



■ **Meeting** [15 July 2002]



**The Development of a Public Land Management Policy
For Under-utilized Space in Bangkok, Thailand**

■ Contents

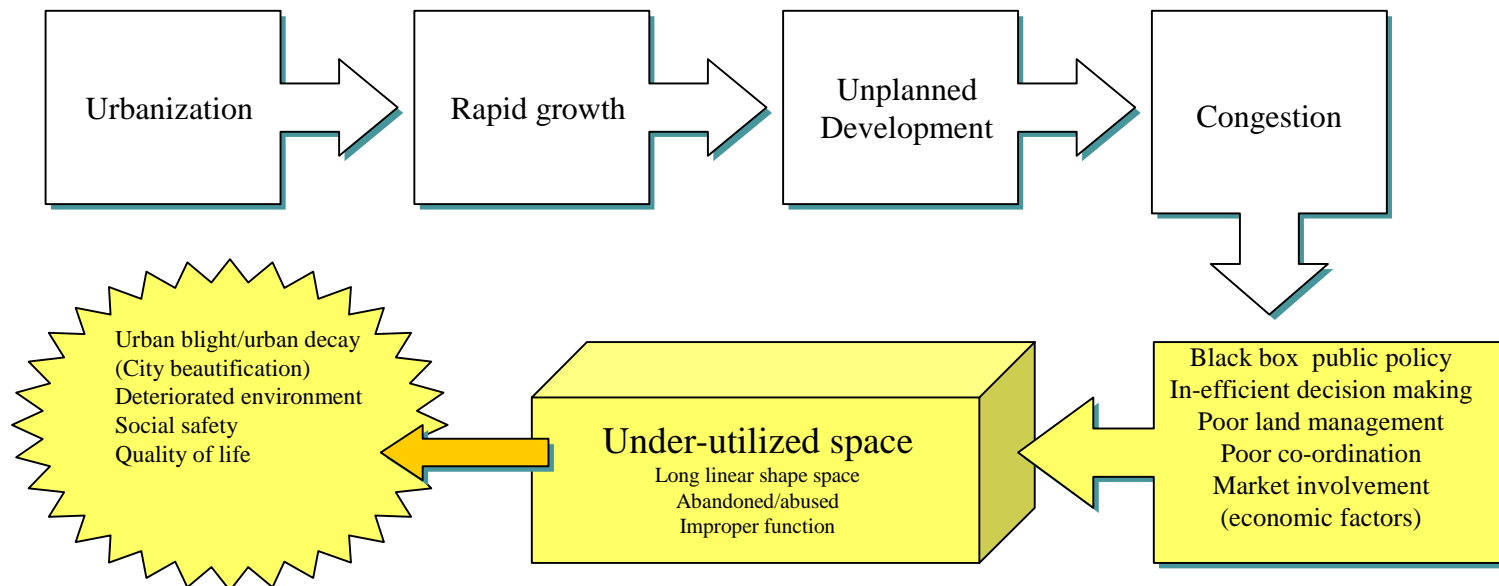
Clarified directions of the followings;

