FACTORS AFFECTING MANAGEMENT OF PRIVATE DORMITORIES AS PER MAEJO UNIVERSITY REQUIREMENTS

[1]TIDARAT CHOLPRASERTSUK, [2]WITTAYA DAUNGTHIMA, [3]YUTTABHOOM POWJINDA

PhD., Faculty of Business Administration, Maejo University, Chaing Mai, Thailand.
2 D.ENG., Faculty of Architecture and Environmental Design, Maejo University.
3 Lecturer, Faculty of Architecture and Environmental Design, Maejo University
Email: [1]tc_ple@hotmail.com., [2]w.daungthima@gmail.com., [3]yuttapoom262@gmail.com

Abstract: This study explores factors affecting Maejo University Network dormitory by in-dept interviewing to 3 staff from Student affairs Department, 12 managers and 20 students working as committee and found that such factors are as follows: 1) Laws and regulation enforcement 2) Fair rental contract 3) Awareness of students and private dormitory entrepreneurs' benefits 4) Allowing students to examine the dormitory and visiting other students on a regular basis 5) Management 6) Open to feedback and 7) Preference of political science in managing. It is recommended dormitory management and students that in order to be successful in managing network private dormitories those 7 factors must be pursued in accordance with one another. The process must be re-evaluated in order to develop better approach by realizing that students should live in the convenient and safe environment; this is the key to the management.

Index Terms: Private Network Dormitory, 2 Years Curriculum Students, Seneior Representative.

I. INTRODUCTION

Housing Department of Maejo University has set policy for freshman that is all freshman must live at university dormitory for one educational years after reporting themselves to the university. The reason is that university believe that this is better off in terms of their safety and it is more convenient for university to manage, provide consultation to freshmen and is more convenient for freshmen in participating in university activities.

As the capacity of university dormitory is unable to occupy new students, the university has signed MOU contract with private dormitory in the area under "the MOU of Maejo University Dormitory Network". Such private dormitories are guaranteed by Maejo in terms of their livability, safety and cleanness and in the case of extra students who can not live in the university dormitory, they can live at Maejo Network Dormitory. In addition, those private dormitory agress to act in accordance with Maejo University's regulation in return.

Students Affairs Department is responsible for such matters, it is set to ensure fairness in contract between students and private dormitory, safety, livable environment and suitable for educational goals of each student including cooperation from the management with university's regulation.

Therefore, it is vital to study factors affecting management of private dormitory as per to university requirement which is called "Network Dormitory". The result may reveal problems and obstacle in achieving such specified goals and would help Student Affair to rectify the foreseen problems.

II. STATE OF THE ART

Literature Review

Mekraksawanit (2011) studied both university and private dormitory management in Maejo University area (Chiang Mai Campus) and found that management should do everything to make dormitory livable, should not take more students than their capacity; this includes building more rooms to match with the increasing demand. If freshmen are to live at private dormitory- such dormitory must equipped with surveillance camera and fire exit. Apart from that, freshmen are required to get back on a specified time. Those who fails to act with the rules must be reported to Student Affairs Department and officially warned.

Danwilai (2017) studied management of university dormitory affecting studnets' success. Konkhean University- situated in the Northeast of Thailand- has the contract with private dormitory in investing and managing dormitory. The study found that the management of private dormitory is straightforward and easy-to-understand which has lead to efficient management as management can make decision right on the spot which is different from the management of university dormitory.

It is recommended that university reduce their managerial process and delegate authorization in making decision to the subordinates so the problem at hand can be rectified promptly. Konkhaen University was advised to have more contract with private company in providing more capacity for students.

III. PURPOSE OF THE STUDY

1. To study factors affecting network dormitory with Maejo University
2. To identify prolbems in managing network dormitory.
3. To propose solutions regarding problems in manging network dormitory.

IV. EXPECTED OUTCOME

1. Preception of factors effecting the managerial administration of private dormitories in the networks of Maejo University.
2. Awareness of problems encountered in the managerial administration of private dormitories.
3. As a case study of the managerial administration of private dormitories in the network for other universities.

V. RESEARCH METHODOLOGY

Data collection was done by in-depth interview with staffs under Student Affair Department in the number of 3 staff and 12 managers of network dormitory including students committee working on behalf of other students in the number of 20 (10 of males and 10 of females). Data was conducted during October-December 2017. The other source data was from Dormitory Act B.E. 2015, Maejo University Annoucement on Dormitory Management and all relevant documentation.

