

PROPOSITIONS

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1. The internal factors; environmental psychological status, psychological background, personal attributes, and dwelling behaviours, are the more determining factors than the external factors; urban and community, architecture.
2. Gated communities do not experience per definition more safety; to feel gated in fact develops feelings of unsafety.
3. The individual's safety concern is the primary psychological status, which owns the capacity to deter both the sense of community and the satisfaction of privacy amongst high-rise dwellers in Bangkok metropolitan area.
4. Although the privacy satisfaction of high-rise residents in Bangkok is considered high, this level of satisfaction is also the most vulnerable.
5. Strengthening the sense of community amongst high-rise inhabitants is the key strategy to sustainably maintain their psychological wellbeing since it can alleviate the degree of concern about safety as well as enhance the level of privacy satisfaction.
6. Under the critical circumstance of the international migration, the aspect of the sense of community has become more relevant than ever. An awareness and in-depth understanding of the presumptive discordance between migrants and locals encompassing a proper social reconciliation policy are beneficial for sustaining the borderless global society.

7. In Thailand, where the incoming of ageing society has been predicted, the high-rise housing developers and stakeholders need to envisage and advance their schemata for adjusting the high-rise housing environment to become more sustainable and welcome for all ages residents.
8. Besides the physical comfort of high-rise housing, the psychological wellbeing is one of the key elements that can bind the high-rise dwellers to their habitats.
9. The inequality of high-rise housing in Bangkok is the consequence of the high competitive real estate market uncontrolled by the Government.
10. It is important to conduct post-occupancy evaluations (POEs) in order to enhance the quality of living in high-rise buildings.
11. As the late King Bhumibol Adulyadej taught us, Thai people, "Since that time up until the present time, there have been progress and changes all through the time. The changes have not come spontaneously; these changes have come from the doings of everyone in the country", I, a little person, will hold on to the goodness and devote my wisdom for bettering our nation and humanity.