



NHA's

Affordable Housing Development in Thailand

By Mr. Krit Goenchanart
Director,
Department of Housing Development Studies
National Housing Authority, THAILAND





Contents

1

National Housing
Authority (NHA)

2

NHA Performance

3

Housing Development
Project

4

Community
Management

**National Housing Authority
(NHA)**

NHA Performance

**Housing Development
Project**
**(Green Housing for Low
Income People)**

Community Management





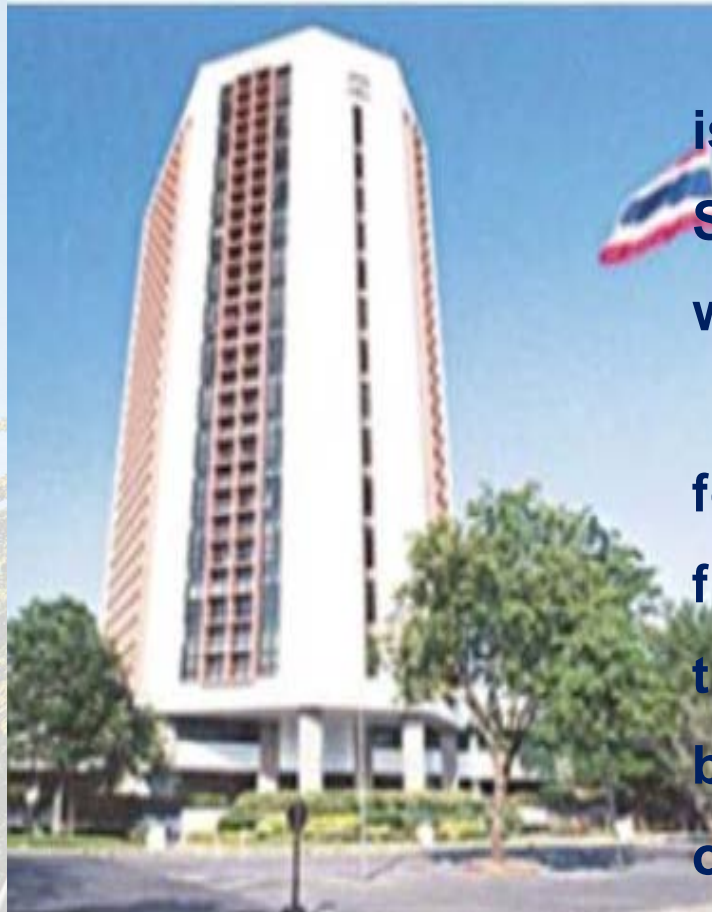
1

National Housing
Authority (NHA)

National Housing Authority (NHA)

The National Housing Authority (NHA) is a state enterprise attached to the Ministry of Social Development and Human Security. It was established on February 12, 1973.

The objectives are to provide housing for low and middle income earners, to provide financial assistance to those who need to have their own housing, to deal with the business of building construction and land acquisition in order to assist people in achieving better living, social and economic conditions.





Vision

1

National Housing
Authority (NHA)

**A principal organization in
Housing, Community & Urban
Development for security of
Thai's society**





Mission

1

National Housing
Authority (NHA)

- Develop the houses for people with low and middle income to achieve their better quality of life.
- **Develop the strong and self-reliant communities.**
- Develop the cities with a favorable environment.
- **Manage the properties to create their added value and to utilize their most efficient benefits.**
- Generate the product innovations, services and good image of the company.
- **Develop the personnel and organization to achieve their sustainability.**

