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Legal structure for Urban Development and
Related Issues in Thailand and Japan

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1. Legal Structure for Urban Development and Related Issues in Thailand and Japan

	Laws	Plan, Project	Similar Plan in Thailand<*1>	Organization that Formulated the Plan, Legal Position of the Plan <*1>
National Plan			The Twelfth National Economic and Social Development Plan (2017- 2021)/ แผนพัฒนาเศรษฐกิจและสังคมแห่งชาติฉบับที่12	- Organizations that formulated the plan: Office of the National Economic and Social Development Board (NESDB), Office of the Prime Minister - The most important plan that determines the policies on nation's economic and social development - The five-year national plan has been approved by the cabinet and promulgated by a government decree. - The spatial plan is not included.
	Basic Act for Land	Land use plan	National Spatial Plan 2057/ ผังประเทศ2600 <*2>	- Organizations that formulated the plan: Department of Public Works and Town & Country Planning (DPT), Ministry of Interior - The creation of this plan began in response to the cabinet order to DPT dated July 9, 2002 (which encouraged the formulation of urban plans all over the country). - The National Spatial Plan 2057 is currently being reviewed.
	National Land Use Planning Act	National land use plan, basic land use plan		
	National Spatial Planning Act	Regional plan	National Spatial Plan 2057 (Regional Spatial Plan 2057/ ผังภาค2600). The plan shows policies on development in the Northern Region, Northeastern Region, Central Region, Southern Region, Eastern Region, Bangkok, and its vicinity.	- Organization that formulated the plan: Department of Public Works and Town & Country Planning (DPT) - The creation of this plan began in response to the cabinet order to DPT dated July 9, 2002 (which encouraged the formulation of urban plans all over the country). - The contents of the plan are currently being reviewed.
	Multi-Polar Patterns National Land Formation Promotion Act	Basic plan for development hub sites, basic plan for business hub cities		
Regional Plan	Metropolitan Area Readjustment Act, Kinki Area Adjustment Act, Chubu Area Development and Improvement Act	Metropolitan area readjustment plan, Kinki area adjustment plan, and Chubu area development and improvement plan		
(Block level/ prefectural level)	National Land Use Planning Act	Prefectural plan	Provincial Comprehensive Plan/ ผังเมืองรวมจังหวัด	- Created by DPT and provincial governments (องค์การบริหารส่วนจังหวัด) in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518 (revised by the 1992 Act). The plan has now been formulated in all provinces. - This plan restricts land use in all areas of each province but does not classify land use into many types. It clearly segments lands into urban areas, rural areas, forest conservation areas, and others. Accordingly, they are close in nature to the urbanization promotion areas and urbanization control areas that are stipulated in the City Planning Act of Japan. - Provinces with an urban comprehensive plan covering the overall areas in each, such as Bangkok, Nonthaburi, and Sampakarn, have not formulated a provincial-level comprehensive plan.
	Act on Measures for Promoting Mountain Villages, Remote Islands Development Act			
	Others			

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Urban Plan	National Land Use Planning Act	Municipal plan	Urban Comprehensive Plan/ ผังเมืองรวม	- Organizations that formulated the plan: Local government, DPT - Formulated based on the Town Planning Act 1975/พระราชบัญญัติการผังเมือง 2518 - The plan is formulated all over the country. In Bangkok, the Bangkok Metropolitan Comprehensive Plan 2013/ผังเมืองรวมกรุงเทพมหานครพ.ศ. 2556 is now being used. - The contents of the plan include restrictions on land use, conservation of open spaces, transportation system plan, and infrastructure development plan.
	City Planning Act	Regulations on land use urban facilities		
	(Classification of Areas)	Article 7		
	City Planning Act	City planning areas: urbanization promotion areas, urbanization control areas	There is no system that directly designates urbanization promotion areas and urbanization control areas, but similar areas are designated under the Provincial Comprehensive Plan.	Provincial Comprehensive Plan - Organizations that formulated the plan: Provincial government (องค์การบริหารส่วนจังหวัด), DPT - This plan has now been formulated in all provinces in accordance with the Town Planning Act 1975/พระราชบัญญัติการผังเมือง2518. - This plan restricts land use in all areas of each province, but does not classify land use into many types. It clearly segments lands into urban areas, rural areas, forest conservation areas, and others. Accordingly, they are close in nature to the urbanization promotion areas and urbanization control areas that are stipulated in the City Planning Act of Japan. - Provinces with an urban comprehensive plan covering the overall areas in each, such as Bangkok, Nonthaburi, and Sampakarn, have not formulated a provincial-level comprehensive plan.
	(Urban Redevelopment Policy, etc.)	Article 7-2		
	Urban Renewal Act	Urban redevelopment policy	- Local governments are not obliged to formulate these policies because there is no similar law in Thailand. - However, some local governments have formulated similar policies in their operational policies.	- No urban redevelopment policy has been formulated in Thailand because the country does not have a law equivalent to the Urban Renewal Act. - Legal grounds for the formulation of operational policies by local governments are the Bangkok Metropolitan Administration Governance Act 1985/ พระราชบัญญัติระเบียบบริหารราชการกรุงเทพมหานคร
	Act on Special Measures concerning Promotion of Supply of Houses and Housing Lands in Urban Districts	Policy for the development of residential urban areas		
	Act on Comprehensive Development of Regional Core Cities with Relocation of Office-Work Function	Policy for the development of core business urban areas		

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	Laws	Plan, Project	Similar Plan in Thailand<*1>	Organization that Formulated the Plan, Legal Position of the Plan <*1>
	Act on Promotion of Improvement of Disaster Control Districts in Populated Urban Districts	Policy for disaster prevention block improvement		2528 and the Local Government Act 1953/ พระราชบัญญัติเทศบาล 2496. · Bangkok refers to its policies for the development of residential urban areas and core business urban areas in the Bangkok 12-Year Development Plan 2009–2020/ แผนพัฒนากรุงเทพมหานคร 12 ปี พ.ศ. 2565-2575.
	(Districts and Zones)	Article 8		
	City Planning Act	Use districts, special use districts, special use restriction districts, exceptional floor area ratio districts, high-rise residential attraction districts, height control districts, high-level use districts, specified blocks, fire prevention districts or quasi-fire prevention districts, scenic districts	Urban Comprehensive Plan/ ผังเมืองรวม	· Organizations that formulated the plan: Provincial government, DPT · To be formulated in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง 2518
	Building Standards Act	Basic matters on restrictions related to buildings (restrictions on roads, etc., restrictions on use, form restrictions, etc.), relevant ordinances, etc.	· Building Control Act 1979/ พระราชบัญญัติควบคุมอาคาร พ.ศ. 2522 · Local governments may set their own regulations by formulating ministry orders or ordinances based on the Building Control Act 1979.	· The Ministry of Interior is obliged to enforce the Building Control Act. · The local government (Thesaban/ เทศบาล) is responsible for building permissions within the areas under its jurisdiction. · In areas outside those under the jurisdiction of the local government, the organization under the jurisdiction of DPT holds the responsibility for building permissions.
	Parking Lot Act	Parking place development zones	No such zone is designated under a similar law. However, these zones may be designated under the ministry order or ordinance based on the Building Control Act 1979.	· Organization that formulated the plan: Local government · Ministry orders and ordinances based on the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคาร พ.ศ. 2522
	Urban Green Space Conservation Act	Green space conservation districts, special green space conservation districts, tree planting districts	No such district is designated under a similar law. However, these districts may be designated in the following ways: (1) Designating one on the Open Space Map/ แผนผังแสดงพื้นที่โล่ง in the Urban Comprehensive Plan (2) Designating one in the specific plan/ ผังเมืองเฉพาะ	(1) To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง 2518 (2) To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง 2518

