



# UCL

MSc Building and Urban Design  
in Development  
Student Report

## BUILDING THE CITY AS A HOME

Yangon, Myanmar:  
Transformation In a Time  
of Transition

In partnership with WFW, ACHR, CAN,  
YTU and AMA



### *Authors*

*Akil Scafe-Smith  
Sarah Atkinson  
Carlotta Fontana  
Fernanda Ruiz  
Vineetha Nalla  
Xin Yuan  
Azul Castañeda*

## **CONTENT**

---

### *Prologue*

*Executive summary  
Glossary  
Acknowledgements*

**Chapter 01** *The Meaning of Home in Yangon  
A House Is Not A Home  
What is Home?  
Housing Problems, Home-Making Solutions  
Home-Making Practices are City-Making Practices  
Land, Infrastructure and Knowledge Exchange as Approaches  
Scales of Home-Making Practices  
'Opening Up' to Scale Up*

**Chapter 02** *Methodology and Positionality  
Who We Are  
What We Did  
Limitations*

**Chapter 03** *Why Are Stories Important?  
A Story of Transition and Transformation in Yangon  
The Story of '555'*

**Chapter 04** *Home-Making: A Conceptual Framework  
Context: Diagnosis of Housing Situation  
A Conceptual Framework  
Connecting actors / Connecting Categories*

**Chapter 05** *Strategies for Home - Making  
Introduction to the Strategies  
Land for Secure Home-Making  
Infrastructure for Building Connections  
Knowledge Exchange for Home Building  
Integration of Strategies*

**Chapter 06** *Final Thoughts*

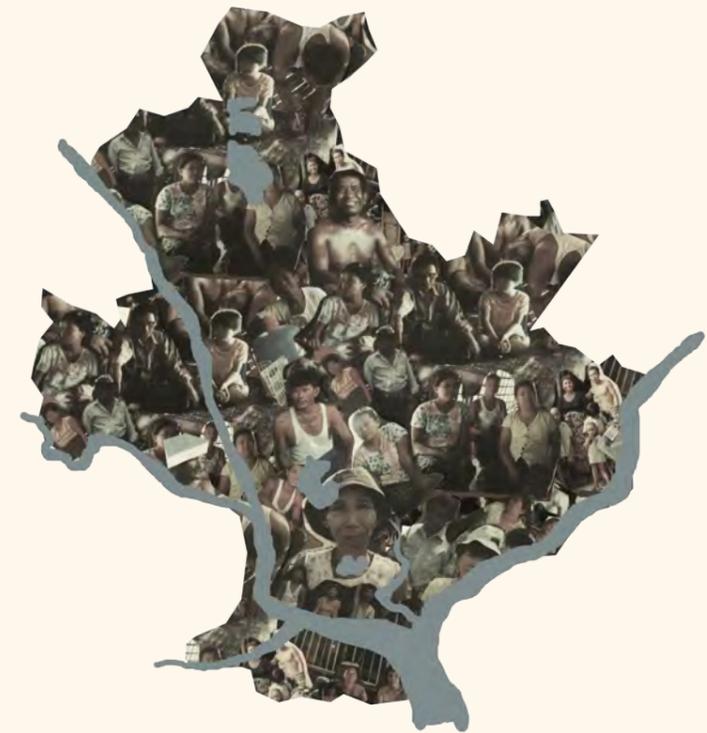
*Appendix*

*Bibliography*



*prologue*

**YANGON: BUILDING THE  
CITY AS A HOME**



## EXECUTIVE SUMMARY

---

Yangon is at a juncture of transformation and transition that has brought with it an array of challenges that will go on to define its trajectory as a major city in South East Asia. The city has a projected growth of 100% in 2040 as Myanmar's urban centres absorb unprecedented waves of rural migrants. 'Housing provision' has been the operative government-led approach to the task of housing Yangon's growing population but the measure has proven both unaffordable and undesirable for this demographic, many of whom currently reside in informal settlements. Furthermore, the current approach to housing provision has proven largely cost-ineffective for the government and the private sectors they partner with, for its delivery. In addressing the housing issue in Yangon, fundamental realities have been overlooked - these manifest in the practices of those arriving to make Yangon their home.

