

Thesis Title	Land and Property Management in the city of Bangkok A.D. 1901-1932
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### ABSTRACT

The purpose of this thesis is to study a historical aspect of property management within Bangkok from A.D. 1901-1932. It examines economic conditions and state policies which were conducive to this kind of undertaking. It also looks at physical and other aspects of changes resulting from property management.

From our findings, it can be concluded that property management in Bangkok became "a business undertaking" which expanded markedly during the reign of King Chulalongkorn (King Rama V, A.D. 1868-1911). This was due to a combination of factors, ranging from the expansion of western influence into Siam, the state's commitment to the policy of modernization, the on-going economic growth which was apparent from the early Bangkok period onwards, and lastly investment made by those elites who possessed capital and land.

The people who were most interested in undertaking some kinds of property management projects at this early stage were those who owned large tracts of land, who had surplus of money and were able to anticipate a good return from their investment. There were the Royal Treasury, certain Buddhist temples and private smallholders such as members of royalty and high-ranking bureaucrats. The management of property was achieved by developing such land as intended to attract potential customers; the most common way was by developing residential areas or building shophouses in commercial areas. More importantly, our findings suggests that the business which became

widespread from 2430 onward was conducted with entrepreneurial skill, balancing demand and supply, and focusing on areas which was in high demand.

The main beneficiary at this time were the investors. Although this type of business did not yield much, it did give a stable and long-term income. As a result of its expansion, property management in Bangkok contributed to the modernization of Bangkok areas. It supported a rapid expansion of commercial sector and therefore contributed to the overall economic growth. It gave rise to physical changes of the metropolitan area and preceded the development of other amenities, such as road, infrastructure, electricity, pipe water, and transportation.

It can be concluded, therefore, that property management during the period under review was an important factors in determining and differentiating types of land used. It foreshadowed subsequent and similar type of business which occurs today.