

การพัฒนาโครงการที่อยู่อาศัย INTENTIONAL COMMUNITY
: กรณีศึกษา โครงการบ้านมั่นคง กรุงเทพมหานคร



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THE DEVELOPMENT OF INTENTIONAL RESIDENTIAL COMMUNITY:
CASE STUDIES OF BANN MUNKONG HOUSING PROJECT,
BANGKOK METROPOLITAN AREA



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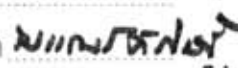
ปัจจุบันที่อยู่อาศัยในกรุงเทพมหานครถูกพัฒนาและออกแบบเน้นถึงความเป็นปัจเจกชน เพื่อแสดงถึงตัวตนและความต้องการส่วนบุคคล จึงขาดความเชื่อเพื่อเมื่อแผ่และทิ้งพาดจากการอยู่อาศัยร่วมกันอย่างชุมชน ได้มีการทบทวนเอกสาร งานวิจัย พบว่ามีรูปแบบการพัฒนาที่อยู่อาศัยที่มีความเป็นชุมชนอยู่หลายประเภท มีลักษณะของ Intentional Community ที่แรกมีตั้งแต่ปี 1500 และมีอยู่ทั่วโลก ทั้งในอเมริกา ยุโรปเอเชีย และแอฟริกา ส่วนในลักษณะของ Co-Housing Community เกิดขึ้นที่ประเทศเดนมาร์ก และขยายไปในหลายประเทศ การพัฒนาที่อยู่อาศัยแบบ Intentional Community คือ การพัฒนาชุมชนที่จัดตั้งขึ้น โดยมีเจตนารมณ์เดียวกัน มีความมุ่งหมายเดียวกัน เป็นชุมชนที่พอกอาศัยที่ถูกวางแผนในการออกแบบ ให้เกิดการทํางานร่วมด้วยกันมากกว่าชุมชนทั่วไป โดยแบ่งหน้าที่ ความรับผิดชอบ และทรัพยากรที่มีอยู่ สมาชิกของชุมชนมีคุณสมบัติเหมือนกันในด้านลักษณะทางสังคม ทางการเมือง ศาสนา และวิถีชีวิตที่มักเป็นส่วนหนึ่งของสังคมที่ไม่เป็นไปตามประเพณี ส่วนในลักษณะของ Co-Housing Community คือการมีจุดประสงค์ในการอยู่อาศัยร่วมกันแบบเพื่อนบ้าน เพื่อสร้างความสัมพันธ์ที่ดี และเพื่อลดค่าใช้จ่ายทางด้านการทำอาหาร หรือการเลี้ยงดูเด็ก หลักการออกแบบที่อยู่อาศัยจึงเน้นแบบโครงสร้างของบ้านที่มีความเป็นส่วนตัวใช้ร่วมกับพื้นที่ใช้สอยที่ไว้ร่วมกันเช่น ห้องครัว ห้องอาหาร หรือห้องเลี้ยงดูแลเด็ก

ในประเทศไทยมีหน่วยงานที่ให้ความสนใจทั้งภาครัฐและเอกชนที่ทำการศึกษาและให้ความสำคัญของกระบวนการมีส่วนร่วมในการพัฒนาชุมชน พอร์.เป็นองค์กรของภาครัฐที่ถูกจัดตั้งขึ้นเพื่อช่วยเหลือบุคคลรายได้น้อยให้มีที่อยู่อาศัย โดยเน้นถึงกระบวนการมีส่วนร่วมในทุกขั้นตอนของการจัดตั้งเพื่อให้คนในชุมชนสามารถช่วยเหลือตนเองได้ โครงการบ้านมั่นคงเป็นโครงการที่มีการร่วมกันคิด ร่วมกันสร้าง ร่วมกันอยู่ และได้รับการยอมรับในด้านการบริหารการเงินจากการจัดตั้งกลุ่มออมทรัพย์ของกลุ่มคนที่เคยมีปัญหาเรื่องความมั่นคงในที่อยู่อาศัย

การวิจัยครั้งนี้ มีวัตถุประสงค์เพื่อศึกษาแนวคิด คุณลักษณะ และการดำเนินงานของโครงการที่อยู่อาศัยแบบ Intentional Community ในลักษณะของ Co-Housing Community เพื่อนำมาศึกษากับโครงการบ้านมั่นคง กรุงเทพมหานคร กรณีศึกษา ชุมชนเจริญชัย นิคมใหม่ ชุมชนเก่าพัฒนา และชุมชนคลองลำน้ำ โดยผู้วิจัยได้ทำการศึกษาเอกสารเกี่ยวกับการพัฒนาที่อยู่อาศัยแบบ Intentional Community ในลักษณะของ Co-Housing Community เก็บข้อมูลจากการสอบถามผู้เชี่ยวชาญด้านที่อยู่อาศัย การสำรวจพื้นที่ชุมชน สังเกต และสัมภาษณ์หัวหน้าโครงการและสมาชิกในแต่ละกรณีศึกษา

การศึกษาพบว่าแนวคิด คุณลักษณะ และการดำเนินงานของโครงการที่อยู่อาศัยแบบ Intentional Community ในลักษณะของ Co-Housing Community มีความสัมพันธ์สอดคล้องกันค่อนข้างมาก กับโครงการบ้านมั่นคง กรุงเทพมหานคร ทั้งสามกรณีศึกษา แตกต่างกันส่วนน้อยตรงที่การวางแผนทางการเงิน และลักษณะทางกายภาพบางส่วน ซึ่งสืบเนื่องมาจากรายละเอียดในวัตถุประสงค์ที่ต่างกันตั้งแต่จัดตั้งโครงการพัฒนาที่อยู่อาศัย ทั้งนี้สรุปสภาพพร้อมของการดำเนินงานได้ว่าการพัฒนาที่อยู่อาศัยโครงการบ้านมั่นคง กรุงเทพมหานคร ทั้งสามกรณีศึกษา สามารถพัฒนาในรูปแบบ Co-Housing Community ได้ ถ้ามีความต้องการลดและร่วมค่าใช้จ่ายในการประกอบอาหารร่วมกันและการเลี้ยงดูแลเด็กร่วมกัน โดยการเสนอความต้องการนี้ในวัตถุประสงค์ในการจัดตั้งชุมชน ซึ่งรูปแบบนี้สามารถพัฒนาให้เป็นแนวทางการพัฒนาที่อยู่อาศัยสำหรับบุคคลรายได้ได้น้อยในอนาคต อย่างไรก็ตามคุณค่าในการพัฒนาโครงการที่สำคัญที่ควรเน้นปฏิบัติ และปฏิบัติต่อไปคือขั้นตอนในการพัฒนาที่เน้นการมีส่วนร่วมของสมาชิกในทุกขั้นตอนการทำงานและการตัดสินใจ ซึ่งทำให้สมาชิกทุกคนมีความเข้าใจซึ่งกันและกัน และมีความเข้าใจเดียวกันในการพัฒนาชุมชนที่อยู่อาศัยของตนเอง

ภาควิชา.....เคหการ.....
สาขาวิชา.....การพัฒนาอสังหาริมทรัพย์.....
ปีการศึกษา.....2553.....

ลายมือชื่อนิสิต 
ลายมือชื่ออ.ที่ปรึกษาวิทยานิพนธ์หลัก 

5274252625 : MAJOR REAL ESTATE DEVELOPMENT

KEYWORDS : THE DEVELOPMENT/INTENTIONAL/ RESIDENTIAL COMMUNITY

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Nowadays, the design of residence in Bangkok has developed into individualism in order to express the personal needs. However, the design is lacked of the generosity as a community. According to literature reviews, the study indicates that there are many types of community development. There is also a witness of an intentional community which was established since B.C. 1500 all around the world such as Northern America, Europe, Asia, and Africa. On the other hands, the Co-Housing community was firstly appeared in Denmark and then spread out to many countries later. An intentional community is a community with same intentional, same objective. The community is design with plan in order to work together and live together as a neighborhood. Also, the community members withhold in good relations and also help each other to cut down a personal expense such as cooking and childcare. The community design is focused on a combination of a house with privacy area along with cooking and a daycare center as their public area.

In Thailand, there are both Government and private sectors that pay attention to the community development and participatory process. CODI is one of government organization which establish to help and assist low income people to have their own shelter, but they have to be in part of participatory process strictly. Bann Mankong project is a project with a cooperate of community members since they have to think together, build together, and live together. They are being accepted as a group of people who financially manage to set up a community saving for their own housing securities.

The objective is to study the theory characters and Process of Intentional Community development in terms of Co-Housing in case studies of Bann Mankong Housing Project in Bangkok. The researcher uses all three projects from Bann Mun Kong, which is Charoennimitmia community, Kaopattana community, and Klong Lum Noon community different from the development of Co-Housing. The researcher studies through the literature reviews regard the process of Intentional community development in terms of Co-Housing, collecting all data from a community specialists and field survey, making observation, and making an interview with community leaders and members.

In conclusion, the study has indicates that the concept, characteristics, and the process of Intentional Residential Community development in terms of Co-Housing Community has many alike relations with Bann Mankong case studies. The differences are only financial planning and some physical issues since each community has a very different community set up objective. Therefore, all three Bann Mankong projects are able to adapt to be a Co-Housing community, if they need to cut down their budget and expense for food and daycare together by propose these two items into a community set up objectives. By doing so, it can be a guideline for low income housing development in the future. However, the most important is the process of all community members participatory in every working process and decision in order to make all members understands their community development as ones.

Department : Housing.....

Student's Signature 

Field of Study : Real Estate Development

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CHAPTER I

Introduction

1.1 Importance of the Problem and Background

For many years, Thailand has been focusing on economic growth as a national policy. This caused a big change to the city we call, "Rapid Urban Growth". Bangkok is a capital city, which has become the center of development and economic extension. However, it created higher job supply, higher job demand, higher living expenses, and higher household expense. Therefore, the change has been effected throughout development, as it's hard for many people to find an affordable house since the city has become very crowded. The problem of unfulfilled demand and inequality housing becomes a main national factor, which the government has been trying to resolve with many methods, such as lowering the cost of construction, supporting both homebuyer / tenant expenses, supporting housing loans through the mortgage or tax system and controlling rent.

Recently, there have been many housing development projects such as BOI housing, GHB housing project. As the results of many housing developments from both government and private sectors, they have decreased the number of homeless successfully. However, Bann Man Kong project is different from the previous housing developments in the past. The local government has only financially supported the infrastructure and environment of the community of Bann Man Kong. The planning, organizing and managing of the community development is taken care of by the community members. The members of the community have to change their role from the community benefactor to the community owner instead. (M.R. Rapipat, 2550)

There is a topic regards housing development, which is called an "intentional community" and it is also divided into many categories. Co-Housing is one type of an intentional community, which has caught the interest of many Government and private organizations. The evidence can be seen from "PARSUK community", a co-Housing project by NHA and another project called "Ten" by CASE company development.

However, the only completed project is Ten Community by Case Company, but the project is established for a middle-income group, not for low-income people. It comes to the researcher intention whether co-Housing is suitable for low-income people. Also, the numbers of completed Co-Housing projects are very limited. Therefore, the researcher has to do more information research through community specialists for suggestions in regards to the case studies for this thesis. Finally, the researcher uses “Bann Man Kong” as a case study in this thesis for the following reasons:

- The community members legally receive the ownership from community development process.
- There is a participation in community saving in order to build a community of their dream to live together.
- The community size is not too big.
- Bann Man Kong is a complete project where the member can feel a sense of community after moving in.

There is a study about living expenses, which is considered to be a part of the major household expense. The success of the project is based on project planning and carefully manages living expenses. The main objective of Co-Housing is to cut the cost of living by sharing community resources, such as cooking together or setting up a day care center for community members. Therefore, Bann Man Kong and Co-Housing have their community management and organization base on the meaning of “Pra cha khom”, in English meaning, “Community”. The term can be defined as a group of people, which are gathering with the same objective, same ideal or belief in a group. They are willing to be a part of a group, in order to achieve the same goals, no matter what the issue. (Asso. Dr. Chulasai, Muanlamai, 2545)

According to the ideas of “Pra cha kom”, community normally consists of the following: (Wasi, 2540)

- Happiness - community can create happiness of living together
- Work success- in order to be efficiently successful, working in a group is very important.
- Management– making the impossible possible, through a participatory process.
- The key success to sustainable development is “Community Organization”, which include:
 1. Community organization – to combine in a group
 2. Learning – By actively learning, not teaching.
 3. Knowledge – knowledge must be learned and benefits made from that knowledge.

Joining a community must be independently voluntary. The members must be gathered by spirituality, think of public benefit as a first priority, be less selfish and have more dharma. The people who live in a community should have a “public spirit culture”. A public spirit culture is to have good attitude to others around you such as neighbor, citizen and stranger, as well as being patriotic. The attitude is a thought that people share public benefit, not personal benefit. A person with this attitude is always ready to cooperate with the others in order to participate in giving a good benefit to local community. (Paul Hopper, 2003) Nowadays, the idea of community development called intentional community has developed in many forms. Co-Housing is one of a kind, which community members are players in every process such as selecting a member, selecting a site, land allocation, designing the house, designing the landscape of community, etc. Therefore, the members of the community are bonded in relations and really feel the sense of community. A Co-Housing community consists of houses with individual ownership, but the members share all the common facilities such as the activity area, relaxation area, washing area, common swimming pool.

If “Bann Man Kong” can be defined as Co-Housing, it will help decrease a complication in personal savings through the community process by sharing community activity and will also cut the costs of the community. The main objective of “Bann Man

Kong” is to build up a community with self-organization in order to persuade anyone who is interested to be a part of the community. A public spirit culture is the key that makes a community become one and self-reliant. (CODI, 2547) Having a public spirit culture is a base for building a community. This used to have a public spirit culture as their common characteristic; as the generosity of Thai people can be seen in a small community since the community members always build up their community with warmth for the maximum purpose of the public.

Ajam Authajak, a senior researcher of the North Chiangmai Province suggests that the tool that can be used for estimating the self-monitoring system of the community is a “collective mind”. Collective mind is different from a public spirit, which is focusing about public purpose such as public area, public area ownership in order to build up a community for their own authority in the community in order to adjust and negotiate for city living. (M.R. Rapipat, 2550)

For Bann Man Kong, collective mind is a key for the members to do activities together, such as saving, to solve environmental problem, and to build up community infrastructure in the Bann Man Kong project. The size of the community also matters to work since a small community is more convenient when building up a project. The size of the community also affects with community members ‘collective mind’. In this thesis, the researcher would like to find information from Bann Man Kong Housing Project, Bangkok in order to allocate, analyze, and conclude limitations of intentional community in Co-Housing. The results of this study will help the development of Co-housing in the future and be able to develop a better and suitable community for Thai society.

1.2 Objectives

- To study the Concept, Characteristics and Process of the development of Intentional Residential Community in terms of Co-Housing Residential Community in case studies of Bann Mankong Housing Project, Bangkok Metropolitan Area.

- To study and examine the results after the completion of the Concept, Characteristics and Process of the development of Intentional Residential Community in terms of Co-Housing in case studies of Bann Man Kong Housing Project, Bangkok Metropolitan Area.

