

Vasinee Wasuntarasook 2010: A Study of Factors Influencing Apartment Rent
Setting: Case Study in Lat Phrao Area. Master of Engineering (Civil Engineering),
Major Field: Civil Engineering, Department of Civil Engineering. Thesis Advisor:
Assistant Professor Varameth Vichiensan, Ph.D. 93 pages.

Traffic congestion is the biggest problem in Bangkok Metropolitan Region. Hence, the residential selection near office is one of the best opportunities to decrease the travel time and cost.

The objective of this study is to examine the influence of factors on property value by hedonic model. Case study is an area along Lat phrao road from Chalong Rat expressway to Happyland intersection, which is Saen Saep canal that increase mode of transport. Number of samples has been introduced in this paper such as 452 apartments. Three kinds of a hedonic price models, as follows: Ordinary Least Squares Method (OLS), Geographically Weighted Regression (GWR) and Spatial Autoregressive Model (SAR). The result is the distance and time to the connection, such as pier, is impact on the property value uplift.

Student's signature

Thesis Advisor's signature