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			(3) Designating a district with building regulations with a ministry order or ordinance based on the Building Control Act	(3) A ministry order or ordinance based on the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคารพ.ศ. 2522 is to be formulated by the local government.
	Port and Harbor Act	Port zones	No such zone is designated under a similar law. However, these zones may be designated in the specific plan/ ผังเมืองเฉพาะ.	To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518.
	Act on Special Measures concerning Preservation of Traditional Scenic Beauty in Ancient Capitals	Special historic natural features conservation zones	No such zone is designated under a similar law. However, these zones may be designated in the following ways: (1) Designating one in the specific plan/ ผังเมืองเฉพาะ (2) Designating a district with building regulations with a ministry order or ordinance based on the Building Control Act	(1) To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518 (2) A ministry order or ordinance based on the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคารพ.ศ. 2522 is to be formulated by DPT or the local government. In Bangkok, such zone is designated in Rattanakosin District.
	Productive Green Land Act	Productive green zones	No such zone is designated under a similar law. However, these zones may be designated on the Zoning Map/ แผนผังจำแนกประเภทการใช้ประโยชน์ที่ดิน in the Urban Comprehensive Plan.	- To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518 - These zones may receive treatment on fixed property tax in accordance with the Town Planning Act 1975, in the same way as the Productive Green Land Act.
	Act on the Improvement of Urban Distribution Centers	Physical distribution districts	No such district is designated under a similar law. However, these districts may be designated or developed in the following ways: (1) Designating one on the Zoning Map/ แผนผังจำแนกประเภทการใช้ประโยชน์ที่ดิน in the Urban Comprehensive Plan (2) Development is carried out by purchasing lands or through the compulsory purchase of lands by the Industrial Estate Authority of Thailand.	(1) To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518 (2) To be implemented by the Industrial Estate Authority of Thailand in accordance with the Industrial Estate Authority of Thailand Act 1979/ พระราชบัญญัติการนิคมอุตสาหกรรมแห่งประเทศไทย 2522
	Act on the Protection of Cultural Properties	Conservation zones for clusters of traditional structures	No such zone is designated under a similar law. However, these zones may be designated in the following ways: (1) Designating one on the Zoning Map/	(1) To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518

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			แผนผังจำแนกประเภทการใช้ประโยชน์ที่ดิน in the Urban Comprehensive Plan (2) Designating one in the Specific Plan/ ผังเมืองเฉพาะ (3) Designating a district with building regulations with a ministry order or ordinance based on the Building Control Act (4) Designating one in accordance with the Environmental Quality Management Plan/ แผนจัดการคุณภาพสิ่งแวดล้อม that was formulated by the Ministry of Natural Resources and the Environment	(2) To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518 (3) A ministry order or ordinance based on the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคารพ.ศ. 2522 is to be formulated by the local government. (4) The Minister of Natural Resources and Environment may designate these zones as a ministry order in accordance with the Improvement and Conservation of the National Environmental Quality Act 1992/ พระราชบัญญัติส่งเสริมและรักษาคุณภาพสิ่งแวดล้อมแห่งชาติพ.ศ. ๒๕๓๕.
	Act on Special Measures concerning Countermeasures against Aircraft Noise around Specified Airports	Aircraft noise control zones, aircraft noise control special zones	No such zone is designated under a similar law. However, these zones may be designated in the following ways: ① Designating one in the Specific Plan/ ผังเมืองเฉพาะ ② Designating a district with building regulations with a ministry order or ordinance based on the Building Control Act	① To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง 2518 ② A ministry order or ordinance based on the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคารพ.ศ. 2522 is to be formulated by the local government.
	Act on Promotion of Improvement of Disaster Control Districts in Populated Urban Districts	Specified disaster prevention block improvement zones	No such zone is designated under a similar law. However, these zones may be designated in the following ways: ① Designating one in the Specific Plan/ ผังเมืองเฉพาะ ② Designating a district with building regulations with a ministry order or ordinance based on the Building Control Act	① To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง 2518 ② A ministry order or ordinance based on the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคารพ.ศ. 2522 is to be formulated by the local government.
	Act on Special Measures concerning Urban Reconstruction	Urban regeneration special areas	No such area is designated under a similar law. However, these areas may be designated on the Zoning Map/ แผนผังจำแนกประเภทการใช้ประโยชน์ที่ดิน in the Urban Comprehensive Plan.	- Organization that formulated the plan: DPT or the local government - An area is designated with a ministry order based on the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518 - Currently, in the Urban Comprehensive Plan of Bangkok, regulations on the scale of buildings based on the Building Control Act have been eased in areas around the stations, and a floor-area-ratio bonus is granted to promote the high-level use of those areas.

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	Landscape Act	Landscape zones	No such zone is designated under a similar law. However, these zones may be designated in the following ways: ① Designating one in the Specific Plan/ ผังเมืองเฉพาะ ② Designating a district with building regulations with a ministry order or ordinance based on the Building Control Act	① To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง 2518 ② A ministry order or ordinance based on the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคารพ.ศ. 2522 is to be formulated by the local government.
	(Project Promotion Areas)	Article 10-2		
	Act on Special Measures concerning Promotion of Supply of Houses and Housing Lands in Urban Districts	Land readjustment promotion areas, residential-block construction promotion areas	There is no land readjustment promotion area exclusively for the development of residential areas. However, land readjustment promotion areas may be designated in accordance with the Land Readjustment Act 2004.	The Provincial Land Readjustment Committee คณะกรรมการจัดรูปที่ดินเพื่อพัฒนาพื้นที่ส่วนจังหวัด of the provincial government designates land readjustment promotion areas in accordance with the Land Readjustment Act 2004/ พระราชบัญญัติจัดรูปที่ดินเพื่อพัฒนาพื้นที่ 2547.
	Urban Renewal Act	Urban redevelopment promotion areas	None	In Thailand, there is no law that is similar to the Urban Renewal Act of Japan.
	Act on Comprehensive Development of Regional Core Cities with Relocation of Office-Work Function	Land readjustment promotion areas for core business urban development	There is no land readjustment promotion area exclusively for the development of industrial/business areas. However, land readjustment promotion areas may be designated in accordance with the Land Readjustment Act 2004.	The Provincial Land Readjustment Committee/ คณะกรรมการจัดรูปที่ดินเพื่อพัฒนาพื้นที่ส่วนจังหวัด of the provincial government designates land readjustment promotion areas in accordance with the Land Readjustment Act 2004/ พระราชบัญญัติจัดรูปที่ดินเพื่อพัฒนาพื้นที่ 2547.
	(Urban disaster recovery promotion areas)	Article 10-4		
	Act on Special Measures concerning Reconstruction of Urban Districts Damaged by Disaster	Urban disaster recovery promotion areas	No such area is designated under a similar law. However, these areas may be designated in the following ways for the prevention of disasters and recovery of disaster-affected areas: ① Designating one in the specific plan/ ผังเมืองเฉพาะ for the purpose of preventing disasters or reconstructing disaster-affected areas. ② For areas damaged by a large-scale fire, recovery promotion areas are designated as fire prone areas/ เขตเพลิงไหม้ based on the Building Control Act. ③ A land readjustment project is implemented for the purpose of the reconstruction of a disaster-affected area by designating it as a land readjustment promotion area in accordance with the Land Readjustment Act 2004.	① To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง 2518 ② A fire-damaged area improvement plan is formulated by the local government in accordance with the Building Control Act 1979/ พระราชบัญญัติควบคุมอาคารพ.ศ. 2522. ③ The Provincial Land Readjustment Committee คณะกรรมการจัดรูปที่ดินเพื่อพัฒนาพื้นที่ส่วนจังหวัด of the provincial government designates land readjustment promotion areas in accordance with the Land Readjustment Act 2004/ พระราชบัญญัติจัดรูปที่ดินเพื่อพัฒนาพื้นที่ 2547.
	(Urban Facilities)	Article 11		

