to seriously expedite the recovery of state land and forests from illegal holders and forest land intruders. The government would especially reclaim the plots of land the holders of which make use of them incorrectly as well as those plots held by capital groups who encroached public land or forest areas and carried illegal documents citing their rights over them.

2.1.2 The state would accelerate new forest boundary determination by creating a digital map with the following ratio 1 : 4000 under the Project "One Map of State Land".

2.1.3 The government emphasized the importance of the policy of utilizing state land for to stimulate economic expansion and enhance the quality of life of people in the society.

2.1.4 Land and building taxes were adjusted to create fairness, promote land use and stimulate the distribution of land ownership.



2.1.5 Land readjustment Act 2004 is an important tool for solving land tenure problems, and land management. This could be improved by combining a number of plots of land and rearranging them so that they could be effectively utilized and have more value.

2.2 Weaknesses of Land Tenure and Land Management Affected by AEC Integration

2.2.1 Up to 60% of the state land was still under development. No one could have the opportunity in making use of the land.

2.2.2 Most residential land and arable land was still in the ownership of the capitalists.

2.2.3 Some capitalists owned land for the purpose of speculation and waited for economic opportunities for investment in order to create added value for it. Therefore, some plots of land were left abandoned or were not utilized to their full capacity. Meanwhile a large group of people with low incomes did not have land for farming and earning a living.

2.2.4 Some people had no opportunity to own land and lacked the ability to manage one. These caused them to lose land, and therefore, they encroached forest areas and state land.

2.2.5 There was an increased demand for land, and a limited amount of land in private and public holdings. Therefore, influential people and capitalists claimed public and state land plots and pushed government officials to issue them land ownership rights illegally.

2.2.6 Urban design and planning ignored economic growth factors that arose from AEC Integration and the factors concerning the relationship between the workers' workplace and their housing area which city planning must carefully specify the areas in details to support the expansion to attract enough needed amount of labor to support economy expansion. In addition the housing must be in the area where the residents could lead a life with quality.

2.2.7 There were still some restrictions on land conversion and changes on the type of land use, but when the economic condition affected the holders' rights, the environment context of the area and the demand for utilizing the changed areas, legal conditions and objectives of land utilization could not respond to the changes.

2.3 Opportunities for Land Tenure and Land Management Affected by AEC Integration

2.3.1 AEC Integration resulted in economic growth in terms of trade and investment, which led to employment increase and thus resulting in the demands for more land for business operation for residence. This can be regarded as a factor that stimulates the expansion of real estate business.

2.3.2 The government put more emphasis on the importance of investment in infrastructure, especially in road, rail and air transportation. The development of the infrastructure resulted in higher land potential around the development project, and thus, attracted more investors.

2.3.3 Economic condition changes and transportation links due to AEC Integration caused urbanization in various areas and land for real estate development was in more demand in response to the growth of the city. Holders of unattended and unused plots of lands became more interested in their ignored property and started real estate development projects which generated greater economic value.

2.4 Threats to Land Ownership and Land Management Affected by AEC Integration

2.4.1 In developing special economic zones to serve the growth of ASEAN trade routes, the government still placed the importance only on the preparation and development of areas for entrepreneurs and investors, but not much attention to the planning and development of residential areas. This would probably



affect the quality of labor life and may become a burden for small entrepreneurs to pay for the cost of housing for labor.

2.4.2 Land demand and land price rise due to economic growth and the prosperity of the city created a problem in providing land for housing development project, especially in urban areas or areas near economic and commercial sources, and thus, it turned out to be a worse problem of the work place settlement.

2.4.3 Residential and real estate development project relies on the land availability and its cost. If the land price is high, the price of housing and real estate will rise as well. Therefore, this became a limitation in housing development for low income people.

2.4.4 Efficient land use management could cause discrimination of people in society according to price and potential of the land area, which would create gaps. Disparities between high-income and low-income people would, therefore, more increase.

2.4.5 A large amount land was seized by foreign investors by making long-term rentals of land and later claimed land possession illegally.

2.4.6 The lack of cooperation of people in the area concerning land management to develop the area in respond to economic growth of the state was a major obstacle of the project which caused the cost of land development projects to increase, and not worth to put into action.

2.4.7 Due to conflicts of concepts among government agencies concerning land use, land was not utilized to its full efficiency and not worth its potential.

3. Establishing an Operational Plan to Respond to Changes from Development

The results of the research findings in objectives 1 and 2 were concerned with the study of labor demand situation and the need for housing development. They also included the analysis of the strengths, weaknesses, opportunities and threats to land ownership and land management affected by AEC Integration. These can lead to the formulation of a land management action plan to respond to changes from development. The on data from various researches can be transformed into objectives and operational guidelines by together using techniques of strategic formulation and policy making, and then. turn them into land management action plans to support changes from development as shown in the following diagram.