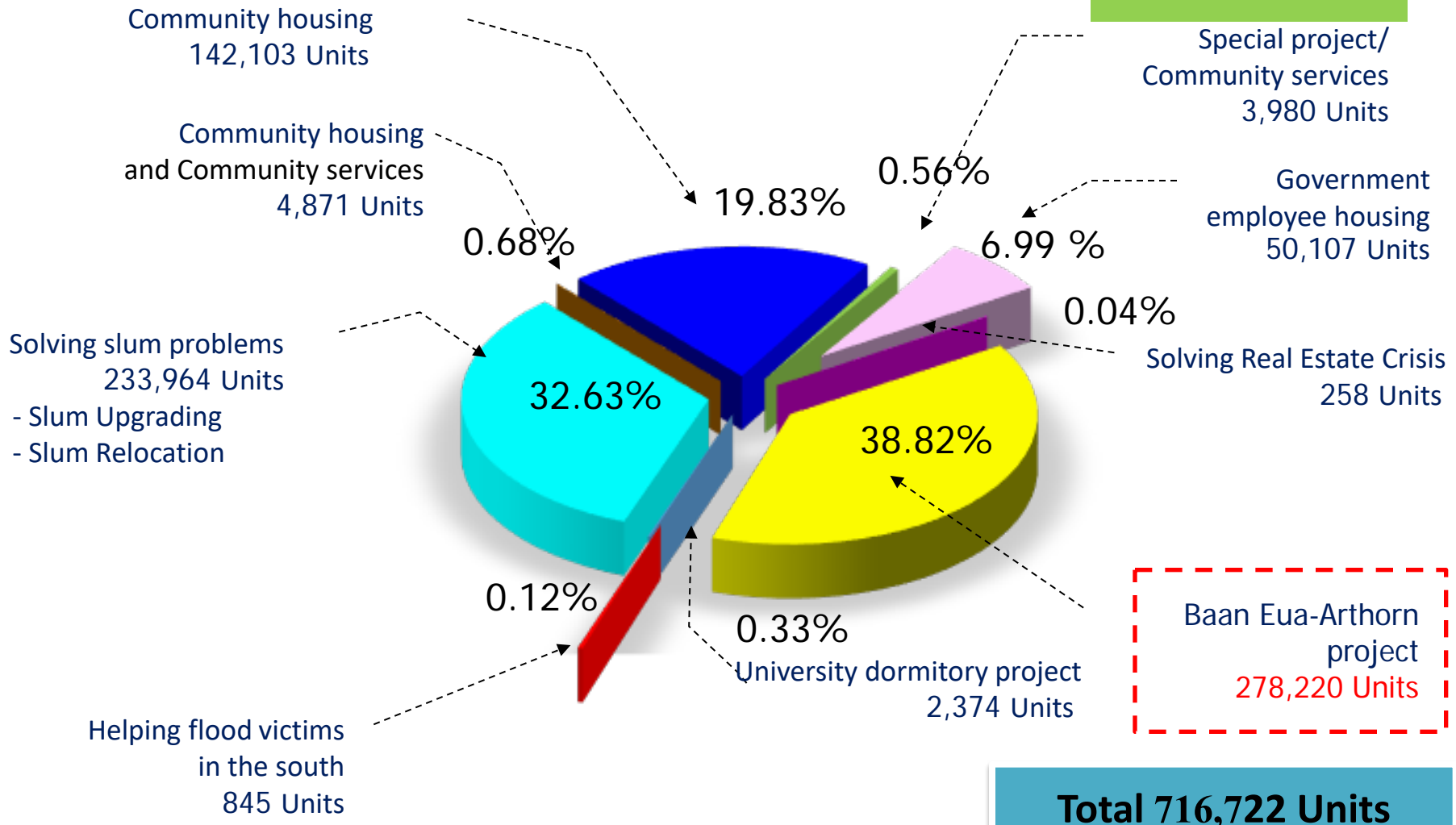




2

NHA Performance

Performance from 1976 to May 2017



Total 716,722 Units



Background

3.1

Baan Eua-Arthorn
Project

In 2003, the government began an ambitious housing program, Baan Eua-Arthorn, assigning construction of some 600,000 units to the National Housing Authority (NHA). These units targeted low income, junior civil servants and government official households. This housing development program aims to enhance the targeted group to hire-purchase their own residential quarters at the prices that they can afford.



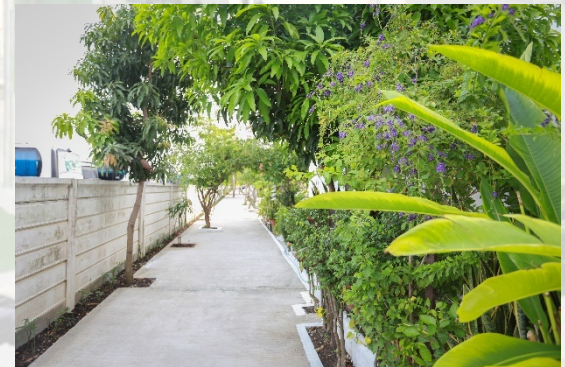


Objectives

3.1

Baan Eua-Arthorn
Project

- Promote housing sector as a growth engine.
- Promote housing security through home ownership.





BEA Strategies

3.1

Baan Eua-Arthorn
Project

- **Applicable for urban areas**
- **Utilizing a Public – Private Partnership (PPP)**
- **Designs and construction supervisors by NHA**
- **Utilizing industrialized system to minimize cost and reduce construction time**





Financing

3.1

Baan Eua-Arthorn
Project

- **Project Financing**
 - NHA's own income
 - Government subsidy
 - Loans
- **Buyers Financing**
 - NHA hire-purchase
 - Government Housing Bank
 - Commercial Banks, etc.

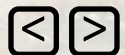


Selling Price

3.1

Baan Eua-Arthorn
Project

- **Construction Cost:** 470,000 Baht / Unit (US\$ 14,687)
- **Government Subsidy:** 80,000 Baht / Unit (US\$2,500) for infrastructure
- **Selling Price:** 390,000 Baht /Unit (US\$12,187)





Conditions

3.1

Baan Eua-Arthorn
Project

- **2003 - 2005**, monthly household income is 15,000 Baht (\$469 USD).
- **After 2005**, monthly household income is 40,000 Baht (\$1,250 USD).



