

Thesis Title : Measures on Controlling Asset Evaluation in Thailand

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### ABSTRACT

In Thailand, the asset valuation profession has been emerged for long time. The nature of work is engaged in valuating the assets. For examples, the financial institutes have its own Valuation Department to evaluate the assets as collateral in applying for credit loan. The Department of Land has the Property Valuation Office's personnel responsible for valuating the land and property to determine the capital fund in collecting the register fee and legal fees. The valuation requirement and criteria, rule and regulation, varies from work unit to work unit, which various related by-laws are applied, asset appraisal by court, commercial bank, security, finance and security corporation and credit foncier, the Bank of Thailand's Announcement, the Valuers Association of Thailand, and the Thai Valuers Association, etc.

Regarding as mention above the government sector agencies have not engaged in controlling the asset valuation profession evidently. Currently, this career has been accepted and realized as profession more increasingly that ever before, the operators must be qualified and knowledgeable in asset appraisal principles, technical term, and business ethics. In particular, it must be neutral, because the valuer's opinion is needed to be referred supporting the transaction for various purpose of use by parties. The control system has to rely on the private sector organizations. However, it's the fact that, in Thailand, the private sector professional agencies remain unhealthy sufficient to carry out the regulation, while a considerable amount of time is needed for development. It's suggested that the state organization shall partake in controlling the asset valuation profession seriously. In doing so, it requires setting forth the precise mechanism clearly and the system is imperative decisively.

By this very reason, the state sector is likely to engage in monitoring the said affairs as follows; Enact specific law by drafting the Asset Valuation Profession Control Act, Provide the Asset Valuation Profession Control Association, Provide the training institute for asset valuation profession, and grant the attendants the license as valuers. Provide the introductory course of asset valuation profession at higher education level pursuant to related fields. Provide and apply the asset valuation profession control measures, e.g. register, licensing. Compulsory measures should be provided by formulating the discipline measure.

