

# **Residential Location Decisions: A Case Study of the Bangkok Metropolitan Region**

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# Introduction

- **Residential location decisions** are **multi-dimensional problems**, influenced by various factors including:
  - preferences
  - socioeconomic characteristics
  - housing/neighborhood characteristics
  - accessibility/travel behavior
- Urban planning policies have become increasingly favorable to a **compact urban development** (World Development Report 2007); such understanding of residential decisions is crucial for effective policy formulation

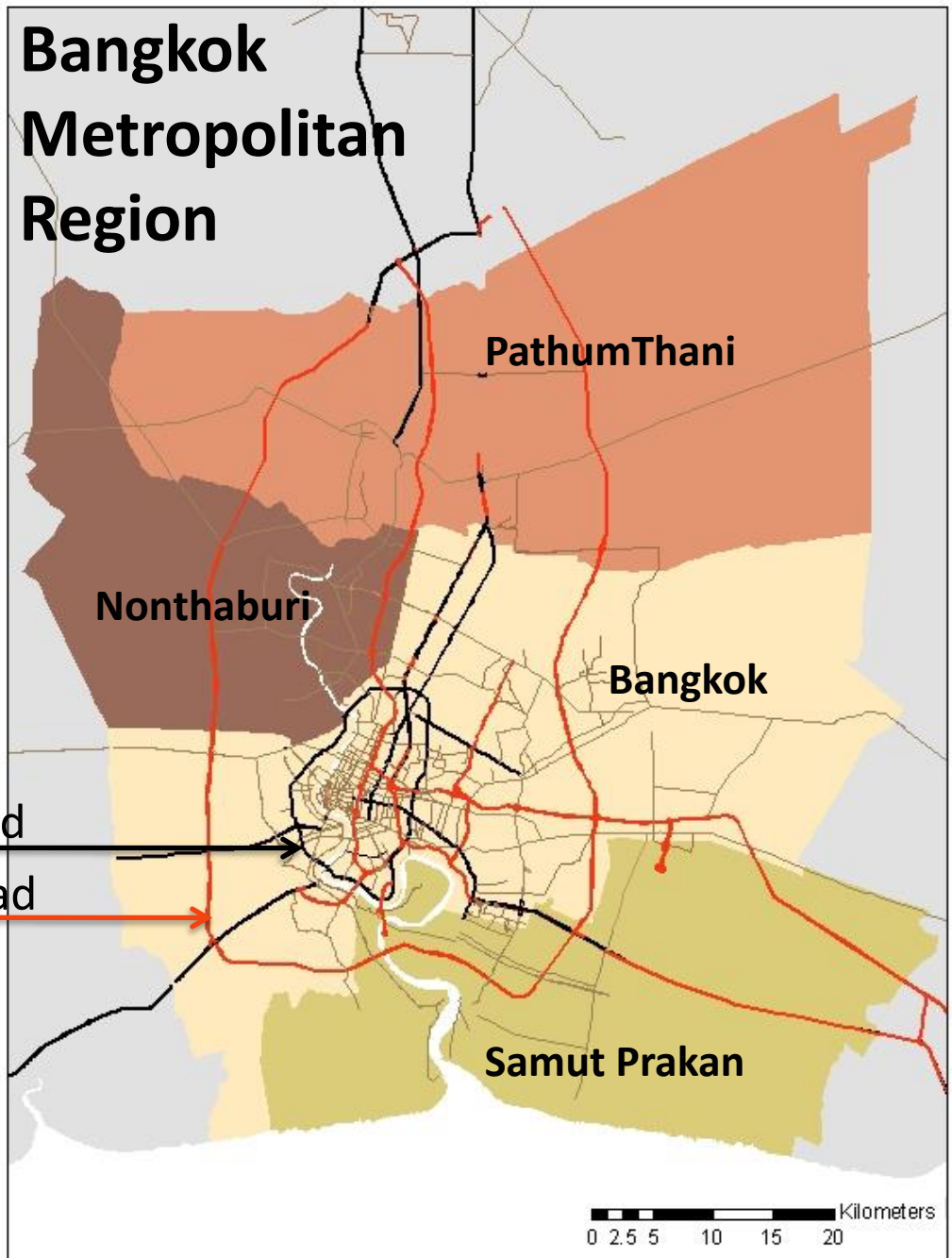
# Research Questions

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- To what extent do **built environments** affect residential location decisions of households in Bangkok?
- To what extent does **government regulation** on built environment -- such as zoning -- affect residential location choices and housing prices in Bangkok? (for further analysis)



