

## C235301 : MAJOR URBAN PLANNING

KEY WORD: PHYSICAL IMPACTS / RESIDENTIAL CONDOMINIUMS / URBAN ENVIRONMENT  
ADISORN BUNKHACHAI : A STUDY OF PHYSICAL IMPACTS OF RESIDENTIAL  
CONDOUINIUMS ON BANGKOK URBAN ENVIRONMENT.

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The objective of this research is to study the various characteristics of residential condominiums in Metropolitan Bangkok from 1979 to 1992 in terms of design, size, location, and distribution. This thesis will also study of physical impacts of residential condominiums on Bangkok Environment. This will enable one to draw conclusions and provide recommendations on urban planning in the development of residential condominiums and their relationship to the development of the city as a whole.

The results of this study show that residential condominium in Thailand came into existence in 1979, after the Condominium Act of 1979 was decreed and took effect. In the initial stages of growth (1979-1989) condominiums emerged in the inner core and central areas of Bangkok, comprising approximately 11,417 units. In the development period (1987-1989), condominium construction spread into the suburbs, developing along the major thoroughfares connecting the inner city and outlying areas, and totalling approximately 5,912 units. The following period experienced a boom in condominium development, with such development spreading throughout all the districts of Bangkok and totalling 58,409 units. At the end of this boom, in 1992, the number of condominium units in Bangkok totalled 75,738 units. Distribution of these condominium units may be divided into three major areas : 1) the inner core and central areas of Bangkok, 2) the out lying suburbs of Bangkok, and 3) along the banks of the Chao Phraya River.

This study indicates that condominiums located in the outlying suburbs developed the most problems and had the greatest impact upon the physical environment of Bangkok due mainly to the lack of sufficient public utilities and because public services and infrastructure have not developed adequately to accomodate these structures in these remote locations.

Many of the problems that have arisen from the lack of meticulous in development of condominiums have been due to the lack of laws regulating the standards of these building types. If zoning regulations of Bangkok were established to specify areas and limit the members of units of condominiums allowed to be constructed in certain areas and building codes drawn up to set minimum standards for the facilities required to be provided by condominium projects, many of the problems arising from these developments and the negative impact upon the urban environment can be minimized.