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	Laws	Plan, Project	Similar Plan in Thailand<*1>	Organization that Formulated the Plan, Legal Position of the Plan <*1>
	Road Act, Act on Rail Tracks, Parking Lot Act, Railway Business Act, etc.	Traffic facilities: Roads, urban rapid-transit railroads, parking places, motor vehicle terminals, and others	① Urban planning standards a. Urban Comprehensive Plan Standard 2006/เกณฑ์และมาตรฐานผังเมืองรวม 2549 b. Bangkok Urban Planning Standard 2010/มาตรฐานด้านผังเมืองของกรุงเทพมหานคร2553 Standard of the Ministry of Transport (มาตรฐานกระทรวงคมนาคม)	- Infrastructure development is carried out by the Ministry of Interior, government organizations, and public utility enterprises under the jurisdiction of the Ministry of Transport. - Housing projects are implemented by the National Housing Authority. - Urban planning standards are not positioned legally but are applied when the Urban Comprehensive Plan is formulated. The standard “a” on the left was formulated by DPT and “b” was formulated by the City Government of Bangkok. - The standard of the relevant government organization is applied when each urban facility is developed. The standards of the individual ministries are positioned as ministry orders or project implementation manuals.
	Urban Park Act, etc.	Open spaces for public use: Parks (urban planning parks), green areas (urban planning green areas), open spaces, cemeteries, and others	① Urban planning standards a. Urban Comprehensive Plan Standard 2006/เกณฑ์และมาตรฐานผังเมืองรวม 2549 b. Bangkok Urban Planning Standard 2010/มาตรฐานด้านผังเมืองของกรุงเทพมหานคร2553 ② National Housing Authority Living Environment Standard/ มาตรฐานที่อยู่อาศัยและสิ่งแวดล้อมของการเคหะแห่งชาติ	
	Sewerage Act, etc.	Supply facilities, treatment facilities: Waterworks, electricity supply facilities, gas supply facilities, sewer systems, wastewater treatment facilities, garbage incinerators, and others	① Urban planning standards a. Urban Comprehensive Plan Standard 2006/เกณฑ์และมาตรฐานผังเมืองรวมพ.ศ.2549 b. Bangkok Urban Planning Standard 2010/มาตรฐานด้านผังเมืองของกรุงเทพมหานคร2553 ② Standards of relevant organizations a. Ministry of Public Health Standard/มาตรฐานกระทรวงสาธารณสุข b. Ministry of Industry Standard/มาตรฐานกระทรวงอุตสาหกรรม c. Ministry of Natural Resources and Environment Standard/ มาตรฐานกระทรวงทรัพยากรธรรมชาติและสิ่งแวดล้อม	

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	River Act, Canals Act	Waterways: Rivers, canals, and others	① Relevant laws a. Waterway Act 1962/ พระราชบัญญัติคั้นและคูน้าพ.ศ.2505 b. Public Waterway Project Act 1942/ พระราชบัญญัติการชลประทานหลวงพ.ศ.2485 c. Private Waterway Project Act 1939/ พระราชบัญญัติการชลประทานราษฎร์พ.ศ.2482 ② Ministry of Agriculture and Cooperatives Standard/ มาตรฐานกระทรวงเกษตรและสหกรณ์	
	Act on Construction, of Government and Other Public Office Facilities, etc.	Educational and cultural facilities: Schools, libraries, research facilities, and others Medical and social welfare facilities: Hospitals, nursery schools, and others Collective housing facilities, collective government and public office facilities	① Urban planning standards a. Urban Comprehensive Plan Standard 2006/ กณฑ์และมาตรฐานผังเมืองรวม 2549 b. Bangkok Urban Planning Standard 2010/ มาตรฐานด้านผังเมืองของกรุงเทพมหานคร2553 ② Standards of relevant organizations a. Ministry of Education Standard/ มาตรฐานกระทรวงศึกษาธิการ b. Ministry of Public Health Standard/ มาตรฐานกระทรวงสาธารณสุข c. National Housing Authority Living Environment Standard/ มาตรฐานที่อยู่อาศัยและสิ่งแวดล้อมของการเคหะแห่งชาติ	
	Wholesale Market Act, Slaughterhouse Act, etc.	Markets, slaughterhouses, crematoria	- Ministry of Public Health Standard/ มาตรฐานกระทรวงสาธารณสุข - Department of Local Administration Ministry of Interior Standard	
	Act on the Improvement of Urban Distribution Centers	Distribution business parks	None	

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	Laws	Plan, Project	Similar Plan in Thailand<*1>	Organization that Formulated the Plan, Legal Position of the Plan <*1>
	(Urban Development Projects)	Article 12		
	Land Readjustment Act	Land readjustment projects	Land Readjustment Project/ โครงการจัดรูปที่ดินเพื่อพัฒนาพื้นที่	- The project implementing body is the union of DPT, National Housing Authority, local government, special government agency, or juridical person. - To be implemented based on the Land Readjustment Act 2004/ พระราชบัญญัติจัดรูปที่ดินเพื่อพัฒนาพื้นที่2547
	New Housing and Urban Development Act	New housing and urban development projects	There has been no project implemented under a similar law. However, these projects may be implemented as those of the National Housing Authority.	- The project implementing body is the National Housing Authority. - To be implemented in accordance with the National Housing Authority Act 1994/ พระราชบัญญัติการเคหะแห่งชาติ 2537
	Urban Renewal Act	Urban redevelopment projects	None	In Thailand, there is no law that is similar to the Urban Renewal Act of Japan.
	Act on Development of Infrastructures for New Cities	New city foundation development projects	There has been no project implemented under a similar law. However, these projects may be implemented in the following ways: ① Implementing one as a foundation development project under the specific plan/ ผังเมืองเฉพาะ ② Implementing one as a project of the National Housing Authority ③ Implementing one as a project of the Industrial Estate Authority of Thailand	① To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518 ② Implementing the project in accordance with the National Housing Authority Act 1994/ พระราชบัญญัติการเคหะแห่งชาติ 2537 ③ Implementing the project in accordance with the Industrial Estate Authority of Thailand Act 1979/ ④ พระราชบัญญัติการนิคมอุตสาหกรรมแห่งประเทศไทย 2522
	Act on Special Measures concerning Promotion of Supply of Houses and Housing Lands in Urban Districts	Residential-block construction projects	There has been no project implemented under a similar law. However, these projects may be implemented in the following ways: ① Implementing one as land readjustment (การจัดรูปที่ดินเพื่อพัฒนาพื้นที่) ② Implementing one as a project of the National Housing Authority	① The project implementing body is the union of DPT, National Housing Authority, local government, special government agency, or juridical person. The project is implemented in accordance with the Land Readjustment Act 2004/ พระราชบัญญัติจัดรูปที่ดินเพื่อพัฒนาพื้นที่2547. ② Implementing the project in accordance with the National Housing Authority Act 1994/ พระราชบัญญัติการเคหะแห่งชาติ 2537
	Act on Promotion of Improvement of Disaster Control Districts in Populated Urban Districts	Disaster prevention blocks improvement projects	There has been no project implemented under a similar law. However, these projects may be implemented through the supply of public housing by the local government, which is carried out through the compulsory purchase of	To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518

