

MANAGING PUBLICLY OWNED URBAN VACANT LAND

REDEVELOPMENT PROJECTS IN BANGKOK, THAILAND

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The paper has been intended to focus on '*decision making process*', there have been many '*controversies*' from both sides of inputs and outputs. Conflict resolution has been the issue discussed not only among all levels of policy makers, politicians, physical planners but also from the input side which is their citizens and private entrepreneurs in order to reach the most acceptable solution. Directions of the solutions are occasionally diverse, included the economic and commercial approach, social benefit approach, esthetic and city green , etc.

The complication of factors in urban land redevelopment policy has been found in many stages of decision-makings. Many of the decisions on land utilization were not from the essential demands; in fact it usually is instantaneous and not indicated clearly in the policy level. Several projects can be found that the involved actors have changed the prior decision-makings from time-to-time without convincing reasons. This has led to the improper and inefficient land use, delayed the proposal and created vacant space. Then finally it is ended without proper facility accommodated on the land.

An amount of publicly owned land in the case of Bangkok-Thailand, it has been found vacant or some of them have not been utilized as the proposed plan. The citizens who will be affected from the plan usually be disregarded by policy-makers, just in order to expedite the plan. The paper will select three important public land owner organizations; Treasury Department (TRD), State Railway of Thailand (SRT) and Expressway and Rapid Transit Authority (ETA). But in this case, the main organization actors; unfortunately, the complexity nature of these under-utilized space confronts many involved stakeholders, not only the land owner but also the Bangkok Metropolitan Administration (BMA) and the surround communities. Urban land redevelopment policy decision-making process should not rely on only one actor and there should not be only one final solution.

Key word : Urban Void, Vacant land, Land Management, Under-utilized, Land Utilization, controversy, Conflict resolution, policy, Decision Making