1.3 Scope of Thesis

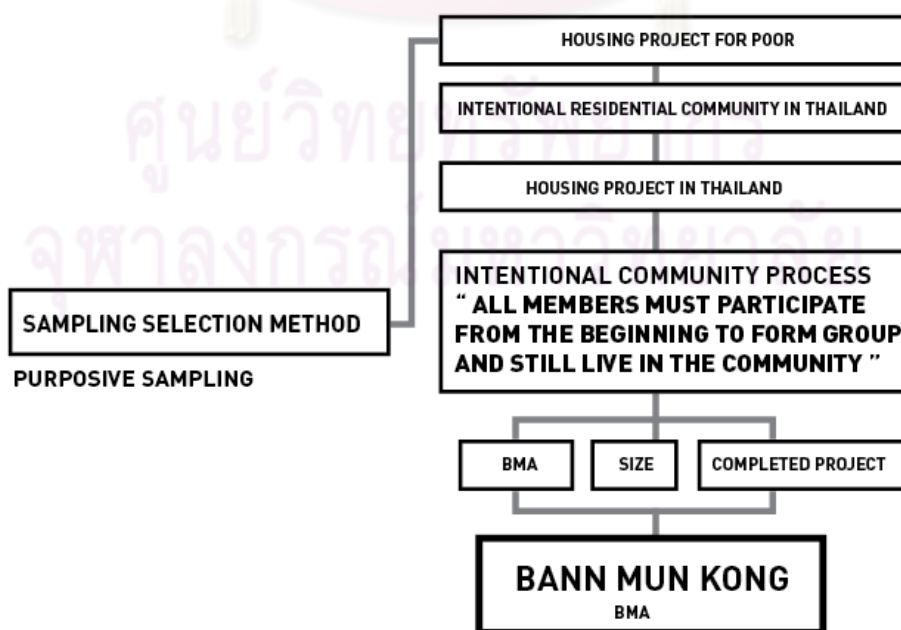
Scope of Research Area

Research and study the concept, characteristics, and process of Intentional Residential Community and Co-Housing community

1.4 Thesis Primary Agreement

- Bann Mankong housing project in Bangkok Metropolitan Area
- Members of each case study must be participate from the beginning of the project and still live in the communities.

Chart 1.1 Diagram of Sampling Process Methods



1.5 Thesis Special Definition

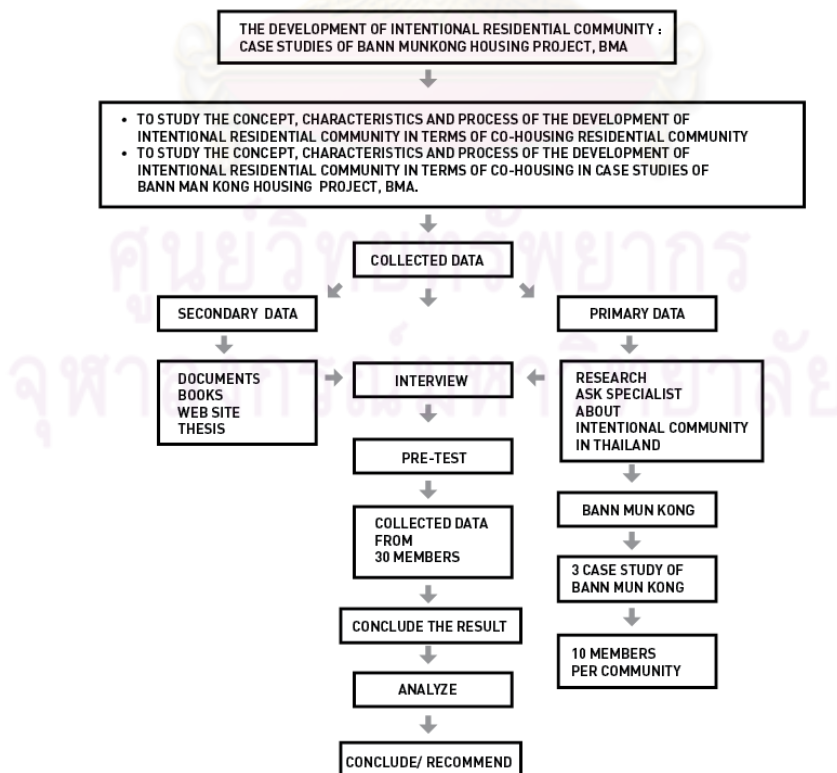
Bann Man Kong- a project that Community Organizations Development Institute (COD yI) propose to Thai government to be a part of Government policy. The institute is in charge of developing a residence for low income people. The institute helps the member of the community to be able to develop their community with their own identity by supporting the members of community through the basic guidelines along with local government.

1.6 Thesis Process Method

In order to study the Process and Procedure of “The development of Intentional Residential Community: case studies of Bann Man Kong Project, Bangkok Metropolitan Area”. There are the following procedures:

Diagram of Thesis process method

Chart 1.2 Diagrams of Thesis Process Methods



1.7 Data Collecting Process

There are two types of data collecting for the thesis

Secondary Data

Collecting all secondary data throughout the textbooks, documents, websites for concept, characteristics and process of the development of Intentional Residential Community and Co-Housing community

Primary Data

- Field Survey by observation, record, take pictures and interview
- Collecting all basic data such as concept and process of community by interview members of community
- Interview the specialist of housing development such as CODI and Arsomsil Institute

1.8 Analyzing Information

- Analyzing information through all secondary data throughout the textbooks, documents, websites for concept, characteristics and process of the development of Intentional Residential Community and Co-Housing community
- Analyzing information from by interviewing all three communities leaders for a better understanding of concept, characteristics and process factors in order to the establish Community.

1.9 Conclusion of Thesis Study

- Conclude the concept, characteristics and process of Intentional residential community and Co-Housing development.
- Analyze the concept, characteristics and process of Intentional residential community and Co-Housing development with the concept, characteristics and process of Bann Mankong's case studies.

1.10 Thesis Study Benefits

For a better understanding of implementing concepts to develop an Intentional Community in terms of Co-Housing, which appropriate to Thai social.



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CHAPTER 2

Literature Review

2.1 Community Development

The United Nations defines the word “community development” as a process within cooperation between the people and the government officer in order to help the community economics, social, and culture to be in prospers. Many scholars have defined the meaning of community development as well. One says that the community development is a process of a society which humans is able to live and control any mistakes that happen in the community and the word that is about to change. (Biddle, 1950)

Some also say that the community development is a process that community members have discussed about their needs at the beginning. Then, they will help each other to plan and practice to meet their satisfaction and demands .In addition, they might ask for an additional resource from outside government and community.

2.1.1 Concept of Community Development

Community development concept is any activities that carry on from the ideas of people. The government or officer is act as guidance for a possibility and maximum benefit to proceed. However, if the people have not yet started, the government will stimulate the people to realize about the problem and their needs. By doing so, it can be guarantee that the activities is matched with the need and problem of the community. Also, the problem is being solve right according to the theory, which the government is responsible for a proper advice

The concept of community development as follow (Sujumnong, 2525):

- Self help and reliable
- Community and government capacity-
- Cooperation between people and government
- Community initiative

- Balancing in development
- Lifetime study

Other than that the concept of community development that it needs to work in 4 steps by process, method, program, and movement. The most important things in community development are to have member participate in every process of development. (Sanders, 1996)

2.2 Intentional Residential Community

Throughout human history, groups of people with common bonds have lived together as a community in many forms. At first, religious beliefs were the common bonds that held together villages and most small towns when the civilization moved beyond the tribal stage. Later, the ethnic bonds usually prevailed and people began to offer the comfort and familiarity of a community. Some are formed by simply sharing resources among a group of people located in the same area and the others are formed by offering a living situation to be more supportive or cooperative. On the other hand, some groups even form to avoid persecution or discrimination from the outside world. A spiritual belief is one big motivated factor behind many factors of the communities. Intentional Residential Community was the alternative.

2.2.1 Background of Intentional Residential Community

An Intentional Community is not just a community that has a group of people, who intend to live together. It is a “number of people consciously and purposefully coalescing as a group in order to realize a set of aims”. (Barry, 1986) An Intentional Community is not a new way to living, but it was mentioned long time ago. In 4th BC, the Greek philosopher named “Plato” gave an idea of what an ideal world might look like and how this ideal community would function in his book “Republic”.

Many times, an intentional community was understood as a term of Utopia. In 1516, the term of Utopia was published in the book “Utopia” by Sir Thomas More. More

described Utopia as an ideal human society. He created his neologism a phonetic pun that combines three Greek words: topos (place), eu (good) and ou (non, or not). He creates an eternal tension in the concept of utopia because utopias are once good places but no places. More also criticized and offered an idealistic alternative featuring few laws, beautiful surrounding, short work days, universal education, and a democratic government selected by citizens” (Fellowship for Intentional Community, 1994 [online]).

Utopia is just an ideal, an imaginary place that becomes an idealist in community development. Utopia and intentional community has something in common that they are both based on “a vision of a better world, and a commitment to live in a way where everyday actions reflect the stated goals” (Fellowship for Intentional Community, 1994 [online]). What they have in common doesn’t mean that intentional community is a Utopia. Utopia is just idealism but intentional community is realism. It is a community that really happen and existed.

An intentional community is not like a tribe or village, which has arisen or developed spontaneously over the years. (Shenker, 1986) It is a group of people who have chosen to live or work together in pursuit of a common goal or vision. They hold a common social, political, religious, or spiritual vision and often follow an alternative lifestyle. Collaboratively working together as teamwork in order to design a residential plan and they also share responsibilities and resources. In history, over the last 2000 years, some historical intentional communities are extremely well known and some do no longer exist, had immense impact on many people’s lives.

A History timeline of the Intentional Communities (Kozeny, 2004) and (Metcalf and Oved, 2004)

Essenes (2nd Century BC) - The communities are based on the morality of the Hebrew Bible, flourished in the area of the Dead Sea.

Ashrams (6th Century BC) - Buddha’s followers began living in ashrams, communities intentionally designed to foster an orderly, productive, and spiritual life.

Early Christians (1st Century AD) - After Christ, early Christians banded together in “communities of goods” as described in the book of Acts, which says that all who believed were together, and shared things in common based on individual need.

Christian Monasteries (340 AD) - The first Christian Monasteries, with shared prayer, worship, study and work, provided a religious life sheltered from the distractions of the secular world. They focused on opening public hospitals, schools and orphanages.

Anabaptists (1525) - They are a Christian group who live according to a strict code based on the Ten Commandments and the teachings of Jesus Christ.

Puritan Colonies (1620) - They seek for religious freedom. They were the colony's first written code of self-government. The Puritans were very creative, originating many things such as town meeting, elementary schools, and compulsory public education.

Shakers In America (1774). They came to America, also seeking for religious freedom. By the 1830s, there were 19 Shaker Colonies with 5,000 members. Today, only one colony remains. The Shakers were well known with useful items such as propellers, waterwheels, threshing machines, clothespins, and their simple furniture design.

Oneida Community (1848-1881). They practice complex marriage, where each adult was married to very adult of the opposite sex. The community lasted for 33 years, with membership at 300 members.

Amanna Colonies (1855). They were German Protestants who lived in Iowa, owning all and property in common, and requiring that all members work at assigned tasks in the kitchen, fields, factories, or shops. In 1932, after 90 years, members of the Amanna Colonies voted to end their communal lifestyle.

Fairhope, Alabama (1984). The economist Henry George proposed Single Tax Theory to use in community. Members received 99 year leases and paid no taxes other than their use fees, which were sufficient to fund to local government and pay for all amenities such as schools, community center, and infrastructures.

Degania (1910). It was Israel's first kibbutz. It is a collective community that was traditionally based on agriculture and industry. The model supported by the Zionist movement, was used to pioneer many facts of the Jewish national revival.

Gould Farm (1913). It has become an internationally recognized prototype for psychiatric rehabilitation. They provided a family-like community environment where the mentally ill can learn to live meaningful lives.

Inter Cooperative Council-ICC (1932). The first Co-op house for Grad students. Each house is self-managed and democratically run.

Greenbelt, Maryland (1937). Low-income families worked together to create a town government and develop all necessary community services.

Koinonia Partners (1942). It is an interracial Christian farming community by preacher Clarence Jordan. He developed the idea of partnership housing to promote reconciliation between whites and blacks, where the poor worked side by side with volunteers to build new, affordable homes. Later in 1976 it became a model of habitat for Humanity.

Mitraniketan (1956). Mitraniketan is a non-political, non-sectarian rural educational community, established in India in 1956 to develop the whole individual, to improve the lives of nearby villagers, and to offer a replicable model for Third World countries.

Yamagishi Association (1957). They were about a sustainable, harmonious society. Rooted in large-scale agriculture and industry, they pursue a non-religious and non-political philosophy—relying on science and human intelligence to provide programs in health care, education, and social welfare. Today there are 40 Yamagishi Communities, ranging in size from 20 to 1600 members.

Findhorn Foundation (1962). It became a center for education and transformation in the 70's, working to create a sustainable lifestyle that combines spirituality, ecology, and economics with rich cultural and social experiences. It is famous for its organic garden, ecological buildings, and natural sewage treatment systems.

Co-Housing (1964). It is originated in Denmark, features self-contained private home and extensive common facilities. Designed and managed by the residents. Most of Co-Housing communalities have 20 to 30 single-family homes on a pedestrian street or courtyard. In a typical week, residents share several optional group meals in the common house.

Hippie Communes Communities in the 60's and 70's. The “Summer of Love” in 1967 gave rise to thousand of hippie communes around the world. Most did not last five years.

Eco-villages (1984). The first eco-village evolved from the Co-Housing model. It is appeared in Europe in the early 80's, emphasizing a lifestyle that was environmentally and socially sustainable. By the mid 90's there were prototypes on five continents, and today there are several thousand self-identified eco-villages worldwide, with many intentional communities re-designing themselves based on the eco-villages model.

Some intentional communities are based on shared philosophies or on simple economic need. Governance in Intentional communities mostly is democratic with consensus decision-making or voting. Some are with democratic and hierarchical structure. From examples described above, some communities are secular, political, cultural, and most of them are spiritual basis. They are commonly focused on egalitarian values. It is possible to categorize them in various ways. (Intentional Community, 2011 [online]). Intentional Communities became an ideal place and issue about civil rights, women's liberation, peace activism, and sustainable agriculture. They can be categorized into these following,

- Commune communities,
- Co-Operative communities,
- Collective communities,
- Eco-Village communities, and
- Co-Housing communities.

2.2.2 Definition of Intentional Residential Community

An intentional Community is a planned residential community (Shenker, 1986) designed by a group of people who has a common purpose to live and share land or housing together. Sharing resources and responsibilities, and working cooperatively on common agreements.

2.2.3 Concept of Intentional Community

In 1989, A. Allen Butcher wrote in "Communitarian Theory" about Intentional community that "it is a lifestyle with a group of people shares material, wealth and property in some degree of common ownership and control." (Butcher, 1989) An associate Professor of Anthropology at Florida Atlantic University, Susan Love Brown, wrote a book named "Intentional Community. An Anthropological Perspective" about intentional community

that it is a phenomenon of the nation-state and an important object of study, because it allows us to observe how human beings begin living in large. (Brown, 2002)

In conclusion, An Intentional Community is known as-groups of idealists brought together in pursuit of shared values and common goals. It is a group of people, who share a place equally, own and make decisions collectively, have a shared set of beliefs/ goals and/or way of living. Also, many have given a meaning of Intentional of Community as follow:

1. An intentional community is a planned residential community. This can be identified as structural features than other communities. (Sargisson, 2004)
This can be seen as a group of people organized around common values. (George, 1955)
2. Community organization is base on teamwork. Membership is voluntary and based on a conscious act even if the member was born in the community. (Shenker, 1986) People obtain great joy from working collaboratively with others. (Dave Pollard, 2007)
3. The members hold a common vision such as social, political, religious, or spiritual which as a part of their society. The members agree to articulate their shared values and shared purpose, and to strive, in everything they do, to live according to those values and to strive to achieve that purpose. These will of course be different for each Community. (Dave Pollard, 2007). The experience of sharing means the more a group of people share, the greater will be their commitment to the community (Butcher, 1989)
4. The members also must share responsibilities and resources. Sharing is part of community's ideology. Community members need to acknowledge a responsibility to participate fully in the activities since every member has consequences for the entire community. Also, the equity of wealth and income. The members need to give up the idea of private property (but not privacy) and commit to the principle that no member should be disproportionately wealthier than any other. (Butcher, 1989)

2.2.4 Characteristics of Intentional Community

Intentional community developments share some of the same characteristics, including the following:

1. Have shared value and purpose and a concept to establish a community:
In order to share values and purpose to strive and achieve their main purpose of community establishment (Shenker, 1986), core design and concept will of course be different for each Intentional Community. (Pollard, 2007)
2. Key person:
Key person forms a community system and structure.
3. Equally in economy contribution, common ownership, income and wealth:
Members need to give up the idea of self-belonging and every one must share costs and resources by committing to the principle that no member should be disproportionately wealthier than any other.
4. Mutually community management: Members must be working collaboratively with others by using communication, openness, outreach, and connectedness

2.2.5 Process of Intentional Community

Intentional communities, can effectively demonstrate the value of cooperation. It is based upon working together, self-sufficiency to live more simply.

