

# Land Readjustment (LR) Law in Japan and Thailand

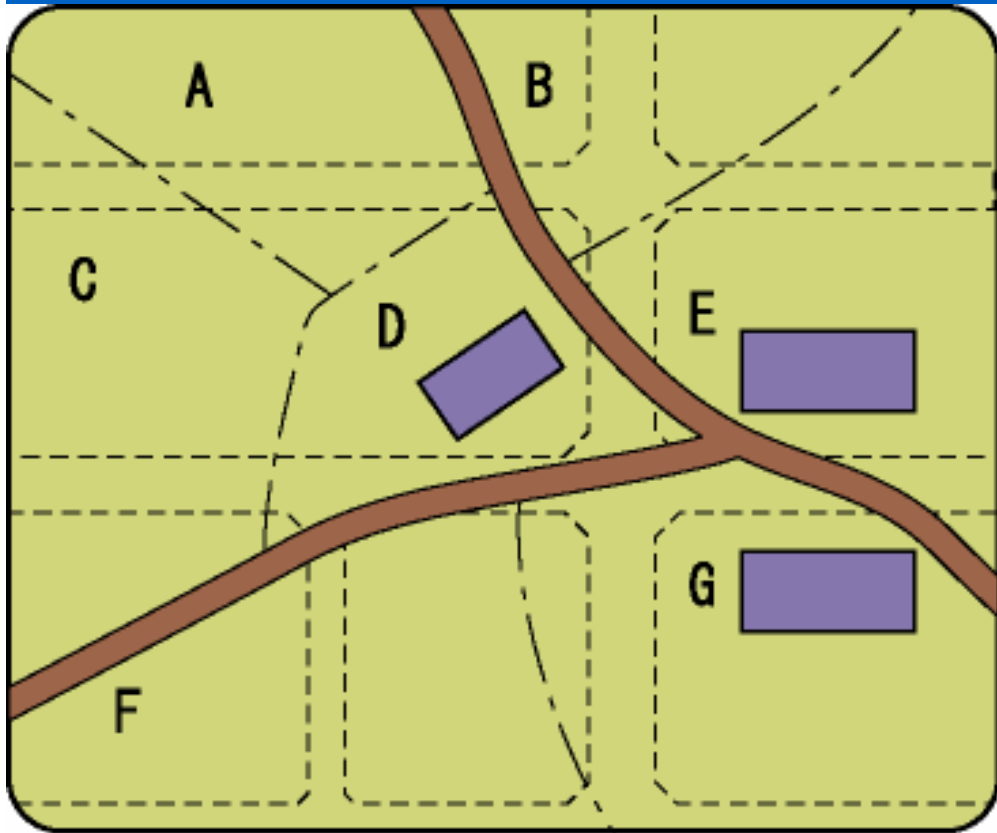
By Shin AOKI

(JICA Expert /Project for Self-Sustainability  
and Dissemination of LR System)