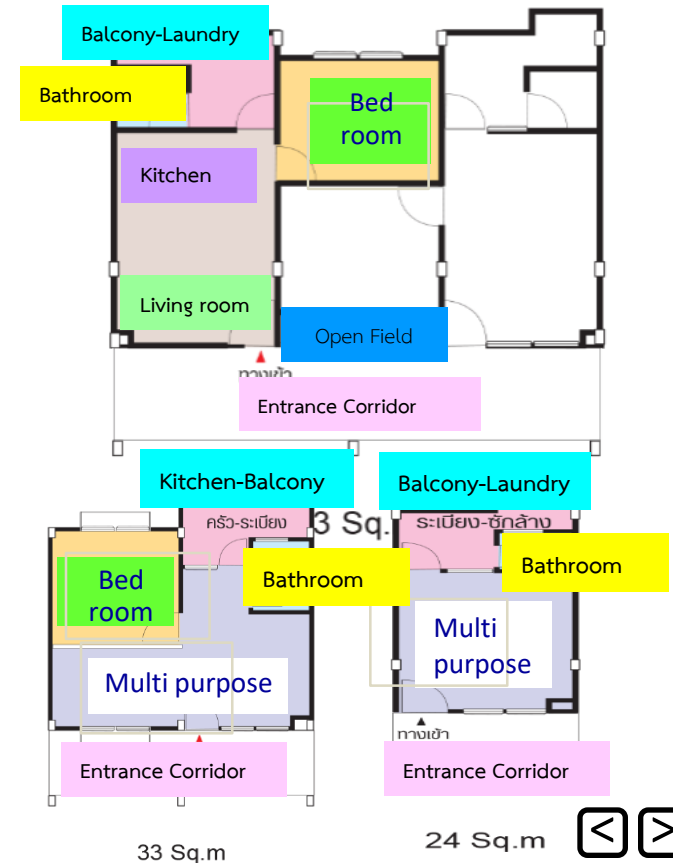
BEA Design Concept

3.1

Baan Eua-Arthorn
Project



Condominium





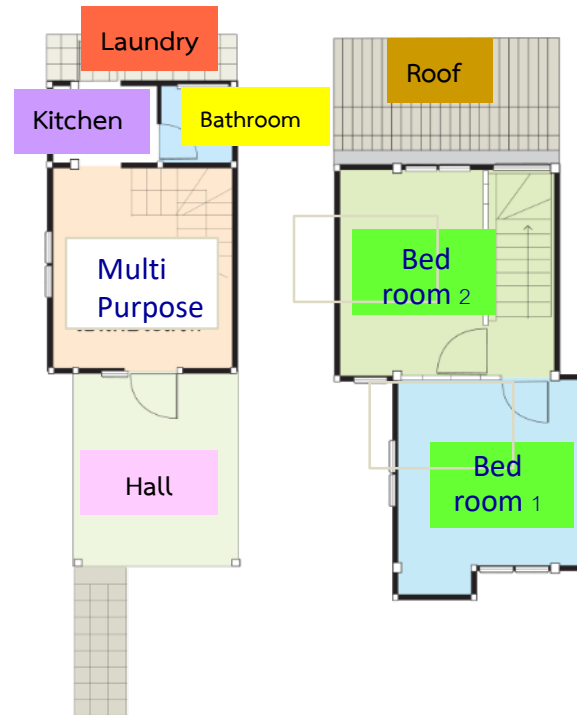
BEA Design Concept

3.1

Baan Eua-Arthorn
Project



Detached House





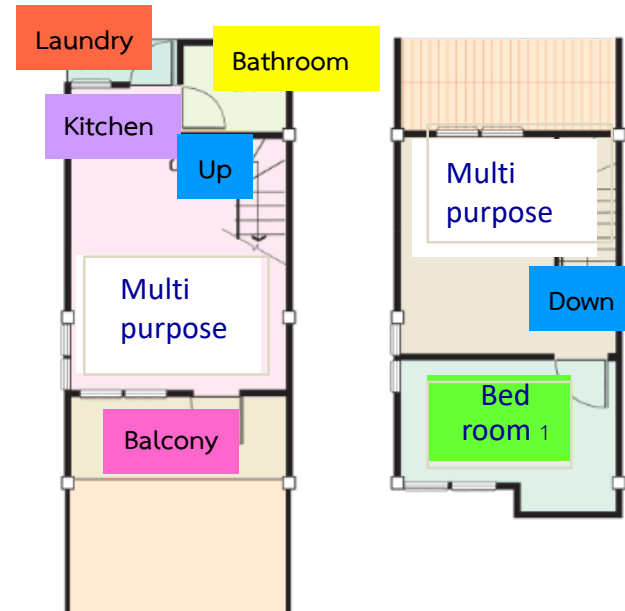
BEA Design Concept

3.1

Baan Eua-Arthorn
Project



Semi-Detached House





BEA Design Concept

3.1

Baan Eua-Arthorn
Project



Row House





3.2

Package 1
Project

Housing Development Project (PK 1) : Objectives

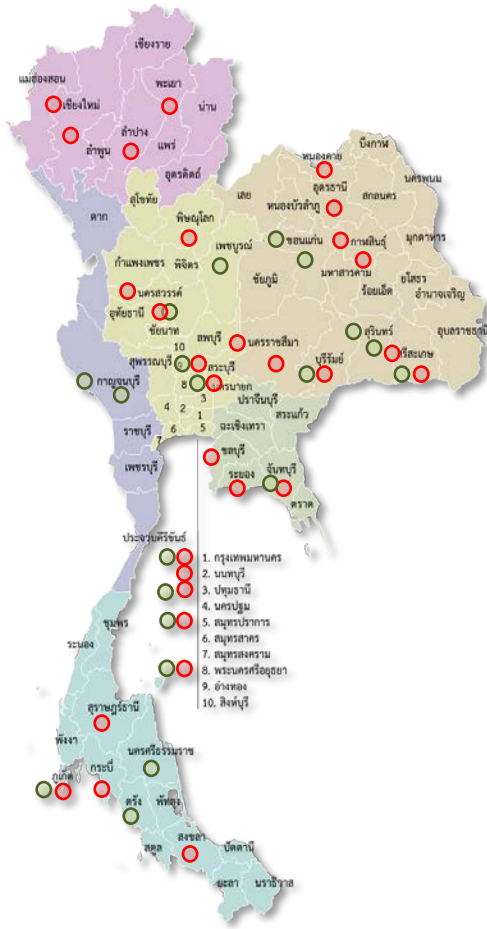
- 1.) To respond the housing need of low and middle income people in order to achieve standard housing including utilities and facilities as well as to raise the quality of life of the residents.
- 2.) To reduce inequality and create fairness in society by giving opportunity for low and middle income people to gain their own housing.
- 3.) To manage and develop the property of Baan Aur-Arthorn Project and potential buildings to be more efficiency.
- 4.) To stimulate economic by government investment.



3.2

Package 1
Project

Housing Development Project (PK 1) :Design Concept





3.2

Package 1
Project

Housing Development Project (PK 1) :Selling Price for low income people

- **Government Subsidy** : US\$ 3,400 – 3,600 / Unit
(US\$4,200,000 – 5,600,000) for infrastructure
- **Selling Price** : US\$ 13,700 - 22,000 /Unit
(US\$16,800,000 – 25,900,000)





3.2

Package 1
Project

Housing Development Project (PK 1) :Selling Price for middle-high income people

- **Government Subsidy** : None
- **Selling Price** : 980,000 - 4,560,000 Baht / Unit
(US\$34,300,000 – 159,600,000)





3.3

TOD Project

Transit-Oriented Development :Objectives

To develop residential projects along the NHA's Rapid Transit System to meet the Mass Rapid Transit System Development Plan of Office of Transport and Traffic Policy and Planning

