

<b>Thesis Title</b>	The Physical Environment Affecting the Crime in Townhouse : A Case on Offenses Against Property in Bangkapi District Residential Area.
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## **ABSTRACT**

Crime is one of the urban dilemmas threatening the society's well being, economic stability, and even the national security. Bangkok is among the mega cities plagued by such predicament. This research took the environmental psychology approach vis-a-vis the Criminological thought to study the relationship between property crimes and the residential built environment, particularly within the "town house" category of housing projects.

The study applied an integrated structured interview and field observation methods to study a sample of 135 households, which carried a wide range of environmental attributes and crime rates in the Bangkok Metropolis. The results of the study revealed that, firstly, most property crime incidents in such areas were petty burglary, where level of circumstantial criminal opportunity was the prime factor. Second, rates of robbery were found related to the number of entrances to the communities and the width of access roads. Third, the resident's sense of security

decreases in larger communities with larger numbers of households sharing a single common access. Fourth, the number of strangers were perceived to increase along with the size of the community, and decrease along with the size of smaller opening on the residential building walls.

The study suggested a number of measures to prevent property crimes. First, a physically well planned community with unambiguous territoriality were the key to preserve the community's defensible space. Second, the sense of neighborhood must be maintained with smaller shared access, in order to discourage undesirable strangers. Third, unambiguous zoning with clear signages must be arranged within the neighborhood to enhance the control of secondary space. Fourth, shared recreation space within the neighborhood must be provided to encourage social interaction and the acquaintance of the community members. Fifth, areas within the community with ambiguous functions and hidden corners must be eliminated in order to discourage thieveries. Finally, common areas in the neighborhood must be well lit at night to enhance the efficiency of surveillance.