



Data Collections

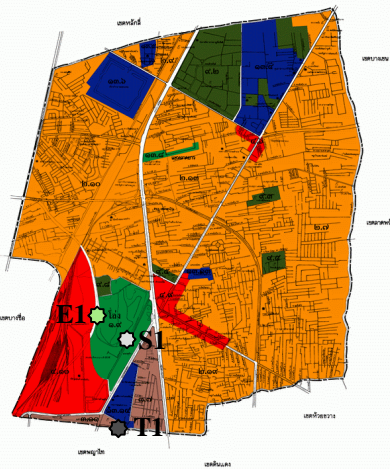
Dissertation entitled:
**The Development of
Public Land Management Policy
For Under-utilized Space in Bangkok, Thailand**
[Ariya 'Narm Aruninta]

Plots selection

Cluster 1-Chatuchak

Overall land-use : medium density residential zone, parks, transportation hub, government offices

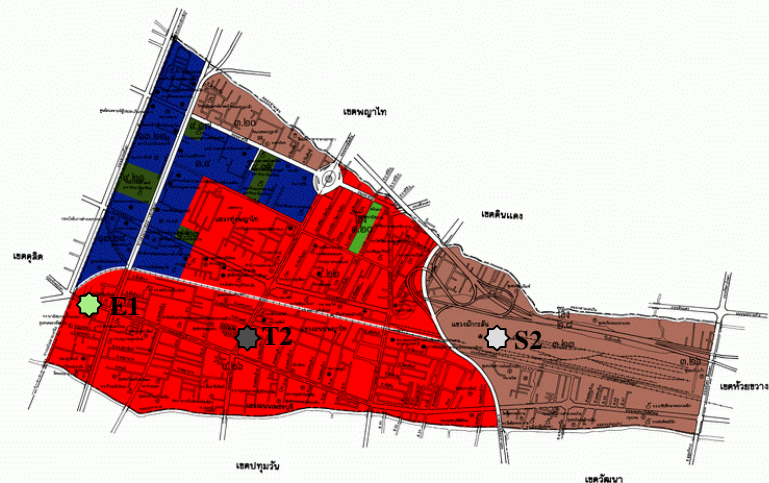
- TRD (T1) plot – Plan for Bangkok terminal Project
- SRT (S1) plot – Convention complex
- ETA (E1) plot – Utilized as overflow bus station facilities



Cluster 2-Rachatewee

Overall land-use : High density residential area with commercial use, railway tracks and factory, government offices

- TRD (T2) plot – non proceed plan for Dept of Livestock Dev relocation project
- SRT (S2) plot – Commercial complex
- ETA (E2) plot – Occupied by street vendors and vacant spaces



Conceptual/strategic design for questionnaires

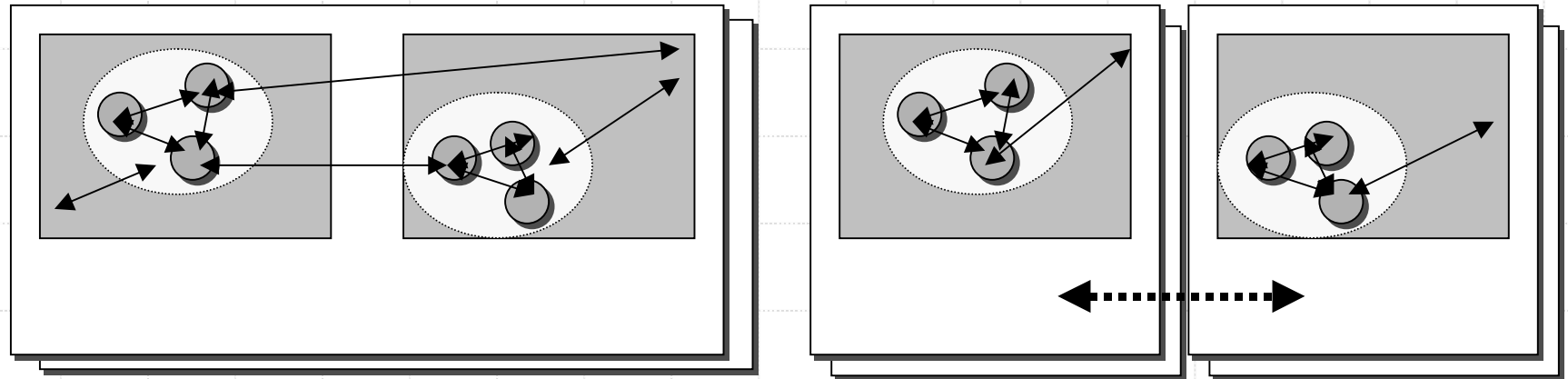
- ◆ What 're the expected outputs from questionnaires? – directions of preferred land utilization from different actors/involved groups
- ◆ The further analysis will be on ;
 - ◆ Categorization of groups of involved actors in each direction of land utilization and attitudes toward land utilization policy
 - ◆ Degree of significance : factors, indicators in land utilization

Alternatives selection

I worked on 2 alternatives of selection

- ◆ 2 Clusters (districts) with same set of questionnaires (6plots all together)
- this will be a comparison across NIMBY/WIMBY* theory.
- ◆ 2 Clusters (districts) with questions on only familiar plots (3 plots in each district) – this will be a in-depth analysis of each district

With overall attitudes toward land utilization, policies from involved actors/
supporters (citizen)



* Welcome Into My Back Yard



Indepth-interviewing

to learn the decision making process in each case study.

