

Relationship of Housing Ownership, Housing Condition and Quality of Life: A Case of Soi Wat Lang Baan Community, Samutsongkhram Municipality

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Abstract

The study shows that there are two types of ownership, owner and rental. Private ownership property can be divided into two sub-categories: the one-title-deed-one-household properties and the one-title-deed-many-household properties. Both are in good condition. The rental property can be divided into three sub-categories: private properties on rental land, rental properties on temple premises and rental properties. The housing condition ranges from poor, very poor to worst, respectively. For the community as a whole, houses in poor condition worsen the surrounding area. One way to improve the quality of life in the community is by community based.

Keywords: Housing Ownership; Housing Condition; Local Community; Quality of Life

1. Introduction

Housing is 1 of 4 factors that necessary for human life. Human needs to have house to protect them from uncomfortably weather or dangerous creatures. It is a place where they live and spend times with their family. The most important of house is home ownership. It is an indicator that shows the rights in the house. Naturally, if a person lives in their own house, they will do the best to their house. But if they live in rental house, they will not care about those house because they think that it is not their house. This will effect to the quality of life in living of them [1].

Housing Community Innovation project, under Architectural Environment Innovation project by supporting of Chula 100 Years, aimed for developing Thai housing community prototype. By following Samutsakorn – Samutsongkhram Housing Development plan, the meeting was set for 14 communities in Samutsongkhram municipality to choose the prototype community. In this meeting, they had chosen Soi Wat Lang Baan community as a prototype community because this community has many heritage houses, distressed houses and ready to work together with Chulalongkorn University.

This research studies the relationship between home ownership, housing condition and quality of life of the people in the Soi Wat Lang Baan community, Samutsongkhram municipality. Soi Wat Lang Baan community is an old small local community filled with both cultural heritage houses and distressed houses. It was located at the mouth of Mae Khlong canal where it meets Mae Khlong River. Soi Wat Lang Baan community was named after its location where it had an old temple behind the community. From the saying of the elderly, that temple was Wat Pa Le Lai but they can't remember the age of the temple. In the present, there are only little ruins near the main road in the northern of the community.

With its location that located at the mouth of Mae Khlong canal, Soi Wat Lang Baan community was one of the important communities in the trade route, which connected Mahachai, Samutsakorn and Bangkok, before they dug Dumnoensadoug canal and Pasicharoen canal. In the northern part of this community, it was a canal called Bangprachan, which was connected with saltpans. Most of these areas were coconut beds, both ripe coconut and young coconut. In the flooding season, rice was planted in these coconut beds for villagers' family consume. All families had a barn in their house. Coconut was an important export of this community. It was transported by boat to another community and Bangkok.

Nowadays, community's shape has extra change because of the current. The mouth of the Mae Khlong canal was shallow and became a forest. In the northern part where it was Bangprachan canal, is Samutsongkhram – Bangpae road, which divided Soi Wat Lang Baan community into two parts.



Fig. 1. Location of Soi Wat Lang Baan community

This research aims for showing the relationship between home ownership, housing condition, and quality of life.

From the site surveying, it was founded that the rights of ownership in Soi Wat Lang Baan community can be divided into two types of ownership, owner and rental. Private ownership property can be divided into two sub-categories: the one-title-deed-one-household properties and the one-title-deed-many-household properties. The rental property can be divided into three sub-categories: private properties on rental land, rental properties on temple premises and rental properties.



Fig. 2. Types of ownership in Soi Wat Lang Baan Community

2. Literature Review

2.1 Quality of life

Brown [1], quality of life is a multi-level and amorphous concept, and is popular as an endpoint in the evaluation of public policy. While the main domains of quality of life identified in the literature are relevant to adults of all ages, these can vary in priority among people in different age groups. But the wider research community has accepted no definitive theoretical framework of quality of life, and no single research framework has been utilized

in its investigation. Thus, despite a plethora of research on a wide range of objective and subjective indicators of quality of life, there is no widely accepted or supported theory or measurement instrument of quality of life.