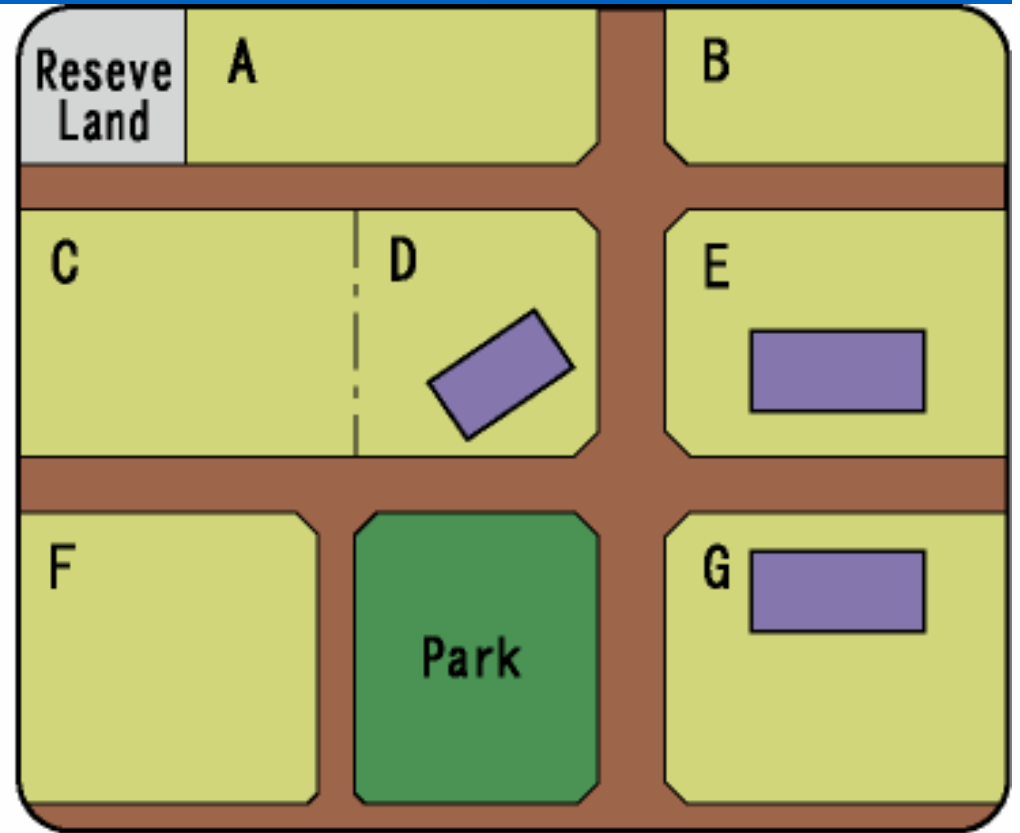
# Contents

- Introduction of LR system in Japan
- Report of Present LR situation in Thailand
- Ideas of advancing LR system in Thailand

# LR system



Before LR Project



After LR Project

# Characteristics of LR projects

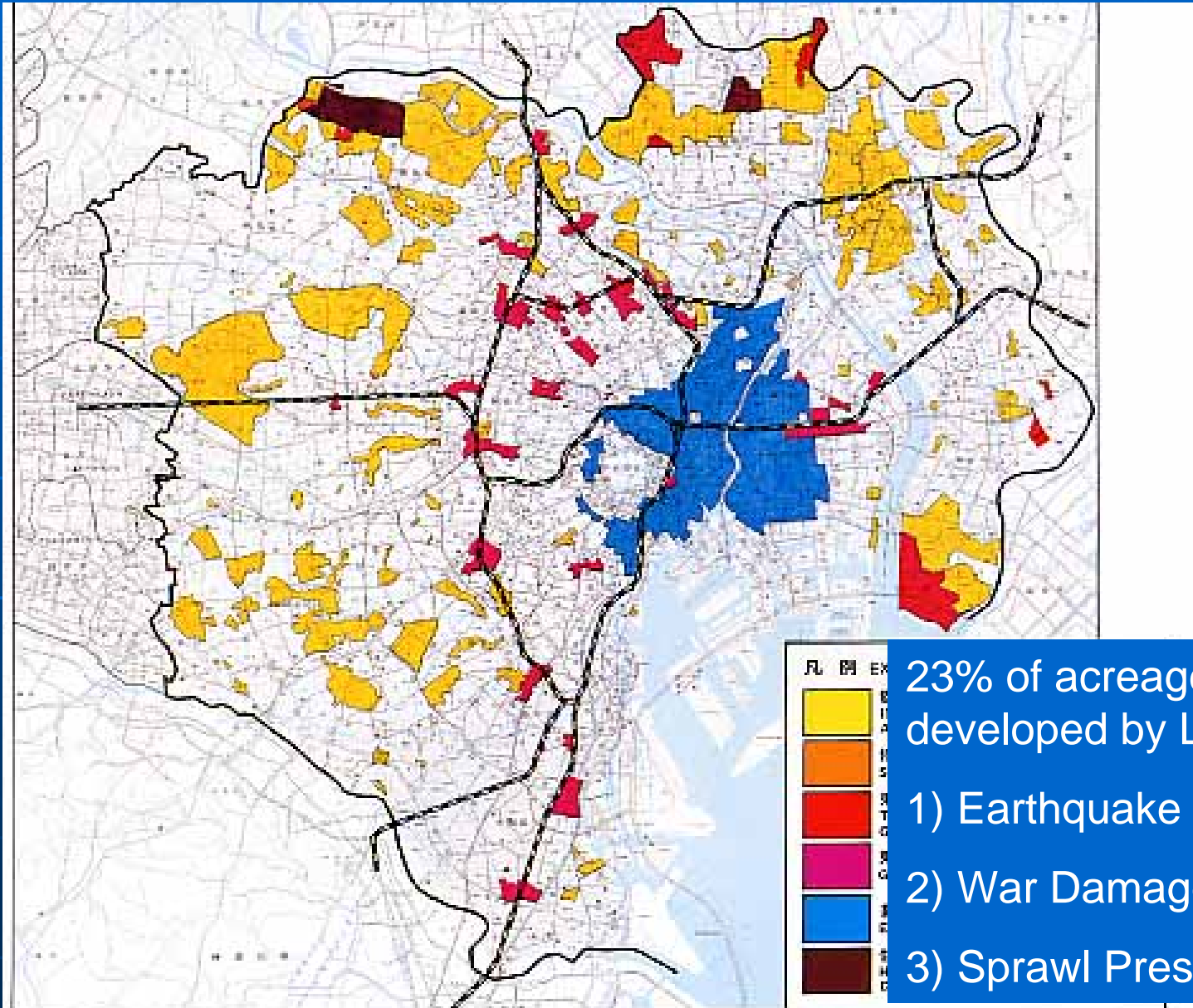
- 1) Comprehensive urban development (Infrastructure development and increase of land-use)
- 2) Participation of public sectors and private sectors
- 3) Wide applications
- 4) Fair procedure and distribution of development benefits and costs
- 5) Preservation of land titles before and after the project

# Results of LR projects in Japan

LR law was enacted in 1954.(147 articles)

- 1/3 of urbanized area was developed by LR projects.
- 1/2 of urban parks such as district parks, neighborhood parks, block parks were developed by LR projects.
- LR projects are also applied to disaster rehabilitation such as after the Second World War, Hanshin-Awaji earthquake and etc.