Interviewees :

- ◆ Decision makers in 3 organizations
 - ◆ **TRD** – Responsible (deputy)director, head division
 - ◆ **SRT** – Boards, head division
 - ◆ **ETA** – Board, head division
- ◆ **Topic** - Existing related policies on land utilization and management, Decision-making model(s), Involved stakeholders
- ◆ **Parameter** - Statement and identification of land utilization management policy, Identification and types of decision-making model(s), Types and characteristic of involved stakeholders.
- ◆ **Complex variables** - Specification, categorization of land utilization management policy, Categorization of decision-making model(s), Categorization of involved stakeholders and their conditions, Categorization of involved stakeholders and their conditions related to ownership, responsibility
- ◆ **Simple variables** - Policy models : Elitist, Pluralist, Sub-government, Tripartite, Rational-comprehensive, Incremental, Systems models/ Decision-making models : Rational, political, legal- Efficiency/ involvement of governmental agencies, executive officers, committees, interest groups, The efficiency/ involvement of governmental agencies, executive officers, committees, interest groups, channels/mechanism of involvements, possible conflicts/constraint

Interview issues:

- ◆ Organization visions/aims
- ◆ Decision making process
- ◆ Responsible persons/divisions and the relationship to organization framework
- ◆ Familiarity of interviewees to the projects
- ◆ Involvement in decision making
- ◆ Objectives
- ◆ Problems, conflict and constraints
- ◆ Implementation of the past proposed projects
- ◆ Sample projects of success and failure
- ◆ Suggestion on the better decision making/ideal

Questionnaires sampling concepts

- ◆ To stratify the sampling locations by *land-use* (colors) in Q2 (voter in both clusters), and units of *organizations* in Q1 (involved actors/non-decision maker organizations).
- ◆ Q2 will focus on *directions* of land utilization from people in the case study districts (clusters), who're eligible in participation regarding their district policy/decision making, and Q1 will focus on *approaches* of each organizations who involve in land policy in term of motivation, implementation, and support.
- ◆ ‘NIMBY’ Concept in Q2 – to find out *the real direction* to double-check the essential attitude even the vacant lands are in their district or not.



Questionnaire 1-involved actors

Implementer/operator* [80]		Non-decision maker workers* [75]			Policy motivator (public)*	Policy motivator (private)*	Total
District officers, BMA workers	BMA Council, Represen - tative	SRT	ETA	TRD	Others: OCMLT, TAT	Others: Unilever, AIS, PTT	
40	40	25	25	25	45	40	240**

* Stratified by unit of organizations.