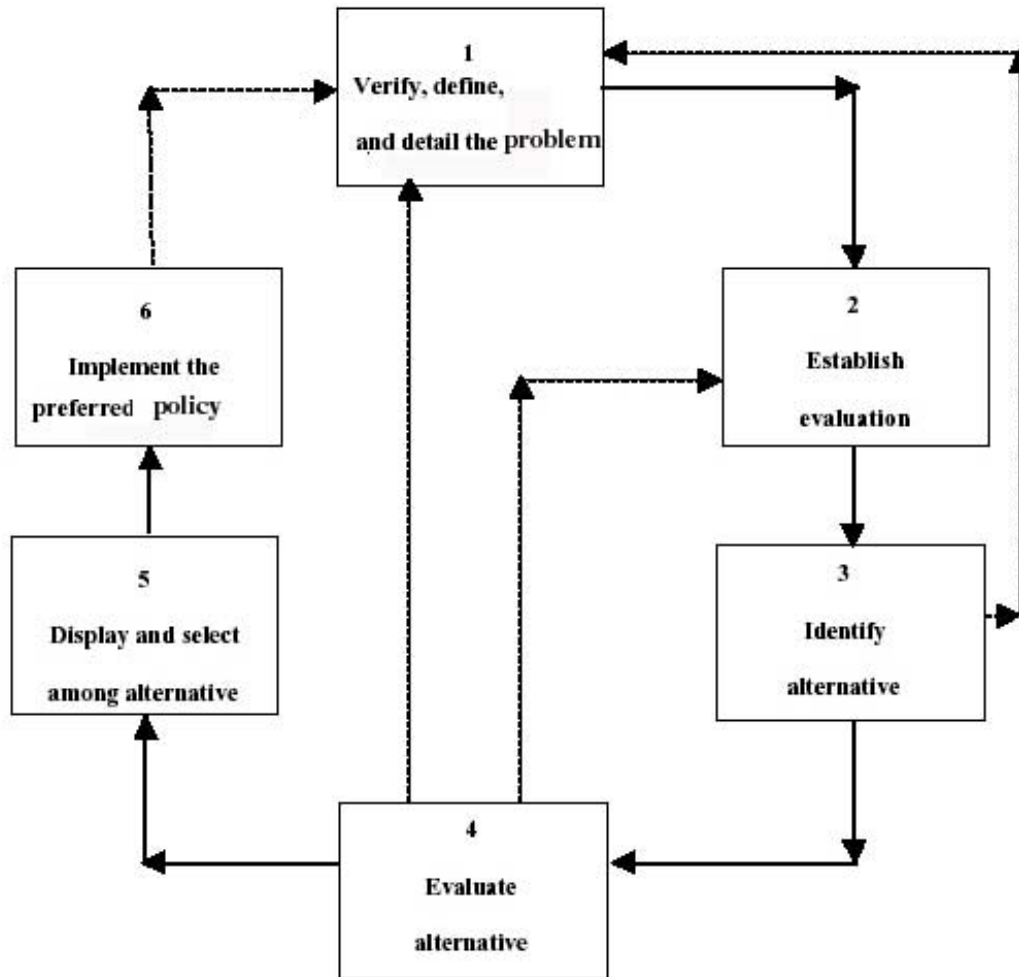
- Conceptual diagram
- Thesis objectives
- Overall methodology
- Analytical framework
- Research questions

Conceptual framework

Increasing of under-utilized spaces relate to

- Black box public policy
- In-efficient decision making
- Poor land management
Poor co-ordination
- Market involvement
(economic factors)





Key factors

Public Land Management policy decision making framework

Key stakeholders

Key variables

Key indicators

■ Thesis objectives

- 1. To understand the existing urban land management policy in public agencies.
- 2. To identify and categorize existing under-utilized spaces.
- 3. To describe the factors, criteria, and motivation on the use of public space.
- 4. To explore, describe, and evaluate the alternatives of the utilization and the possibilities of conflicts and constraints by applying to the case of Bangkok.
- 5. To recommend, formulate, and generalize public land management policy guideline for under-utilized space.

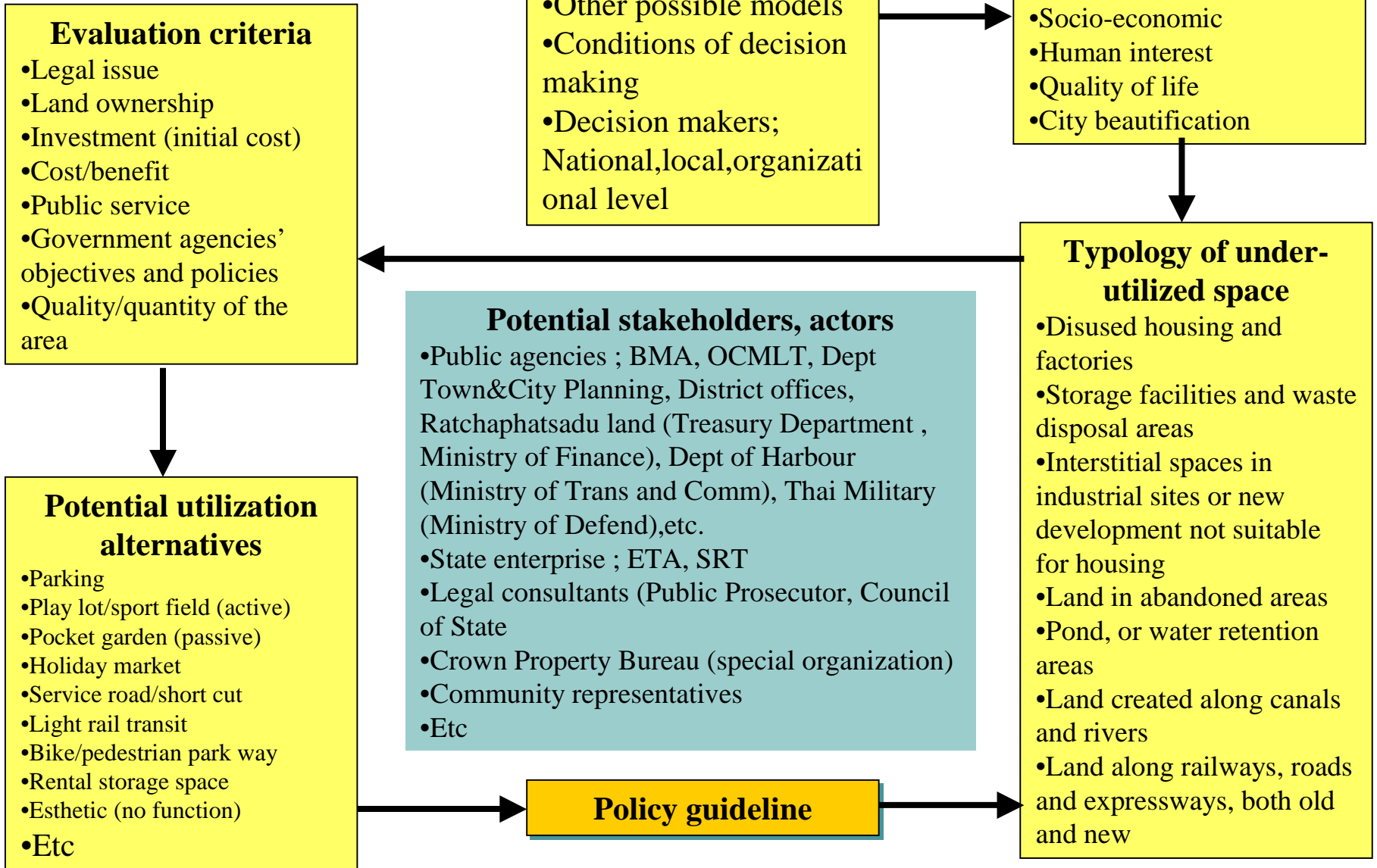
Coordination of objectives & conceptual framework