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Chart 2.1 Community Development Process



Source: From Building our Future: A Guide to community Visioning (Report No. G3708), by Gary Green, Anna Haines & Stephen Halebsky.

1. **VISIONING** – In this stage, we have to set community goals and values in a vision statement. On the first process, a vision statement clearly defines to prospective members what communities are trying to do. Most communities have found that defining the expectations, hopes, and aspirations of the group is a critical first step toward building the community. (Fellowship for Intentional Community, 1994 [online]).
2. **PLANNING** – The special unit should evaluate what need to be done in community economic development. In order to creating an action plan at the simplest to a comprehensive plan. There are the following major areas
 - a. Financial Structure
 - Allocates income of the community (Bates, Albert, Allen Butcher, and Diana Christian, 1995)
 - Community expenditures

- b. Design and construction
 - Community site analysis
 - Physical infrastructure
 - Size of community
- c. Legal Structure
 - Community development
 - Community construction
 - Community management

3. IMPLEMENTATING AND EVALUATING

- Community construction
- Progress monitoring

4. COMMUNITY ORGANIZING

- Maintain community protocol based on a community vision statement
- Community membership expansion by previous members assessments

2.2.6 Summary of Intentional Community

Intentional community is not for everyone but it is for a people who want to create a whole way of life for accomplishment of the certain set of goals. The varieties of intentional community have changed in time. Community structure designed to fit with members needs. Finance might be an issue for people who never consider about an alternative living arrangement. Some communities provide services to disadvantaged populations, for example, war refugees, the homeless, people with developmental disabilities, rehab program, learning or health centers.

Type of intentional community

1. Commune communities

The principle of Commune is opposite from Communism. In 1960, almost any counter-cultural, rural, intentional community was called a commune. (Communes Desk, 2007 [online]). A commune is an intentional community that consists of people, who share common interests, properties, resources, work and income living together. Core principle of commune community is ecological living, and consensus decision making with non-hierarchical structures.

2. Co-Operative communities

Co-ops is a non-profit organization. It is increase regularly as operating costs, not from Landlord raise rents to maximize their profits. There is no landlord, members is not tenants because co-op is different from regular rental housing. Co-operative housing is democratic control. Co-op is cooperatively owned and managed housing developments. Residents share the responsibilities and control of their homes. They share expense of operating the community by contract or hire other companies to provide the service such as maintenance or manager. (Co-operative Housing Federation of Toronto (CHFT), 1974 [online]). Members elect a board of directors to manage the business of the co-op. Most co-ops hire staff to do the day-to-day work. Members work together to keep their housing well managed and affordable.

3. Collective communities

A collective community is a group of people who live together for specific purpose with at least one common issue or interest. It is not necessary to focus on an economic benefit or saving but it can be as well.

4. Eco-Village communities

An Eco-Village community is an intentional community and it adapted from Co-Housing community idea. Members seek for a sustainable lifestyle. The concept of Eco-Village communities is based on the desire to create ecological and socially sustainable communities (People and Planet-Friendly, 1998 [online]).

5. Co-Housing communities

It is a group of people living together for specific purpose for economic benefit and saving on cooking meals and childcare. The community design incorporates both private home and shared common facilities to support neighborly connections. They don't share income.

Conclusion of the difference in each type of Intentional community

Table 2.1 Type of Intentional Community

THE DIFFERENCES IN EACH TYPE OF INTENTIONAL COMMUNITIES

COMMUNES	100% income sharing
CO-OPS	expense sharing, rather than income-sharing, often urban, shared housing communities like college students.
COLLECTIVE	organized for a specific purpose. Not necessarily focused upon an economic benefit or saving.
ECOVILLAGES	communities with a strong ecological focus.
CO-HOUSING	incorporate both private homes and shared common facilities and support neighborly connections. Not shared income.

2.3 Co-Housing Community

2.3.1 Background of Co-Housing Community

The principle and form of Co-Housing was originally started in Denmark around 1960. Many families were not satisfied with their house and community, which was unable to fulfill their needs. Bodil Graae, was written in a newspaper's topic called "Children should have One Hundred Parents". The topic was stimulated 50 families to set up their own community in 1967 by developing a Co-housing community called "Sættedammen" and later become the oldest Co-Housing community in the world.

Nowadays, there are many people, who study regards a principle of Co-Housing Community, which is also included Dr. Graham Meltzer in a book called "Sustainable Community: Learning from the Co-Housing model". (Meltzer, 2005) The book explains about Co-Housing that the Co-Housing community appeared for the first time in Denmark in 1970. It spreads throughout America, Canada, and Australia. In 1990, there are housing projects appear in United Kingdom, New Zealand, and Japan. The Co-Housing has a special architecture and layout planning with objective by blending in between living space and infrastructure such as kitchen, dining, workshop, play area with the size of 6 household to one hundred household. The average size is 20-40 households. (Mccamant, Durret, Hertzman, 1998)

The Co-Housing is an answer for solving the social problem in the 20's in which the community is still scattered. The members are looking for relationship and lending a hand to benefit from all the convenience in order to have a complete lively community. Especially, sharing and eating together are ones of way to build up a relationship in an intentional community. The Co-Housing has been developed in many parts of the world by started in northern European and spread out to America in 1980. Also, the development has extended in to Australia and New Zealand later.

Denmark Sweden and Netherland

There is a belief that the Co-Housing firstly established in Denmark by Kathryn McCamant and Charles Durrett. There is also a generally believe that The Co-Housing is

a final answer for people in Denmark to solve a social problem after wars. The first Co-Housing community project is called "Bofællesskaber" (Living Community) in Nederland and in Swedish called Kollektivhuser. The Co-Housing practice is totally different from the old community and also different in each country. In 1964, the first project was unable to start since the neighbor protest to let the project develop. Later, the two Swedish bought a land in Copenhagen for building up.

Denmark

Project: Sun&Wind

Address: Beder, Denmark

Architect: Arkitektgruppen Regnbuen

Source: McCamant and Durrett, 1994



Image 2.1 Sun and Wind Project with solar cell on roof

Sun and Wind project, located south of the city Aarhus is known about the use of renewable energy. The Program takes four years (1976-1980) from notification of those, who are interested to join the project. The participants and working groups set up explicitly as construction, budget, energy, ecology, architecture, space sharing, and shared childcare area. Set up a committee to plan consists of representatives of each group with the goal of the first to create a list of requirements (Wish List). After the

design is selected, construction sites that are offering the public, the Project were completed in 1980.



Image 2.2 Co-Housing in Sweden



Image 2.3 Co-Housing in Netherland

The difference between Co-Housing project in Denmark and Sweden are based on physical, social, and economics. Mostly Co-Housing project in Denmark is a commercial 1 -2 floors building with middle density. On the other hand, The Co-Housing in Sweden is mostly found in the middle of two building and mostly mid size building. A second significant difference between Co-Housing of Demark and Sweden is the condition of the demographic. Sweden's more focus on the benefits of living together in a way of action and account, which is usually accepted by neighbors, government, and the allocation of residential buildings

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Image 2.4 Winslow Co-Housing

In mid-decade, 1980 Kathryn McCamant Durrett has knowledge and experience in Co-Housing Information to the public in California. In 1988 “Muir Commons” is the first project of the Co-Housing in the United States and they are completed in 1991.

The Co-Housing Project in the United States usually is developed by the residence. Most of the Americans use model of development area (Lot Development Model), which areas will be separated into land for homes and for sale with separate common areas. No migration or build new buildings. (Mccamant,Durret, Hertzman, 1998)

The sample Co-Housing project in the United States and Canada

Project: Winslow Co-Housing.

Location: Bainbridge Island, Washington, USA.

Architect: Edward Weinstein Associate.

Source: McCamant and Durett, 1994.



Image 2.5 Pathway of Winslow Co-Housing



Image 2.6 Common Living Room

Canada. Project: WindSong Co-Housing.

Location: Langley, british Columbia, Canada.

Architect: John Davidson & John Simpson of Davidson, Yuen & Simpson.

Source: Meltzer, 2005.

WindSong Co-Housing Community is located from Vancouver to the east about an hour south by car. In 1997 WindSong Co-Housing project was awarded a gold medal (Gold Georgie Award) as a housing project in response to the environment from space of 2 / 3 of the conservation of habitat of live animals. Be shared by the living of residents, such as kitchen, living room, laundry room, room with offices located in the middle Sunday of every zero access. Population in the project is different and combine with a variety career of people and talented professionals, which they have the enthusiasm to share their thoughts together. (Metlzer, 2005)



Image 2.7 Windsong Interior



Image 2.8 Windsong Pathway

The main difference in North America is an extensive contact Electrical and communication using the Internet. The use of Internet networks helps to support for the development of groups and communities. Meeting national and local level is held regularly for the exchange of knowledge and expertise of these features makes it feel and momentum of the movement. Ironically, it causes social phenomenon in North America Co-Housing.

Australia and New Zealand

Australian Co-Housing was developed slowly. The First Co-Housing Project (Cascade Co-Housing) occurred in Hobart, Tasmania. Also, a second project that was built in Fremantle Western Australia later in 1997. The two main characters in the culture of the Australians are the accumulation of assets and the focus on family privacy. New Zealand Co-Housing project is a project with the intention to create a minimal environmental impact. They have basic design layout, which leads to the development of strong community relations at all levels. The appropriate economic environment and investment from the project group needs to have diversity in age, architects have to prepare multiple houses to meet the needs of residents. (Mccamant, Durret, Hertzman, 1998)

New Zealand.

Project: Earthsong Eco-Neighborhood.

Location: Ranui, Auckland, New Zealand.

Architect: William F Algie.

Source: Maltzer, 2005.



Image 2.9 Earthsong Exterior



Images 2.10 Earthsong Pathway



Image 2.11 Common Dining Room



Image 2.12 Shared Garden Area

The project is located in Waitakere City, which is an Eco City area. They used solar system to reduce the cost of heating energy system. Passive Solar Design to sustain warmth in winter and cool in summer. That New Zealand has a lot of rain, so water conservation is considered. Since the project has lived much Install rainwater storage systems are effective and worth the investment is expected to reduce water consumption by up to 50% of the amount of water used in home projects Earth Song Eco-Neighborhood.

Republic of South Africa

The build Environment Support Group is a nonprofit group supports the idea of building Co-Housing for Shayamoya project. Some researchers from Denmark and Australia proposed to improve the Co-Housing format for the families, who got HIV. Later the pattern if housing development can rescue the disaster. it is show that the Co

Housing format can be modify to fit with culture and complex conditions.



Image 2.13 The build Environment Support group and “ Shayamoya” project.

Japan and Korea

In Japan, a Co-Housing Project has been adapted and developed based to local conditions. On the other hand, the theory and practice of the Co-Housing is not even recognized among the public in Korea. Japan has been influenced the concept and idea of Co-Housing from Denmark and Sweden. There are two Co-Housing projects in Japan. One is a Co-Housing by a private organization and another is from the government. The first project is an absolutely a Co-Housing project, but another one is lacked of the participatory process during the project design from a member. However, both projects haven't brought the idea of common meal since Japanese have a very busy life. (Meltzer, 2005.)

From the earthquake incident in 1995, the government has built a project named "Fureai Houses" (the place of friends) for 300 units. The people who live in the project are mostly married and elders. By the way, there are some arguments that the project is not a Co-Housing project since they are lacked of participatory process in design sharing activities among the member.

Japan

Project: Kyodo no mori Co-Housing.

Location: Setagaya-ku, Tokyo.

Architect: U Architects in conjunction with Atelier HOR and AB Design.

Source: Meltzer, 2005.



Image 2.14 Kyodo no mori Co-Housing



Image 2.15 Roof top shared garden

Project TEN (TEN Bangkok House)

This is an example of residential design projects of Co-Housing. The project was started from a group of architects in CASE Company. They want to have their own housing that fit with their needs as a group of middle class income. The Model of the building is a 10-townhouse unit, within the framework of the structure 8x16 sq.m. Each architect combines each unit designs with the planning of mixing use between common areas and private. The uses of material are depending on each architect but must be at low cost and easily to maintenance. Total budget for the construction was less than 12 million baht.



Image 2.16 The model of TEN Project



Image 2.17 TEN Project design with low cost material but with good use



Image 2.18 Common Areas of TEN Project

2.3.2 Definition of Co-Housing Community

Co-Housing is one type of an intentional community. It is a community with a member gathering with intention to live together and also need privacy space to live in order to have a relationship, conversation, sharing with neighbors. The housing facilities are being shared with all members such as the kitchen, the dining room which rotate to cook by members, the washing area, the swimming pool, childcare, working room, living room, workout room, which all being managed operated, doing activities with other members. Also, they might be able to share benefit all around the facilities such as looking after environmental around the facilities. (Mccamant, Durret, Hertzman, 1998)

By living in Co-Housing community is more focusing on creating community. Members cook and share meals in the Common House on one, two or more nights a week. Shared childcare, gardening, and other activities, as well as shared governance all foster a sense of community. Generally, consensus is used as a means of decision-making. That is, the effort is made to hear all voices in the community, and to make major decisions only with the agreement of all members.

2.3.3 Concept of Co-Housing Community

In today's fast-paced world of competition and lonely individualism, Co-Housing is the answer of providing a living concept without sacrificing privacy. (Mccamant, Durret, Hertzman, 1998)

1. Neighborhood developments that creatively mix private and common dwellings to recreate a sense of community
2. Co-Housing are initiated, developed, and managed by residents' consensus decision-making.
3. An intensive, deliberative democracy and explicitly strives for a sense of community by neighborhood.
4. Sharing resources by sharing facilities such as sharing common meal and sharing childcare to lower living cost. It is an ideal way of Co-Housing.

2.3.4 Characteristics of Co-Housing Community

Co-Housing development is varied in size, location, type of ownership, design, and priorities, but shares some of the same characteristics, including the following (Mccamant, Durrett, Hertzman, 1998)

1. **Intentional neighborhood design** - The residential site plan designed reflex sense of community with the principle of good neighborhood design. The design plan is to mix private residential with common facilities for everyday use such as common kitchen, dining area, sitting area, children's playroom, laundry, and common room. But separate cars from dwelling for better environment and children safety.
2. **Resident management** - Residents manage to work collaboratively in their own way to fit with their needs. Sharing evening meals together to save time and money. Members participate in every process of development of community to fit with their needs including the design of the community. It is normal for leadership to exist in community but in Co-Housing no one has authority over others. Most Co-Housing is consensus decision-making.
3. **No shared community economy** - Members do not shared income in Co-Housing. Community is not a source of income for members. Employment and business endeavors are privately organized. Common ideologies and charismatic leaders are generally not a part of Co-Housing. And Co-Housing is not a commune.