** $\pm 5\%$ Error of 500-1,000 population [Yamane, Taro (1973) "Statistics : An Introductory Analysis"]

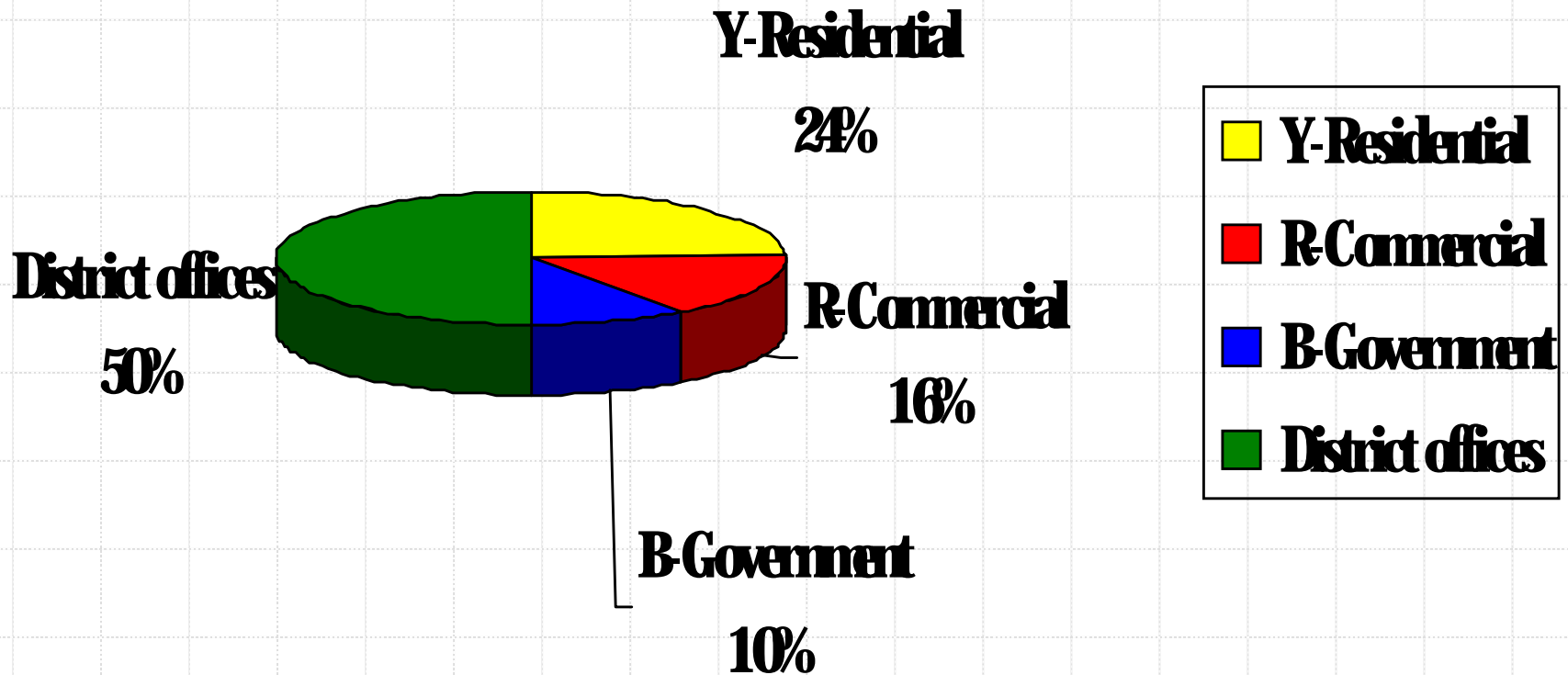
Questionnaire 2-citizen (voters)

	Population (potential voters)	Geographic / physical land-use area*			Random at District office (ID section)	Total
		Blue	Red	Yellow		
Rachatewee	50,000	25	25	25	45	120
Chatujak	120,000	50	50	75	105	280
	170,000	250			150	400**

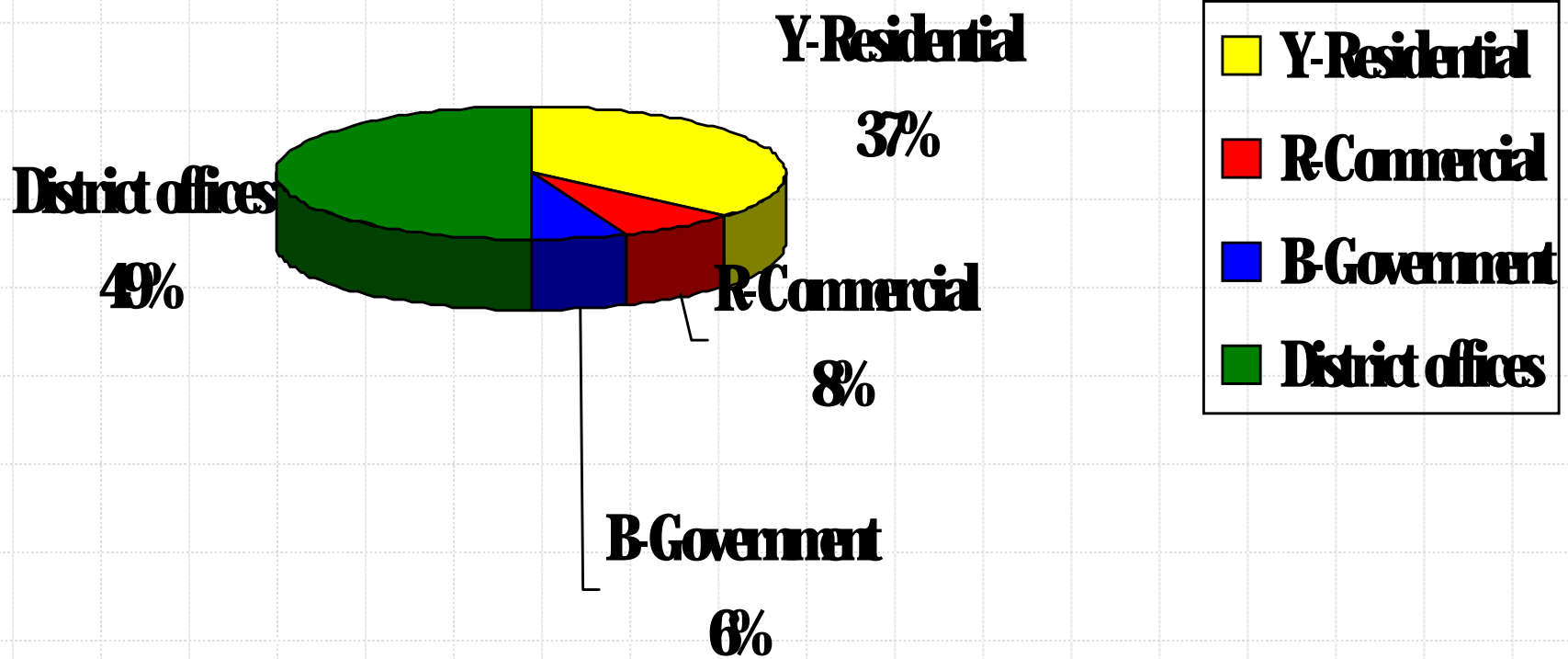
* Stratified by unit of land-use.