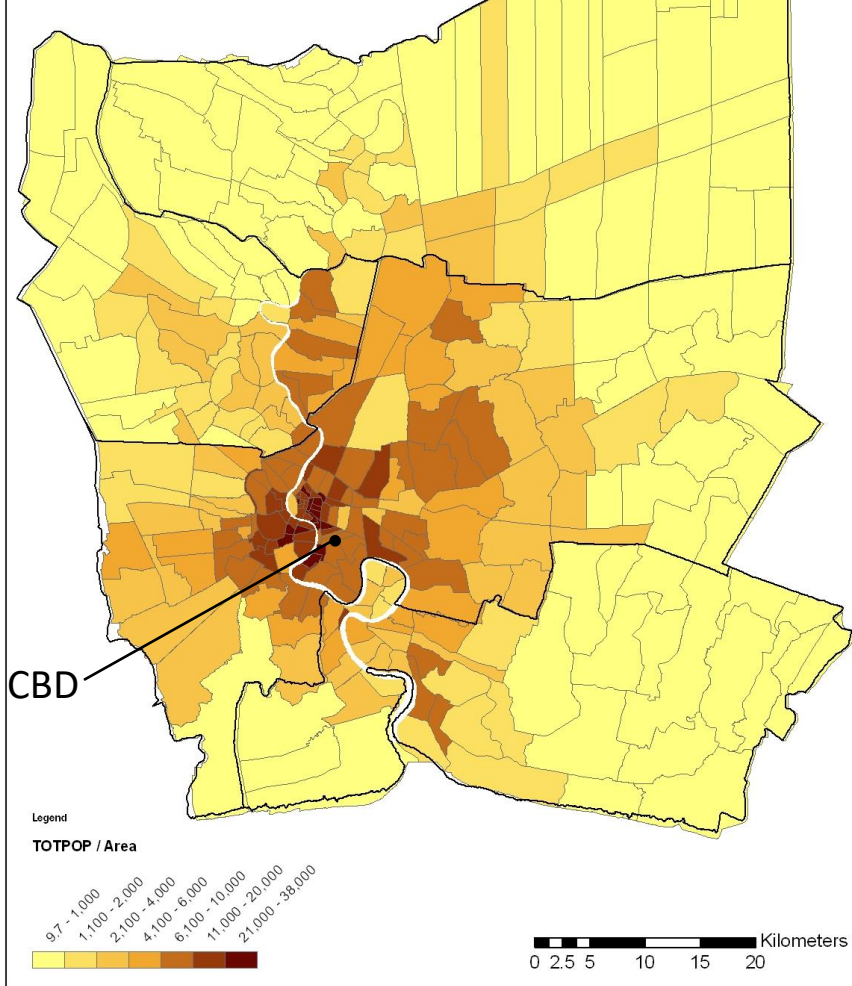
Source: [www.phukhao.com](http://www.phukhao.com)



