

THEMATIC TITLE	LAW ENFORCEMENT ON PARKING SPACE ARRANGEMENT IN LARGE CITY: CASE STUDY OF CONDOMINIUM IN BANGKOK METROPOLIS
KEYWORDS	CONDOMINIUM /PARKING AREAS
STUDENT	ACTING SUB LT. THANARAT KAEWPRUEK
THEMATIC ADVISOR	DR. SIWAPORN SAOWAKON
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ABSTRACT

This independent study aims to investigate background, concepts, principles, and theories relating to providing the condominium parking areas in case of Bangkok Metropolis, and legal measures on promoting a number of the condominium parking areas in Thailand and foreign countries in order to analyze the problems of providing the condominium parking areas in Bangkok Metropolis and find out the solutions to the law enforcement problems relating to providing the condominium parking areas in Bangkok Metropolis.

The findings revealed that (1) Regarding the problems on promoting a number of the condominium parking areas, the Ministerial Regulation No.7 B.E. 2517 has been legislated in accordance with the Building Construction Control Act, B.E. 2479 to enforce the law in promoting and specifying a number of the condominium parking areas. However, it has still been provided in a limited number so that there are no parking areas for the residents who use their own private vehicles rather than public transportation. This causes the problems of traffic congestion and pollution on environment; (2) Regarding the problems on authority of the Building Control Committee in inspecting and promoting a number of the condominium parking areas in case of Bangkok Metropolis, the Section 18 of the Building Control Act, B.E. 2522 does not specify duties of the Building Control Committee in inspecting and promoting a number of the condominium parking areas in case of Bangkok Metropolis. This leads the condominium entrepreneurs to have no interests in the condominium parking areas; and (3) Regarding the problems on the authority to punishment of the Building Control Committee

in case of breaking the laws of building the condominium parking areas in case of Bangkok Metropolis, the Section 18 of the Building Control Act, B.E. 2522 does not stipulate the authority to punishment of the Building Control Committee which causes the condominium entrepreneurs not to be afraid of wrongdoing and not to follow the laws on providing the parking areas.

Therefore, in order to efficiently enforce the laws relating to providing the condominium parking areas in case of Bangkok Metropolis, it is advisable to amend the Building Control Act, B.E. 2522 and the Ministerial Regulation No.7 B.E. 2517 as follows: (1) The minimum of condominium parking areas in Bangkok Metropolis stipulates that each condominium unit should have at least one parking space; (2) The committee has authority in inspecting and promoting a number of the condominium parking areas; and (3) The committee has authority to punish the condominium entrepreneurs who violate the laws on providing the parking areas.