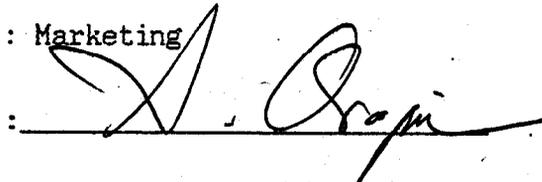


Thesis Title: Factors Affecting Housing Purchasing by the people in
the Boundary of Nonthaburi Province

By : Miss Apasara Prayoonhong

Degree : Master of Business Administration

Major : Marketing

Advisor : 

(ASSOC. PROF. DR. SOMPONG ORAPIN)

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The objective of the study on this topic is to analyze the trend and to stimulate factors on housing construction business, price trend factors on home buyer's decision, making including the trend on characteristics of dwelling required by home buyers.

Results from this research can be concluded as follows:

1. The dwelling boom in Nonthaburi has been resulted from the following factors:

- The shortages of dwelling in Bangkok for middle and low income classes.
- Nonthaburi is an adjoining province of Bangkok.
- Land price is still cheap.
- The government has increasingly expanded its functions into Nonthaburi.

2. The average dwelling prices which home buyers can purchase are in the range of Baht 1,000,000 - 3,000,000.

A survey in 1992 found that recent dwelling selling prices have been set at different prices.

3. Major factors on home buyer's decision making are the following:

- Location
- Traffic convenient
- Dwelling prices

The above factors do not have any relation statistically buyer's sex, age, education, marital status, occupation, and family earnings.

4. In summary, there is a trend that dwellings required by home buyers in Nonthaburi are as follows:

- Traffic Convenient
- Pleasant environment especially with fresh air
- Reasonable price
- Short distance from their offices

The types of dwellings in home buyer's interests have mostly been individual houses, townhouses accordingly.