

C235180 : MAJOR HOUSING

KEY WORD: RESIDENTIAL CONDOMINIUM/FACILITY USAGE

SOMPONG HIRANSAK : A COMPARATIVE EVALUATION OF MEDIUM HIGH-COST
RESIDENTIAL CONDOMINIUM FACILITY USAGE : CASE STUDIES OF
PATUMWAN PLACE CONDOMINIUM, SIAM CONDOMINIUM, KLOA SIAM CONDOMINIUM.
THESIS ADVISOR : ASSO.PROF. VIRA SACHAKUL, D.ARCH. 156 pp.
ISBN 974-584-378-4

The objectives of this research is to evaluate the usage of medium-high cost residential condominium facilities. Three condominiums including Patumwan Place condominium, Siam condominium, Klua Siam condominium, located in Bangkok CBD. are selected for comparison.

The findings of this research show that of all 3 condominiums, highest facility ratings were given by residents of Patumwan Place condominium. The second and the third rating were of Klua Siam condominium and Siam condominium respectively. It was found that residents low satisfaction of their condominium facilities cause by 2 major problems. Problems of under design standard are evident, they are inadequate car parking spaces, low elevator speed, inappropriate garbage disposal and poor central TV. antenna. Problems of poor facility management is another major problems. They are poor cleaning of swimming pool and garbage collector and inefficient room cleaning service.

If can be concluded that the satisfactory standard of condominium, facilities are basically based on good design standards and in order to maintain good facility services at all time, a good management is also required.