

Received: May 2023 Accepted: June 2023  
DOI: <https://doi.org/10.58262/ks.v11i02.120>

## Promoting Competencies of Organizations and Local Governments under the Housing Development Plan in Northeast Provinces in Thailand

Tarawut Boonlua<sup>1\*</sup> Kritsanu Palopakorn<sup>2</sup> Phanita Surinta<sup>3</sup>, Thanousorn Vongpraseuth<sup>4</sup>,  
Wanfah Sripoungpoet<sup>5</sup>, Trophon Jamchod<sup>6</sup>

### **Abstract**

*This paper is about an initiative called "Promoting Competencies of Organizations and Local Government under the Housing Development Plan ". Its objectives are to develop a housing and development strategy, cooperating among agencies and parties, and enhance skills and capacity of personnel. The initiative focuses on the upper Northeast Provinces, including Nakhon Ratchasima, Kalasin, and Loei. The methodology's framework summarized steps: 1) Conduct workshops involving government agencies and local government organizations to develop plans and strategies for housing, community, and city development. 2) Create a performance summary outlining the action plan derived from the workshops, emphasizing key outcomes and implementation steps. 3) Provide supplementary guidance or directions for the project as needed. The summary highlights the development strategies and frameworks for the project in three provinces as follows: Nakhon Ratchasima Province: The pilot project area is Hua Talay subdistrict, Muang district. The focus is on "Universal Design for everyone of all ages" to support economic development and community planning. Kalasin Province: The selected area is the Kum Huai community, a slum along Klong Pao and Huai Si Tong. The goal is to "Improve the community landscape" to address flooding issues and transform it into a landmark. Loei Province: The chosen subdistrict is in Chiang Khan district, aiming for "Tourism development and community economic promotion" by repairing houses for vulnerable groups. The project aims to create a pedestrian area and provide stable housing for low-income individuals. The collaborative process and capacity building of relevant departments have been successful, with positive feedback and high overall project satisfaction among the target group.*

**Keywords:** *promote performance, local government, housing development, participation.*

### **Introduction**

Housing is a fundamental aspect of human life and significantly impacts people's quality of life. (Gupta, 2022) The United Nations has recognized the importance of adequate housing for all (Singlor, (2021) and declared it a universal right. In response, the government has prioritized addressing housing issues by approving a 20-year residential development strategy (2017-2036) (Ministry of Social Development and Human Security, 2020) with the vision of providing universal housing and improving the quality of life for all Thai citizens by 2036. This strategy focuses on five key areas: (1) Development and support for standardized housing, (2) Strengthening the financial system and housing loans, (3) Enhancing housing management integration, (4) Promoting sustainable strong communities, and (5) Environmental

---

<sup>1</sup>Assistant Professor, Faculty of Architecture, Urban Design, and Creative Arts, Maharakham University 44150

<sup>2</sup>Assistant Professor, Faculty of Architecture, Urban Design, and Creative Arts, Maharakham University 44150

<sup>3</sup>Assistant Professor, Faculty of Architecture, Urban Design, and Creative Arts, Maharakham University 44150

<sup>4</sup>Assistant Professor, Faculty of Architecture, National University of Laos 3498

<sup>5</sup>Researcher, Research and Development Unit for Smart City Solution, Faculty of Architecture, Urban Design, and Creative Arts, Maharakham University 44150

<sup>6</sup>Assistant Governor, National Housing Authority, 10240

\*Corresponding Author, Email: tarawut.b@msu.ac.th

management for an improved quality of life. (Ministry of Social Development and Human Security, 2017) The goal is to ensure housing security and provide homes for households without ownership within the next two decades. Under Strategy 3, which aims to enhance housing management integration, the focus is on increasing the involvement of relevant agencies at both the provincial and local administrative levels in housing development management. (Post to day, 2017) According to Article 283 of the Constitution of the Kingdom of Thailand B.E. 2550 (2007), urban development is a responsibility of local government organizations, promoting independent operation in administration and finance. However, past experiences in dealing with housing problems have revealed policy issues in local management. The complex and dynamic nature of urban contexts and their associated problems and constraints. (Mangkornkaewwikul & Siriwatthanakul, 2020) Have resulted in inefficient and unbalanced transfer of housing management duties and authority to localities, lacking a comprehensive and suitable integration that aligns with the local context. (Office of the Council of State, 2007) Given the aforementioned challenges, the question arises: How can local housing management efficiency be improved? The aim is to develop a balanced and integrated development plan that is holistic, consistent, and tailored to the local context. Additionally, efforts should be made to enhance the competencies of local government organizations and related agencies within their respective areas of responsibility. These objectives seek to address the identified issues and promote effective local housing management.

