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KEY WORD: RESIDENTIAL MOBILITY / SAMPHANTHAWONG

KITTI BANCHONGRATANAGAM : A STUDY OF RESIDENTIAL MOBILITY IN SAMPHANTHAWONG DISTRICT. THESIS ADVISOR : ASSO. PROF. BUNDIT CHULASAI, Ph.D. 131 pp. ISBN 974-583-729-6

Samphanthawong is an ancient community, established since the early Ratanakosin period and later developed into a very important commercial area up until now. It presents a mixed landuse, with a lot of shophouses or row houses. Samphanthawong has had a large density of population throughout the district, but in the past decades its population has been decreasing. The number of those who move out exceeds the number of those who move in.

The research aims at the study of the residential mobility in Samphanthawong district as well as its factors and reasons. Its methods are distributing questionnaires, using stratified random sampling and classifying the respondents into two groups by their accommodations : ones who live in row houses, which are the major group, and ones who live in condominiums or flat houses, which are the minor group.

The research found that there are more people who have never moved anywhere than those who have once moved. The reasons why they didn't wish to move is respectively that they have been living there since they were born, that their business prospers and that the transportation is convenient. Those who have once moved and those who have moved out from the district share the same reasons. They found that their old house is rather dilapidated and over crowded and so is its environmental physical condition. Concerning the prospective moving, there are a lot more people who plan to move out than those who don't the reasons for the first group are as follow, by significance : 1. desire to own one's land and house 2. desire for the better environment 3. desire for better accessibility. The types of habitation in desire are respectively single-detached houses, row houses and condominiums or flat houses.