** $\pm 5\%$ Error of $>100,000$ population [Yamane, Taro (1973) "Statistics : An Introductory Analysis"]

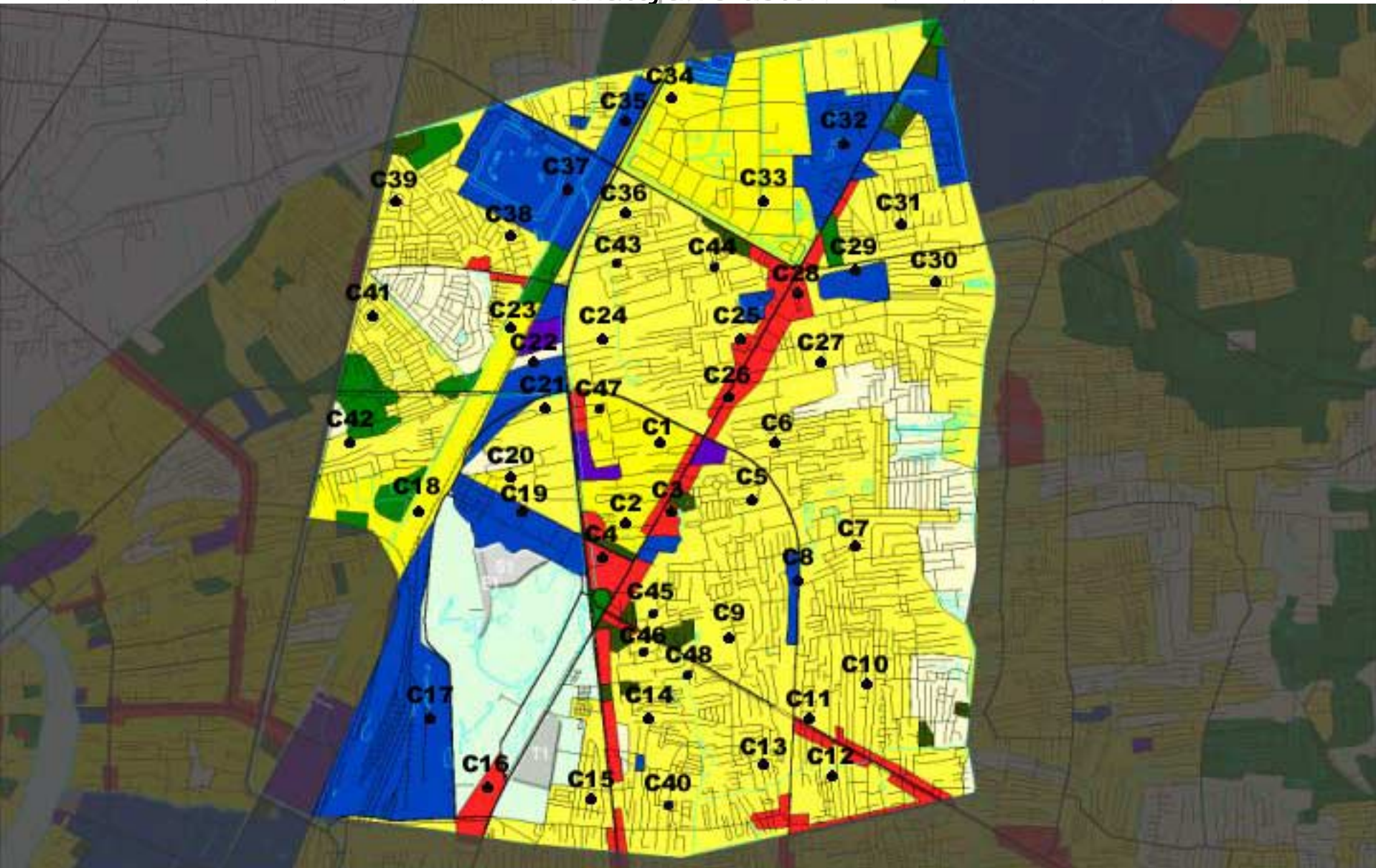
Land-use percentage of both cluster



Chatujak



Chatujak cluster

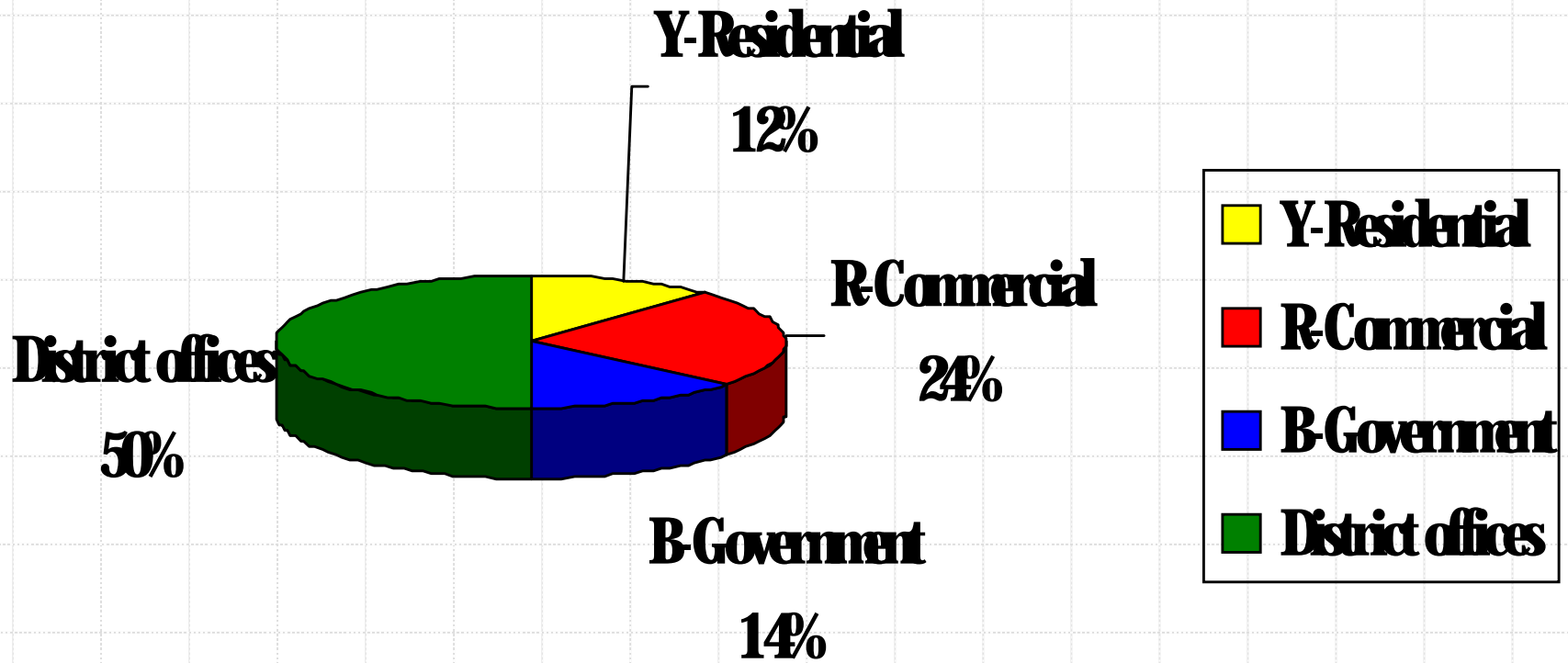


• Represent sampling location

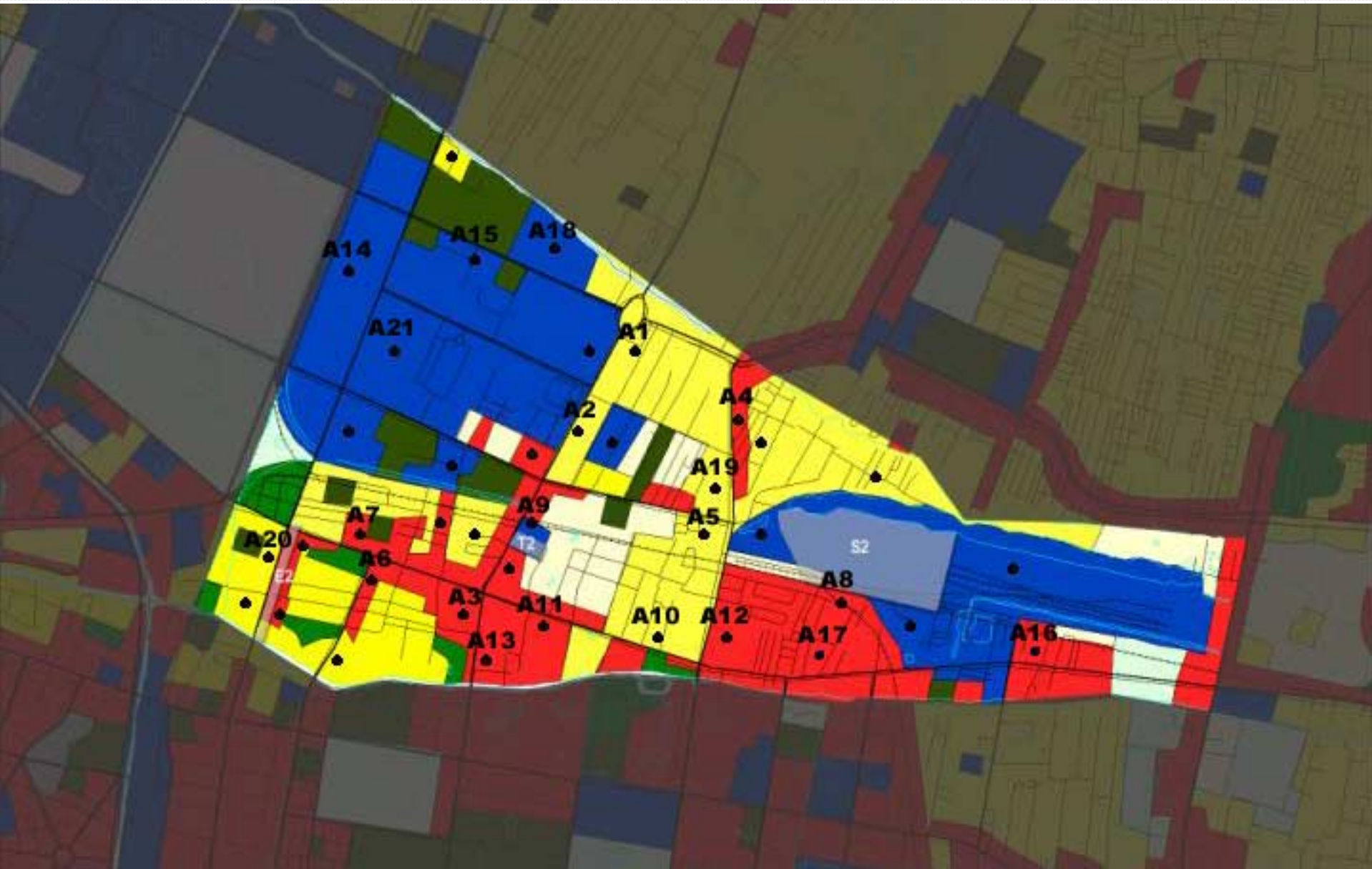
Chatujak

code	color	Code	color	code	color	Code	color
C1	Y	C13	Y	C25	R	C37	B
C2	Y	C14	Y	C26	R	C38	Y
C3	R	C15	Y	C27	Y	C39	Y
C4	R	C16	R	C28	R	C40	Y
C5	Y	C17	B	C29	B	C41	Y
C6	Y	C18	Y	C30	Y	C42	Y+G
C7	Y	C19	B	C31	Y	C43	Y
C8	B	C20	Y	C32	B	C44	Y
C9	Y	C21	Y	C33	Y	C45	Y
C10	Y	C22	B	C34	Y	C46	Y
C11	R	C23	Y	C35	B	C47	Y
C12	Y	C24	Y	C36	Y	C48	Y

Rajchatewee



Rachatewee cluster



• Represent sampling location

Rajchatewee

code	color	Code	color
A1	Y	A12	R
A2	Y	A13	R
A3	R	A14	B
A4	R	A15	B
A5	Y	A16	R
A6	R	A17	R
A7	R	A18	B
A8	R	A19	Y
A9	R+B	A20	Y
A10	Y	A21	B