There are 9 indicators of quality of life [1], but this research used 3 out of 9 indicators that related to the research subject, which are: 1) Objective indicators have included standard of living, health and longevity, housing and neighborhood characteristics. These are typically measured with indicators of cost of living, mortality rates, health service provision, education levels, neighborhood structure and density, socio-economic structure and indicators of inequality and crime in the neighborhood or other area unit of study. 2) Satisfaction of human needs, including objective circumstances (such as housing, security, food, warmth) and opportunities for self-actualization, reminiscent of Maslow’s theory of human need (physiological, safety, security, social and belonging, ego, status, self-esteem), measured by indicators of the individual’s subjective satisfaction with the extent to which these have been met [1]. 3) Environmental models are concerned with the studying in one’s place of residence. The area of environmental gerontology spans psychology, geography, architecture, health and social care, and related disciplines.

2.2 Security of tenure

Bangyeekhan [2], security of tenure is a term used in political science to describe a constitutional or legal guarantee that a political office-holder cannot be removed from office except in exceptional and specified circumstances. Without security of tenure, an office-holder may find his or her ability to carry out their powers; functions and duties restricted by the fear that whoever disapproves of any of their decisions may be able to easily remove them from office in revenge. Security of tenure offers protection, by ensuring that an office-holder cannot be victimized for exercising their powers, functions and duties. It enables the democratic or constitutional methodology through which an office-holder comes to office not to be overturned except in the strictest and most extreme cases.

2.3 Rights of Ownership

Sornlump [3], Rights of Ownership may be private, collective, or common and the property may be objects, land/real estate, or intellectual property. Determining ownership in law involves determining who has certain rights and duties over the property. These rights and duties, sometimes called a 'bundle of rights', can be separated and held by different parties.

Table 1. Relationship between quality of life, home ownership and housing condition

Quality of Life Indicators	Home Ownership	
	Owner	Rental
Objective Indicator	Housing Condition	
	Durable materials housing, security of tenure, standard of living, costs of living, adequate water supply, electricity, etc.	
Satisfaction of human needs	Housing, security, food, warmth.	
Environmental models	Clean environment, hygienic condition and surrounding.	

3. Methodology

The methodologies used in the study are compiling of: 1) Reviewing literatures which are in the category of security of tenure, rights of ownership, housing, quality of life and local community. 2) Reviewing title deeds by copying all the title deeds in Soi Wat Lang Baan community and checking the rights of ownership of every house.



Fig. 3. Soi Wat Lang Baan community's title deed part

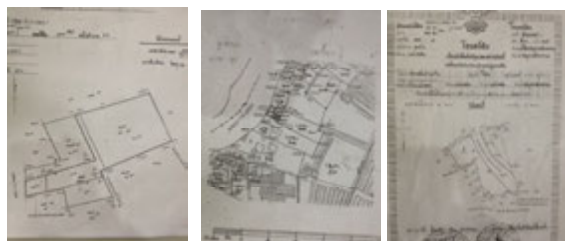


Fig. 4. (a), (b) Back of title deed (c) Front of title deed

3) Surveying physical problems in sample houses. The sample houses are 30% of the whole community (170 houses), which are 52 houses. Their physical problems are distressed house, deteriorated environment, unhygienic condition. 4) Interviewing and discussion with community, related people, whom are community leader, governors and villagers. 5) Doing some activities to suggest the community to understand the problems and the process of housing development.

4. Home Ownership and Housing Condition

From the surveying of Soi Wat Lang Baan community, there are 170 houses in this community. The sample houses are 30% of 170 houses, which are 52 houses. The rights of ownership can divide those as follows

Table 2. Sample houses divided by rights of ownership

Types of Ownership	Houses	%	Samples
The one-title-deed-one-household properties	87	51.2	26
The one-title-deed-many-household properties	19	11.2	6
Rental properties	13	7.4	4
Private properties on rental land	21	12.6	7
Rental properties on temple premises	30	17.6	9
Total	170	100	52

From table 2, it was founded that the rights of ownership in this community can be divided into two types of ownership, owner and rental. Private ownership property can be divided into two sub-categories: the one-title-deed-one-household properties, which are the most part of this community (51.2%) and the one-title-deed-many-household properties (11.2%). The rental property can be divided into three sub-categories: private properties on rental land (12.6%), rental properties on temple premises (17.6%) and rental properties, which are the less in this community (7.4%).

