

## Abstract

The purpose of this research was to study relationship between amenities and rent for rental apartment. The samplings were undertaken by a survey which focused on lower income people. The total 179 samples were gathered from 3 rental apartments located in Ban-Klang District Pathum-Thani. The study was done by taking into consideration amenities both inside and outside the unit.

The research showed that the majority of the tenants were 21-30 years old with 59.2% female, mostly working in private sectors, with vocational diploma or high school education. Their incomes ranged from 8,001-10,000 Baht per month, with 2,501-3,000 Baht per month normal living expenses. Their living expenses can be divided into room rent, water supply, and electricity. They either paid for these expenses themselves or shared with their roommate or their spouses. The amenities they would like to have in room are electric fan, bed-mattress and pillow, wardrobe, while the secondary required amenities are television and washing basin. The building services they would like to have are key card access, CCTV, and security guard. The other factors are less required from tenants. In addition, they are willing to pay the extra expenses in case of the extra providing amenities could be more than 5 percent. It can be included that the apartment tenants who want to rent a residential building needs.

The findings of this study can be used to increase rental apartment's business value by adding amenities factors to rental residents' needs and to renovate an old rental apartment for better quality and response needs of tenants.