A11	R		

Questionnaires 1,2 - Variables

◆ Problem area

- Program and usage analysis
- Attitude on alternatives of PLM policy

◆ Topic

- Activities choices and relationship to requirement and objectives of policy makers, stakeholders
- Attitudes toward cases/models, Expression and opinion

◆ Parameter

- Type of indicator/factor on applying activities on the space
- Characteristic of community and their interest/ Income / financial affordability of economic public activities / Expression / Opinion / Motivation/ Attitude/ Preference

◆ Complex variables

- Categorization of factors/indicator, conditions of the public activities
- Economic benefit assessment of the activities/ Other benefits/ Demographic information of target users, Socio-economic condition of the community, Attitude toward the policies and their preference

◆ Simple variables

- Types/ characteristic of the activities (frequency, occasions), preferred/planned programs, levels of usage.
- Level of accepting, Level of efficiency of the activities (by economic factors); gain/loss/equal- Level of efficiency of the activities (by other factors)- Related demographic information (age, gender, education, occupation, income, hobbies/leisure), Community evaluation (appreciation, income generation, complaint, comments) - Level of accepting

Questionnaires 1, 2 - outline

◆ To answer these following research questions

- ◆ What are the appropriate public activities assigned on the utilized land concerning integrated approach (social, economic, and environment aspect)?
- ◆ What are potential alternatives for utilization?
- ◆ What are the significance indicators of under-utilized space in the case of BKK?
- ◆ What would be the attitude, opinion and reaction from the involved actors?

