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CHITTI SAPAVAJIT : A STUDY FOR THE CONDOMINIUM DEVELOPMENT IN CHIANG

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The expanding civilization of Chiang Mai has given rise to a greater demand for residential building for people in urban area, which in turn enhance the development of condominium. Sometimes, this has an impact on crowding, barring the view, etc. which create problems for the development of condominium. This encourage a research study for the development, the current status, and future development of condominium.

The study was done by collection of data and statistical records from government offices and review of relevant research report, including a field survey on current status of condominium and interview of 300 samples of condominium residents, selected in proportion to locations and prices.

It has been found that the development of condominium in Chiang Mai urban area imitated Bangkok situation, which can be separated into 3 phases. The first phase was the beginning of condominium building in Chiang Mai situated in the beautiful areas for holiday staying, and becoming highly popular until it came to the second phase. In this second phase, there was a wide spread of condominium all over the important part of Chiang Mai, create condominium rejection. The law had been issued to control the building of condominium. After that, the building of condominium has been shrinked, because of the law, as well as, the high vacancy of the condominium. Nowadays, condominium has spread out to suburban area. The price is not so high, because of over supply. All these factors delay the development of condominium. Moreover, the overall requirement for residential building is diminished, so the demand for condominium is also decreased. Since the growth of population and immigration are lessen, the employing rate decreased, so the demand for residency is smaller. This is in accordance with the spread of real estate to suburban area, and the production of condominium decreases, plus a large piece of land in the urban area becomes rarer to find, which makes the price of land higher and is controlled by the law which is issued by the condominium rejection. These makes the investment on condominium do not meet the break-even point. From the interview, it has been found that resident in condominium are more renters than owners. Most of them are not satisfied by living in a condominium, and prefers other kind of residency. It can be concluded that the development of condominium in Chiang Mai urban area will be decreased in the future.

However, from the result of the study that revealed the condominium inhabitants are mainly renters, this may be because the confusion of living in condominium not renting, may have effect on the increasing number of renting units. In addition, the confusion of Chiang Mai people in rejection of condominium, actually it should be the rejection of high building in Chiang Mai urban area which create problem.

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