Operational guidelines: 2 cases

- 1) Project on NHA's land
- 2) Project on MRT's land

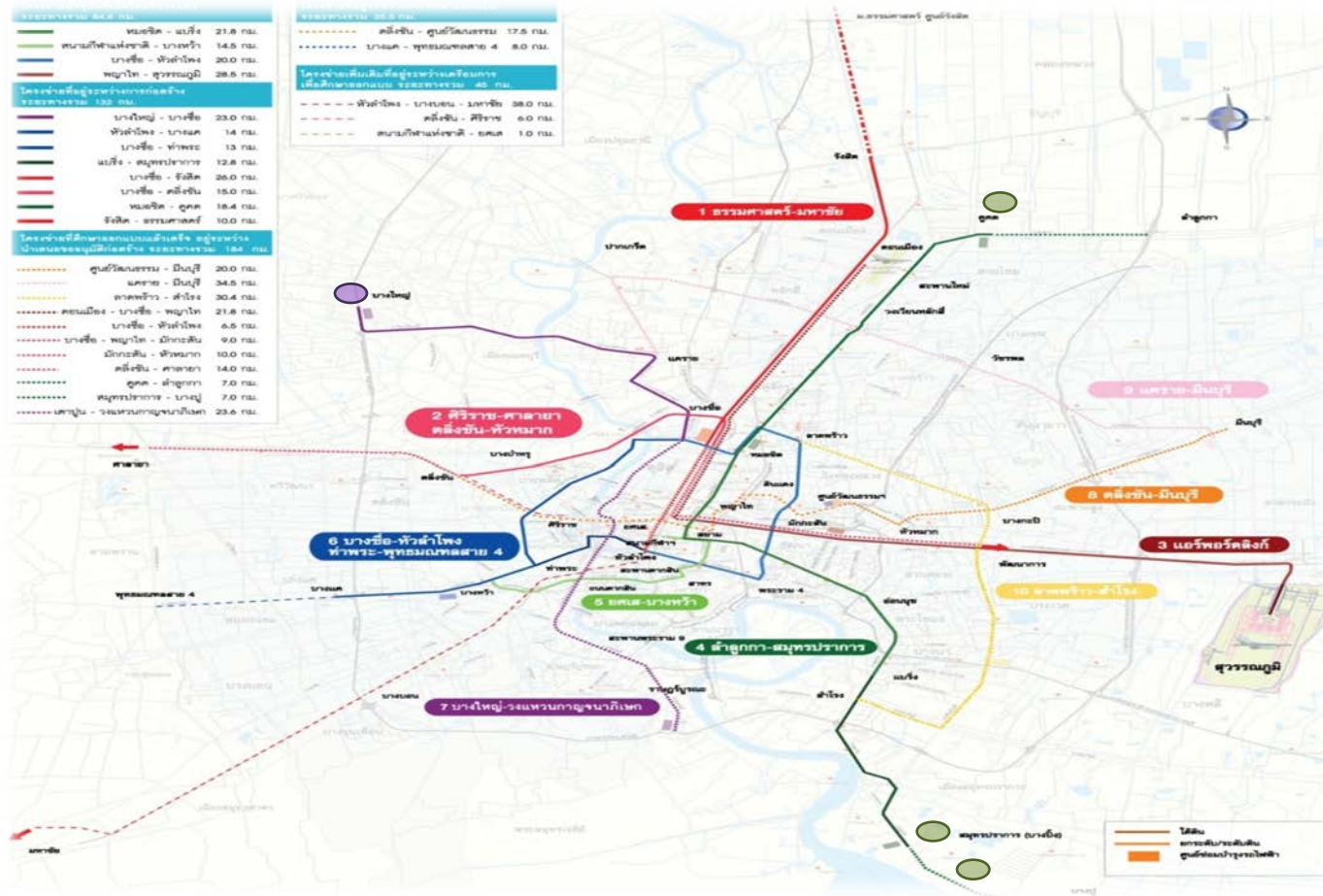




Transit-Oriented Development

3.3

TOD Project





Din Daeng Project

3.4
Din daeng
Project



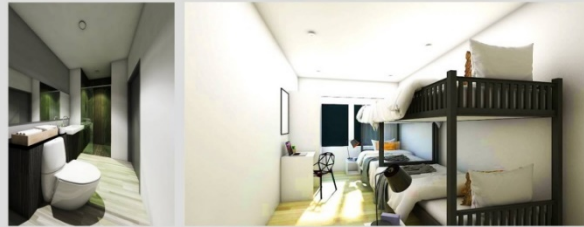
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ห้องภาพภายใน



*ภาพและบรรยากาศจำลอง



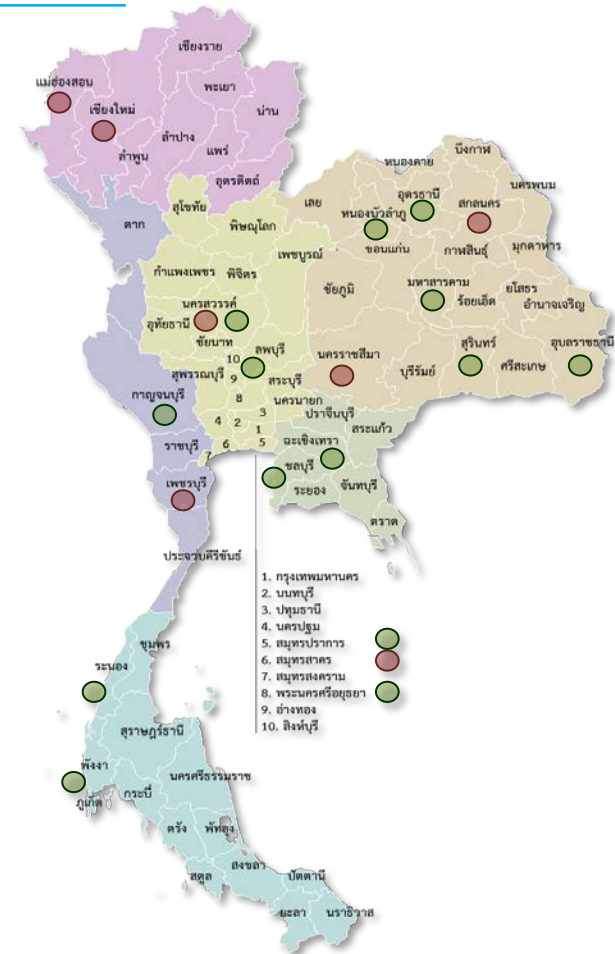


3.5

Building for Rent Project

Building for Rent Project :Objectives

- To solve the housing problems of low-income people who can not afford their own housing.
- To build housing for the general public, especially the workers in the Special Economic Zone to have a standardized housing in appropriate conditions near the source
- Using the land of NHA and the land of the royal parcels.





