

Independent Study Title : Debt Recovery in Commercial Lease Agreement: A Study of Commercial Rent Arrears Recovery (CRAR) in United Kingdom

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ABSTRACT

The study aims to examine Principle of Commercial Rent Arrears Recovery (CRAR) under the Lease of Immovable Property for Commercial or Industrial Purposes Act of 1999 and under the English law. The study follows qualitative method.

The study indicates that The Act of 1999 does not adopts CRAR and causes the problems of debt recovery for landlords. The study also indicates that English law implements the CRAR effectively. In addition the English law provides a variety of measures for taking control of tenant's goods in order to make it easier, quicker and more efficient to induce the tenant to pay an outstanding debt without the need to proceed to the next step of auctioning the goods off or going through further court-related procedures; thus, CRAR implementation is available to reduce debt recovery problems.

The study recommends that Thailand should add the Principle of Commercial Rent Arrears Recovery (CRAR) into the Lease of Immovable Property for Commercial or Industrial Purposes Act of 1999.