

ABSTRACT

Abstract of thesis submitted to the Graduate School of Maejo University in partial fulfillment of the requirements for the degree of Master of Business Administration in Business Administration

**FACTORS INFLUENCING THE PROBLEMATIC DEBT FOR HOUSING LOAN
OF A COMMERCIAL BANK, CHIANGMAI PROVINCE**

By

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This research was carried out to find out 1) factors influencing problematic debts for housing loans of a commercial bank in Muang district, Chiang mai province; and 2) guidelines for solving such problems.

The multi-stage sampling technique and the Taro Yamane were used to obtain 250 samples of people with debts for housing loans. The data were collected by means of questionnaires and analyzed with the use of the SPSS/PC⁺ and analytical statistics.

The results revealed that most of the respondents were male, 41-50 years old, married, received a bachelor degree, were governmental and semi-governmental employees, had family income of 10,000 Baht at the most and had no business of their own. The highest amount of loan provided was 500,000 Baht and the repayment period was 11-15 years. The respondents have repaid for 3-5 years at the amount of 5,001-10,000 Baht per month. Collateral for the loans was land, land and a house or a town house, all of which were bought for living.

The study found that there were several factors influencing housing debts. First, for the part of the borrower factors, the mean score of overall opinions was found to be at moderate level. The factors included an unstable of business and expenses higher than incomes. Secondly, for the loan provider factors, the mean score of overall opinions was found to be at a high level. The factors included a high interest rate for overdue debts, and a high installment rate.

Finally, for the environmental factors, the mean score of overall opinion was found to be at a moderate level and the factors included economic turndown.

The suggestion for solving the problematic debts for housing loan are as follows. The borrowers should be loyal to the condition stated in an agreement made by the two parties; maintain their credibility; and be sincere for solving the dept problem. Next, the borrowers' credit should be carefully analyzed by the loan providers and good relationship with their clients should be maintained. Besides the uncontrollable environmental factors, both parties should have full cooperation to solve the problem.