Building for Rent Project :Concept Design

3.5

Building for Rent
Project

Make a rental housing. Three to five story buildings or low-rise buildings.





3.5

Building for Rent
Project

Building for Rent Project :Target group

- Bangkok Metropolitan Area,
income us\$ 500-750 per month,
household ability to pay us\$ 85 per month
- Regional Area,
income us\$ 300-450 per month,
household ability to pay us\$ 55 per month





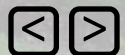
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Community Management

Community Management

Community management is an after-sales service activity of housing development process to enhance the well-being of the residents in the community.

The after-sales service includes repair and maintenance of housing units and utilities including provision of public services such as transport services, post office, telephone, electricity, water supply and public park.





Community Management

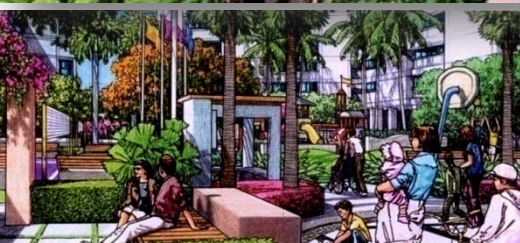
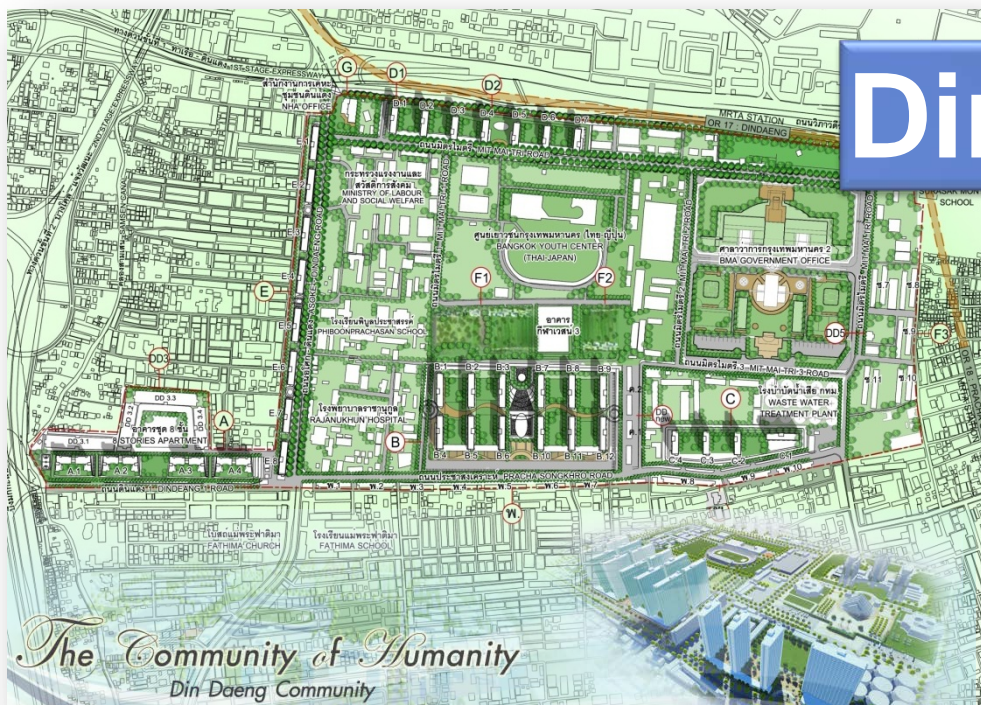
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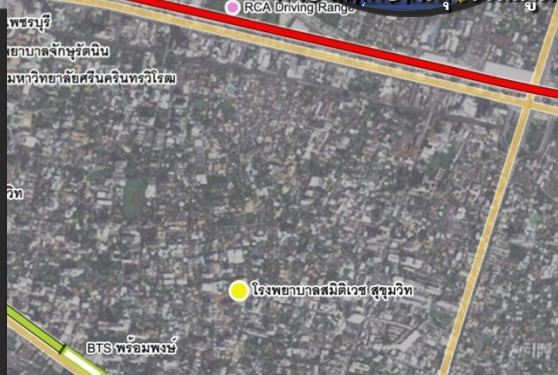
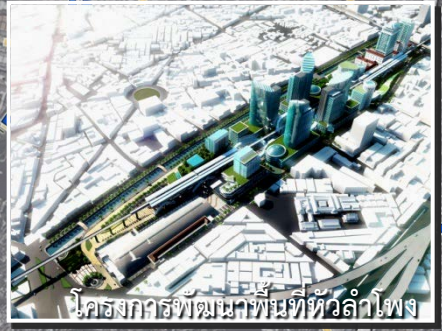
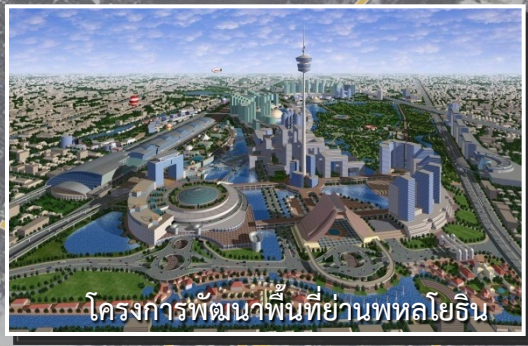
Community
Management