## **Objective**

- 1) To develop a housing development strategy that guides the sustainable development of provincial, city, and community housing.
- 2) To establish a process for integrating cooperation among relevant agencies and parties to manage and develop provincial, city, and community housing.
- 3) To strengthen the personnel capacity of relevant agencies and related parties, ensuring they possess the knowledge and understanding required in the process of formulating strategies and planning for the development of targeted areas.

## **Scope of Operation**

The target areas of the capacity promotion project for local government organizations are the Upper Northeast Provinces in Thailand, which consist of three areas as follows: Nakhon Ratchasima Province, Kalasin Province, and Loei Province.

## **Literature Review**

### **Policy of Housing Development in Thailand**

Thailand lacked a clear national housing policy in the past. (Yap & Wandeler, 2010). Central government involvement in housing management started in 1940, but a study by Chiu in 1985 revealed the absence of a comprehensive housing policy. The first National Economic and Social Development Plan in 1961 (Sorananuphap & Luangprapat, (2017) did not address housing specifically. In 2016, a 10-year residential development strategic plan (2016-2025) focused on housing for low-income individuals. A 20-year national strategy (2017-2036) aligned with the national economic and social development plan was introduced later. (Povathong, 2019)

### **Housing Development for Low-Income People in Thailand**

The National Housing Authority undertakes a development project to construct housing for low-income

groups in urban areas. (National Housing Authority, 2022) The government provides subsidies for those who cannot afford housing costs and offers low-interest financing. Community participation and local development mechanisms are emphasized to tailor housing styles to community needs and affordability. (Chantawon, 2016)

### **Participatory Process in Residential Development Planning**

This study explores a participatory process used in community development, fostering interaction, exchanges, and mutual understanding among participants to generate multidimensional benefits. (Pimwern, 2019) The process involves organizing discussions and consultations to gather opinions and relevant information for effective implementation. (Kasemsuk, 2011)

### **20-Year Housing Development Strategic Plan (2017-2036)**

The government prioritizes poverty alleviation, reducing inequality, and providing access to welfare and services for low-income and disadvantaged groups. (Ronnaphap, 2021) Housing stability is a key focus. The government emphasizes a participatory process, promoting equality, access rights, and sustainable environmental development. Standardized housing and participation at all levels are encouraged. (Ministry of Social Development and Human Security, 2017)

### **Provincial Development Plan**

The provincial development plans in the three provinces are as follows:

#### ***Nakhon Ratchasima***

The plan focuses on strengthening human development, reducing poverty, and promoting access to economic and social opportunities. It also aims to elevate public administration for high-quality urban and social development. (Nakhon Ratchasima Provincial Office Review Edition, 2022)

#### ***Kalasin Province***

The plan emphasizes human capital development to reduce inequality and establish a stable society. It incorporates guidelines for the district-level Quality of Life Development Committee to integrate work and address social inequality. (Kalasin Provincial Office Review Edition, 2021)

#### ***Loei Province***

The plan aims to enhance participation from all sectors in resolving security issues and promoting stability and order within the population, villages, and communities. (Loei Provincial Office Review Edition, 2020)