4.1 Housing Condition

Housing condition is considered from the physical as follows: structure, roof, floor, wall and toilet.

Table 3. Housing Condition Criterion

Criterion	Good	Normal	Poor
Structure	Undecay wood or concrete	Undecay wood	Decay wood
Roof	Unleaked tile roof	Tile roof or galvanized iron roof	Leaked galvanized iron roof
Floor	Wood, concrete or tile floor	Wood or concrete floor	Leaked wood floor
Wall	Unleaked wood or concrete wall	Unleaked wood wall	Wood or others wall
Toilet	Hygienic condition	Unhygienic condition	Using joint toilet

From table 3, a good housing condition can be considered by durable materials as follows: Structure must not be deterioration wood or concrete. Roof must not be leak. Floor must be concrete or wood or tile, which is, not deteriorate. Wall must not be leak and toilet must be in hygienic condition.

4.2 The one-title-deed-one-household properties

For the first type of ownership, There are 26 samples. Most of them are single houses, which contain fence, plants and housing is in good condition. Their materials are durable. Their environment is clean, and their toilets are in hygienic condition.



Fig. 5. (a), (b), (c) The one-title-deed-one-household properties

4.3 The one-title-deed-many-household properties

There are 6 samples in this type. All of them are single house in the same fence. There are some spaces or path that they have shared with the others. The condition in this type of ownership is good. Their materials are durable. Their environment is clean, and their toilets are in hygienic condition.



Fig. 6. (a), (b), (c) The one-title-deed-many-household properties

4.4 Rental properties

Rental properties type has fewer samples than any other types. It has 4 samples. All of them are in the worst condition. The owner house is in the same area as the rental house but it its in the good condition, same as the first type of ownership.



Fig. 7. (a), (b), (c) Rental properties

4.5 Private properties on rental land

There are 7 samples in private properties on rental land type. All of them are single houses, no fence and share the same path as the one-title-deed-many-household properties type but their houses are in bad condition.



Fig. 8. (a), (b), (c) Private properties on rental land

4.6 Rental properties on temple premises

The last type of ownership is rental properties on temple premises, which has 9 samples. All houses in this type are in the worst condition. Housing materials in this type are varies such as cement board, plastic board, pieces of wood, concrete blocks, etc. The environment is very poor. There are many junks in the canal, which flows through this part of the community.



Fig. 9. (a), (b), (c) Rental properties on temple premises

Table 4. Conclusion of Housing Condition in Soi Wat Lang Baan community

Condition	The one-title-deed-one-household	The one-title-deed-many-household	Rental properties	Private properties on rental land	Rental properties on temple	Total
	%	%	%	%	%	%
Good	62	50	-	-	-	36
Normal	38	50	25	15	22	33
Bad	-	-	75	85	78	31
Total	100	100	100	100	100	100

From table 4, the conclusion is as follows: there is 36% of sample houses are in good condition. All of them are in private ownership, both the one-title-deed-one-household properties and the one-title-deed-many-household properties. 33% of sample houses are in normal condition. 31% of sample houses are in bad condition. All of them are in rental ownership.

4.7 Savings

From surveying of 52 samples, the conclusions are as follows: private ownership has more income per household than rental ownership, which ranges between 15,000 – 35,000 THB per month. The least income is rental properties on temple premises, which all of them has less income than 15,000 THB per month. On the other hand, average expenses of samples ranges between 5,000 – 15,000 THB. Those numbers have effect to the cost of living of people in rental ownership, because their income and their expense are equal. So, they don't have any savings to look after or to repair their houses.

Table 5. Income & Expense Per Household

Ownership	Income per month (THB)			Expense per month (THB)		
	> 35,000	15,000 – 35,000	< 15,000	> 15,000	5,000 – 15,000	< 5,000
	%	%	%	%	%	%
The one-title-deed-one-household properties	38	62	-	35	65	-
The one-title-deed-many-household properties	17	83	-	-	100	-
Rental properties	-	75	25	50	50	-

Private properties on rental land	-	-	100	-	86	14
Rental properties on temple premises	-	11	89	11	78	11
Total	21	48	33	23	73	4

5. Quality of Life

Home ownership and housing conditions reflect the quality of life of the people living in the Soi Wat Lang Baan community.

