

Abstract

According to the Ministerial Regulation on Bangkok City Plan 2006 (B.E. 2549), the ratio of the total floor area of buildings to the size of the land (FAR: Floor Area Ratio) is decreased, compared to the ratio specified in the previous regulation. This decrease in the ratio has an impact on the total floor area of buildings, since the area for sale is reduced. However, there is a special condition for six areas within the total city plan area of Bangkok Metropolitan, which are the pieces of land typed commercial area 3, commercial area 4, commercial area 5, residential area 8, residential area 9, and residential area 10. It is stated that if the landlord provides open space for public use on the piece of land applied for a license, the building built on that piece of land can have the increased Floor Area Ratio, but shall not exceed the ratio allowed by law. Such special condition allows the developer to have an opportunity to increase the Floor Area Ratio and the return on investment of the project. From survey found that, real estate business, especially condominiums, has a very high growth rate. Therefore, the researcher is questioning how the condition of increasing buildings' total floor area specified the new Ministerial Regulation can be applied to an increase in condominiums' area for sale.

This objective of this study is to examine the regulations concerning restrictions on the size of buildings specified in the New City Plan Regulation, in order to develop the Floor Area Ratio for condominiums. This study employs survey-based research, project modeling, and project feasibility study. The expected results of this study are: (1) to present the guidelines for increasing condominiums' area, which are suitable for the current legal restrictions and provide direct benefits for both business operators and consumers; (2) to be able to increase public space or open space in order to reduce building congestion in accordance with the city development policy of Bangkok Metropolitan Administration; (3) to recommend the guidelines for amending the new Ministerial Regulation on the City Plan, which is beneficial to both the public and

project investors. Applying such regulation to condominiums will enable the developers to gain more profits by increasing the area for sales from the increased number of floors and rooms, resulting in lower unit cost for the investors while the return is the same. Additionally, other than direct benefit that developers gain from the investment, the reduction in urban density also bring fruitful benefits to social publicity.