# LR Projects in Tokyo 23 Wards



23% of acreage of Tokyo 23wards are developed by LR method.

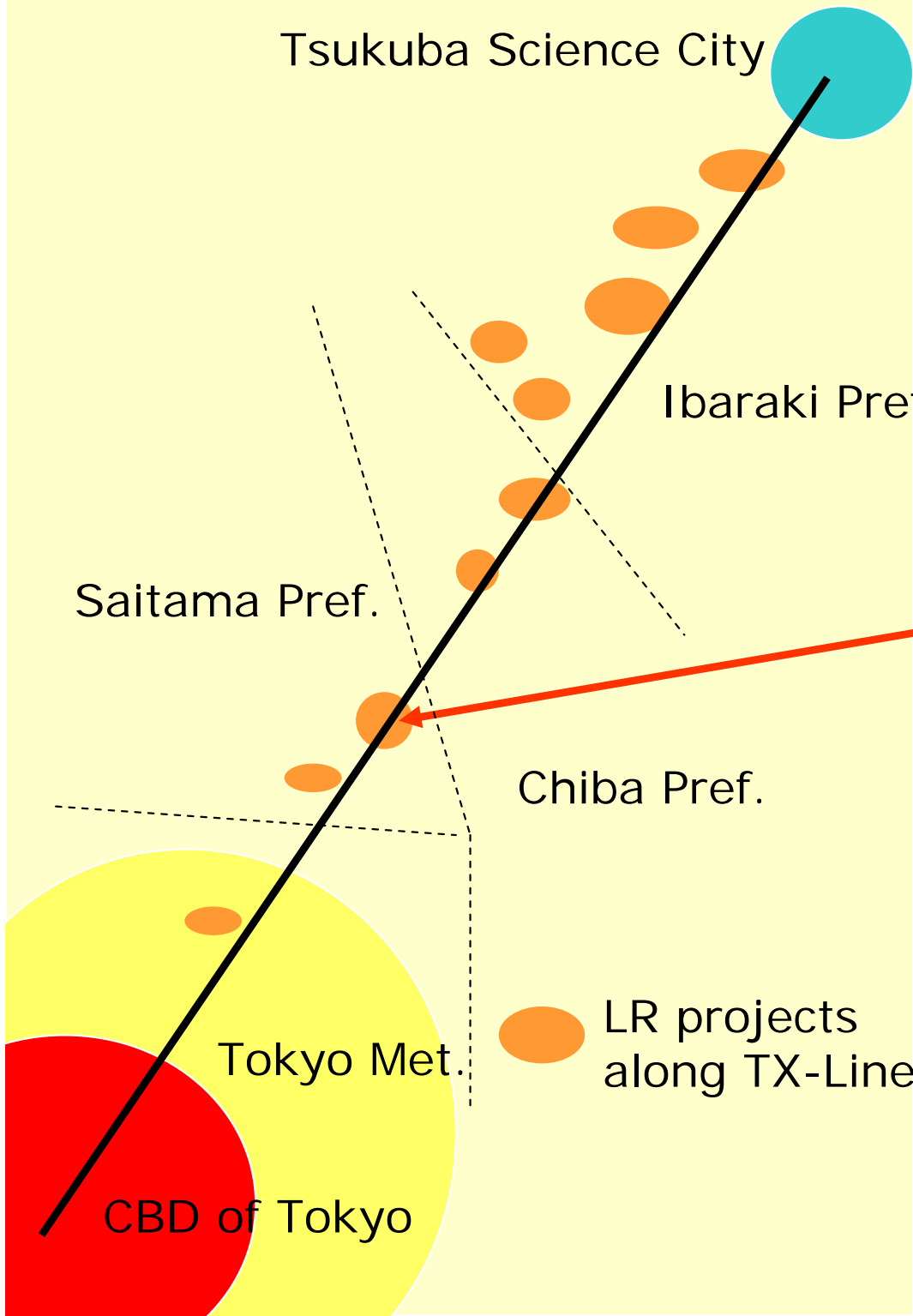
- 1) Earthquake Reconstruction Projects
- 2) War Damage Reconstruction Projects
- 3) Sprawl Preservation Projects