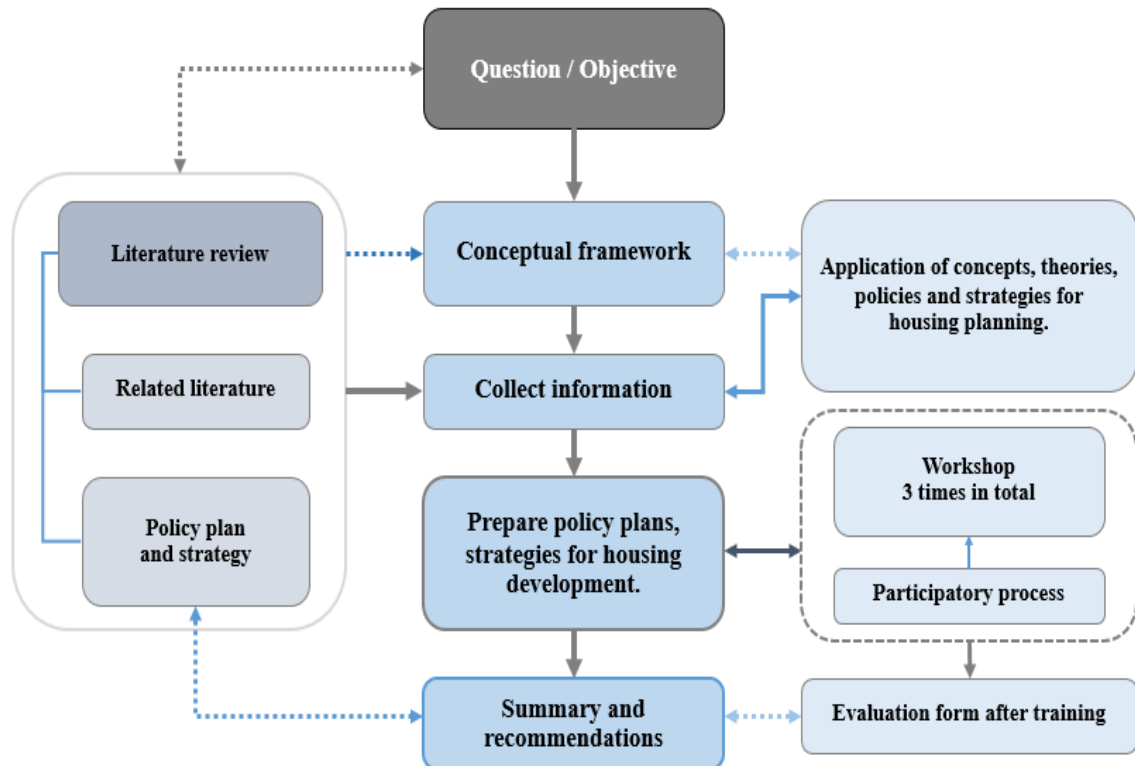
### **Methodology Framework and Operational Procedures**

Based on relevant literature and operational objectives, this study focuses on the participatory process involving government agencies, private sectors, and partners. The aim is to develop strategic plans for housing development and address community issues. The conceptual framework for operations is as follows:

The methodology framework is derived from a literature review and policy plan study. The related strategies and operating steps involve collecting, studying, and analyzing fundamental data pertaining to the housing situation and issues within the project's scope. This includes a thorough examination of the area's limitations and needs. Furthermore, the framework encompasses the preparation of policy plans and strategies for housing, community, and city development, facilitated through a series of three

workshops. These workshops include the participation of government agencies, local government organizations, the Treasury Department, the Department of Public Works and Town & Country Planning, the Ministry of Social Development and Human Security, as well as representatives from the public and private sectors engaged in housing development. The following are the details of the process:

**Figure 1.** Methodology framework



Workshop No. 1: Conduct lectures to provide foundational knowledge on housing, community, and urban development. Engage participants in practical exercises to plan housing development in at least two areas, with each province selecting a pilot project and formulating an action plan for future implementation.

Workshop No. 2: Deliver lectures on residential development planning techniques. Guide participants in developing policy plans and strategies for housing, community, and city development, considering short-term (1-2 years), medium-term (3-5 years), and long-term (5-20 years) goals aligned with the 20-year national strategic plan.

Workshop No. 3: Provide lectures on design techniques and layout planning to address housing development challenges. Encourage participants to practice residential development planning and prepare strategies and plans for housing, communities, and cities across all three phases in the pilot project area. Aim to incorporate these plans into the provincial development plan for concrete implementation in the future.

Additionally, the methodology framework involves evaluating workshop outcomes and knowledge application, preparing a performance summary of the action plan, and providing necessary

supplementary instructions or guidance based on project needs.

## **Promoting of Competencies Organization and Local Government**

Objective 1: Develop a housing development strategy for sustainable development of provincial, city, and community housing. Objective 2: Establish a process for integrating cooperation among relevant agencies and parties to manage and develop provincial, city, and community housing through training workshops and policy plan preparation. The details can be summarized as follows, involving the target group in all three workshops through a participatory process.