1. To understand the existing urban land management policy in public agencies.	Policy decision making Under-utilized land management problems	LR Policy study
2. To identify and categorize existing under-utilized spaces.	Typology of under-utilized space	
3. To describe the factors, criteria, and motivation on the use of public space.	Evaluation criteria	
4. To explore, describe, and evaluate the alternatives of the urban voids utilization and the possibilities of conflicts and constraints by applying to the case of Bangkok.	Utilization alternatives	Application to case study
5. To recommend, formulate, and generalize public land management policy guideline for under-utilized space.	Alternatives evaluators	Guideline & Generalization
	Policy guideline	

Overall methodology

- **Literature Review**
- **Policy analysis**
 - **Descriptive** – Policy analysis of the existing policies, in order to describe and find out the available alternatives
 - **Prescriptive** – forecasting and evaluation of future trend
- **Application to case study**
- **Guideline formulation and generalization**

Analytical framework



■ Research questions

- Under utilized space questions
- Policy / decision-making questions

CASE

Application to Bangkok, Thailand

Under-utilized spaces questions

- 1. What is the under-utilized spaces, public owned land?
Clarification.
- 2. Why do the under-utilized spaces exist in the urbanized area?
- 3. Clarification of under-utilized public land and its relationship to the use of the space and location.
- 4. Clarification of organization framework of involved actors.
- 5. Why does it have to be systematic / holistic /integrated approach?
- 6. What are the appropriate public activities assigned on the utilized land concerning integrated approach (social, economic, and environment aspect)?
- 7. What are the alternatives for utilization?

Policy / decision-making questions

- 1. What are the direction of plans, policies, in the National, local level related in public land utilization?
- 2. Clarification of decision-making / policy models
- 3. Why the public land management policy study is important to urban environmental management?

■ Application to case study questions

- 1. What are the significance indicators of under-utilized space in the case of BKK?
- 2. Which model(s) is appropriate to the case of Bangkok, Thailand
- 3. What would be the attitude, opinion and reaction from the involved actors?
- 4. How to manage the plan?

PUBLIC OWNED urban vacant spaces

* The M.I.T. Consultants Team (1994)

- Disused housing and factories
- Storage facilities and waste disposal areas
- Interstitial spaces in industrial sites or new development not suitable for housing
- Land in abandoned areas
- Pond, or water retention areas
- Land created along canals and rivers
- Land along railways, roads and expressways, both old and new

Potential involved organizations :

- Public agencies ; BMA, District offices, Ratchaphatsadu land (Treasury Department , Ministry of Finance), Dept of Harbour (Ministry of Transport and Communications), Thai Military (Ministry of Defend), etc.
- State enterprise ; ETA, SRT
- Crown Property Bureau (special organization)

Examples of under-utilized spaces



Examples of the potential urban voids as these followings;

- Storage facilities and waste disposal areas
- Land in abandoned areas
- Pond, or water retention areas
- Land created along canals and rivers
- Land along railways, roads and expressways, both old and new

Examples of under-utilized spaces



Examples of spaces under ETA expressway



End

Thank you