VI. DATA COLLECTION METHOD

1) In-depth interview. In-depth interview has conducted to staff from Student Affairs Departement, Maejo University in the number of 3 staff; namely, the head of the department, educational staff and Expert Educational Staff. The other respondents were 12 managers of the hostels.
2) Group interview is conducted by interviewing senior representative student who works as committee on network dormitory management in the number of 10 males and 10 females.Those are from 10 majors of 2 years students curriculum.

VII. DATA ANALYSIS

Researcher has analyze primary and secondary data from all respondents to extract key factors-Considered to be important in managing the dormitory including problem and obstacles
Researcher has analyzed primary and secondary data from all respondents to extract key factors, considered to be important in manging the dormitory including problem obstacles. Apart from this the informat retrieved from commitee (senior students 10 males and 10 females) from 2 years curriculum students has rewritten to qualitative data and the content was analyzied.

VIII. RESULT OF THE STUDY

The result of the study from interviewing staff, managers and students are tabulated as below: Based on the interviews results from Students Affairs Staff of Maejo University, student group Maejo University who are responsible for dormitory network managment on factors afffecting management of dormitory under MOU with Maejo University to ensure faireness, safety and convenience for students found that.

Table.1 Factors affecting network dormitories management

Factors affecting network dormitories management	Result of the Study	Remark
1.Laws and Regulation Enforcement	Network dormitory has acted in accordance with Dormitory Acts of 2015, namely, management has provided certain standard of room, services and	If private dormitory fails to follow the contract, the contract will be cancelled and if students fails to behave as expected, they are likely to be
Factors affecting network dormitories management	**Result of the Study**	**Remark**
2.Fair Contract	environment to ensure safety of students Managers are willing to cooperate with Student Affairs Department to ensure students' safety during their stay. To ensure this regards, the one year contract has signed between private dormitory and Maejo University this has changed from 3 years to 1 year. Students must act in accordance with those regulations. Students Affairs Department has rectified rental agreements from times to times since 2556 to ensure fairness between both parties In the past, in case of misbehavior of students such as noise, unnotified companion, private dormitory made the fine to students instead of notifying to Student Affairs to punish as per university rules. Students Affairs has set up new agreement to correct such problems and other similar problems.	punished by university regulation. There are still other issues such as water charged (which is acceptably high,) and water quality that needed to be rectify buy still in the process.
3.Awareness of Students and Dormitory Benefits	In addition to new agreement in (2), university has set the price ceiling charged to 1,500 baht per month (USD 30.00) this has led several private dormitory agress to decrease the price from USD 60.00 to USD 30.00, namely, students can get better dormitory with cheaper prices. With regards to private dormitory benefits, due to over supply of dormitory, dormitory can ensure its revenues in one years as per to the contract. In case of students unable to pay on time, Students Affairs is responsible for such matters and authorize to sustain the expected graduation	It is found that after the contract with Maejo University, private dormitory is better off as per to occupancy rate increase from 40% to 60-70% annualy. Apart from that, the relevant information regarding students registered to university are provided to network dormitory such as number of male and female students, so that they can better manage.

Factors affecting network dormitories management	Result of the Study	Remark
	date unless students pay for thier rentals. Students Affairs Department provide banners to dormitory to increase image of their management, this work as some form of certification.	
4. Participation of senior student and freshmen-centered living principle.	Motto of Maejo University is "Unity" which has led to living together like brotherhood. Freshmen rely on senior for their students life for guidance in many living aspects; therefore, students committee are appointed from senior students in the number of 10 males and 10 females. The committee can act on behalf the freshmen in case of there is any complaint in living at network dormitory. The committee are responsible for exploring the network dormitory and make decision of which dorm is suitable for freshmen from each faculty by taking into account in term of place, environment, activity, and so on. After the committee has made recommendations, the Student Affair Department makes final decision. Example of management: female students of Argo Faculty feels that the rooms provided are too small for them. Later on staff from Students Affairs has arranged male students to stay nearby; this had led to more satisfaction of female students as they have more chance to do educational activity together and the complains has been diminished since.	Since the commitee was appointed from senior students, sometiems when they get too close one another, misconduct can not easily be rectified. For example, they tend to have party together which lead to breaking dormitory regulations. To rectify this probelm, personnel from Student Affairs must visit the manager on a regular basis to ensure that senior students works on the common interest of university and freshmen.
5.Visitation of Managers and Students on a Regular Basis	Normally, staff from Students Affair visit managers and freshmen every Wednesday to see whether there is any problems during their stay. In addition, the staff would check whether the in-out schedule check list is used since students are not allowed to leave after 11 PM.	Random visit may be taken places from times to times.
6. Political Science Principle	It is believed that political principle used when there is misconducted by students. Students Affairs tend to prose the punishment by making students joined the public work instead of expelling from staying in the dormitory.	Making students do public work such as cleaning the public area of the dorm or lawn mowing has made everyone in the win-win situation.
7.Open to Feedback	Students Affairs Department collects data from freshmen every year by administering questionnaires to them. After the evaluation; the department would suggest to the network dormitory to develop whatever issues that may occur during the year; such as, safety, cleanness, proper environment, and so on.	Students Affairs Department also open to feedback from managers of network dormitory to ensure the data collected from freshmen and to find the middle point to solve the problems.