◆ Questionnaires outline

- ◆ Types/ characteristic of the activities (frequency, occasions)
- ◆ Preferred/planned programs – direction of preferred policy
- ◆ Levels of usage
- ◆ Involved actor - Level of accepting
- ◆ Level of efficiency of the activities (by economic factors); gain/loss/equal- Level of efficiency of the activities (by other factors)
- ◆ Community evaluation (appreciation, income generation, complaint, comments), Level of accepting
- ◆ Demographic information cluster analysis (age, gender, education, occupation, income, hobbies/leisure)

Questionnaire 1

to learn about preferred land utilization from “involved actors” organizations

- ◆ **Involved actors** (by organization) : heterogeneous population
 1. National gov't (senators, representatives)
 2. BMA (Provincial policy head divisions)
 3. District as an operator/implementer (district officers, councilors, representatives)
 4. Supporters :
 - ◆ OCMLT – policy head division
 - ◆ TAT – head division
 - ◆ Private sectors – (supporter companies; Unilever)
- ◆ **Sampling method** stratified sampling into sub-population groups

Questionnaire -1 questions

Questionnaire 1 “involved actors”

- ◆ National gov't (senators, representatives)
- ◆ BMA (Provincial policy head divisions)
- ◆ District as an operator/implementer (district officers, councilors, representatives)

Supporters :

- ◆ OCMLT – policy head division
- ◆ TAT – head division
- ◆ Private sectors – (supporter companies; Unilever)

◆ Key factors

- ◆ Land use, ownership, benefit (gain/lost), policy (national, local, organization), self attitudes, Occupation/age/sex/education etc

◆ Groups of key actors

- ◆ Implementer
- ◆ Operator
- ◆ Users
- ◆ Maintenance
- ◆ Supporter

◆ Directions

- ◆ For public (social, services, environment, macro economic)
- ◆ For owner organization (self economic, services)
- ◆ For others (stronger, political reasons, negotiation)



Questionnaire 1

[Questions]

◆ General Information about the respondents

- ◆ Respondent Femal/male
- ◆ Title
- ◆ Home address Number Moo Soi Road Tambon/Khwaeng
Amphoe/Khet Changwat Zip Code
- ◆ Office Address Number Road Tambon/Khwaeng Amphoe/Khet
Changwat Zip Code Tel. Fax.
- ◆ Education Vocational/high school Bachelor degree Master degree
Doctoral degree/higher
- ◆ Working experience

◆ Involvement in vacant land management / The perception/involvement in public under-utilized/vacant land

1. My organization has been involved in management, maintain, and develop their own property.
2. My organization has been involved in maintain, develop other public organization's property.
3. My organization has been involved in attaining right to develop other public organization's property.
4. My organization has been involved in establishing of policy or making decision in develop other public organization's property.

Questionnaire 1 (Cont.)

[Questions]

- ◆ **Familiarity of space** - High Moderate Low
- ◆ **Involvement of space** - High Moderate Low
- ◆ **Have you ever used or visited these following areas?** More than 3 times Few times Never
- ◆ **Have you involved in those vacant lands (listed above) management?** No / Yes Directly (specify) / Indirectly (specify)
- ◆ **Please list the involved activities , Decision making in land development**
 1. Maintenance
 2. Collecting rental fee
 3. Survey and on-site data collection
 4. Other sources, specify
- ◆ **Activities : In these following districts, which direction should the vacant land be utilized?**
Plot *Code* Esthetic Transport Recreation [Passive/ Active] Commercial Environment Social welfare
- ◆ **In which degree, should these vacant lands be utilized?** Not necessary moderately urgently
- ◆ **Preferred activities/List appropriated activities in each plot** - Garden Parking Recreation [Passive/ Active] Market Storage Others...Pls, specify
- ◆ **Experiences and satisfaction: Appropriation of physical environment** Appropriate High Moderate
Low



Questionnaire 1 (Cont.)

[Questions]

- ◆ **Rank each form of government support programs in terms of how important it is to vacant public land management.** Where 1 = not important; 2 = moderately important ; 3 = very important

1. Transforming of asset to capital
2. Against narcotic program
3. Life long learning
4. New parliament house
5. Infrastructure development
6. Environmental conservation
7. Tourism development
8. Counter corruption
9. Bureaucratic reform

- ◆ **Select which direction(s) have to be concerned for vacant public land utilization.** Where 1 = less important; 2 = moderately important ; 3 = very important

1. Coordination among organizations
2. Public acceptance
3. Budget allocation
4. Benefit collection
5. Livable city
6. City tidiness

- **Comments/suggestions (If any) [Open]**

Questionnaire 2

to learn about preferred land utilization from “supporters” people

◆ Respondents : Supporters

1. Communities
2. Vendors
3. State (Enterprise) workers

◆ Sampling method : Multi-stage sampling

1. Stratified sampling from the districts where locate the vacant land plot(s).
2. Cluster sampling from each district (from 1.)
3. Stratified sampling within cluster (district) to cover the whole range of population.

