

Petch Kloumkliang 2010: Inventory Management of Housing Development Projects in Bangkok Metropolitan Area. Master of Engineering (Civil Engineering), Major Field: Civil Engineering, Department of Civil Engineering. Thesis Advisor: Assistant Professor Suneerat Kusalasai, Ph.D. 198 pages.

Housing development projects are big projects and require high monetary investment. Therefore, effective inventory management can reduce the projects' capital. This thesis aims to investigate the problems relating to the inventory management of housing development projects, as well as, to study techniques or strategies currently used by the housing development companies and to provide recommendations of how the companies can minimize the inventory management problems.

Research method started from reviewing the literature about inventory problems. Then the researcher conducted a preliminary data collection from one housing project in order to gain useful data and information for constructing an interviewing framework. The researcher interviewed project managers and/or project engineers from 50 projects of 28 companies locating in Bangkok metropolitan area. The interviews focused on techniques or strategies the companies use in the inventory management as well as the problems regarding the management of raw material, work in process, and finished goods. Data gained from the interview were statistically analyzed. In addition, the results of those twenty-eight companies are classified into 3 groups as: large, medium, and small companies.

Regarding the result analysis of the interviews, some problems regarding the management of raw material, work in process, and finished goods emerged as the following details. Firstly, for the raw material management the most frequently found problems of large, medium, and small companies included: Actual lead times of material delivery are not parallel with those used in the company ordering process; Material storages are not orderly organized; Actual delivery times of raw material were not as schedule. Secondly, for work in process management, the most frequently found problems of the three groups included: lack of labors; bad weather; budgeted durations of some activities are too short. Lastly, for the finished goods management, the most frequently found problems of the three groups consisted of: The customers changed their mind after signing the contract due to economic factors. In the part of management strategies, the analysis shows that most companies apply similar inventory policies and technology, but different in details

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Thesis Advisor's signature