2.3.5 Process of Co-Housing (Mccamant, Durrett, Hertzman, 1998)

Getting Started

- Forming group
- Find others interested in proposal
- Establish as organizing group
- Set an agreement on general goals, location, and financial expectations

- Define organizational structure and decision-making procedures; draw up initial legal agreement

Preparing a Development Plan

- Specify goals and establish priorities of work
- Select consultants architect, financial consultant, attorney, etc.
- Search for and Identify potential sites
- Formulate development strategy: consider concerns of officials and neighbors, residents' role, developer's role
- Consider financing options
- Develop a design program
- Draw up legal agreements
- Acquire site
- Set project timeline

Design and Construction Documents

- Develop schematic design proposal
- Complete design development
- Obtain planning approvals
- Prepare Secure financing
- Complete working drawings and building specifications
- Obtain building permits
- Solicit and negotiate construction bids
- Select contractor
- Finalize construction contract, loan, and schedule

Construction

- Monitor contracted work
- Secure mortgage loans
- Complete construction for moving in

2.3.6 Summary of Co-Housing

Co-Housing community is another alternative living with sense of community. It is emphasis on lower living cost by sharing meals and providing childcare.

2.4 Conclusion

In Depth Conceptual Analysis

According to the studies of concept of Intentional residential community and Co-Housing, the result indicates as the following:

Concept of Intentional Residential Community and Co-Housing Community

Table 2.2 Concept of Intentional Residential Community and Co-Housing Community

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CONCEPT OF COMMUNITY		IT	CH
SETTING			
Planned Resident		•	•
Share common values, vision, interests, purposes		•	•
Legal structure			
No legal structure		•	
Cooperative		•	•
Not for profit corporation		•	•
For profit corporation		•	
Partnership		•	•
Land ownership			
On public land/ no one owned the land		•	
Self control trust		•	•
Independent trusts (not controlled)		•	
self owned		•	•
Owned by absentee owner		•	
Owned by outsider		•	
Owned by an insider-individual		•	•
Owned by group insiders		•	
Housing			
Communal with share dwelling with common facilities		•	
Communal with private dwelling with common facilities		•	
Individual with share dwelling with common facilities		•	
Individual with private dwelling with common facilities		•	•
Neighbors			
Very friendly neighbors		•	•
Some neighbors		•	•
No neighbors		•	

From the table above, it indicates that both intentional and Co-Housing have two same concepts. First, they are both planned resident. Second, they are focused on the size of community and mix with variety in population age to live together. On the other hand, there are fourteen issues difference from the basic concept of intentional community. First, they have different in legal structure since Co-Housing has no legal structure and nonprofit maker in the community. Second, they have different in land ownership issue since Co-Housing is a community that set up on the basis of the need of living together in group and also each person has individual share in the land ownership. Also, the land must be own not by a lease term. Third, Co-Housing is

separated in private own housing in the community, only share in common facilities. On the contrary, Intentional community can be also share in both housing and common facilities. Fourth, Co-Housing is focused in neighborhood concept, but intentional can be flexible.

Table 2.3 Concept of Intentional Residential Community and Co-Housing Community

CONCEPT OF COMMUNITY		IT	CH
POPULATION			
Ideal number of people		•	•
Diversity of all ages		•	•
People with disabilities		•	•
SHARING			
Income sharing			
100% income sharing		•	
Limited income sharing		•	
Fixed(rent like fee)		•	
common purse for food and/ or housing		•	
All money is private		•	•
Communal meals			
All meals are communal		•	
Most meals are communal		•	•
One meal a day communal		•	
Occasional communal meals		•	
Special event only		•	
No communal meal		•	
Communal food			
All food are communal		•	
Most food are communal		•	
Some food a day communal		•	
Few communal food		•	
No communal food		•	

Fifth, Co-Housing has individually own income, but intentional can also share personal income as a community income. Sixth, Co-Housing is require to have

communal meal as a unique concept and clearly different from the other kind of Intentional community.

Table 2.4 Concept of Intentional Residential Community and Co-Housing Community

CONCEPT OF COMMUNITY		IT	CH
SPIRITUALITY			
Spiritual/Religious diversity		•	
Strongly secular		•	•
Not diverse		•	
GOVERNMENT			
Common political theme			
No official		•	
Libertarian		•	
Socialist		•	
Democratic		•	•
Religious		•	
Spiritual		•	
Select leaders or centrals			
No leader by principle		•	•
From volunteer		•	
Elections		•	•
Appointed by board/community		•	
Family lineage		•	
Appointed by previous leader		•	
Divine guidance		•	
Decision making			
Non official decision making process		•	
Done by consensus		•	•
Majority decide		•	•
One leader decision		•	
Rules			
Come from a religious or spiritual belief		•	
System of Law		•	•

Seventh, the members do not need to be in a same spiritual group .this issue can be flexible. Eight, Co-Housing has a democratic system, but non hierarchy. Ninth, community leader must come from all member selection. Tenth, the process of decision making, Co-Housing carries on the community decision by consensus vote. Eleventh, the community rules are based upon the members of community.

Table 2.5 Concept of Intentional Residential Community and Co-Housing Community

CONCEPT OF COMMUNITY		IT	CH
SUSTAINABILITY			
Self-grown food		•	
Organic food (grow and purchased)		•	
self produce energy		•	
Self-produce fuel			
Car-free		•	
Building material with salvaged		•	
Waste which end up being recycle		•	•
Sewage, which is treated ecologically		•	
INCOME AND MONEY			
Income generated		•	
Personal expenses		•	•
Income from State		•	
Saving			
AGRICULTURE			
Common diet		•	
Vegan		•	
Biodynamic methods		•	
PARENTING			
Attachment parenting		•	•
Co-parenting		•	•
Home education		•	

Twelfth, Co-Housing is not having a strict sustainability issues as much as intentional community. Thirteenth, Co-Housing has no shared income. Each household has their individual income, not like intentional community that some can also share income as a community income. Fourteenth, parenting or childcare, Co-Housing is focused on childcare benefit as a common facilities and it is also a uniqueness of Co-Housing, which is different from the other types of intentional communities.

Characteristic of Intentional Residential Community and Co-Housing Community

Table 2.6 Characteristic of Intentional Residential Community and Co-Housing Community

CHARACTERISTIC OF COMMUNITY	IT	CH
Group of people who live together with purpose in act to separate as a group from its environment/social	•	•
Planned resident with structure	•	•
- mix private dwelling with common facilities	•	•
- separated cars from dwelling for children safety		•
Collective goals	•	•
Community with relatively self-contained	•	•
Sharing is part of Ideology	•	•
- Income sharing	•	
- Expense sharing	•	
- Meals sharing	•	•
Ecological focus	•	
Sustainable focus	•	

Mostly, the Co-Housing has majority similar characters from the intentional community. There are five difference issues that separate Co-Housing from intentional community. First, there are three unique characters of co housing that differentiate itself from other type of intentional communities. First, Co-Housing is separated the individual housing in community. Second, Co-Housing is shared in common meals, which the other type of intentional community don't have this character. Third, Co-Housing is separated transportation vehicle from the community, which the other type of intentional communities do not require so. Fourth, Co-Housing is not required in ecological focus. Fifth, Co-Housing is not required in sustainable focus.

Process of Intentional Residential Community and Co-Housing Community Development

Table 2.7 Process of Intentional Residential Community and Co-Housing Community Development

COMMUNITY DEVELOPMENT PROCESS		IT	CH
GETTING STARTED			
Forming group		•	•
There is a key person who initiate forming group		•	•
Search for others interested in proposal		•	•
Vision			
specify vision		•	•
Set goal statements		•	•
Members hold a common vision such as social, political, religious, or spiritual which as a part of their society.		•	•
Agree on creating a socially rich and interconnected community.			•
Purpose			
Define purpose		•	•
Strong emphasis on creating community		•	•
Creating community with sense of community by neighborhood			•
Implementation			
Undertake action plans		•	•
The members sacrifice the idea of private property (but not privacy)		•	
Agree to have private property with common facilities			•

In the first table of comparison between intentional community and Co-Housing indicates that there are three different issues. First, Co Housing is focused more about creating a sense of community by using neighborhood concept.

Table 2.8 Process of Intentional Residential Community and Co-Housing Community Development

COMMUNITY DEVELOPMENT PROCESS		IT	CH
DEVELOPMENT			
Planning			
	Planned residential community with structural features	•	•
	Planned organizational structure and decision-making procedures	•	•
	Draw up initial legal agreement preparing a development plan	•	•
	Planned optimum community size	•	•
	Economic and environmental benefits to sharing resources, space and items		•
Recruitment plan			
	Planned member / membership agreement	•	•
	Draw up legal agreements for partnership or joint venture arrangement	•	•
	Planned resident management	•	•
	No shared a common set of beliefs or religion		•
Financial plan			
	Fundraising	•	•
	Allocates income of the community	•	•
	Community expenditure	•	•
	No shared community economy	•	•
	The community is not a source of income for its members		•
Project plan			
	Design residential plan	•	•
	Design legal structure	•	•
	Review plans: zoning / subdivision regulations	•	•
	Design residential plan to separated resident area from the cars		•
	Shared common kitchen		•
	Shared garden space		•
	No fences between the houses		•

In the second table of comparison between intentional community and Cohousing indicates that there are two main different issues. First, Cohousing is focused on member sharing benefit of the community. Second, Cohousing is not a commercial community since members can't make any profits from community.

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Table 2.9 Process of Intentional Residential Community and Co-Housing Community Development

COMMUNITY DEVELOPMENT PROCESS		IT	CH
Organizing			
Meeting		•	•
Every member duty for the entire community.		•	•
Community organization is base on teamwork.		•	•
Members must be working collaboratively with others		•	•
Members cook and share meals in two or more nights a week			•
Members shared childcare and governance all fosters			•
Governance			
Managed community by laws		•	•
Group decision and communications process		•	•
No member wealthier than any others		•	•
Equity of wealth and income		•	•
Consensus decision-making with democracy			•
Non-hierarchical structure			•
Planned, owned and managed by the residents			•
MONITORING / EVALUATION			
Monitor on community organization's abilities		•	•
Monitor contracted work		•	•
Evaluation focus on capacity, performance, outcome		•	•

In the third table of comparison between intentional community and Cohousing indicates that there are two main different issues. First, Cohousing is focused on member sharing benefit of childcare and meal sharing. Second, Cohousing is a community with a well organized and systematic by its residence

Conclusion

The difference between Intentional Residential Community and Co-Housing Community

In Co-Housing, people intend to live together, but the ownership structure allows for private ownership and private control of what is privately owned. Intentional communities are usually based on an ideology, and sometimes on charismatic leadership, often sharing a common purpose or a common religion, for instance. They often emphasize community at the expense of privacy. It seems that co-housing is a

means for people to make a major step toward community with out giving up privacy or control over their personal lives.

Co-Housing is also a housing type. It is a way of creating a building environment that supports ongoing community interaction through four main design features. These include separations of the car from private residence, designing pedestrian pathways linking the access to each residence, locating the active are of each home (the kitchen) on the pedestrian pathway side of the house, and building a centrally located common house. None of these features are new, but they are combined in Co-Housing with the intention to facilitate ongoing community interaction. Some would say the Co-Housing is a balance of community and privacy reminiscent of an old-fashioned pre-automotive village.



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CHAPTER 3

Case Study

3.1 Bann Mankong Housing Projects

3.1.1 Background of Bann Mankong Housing Projects

In January 2546 BE, Thai government announced a policy in order to solve the slum problem. The Ministry of Social Development and Human Security appointed an organization called the Community Organizations Development Institute (CODI), to be responsible for Bann Mankong housing project. The project has an objective to solve the problem of housing insecurity and also to build a secure community. By doing so, the government gives funds in a form of infrastructure subsidies and housing loans for the project, which the project must be implemented by community organizations. The project is emphasized on participation of the poor in developing their own residences and communities (CODI, 2553)

3.1.2 Definition of Baan Mankong

Baan Man Kong is a housing project that set up to solve the problem of insecure housing for low income people. The Community Organizations Development Institute (CODI) is in charge of the project. The project objective is to help the member of the community to be able to develop their community with their own identity by supporting the members of community through the basic guidelines along with local government. (CODI, 2004)

3.1.3 Concept of Bann Mankong Housing Projects

1. Accessible credit system to the poor
2. Collective savings group
3. Participation by all the community members
4. Support from other urban poor community network

5. Provide an information to both assist and support the members with academic skills
6. Construct secure and "livable" housing for low income

3.1.4 Process of Baan Man Kong Housing Project

The designs of the upgrading program are the following steps: (Bann Mankong Handbook: Implementing the Bann Mankong Community upgrading Program in Thai cities, 2004)

1. **Identify the stakeholders and introduce program.**
Start building the foundation of cooperation. Stakeholders are invited to visit other towns for community network.
2. **Organize network meetings.**
It is important to understand the ideas of projects by meeting with city leaders and community networks. Representatives from community organizations in other attend these discussions. Set community network to organize meeting in each city and gather detailed information about all the poor communities in the city
3. **Promote community savings groups.**
Collective saving (for housing and other purposes) to mobilize internal resources, strength the self-help spirit and build the collective management is an important part of the Baan Mankong Program. Then select pilot project.
4. **Prepare development plans in the pilot communities.**
Plan for housing and infrastructure improvements.
5. **Approve the pilot projects.**
The pilot communities then have to present their upgrading plans to the joint committee in the city, for discussion and approval, before being sent on to Bangkok for final approval, which by then is more-less automatic.
6. **Start construction.**

When the plans are approved, the budget is released, begin the construction.

7. Use the pilot project as learning centers.

To transfer knowledge, skills, ideas to help a local development organizations.

Various types of development for housing security

Model for housing development under Baan Mankong Project depends on the community's problem, affordability, conditions and needs. From past experiences, it can be operated in various types as follows:

1. **Slum Upgrading** – It is an improvement of basic infrastructure system, walkways and community environments.
2. **Reblocking-** it is an improvement some structural and infrastructure changes of which some houses may be moved partially. Land adjustment will be carried out continuously for which the community may have to pay for long - term leases or to purchase land.
3. **Land Sharing**
This is a way of compromising between landowners and community. When the landlord wants to use some part of land, they may negotiate with the community. As a result, some part of land may be rented or sold to the community at the cheap price. In return, the landlord will get his land back.
4. **Reconstruction** – it is an improvement with community removal and new housing construction with long-term lease. The removal and new construction will be within the same area, the community remains close to their places of work so that few adaptations is needed.
5. **Relocation or land purchasing**
The advantage of this strategy is that community has housing security; however, they have to be relocated far away from existing community, work places and schools. New life and new society will have to be built with more expenses and burden in land purchasing and new housing construction.

Goals of Baan Mankong Housing Projects

The main goals of Baan Mankong are to provide secured housing for the poor living in slum areas and to foster livable, self-sufficient society. These can be success when the "community" takes active participation in all stages, plus strong commitments by all community members to build up new and desirable community. There are eight stages as follows:

1. Common understanding and sense of ownership - All members must have common understanding on the project. First, there must be some requirements for all members to participate and contribute to the development. Second, the members must set up of savings group in which one may or may not wish to join as it is operated on voluntary basis.
2. Savings: a foundation before building secured housing - The community members should have their own financial source as this could be used as collateral for loans from CODI or other financial institutions.
3. Sharing of work focus on building confidence
4. Community data and information surveys
5. Arranging housing rights
6. Working together in plan lay-out for houses construction - From working together in data survey, the community plan lay-out and houses model drawing need a full participation from the whole community.
7. Working together in building infrastructure system and houses - Some subsidies will be granted from the government for construction of houses under this project.
8. With housing security Community should be secured - The role of saving group can be extended for other necessities, such as loans for career, welfare fund, support in child or elderly care, program against drugs in community, environmental project, etc.