# Example 1

TX-Line

(A New Commuter Railway in Eastern Japan)

Misato Chuo Area



TX-Line





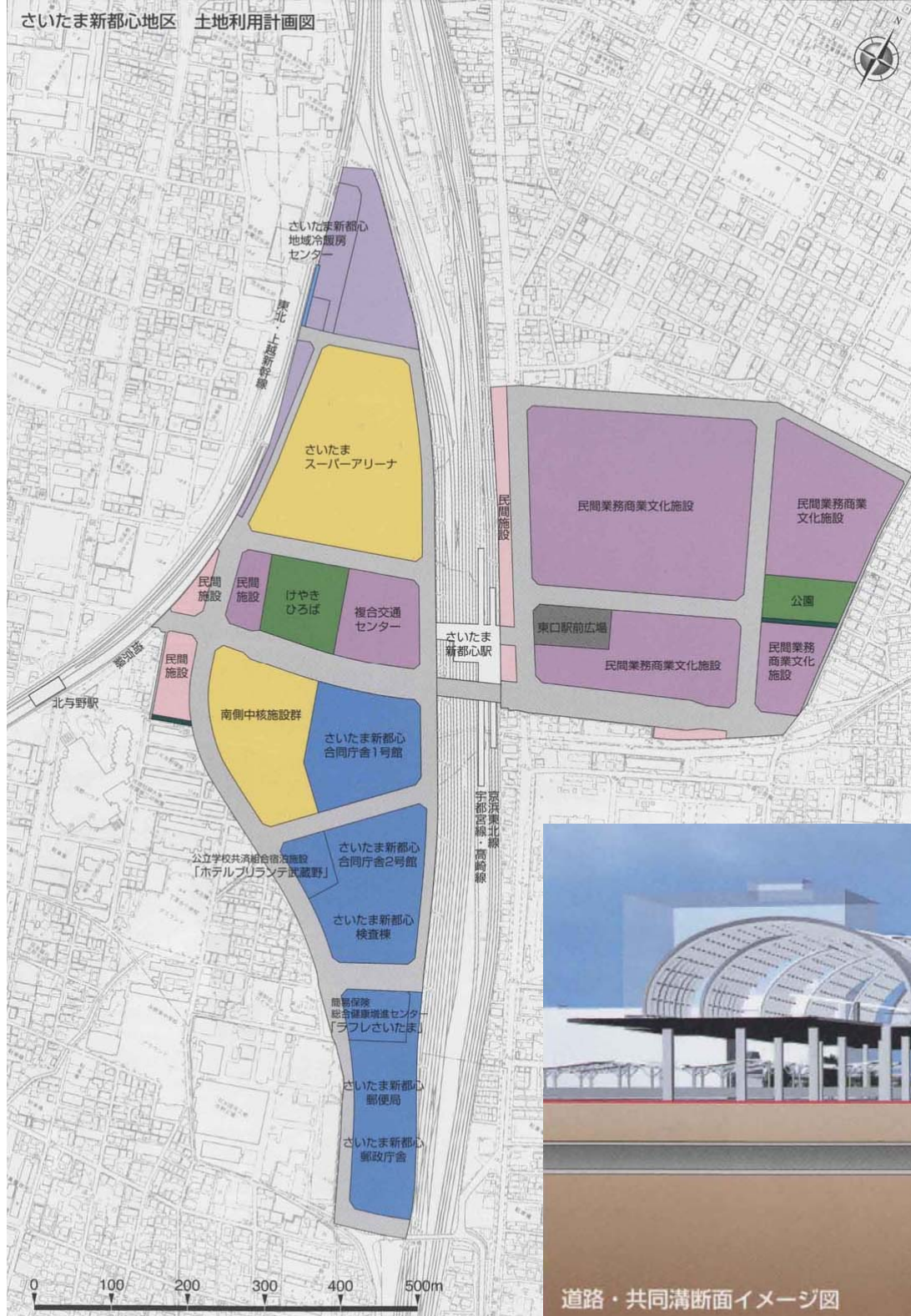


An aerial photograph of Saitama City, Japan, showing a dense urban landscape. A large, irregularly shaped area in the center-right is outlined in white, indicating the project site. The site contains several tall, modern skyscrapers and a large, open area that appears to be under construction or recently cleared. The surrounding city is filled with residential and commercial buildings, roads, and green spaces. A blue banner is overlaid in the top right corner, and another blue banner is overlaid at the bottom of the image.