What is the importance of home? We believe home is the centre of the physical, social and psychological wealth of its occupants and the product of the people, processes and practices around it. They are our spaces of security and our conduits of collaboration. Consequently, they form the conditions and possibilities through which houses transform into homes, which in turn make our communities home and ultimately, our cities home. By reframing housing provision in Yangon as home-making we are proposing strategies that facilitate, manage and enhance existing people-led practices that work to build a collaborative experience of home. This cooperation also seeks to increase the efficiency of the combined practices of relevant inhabitants, communities, organisations and institutions in producing the city. The aim is equitable access to urban resources for the significant population who reside in informal settlements: to achieve a city that is home for all its inhabitants.

This report details the formulation of three strategies that together aim to provide practical ways to reframe housing provision as the facilitation, management and enhancement of home-making practices for people in informal settlements. The strategies were devised using findings from on-site fieldwork in the townships of Hlaingtharyar and Dagon Seikkan in Yangon and a plethora of off-site research conducted in Yangon and London, England. The act of storytelling has been critical to our methodology; in how information has been presented to us, how we have engaged with it and chosen to communicate information ourselves. This report is a synthesis of the stories uncovered in our pre-fieldwork investigations and the stories we were told on-site, thanks to the generosity of those who shared them with us. This provides the substantiating evidence for the home-making strategies presented.

We used these stories to develop a conceptual framework that outlines the logic by which the home-making strategies operate through a set of principles and guidelines. From our findings we identified three strategic areas of focus across which home-making practices are critical to the urban transformation of the city as a whole. These are 'Land for Secure Home-Making', 'Infrastructure for Building Connections' and 'Knowledge Exchange for Home Building'. Activities which operationalise these strategies are organised into four work-streams: 1. Collective learning for collective action, 2. Co-produced mapping and diagnosis, 3. Needs-based funding mechanisms, 4. Reconfiguring Institutional processes and human resources.

These are not distinct silos of action, rather are dialectically related and should catalyse one another as the strategies are put into practice. The three strategies also overlap and work together at various points to support a city-wide facilitation of home-

making practices. This is not a 'scaling up' by which exemplary models of home-making are replicated elsewhere in the city. Rather it involves connecting existing practices in Yangon's townships to enhance their ability to exchange whilst responding with greater depth to locally specific demands; this can be understood as an 'opening-up'.

Finally, the management of time is critical to this opening up and reframing of housing provision as a home-making practices. Throughout the strategies proposed here, time should be managed through cyclical iterations: experimenting with different approaches sparked by novel combinations of knowledge, new collaborations and partnerships. This is the spirit in which these strategies advocate for a continual redistribution and reframing of the city for the security of all, whilst connecting people and spaces: as home.

## ACKNOWLEDGMENTS

---

**W**e acknowledge the contributions of many individuals and organisations who have contributed greatly to the making of this document. We offer our sincere gratitude to WFW, AMA and the wonderful people who invited us to their homes in the settlements, we had the privilege to visit. We are very thankful to all the people who have worked with us and have given us their valuable time during the course of this project. A special thanks to Daw Van Liza Aung, for her enduring hard work with WFW, initiating new processes within the settlements and strengthening existing ones. Our deepest appreciation to Wa Wa for her excellent organization during our time in Yangon, to Chawanad Luansang for his valuable insights and his wonderful company during in our bus rides. We extend our gratitude to our tutors who continue to be a great support in this journey with their knowledge, feedback and compassion: Camila Cociña, Camillo Boano, Catalina Ortiz, Giorgio Talocci, Giovanna Astolfo, and Ricardo Martén.

We also acknowledge and appreciate our partners in this project: YTU, WFW, ACHR and CAN, whose work and passion we admire. We hope this

document proves useful to their future endeavors. To YCDC we send our sincere regards for taking the time to share their knowledge, and perspective of the growth in Yangon and Myanmar. It was a pleasure to working with the women from the community savings groups facilitated by WFW. Their passion and drive inspires us and motivates us to do better in our work in this project and in our future work. Finally to the wonderful people we had the privilege of meeting in the settlements of 555, we offer our sincere gratitude for opening their homes to us in the heat of Myanmar and sharing their knowledge, experiences and their incredible stories. We will keep them with us always.

Thank you to all the people working behind the scenes in this programme at the DPU to make this experience possible for us. Finally, a last thank you note to our fellow BUDDies who enrich this report and our learning always by sharing their knowledge, perspective and their friendship with us.