Chart 3.1 The diagram of Baan Mankong Housing Projects process

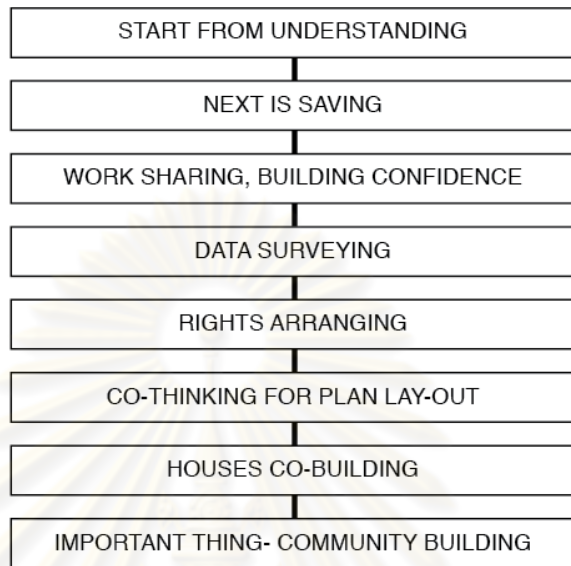
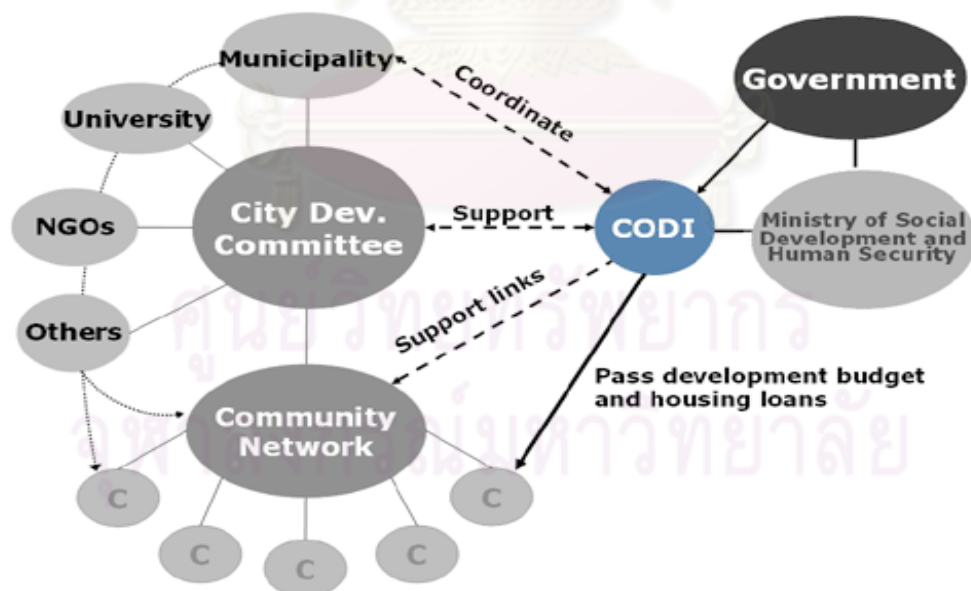


Chart 3.2 The diagram of Bann Mankong Program Mechanism



SOURCE: Community Organizations Development Institute (2004), CODI Update Issue No. 4, June 2004.

3.1.5 CharoenchaiNimitmai Community, Chatuchak District

Background of CharoenchaiNimitmai Community



Image 3.1: Location of CharoenchaiNimitmai Community



Image 3.2: CharoenchaiNimitmai Community in present



Image 3.3: CharoenchaiNimitmai Community old plan and recent plan

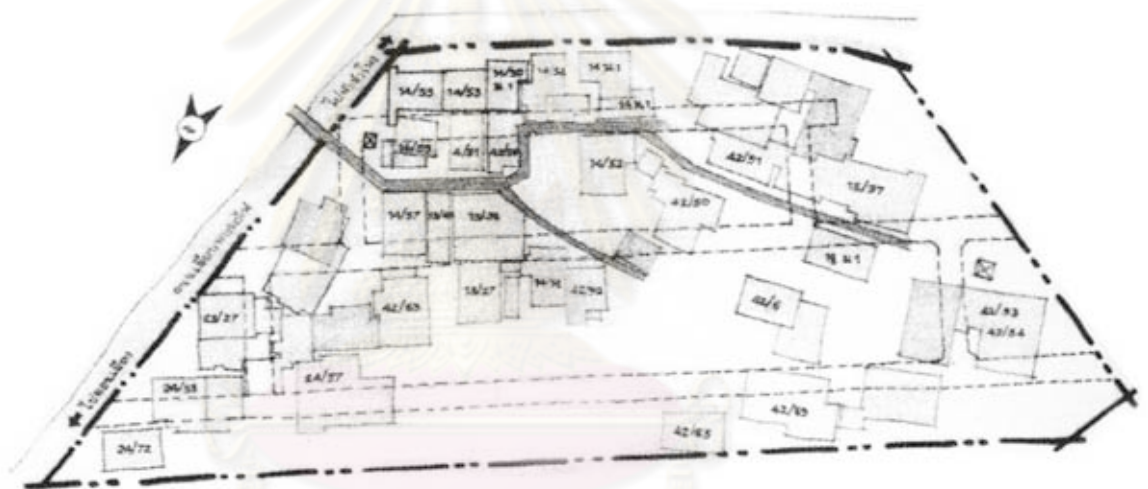


Image 3.4: CharoenchaiNimitmai Community old Residential Plan

Source: Community Organizations Development Institute (CODI), CharoenchaiNimitmai Community.

CharoenchaiNimitmai Community is located on Kampangpetch 2 Road, Chatuchak District. In the front of the community, there is a small canal named “Tung Bang Son” and in the back, there is a “Premprachakorn Canal”. The size of the land of the community is about 5 Rai 35 square Wah. There are 83 households with 201 populations .

Mr. Kiattisak Meesomporn is a chairman of the charoenchaiNimitmai Housing Cooperatives Limited. He has mentioned that in the past this community was one of

“Saun Pak Community” (6 Sois). It was on the land of Mr. Netsarika, a kind-hearted wealthy person, who rendered assistance the homeless people to live in the land 50 years ago. The community had 41 families, many were railway employees. They had been renting their land from a private landowner for over 50 years, at 10 Baht per month. In 2541 BE, they were threatened with eviction. The people negotiated to buy the land themselves, haggling the selling price down to 7,500 Baht/ sq.m. - a fraction of the market value of 30,000 Baht/ sm. After establishing a cooperative, they took a loan from CODI to buy the land. After becoming owners of their land, the people decided to improve conditions using reblocking techniques. In the process of designing the new layout, the community went through 18 different plan layouts, with help from a young architect. Everyone finally agreed on a plan that has 4-meter wide internal lanes, a community center, and varying plot sizes (according to affordability), with half meter planting strips along the street edges. (CODI, 2010 [Online])

As part of the upgrading process, the community coordinated with all the different municipal departments to get individual electric and water meters installed, and to deal with building permits. They used a contractor for the infrastructure work that involved heavy machinery, like land-filling, but handled the other works themselves, using paid community labor for things like pouring concrete (150 - 200 Baht /person/day). Using community labor saved 30% off the cost of development.

After reblocking plan, 15 of the houses had to be moved to new locations, to make way for the new roads and plot layout. Some families have built entirely new houses on their new plots, but many have rebuilt their old houses, using recycled materials, and can upgrade them gradually.

In the year 2546 BE , Thai Government assigned CODI to be the responsible to implement the Baan Man Kong Secure Tenure Project in order to solve the housing problems of the poor in the slum areas. CharoenchaiNimitmai Housing Cooperatives Project Limited was selected to be one of ten pilot projects.



Image 3.5 Mr. Mana Netsarika, the owner of the land



Image 3.6 Infrastructure Development System of CharoenchaiNimitmai Community

Project Details:

Table 3.1 Project Detail of CharoenchaiNimitmai Community

Households	83
Land-owner	Private
Tenure terms	Cooperative ownership
Type of upgrading	on-site reblocking
Infrastructure cost	1.78 million Baht
Housing costs	4.01 million Baht (aver. 50,000 Baht / unit)
Total cost of land + housing + infrastructure	23.79 million Baht

- One story row houses and two story row houses
- Each house is faced to the each other house every 2 rows, throughout 3 sois.
- The road in the community is 4 meters width, 3 roads and there is also the central area for the “Multipurpose center building” or “Community Building”

Process of CharoenchaiNimitmai Community

Due to the unsecure on land the member of people increased, and the eviction from the expressway construction (Bang Klo – Changwattana) made the Suan Pak Community people to gather and coordinate with many agencies to help them to solve their land problems.

“CODI” came into the community and gave the guidelines to gather into groups in order to solve the housing problems and develop the community and that was the starting point of CharoenchaiNimitmai household’s development.

First, people gathered into group and set up “Charoenchai Saving Group” on February, 2537 BE. The outcome from that negotiation was the landowner agreed to sell the land to community people in the amount of 5 Rai 35 square wah .The land was purchased by the name of CharoenchaiNimitmai Housing Cooperatives with the condition that the community had to be responsible on the revenue and the tax by community people themselves and this land purchasing process had prolonged for more than a year.

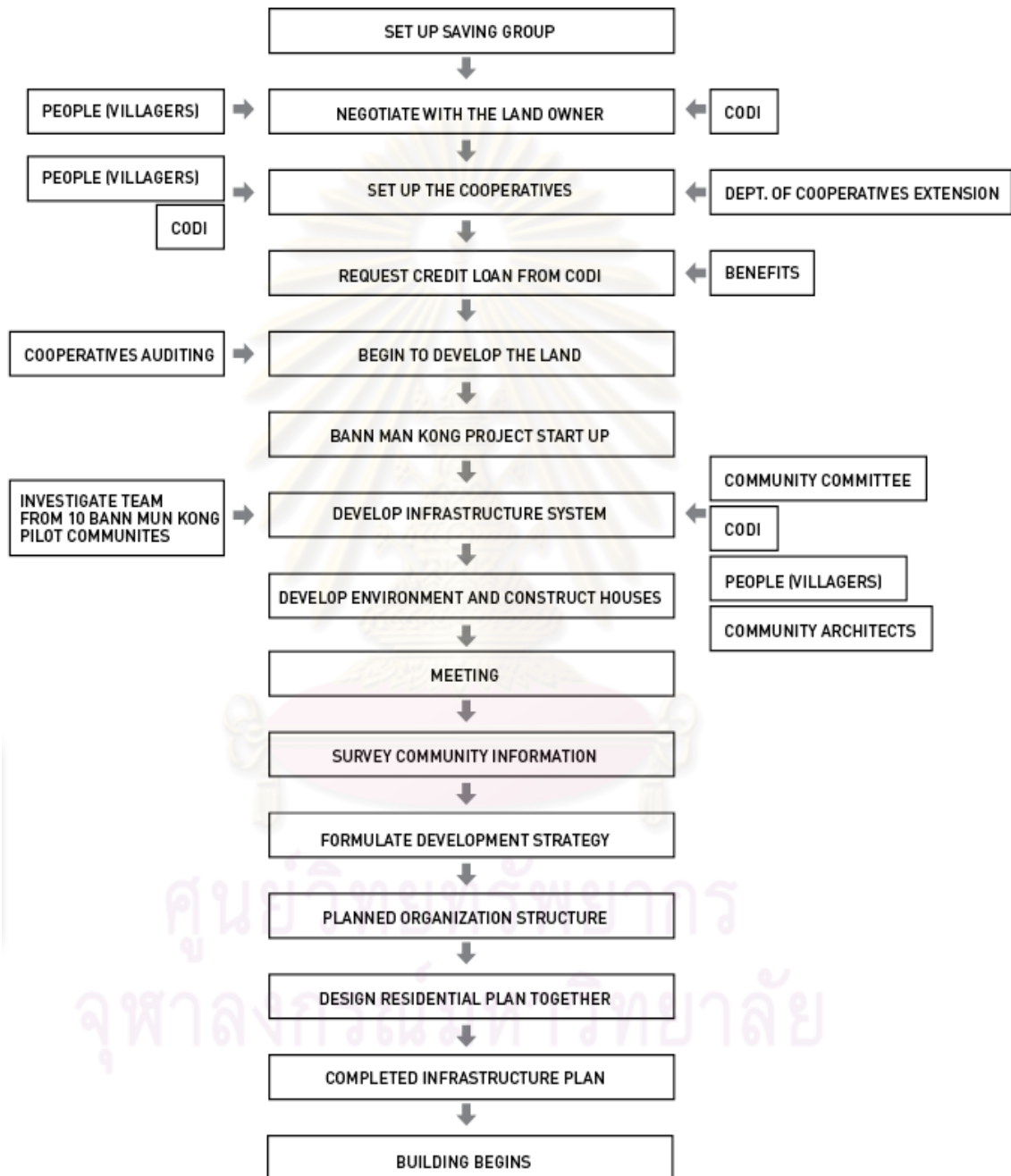
Later on, after the agreement on the land, community people had separated from the “Suan Pak Community” in order to develop flexibly. So, “CharoenchaiNimitmai Community” had been settled in the year 2542 BE. In 2543 BE, the saving group had been settled “CharoenchaiNimitmai Housing Cooperatives Limited” in order to submit to use the loan credit from UCDO in the amount of 18,553,400 baht, using the money to pay to the land owner 15,262,500 baht, the amount left was the revenue expense and land tax. After that there had been the Land Purchase Contract with each member and

the land installment repayable had started since May 6, A.D. 2543, by each member would repay for the land cost in different rates upon the plot they bought and their potential for installment repayable. (CODI, 2010 [Online])

After joining Baan Man Kong Project, people have worked together in steps as follows: (CODI, 2010 [Online])

1. People visit at the other communities under the support from CODI.
2. Organize the meeting among the community people in order to exchange the idea and make the implementation guidelines.
3. Survey the Community Data and the needs of the people.
4. Set the Public Opinion in from the household development. The conclusion of the meeting is to improve the land and use the reblocking plan
5. Exchanges the ideas among the other ten pilot communities and the outside agencies.
6. Planning the implementation plan together by dividing into 5 groups and brainstorming for the outcome
7. Design new community layout and design the house plan layout.
8. Construct the infrastructure system and construct the houses. CODI supports the implementation budget and community people implement themselves by renovating the new infrastructure system.

Chart 3.3 Chart of CharoenchaiNimitmai Community Development Process



Housing Development of CharoenchaiNimitmai Community

The community architects from CODI work closely and give the guideline on housing plan layout and construction with the people. The owner of the house can select the style of house plan layout. People can be the work to construct their own houses or help their neighbors. CharoenchaiNimitmai Community has been the good example for the on-site reblocking and the way of life of Thai people.



Image 3.7 Current layout of CharoenchaiNimitmai

Management of the Housing Loan

At present, CharoenchaiNimitmai Housing Cooperatives comprises of 160 members, the revolving credit loan estimates 18 million baht. It will complete in 5 years.

