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

Contents

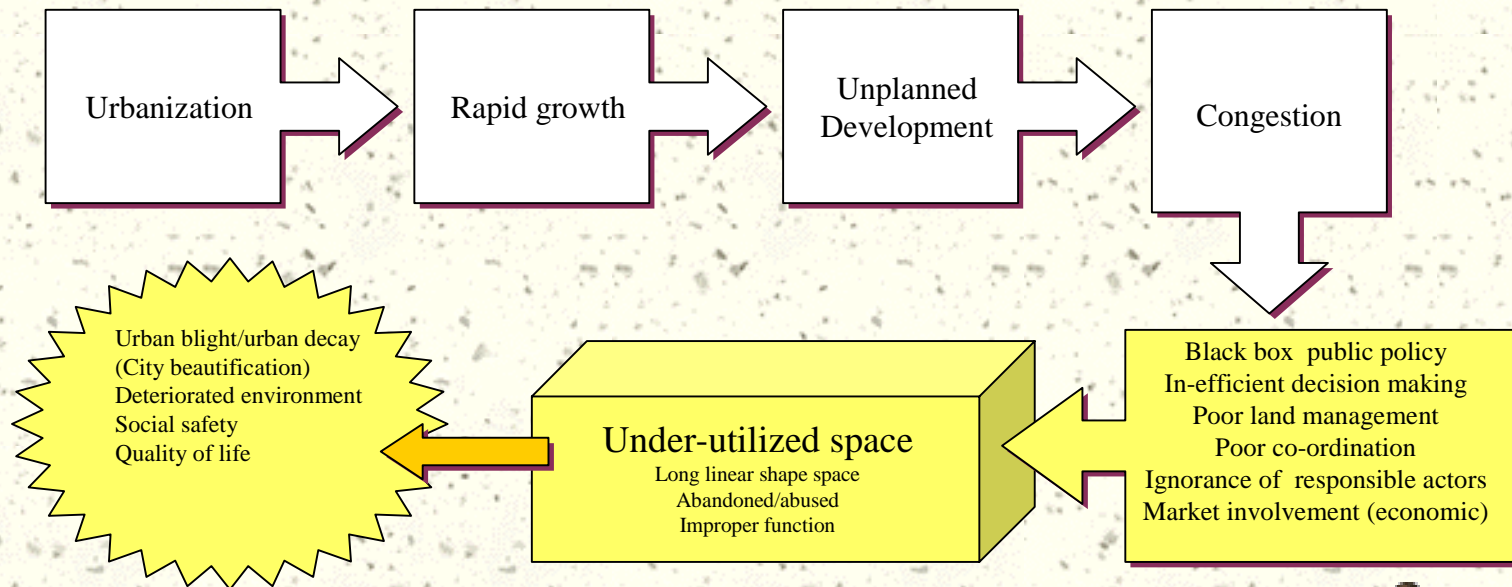
Clarified directions of the followings;

- # Statement of the problems
- # Analytical framework
- # Thesis objectives
- # Overall methodology
- # Assumptions
- # Research questions
- # Selecting of study areas criteria
- # Preliminary literature reviews

Statement of the problems

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)



The need of 'Public Land Management Policy for under-utilized space'

- # Vacant land tax increasing proposal (Department of Land)
- # Left over space with no direction (policy attached) - **conflict !, social and environmental problems, misused, city beautification / tidiness**
- # BMA policies / direction / aims / targets
- # Local government initiative (district offices)
- # Community needs and acceptance
- # Income generators / economic development
- # Future development for urban sustainability



Public Land Management policy decision making framework

- # Verify, define, and detail the problems
- # Establish evaluation
- # Identify alternative
- # Evaluate alternative
- # Display and select among alternatives
- # Implement preferred policy
- # Key factors
 - Key indicators
 - Key variables
 - Key stakeholders

Policy decision making

- # Elitist model vs Pluralist
- # Other possible models
- # Conditions of decision making
- # Decision makers;
National, local, organizational level

Under-utilized land management problems

- # Environmental problem (noise, air, water)
- # Socio-economic
- # Human interest
- # Quality of life
- # City beautification

Evaluation criteria

- # Legal issue
- # Land ownership
- # Investment (initial cost)
- # Cost/benefit
- # Public service
- # Government agencies' objectives and policies
- # Quality/quantity of the area

Typology of under-utilized space

* 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 utilization alternatives

- # Parking
- # Play lot/sport field (active)
- # Pocket garden (passive)
- # Holiday market
- # Service road/short cut
- # Light rail transit
- # Bike/pedestrian park way
- # Rental storage space
- # Esthetic (no function)
- # Etc

Potential stakeholders, actors

- # Public agencies ; BMA, OCMLT, Dept Town&City Planning, District offices, Ratchaphatsadu land (Treasury Department , Ministry of Finance), Dept of Harbour (Ministry of Trans and Comm), Thai Military (Ministry of Defend),etc.
- # State enterprise ; ETA, SRT
- # Legal consultants (Public Prosecutor, Council of State
- # Crown Property Bureau (special organization)
- # Community representatives/private sectors involvement
- # Etc

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/ methodology

1. To understand the existing urban land management policy in public agencies.

Policy decision making

Under-utilized land management problems

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

5. To recommend, formulate, and generalize public land management policy guideline for under-utilized space.

Alternatives evaluators

Policy guideline

LR
Policy study

Application to
case study

Guideline &
Generalization

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

Assumptions

There are 4 assumptions in the study;

- # 1. Public decision-making process is an important step of urban land management policy.
- # 2. The integrated or multiplism approach would bring better result for urban environmental management to achieve the sustainable and sound urban land planning.
- # 3. Under-utilized space creates another possible opportunity to solve the complex problems of urban re-development for ensuring social equity, better urban environmental management and economic growth.
- # 4. The space itself can transform into valuable public land, provides the opportunity of equity of public service distribution through the districts.

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?

Selecting of study areas criteria

- # Public owned land
- # Variety and complexity of involved actors ;
Public agencies, state enterprises, local government, locality (private sectors/community involvement)
- # Impact to ;
 - quality of life
 - Economic
 - public needs (human interest)
 - social/urban sustainability
 - environment

Examples of under-utilized spaces



Examples of the potential study areas (spatial dimension):

- ❑ 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

Preliminary literature reviews

- # The land utilization
- # Under-utilized spaces created by urban development and urbanization
- # Causes of under-utilized spaces
- # Decision-making models
- # Integrated approach management models
- # Methodology ; Policy analysis, decision analysis, multivariate analysis
- # About the study area
 - Urbanization and unplanned development
 - Policy study and urban land management issue in NESDP
 - Criteria used in selecting of study areas
 - Existing situation in public owned under-utilized space in Bangkok, Thailand
 - Vacant lands and their administrative decision-making ; ETA case
 - The legal issues
 - Institutional framework in public policy
 - Community and locality involvement

End

Thank you