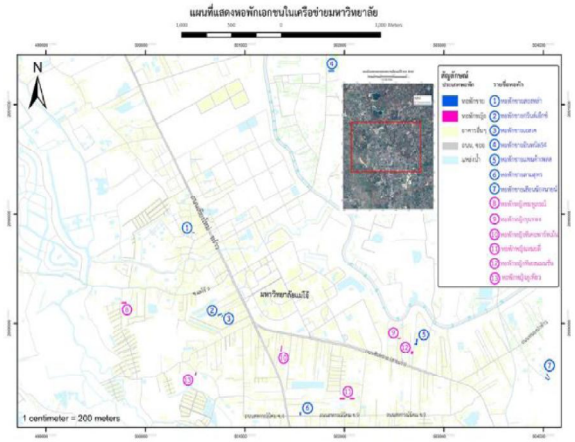

Figure 3: Private Dormitories Network with Maejo University

CONCLUSION

This study found that there are serval factors affecting network dormitory management under MOU with Maejo Universtiy to ensure fairness, safety, and

convenience experts for students. Student-centered approach has been developed in managing the dormitory which has led to the following factors: 1) Laws and regulation enforcement which determines that the dormitory must be in livable condition as per to Hostel Act of B.E. 2558. Dormitory are required to act in accordance with Maejo University regulation otherwise resulting concealing of contract. 2) Fair and Just Contract for freshmen students. Student Services Department is responsible for such contract to ensure the commonality. 3) Managing by concerning on both parties' benefits, namely, students and dormitory management 4) students participation in managing and visitation 5) Management 6) Open to feedback and 7) Preference of political science in managing. Apart from this, problems are found which are 1) contract does not cover on physical diversity of the dormitory 2) standard of dormitory condition 3) more students lives in the dormitory than stated in the contract 4) senior students may unallowingly take freshmen to participate in extra activities. Therefore, it is advisable that contract must be amended to cover physical conditions such as room condition, quality of electronics, quality of water and so on. Apart from these staff and committee should visit dormitory on a regular basis to protect misconduct of students and entrepreneurs.

REFERENCES

[1] Danwilai,C.etal.“ Improvement of Student Dormitory Management of Khonkaen University Students” The first academic meeting and national research presentation“ Creative Innovation Leading to Sustainable Development,Thailand 4.0” Khonkaen University.2017.

[2] Dormitory Act, 2015

[3] Maejo University regulations on student disciplinary rules, 2010

[4] Maejo University announcement on the appointment of sub-committee operating about private dormitories, 2017

[5] Maejo University announcement on the preparation of dormitories for 4-year-program undergraduate students (Higher vocation certificate holders), 2017

[6] Maejo University announcement on rules and prohibition related to private dormitories in the network of Maejo University, 2017

[7] Mekraksawanit,O.etal.“Condition and Managerial Administration of Student Dormitories Inside and Outside Maejo University” Research report, Maejo University.2011.

[8] Memorandom of understanding on the project for preparing 4- year-program undergraduate students (Higher vocation certificate holders) to stay in private dormitories in the network of Maejo University, 2017

[9] Sukperm,S. “ Research reporttion “Needs for Student Dormitory Services of Naresuan University students”.Phitsanulok:Student Affairs Division, Naresuan University.2013

★★★