Facilities Area

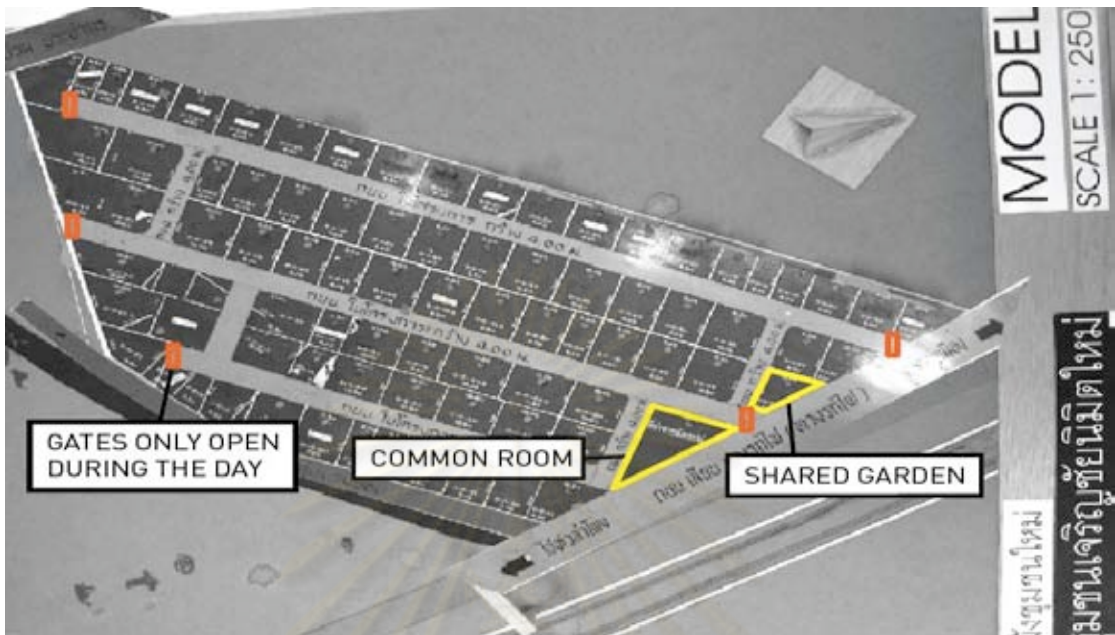


Image 3.8 Residential plan showing common areas



Image 3.9 Shared garden area by the front of community



Image 3.10 Common area that use for all kind of activities by the front of community

3.1.6 Kao Pattana Community, Wangthonglang District

Background of Kao Pattana Community



Image 3.11 Location of Kao Pattana Community

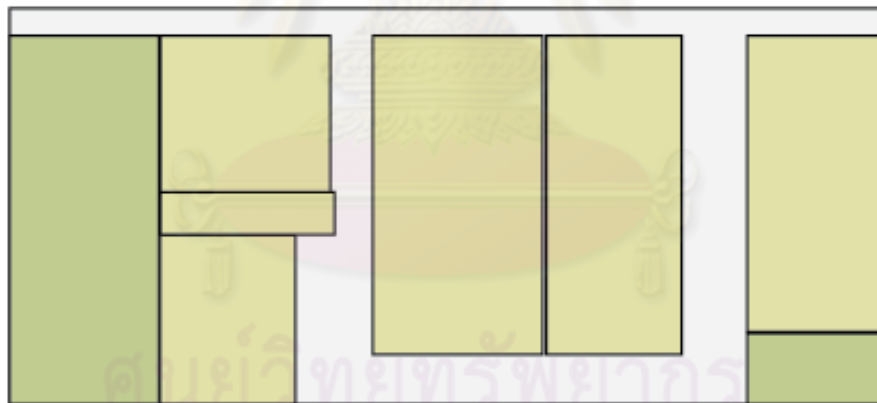


Image3 .12 Residential Plan of Kao Pattana Community

Kao Pattana Community is a tiny squatter settlement of 34 families living on land under Crown Property Bureau ownership. The community covers an area of about 0.8 hectare. Most people here earn their living as daily wage laborers, vendors, market stall holders and artisans, earning between 5,000 and 8,000 Baht per month. Kao Pattana is settled near the area of Ruam Samakkee and the other ten communities in the area of Ramkhamhaeng Soi 39. (CODI, 2010 [Online])

Initially, the community was determined to stay in the same place. After their negotiations for a lease contract with the Crown Property Bureau, they set to work preparing plans to completely reconstruct their community on the same site, which involved replacing their existing houses with 2.5 story townhouses. Unfortunately, in the process of preparing their plans, the people learned that making their existing land "buildable" would have involved filling the land by several meters, and would involve so much expense.

Meanwhile, the larger seven-community master plan process in Ramkhamhaeng area had begun (see below). As part of that plan, an agreement has been reached in which the people from Kao Pattana will build a slightly altered version of their town house community plan on another piece of CPB land in the same area, where their cooperative will be given a collective long-term lease.





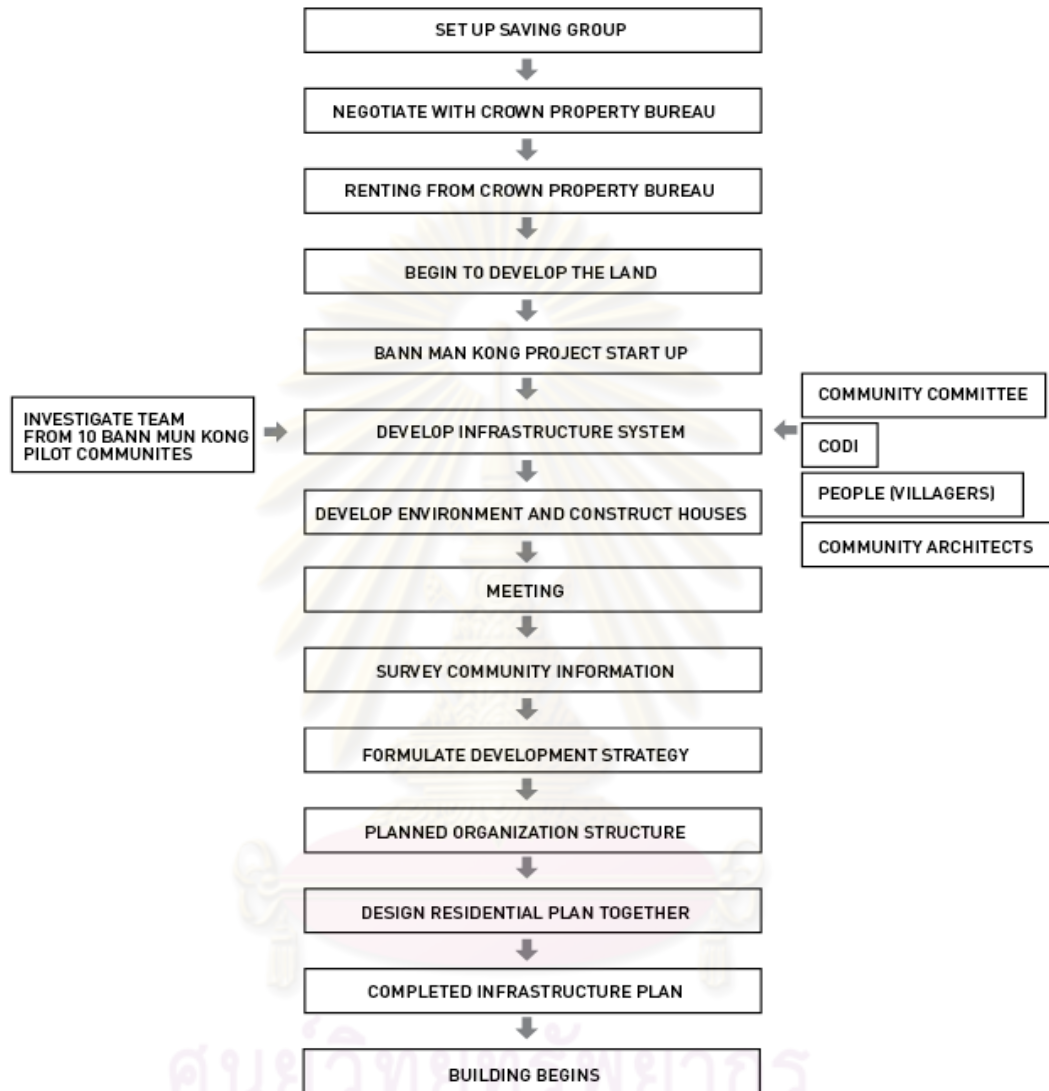
Image 3.13 Residential plan of Kao Pattana Community in the past

Project Details

Table 3.2 Project Detail of Kao Pattana Community

Households	29
Land-owner	Crown Property Bureau
Tenure terms	Long term lease (30 yrs)
Type of upgrading	Nearby relocation
Infrastructure cost	794,094 Baht
Housing costs	3.92 million Baht (aver. 150,000 Baht/unit)
Total cost of land + housing + infrastructure	5.78 million Baht
Total loans for housing (from CODI)	3.32 million Baht

Chart 3.4 Chart of Kao Pattana Community Development Process



Facilities Area

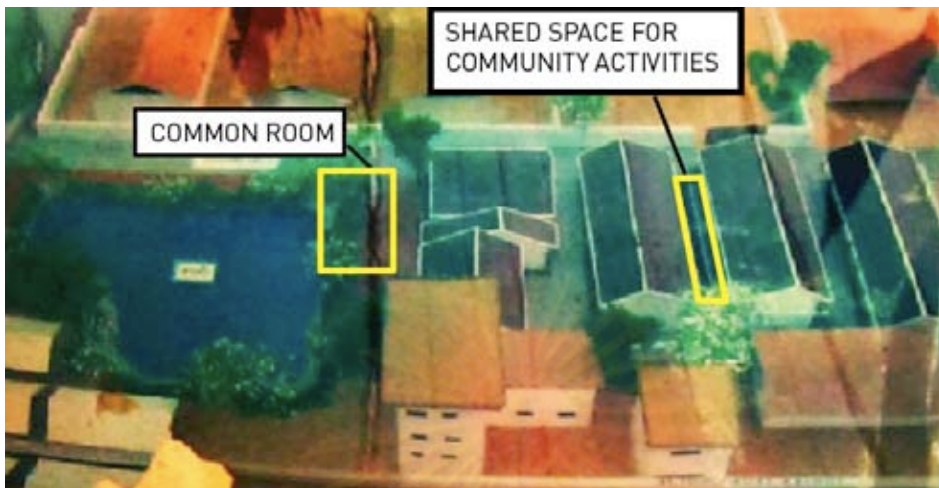


Image 3.14 Residential plan of Kao Pattana Community showing the common areas



Image 3.15 Showing community activities placed by between resident area



Image 3.16 Showing that no cars allow in the community residential area



Image 3.17 Showing new common room in the front of community area. It was built by Wangthonglang district.

3.1.7 Klong Lum Noon Community, Kannayao District

Background of Klong Lum Noon Community



Image 3.18 Location of Klong Lum Noon Community



Image 3.19 Front Area of Klong Lum Noon Community

จุฬาลงกรณ์มหาวิทยาลัย



Image 3.20 Residential plan of Klong Lum Noon Community

A small, canal-side community of Klong Lum Noon is located in suburban Bangkok. The community was far from everything, when the people first moved there 20 years ago. By 1997, the area was gentrified and the landowner decided to evict in order to develop the land commercially. Some residents accepted the cash compensation the landlord offered and moved away. However, there are about 49 families, who worked nearby and had nowhere else to live held on. In 2000, the eviction struggle became very tense since two community members were thrown in jail and the others filed a court case against the landowner, which they lost. The battle raged on, but the people remained. (CODI, 2010 [Online])

An extraordinary thing about Klong Lum Noon is that at the end of this long and bitter struggle to resolve the conflicting needs of community and land-owner, these two adversaries have ended up friends. The landowner even agreed to contribute 200,000 Baht to build a new concrete walkway into the settlement.

The people at Klong Lum Noon worked with young architects from CODI to design an efficient layout for the 49 houses and to develop four low-cost house models for the 38 families, who will have to rebuild their own houses in the new area.



Image 3.21 Klong Lum Noon in the past



Image 3.22 Forming group to set up community



Image 3.23 First Infrastructure



Image 3.24 Klong Lum Noon in the present

Project Details

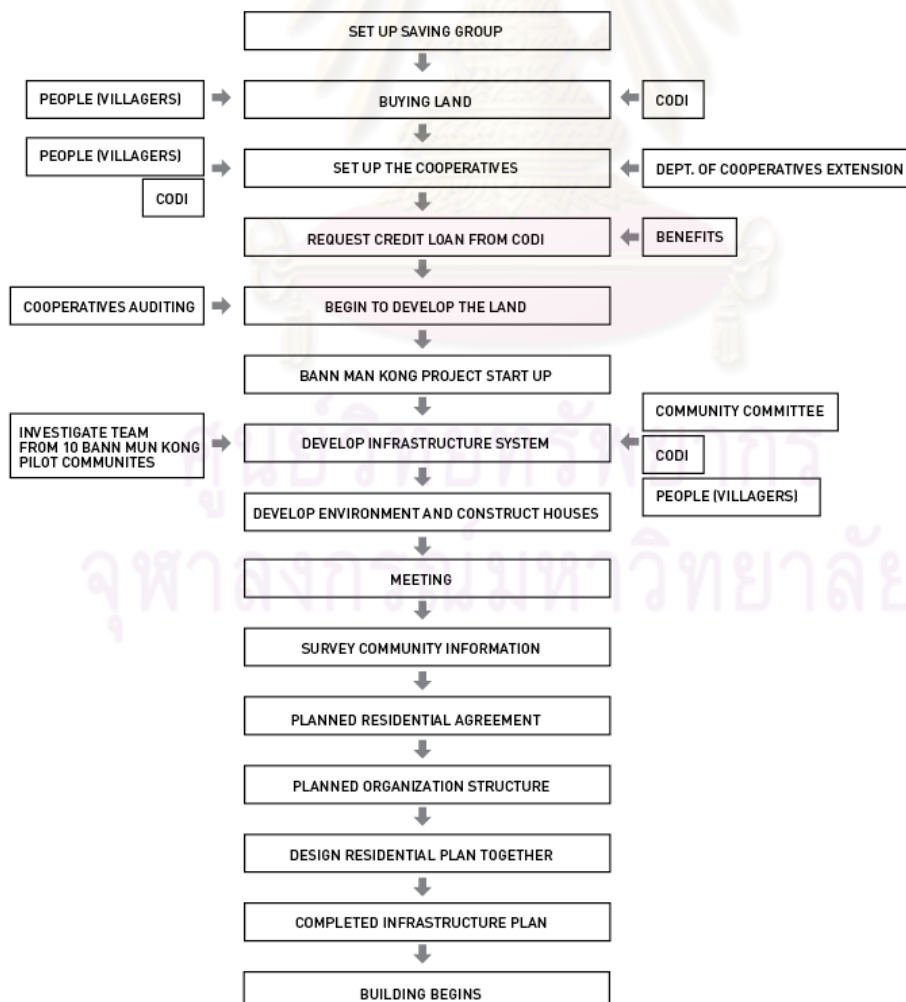
Table 3.3 Project Detail of Klong Lum Noon Community

Households	49
Land-owner	Private
Tenure terms	Collective land ownership
Type of upgrading	Land sharing reconstruction
Infrastructure cost	4.9 million Baht
Housing costs	7.59 million Baht (aver.172,200 Baht/unit)
Total cost of land + housing + infrastructure	15.17 million Baht

Process of Klong Lum Noon Community Development (CODI, 2010 [Online])

1. They started saving group first then strengthen their savings by register as a cooperative.
2. Negotiate with the landowner and he support the community by provides 200,000 THB for the construction of the walkway to the main street from community site.
3. The community divides the land into a plot of 14 square wah for each family and they leave a piece of land for community center.
4. Get a support from CODI by participate in Baan Man Kong Project.