## GLOSSARY

---

### *Our vocabulary*

#### HOME

A concept we posit as more than the physicality of the house or shelter. It is the centre of the **physical**, **social** and **psychological** wealth of its occupants and the product of the people, processes and practices around it.

#### HOME MAKING PRACTICES

**People-led practices** that establish, nurture and manage social relationships, bringing together spaces, objects and elements to represent and celebrate desired relationships, events and memories. These practices intersect and conjoin various scales of size and space and are only wholly described by what we term as operational/relational scales.

#### SPATIAL SCALE

A measure to describe and categorize spaces such as interpersonal, domestic, local, urban, rural etc.

#### SCALE OF MAGNITUDE (Size)

A measure to describe the qualitative changes that are the consequent of quantitative increase i.e in people: individual, group, demographic or in settlement size: neighbourhood, township/borough, city, division/state.

#### OPERATIONAL/RELATIONAL SCALE

A measure to describe and categorize relationships and actions. It describes the organisation of phenomena that are not satisfactorily described by either spatial scales or scales of size alone.

#### EVERYDAY

Describes the endless, daily interactions and actions of human beings. It speaks of the actions of many but also details the exertions of the individual. It describes emotions and also select, functional activities.

#### NOTIONAL

Describes discursive and aspirational practices that create home. These are inherent in our collective and individual conceptions of home and may be passive or active expressions. They are often materialised in symbols and literature but the notion differs from desire in that it is contingent on changing cultural norms, zeitgeists and historical precedents and bare no necessary causal relationship with individual volition.

#### INSTITUTIONAL

Denotes the operations and relationships between institutions and organisations. Although these practices are usually linked to familiar scales of size - local, national, international - they also more broadly encompass how a variety of spatial and operational scales are affected by institutional systems. These can as such be a compound of scales of size, space and operation/relation.

#### NAT SIN

Nats are spirits worshipped in Myanmar in conjunction with Buddhism. 'Nat sin' here refers to 'spirit houses' often attached to pagodas and present in most villages in Myanmar (Melford, 1996).

#### INFORMAL SETTLEMENT

We use the term "informal" not as a negative and contraposed characteristic towards a better formal one, but citing Fiori and Brandão (2010: 184), "as a universe of resourcefulness and inventiveness which requires support and enhancement rather than eradication".

#### SCALING UP

We intend scaling up not as a replication in space and time of exemplary model of home making-practices but as connection of existing practices to nurture their distinct, mutually beneficial networks and enhance their ability to respond to a greater depth locally specific demands

#### OPENING UP

Increasing connections to promote equitable access of urban facilities to all residents of the city across multiple scales: political, economic, social and spatial. This may include infrastructure, services and labour markets of the city in connection with informal settlements and the economic resources, local culture and locational advantages of the informal settlements in relation to the city.

#### UPGRADING

To make an action larger in size or amount. Often entails implementing a process across a larger spatial scale.

#### CAPACITY BUILDING

The process by which individual and organizations obtain, improve, and retain relevant skills and knowledge.

*Chapter 1*

**THE MEANING OF HOME IN  
YANGON**



## A HOUSE IS NOT A HOME

What makes us feel at home? Perhaps it is the taste of mohinga in the morning before work on Monday. Or the sounds of our children and their friends playing outside; the smell of laphet steaming over a wood fire; the feeling of closeness as we chit-chat with our family, friends or neighbours at the end of the day. Perhaps it is U Ba's fruit cart nestled by the side of the road, or the sight of Ma Thandar's charcoals left out to dry at noon, or Soe Thein's nat sin on 8th street with its familiar warm glow even on the darkest monsoon night. Varied, nuanced and constantly changing, what constitutes home is far more than the features of our houses. Thus, to speak of making homes is to speak of facilitating the practices and processes that encompass, extend and transcend our houses.



## WHAT IS HOME?

We believe home is the centre of the **physical**, **social** and **psychological** wealth of its occupants (Dayarante & Kellet, 2008) and the product of the people, processes and practices around it. They are our spaces of **security** and our conduits of **collaboration**. Consequently, the practices that transform our houses into homes, in turn make our communities home and ultimately, our cities home. A city made through home-making is one that recognises the integral nature of people-led practices to its urban development. A city as home is the security of the physical, social and psychological wealth of all its inhabitants.