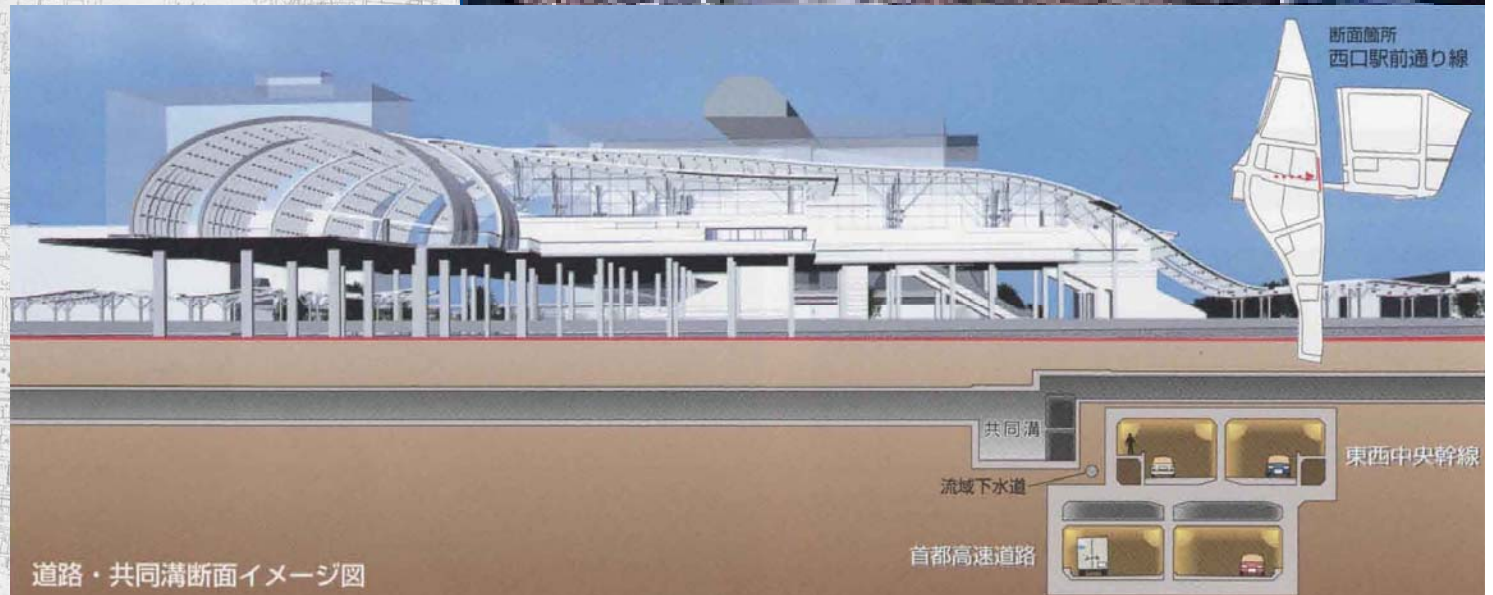
Example 2

Saitama New Center LR Project  
(47ha, Saitama City)





# A Railway Station



道路・共同溝断面イメージ図

# The LR Law in Thailand

LR law was enacted in 2004.