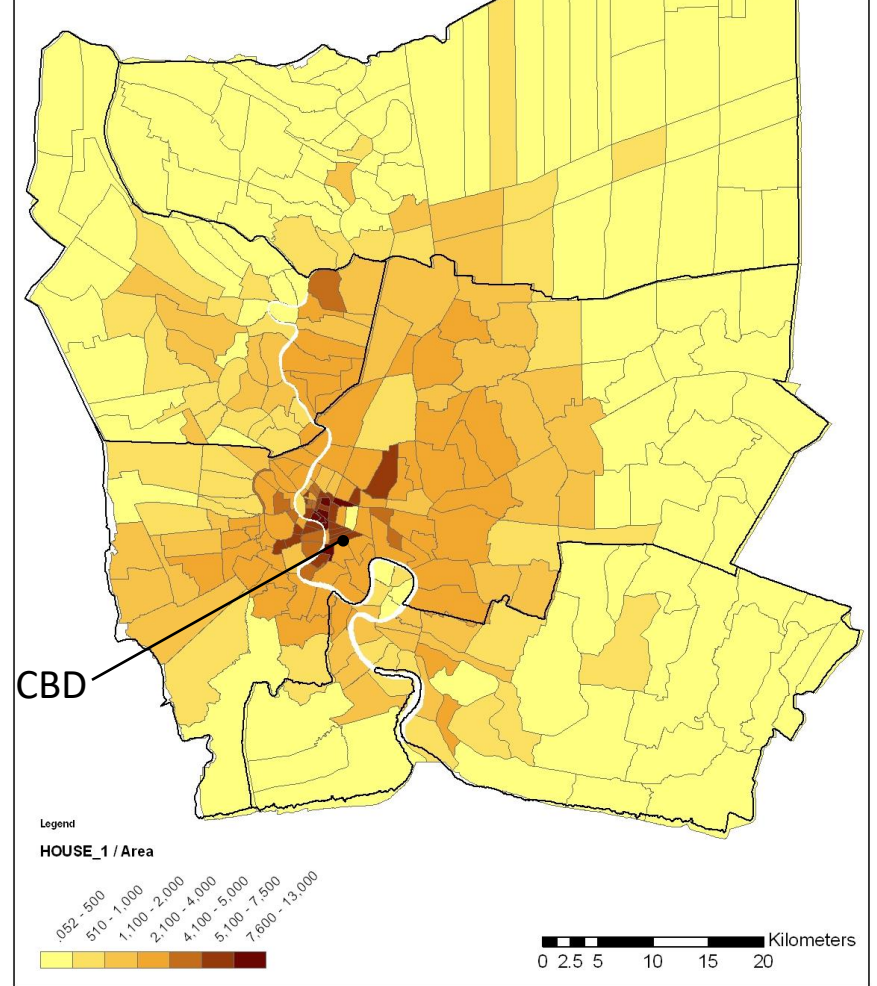
Inner Ring Road

Outer Ring Road

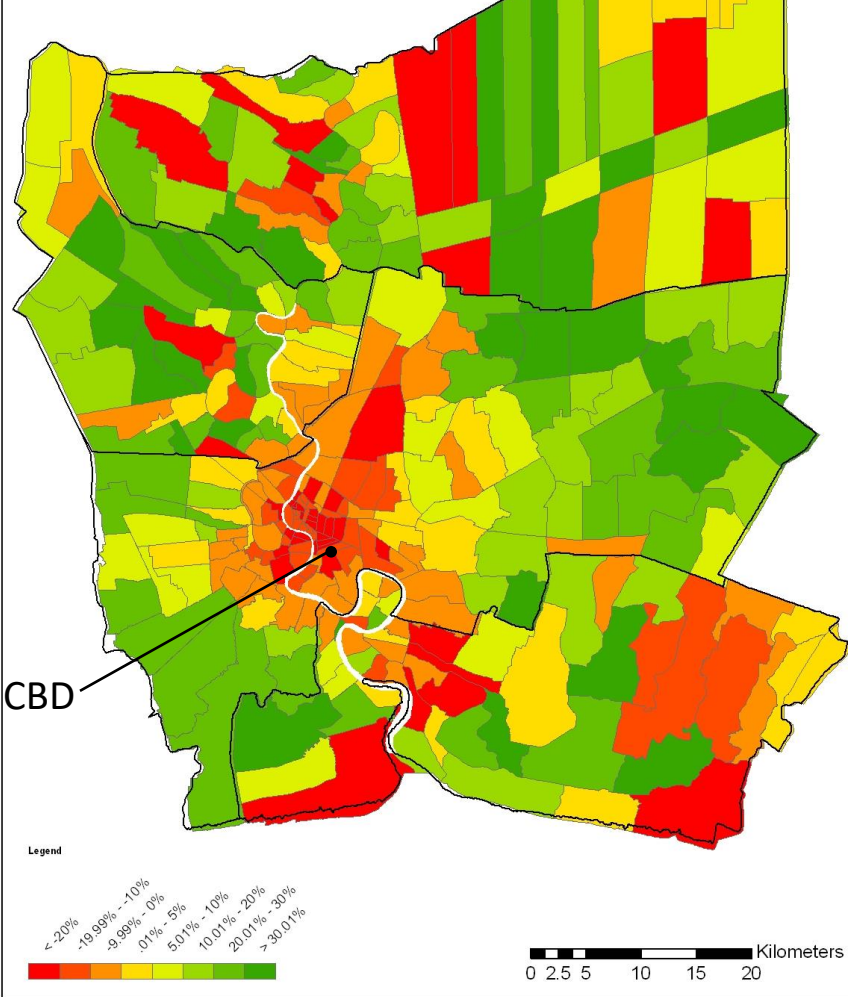
Population Density,  
Bangkok Metropolitan Region  
2008