Appendix 2-1

	Laws	Plan, Project	Similar Plan in Thailand<*1>	Organization that Formulated the Plan, Legal Position of the Plan <*1>
			lands under the specific plan/ ผังเมืองเฉพาะ	
	Act on Arrangement of Suburban Development and Redevelopment Areas and Urban Development Areas in the Metropolitan Area Act on Arrangement and Development of Suburban Development and Redevelopment Areas and Urban Development Areas in the Kinki Area	Industrial park development projects	To be implemented as projects of the Industrial Estate Authority of Thailand	· Implementing the project in accordance with the Industrial Estate Authority of Thailand Act 1979/ พระราชบัญญัติการนิคมอุตสาหกรรมแห่งประเทศไทย 2522
	(District Planning Etc.)	Article 12-4		
	City Planning Act	District plans	Specific plan/ผังเมืองเฉพาะ	To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518
	Act on Maintenance and Improvement of Traditional Scenery in Certain Districts	Historic scenery maintenance and improvement district plans	There is no similar law in Thailand. However, a specific plan/ ผังเมืองเฉพาะ based on the Town Planning Act 1975 may be formulated as a historic scenery maintenance and improvement district plan.	To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518
	Act on Promotion of Improvement of Disaster Control Districts in Populated Urban Districts	Disaster prevention block improvement zone plans	There is no similar law in Thailand. However, a specific plan/ ผังเมืองเฉพาะ based on the Town Planning Act 1975 may be formulated as a disaster prevention block improvement zone plan.	To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518
	Act on Improvement of Areas Along Trunk Roads	Road side district plans	There is no similar law in Thailand. However, a specific plan/ ผังเมืองเฉพาะ based on the Town Planning Act 1975 may be formulated as a road side district plan.	To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518
	Community Areas Development Act	Rural district plans	There is no similar law in Thailand. However, a specific plan/ ผังเมืองเฉพาะ based on the Town Planning Act 1975 may be formulated as a rural district plan.	To be formulated by DPT or the local government in accordance with the Town Planning Act 1975/ พระราชบัญญัติการผังเมือง2518
	Civil Code	Real rights (possession, ownership), usufruct (superficies, servitudes, etc.), real rights obtained by security (mortgages, etc.), claims (sale, leases, etc.)		An Act Promulgating the Land Code 1954/ พระราชบัญญัติให้ใช้ประมวลกฎหมายที่ดิน 2497
Other Relevant Laws	Act on Land and Building Leases			Civil and Commercial Code/

Appendix 2-1

	Laws	Plan, Project	Similar Plan in Thailand<*1>	Organization that Formulated the Plan, Legal Position of the Plan <*1>
				พระราชกฤษฎีกาให้ใช้บทบัญญัติแห่งประมวลกฎหมายแพ่งและพาณิชย์
	Act on Building Unit Ownership, etc.			The Condominium Act 1979/ พระราชบัญญัติอาคารชุด 2522
	Act on Facilitation of Reconstruction of Condominiums			The Condominium Act 1979/ พระราชบัญญัติอาคารชุด 2522
	Real Property Registration Act			· An Act Promulgating the Land Code 1954/ · พระราชบัญญัติให้ใช้ประมวลกฎหมายที่ดิน 2497 · The Department of Lands of the Ministry of Interior holds jurisdiction over land registration, the registration of condominium ownership, site division, and other similar matters.
	Act on Real Estate Appraisal			Civil and Commercial Code/ พระราชกฤษฎีกาให้ใช้บทบัญญัติแห่งประมวลกฎหมายแพ่งและพาณิชย์
	Act on Loan of Urban Development Fund	Loan provided by the national government to the local government, etc.	A loan may be available from the local administration fund of the Department of Local Administration, Ministry of Interior, depending on the contents of the project to be implemented.	
	Act on Special Measures Concerning the Promotion of Urban Development by Private Sectors	Loan provided by the Organization for Promoting Urban Development, etc.	None	
	Act on Promotion of Private Finance Initiative	Private Finance Initiative (PFI)	· For government projects, there is a law concerning concession exclusively for each project. · Public-Private Partnership (PPP) Act 2013/ พระราชบัญญัติการให้เอกชนร่วมลงทุนในกิจการของรัฐ 2556	

*1: National Spatial Planning and Regional Policy Bureau, the Ministry of Land, Infrastructure, Transport and Tourism, March 2013

*2: The numerical figure after each phrase in Thai characters indicates the Buddhist calendar year, which is 543 years ahead of the Western calendar year.

Source: Created by the JICA Survey Team

Appendix 6—1

Development Concept Paper (Draft)

CONCEPT PAPER (DRAFT)

Ver. Sep. 21

Appendix 6-1

Concept Paper for Bang Sue Area

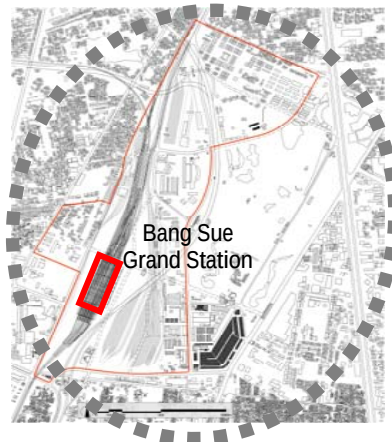


* Objectives

- ☑ Year 2032, 12 (twelve) years later since Red Line's inauguration, will be the target year of the present concept paper.
- ☑ To clarify development concepts and actions among different stakeholders as common purposes.
- ☑ To widely share, in the international community as well as inside the country, the development needs for CBD and the main roles of Bang Sue Area, which will be one of the main traffic terminals in Bangkok emerging as a worldwide urban agglomeration.
- ☑ To form an international and regional business and interaction center.
- ☑ To prepare a guideline to promote a well-balanced area development.

* Target Area

Bang Sue Grand Station and the neighboring land are the target area for the development concepts.



* Vision

Bang Sue – Gateway to “City of Angels”

A dynamic and attractive super urban core where people from all over the world get together for joy and creation
Based on “Business area”, “Super Arena” and “Convention Center”, Bang Sue Area shall be expected to continuously offer different types of original culture, information and ideas created by all types of people living and getting together in the area.

* Basic Concepts

Concept 1 To grow up to a centripetal urban core in Bangkok Metropolitan Area which plays important roles in the international community.

- (1) To form an international and regional business and interaction center.
- (2) To ensure sustainability including safety and environmentally friendliness.

Concept 2 To create an eternally beloved new central district full of various attractiveness.

- (1) To create various attractions of urban life, from old to new, from a bustle of marketplaces to ultramodern skyscrapers.
- (2) To create a comfortable walking space so that everyone should enjoy strolling the along decks and paths in the area.

Concept 3 To create a visitor-friendly traffic terminal area comfortable for everyone.

- (1) To create a world-level traffic terminal area comfortable for both Thai and foreign visitors.
- (2) To upgrade the user-friendliness in terms of transfer by creating public spaces.

Concept 4 To stepwisely realize the conceptual plan by both public and private sectors.

- (1) To enhance all kinds of partnership between Public-Private and Private-Private, beside a strong initiative by the public, in order to properly realize the conceptual plan.