### **Workshop No. 1**

Lectures provided essential knowledge on housing, community, and city development, particularly regarding housing for low-income earners. After the lectures, the participants discussed and selected a pilot project area. Using SWOT analysis, the housing situation in the three provinces was evaluated: Nakhon Ratchasima Province: Eviction and expropriation of low-income individuals due to the high-speed rail project necessitate urgent land provision, new housing development, and improved quality of life. Kalasin Province: Focus on addressing repetitive flooding and enhancing public spaces to improve connectivity and city activities. Loei Province: Address housing issues faced by the local population and government organizations, considering tourism development to support housing for vulnerable groups.

**Figure 2.** Practice in the selection of pilot project areas, the process of participation in the relevant departments.



These analysis results will be further developed in the subsequent steps. Additionally, during the first workshop, it was noted that representatives from some agencies whose responsibilities were not related to housing development participated, which posed challenges in analyzing the housing situation and selecting pilot project areas. To address this, the working group considered the SWOT analysis and engaged in discussions with the participants in the next workshop.

### **Workshop No. 2**

Continuing from the first practical exercise, lectures were conducted on techniques for planning residential development. This included guidelines for estimating housing demand, preparing action plans, and involving relevant parties in a participatory process to review and select pilot project areas. The target group was given the opportunity to practice drafting strategies and development plans for

housing, communities, and cities, considering three timeframes: short term (1-2 years), medium term (3-5 years), and long term (5-20 years).

**Figure 3.** The practice involves drafting strategies and development plans for housing, communities, and cities, with active participation from relevant departments.



The 2nd workshop's participatory process involved attendees from various agencies, including both returning and new participants. It was noted that new participants may lack continuous understanding of area analysis and drafting plans. To address this, the working group recommended selecting target areas based on indicators like project urgency, readiness for development, and feasibility, considering support from relevant organizations and alignment with national policy plans. Additional lectures were conducted to assist participants in reconsidering their pilot project area selections and developing residential, community, and urban development plans.

### Workshop No. 3

The final step of the workshop involves techniques in design planning to address housing issues and develop housing projects for low-income individuals. This includes guidelines for concept planning, master planning, area development, urban environment management, and utilities management. The target groups also participate in study visits to real areas where urban development is underway. Four areas were selected for study visits, including the Ban Chiang Archaeological Site in Nong Han District, Udon Thani Province, the Nong Prajak Public Park Project in Muang District, Udon Thani Province, the Bueng That Luang Special Economic Zone in Vientiane, the capital of Laos, and the high-speed train stations in Vientiane, Laos.

This exercise aims to develop housing, community, and urban development strategies and plans, serving as the final housing development plan. The target group combines knowledge and insights gained from lectures and study visits to formulate the housing development plan. The plan is divided into three periods: short term (1-2 years), medium term (3-5 years), and long term (5-20 years).

**Figure 4.** The process involves drafting strategies and development plans for housing, communities, and cities, with the active participation of relevant departments.



The 3rd workshop revealed ongoing weaknesses among new participants, resulting in discontinuity and time-consuming policy and strategy planning for the pilot project area. Continuous training leads to better knowledge, understanding, and participation in policy plan preparation. Detailed policy and strategic plans for residential, community, and urban development in the three target provinces (Nakhon Ratchasima, Kalasin, and Loei) were collaboratively prepared by workshop participants, as shown in Table 1 - Table 4.

**Table 1.** provides a summary of the development strategy and framework for the short-term plan (1-2 years), medium-term plan (3-5 years), and long-term plan (5-20 years) for Nakhon Ratchasima Province.

| Development Framework         | Project                              | Operational Process  | Participating Agencies Operate  | Project Results          |
|-------------------------------|--------------------------------------|--|---|--------------------------|
| <b>Short-term development</b> | Physical planning design in projects | Design extension of the original layout through community participation. | - Hua Talay Subdistrict Municipality<br>- Community Organization<br>Development Institute<br>- Provincial Public Works and Urban Planning Council<br>- Community organization movements | Improved quality of life |
|                               |                                      |  | - Hua Talay Subdistrict Municipality<br>- One Home Team is a provincial agency for social development and human security<br>- Community organization movements                          |                          |

