

PRASARN CHONGUSSAYAKUL : THE FORM AND LOCATION OF FACTORY AND HOUSE

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This research focuses on the forms and the locations of the Factory and House projects within the Bangkok Metropolitan Area and the vicinities. Besides the physical factors, the relations between space utilisation and the forms, the locations, together with the surroundings of each project were examined. The related laws and regulations, the urban policies, and the information of the owners, users, and developers were studied.

The government policies to relocate factories from the city center to suburban areas and Thailand's rapid industrialisation accounted to the increase in the demand for new spaces for factories. Furthermore, the increase in the price of land and the difficulties in constructing factory led the new kind of real estate project called Factory and House (widely known as Minifactory or Factory House). They provide the residential and industrial space in one building.

The form of Factory and House is a row building. Each unit comprises of a 2-4 storey front building, which is used as an office and a residence and a single storey back building, which is used as a factory. Mostly they are small-scale industries without any pollution. Each unit provides open space for parking in front of the building and vacant area behind the building. There are approximately 30 Factory and House projects in the study areas. These projects scattered along the main roads in industrial areas, which are Phetkasem road, Ekachai road, Thonburi-paktor road, Suksawat road, Thepharak road, and Bangna-tiad road.

The Factory and Houses are used mostly by the owners who wanted to expand their factories. Since the owners still live and run offices in the old places in the city, the front buildings are mostly used as offices and residences for average 5.80 workers per unit while the average number of workers who live nearby the projects is 21.11 per unit. Therefore the factor leading to the purchases is the proximity to the workers' residential area.

The problems found in Factory and House projects are inadequate facilities which are public utility, maintenance, insufficiency for recreation, commercial and service space. To solve such problems, the new regulations to standardize and monitor the projects of Factory and Houses are recommended. Also the limit should be set so that the Factory and House can be used for small-scale industries without any pollution only.