## HOUSING PROBLEMS, HOME-MAKING SOLUTIONS

Yangon is Myanmar's largest city and is experiencing huge transformations, with a projected population growth of 100% in 2040 as Myanmar's citizens migrate to cities under the newly liberalised economy (UN Habitat 2017). This migration has been exacerbated by the influx of people from the Irrawaddy Division in protracted and immediate situations of refuge, due to the devastation during Cyclone Nargis in 2008. According to the Yangon City Development Committee (YCDC) the city will, by 2040, need an estimated 1,232,000 housing units; a figure that inadvertently describes the incongruity between the realities of the current situation and the government responses to it. Pressed on one hand to provide shelter for its burgeoning population but on the other by exponential increases in land prices, the government has been left without a 'conventional' means of state-led housing provision that is numerically sufficient and affordable for those who create the demand, a significant amount of who live in informal settlements (YCDC 2017,

WFW 2017). Furthermore, the types of houses provided do not match the lifestyles of many of those who need them and are often situated in such a way that disrupts the social networks and livelihoods of its inhabitants.

We believe the incongruity arises because of the attempt to respond to a problem that concerns home-making with a solution that concerns housing provision. In townships such as Hlaingtharyar and Dagon Seikkan, where the state has been unable to provide adequate, affordable housing for people, vast numbers of people have provided houses for themselves. Far more than this, they have provided infrastructure, services and livelihoods for themselves too. This strongly substantiates a reframing of institutional responses to the continual expansion of Yangon from home provision to the **facilitation, management and enhancement of existing, people-led practices** that we have identified as home-making practices.



**YUZANA GARDEN CITY**  
by Thet Htoo

House provision project for migrants from Myanmar moving from the country side to Yangon for employment



**HOME BUILDING PROJECT**  
by Xiaodan Li

Community home building project of WFW in Hlaingtharyar

## HOME-MAKING PRACTICES ARE CITY-MAKING PRACTICES

Quoting Dayaratne and Kellet (2008: 54), we understand home-making as:

*“more than building adequate shelter. It is about establishing, nurturing and managing social relationships and bringing together spaces, objects and elements to represent and celebrate desired relationships, events and memories.”*

Moreover, since home-making is a practice so explicitly centred around notions of **social relationships** and **connecting spaces** it intuitively speaks of actions that intersect larger spatial scales, to both community and city making. In Yangon we identified a variety of home-making practices that demonstrated this sentiment and led to the creation of homes, communities and even parts of the city. In the townships of Hlaingtharyar and Dagon Seikkan we saw the transformation of vacant land into complex settlements like ‘555’ and ‘Yeolay Village’ in the absence of adequate state provision. Women for the World (WFW) are supporting autonomous upgrading through Women’s Savings groups. They understand women’s work strategies, in and outside the household, formal and informal, as social practices (Domosh, 1998): as a home-making practice. These transformations are characteristic of what is happening across the city and is widely understood to describe the most prevalent way in which Yangon is expanding. We saw the autonomous implementation of infrastructure and services in these areas, which both provided for residents where the state did not and created the opportunity to reconnect to government-implemented infrastructural systems. These people-led infrastructures did not exist exclusive from government-led systems, but rather, were connected through complex present and historical interdependencies, inter-connecting infrastructure and broad circuits of value. Also,

throughout a number of areas in both Hlaingtharyar and Dagon Seikkan we witnessed people utilising and sharing knowledge in order to build homes, consolidate communities and intersect city-wide systems.

To **facilitate, manage** and **enhance** these practices is then to recognise their positive transformative value to and across the city and integrate them into institutional responses to the city’s transformation. Gender theory can inspire a non-binary approach to home beyond housing: as ‘continuous and multi-dimensional’ (D’Ignazio and Klein 2016 : 3), incorporating plural subjectivities and understandings of home, in locally ‘situated knowledges’ (Haraway, 1998) and social practice.

In this way, gender theory draws attention to power relations by questioning who makes ostensibly ‘objective’ decisions about housing and city-growth strategies; on whose behalf and for whose benefit. Therefore home-making also concerns questions of equity: how to **redistribute** the significance of relationships that work to produce the city everyday. This means expanding between and beyond private and public spheres, the ‘formal’ and ‘informal’, and the included and excluded, breaking out of dualities and reframing: to build the city as home.

