

## Abstract

According to the information collected from related documents, articles and research papers, condominium projects are potentially growing significantly as the result of the continuity of the market demand and also the expanded construction of mass rapid transit route project which is highly attractive to the real estate developers and investors. In the marketing point of view, the investors must present their products to their clients distinctively among their competitors. Therefore, not only the main factor of location but also the physical characteristics of the units are highly influential to the buyers' decision making process.

The research on the topic --"Design Trends for Residential Condominium Buildings in Correlation with Mass Rapid Transit Route" with the hypothesis that, "the distance from mass rapid transit route is the main factor that affects the condominium characteristics" The objectives are to study condominium characteristics, needs and factors that affects buying decision and the attitude of physical characteristics, and the management methods for condominium within 500 metres from the BTS rail line. Self-observation and questionnaires are the main research tools in collecting data. The ten selected residential condominium complexes were randomly chosen as samples to obtain observation information. The other source of the data were collected from questionnaires, 218 potentials buyers and 154 from present room owners.

The study of condominium projects in relation to the distance from BTS station can be described into three main points as following:

1. The condominium characteristics are mainly related to planning, zoning of facilities, units ratios and the density of dwelling units.
2. The needs of potential buyers are the concerns of unit space, the total numbers of units, internet system, building technologies and air ventilation.
3. The satisfactory levels of the occupants in making decision to buy are related to the proportion and size of various unit type and exterior appearance.

According to the study, the design trends fall into two issues under the design standards and architectural building codes:

1. The design issue that are planning and zoning.
2. The detail programming that includes ratio and size of each unit as well as the total area of the building.

In conclusion, the design trends for the residential condominium buildings within 500 metres from mass rapid transit route should be under the consideration of the size and the form of land and the surrounding environment in order to decide the appropriate floor planning and zoning of the facilities together with the number of the unit provided in each project. These will affect the pricing process which will have significant impact on buyers, who rely on functions provided in the units, the physical characteristics of the building and the density of dwelling.