|                              |  |  |   |   |
|------------------------------|--|--|---|---|
| <b>Long-term Development</b> | <ul style="list-style-type: none"> <li>- Promote products to be OTOP</li> <li>- Plan to support long-term housing</li> <li>- career promotion</li> <li>Continuing the original career</li> <li>- Design housing in accordance with the city plan, for a sustainable community</li> </ul> | <ul style="list-style-type: none"> <li>- Develop products within the community into OTOP products</li> <li>- Plan to support low-income people in the long run.</li> <li>- Promote careers</li> <li>Career extension by related agencies to educate</li> <li>- Plan development under the principle of livable city planning.</li> </ul> | <ul style="list-style-type: none"> <li>- Hua Talay Subdistrict Municipality</li> <li>- Department of Community Development</li> <li>- Provincial Social Development and Human Security Council</li> <li>- Provincial Public Works and Urban Planning Office</li> <li>- Community Organization Movement</li> </ul> | <ul style="list-style-type: none"> <li>-Long-term housing support plan</li> <li>-Integrated work to develop sustainable cities</li> </ul> |
|------------------------------|--|--|---|---|

**Figure 5.** Project implementation Hua Thale Subdistrict Municipality, Nakhon Ratchasima Province



(A) Before the project



(B) After project implementation

**Table 2.** summarizes the short-term plan development strategy and framework for project development (1-2 years). Medium Term Plan (3-5 Years) and Long Term Plan (5-20 Years) Kalasin Province

| Development Framework | Project | Operational Process | Participating Agencies Operate | Project Results |
|-----------------------|---------|---------------------|--------------------------------|-----------------|
|-----------------------|---------|---------------------|--------------------------------|-----------------|



|                                |  |   |   |  |
|--------------------------------|--|---|---|--|
| <b>Short-term development</b>  | Making a water barrier flap and water barrier gates along the banks of the canals of Pao                                 | Construction of a water barrier flap on the edge of the Paw Canal   | - Kalasin Municipality<br>- Provincial Public Works and Urban Planning<br>- Marine Department                       | Addressing the issue of repetitive community flooding.   |
| <b>Medium-term development</b> | Development to be a resting area for people in the community and nearby communities.                                     | - Improve the landscape and environment.<br>- Increase the potential for space to be usable.                              | - Kalasin Municipality<br>- Provincial Public Works and Urban Planning  | - Improvements to increase the potential of the area, resulting in activities with the surrounding area. |
| <b>Long-term Development</b>   | - Infrastructure improvements to link community areas<br>- Linking bike paths from existing trails, and linking to parks | - Develop and improve infrastructure and utilities.<br>- Create a bike path to connect the development to other projects. | - Kalasin Municipality<br>- Provincial Public Works and Urban Planning<br>- Provincial administrative organizations | - Having better infrastructure and utilities.<br>- Urban development by bike path is linked.             |

Figure 6. Project Implementation, Municipality, Kalasin Province



(A) Before the project



(B) After project implementation

Table 3. summarizes the strategies and frameworks for short-term (1-2-year), medium-term (3-5-year), and long-term (5-20-year) development projects in Loei Province.

| Development Framework | Project | Operational Process | Participating Agencies Operate | Project Results |
|-----------------------|---------|---------------------|--------------------------------|-----------------|
|-----------------------|---------|---------------------|--------------------------------|-----------------|

|                                       |   |   |  |   |
|---------------------------------------|---|---|--|---|
| <p><b>Short-term development</b></p>  | <ul style="list-style-type: none"> <li>- Riverside Area Development Improve the landscape to develop it into a pedestrian area.</li> <li>- Public improvements to the surrounding area</li> </ul> | <ul style="list-style-type: none"> <li>- Improve the landscape along the river.</li> <li>- Plan and improve utilities</li> </ul>                | <ul style="list-style-type: none"> <li>- That Subdistrict Municipality</li> <li>- Parish administrative organizations</li> <li>- People's Sector</li> <li>- Provincial Public Works and Urban Planning</li> <li>- Special Area Development Administration for Sustainable Tourism</li> </ul> | <ul style="list-style-type: none"> <li>- A pedestrian street with a community identity burns Thailand.</li> <li>- More quality utilities</li> </ul> |
| <p><b>Medium-term development</b></p> | <ul style="list-style-type: none"> <li>- Connections to Mueang Loei district and major tourist attractions</li> <li>- Development of community occupational groups</li> </ul>                     | <ul style="list-style-type: none"> <li>- Connect the tourism of the province</li> </ul>   | <ul style="list-style-type: none"> <li>- That Subdistrict Municipality</li> <li>- Parish administrative organizations</li> <li>- People's Sector</li> <li>- Provincial Tourism and Sports Agency</li> <li>- Tourism Authority of Thailand</li> </ul>   | <ul style="list-style-type: none"> <li>- Link tourism, stimulate the economy both in the province and in the community.</li> </ul>                  |
| <p><b>Long-term Development</b></p>   | <ul style="list-style-type: none"> <li>- Reintroduction of income to housing development, Low-income people</li> </ul>  | <ul style="list-style-type: none"> <li>- Bring tourism income or income into the community to improve housing for vulnerable groups.</li> </ul> | <ul style="list-style-type: none"> <li>- That Subdistrict Municipality</li> <li>- People's Sector</li> </ul>   | <ul style="list-style-type: none"> <li>- Help vulnerable groups secure housing.</li> </ul>  |

