

<b>THESIS TITLE</b>	MODEL LAW FOR THE PREPARATION OF SPECIFIC PLAN
<b>KEYWORDS</b>	URBAN PLANNING/SPECIFIC PLAN/ LANDUSE COUNTRON/LAW
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### **ABSTRACT**

The objectives of the current research are to manifest the problems of urban planning that the utilization of lands for the purpose of aesthetic areas or scenic beauty is uncontrollable. Particularly, the sightseeing areas which possess beautiful natural scenery. If those places were to be damaged, it wouldn't be easy to have them restored. This could lead to a loss of revenue and it could affect the national revenues since the major source of revenue of the country is from tourism. Hence, to cope with such problems, we should introduce the specific urban planning to such areas. This introduction would be also in accordance with the principle of the urban planning at the international level. We have selected countries which are successful in utilizing urban planning as the subjects for this comparative research. Which are; the United Kingdom, the United States of America, the Republic of French and Republic of Singapore. The qualitative research method is applied for this research, consisting of documentary research, in-dept-interview and co-designed.

The results of our research demonstrated that the selection of area which could be possible to apply to the specific planning shall be the competent one and shall not be the area which is already under the control of the law for specific land use. The structure of the specific planning should consist of the description of layout map, the regulations of building control and land use. The Department of Public Work and Town and Country Planning should be an organization that undertake this task. For public participation, at the first place, the public should be the one who provide the information then hearing and considering the proposals for area developments. Besides, there should be a co-working group to draw up the specific planning. For the hierarchy of law, the

usage of the specific planning of Kho Chang community shall be enacted to the Act because it affects the right and liberty of the people.

The research has legal proposals as follows; issuing ministerial regulations in regards of buildings control, buildings conservation, open spaces reservation and the eviction of private lands for the purpose of providing the lands for public use. In the aspect of the participation of public in revising the City Planning Act, BE 2518 (1975), the local government should be allowed to participate in planning committee. There should not be the statue of limitations of the specific plan as well. Also, the law of land allocations should be merged with the city plan law so that it becomes possible to create a link in the area control and development.

For administrative suggestions, a working group to draw up a specific city plan should be formed. Adjusting budget allocations to the Department of Public Works and Town & Country Planning for the purpose of the further developments. Finally, establishing a fund for the area development together with forming a special area management organization in a specific city plan. This would be of great benefit to the development and the conservation of the important tourism areas. The areas will be able to continue being the main sources of national incomes, at the same time, remain their sustainable scenic beauty.