

Abstract

This research is aimed to study the guidelines to manage and design the built environment for large - scale low - cost subdivision housing project. The objectives of this research are to (1) study the existing problems of the public area usage and environmental management in the low - cost subdivision housing project, (2) study the behaviors of the residents in using the public area and environment in the low - cost subdivision housing project, (3) analyze the relationship between public area and needs for the environment, and the relationship between behaviors of the residents in using public area and needs for the environment in the low - cost subdivision housing, and (4) propose the guidelines to manage and design the built environment for the efficient low - cost subdivision housing project. The research procedure included literature survey, community observation, data collection by interviewing the residents in the community using questionnaires. The case studies were the large – scale low - cost subdivision housing projects, located in the northern Bangkok. There were four housing projects studied such as Wararak, Pruksa 12, Lanthong and Piumsuk. The sampling units were 200 residents and 4 projects administrators or committees from each project.

The results demonstrated that (1) the problem of public area and facility in the project is that there are fewer number of the users compared to the non - users, (2) regarding the behaviors of the residents who has used the public area and the facility in the project, most of them prefer using the public park. Most users usually use the public area 1 - 2 times a week and 1 - 2 hours each time. The playground, sport field, lake/ pond are used everyday and 1 - 2 hours each time. The swimming pool and exercise equipments are mostly used 1 - 3 hours each time whereas the meeting room is rarely used, (3) regarding the customer satisfaction in quality, quantity/ size and service in the project, it is generally in the medium level. Noticeably, the security gains high satisfaction level, and the service of fire alarm and protection gains less satisfaction, (4) regarding the needs of public area and facility in the project, it is generally in the medium level, and (5) the residents are highly pleased to participate in issuing the project

management policy and most of them do not agree to be charged for the public expense because they are satisfied with the existing condition.

This research has offered the guidelines for improving the facility in the project that is to repair the damaged equipments to be ready to work, increase and reduce the quantity/ size of the public area, and the facility to conform with the need and the adequate usage. Moreover, this research also proposed the following ideas (1) there should be the targets in managing and designing the built environment in order to serve the residents, (2) there should be the standard for determining the public area and facility to suit the number of residents in the project, (3) there should be the survey and evaluation of the needs of residents and the problems in the projects, and (4) there should be the support for residents in the project to share their ideas, and to realize that they are the owner of the public area and facility for their good quality of lives and the sustainability of the project.