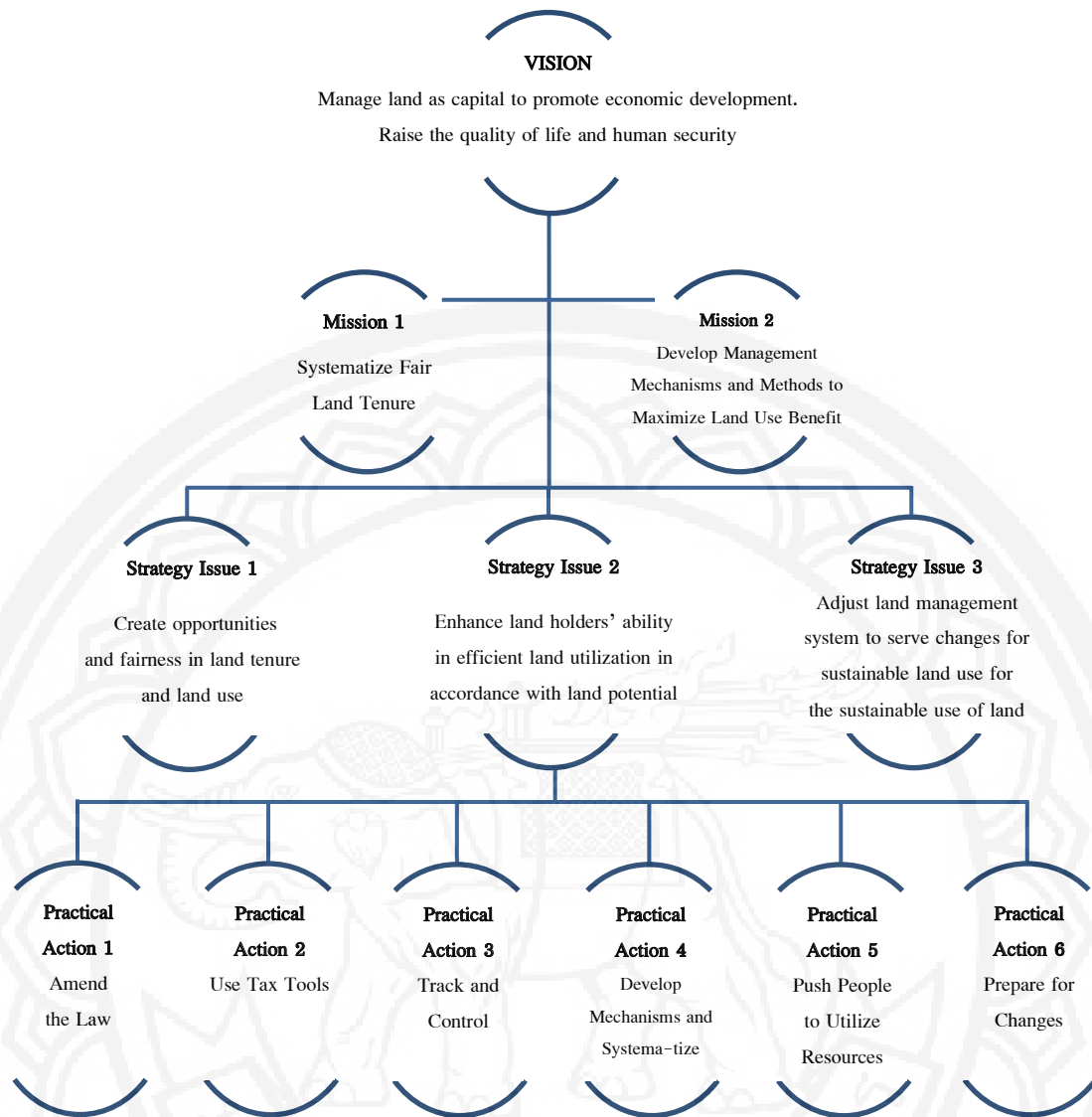


Figure 1 Displays Action Plans to Support Changes from Development

The land management action plans to support changes due to development can be explained in details as follows:

3.1 Vision

Manage land as capital to promote economic development. Raise the quality of life and human security

3.2 Mission

3.2.1 Systematize fair land tenure

3.2.2 Develop management mechanisms and methods to maximize benefit in land use.

3.3 Strategy Issue

3.3.1 Create opportunities and fairness in land tenure and land use

3.3.2 Enhance land holders' ability to use land efficiently in accordance with land potential.

3.3.3 Adjust land management system to support changes for sustainable land use.



3.4 Success Indicators and Goal

3.4.1 Land tenure distribution: Land tenure is distributed to people in low and middle income groups.

3.4.2 Land use: Land is utilized properly according to the capacity of land, and therefore, land is used more efficiently.

