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SAPHA RODRUENG : COMMUNITY MANAGEMENT FOR RESIDENTIAL COMMUNITY IN WAT CHONG-NONSEE PROPERTY. THESIS ADVISOR : KUNDOLDIBYA PANITCHAPAKDI, Ph.D. THESIS COADVISOR : PREE BURANASIRI, 177 pp. ISBN 974-03-1699-9

Historically, Buddhist temples have played a significant role with their nearby communities. In 1999, the Bangkok Metropolitan Administration announced a policy to the area around Rama III Road as a new business sector. Currently, this area, under the jurisdiction of the Yannawa district office, is used for commercial purposes. This has led to increase in demand for land and soaring land prices, causing problems for low-income residents, especially in 4 communities residing on temple properties. The Wat Chong-Nonsee Community is the oldest of this type and has a very large population.

This research attempts to review the Wat Chong-Nonsee Community's management to develop guidelines for future planning and alleviate problems faced by temple property communities. Thus, this project focuses on two objectives, to study the development over time of the Wat Chong-Nonsee Community and secondly, to study the problems and restrictions of the community.

To begin this research, 10 experts were interviewed to provide a definition for the "Low-income or congested community management" since none has ever been set before. Community documents, maps, plans and materials of the Community Development Department, Yannawa District were examined. Surveys were also conducted to determine community conditions by gathering data, taking photographs. Finally, interviews were conducted with the temple abbot, temple directors, representatives of the Department of Religious Affairs, community directors and local residents as well as the public utilities and district officers. This data was then compiled and analyzed based on the research objectives. Results can be divided into the following three classifications:

The Wat Chong-Nonsee Community was established before 1968. At that time, there was just the barren land and it was only used by the Wat, or Buddhist temple. Families then began to settle here and with the introduction of roads, electricity and public water, land use began to change from just residential, which introduced new management problems for both the temple and residents.

Between 1968 - 1986, while the temple remained property owner, it sponsored the construction and installation of public utilities for residential, or community use and provided a land lease program. The Department of Religious Affairs supported these endeavors as well as other temple activities. The only problems then were allocation management of land plots to be subleased by current lease holders.

Then, from 1987 up to the present (2000), the community established a board to help with community management including finances. Thus, this board became very important and influential in community planning, action and administration. New problems that the community encountered included the budget allocations by the Bangkok Metropolitan Council for Yannawa and the Yannawa District Council for road and pedestrian walkway improvements.

This research showed that the temple has the primary role in allowing persons to reside on their land. For the most part, residents are living in the own individual homes. Since the establishment of the community board, the community has persons to represent them in finding solutions to their problems as well as for managing community interests.

In addition to the community board, parties involved in community management include the temple, Wat Chong Nonsee, Department of Religious Affairs, Yannawa District Office, relevant government agencies and politicians, and it is they who should be working towards further improvements of the community. Community participation is still the most important factor for sustainable development of the community, which is the direction the Bangkok Metropolitan Administration has adopted. Still, the management process and actions must be improved upon to achieve satisfactory results.