

Housing Journal

HOUSING DESIGNS AND MODERN THAI LIVING

- 02 Future housing designs - energy saving principles
- 04 Housing in the next decade
- 09 Wooden houses
- 11 Detached houses in Bangkok and metropolitan region
- 13 Townhouse developments in Thailand
- 15 Features of Thai house styles and current adaptations
- 17 Adapted traditional Thai houses
- 19 Waterfront homes

REAL ESTATE TRENDS

- 22 Combining CSR with brand building
- 26 "Nong Song" brings back an Olympic medal
- 30 Real estate innovations
- 36 Mass - transit - influence on housing development
- 40 Passage to India
- 45 Successful management philosophy - Government Housing Bank
- 48 The Tehran declaration

REAL ESTATE WISDOM

- 54 Wanchai Chirathivat, from shophouse to retail conglomerate
- 59 Sukhum Navapan, from banker to founder of world class golfing destination
- 64 Kusol (Soonthorn) Premruethai, real estate pioneer

FEATURES

HOUSING DESIGNS AND MODERN THAI LIVING

02 FUTURE HOUSING DESIGNS - ENERGY SAVING PRINCIPLES

Professor Soontorn Boonyatikarn of Chulalongkorn University's Faculty of Architecture outlines energy saving principles that should be carefully followed in all housing designs.

04 HOUSING IN THE NEXT DECADE

Yodyiem Theptaranond looks into the many factors that will affect how housing is developed in Thailand during the next decade.

09 WOODEN HOUSES

Yanee Kritayanavaj looks into the advantages and attributes of using wood as a primary housing material.

11 DETACHED HOUSES IN BANGKOK AND METROPOLITAN REGION

This article by Associate Professor Lersom Sathapitanonda describes the development of residential architecture in Thailand between 1982 and 2002.



13 TOWNHOUSE DEVELOPMENTS IN THAILAND

A brief description of townhouse developments in Thailand.



15 FEATURE OF THAI HOUSE STYLES AND CURRENT ADAPTATIONS

Associate Professor Ruthai Jaijongrak gives a brief description of housing styles in different parts of Thailand.



17 ADAPTED TRADITIONAL THAI HOUSES

Saravuth Jintachart describes traditional Thai houses that are currently built with modern materials.

19 WATERFRONT HOMES

Charnvit Roongruangphol and Angsana Yamakanonda talk about Thai waterfront homes.

TOWNHOUSE DEVELOPMENTS IN THAILAND

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Townhouse designs follow urban lifestyles and are based on convenience. Location controls townhouse prices with urban townhouses commanding higher prices than those in remote areas.



Siwaporn Klinmalai

Found primarily in suburban and town areas, townhouses, along with apartments and condominiums, are popular with consumers on a limited budget. Built in residential communities on land subdivisions or along quiet roads, they have been developed because of demand near city-center housing employment areas, where the price of land is high. They

also serve mainly as accommodations rather than as investment properties.

The average price of a town-house is between 2 and 3 million baht. The design varies from area to area depending on the requirements of the house owners. If an area is near a business center, for instance, the design will be modern.

EVOLUTION OF TOWNHOUSE DEVELOPMENTS

	Development Set-up	Townhouse Lifestyle
1 st period : 1967 - 1976	Generally few townhouses on a large piece of land.	Garden is central focal point for everyone. Townhouses include basements.
2 nd period : 1977 - 1986	More crowded conditions as more townhouses squeezed onto a piece of land.	Garden is now used by individual families because of limited space. More emphasis on placement of individual staircases so each floor's usage can be optimized.
3 rd period : 1987 - 1996	Town houses still cramped into smaller pieces of land.	Smaller floor areas with narrower frontages and longer units.
4 th period : 1997 - 2004	Numerous designs to differentiate from competition.	Exterior becomes less important - more emphasis on interior design.



Townhouses and detached houses have similar features, but they come under different regulatory or building controls: use, location and the number of floors.

Around the world, townhouse developments vary, depending on social, economic, environmental and cultural factors. For example, Westerners require privacy for relaxation, and they like to host parties with their neighbors

unlike in Thailand, where the requirements for a garden, living area and service area are different.

Townhouse designs follow urban lifestyles and are based on convenience. Location controls townhouse prices with urban townhouses commanding higher prices than those in remote areas.