3.4.3 Land Invasion: Invasion of state land and plots in private possession decreases.

3.4.4 Value-added from land use: Increased land use leads to higher economic growth and social development.

3.5 Practical Actions in Land Management Plans to Support Changes from Development

3.5.1 Law amendment: The laws related to land tenure and land use are applied as tools to create fairness and increase efficiency in land management

3.5.2 Using tax as tools: More attention should be paid to taxation in order to spread land tenure and appropriate use of land.

3.5.3 Supervision, monitoring and control: Information systems development and information for decision making as well as management and control of land use in line with development should be emphasized.

3.5.4 Mechanisms and systems development: Mechanisms should be developed and systems should be organized for creating unified land management standards by having a coordinating mechanism and a clear land holding system.

3.5.5 Resource utilization drive: The use of land as resources and capital should be stimulated to make them worthwhile and lead to added value.

3.5.6 Preparation to accommodate changes in the level of the area: It is necessary to become prepared to accommodate changes to enhance the potential in area development appropriately and in accordance with the changes

The findings revealed that Action plans for land management to support changes from development was a way to utilize land that led to land management. This will be useful in improving the economy and society to serve AEC Integration.

4. Suggestions for Solving Land Tenure and Land Management Problems

Apart from the action plan responding to changes from development, which focused on land tenure management problems and land management affected by economic growth due to AEC Integration and the development of specific areas, it is necessary to consider the related problems or conditions that support problem resolution. Therefore, in order to enable the operational plan which will serve changes from development and lead to a solution to all problems, an analysis was carried out followed by a set of problem solution suggestions on land holding as an additional proposal. This solution is divided into three stages, each lasting three years as follows:

4.1 Immediate Implementation

4.1.1 Create land classification criteria and standardize land use by allowing relevant agencies to use it as a common standard, so it is necessary to create multidimensional criteria or “Multi-criteria” based on actual conditions of changes, contexts, land tenure and utilization, the factors that determine the direction of



development and area development strategies. Such criteria will be useful as tax measures and land capacity evaluation.

4.1.2 Enhance the capability of government personnel so that they can manage land efficiently and fairly. They must have competence in the knowledge and understanding of land as a capital for development, skills in resource management and benefits maximization, the awareness of fairness, and consideration of public interest.

4.1.3 Develop local administrative organizations to have the potential to take care of land tenure and land use. Local government organizations must take a role in overseeing land tenure and monitoring land use so that it will be in line with local development strategies. It also increases the potential for using tax tools to enable the local officials to more efficiently collect taxes related to land tenure and land use.

4.2 Second-Term Implementation

4.2.1 Strengthen and encourage community and public sector organizations to involve in land management by opening the legal channels for the rights of communities and civil society organizations to take more roles. Communities and public sector organizations must be encouraged to have the understanding capability to manage land maintenance, land use planning and land development to turn it into a valuable resource for living

4.2.2 Develop mechanisms and methods for managing conflicts in order to resolve land problems. Focus on employing peaceful methods to deal with conflicts and disputes based on negotiations, discussions, or any other appropriate way based on mutual justice. One example of a peaceful way to manage land conflicts is land sharing, which is a solution to an urban slums conflict. It harmonized the interests of land owners and land invaders by allowing land holders to develop their land to create added value. At the same time part of the land was divided for intruders to continue to live in the area allocated for land use sharing.

4.2.3 Enhance and develop the body of knowledge about land management and land use by focusing on finding ideas and approaches for land management which allow various sectors to participate in so as to create fairness. Apart from the development of the body of knowledge, new research should be initiated and research done in the past should be synthesized. A forum for knowledge management that leads to the exchange of experience and ideas among academics and practitioners should be organized. In addition, the development of knowledge on land management and land use should also be extended to knowledge management networks.

4.3 Long-Term Implementation

4.3.1 Create a master plan for land reform and implement land reform and land use systems by proposing land reform as a national agenda and to be constituted as a law requiring the government units and concerned agencies to cooperate and conduct related activities in unity. Therefore, this must be made into a national development plan, while land use development plans at the local level to enable the integration of land management. However, it requires financial tools, which are land reform funds consisting of the following:

4.3.2 Establish a fund for land reform as a financial tool for driving operations. The land reform fund should come from the land tax money that is not used and from other forms of tax that promote the distribution of land tenure. Moreover, there may be some other amounts of funds from other sources of income. Then, lands reform fund should be established in two levels:

1. National Funds, and 2. Local Funds. Both types of funds will be used for the purposes of supporting any initiated development plan for land reform. The local funds must provide opportunities for the

community and the local government organizations to have a role in deciding the fund management in land purchase and managing the distribution of land tenure.