NHA also established social and economic programs in community in order to create community cohesion, inculcate families with the understanding and practice of community self-management as follows:

- Leadership potential training course
- Health promotion training course
- Youth soccer competition project
- Security guard volunteer
- Vocational training for housewives
- etc.

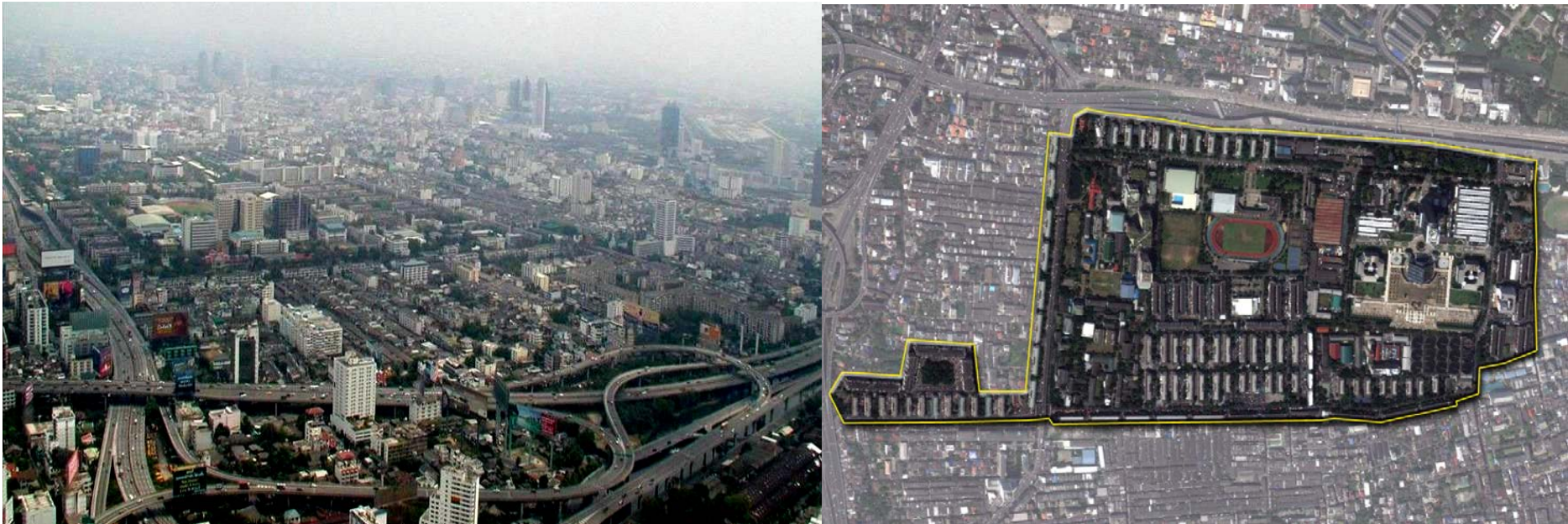
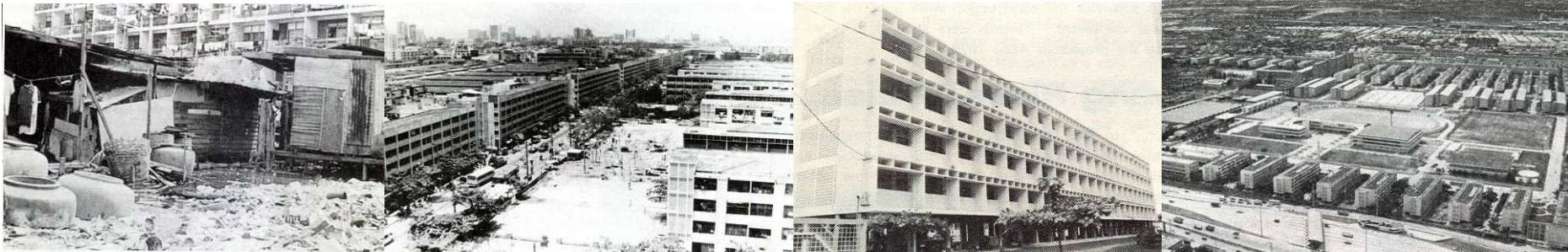
Din Daeng Project





