

Title of paper

CONTROVERSIES IN PUBLIC LAND MANAGEMENT DECISION -MAKINGS : CASE STUDY OF LAND UTILIZATION IN BANGKOK, THAILAND¹.

Abstract

The controversy after announcing an urban land policy has been found regularly. Most of them involved the diversity of needs and conflict directions of utilization. The problems of controversies in publicly owned land utilization is usually related to 'black box'² policy, inefficient decision-making, poor land management, poor co-ordination, ignorance of public land actors, politic, and market involvement (economic factors). The study focused on Thailand cases in these following issues;

- The recent decision-making process in publicly own land.
- Ad-hoc policy in public organizations and decision-making without the participation of all involved actors.
- Publicly owned lands and potential alternatives of utilization.
- Involved actors and their attitudes toward land utilization policies.

Any publicly owned vacant land itself can be transformed into valuable public land, provides the equal opportunity of public services distributed through the districts. The surveys listed utilization examples and asked respondents to select the most preferred ones. The choices were referred to different directions to usually achieve the sustainable and sound urban land planning. The results from several analyses seemed to form major common patterns of directions and actors.

The study objectives aimed to assess the decision-making process, and offer the systematically and holistically approaches for urban land management especially for the land owner agencies and Bangkok Metropolitan Administration (BMA, city level government), affected various aspects of city environment and communities. The integrated approaches would make it necessary to perhaps accommodate the alternative public activities into the space and to formulate organizations strategies and practical urban renewal public policy scheme. The factors respond to past, present and future of this urban environment study are the controversies in legal issue, demographic variations and district inhabitants needs, economic development of the city, the linkages to national policy and the real needs of the population which will be taken in account and be analyzed in the study.

This research requires certain criteria used in selecting of study areas, which involves the full range of actors (public agencies, state enterprises, local government, district offices, community participation, private entrepreneur, etc). Case study will be public agency who own the under-utilized land, vacant lots/or pre-occupied by squatters lots, or site of relocated/re-functioned institution. The three major organizations, at this stage, will be The Treasury Department, Ministry of Finance (TRD), The State Railway of Thailand (SRT), and The Expressway and Rapid Transit Authority (ETA).

Finally this study will try to improve decision-making in policy level and systematically find the resolution strategies to utilize those spaces with less conflict. The methodology using in this study is 'Policy analysis'. The processes involve extensive data gathering from many responsive stakeholders, elaborate calculations using empirical and quantitative data.

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² 'The Black Box' A systems view of organization (Murray, 1986)