

FINDINGS OF THE BANGKOK DENSITY STUDY

Brief description of Communities surveyed

1. Baan Mankong Bon Kai Community
 Baan Mankong Bon Kai Community is one of Baan Mankong’s pilot projects since 2003. The community is comprised of 70 households that are paying rent on the Crown Property Bureau’s land. The majority of the dwellers generate their income from informal businesses- they work as street vendors, hawkers, taxi drivers etc.

2. Bon Kai NHA Community
 Bon Kai NHA community is one of the oldest communities initiated by the NHA. It was built in 1975 and comprises of fourteen, four-story apartment buildings that house 3,200 dwelling units. Each unit covers an area of 32.75sqm.

3. Baan Uea-Arthorn Suan Plu Community (NHA)
 Baan Uea- Arthorn Suan Plu is a part of the Suan Plu Community that was completely destroyed by a fire in 2004. To alleviate the housing shortage that followed in the community, the cabinet assigned it to the National Housing Authority (NHA) which took measures under the Baan Uea-Arthorn Program. As a result, 1024 housing units in the form of apartment blocks were built to accommodate the people who were affected. Each unit covers an area of 37.4sq.m.

4. Baan Mankong Suan Plu Community (CODI)
 Baan Mankong Suan Plu is a part of the Suan Plu Community. Some members of this community joined the Baan Mankong Program that was offering a long tenure from the Treasury Department on 1.08 hectares of land. These members decided to build four different housing types to accommodate 330 households on 278 plots of land. They adopted the two stories row house, two and a half stories row house, three stories row house and apartment blocks.

5. Baan Mankong Wat Phrayakrai Community and Wat Phrayakrai Community (CODI)
 Baan Mankong Wat Phrayakrai Community was originally a part of the Wat Phrayakrai Community. In 2005, 0.24 hectares of the Wat Phrayakrai community land were destroyed by a fire that left 80 families temporarily homeless. These families joined the Baan Mankong Program under the thirty years land tenure on the Crown Property Bureau land. The dwellers opted for a low-rise condominium scheme and built two buildings, four stories each. Each dwelling covers an area of 41.25sq.m.

6. Wat Phrayakrai Community (Slum)

The Wat Phrayakrai Community has existed since the time of King Rama V. It covers an area of 17.62 hectares of Crown Property Bureau land and has been registered as a community since 1983. At that time it was not very densely populated but as development projects and urban infrastructure were introduced to the area the vacant lands were occupied turning it into a very crowded community.

Table 1 Comparison of open spaces among the case studies

Spatial analysis	Cases											
	Suan Plu (NHA)		Suan Plu (CODI)		Bon Kai (NHA)		Bon Kai (CODI)		Phraya-krai (Slum)		Phraya-krai (CODI)	
Plot size	13,600 sq,m	1,120 units	10,762 sq,m	249 units	60,800 sq,m	3,272 units	8,808 sq,m	202 units	14,800 sq,m	156 units	2,400 sq,m	80 units
Plot density (cap/hect)	3,558.7		1,089.3		4,184.1		2,257.3		506.1		1,000	
Percentage of open space	32%		20%		27%		20%		8%		18%	
Open space density (cap/hect)	11,111.1		5,464.5		15,384.6		11,236		6,329.1		5,555.6	

Table 2 Comparison of living density from various cases and aspects

Spatial analysis	Cases											
	Suan Plu (NHA)		Suan Plu (CODI)		Bon Kai (NHA)		Bon Kai (CODI)		Phraya-krai (Slum)		Phraya-krai (CODI)	
	Unit size	Size of hh	Unit size	Size of hh	Unit size	Size of hh	Unit size	Size of hh	Unit size	Size of hh	Unit size	Size of hh
	35.75	4.31	61.25	4.71	32.00	4.19	35.00	5.00	32.63	4.80	51.0	3.00
Living unit's density (sqm./cap)	8.29		13.00		7.64		7.00		6.80		17.0	
Plot size	13,600 sq,m	1,120 units	10,762 sq,m	249 units	60,800 sq,m	3,272 units	8,808 sq,m	202 units	14,800 sq,m	156 units	2,400 sq,m	80 units
Plot density (cap/hect)	3,558.7		1,089.3		4,184.1		2,257.3		506.1		1,000	
Percentage of open space	32%		20%		27%		20%		8%		18%	
Open space density (cap/hect)	11,111.1		5,464.5		15,384.6		11,236		6,329.1		5,555.6	

Source: Literatures and survey, 2010

Remarks: Generally, some units of residence contain more than one family which causes the number of households higher than the number of units.

Table 3 Level of neighborliness

Relation	average					
	NHA: Bon Kai	CODI: BonKai	NHA: Suan Plu	CODI: Suan Plu	Watprayakrai Community	CODI: Watprayakrai
1) Neighborhood relation	3.8	4.1	3.6	4.0	4.0	3.9
2) security	3.3	4.1	3.2	3.4	3.0	3.7
3) Community activity	3.0	4.1	3.0	3.8	2.7	3.5
4) Neighbor visiting	3.2	3.9	3.4	3.7	3.2	3.0
5) Entrust house to neighbors	2.4	3.7	2.4	3.1	2.6	2.2
6) Entrust children with neighbors	1.7	3.3	2.0	2.8	1.9	1.9
7) Lend various utensils	2.1	3.1	1.9	2.3	2.2	1.8
8) Borrow various utensils	2.1	3.0	1.8	2.2	1.9	1.5
9) Lend money (no interest)	1.9	2.7	1.6	1.8	1.9	1.6
10) Borrow money (no interest)	1.6	2.5	1.6	1.6	1.6	2.0
11) Overall satisfaction as a resident	3.7	4.3	3.8	4.0	3.4	4.1

Level of relationship

Low	Fairly	Much	Most
1.0-2.0	2.1-3.0	3.1-4.0	4.1-5.0

Table 4. The comparison of living satisfaction in six neighborhoods

Items	Average satisfaction					
	Bon Kai NHA	Baan Mankokng Bon Kai	Baan Uea-arthornn Suan Plu	Baan Mankong Suan Plu	Wat Phrayakrai	Baan Mankong Wat Phrayakrai
Satisfaction with neighbors	3.9	4.2	3.7	4.1	4.0	4.1
Satisfaction with local environments and neighborliness	3.7	3.9	3.6	3.9	3.7	4.2
Satisfaction to safety	3.5	4.0	3.3	3.6	3.1	4.2
Satisfaction to children environment	3.4	4.0	3.3	3.7	3.2	4.3
Satisfaction to work and job opportunities	4.2	4.3	4.0	4.4	4.0	4.3

	Low	Fairly	Much	Most
Scale of satisfaction	1.0- 2.0	2.1- 3.0	3.1- 4.0	4.1- 5.0