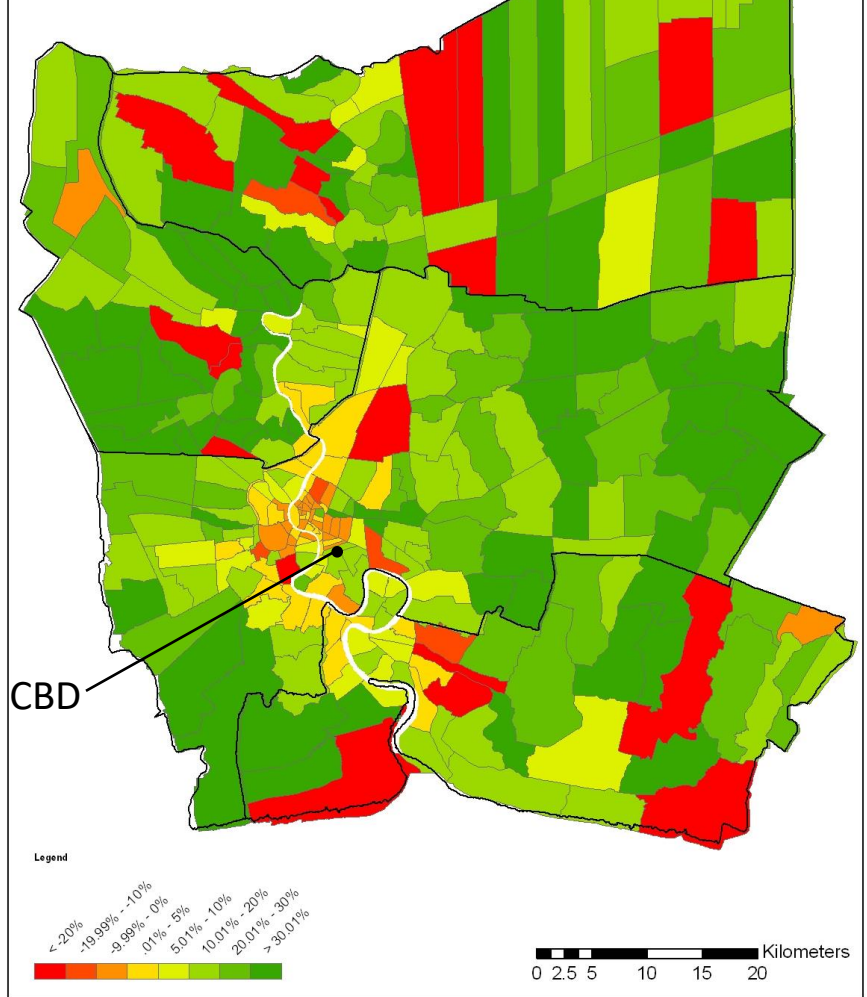
Housing Density,  
Bangkok Metropolitan Region  
2008