Chart 3.5 Chart of Klong Lum Noon Community Development Process



Housing Development of Klong Lum Noon Community

Use local labor to construct houses and check the material prices. They also try to choose the cheapest type of house to cut construction cost such as the community decided to build twin houses, where 2 families can share a house structure and leave some land in front of the house to use it together as an open space. (CODI, 2004)

- Cooperate with young architects for housing design, calculate the price to make a plan for loans from CODI.
- They began the building with the infrastructure.
- They have a future plan of developing the community center, which will serve as a children playground, cooperative office, first aid room, library, etc.
- The environmental program is going to take place after the house construction.
- Re-allocate some fund from the cooperative profit to develop a social well fare program.

Management of the Housing Loan

Klong Lum Noon Community is different from the other communities due to this community does not have the community committee. However, they manage the community by the “Klong Lum Noon Community Housing Development Cooperatives Limited”, which manages and looks after all community needs. The community proposed for the first phase loan credit from CODI in order to construct households for 49 members (4,849,000 Baht), the 1% interest rate and the 15 years repayment. The cooperatives have to repay both the capital sum and the interest every month at 29,050 Baht each month and CODI approved that proposal credit loan.

Due to the limited labor and the raise of housing construction, the first phase loan credit was not enough, the members had to propose for the second phase loan credit 2,751,480 Baht and CODI had approved. The cooperatives gave the loan credit to the members in different amount from 9,000 - 170,000 Baht upon each member need. (CODI, 2004). Community people joined together to construct the bridge for the

entrance of the community

In addition, Community People joined together to dredge canal to make the canal be clean for environmental conservation. They worked continuously and got the good cooperation from the Community and Canal Environmental Development Network, Chumchonchai Foundation. They also learned how to produce the E.M. (Effective Microorganism) to pour into the canal which could make the canal be clean. That's the waste-water treatment system in the canal.

Facilities Area



Image 3.25 Klong Lum Noon common room



Image 3.26 Klong Lum Noon common room by the front of community. Used for community activities



Image 3.27 Cars allow in residential area

Chapter 4
Analysis

An Analysis of Bann Man Kong’s Case Studies with the concept, characteristic and process of Intentional Community and the Co-Housing Community with Bann Mankong Housing projects

Concept of Intentional Community and the Co-Housing Community with Bann Mankong Housing projects

Table 4.1 Intentional residential Community and Co-housing community’ Concept with Bann Mankong Housing projects

CONCEPT OF COMMUNITY		IT	CH	CASE STUDY # 1 CHAROENCHAI NIMITMAI COMMUNITY	CASE STUDY # 2 RAO PATTANA COMMUNITY	CASE STUDY # 3 KLONG LUM NOON COMMUNITY
SETTING						
Planned Resident		•	•	••••••••••	••••••••••	••••••••••
Share common values, vision, interests, purposes		•	•	••••••••••	••••••~•••••	••••••~•••••
Legal structure						
No legal structure		•		••••••••••	••••••~•••••	••••••~•••••
Cooperative		•	•	••••••~•••••	••••••~•••••	••••••~•••••
Not for profit corporation		•	•	••••••~•••••	••••••~•••••	••••••~•••••
For profit corporation		•		••••••~•••••	••••••~•••••	••••••~•••••
Partnership		•	•	••••••~•••••	••••••~•••••	••••••~•••••
Land ownership						
On public land/ no one owned the land		•		••••••~•••••	••••••~•••••	••••••~•••••
Self control trust		•	•	••••••~•••••	••••••~•••••	••••••~•••••
Independent trusts (not controlled)		•		••••••~•••••	••••••~•••••	••••••~•••••
self owned		•	•	••••••~•••••	••••••~•••••	••••••~•••••
Owned by absentee owner		•		••••••~•••••	••••••~•••••	••••••~•••••
Owned by outsider		•		••••••~•••••	••••••~•••••	••••••~•••••
Owned by an insider-individual		•	•	••••••~•••••	••••••~•••••	••••••~•••••
Owned by group insiders		•		••••••~•••••	••••••~•••••	••••••~•••••
Housing						
Communal with share dwelling with common facilities		•		••••••~•••••	••••••~•••••	••••••~•••••
Communal with private dwelling with common facilities		•		••••••~•••••	••••••~•••••	••••~•••••
Individual with share dwelling with common facilities		•		••••••~•••••	••••~•••••	••••~•••••
Individual with private dwelling with common facilities		•	•	••••••~•••••	••••~•••••	••••~•••••
Neighbors						
Very friendly neighbors		•	•	••••••~•••••	••••~•••••	••••~•••••
Some neighbors		•	•	••••~•••••	••••~•••••	••••~•••••
No neighbors		•		••••~•••••	••••~•••••	••••~•••••

CONCEPT OF COMMUNITY		IT	CH	CASE STUDY # 1 CHAROENCHAI NIMITMAI COMMUNITY	CASE STUDY # 2 KAO PATTANA COMMUNITY	CASE STUDY # 3 KLONG LUM NOON COMMUNITY
POPULATION						
Ideal number of people		•	•	••••••••••	••••••••••	••••••••••
Diversity of all ages		•	•	••••••••••	••••••••••	••••••••••
People with disabilities		•	•	••••••••••	••••••••••	••••••~•••••
SHARING						
Income sharing						
100% income sharing		•				
Limited income sharing		•				
Fixed(rent like fee)		•			••••••••••	
common purse for food and/ or housing		•				
All money is private		•	•	••••••~•••••	••••••~••••~	••••••~••••~
Communal meals						
All meals are communal		•				
Most meals are communal		•	•			
One meal a day communal		•				
Occasional communal meals		•				
Special event only		•		••••••~••••~	••••~••••~	••••~••••~
No communal meal		•				
Communal food						
All food are communal		•				
Most food are communal		•				
Some food a day communal		•				
Few communal food		•		••••~••••~		••••~••••~
No communal food		•		••••~••••~	••••~••••~	

CONCEPT OF COMMUNITY		IT	CH	CASE STUDY # 1 CHAROENCHAI NIMITMAI COMMUNITY	CASE STUDY # 2 KAO PATTANA COMMUNITY	CASE STUDY # 3 KLONG LUM NOON COMMUNITY
SPIRITUALITY						
Spiritual/Religious diversity						
Very diverse		•				
Strongly secular		•	•	••••~••••~	••••~••••~	••••~••••~
Not diverse		•	•	••••~••~••		••••~••~••
GOVERNMENT						
Common political theme						
No official		•				
Libertarian		•				
Socialist		•				
Democratic		•	•	••••~••~••	••••~••~••	••••~••~••
Religious		•		••••~••~••	••••~••~••	••••~••~••
Spiritual		•				
Select leaders or centrals						
No leader by principle		•				
From volunteer		•				
Elections		•	•	••••~••~••	••••~••~••	••••~••~••
Appointed by board/community		•				
Family lineage		•				
Appointed by previous leader		•				
Divine guidance		•				
Decision making						
Non official decision making process		•				
Done by consensus		•	•	••••~••~••	••••~••~••	••••~••~••
Majority decide		•	•	••••~••~••	••••~••~••	••••~••~••
One leader decision		•				
Rules						
Come from a religious or spiritual belief		•				
System of Law		•	•	••••~••~••	••••~••~••	••••~••~••

According to the result from the tables above, concept of Bann Mankong is consistent with Co-housing' concept.

For the first community of Bann Mankong, the study indicates that the community mostly has concepts similar to the concept of Co-Housing. There are a few differences which are the common meal issue, Spiritual/ religions issue, the parenting issue since the first community provides a communal meal only for special events. Second, the community is not religion diversity. Furthermore, the community doesn't provide childcare service.

For the second community of Bann Mankong, There are three issues that different itself from a Co-Housing community. First, the community doesn't have fully ownership right over the land since the land belongs to the crown property bureau ownership. Second, first community provides a communal meal only for special events. Lastly, the community is not religion diversity. Furthermore, the community doesn't provide childcare service.

For the third community of Bann Mankong, There are three issues that different itself from a Co-Housing community. First, the community doesn't set any member size of community. The community is not well organized. Second, first community provides a communal meal only for special events. Lastly, the community is not religion diversity. Furthermore, the community doesn't provide childcare service.

Characteristic of Intentional Community and the Co-Housing Community with Bann Mankong Housing projects

Table 4.2 Intentional Residential Community and Co-housing community' Characteristic with Bann Mankong Housing projects

CHARACTERISTIC OF COMMUNITY	IT	CH	CASE STUDY # 1 CHAROENCHAI NIMITMAI COMMUNITY	CASE STUDY # 2 KAO SATTANA COMMUNITY	CASE STUDY # 3 KLONG LUMNOON COMMUNITY
Group of people who live together with purpose in act to seperate as a group from its environment/social	•	•	••••••••••	••••••••••	••••••••••
Planned resident with structure	•	•	••••••••••	••••••••••	••••••~•••••
- mix private dwelling with common facilities	•	•	••••••••••	••••••••••	••••••~•••••
- seperated cars from dwelling for children safety	•	•	••••••~•••••	••••••~•••••	••••••~•••••
Collective goals	•	•	••••••~•••••	••••••~•••••	••••••~•••••
Community with relatively self-contained	•	•	••••••~•••••	••••••~•••••	••••••~•••••
Sharing is part of Ideology	•	•	••••••~•••••	••••••~•••••	••••••~•••••
- Income sharing	•	•	••••••~•••••	••••••~•••••	••••••~•••••
- Expense sharing	•	•	••••••~•••••	••••••~•••••	••••••~•••••
- Meals sharing	•	•	••••••~•••••	••••••~•••••	••••••~•••••
Ecological focus	•	•	••••••~•••••	••••••~•••••	••••••~•••••
Sustainable focus	•	•	••••••~•••••	••••••~•••••	••••••~•••••

For the first community of Bann Mankong, the study indicates that the community mostly has characters similar to the characters of the Co-Housing. There are a few differences which are separate cars from dwelling with common facilities. Second, the community provides a meal sharing occasionally.

For the second community of Bann Mankong, There are three issues that different itself from a Co-Housing community. There are a few differences which are separate cars from dwelling with common facilities. Second, the community provides a meal sharing occasionally.

For the third community of Bann Mankong, the community provides a meal sharing occasionally

Community Development Process of Intentional Community and the Co-Housing Community with Bann Mankong Housing projects

Table 4.3 Intentional residential Community and Co-Housing community' Community Development Process with Bann Mankong Housing projects

COMMUNITY DEVELOPMENT PROCESS		IT	CH	CASE STUDY # 1 CHAROENCHAI NIMITMAI COMMUNITY	CASE STUDY # 2 KAO PATTANA COMMUNITY	CASE STUDY # 3 KLONG LUM NOON COMMUNITY
GETTING STARTED						
	Forming group	•	•	••••••••••	••••••••••	••••••••••
	There is a key person who initiate forming group	•	•	••••••••••	••••••~••••	••••••~••••
	Search for others interested in proposal	•	•	••••••••••	••••••~••••	••••••~••••
	Vision					
	specify vision	•	•	••••••~••••	••••••~••••	••••••~••••
	Set goal statements	•	•	••••••~••••	••••••~••~•	••••••~••~•
	Members hold a common vision such as social, political, religious, or spiritual which as a part of their society.	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	Agree on creating a socially rich and interconnected community.	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	Purpose					
	Define purpose	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	Strong emphasis on creating community	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	Creating community with sense of community by neighborhood	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	Implementation					
	Undertake action plans	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	The members sacrifice the idea of private property (but not privacy)	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	Agree to have private property with common facilities	•	•	••••••~••~•	••••••~••~•	••••••~••~•

COMMUNITY DEVELOPMENT PROCESS		IT	CH	CASE STUDY # 1 CHAROENCHAI NIMITMAI COMMUNITY	CASE STUDY # 2 KAO PATTANA COMMUNITY	CASE STUDY # 3 KLONG LUM NOON COMMUNITY
DEVELOPMENT						
	Planning					
	Planned residential community with structural features	•	•	••••••~••~•	••••••~••~•	••••••~••~•
	Planned organizational structure and decision-making procedures	•	•	••••~••~••	••••~••~••	••••~••~••
	Draw up initial legal agreement preparing a development plan	•	•	••••~••~••	••••~••~••	••••~••~••
	Planned optimum community size	•	•	••••~••~••	••••~••~••	••••~••~••
	Economic and environmental benefits to sharing resources, space and items	•	•	••••~••~••	••••~••~••	••••~••~••
	Recruitment plan					
	Planned member / membership agreement	•	•	••••~••~••	••••~••~••	••••~••~••
	Draw up legal agreements for partnership pr joint venture arrangement	•	•	••••~••~••	••••~••~••	••••~••~••
	Planned resident management	•	•	••••~••~••	••••~••~••	••••~••~••
	No shared a common set of beliefs or religion	•	•	••••~••~••	••••~••~••	••••~••~••
	Financial plan					
	Fundraising	•	•	••••~••~••	••••~••~••	••••~••~••
	Allocates income of the community	•	•	••••~••~••	••••~••~••	••••~••~••
	Community expenditure	•	•	••••~••~••	••••~••~••	••••~••~••
	No shared community economy	•	•	••••~••~••	••••~••~••	••••~••~••
	The community is not a source of income for its members	•	•	••••~••~••	••••~••~••	••••~••~••
	Project plan					
	Design residential plan	•	•	••••~••~••	••••~••~••	••••~••~••
	Design legal structure	•	•	••••~••~••	••••~••~••	••••~••~••
	Review plans: zoning / subdivision regulations	•	•	••••~••~••	••••~••~••	••••~••~••
	Design residential plan to separated resident area from the cars	•	•	••••~••~••	••••~••~••	••••~••~••
	Shared common kitchen	•	•	••••~••~••	••••~••~••	••••~••~••
	Shared garden space	•	•	••••~••~••	••••~••~••	••••~••~••
	No fences between the houses	•	•	••••~••~••	••••~••~••	••••~••~••

COMMUNITY DEVELOPMENT PROCESS		IT	CH	CASE STUDY # 1 CHAROENCHAI NIMITMAI COMMUNITY	CASE STUDY # 2 KAO PATTANA COMMUNITY	CASE STUDY # 3 KLONG LUM NOON COMMUNITY
	Organizing					
	Meeting	•	•	••••~••~••	••••~••~••	••••~••~••
	Every member duty for the entire community.	•	•	••••~••~••	••••~••~••	••••~••~••
	Community organization is base on teamwork.	•	•	••••~••~••	••••~••~••	••••~••~••
	Members must be working collaboratively with others	•	•	••••~••~••	••••~••~••	••••~••~••
	Members cook and share meals in two or more nights a week	•	•	••••~••~••	••••~••~••	••••~••~••
	Members shared childcare and governance all fosters	•	•	••••~••~••	••••~••~••	••••~••~••
	Governance					
	Managed community by laws	•	•	••••~••~••	••••~••~••	••••~••~••
	Group decision and communications process	•	•	••••~••~••	••••~••~••	••••~••~••
	No member wealthier than any others	•	•	••••~••~••	••••~••~••	••••~••~••
	Equity of wealth and income	•	•	••••~••~••	••••~••~••	••••~••~••
	Consensus decision-making with democracy	•	•	••••~••~••	••••~••~••	••••~••~••
	Non-hierarchical structure	•	•	••••~••~••	••••~••~••	••••~••~••
	Planned, owned and managed by the residents	•	•	••••~••~••	••••~••~••	••••~••~••
	MONITORING / EVALUATION					
	Monitor on community organization's abilities	•	•	••••~••~••	••••~••~••	••••~••~••
	Monitor contracted work	•	•	••••~••~••	••••~••~••	••••~••~••
	Evaluation focus on capacity, performance, outcome	•	•	••••~••~••	••••~••~••	••••~••~••

For the first community of Bann Mankong, the study indicates that the community mostly has the process similar to the process of the Co-Housing. The only two differences are meal sharing and childcare service

For the second community of Bann Mankong, a different issue is under a section of development / planning, which is about an optimum community size.