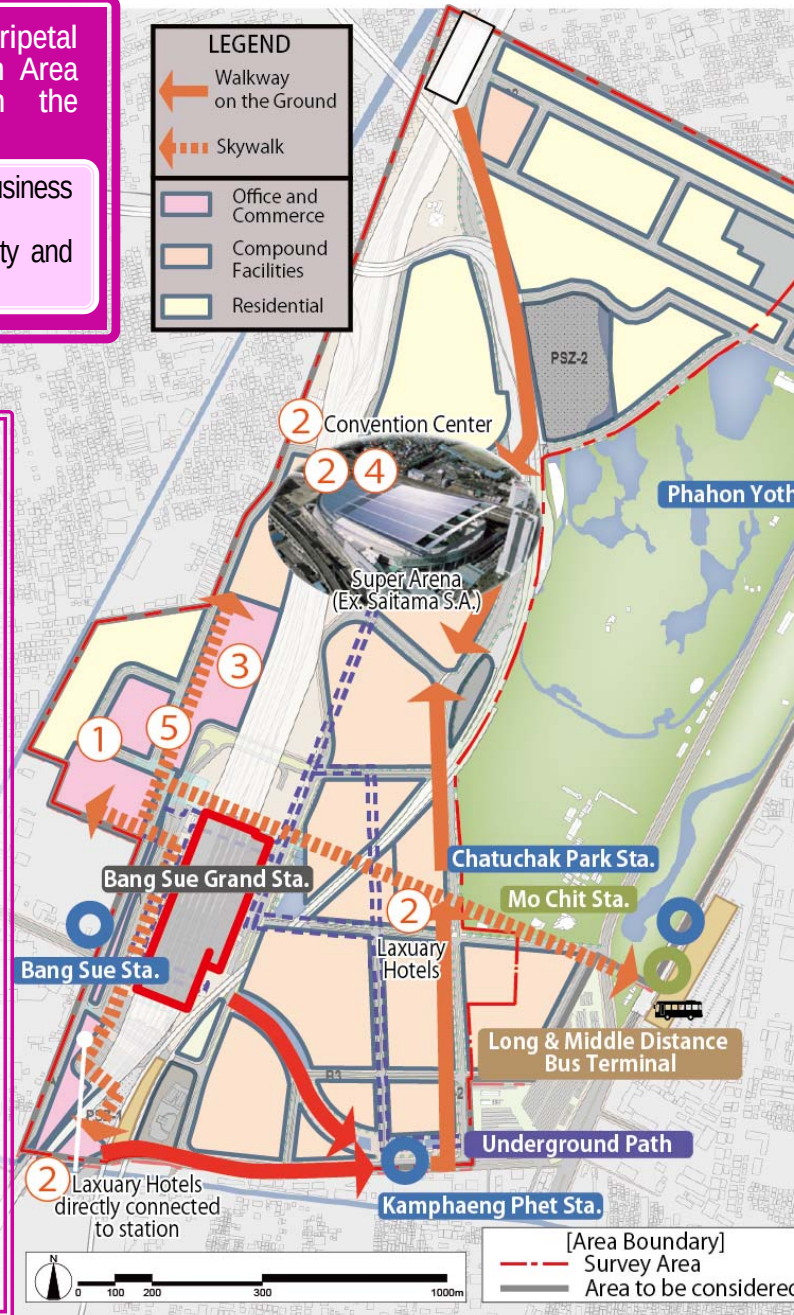
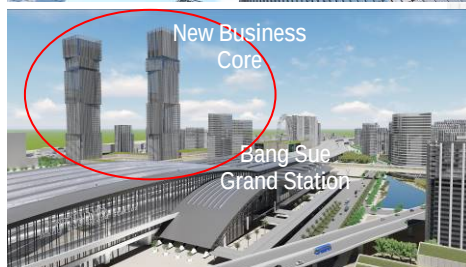
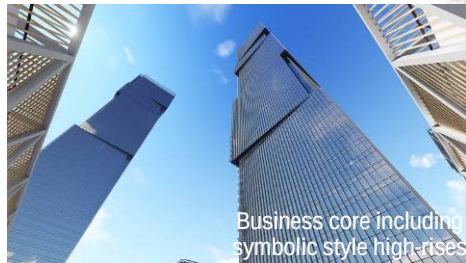
Concept 1: To grow up to a centripetal urban core in Bangkok Metropolitan Area which plays important roles in the international community.

- (1) To form an international and regional business and interaction center.
- (2) To ensure sustainability including safety and environmentally friendliness.

Strengthen urban functions for business core

① Business functions

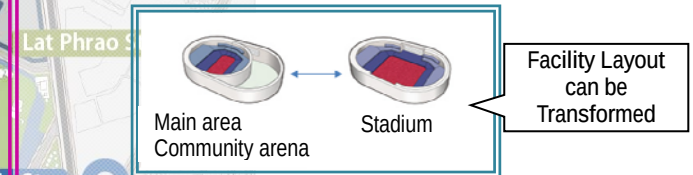
- To promote governmental office buildings, business incubation centers, and R&D centers with a view to making the next leap from the current presence as the existing manufacturing industry base in the Mekong Sub-Region.



Create symbolic spaces with interaction function

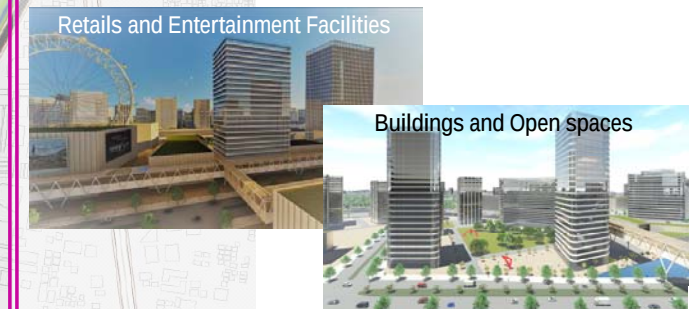
② MICE functions

- To construct symbolic MICE-related facilities such as super arena, convention center, hotels, etc. along the connecting paths between stations in and near the area.
- To organize various kinds of events (music, sports, industry, culture, etc.) and promote shooting movies in the area.



③ Commerce and Entertainment function

- To create a bustle and amusing place for Bangkok citizens, Thai people, and visitors from all over the world, relax, stroll, and interact one another.



Enhance disaster preparedness and energy efficiency

④ Improvement in preparedness against flooding

- To make the best use of the super arena as emergency gathering shelter in case of flooding.

⑤ Environmental impact reduction

- To promote the first case of a smart city.

Concept 2: To create an eternally beloved new central district full of various attractiveness.

- (1) To create various attractions of urban life, from old to new, from a bustle of marketplaces to ultramodern skyscrapers.
- (2) To create a comfortable walking space so that everyone should enjoy strolling the along decks and paths in the area. space so that everyone should enjoy strolling the along decks and paths in the area.

■ Promote developments with distinctive features

① Potential local resources

- To upgrade the attractiveness of the area by making the best use of potential local resources including the neighboring parks and Chatuchak Market.

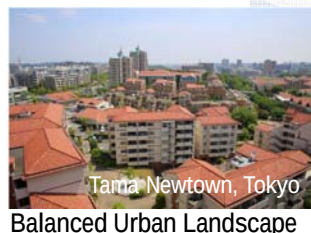
② Create refreshing spaces for visitors

- To create refreshing urban oasis by exploiting the neighboring greenery areas and planting trees in redevelopment areas.



③ Balanced urban landscape (Guideline)

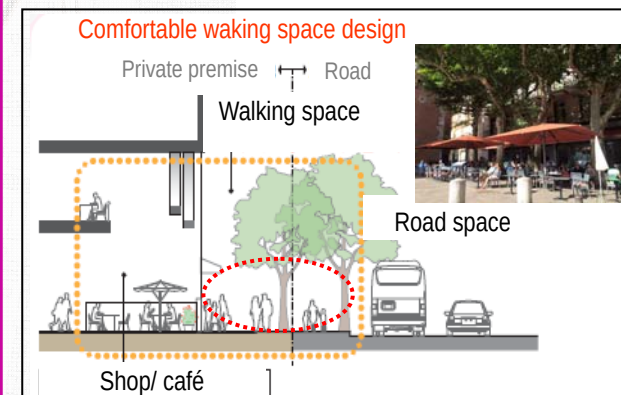
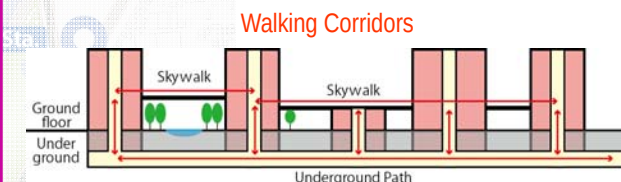
- To prepare a guideline and to create and preserve balanced urban landscape by controlling design, coloring, lighting, plants, public spaces, etc.