Percent Change in Population,  
Bangkok Metropolitan Region  
2002 - 2008



Percent Change in Housing,  
Bangkok Metropolitan Region  
2002 - 2008

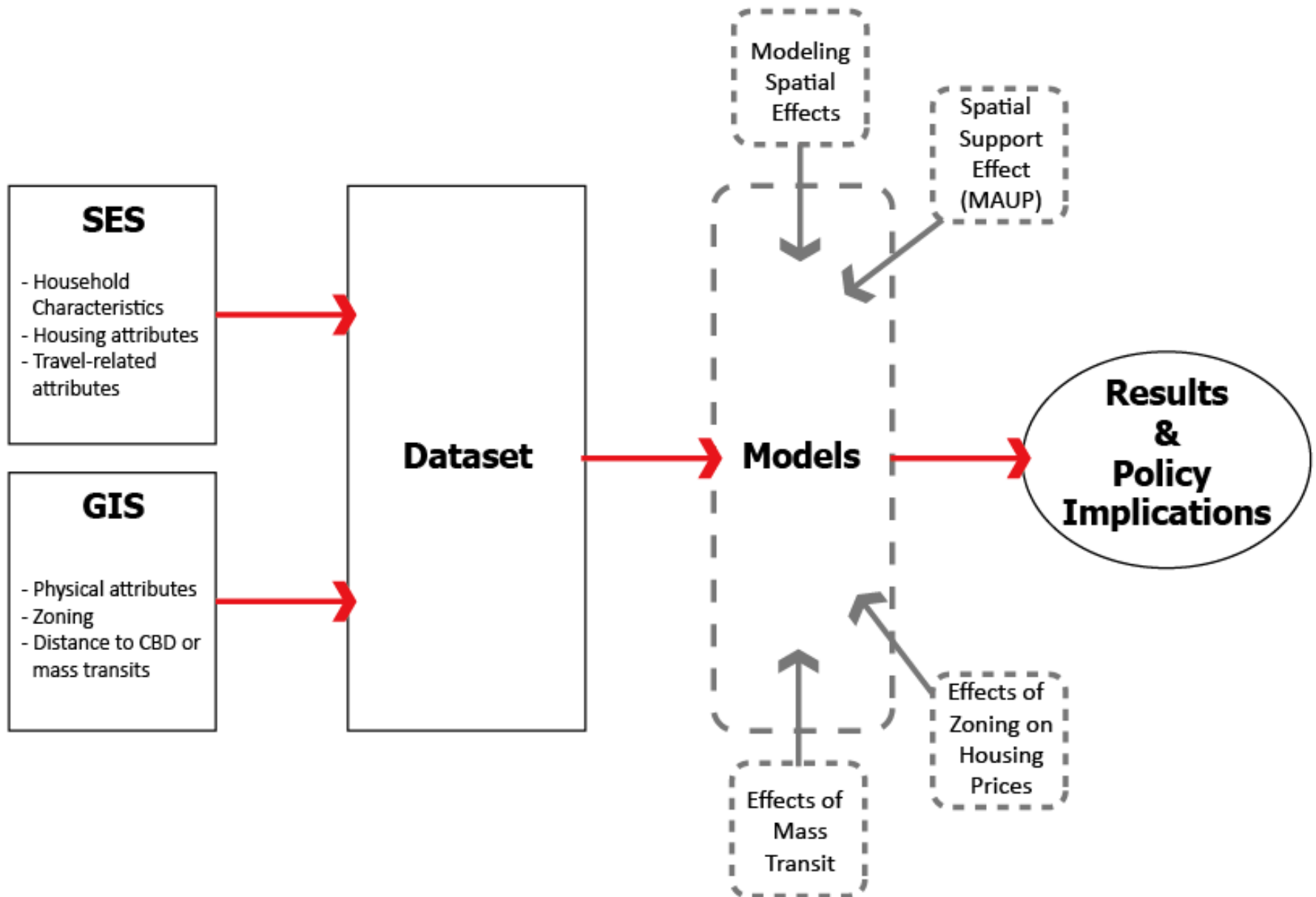


# Data

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- The analysis covers 4,000 household samples in 316 sub-districts in BMR
- Dataset is drawn from two sources:
  1. **2008 household socio-economic survey (SES)** from National Statistical Office: residential locations, housing characteristics, vehicle ownership
  2. **GIS data** from BMA Department of City Planning: location specific attributes

# Analysis Diagram





# Results & Further Studies

- Households with younger household head tend to live outside the ring road
- Households living within the inner ring roads tend to have less numbers of room but higher monthly rent than those outside of the ring roads
- Housing and location specific attributes are significantly associated with residential locations in BMR, suggesting that spatial effects may also be contributable to households' decisions
- Examine the role of government regulation on built environment on residential choices and housing prices

**THANK YOU!**