## Contents

Chapter 1 Land Readjustment Committee

Chapter 2 Provincial Land Readjustment Committee

Chapter 3 Land Readjustment Association

Chapter 4 General Provision on Land Readjustment

Chapter 5 Proposal of Land Readjustment

Chapter 6 Land Readjustment Project Implementation

Chapter 7 Land Readjustment Fund

Chapter 8 Penalties

Transitional Provisions

88 Articles



# 6 Approved Projects



Nan LR Project

Lampang LR Project

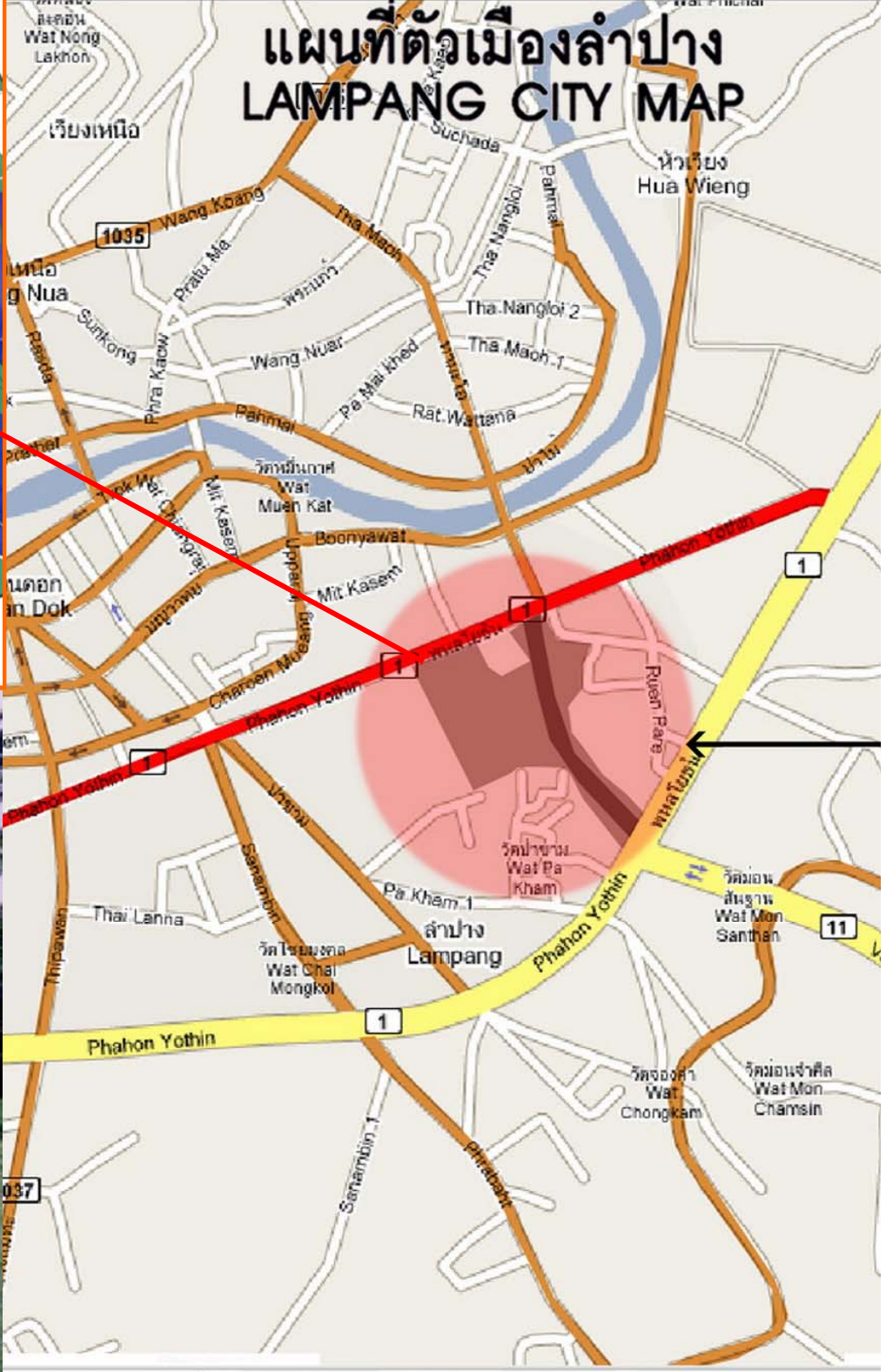
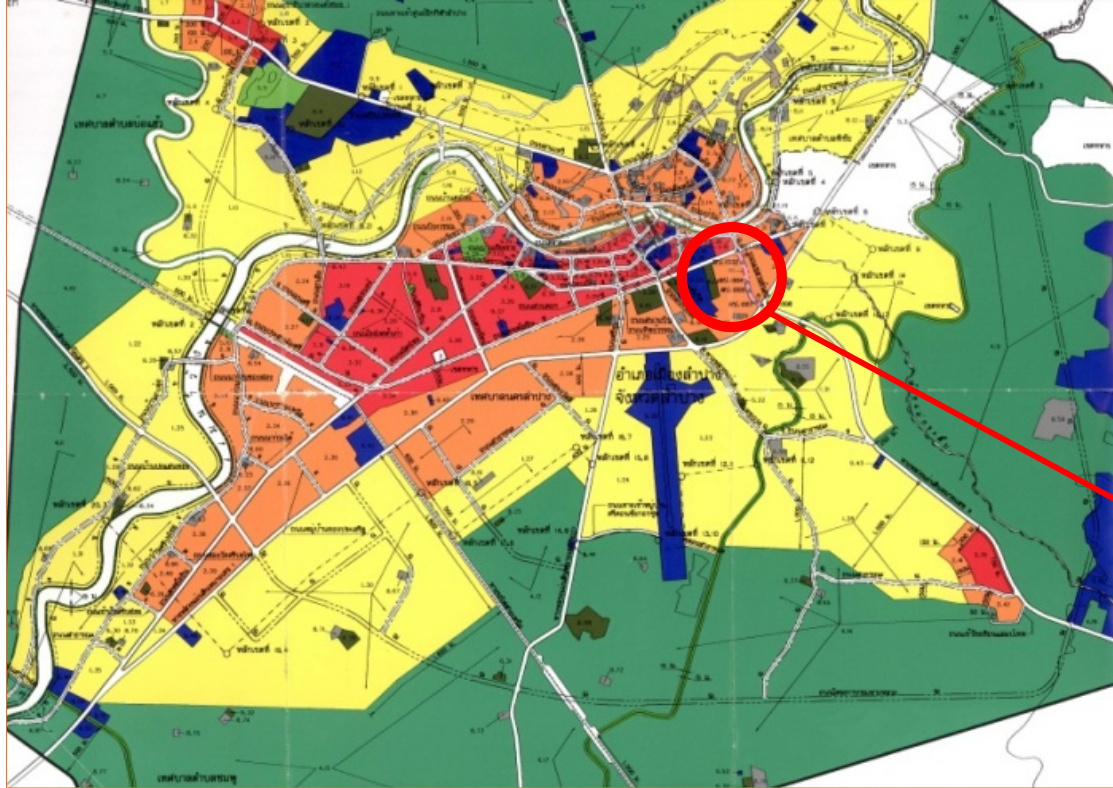
Phitsanulok LR Project