5.1 Quality of Life in Private Ownership

In privately owned houses, the quality of life is better than that of rental houses, which considered from rights of ownership and housing state. A right of ownership in private ownership is secure. It has a direct effect on the housing state in this type of ownership. Housing of this type is most often a single house, it has a clear and mostly clean area, and it's in generally good condition. Concrete and wood are materials that are most often used. The people that own their homes have higher employment roles and positions than those who rent. Their occupations include governor and businessman.



Fig. 10. (a) Old Thai house, built in 1770 (b) Interior of this house

5.2 Quality of Life in Rental Ownership

In rental ownership, the quality of life is worse than the private ownership. The reason is because they don't feel secure about their houses. This type of ownership affects the state of the housing. Housing materials in this type vary, to include cement board, plastic board, pieces of wood, and concrete blocks. Their occupations are grocer, employee, farmer, and fisherman, which are all low-income occupations.



Fig. 11. (a) Leaking galvanized iron roof (b) Distressed wooden beams



Fig. 12. (a) Decaying wood column (b) Distressed wooden wall



Fig. 13. (a) Distressed galvanized iron wall (b) Deteriorated environment

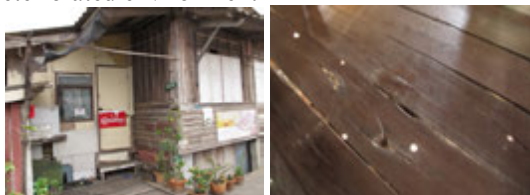


Fig. 14. (a) Use of plastic board as a wall (b) Leaking wooden floor

Unhygienic conditions is one of the importance indicators of quality of life. Their toilets are under standard and some residents are using their toilet jointly with others.



Fig. 15. (a), (b) Unhygienic conditions



Fig. 16. (a), (b) Erosion of the banks that affect the lives of the people living in the community

The study concludes that the right of ownership influences the housing state and the quality of life. Those with private ownership of the

properties keep their properties in good condition resulting in a better quality of life. On the other hand, those in the rental properties and land do not keep their houses well resulting in a worse quality of life. For the community as a whole, houses in poor condition worsen the surrounding area.

Table 6. Relationship Between Home Ownership, Housing Condition and Quality of Life

<i>Home Ownership</i>	<i>Housing Condition</i>	<i>State of Economy</i>	<i>Quality of Life</i>
<i>The one-title-deed-one-household properties</i>	Households living in own house and on own land. Housing constructed with durable materials.	Households have income more than expense.	Good
<i>The one-title-deed-many-household properties</i>	Households living in own house and on family land. Housing constructed with durable materials.		Normal
<i>Rental properties</i>	Households living in rental house and on rental land. Housing constructed with endurable materials.	Households have expense more than income.	Very Poor
<i>Private properties on rental land</i>	Households living in own house or on rental land. Housing constructed with endurable materials.		Poor
<i>Rental properties on temple premises</i>	Households living in rental house and on rental land. Housing constructed with endurable materials.		Worst

6. Conclusion

After working with this community, we have found that the best way get into the community and urge them to consider their housing problems is by working with their children. We used some fun activities, such as: drawing, sketching, and house detective games to them. This approach shows that children realize and understand their housing problems and want to do something to improve their community. Finally, the whole community asked CODI for help with the process to improve their community, which is as follows: First of all, starting with building community savings activities. Secondly, forming and strengthening large-scale networks of poor communities, which are 14 communities in Samutsongkhram municipality. Finally, using these people's managerial skills to deal with housing problems at city scale. There is still a long way to go. Now, this community still in the second state but they are trying to go on in this process. Because they believe that the sustainable development will come from the insiders who live in the community. It will not come from the outsiders as the main concept of development by community based.

7. Acknowledgement

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