Questionnaire -2 questions

Questionnaire 2 “supporters”

- ◆ Communities
- ◆ Vendors
- ◆ State (Enterprise) workers

◆ Key factors

- ◆ Occupation/age/sex/education, land ownership, benefit (gain/lost), attitudes, etc

◆ Groups of key actors

- ◆ Residents
- ◆ Entrepreneurs/shops
- ◆ Visitors
- ◆ Customers/users

◆ Directions

- ◆ For public (social, services, environment, macro economic)
- ◆ For owner organization (self economic, services)
- ◆ For others (stronger, political reasons, negotiation)

Questionnaire 2

[Questions]

◆ **General Information about the respondents**

- ◆ Respondent Female/male
- ◆ Occupation
- ◆ Home address
- ◆ Type of house
- ◆ Office Address
- ◆ Income
- ◆ Education
- ◆ Leisure time

◆ **Familiarity of space** - High Moderate Low

◆ **Accessibility to space** - Far Moderate Close

◆ **Have you ever used or visited these following area?** Frequently Yes, a few times Never

◆ **Mode of transportation to the areas** On foot Own vehicle Public/hired vehicle

◆ **Have you involved in those vacant land (listed above)?** No/ Yes If yes,.. Please list the involved activities.

1. Visitor
2. Renter
3. Maintain the land
4. Other sources, specify



Questionnaire 2 (Cont)

[Questions]

- ◆ **Activities : In your neighbor area, which direction should the vacant land be utilized?**
Plot *Code* Esthetic Transport Recreation [Passive/ Active] Commercial Environment
Social welfare
- ◆ **List appropriated activities in each plot -** Garden Parking Recreation [Passive/ Active]
Market Storage Others...Pls, specify
- ◆ **Experiences and satisfaction:** Appropriation of physical environment Appropriate High
Moderate Low
- ◆ **Select which direction(s) have to be concerned for vacant public land utilization.** Where
1 = less important; 2=moderately important ;3=very important
 1. Coordination among organizations
 2. Public acceptance
 3. Budget allocation
 4. Benefit collection
 5. Livable city
 6. City tidiness
- **Comments/suggestions (If any) [Open]**



Conclusion from TRD interview

Issues	Summary
Organization visions/aims	“Asset based economy policy” (transforming of asset to capital) to reach a target assigned by the central government.
Decision making process	Depends on the size of benefit, using board committee system (Finance Minister - the chairman, TRD director general – secretary), cabinet approval (1000 M Baht+ project), within TRD.
Responsible persons/divisions and the relationship to organization framework	Office of state property management under the director general.
Familiarity of interviewees to the projects	Involved several projects, now he has been supporting information for decision making and been in the decision maker board.
Involvement in decision making	Very strong involvement from central government.
Objectives	1st priority for government office space, the rest are planned for the best used of land.
Problems, conflict and constraints	Conflict from the act of legislation regarding privatization.
Implementation of the past proposed projects	Sirikit convention centre, Benjasiri park, Benjakitti park, Rommaneenaj park
Sample projects of success and failure	Success : Sirikit convention centre, parks Fail : Mor-chit, Dept of Livestock Development land
Suggestion on the better decision making/ideal	Information system for management

Conclusion from SRT interview

Issues	Summary
Organization visions/aims	No clear, political involvement
Decision making process	Depends on size of land, duration of contract, and benefit value.
Responsible persons/divisions and the relationship to organization framework	From division to SRT board
Familiarity of interviewees to the projects	(yes, the others are on probation)
Involvement in decision making	Strong involvement from the Ministry of Transport, Privatized consulting
Objectives	Mainly for commercial benefit
Problems, conflict and constraints	Trespassing, payment, data-base for project tracking, under-utilized, conflict with local government, land-use problems.
Implementation of the past proposed projects	
Sample projects of success and failure	Success : bill-board rent, Hua Lumpong Bangkok Station Fail : SRT golf park, Bangkok-noi station
Suggestion on the better decision making/ideal	

Conclusion from ETA interview

Issues	Summary
Organization visions/aims	Safety and quality management for breaking even with social and environmental concerns.
Decision making process	Depends on contract duration, rental fee. From department, division, deputy governor, and board.
Responsible persons/divisions and the relationship to organization framework	Proprietary Right Management Department under the deputy governor.
Familiarity of interviewees to the projects	ROW development/Business Division director
Involvement in decision making	Involve public opinion and ETA image
Objectives	More for social and environment
Problems, conflict and constraints	Legislation problems, tracking and fee collection problem due to poor filing, no master planning
Implementation of the past proposed projects	Uniliver park, many neighborhood parks, markets
Sample projects of success and failure	Success : Vacharapol park, Rama II short-cut Fail : Penang market, Najin Market
Suggestion on the better decision making/ideal	Improvement of information system by using computerized data-based, master planning