

Special Research Studies Title	A Study of Quality Problems for Townhouse and Single House Unit in Bangkok Vicinity
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Abstract

Competitions in the real-estate business is very high due to the rising number of developers. Pricing and quality of the products are the two main factors frequently used to determine the competitiveness and reputations of the developer.

This research aims at studying the types and causes of problems frequently encountered in the construction of single and town-houses. A survey was conducted to examine owners' satisfaction of their homes in Bangbuatong area. A total of sixty houses and townhouses was sampled from ten different real-estate development projects. They are classified into 6 groups according to their pricing, utility spaces, and developers. The finding of this study indicates that the top-two most frequently encountered problems in the single housing units are: 1) the doors and windows works, and 2) roofing respectively. In townhouse, however, the most frequently mentioned problems are: 1) painting and, 2) window works respectively. The Wilcoxon Signed Rank Sum Test is used to rank customer satisfactions associated with each type of housings. Experience home-builders are interviewed in order to find the causes of defects identified in the result