

C335275 : HOUSING DEVELOPMENT DEPARTMENT

KEY WORD : INDUSTRIALIZED BUILDING SYSTEM/MIDDLE INCOME FAMILY/B.M.R.

TRIRAT JARUTACH : INDUSTRIALIZED BUILDING SYSTEM FOR MIDDLE INCOME FAMILY IN THE BANGKOK METROPOLITAN REGION. THESIS ADVISOR :

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CHAVALIT NITTAYA, 248 PP. ISBN 974-581-939-5

This study aims at developing a housing system with due consideration to the industrialized building system (including fully prefabrication system and semi- prefabrication system) and determine the most suitable system to middle income family in BANGKOK METROPOLITAN REGION. The analysis has been carried out in three fields of data social science, economics and technology.

The study shows that the middle income family (income 15,001-24,000 baht/household/month) have housing need about 117,951 units (in develop. plan#7) (about 31.32% of all). Housing model that suitable for them are town house (up country) 22 wah². AREA 90-155 m² and the low rise condominium, flat area 50-65 m² (price about 700,000-1,166,666 baht/unit). A detailed study is conducted for wall bearing p.c. component system using the modular co-ordination design. This construction system is easy to transportation and erection.

The study reveals that the industrialized building system can reduce construction time, cost and good quality control. Furthermore, the government should support this housing need for middle-income family and that the industrialized building system is the most suitable one at future.