■ Connect Station to surrounding development areas

④ Attractive space to be created on the borderlines between public open spaces and surrounding buildings

- To create integrated walking corridors by both underground paths and skywalks.
- To create attractive walking spaces for pedestrians by redesigning the existing main axes and feeder roads, and making the best use of the borderlines between public roads and private premises from the viewpoint of the comfort of strolling visitors. Effective facilities shall be provided to avoid outside summer heat and stormy rains to augment comfort.



⑤ Networking among stations

- To strengthen the connection between Station -SRT Land and Station-Chatuchak Market with a view to creating a worthy bustle for a gateway of the capital.
- To express the maximum hospitality to all domestic and foreign visitors by ingenious urban design for public spaces along main walking axes.

Ver. Sep.21

Concept 3: To create a visitor-friendly traffic terminal area comfortable for everyone

- (1) To create a world-level traffic terminal area comfortable for both Thai and foreign visitors.
- (2) To upgrade the user-friendliness in terms of transfer by creating public spaces

■ To form a visitor-friendly traffic terminal area easy to understand for everyone

① Moving facilitation along main walking axes

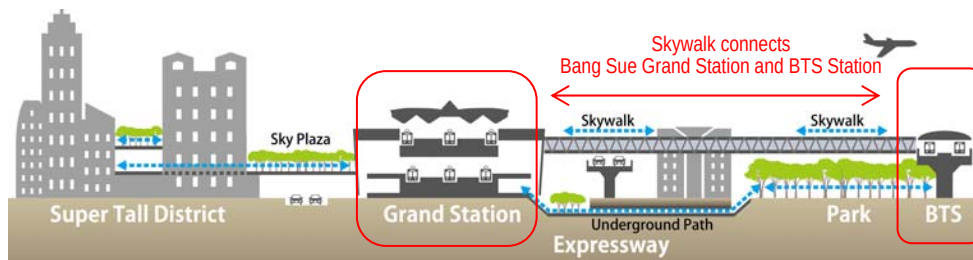
- To promote barrier-free and universal design concept to facilitate movements and transfers of elderly and physically disabled people. Effective measures to avoid summer heat and stormy rains shall be also taken. (Ex. Escalators, elevators, moving walkways, roofs, air-conditioners, etc.)

② New means of transportation

- To provide a new means of transportation to network different development zones in the area such as BRT with a view to improving the convenience, boosting the development and enhancing the synergy of the area functions.

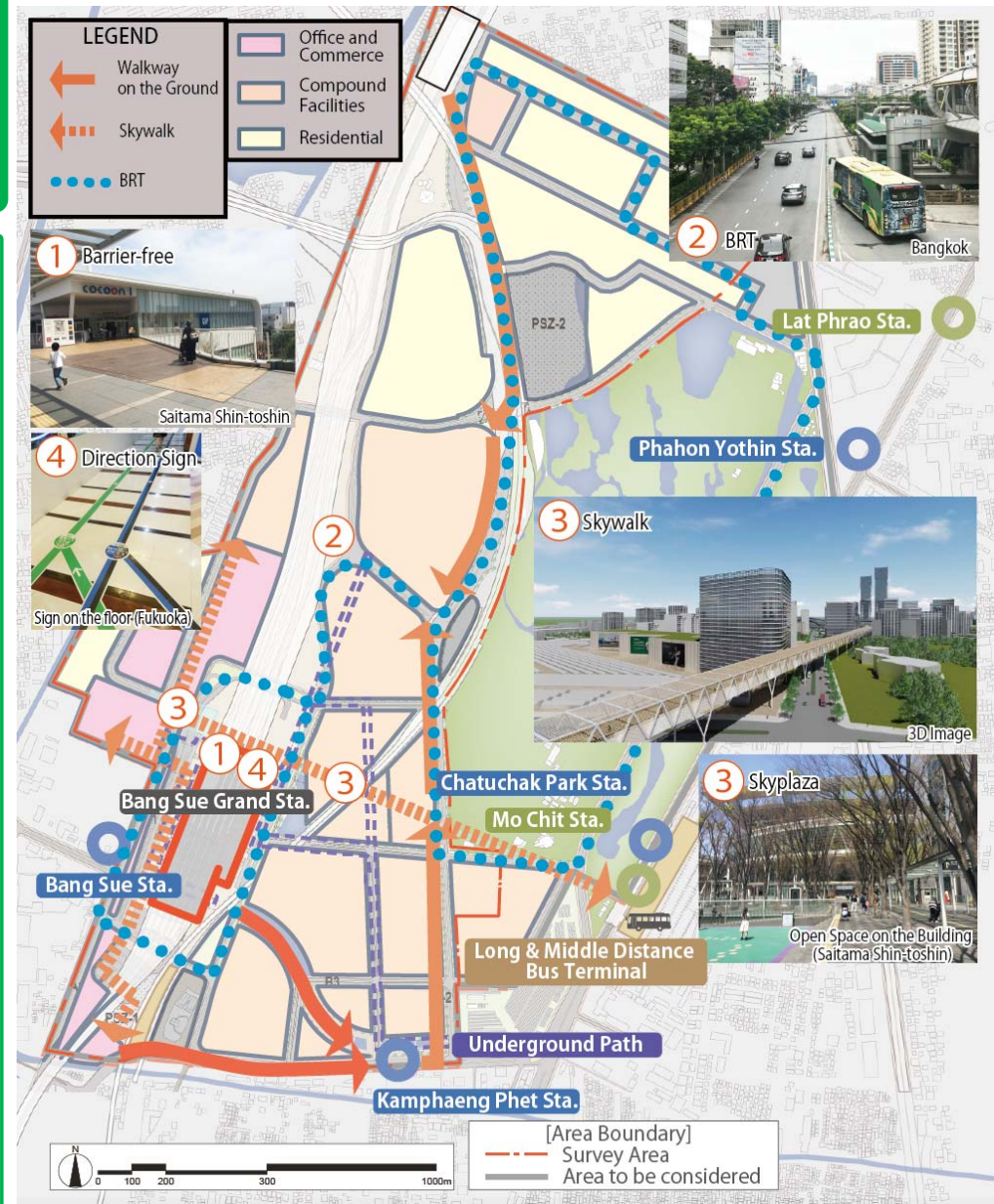
③ “Skywalk” and “Sky Plaza”

- To construct a “Skywalk” and a “Sky Plaza” for facilitating visitors’ movements and transfers, as there will be at least several hundreds of thousands of peoples visiting Bang Sue Area a day through railways: Blue Line, Red Line, BTS, the existing Thai Railways Line, and high-speed rails.



④ Direction boards

- To promote digital signage and multi-linguistic direction system to meet the needs of different types of visitors

