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PONGSAK BOONKLOMJITR : (HOUSING MANAGEMENT OF SLUM IN RENTED LAND: A CASE STUDY OF WAT CHONGLOM COMMUNITY IN YANNAWA DISTRICT) THESIS ADVISOR : KUNTONTHIP PANICHAPUK Ph.D., THESIS COADVISER : PRE BURANASIRI , [112] pp. ISBN 974-03-0790-6

The study investigates the management of a slum community on rented land in Yannawa. The Wat Chonglom slum community, located on private land on Rama III road, was chosen as case study. The community consisting of 160 households or 926 residents on 5 rai was set up in 1978. The study focuses on the development and management process, the problems and constraints in the management of the slum community. The methods used include, a study of documents, interviews with those concerned with management of the community and a field survey.

The result of the study shows that the development of the management of Wat Chonglom slum community can be divided into 4 phases as follows:

Phase I: During the period 1978-1982 the establishment of community. During this phase there was scarcely any management of the slum and changes to the physical environment were undertaken by the residents only in order to solve immediate problems. The physical conditions of the community at this time were below standard, caused by a lack of management and financial resources, and methodology.

Phase II: During the period 1983-1987 after the first Community Committee was set up. Committee members were elected according to the regulations required by the Bangkok Metropolitan Administration (BMA). This new development played a crucial role in encouraging local people to participate in the management of their own community, resulting in more management of the physical, social and economic aspects of the Wat Chonglom community. Assistance with management from outside private organizations also helped improve the community during this period. However, there remained some problems, such as solid waste disposal and waste water management which remained a problem due to lack of financial resources.

Phase III: The 1988-1992 period marked the aftermath of a disastrous fire in the community. This caused the residents to become aware of the need to deal with the unsolved problems. Through negotiations with the land owner, residents sought permission to continue to secure legitimate ownership rights to their property. A quality management strategy that responded to the needs of the community was the result of assistance from government agencies financial assistance and management support from other NGO's

Phase IV: The period 1993 to the present sees the management of the slum continuing to be in the hands of the residents of Wat Chonglom community, the Community Committee coordinating with outside agencies. The strategy has resulted in a quality environment for the community and the residents.

Despite past success, problems remain due to a lack of sufficient cooperation from various groups within the community. Due to apathy and persistence fears of eviction, many residents continue to be reluctant to maintain or develop their property. As a result the quality of the physical environment remains standard and neglected and rundown in much of the community.