

##C335199 : MAJOR HOUSING DEVELOPMENT

KEY WORD : HOME OFFICE

SOMPONG KITTISORAYUT : A DEVELOPMENTAL PATTERN FOR HOME OFFICE IN BANGKOK METROPOLITAN AREA. THESIS ADVISOR : ASSO. PROF. SAKCHAI KIRINPANU, Ed. D. 193 PP. ISBN 974-581-551-9

This research is a study of development patterns of home offices within the Bangkok Metropolitan Area. It covers the past development in both the physical and space utilization aspects, as well as the findings of problems and merits from all parties concerned.

According to Thailand's rapid economic growth together with the evergrowing deterioration of local traffic, the travelling time between home and office has proved to be very time-consuming for most people. Accordingly, there has been a need to modify commercial buildings that could accommodate both the residential and office purposes. Such buildings are known as "Home Office" and are approximately 120 projects scatteringly all over major Bangkok business centres.

Factors attributable to such move are the traffic problems, social environments, technology advancement and the change in people's attitude. It is also found that location and project facilities especially car parking provision and availability of telephones do play an important part in attracting purchasing decision.

The good points of Home-Office are the efficiency of space utilization. In addition, it saves its proprietor from any related expenses, the benefits of having more working hours, the reduction of traffic on roads and thus the pollution causing from motor cars.

The down points of Home-Office are that such buildings are inclined to have offices downstairs with the family area above it. As a result, the family's rest and recreation areas are restrictive and do not enhance the young children's health. Other problems are the repetitive of restrictive living, neighbourhood nuisances, inadequate parking space, the frequent turnover of staff as the inconvenience of being right in a Soi far away from the main roads.

Nevertheless, the above problems could be avoided by the imposition of law to monitor the building construction, its utilization and the convenience features that come with the building.