

## C235266 : MAJOR HOUSING

KEYWORD : PROPERTY MANAGEMENT / HOUSING COMMITTEE

WASON WISNUWATNAKIT : RESIDENTS AND HOUSING  
MANAGERS' OPINIONS OF PROPERTY MANAGEMENT FOR  
MEDIUM CLASS PRIVATE SECTOR HOUSING IN  
THE BANGKOK METROPOLITAN REGION

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ISBN 974-584-458-6

The Purpose of this thesis is to study the property management for medium class of private sector housing in THE BANGKOK METROPOLITAN REGION

The research tool is collected from the developers, community managers by means of interviews and questionnaires from house owners. In order to learn problems and method of the developers manage community

The research sample groups divided by three stages stratified sampling, the medium class of private sector housing Targets is 100-500 units (by land subdivision regulations) and medium income groups, which it was separated by 4 zones around Bangkok city. The target sample groups were settle in Bangkok by new register houses since 2530-2535 b.c. Total of the samples are 397 units

The Research result showed that at present the sample groups has problem of cleaning , security , community services On their living in communities. The sample groups want community regulation's 83.70 % to manage housing communities and housing committees 94.85 % to represent their needs to serve. 2 years for the committee working period. House owners accept to pay maintaining fee for support communities services and management The sample groups agree that developers should be subsidizes maintaining fee for community. They agree with term of maintaining fee by month 75% ,maintaining rate relate by land plot area 62 % .