Supamburi LR Project

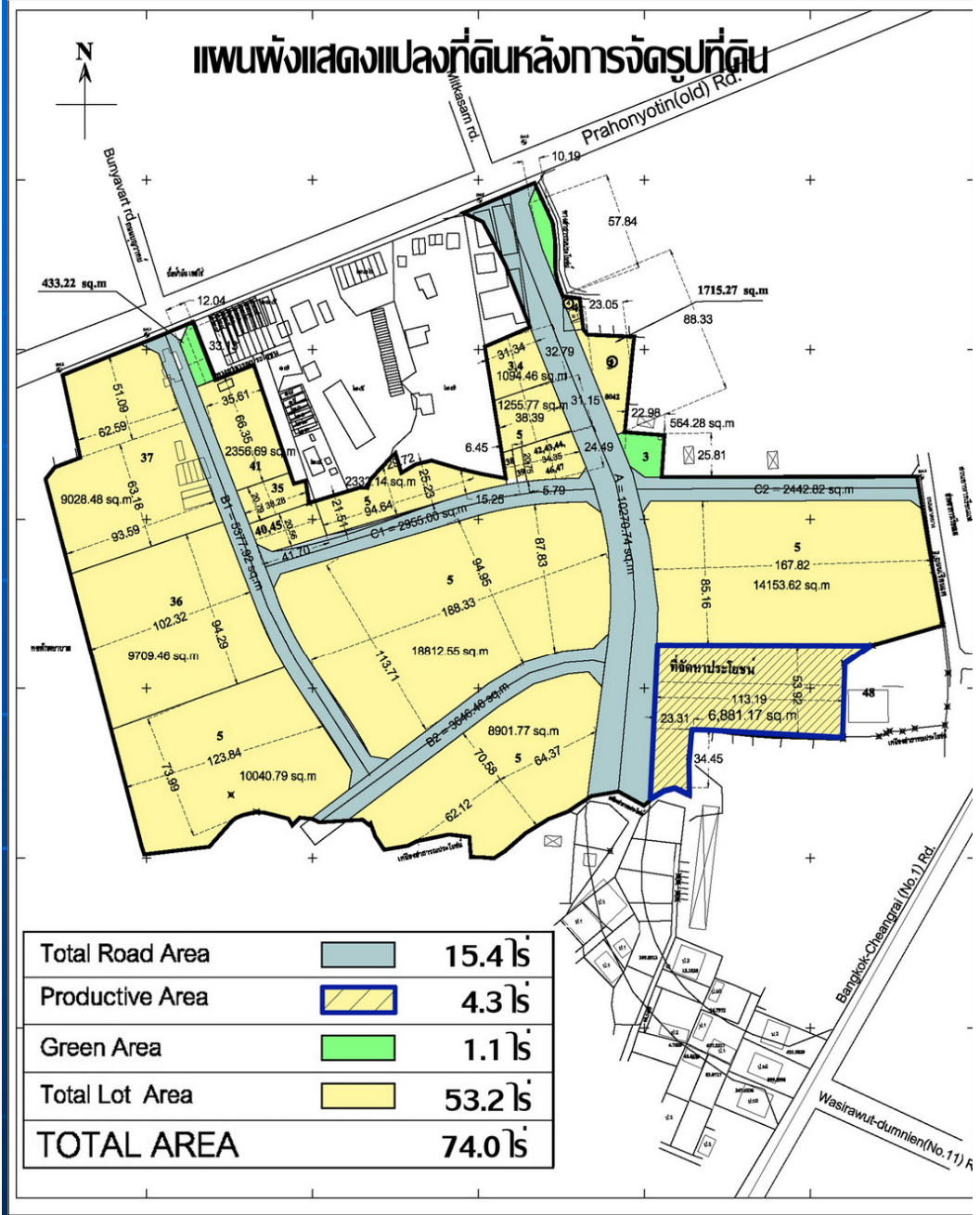
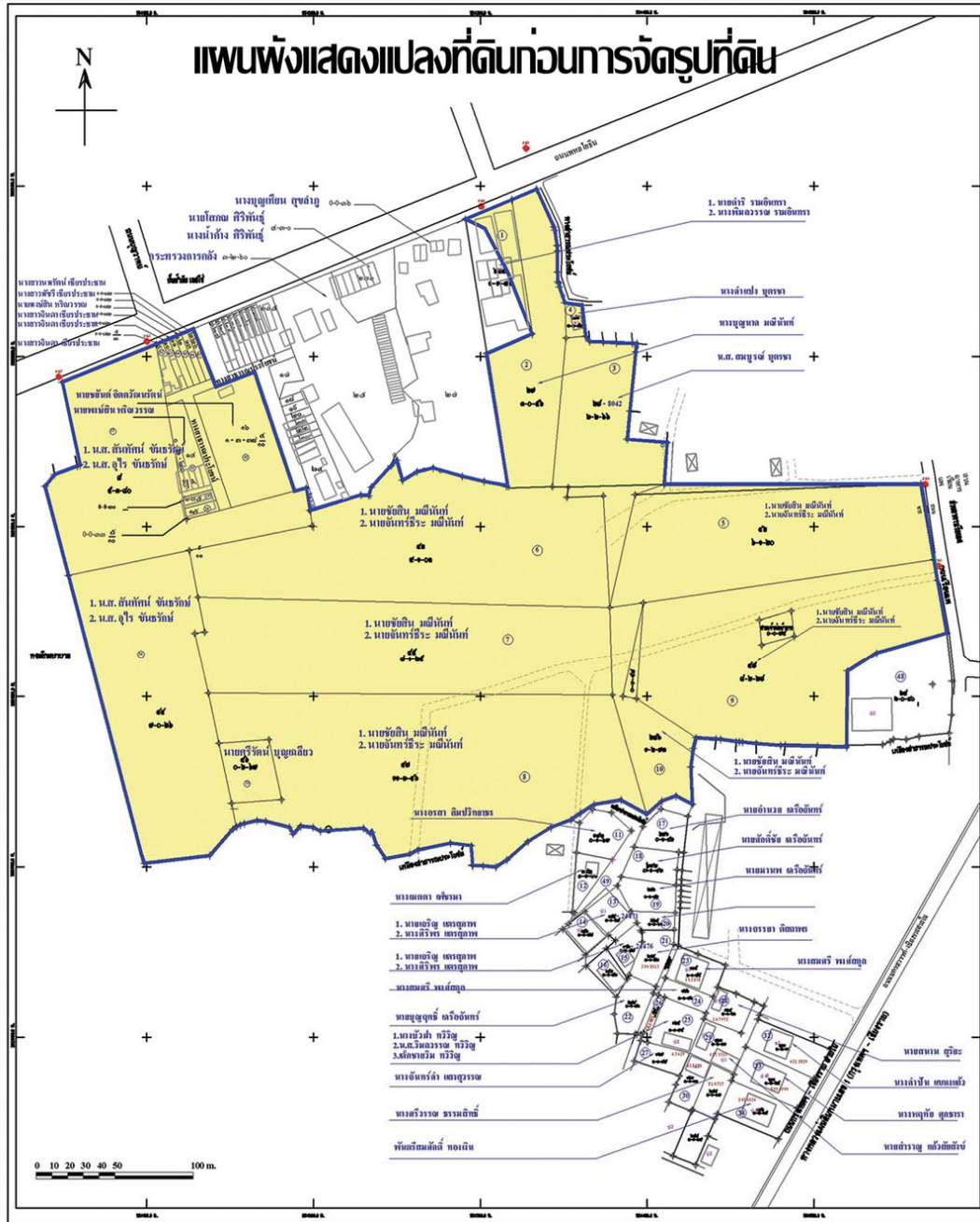
Yala LR Project

