

SUMMARY

**THE MANAGEMENT OF PUBLIC HOUSING IN BANGKOK
AND SUBURBAN AREAS**

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In this article, the writer deals generally with housing problems within the Bangkok municipal area and its suburban vicinity, concentrating upon the role of the government in attempting to solve these problems. Specifically, he tries to examine factors illustrative of problems underlying the management of various public housing projects.

The housing problem in the Bangkok metropolitan area consists of two distinct parts: (1) a shortage of houses, and (2) a large number of substandard houses. This study shows that the density of population in the Bangkok municipal area has been one of the major contributing in the development of slums and blighted areas. The housing shortage results from: (1) a high rate of population growth within the cities of Bangkok and Dhonburi since World War II, (2) the heavy migration of provincial people into Bangkok and its sister city, and (3) the high price of raw materials and construction equipment.

With respect to substandard housing, it derives from the conditions of the community itself. The congestion of houses have contributed to the problem of inadequate hygiene and the development of slums and blighted areas. Moreover, this problem has been aggravated by the fact that neither individuals nor the government have paid enough attention to improving the quality of existing housing accommodations.

The above conditions generally compel the general public to be resigned to their fate, as they do not have means to build their own houses, while more and more inferior quality houses are being built by wealthy individuals in order to share the bread of low income people. Insofar as its endeavors to solve the problems, the Thai Government has played an important part in housing improvement in three ways: (1) through housing legislation, (2) through government assistance to private housing; and (3) through direct government engagement in housing projects.

In this regards, five different government agencies have been assigned a responsibility to carry out these functions. They are : (1) the Department of Public Welfare, (2) the Government Housing Projects Bank, (3) The Bangkok Municipality, (4) the Central Agency for the Improvement of Local Communities of the Ministry of the Interior, and (5) the Government Lottery Headquarters.

Since these agencies operate independently of each other, duplication of work have resulted and conflicting and overlapping of responsibilities becomes obvious.

In conclusion, the writer makes several suggestions in relation to the improvement of housing problems within the Bangkok metropolitan area. He suggests, in the first place, that the government take the initiative in constructing new houses. Secondly, the method of selection of tenants must be improved to the extent that it can be certain that the most needy persons receive priority. Third, the government should encourage further private investment in housing projects. This can be done through giving financial assistance to individual projects and reducing tax rates on income earned from this business. It is also suggested that legislation concerning unsuitable houses be strictly enforced and that the law controlling the rates of rents during the emergency period be abolished. Finally, all government agencies responsible for public housing projects should be consolidated into a single integrated organization, so that managerial efficiency may be improved and waste, red-tape, overlapping and duplication of work be eliminated.