For the third community of Bann Mankong, a different issue is under a section of development / planning, which is about an optimum community size.



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CHAPTER 5

Conclusion

To analyze the result of studies, the researcher use the concept from chapter 2 and the analysis from chapter 5, which was, included the result of an interview. To show the result of the residential development of intentional community in term of Co-Housing with case studies of Bann Mankong housing project in Bangkok following by the objectives of this studies.

- Conclusion of the concept of the residential development
- Conclusion of the process of the residential development
- Recommendations

Conclusion of the Concept of the Residential Development

The conclusion is divided into 2 parts of concept of Bann Mankong case studies with the concept of Co-Housing Community as follow

- Conclusion of 10 members from each Bann Mankong case study.
- Conclusion of the specialists of other housing development projects

Concept

Neighborhood developments that creatively mix private and common dwellings to recreate a sense of community

Members: They are agreed with the idea of mix private home with common areas. It helps members participate with each other without losing privacy

Specialists: They suggested that to create a sense of community with low-income community is easier than middle income, especially when Bann Mankong Projects are already educated the members of how to create and maintain their community.

Co-Housing are initiated, developed, and managed by residents' consensus decision-making.

Members: Each case study is different of how often they have community meeting. They think is the most important process of developing community. They earn trust from each others.

Specialists: They think that it is important set structure member management.

An intensive, deliberative democracy and explicitly strives for a sense of community by neighborhood.

Members: It is important to know everyone in their own community. Every important vote there must make decision by all members.

Specialists: For small size of community it is not necessary to use fence between each dwelling.

Sharing resources by sharing facilities such as sharing common meal and sharing childcare to lower living cost. It is an ideal way of Co-Housing

Members: It is hard to satisfy every member in the community. As long as they have a good plan and well manage.

Specialists: It is depend on community purpose.

Conclusion of the Process of the Residential Development

- According to the result of an interview with members, the benefits and the advantages of the process of community development

- Bann Mankong housing projects are already a developed project.
- Members of Bann Mankong housing projects are already educated with knowledge of how to develop their community. With their abilities of construction, it helps them to save money and time to build an instance kitchen.
- The process in Bann Mankong housing projects are not too complicated. The community managed with structure and plans.

Recommendation

The researcher suggests that Co-Housing might be a choice that fit with Thai community development. Therefore, the development of Co-housing might be an alternative choice for both government and private sector to develop such a community in order to fit with Thai social at most.



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APPENDIX A

ศูนย์วิทยทรัพยากร
จุฬาลงกรณ์มหาวิทยาลัย

แบบสัมภาษณ์เพื่องานวิจัย
เรื่อง การพัฒนาโครงการที่อยู่อาศัย INTENTIONAL COMMUNITY:
กรณีศึกษาโครงการบ้านมั่นคง กรุงเทพมหานคร
แบบสัมภาษณ์เพื่องานวิจัย โดย นางสาว กิรณา ทองอ่อน
ภาควิชา เกษการ คณะสถาปัตยกรรมศาสตร์ จุฬาลงกรณ์มหาวิทยาลัย

ชื่อผู้ให้สัมภาษณ์ _____ สถานะในชุมชน _____
วันที่ _____ เดือน _____ ปี 2554 สถานที่ _____

ขั้นตอนการพัฒนาชุมชน

- | มี | ไม่มี | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | เริ่มต้นการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการรวมกลุ่ม รวบรวมสมาชิก |
| <input type="checkbox"/> | <input type="checkbox"/> | มีบุคคลสำคัญผู้เริ่มการรวมกลุ่ม |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการค้นหาผู้สนใจในข้อเสนอของการจัดตั้งกลุ่ม |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการแจ้งเป้าหมายและลำดับความสำคัญการจัดตั้งกลุ่มชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | วิสัยทัศน์ ในการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการระบุ อธิบายวิสัยทัศน์โดยละเอียดของการจัดตั้งกลุ่ม |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการกำหนดเป้าหมายของการจัดตั้งกลุ่ม |
| <input type="checkbox"/> | <input type="checkbox"/> | สมาชิกถือวิสัยทัศน์ร่วมกันทางด้าน |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> สังคม <input type="checkbox"/> ศาสนา <input type="checkbox"/> การเมือง <input type="checkbox"/> จิตวิญญาณ / ความเชื่อ |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการก่อตั้งกลุ่มขึ้น |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการยอมรับ เห็นพ้องกับจุดมุ่งหมายของกลุ่มโดยทั่วไป / สถานที่จัดตั้ง / แผนงานทางการเงิน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการเห็นพ้องกับการสร้างชุมชนอย่างมีค่าและเชื่อมต่อกัน |
| <input type="checkbox"/> | <input type="checkbox"/> | วัตถุประสงค์ ในการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการระบุวัตถุประสงค์ให้ชัดเจนของการรวมกลุ่ม |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการมุ่งเน้นการสร้างชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการสร้างชุมชนด้วยความตระหนักและเข้าใจวิถีชุมชนอย่างเพื่อนบ้านใกล้เคียง |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการจัดเตรียมและดำเนินการในการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | ดำเนินการแผนปฏิบัติการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการดำเนินการแผนปฏิบัติการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการกำหนดแผนการ หรือกระบวนการในการพัฒนาชุมชน โดยพิจารณาจากความสัมพันธ์ระหว่าง
เจ้าหน้าที่รัฐและเพื่อนบ้าน, บทบาทของผู้อยู่อาศัยในชุมชน และบทบาทในการพัฒนาชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการหาที่ตั้งหรือที่ดินที่มีศักยภาพเพื่อจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการสามารถถือครองสถานที่ตั้ง(ที่ดิน)ในการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการเห็นพ้องให้ทรัพย์สินส่วนตัวอยู่ร่วมกับสิ่งอำนวยความสะดวกที่เป็นทรัพย์สินส่วนกลาง |
| <input type="checkbox"/> | <input type="checkbox"/> | การบริหารในการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | การวางแผนในการจัดตั้งชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการวางแผนที่อยู่อาศัยของชุมชนอย่างเป็นโครงสร้าง |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการระบุ/กำหนดโครงสร้างขององค์กร และกระบวนการในการตัดสินใจภายในชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการเริ่มร่างผังขั้นตอนเบื้องต้นสำหรับข้อตกลงทางกฎหมาย เพื่อการจัดเตรียมแผนในการพัฒนา |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการวางแผนขนาดที่เหมาะสมของชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการวางแผนใช้ทรัพยากรร่วมกันอย่างประหยัดที่เป็นผลดีต่อสภาพแวดล้อมโดยการแบ่งปัน ใช้ร่วม
พื้นที่และสิ่งของ |

		การบริหารในการจัดตั้งชุมชน (ต่อ)
มี	ไม่มี	การวางแผนในการสรรหาสมาชิก
<input type="checkbox"/>	<input type="checkbox"/>	มีข้อตกลงระหว่างสมาชิก
<input type="checkbox"/>	<input type="checkbox"/>	มีแผนงานการบริหารผู้พักอาศัยในชุมชน
<input type="checkbox"/>	<input type="checkbox"/>	มีการพัฒนาชุมชนและบริหารงานชุมชน โดยสมาชิกที่อยู่อาศัย
<input type="checkbox"/>	<input type="checkbox"/>	มีแผนตกลงที่จะไม่บังคับหรือกำหนดว่าสมาชิกจะต้องมีความเชื่อเลื่อมใสในสิ่งเดียวกัน หรือถือศาสนาเดียวกัน
		การวางแผนทางการเงิน
<input type="checkbox"/>	<input type="checkbox"/>	มีการรวบรวมทุนริเริ่มในการจัดตั้ง
<input type="checkbox"/>	<input type="checkbox"/>	ชุมชนมีงบประมาณค่าใช้จ่าย
<input type="checkbox"/>	<input type="checkbox"/>	มีการพิจารณาหาทางเลือกทางการเงินเพิ่มเติม
<input type="checkbox"/>	<input type="checkbox"/>	มีที่ปรึกษา(บุคคล)ทางการเงิน
<input type="checkbox"/>	<input type="checkbox"/>	มีการเตรียมหลักประกันในการกู้เงินเชื่อ
<input type="checkbox"/>	<input type="checkbox"/>	มีข้อตกลงที่จะไม่มีการแบ่งปันรายได้ของชุมชน
<input type="checkbox"/>	<input type="checkbox"/>	มีข้อตกลงที่ไม่ให้ชุมชนเป็นแหล่งที่มาของการสร้างรายได้
		การวางแผนโครงการ
<input type="checkbox"/>	<input type="checkbox"/>	มีการออกแบบแผนผังที่อยู่อาศัย(แปลน)
<input type="checkbox"/>	<input type="checkbox"/>	มีการวางแผนโครงสร้างกฎของชุมชน
<input type="checkbox"/>	<input type="checkbox"/>	มีการตรวจสอบแผนของชุมชนโดยพิจารณาการแบ่งเป็นเขตพื้นที่ หรือการจัดสรรแปลงที่ดินย่อย
<input type="checkbox"/>	<input type="checkbox"/>	มีการวางแผนระยะเวลาโครงการจัดตั้ง
<input type="checkbox"/>	<input type="checkbox"/>	มีการสรุปสัญญาในการก่อสร้าง / การกู้ยืม / ระยะเวลาในการก่อสร้าง
<input type="checkbox"/>	<input type="checkbox"/>	มีการปรับแผนการออกแบบให้ดียิ่งขึ้น
<input type="checkbox"/>	<input type="checkbox"/>	มีการวางแผนความเป็นเพื่อนบ้าน
<input type="checkbox"/>	<input type="checkbox"/>	มีออกแบบแผนที่อยู่อาศัยให้แยกบริเวณบ้านออกจากทางรถยนต์
<input type="checkbox"/>	<input type="checkbox"/>	มีการออกแบบให้บ้านที่มีความเป็นส่วนตัวให้อยู่กับส่วนอำนวยความสะดวกที่เป็นส่วนกลาง
<input type="checkbox"/>	<input type="checkbox"/>	มีสิ่งอำนวยความสะดวกส่วนร่วมในชุมชน เช่น ห้องที่ใช้ด้วยกันโดยรวม ห้องเลี้ยงเด็กรวม
<input type="checkbox"/>	<input type="checkbox"/>	มีการออกแบบให้มีครัวที่ใช้ร่วมกันสำหรับชุมชน
<input type="checkbox"/>	<input type="checkbox"/>	มีการออกแบบให้มีสวนสวนครัวที่ใช้ร่วมกัน
<input type="checkbox"/>	<input type="checkbox"/>	มีการออกแบบให้ไม่ใช้-ไม่มีรั้วระหว่างบ้าน
		การจัดระบบ
<input type="checkbox"/>	<input type="checkbox"/>	มีการนัดประชุมหารือร่วมกัน
<input type="checkbox"/>	<input type="checkbox"/>	สมาชิกทุกคนมีส่วนรับผิดชอบต่อชุมชนโดยรวมทั้งหมด
<input type="checkbox"/>	<input type="checkbox"/>	การจัดตั้งชุมชนใช้รากฐานของการทำงานที่เป็นทีม
<input type="checkbox"/>	<input type="checkbox"/>	สมาชิกต้องร่วมมือในการทำงานร่วมกัน
<input type="checkbox"/>	<input type="checkbox"/>	มีการแยกระดับความรับผิดชอบแตกต่างกันไปในแต่ละกระบวนการ
<input type="checkbox"/>	<input type="checkbox"/>	มีการเลือกผู้รับเหมาก่อสร้าง
<input type="checkbox"/>	<input type="checkbox"/>	มีการเลือกผู้ควบคุมงาน, วิศวกร, นักกฎหมาย
<input type="checkbox"/>	<input type="checkbox"/>	มีการเตรียมและทำแผนงานการพัฒนาให้เสร็จสมบูรณ์
<input type="checkbox"/>	<input type="checkbox"/>	มีการเตรียมและทำแบบเขียนและข้อกำหนดเฉพาะอาคารให้สมบูรณ์
<input type="checkbox"/>	<input type="checkbox"/>	มีการเตรียมอาหารเพื่อส่วนรวม ประมาณสองถึงสามครั้งต่ออาทิตย์
<input type="checkbox"/>	<input type="checkbox"/>	มีการเลี้ยงดูเด็ก ดูแลเด็กในชุมชนร่วมกัน

- | มี | ไม่มี | การปกครอง |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | มีการออกกฎระเบียบชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการจัดกลุ่ม หมวดหมู่กระบวนการในการตัดสินใจและการสื่อสาร |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการได้รับการอนุมัติในการวางแผน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการได้รับการอนุมัติในการก่อสร้าง |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการเรียกร้องต่อการเสนอราคาการก่อสร้าง |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการตัดสินใจภายในชุมชนโดยใช้เสียงข้างมากเท่านั้น |
| <input type="checkbox"/> | <input type="checkbox"/> | การตัดสินใจที่สำคัญต้องได้รับการยินยอมจากสมาชิกทุกคน |
| <input type="checkbox"/> | <input type="checkbox"/> | มีการใช้หลักทางประชาธิปไตยในการตัดสินใจอย่างรอบคอบและจริงจัง |
| <input type="checkbox"/> | <input type="checkbox"/> | มีความต้องการที่จะไม่มีการลำดับชั้นอำนาจในโครงสร้างสมาชิก (ไม่มีใครมีอำนาจเหนือกว่ากัน) |
| <input type="checkbox"/> | <input type="checkbox"/> | ทำตามแผนชุมชนที่อยู่อาศัยที่ถือครอง เป็นเจ้าของและบริหารงานโดยผู้อยู่อาศัย |
| | | ติดตาม / ประเมินผล |
| <input type="checkbox"/> | <input type="checkbox"/> | ติดตามความสามารถองค์กรชุมชน |
| <input type="checkbox"/> | <input type="checkbox"/> | ติดตามสัญญาการทำงาน |
| <input type="checkbox"/> | <input type="checkbox"/> | ประเมินผลความสามารถในการปฏิบัติงาน ผลงาน |

ศูนย์วิทยทรัพยากร
จุฬาลงกรณ์มหาวิทยาลัย

ขอขอบพระคุณที่ท่านกรุณาสละเวลาและทำการสัมภาษณ์ในครั้งนี้

Biography

Miss Kiranar Thongon

Date of Birth 23rd December 1976

Education:

- 2002 The University of the Arts, Philadelphia, Pennsylvania
BFA in graphic Design
- 1997 The New England Institute of Technology, Warwick, Rhode Island
Associate Degree in Computer Information Systems
- 1997 Rhode Island School of Design, Providence, Rhode Island
Introduction to Graphic Design

Working Experiences:

- 2007 - present Founder of Farmgroup Co.,Ltd.
- 2006 Assumption University of Thailand, Communication Art Department
Lecturer
- Oct 03 - Apr 05 J. Walter Thompson, ThompsonConnect Worldwide Department
Bangkok, Thailand
Full-time Graphic Designer
- Mar 03 - May 03 Aramark Corporation, Design Solution Department
Philadelphia, PA, USA
Full-time Graphic Designer
- Oct 02 - Feb 03 Mio Company, Industrial Design / Product Development Studio
Philadelphia, PA, USA
Graphic Designer Internship