## LAND, INFRASTRUCTURE AND KNOWLEDGE EXCHANGE AS APPROACHES

On the basis of our observations, we have identified three key categories across which home-making practices are critical to the urban transformation of the city as a whole. These are 'land', 'infrastructure and services' and 'knowledge exchange'.

*" More so than other types of tenure, the meanings of homeownership, and by extension the meanings of neighborhood, are associated with factors such as identity, security, stability, achievement, family life, and status" (Poppe, W., 2017 : 219)*

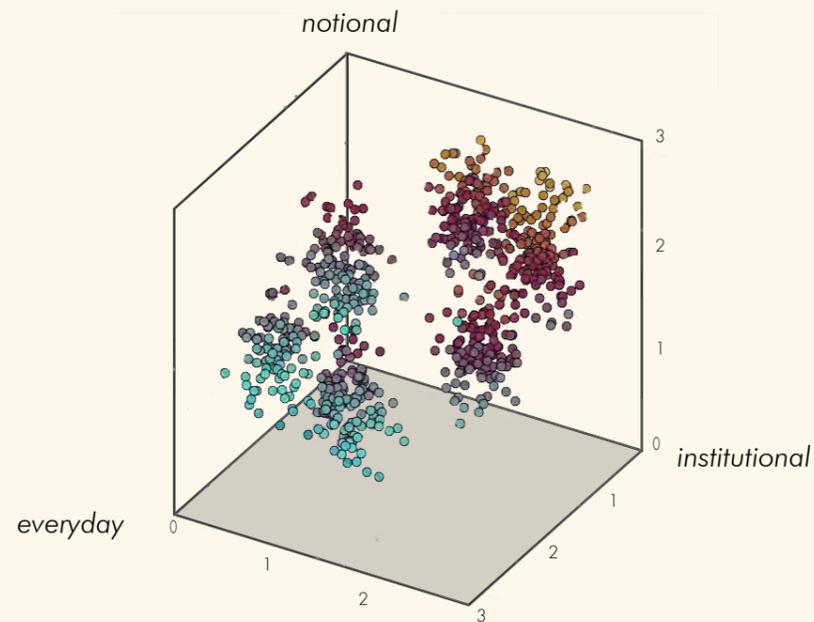
We identified 'land' as a category because of its centrality to the **physical, social and psychological security** of the city's inhabitants. An example being security of tenure as one of the main threats to the livelihoods of residents in informal settlements. Additionally, the management of land is an essential determining factor for the growth of the city.

We identified 'infrastructure and services' as a category due to its potential to catalyse **social relationships to connect collective spaces and systems**, for example the possibility to integrate people-led infrastructures with government-led infrastructure.

We also identified 'knowledge exchange' as a category because of we observed home-making practices that concerned exchanges of knowledge as activities that consolidated the **physical and socio-political resilience and legitimacy** of settlements. The interactions that qualified these exchanges are in themselves opportunities for **collaboration** between people and organisations across the city.

### OPERATIONAL / RELATIONAL SCALE

A measure to describe and categorize relationships and actions. It describes the organisation of phenomena that are not satisfactorily described by either spatial scales or scales of size alone.



## SCALES OF HOME-MAKING PRACTICES

Within each of these three categories, we understand home-making as sets of inherently multi-scalar practices. We have defined three scales across which these practices are enacted, not as spatial scales or scales of magnitude, but instead as scales of relation and operation. These are the **everyday**, the **notional** and the **institutional**.

Home-making as an **everyday** practice encompasses the endless, daily interactions and actions of human beings. It speaks of the actions of many - for example when groups of people save to build, but also details the exertions of the individual, like when a person utilises implementation techniques learned from prior professional experience. It describes emotions, like the feeling of a community that might encourage a person to perceive their children's safety if left alone at the neighbours, and also select - functional activities like the buying and selling in their settlement/community.

Home-making as a **notional** practice describes discursive and aspirational practices that create home. These are inherent in our collective and individual conceptions of home and may be passive expressions, like the feeling of incompleteness without a shrine or nat sin in one's home. Equally they are evident in active expressions, like the decision to self-build one's home in an informal settlement rather than live in government-provided housing, based on the attraction of non-fiscal incentives.

Home-making as an **institutional** practice is a scale that specifically denotes the operations and relationships between institutions and/or organisations. