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学位の種類	博士（工学）
学位記番号	都市環境博 第281号
学位授与の日付	令和2年3月25日
課程・論文の別	学位規則第4条第1項該当
学位論文題名	Recent Situation and Problems in Condominium Management in Bangkok (近年のバンコクにおけるコンドミニアム管理の現状と 課題に関する研究)
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### 【論文の内容の要旨】

This research investigated the actual situation and problems of condominiums in Bangkok. Condominiums have been increasing recently, according to the increase of the population or the development of a new transportation system. Thai people have not paid much attention to condominium management because condominiums are a relatively new housing style for them. Thus, there is a shortage of basic knowledge or data of condominium management in Bangkok, and there will be many problems concerning the management of condominiums in the future. From these backgrounds, This study elucidates the recent situation of condominiums in Bangkok and particularly examines the management system of condominiums. This research also aims to make clear the management problems that affect residents and condominium juridical persons. The methodology of this research consists of literature and statistics reviews and interviews. The interviews were operated with 76 persons in 36 middle-class condominiums in Bangkok, including residents or persons belonging to condominium juridical persons, such as Juridical Person Manager (JPM), Committee Board (CMB), Property Management Companies (PMC) among others.

Chapter 1 included the background and purpose of research, also, the limitation of the research, the definition of words, thesis structure was clarified.

In Chapter 2, from the literature review, the development process of housing in Bangkok and related laws and regulations were clarified. From statistics, the numbers of condominiums recently increased, compared with the other housing types because of the investments, development of transportation, or flood. From the historical view, after the Condominium Act established in 1979, there have been several booms of condominiums construction. Compared with previous researches, the originality of this research relies on the actual situation of condominiums by interviews with related persons, particularly focuses on the system of the condominium juridical person. Chapter 3 made clear the research approach and the methodology of this research, including the process of conducting the research, the case study selection method, and the characteristics of interviewees. Moreover, the profiles of selected case studies, including the characteristics of condominiums, which consist of unit types, common facilities, common expenses, and dwelling occupancy statuses were revealed.

Chapter 4 made clear the outline of the management system of condominiums, which found that there are three types: 1) PMC, 2) condominium juridical person employees, and 3) a combination of 1) and 2). The members in condominium management consist of JPM, CMB, PMC, among others. A PMC operates Management Team (MT), which engages in daily management tasks. The management fees consist of common expenses collected monthly and sinking funds collected for the first time, including the extra money collected in the necessary time for significant repairs or insufficient common fees. There are mainly three types of JPM; 1) JPM is from PMC, 2) JPM is from CMB, and 3) JPM is from an outside person. Each type has advantages and disadvantages; however, type 1) is mainly used in recent Bangkok because of the lack of knowledge or experience. Only one condominium tries to use type 3), however, the CMB cannot find an appropriate person.

Chapter 5 made clear the problems in the management of condominiums from the viewpoints of residents and condominium juridical persons. First, there are problems with building design and deterioration, such as water leaking, cracks. Some of them are happened because of the climate and the improper use of residents. Second, residents do not cooperate in management nor do not understand duties or rules of condominiums. One of the reasons for the problem is that many residents bought condominiums for investment, and they do not live in, or they live in a condominium for temporary. Third, PMC or MT do not have enough knowledge or experience for condominium management, including the shortage of continuity the work of MT due to the PMC has changed. Also, the works or responsibility of PMC or MT are not clear. Last, there are shortages of management budget, and generally there are no long-term maintenance plan,

particularly in older condominiums.

In chapter 6, this paper discussed the possible solutions for the problems in chapter 5. First, the real estate companies or authorities should encourage more durable materials used in condominiums, and the condominium juridical person should provide more information to residents for proper use. Second, the condominium juridical person should add additional channels to inform residents to realize the importance of condominium management. Third, the government or organizations should set a standard for condominium management, particularly on PMC and MT. Last, the real estate companies or the condominium juridical persons should set up the long-term maintenance plan to make clear the budget required for the appropriate management and also inform this budget maintenance plan to the residents when they transfer the condominium unit on the first time.

Chapter 7 included the result of this researches and the next issue to develop a better management system of condominiums in Bangkok.