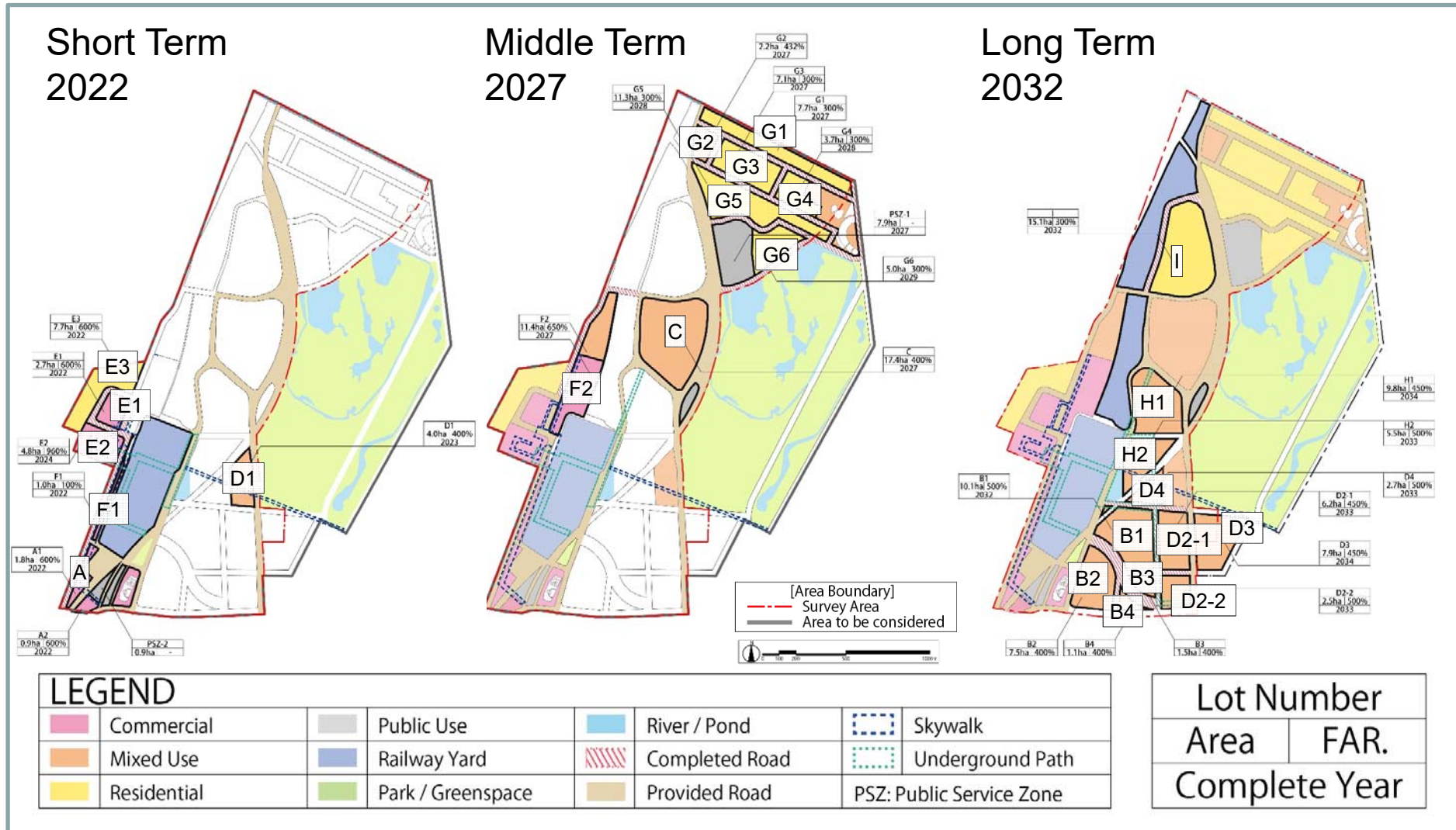


Ver. Sep.21

Concept 4: To stepwisely implement the concept plan with close cooperation among developers, land owners and city governments

(1) To orchestrate all stakeholders by public initiative and interactive cooperation (public-private and private-private)

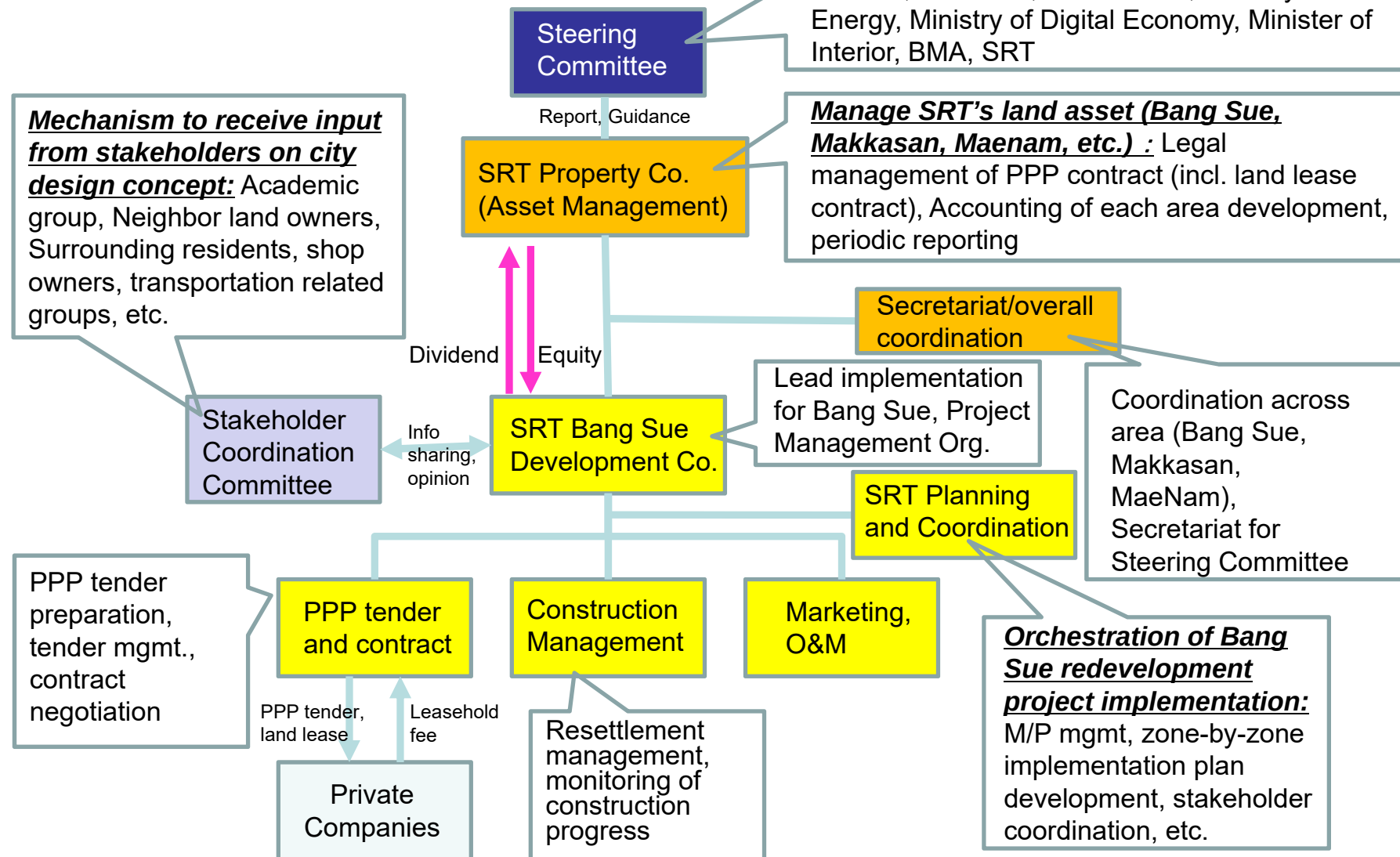
1) Stepwise Development Plan



Concept 4: To stepwisely implement the concept plan with close cooperation among developers, land owners and city governments

(1) To orchestrate all stakeholders by public initiative and interactive cooperation (public-private and private-private)