Narathiwat LR Project









ND) เป็นศูนย์กลางและการท่องเที่ยว  
เขตเทศบาลนครลำปาง

**BUSINESS AND TOURIST CENTER**

D) เป็นศูนย์กลางและการท่องเที่ยว  
เขตเทศบาลนครลำปาง

**BUSINESS AND TOURIST CENTER**





โครงการ : พัฒนาพื้นที่จัดหาประโยชน์ (RESERVED LAND) เป็นศูนย์ธุรกิจและแหล่งท่องเที่ยว  
ในโครงการการจตุรภาคที่ดินเพื่อพัฒนาพื้นที่ในเขตพัฒนาบดระล่าง

BUSINESS AND TOURIST CENTER

MASTER PLAN



C.C.W. COMPANY LIMITED

# Features of LR System in Thailand

- Laws, regulations and standards are incomplete for promoting LR projects.  
(e.g. coordination between urban planning and urban development, procedure of the project, land evaluation system...)
- Only 6 trial projects have been launched in local area of Thailand.
- And if original LR system is established, effective urban development can be implemented.



# Summary

- LR system in Japan has long history.
- LR system in Thailand was enacted in 2004, which referred to Japanese LR system.
- Some trial projects have been launched in local area of Thailand.
- If original LR system is established, effective urban development can be implemented.

Thank you for your kind attention...

E-mail address: [shin-aoki@co.jp](mailto:shin-aoki@co.jp)