

พิมพ์ต้นฉบับบทคัดย่อวิทยานิพนธ์ภายในกรอบสี่เหลี่ยมนี้เพียงแผ่นเดียว

## C635339 : MAJOR HOUSING  
KEY WORD: : CONDOMINIUM / CENTRAL BUSINESS DISTRICT / BUILDING CODE

ANUCHA CHITTANGKURA : THE CHANGES OF BUILDING USAGE IN RESIDENTIAL  
CONDOMINIUM : A CASE STUDY OF ITF SILOM PALACE CONDOMINIUM. THESIS  
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Many residential Condominiums located in business area have been illegally altered into commercial usage which creates many problems. The purpose of this research is to study the changes of building usage in residential condominium, their causes of change, occupants' opinion and lastly, the strategies for control. ITF silom palace condominium where is located on Silom Road is used as a case study. The study comprises 3 major parts. 1. Investigation of building history, based on it's original plan for residential use. 2. Survey of present physical conditions using observation technique. 3. Survey of 884 residents' opinion using questionnaire and interview.

From the study, it was found that 34% of all 884 rooms are vacant, and only 66% are presently occupied. Among these owners only 28% of rooms are used as residence and the remaining 38% are converted for business usages such as attorney, accountant and engineer firms etc. These alterations create considerable impacts upon the occupants in residential units. these include problems of facility shortage and early damage, as well as lack of privacy and safety.

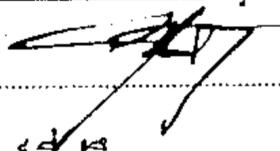
The major reasons for the change of residential to commercial purposes are the benefit of the good location of the building, and the internal modification of the room is easy to do. Many respondents of these rooms also mention that they did not intend to use these facility for residential purpose. Although they found some inconvenience in facility management, they thought, it is acceptable.

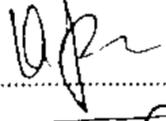
In order to prevent the alterations of facility usage several actions have to be undertaken. They are as follow: 1. Educate the potential buyer about the condominium regulations as well as their right and responsibility for their property. 2. The registration of the condominium should become at the time of application for construction permit 3. Mixed-Use concept for building in commercial district should be subsidized and employed in order to solve the problem.

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