Figure 7. shows the project implementation by That Subdistrict Municipality in Loei Province.



(A) Before the project



(B) After project implementation

After the three workshops, the study's maps were sent to the working group responsible for provincial housing development policy and planning. This drives the establishment of a 20-year housing development strategy (2017-2036) in each province. The maps will be considered in formulating housing,

community, and city development plans at various levels, from workshops to provincial and local government plans. This approach aims to align with the local context, improve management efficiency, and turn housing development into actionable steps. The target group (participants) completed a workshop evaluation form to enhance the capacity of relevant agencies and parties in formulating strategies and plans for targeted area development.

### Workshop Evaluation

Evaluation of the workshop training with 4 indicators: 1) The content and curriculum meet the requirements, 2) Able to apply knowledge gained, 3) Exchange of knowledge and experience among the participants, and 4) The overall satisfaction of the workshop. By analyzing mean ( $\bar{X}$ ), standard deviation: S.D., and satisfaction of target groups.

From all workshop evaluation questionnaires, the values can be displayed as in Table 1.

**Table 4.** Evaluation results of the target group workshops.

| Indicator   | ( $\bar{X}$ ) | (S.D.)      | Satisfaction   |
|---|---------------|-------------|----------------|
| 1) The content and <b>curriculum</b> meet the requirements. | 4.77          | 0.42        | Maximum        |
| 2) Able to apply the knowledge gained.                      | 4.82          | 0.39        | Maximum        |
| 3) Exchange of knowledge and experience among participants. | 4.73          | 0.54        | Maximum        |
| 4) Overall satisfaction level of the workshop.              | 4.82          | 0.39        | Maximum        |
| <b>All average</b>  | <b>4.79</b>   | <b>0.07</b> | <b>Maximum</b> |

From Table 1, we can conclude that the target audience exhibits a mean ( $\bar{X}$ ), standard deviation (S.D.), and satisfaction level. The two most common issues identified are the ability to apply the knowledge gained and the overall satisfaction with the workshop. The mean score of 4.82, S.D. of 0.39, and maximum satisfaction indicate that the target group has a high level of knowledge and understanding in urban development. They are also capable of applying policies and strategic plans while adapting to their areas of responsibility.

### Summary of performance promotion for local organizations Under the project, a housing development plan

#### Residential development planning aligns with the specific development situations of each province.

In the workshop results for the upper northeastern provinces (Nakhon Ratchasima, Kalasin, and Loei), residential development planning was tailored to the specific situations of each province. Here are the details:

- 1) Nakhon Ratchasima Province: The selected area is Hua Thale Subdistrict, which experienced relocation due to the construction of a high-speed train. The development plan focuses on universal design for all ages, supporting physical planning and community economic development.
- 2) Kalasin Province: The chosen area is the Khum Huai community, a slum area prone to recurrent flooding along the Pao Canal and Huai Si Thon. The plan involves improving the community landscape by implementing flood prevention measures and transforming the area into a public park. Infrastructure improvements are also considered to enhance connectivity within the city.
- 3) Loei Province: That Subdistrict is the designated area. The development plan focuses on community tourism, repairing homes for vulnerable groups, and engaging local youth groups. It includes improving the landscape to create a pedestrian-friendly area and generating income for housing development, aiming to enhance living conditions and the quality of life.