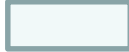
2) Project Implementation Organization

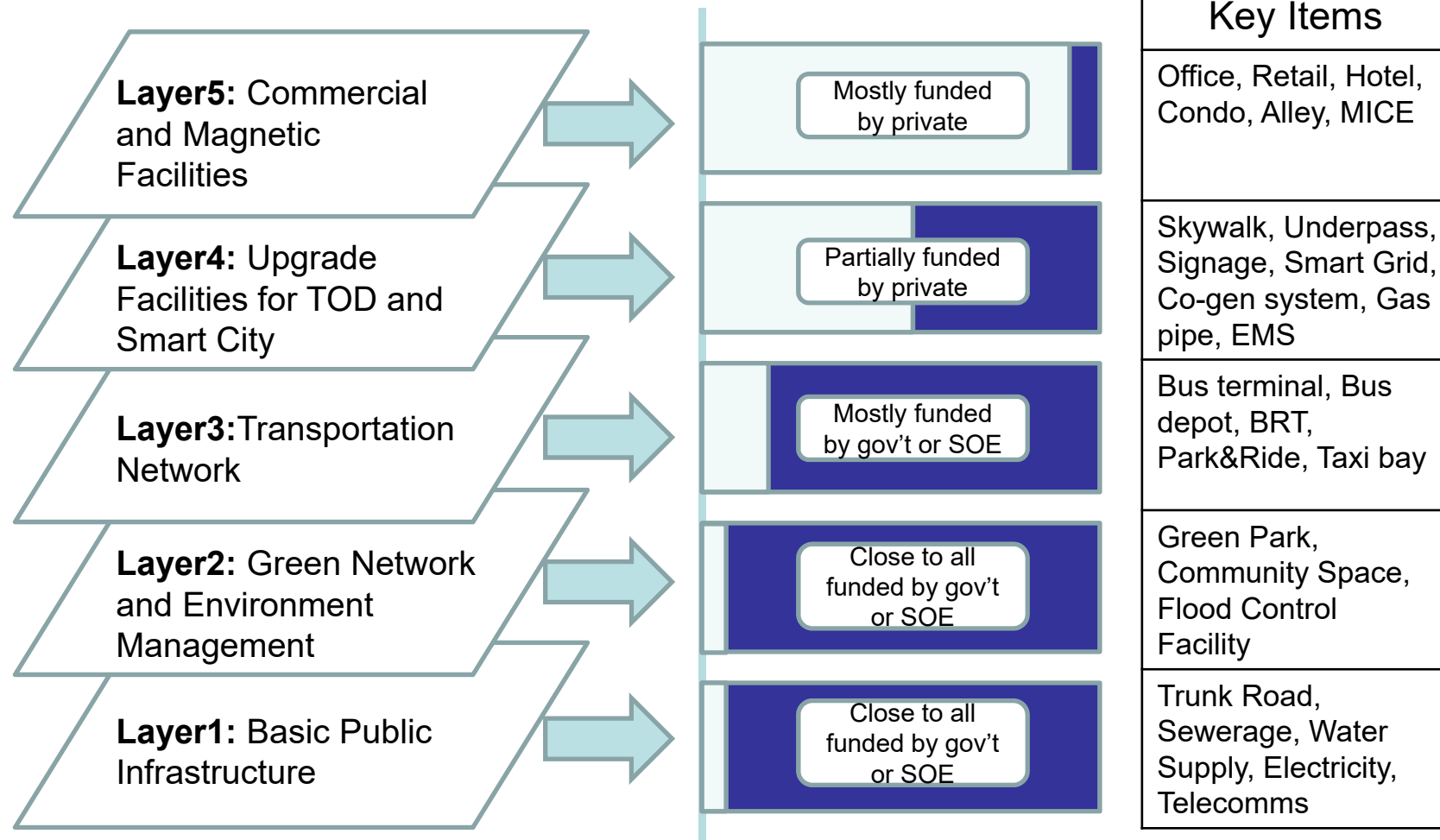


Concept 4: To stepwisely implement the concept plan with close cooperation among developers, land owners and city governments

(1) To orchestrate all stakeholders by public initiative and interactive cooperation (public-private and private-private)

3) Fundraising (Basic Funding Allocation Principles)

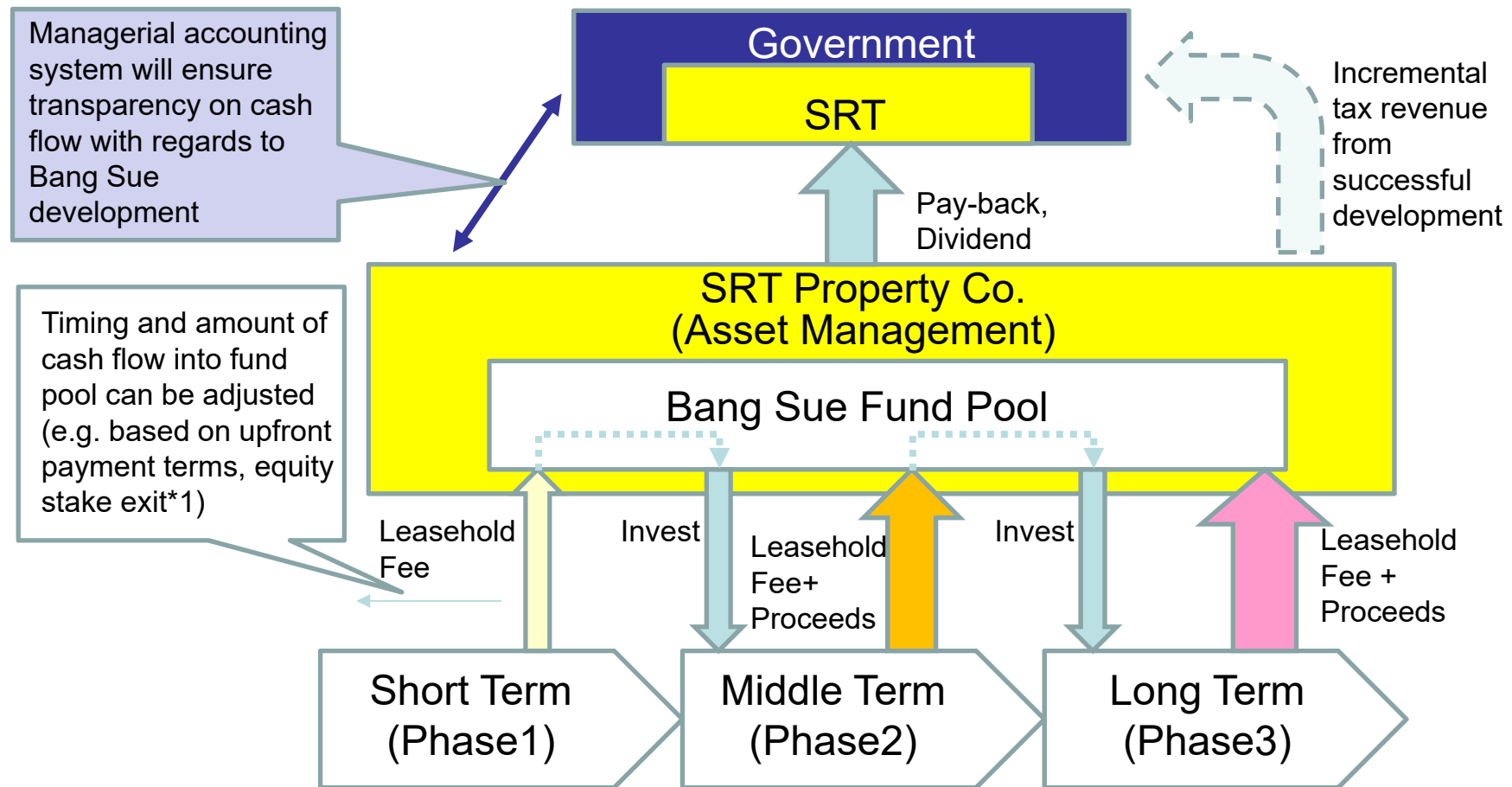
 Funded by Private
 Funded by Gov't or SOE



Concept 4: To stepwisely implement the concept plan with close cooperation among developers, land owners and city governments

(1) To orchestrate all stakeholders by public initiative and interactive cooperation (public-private and private-private)

4) Fundraising (Phased Usage of Fund Pool)



*1 SRT could convert leasehold rights into equity portion of SPC. Once SPC realizes stable operating cashflow, then, this could be sold to infrastructure fund (e.g. REIT)