4.3.3 Increase urban land use by urban renewal and redevelopment. This is another way to allow recovery of potential land to be reused properly in accordance with the changing conditions by applying legal tools and finance along with measures. Land plots will be consolidated and the condition of land utilization will be adjusted from horizontal to vertical. The infrastructure system must be modernized to be more responsive to the needs of the users through collaboration between government, private and public sectors for the sustainability of the city.

Research Result Discussion

The working group would like to discuss the findings of this research based on the following points of interest:

Research Result No. 1 showed that the economy of the provinces in the target area had a tendency and direction to expand and grow during the 3–5 years' period which would affect the demand for labor in the area and the need for additional housing development. This was caused by important influencing factors: the average gross domestic products growth, the border trade value rise, area development strategies, infrastructure development in special economic zones, and the development of routes and transportation systems. All these led to land demand causing city expansion and resulting in rapid economic development. However, there was still a lack of land use planning management and efficient preparation for housing needs. This is because the economy of the provinces in the special economic areas had a tendency and economy direction to expand and grow due to investment in infrastructure, transportation system and transportation logistics, as well as the expansion of special economic city development. According to the government's policy on special economic development in line with ASEAN guidelines, it is the cause and important factor that affected labor demand in the area and the increase of need for housing development during the next 3–5 years.

Research Result No. 2 revealed that the opportunity, threats, strengths and weaknesses of land tenure and land use is that land management in Thailand still lacked unity. The rights document system has many characteristics -- not the same standard. Land holdings are concentrated in the government and capital groups. There is a lack of effective land use planning and overseeing and there is covert land holding by aliens. This is because the provincial economic areas are unable to support the land use management plan as efficiently as it should be. One factor is that the city plan and the plan of land use in the area are not in line with the economic growth and land laws is not conducive to land use, which is the weakness of land tenure and land use in the area. Therefore, land use guidelines must be established to serve AEC Integration.

Research Result No. 3 outlined the policy suggestions and guidelines for land use as follows: (1) creating opportunities and fairness for land tenure and land utilization; (2) enhancing land holders' ability to utilize the land efficiently to cover the potential of land; (3) adjusting the land management system to serve changes for sustainable land use. These policy suggestions and guidelines and the additional three-implementation-stage suggestions for solving problems concerning land holding and land management in response to AEC Integration are the outcome of research intended to serve AEC Integration, therefore, they will surely be applied so that the nation would gain the utmost benefit from land use and land management in line with growing economic trends, situations and direction in the next three to five years.



Suggestion

1. Suggestions for Using Research Findings

The management of land tenure and land use problems must base on understanding, attention and cooperation from relevant parties at various levels apart from the proposed suggestions and the operation plans that are linked systems. These are important factors which will successfully lead to concrete changes as follows:

1.1 Steady operating conditions should be created, by raising the land-related issues and land reform as ongoing agendas besides setting it as a national agenda. It is still necessary that the land resolution and land reform be included in the national law as part of the basic state policies in the constitution so it will be a model and government policy agenda.

1.2 To solve problems, it is necessary to assign individuals, each of whom, take responsibility in policy, practice and academic. That is, these individuals will be the decision makers and therefore must be given power and authority to make decisions. The duties and the desired consequences of their performance must be clear. Guidelines for coordination to obtain information must be established as well as knowledge sets necessary for policy and practice decisions from academics or consultants. Having someone with a clear role to take responsibility in the solutions and the coordination of information resources, decision-making will be driven towards favorable results.

1.3 Cooperation from stakeholders and bottom-ups should be coordinated in order to solve the fairness and equality problems. This can be done by allowing those affected by operations to feel satisfied and accept the results. The stakeholders and those involved, especially private organizations, civil society, and communities, each is considered as important social unit and a partner in development.

1.4 Good governance should be strengthened to manage land tenure and land use. In managing land issues, it is important to adhere to the rule of law along with the moral principles that are the value of living together in society in order to promote fairness based on transparency, accountability, opportunity for participation, having responsibility, different opinions acceptance and taking into account the efficiency, worthiness of land tenure and land use.

1.5 The balance between rights, fairness and resource distribution should be maintained. Resolutions to land tenure and land use problems may affect rights, fairness and resource distribution. Therefore, it is important to make use of balanced measures and take into account the prevention of possible consequences.

2. Suggestions for Further Research

2.1 Research about urban development strategies and housing development in special economic zones of Thailand should be conducted.

2.2 Research about economic development strategies by combining provinces in special economic zones and those in economic corridors should be conducted.

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