Din Daeng Urban Renewal Project , BKK

- **Din Daeng Housing Project** was passed to NHA by Public Welfare Department with total of 4,144 units which built in 1963 – 1973
- Now There are Housing Units in Din Daeng community **total 9,242 units**
- The Urban Renewal Project of Din Daeng Community covers **area 207 Rai (33 Hectares)** belongs to NHA





National Housing Authority

Green Housing Development Projects





National Housing Authority

Green Housing Development Projects





Green Housing for Low - Income People

Present

- Environmental Impact Assessment (EIA)
- Community Management
- Eco-village Certification

Future

- Green Communities
- Smart City
- SDGs



National Housing Authority

Green Housing for Low - Income People

Transformation

- **Lower cost of green housing for low income people**
 - **Impact on housing market to move to green housing**
 - **Low - income people can contribute to GHG reduction**
 - **Bettering the standard of living of low - income people**
-



National Housing Authority

Green Housing for Low - Income People

Key Success Factors

1. Policy

2. Principle

3. Participation

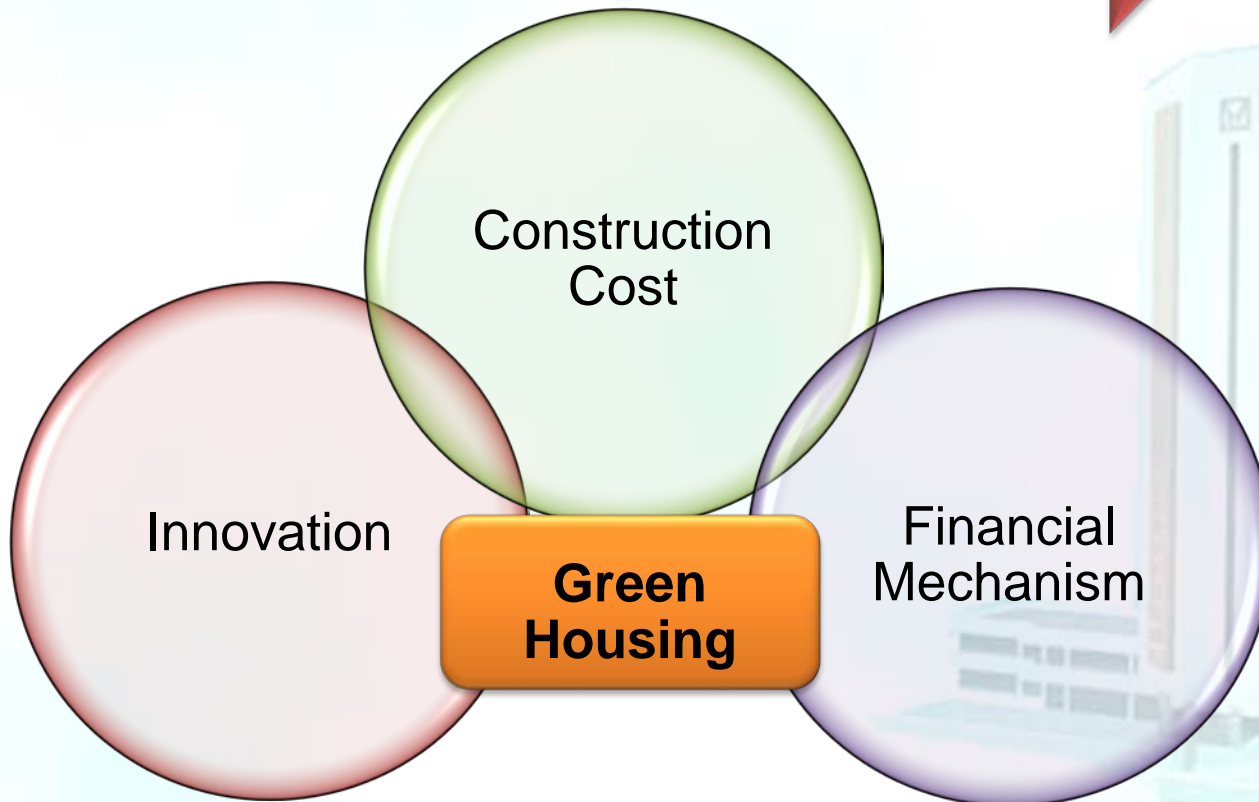




National Housing Authority

Green Housing for Low - Income People

Challenge





National Housing Authority

Sustainable Development Goals (SDGs)



Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable



Green Housing for Low - Income People

- Develop Eco-Village Community
- Energy Efficiency
- Reduce Green House Gas

