

THESIS TITLE	LEGAL MEASURES FOR REGULATING REAL ESTATE BROKERAGE CONTRACTS
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ABSTRACT

The purpose of this thesis is to study 1) Background and school of thoughts regarding the regulation for making real estate brokerage contracts 2) Legal measures regarding the regulation of real estate brokerage contracts in other countries and in Thailand 3) Analyze legal problems regarding the making of real estate brokerage contracts and 4) Guidelines for solving legal problems regarding the making of real estate brokerage contracts. Wherein the qualitative research includes researching various documents and information via reviewing literature from articles, journals, research papers, dissertations, theses, books, texts, and both domestic and international legal principles.

The study results indicated that (1) Problems regarding the definition of real estate brokers - nowadays, there are no direct legal measures to regulate the professional conduct of real estate brokers. Thus, there are no guidelines for the qualities of people who act in the real estate brokers' roles. (2) Problems in the making of contract agreement for becoming a real estate broker- the civil and commercial code for brokerage does not include detail on how to make contract agreements for becoming a real estate broker which gives power to the wills of the agreeing parties, putting advantages in the hands of the party with more marketing negotiation power. (3) Problems with agencies that regulate and control the professional standards of a real estate broker - there are no agencies that involve the coordination between the government and private organizations to regulate and control the issue. In today's time, measures for protecting the real estate broker profession arise from the cooperation between private organizations. (4)

Problems with the establishment of a committee that serves to strengthen, control, escalate and settle disputes in the real estate brokerage profession - there is no working organization that supervises and control the conducting of the profession so there is no cooperation between the public and the private for an efficient development of the real estate brokerage occupation.

Therefore, to enforce the standards and international acceptance of Thailand's brokerage profession, there should be specific laws regarding the contract making process of real estate brokers including the definition of a real estate broker, contract making to become a real estate broker, relevant organizations that supervise and control the professional conducts of real estate brokers, and the establishment of a committee that works to strengthen, control, escalate and settle disputes in the real estate brokerage profession.