## **The Process of Establishing Integrated Participation in Housing Management and Development.**

In the implementation process of preparing this housing development plan, it was discovered that there are still limitations in integrating the development of housing across all involved sectors. This is mainly due to the diverse missions of each agency, leading to unclear assignment of housing development responsibilities among various organizations. As a result, there is a lack of continuity in joint operations within each area, which needs improvement to enhance overall efficiency.

### **Capacity Building of Local Government Personnel.**

The workshop evaluation confirms that the target group (participants) effectively applied the acquired knowledge and expressed high overall satisfaction with the training. This indicates their improved understanding of urban development.

These efforts aim to enhance the competence of local government organizations, enabling them to participate in strategy formulation and housing development planning. Additionally, they seek to unlock the area's potential, improve quality of life, foster career growth, boost the local economy, and reduce social inequality. In the future, this project will serve as a strong foundation for more efficient resolution of housing, community, and city-related issues.

### **Further Suggestions**

**Suggestions for Solutions to Pilot Project Areas:** In the pilot project in Nakhon Ratchasima Province, participants identified physical issues. To address these problems, utilizing the Baan Mankong project by POSH is recommended. Alternatively, households not involved in the Baan Mankong project could consider occupying available units in the Baan Eua Arthorn project initiated by the National Housing Authority or private housing.

**Recommendations, Procedures, and Operational Mechanisms:** The implementation procedures involve engaging multiple sectors and gathering crucial information on problems and residents' needs. Local authorities should incorporate this information into development plans to address issues and meet identified needs. Presenting the project plan to the provincial committee allows for approval and suggestions. Inclusion in the provincial development plan is necessary for budget approval, as depicted in the picture.

**Recommendation on Action Plan Issues:** The preparation of this 20-year development plan may not yet include the Action Plan. Hence, if the plan is implemented, an additional action plan must be prepared to specify the working goals for each project and ensure that the set objectives are achievable.

**Suggestions for the Organization of the Process:**

The agency responsible for forming the provincial strategy has not fully executed its duties. Therefore, roles should be clearly defined to drive the project's implementation and enhance the efficiency of the pilot project, making it more tangible.

**Figure 8.** Mechanism for driving the pilot project plan



- <https://theactive.net/data/housing-for-all/>
- Office of the Council of State. (2007). Royal Gazette, Volume 124. Retrieved June 12, 2022, from: <https://www.krisdika.go.th/librarian/>
- Pimwern, T. (2019). The Participatory Process in the Development of Housing and Community Comfortable Living Performance Standards. *Journal of Architectural/Planning Research and Studies (JARS)*. 16(2), 113-131.
- Post to day. (March 12, 2017). *Start counting one (again) and strategizing housing development*. from: <https://www.posttoday.com/real-estate/484858>
- Povatong, B. (2019). Sixty Years of Housing Development Guidelines in Thailand According to the National Economic and Social Development Plans, B.E. 2504 - 2564, *Journal of Architectural*. 19(68). 133-150.
- Ronnaphap, P. (2021). Reduce inequality, leading Thailand to sustainable growth. Sustainably solve inequality by creating an opportunity to earn money and reforming government. expenditures, taxes, and transfers. Retrieved June 3, 2022, from: <https://www.pier.or.th/abridged/2021/06/>
- Secretariat of the Senate, Revised Edition. (2019). Constitution of the Kingdom of Thailand B.E. 2560. Retrieved July 22, 2022, from: <https://golink.icu/xub8XeI>
- Singlor, T. (2021). SDG Updates | Will we still have an 'address' tomorrow? When housing prices are not related to income and a few 'rent' he is?. Retrieved June 3, 2022, from: <https://golink.icu/cJd6REs>
- Sorananuphap, S., & Luangprapat, W. (2017). Expansion in the Thai Public Bureaucracy Under Sarit Regime: Decisive Security and Development Era 1958 – 1973. *Journal of Politics and Governance*. 7(1), 282-307.
- The National Housing Authority. (2019). *The evolution of housing development*. from: <http://housingvm.nha.co.th/VM/timeline.htm>
- Yap, K., & Wandeler, K. (2010). Self-help housing in Bangkok. *Journal of Habitat International*. 34(2010), 332-341. from: <https://golink.icu/dQYafg>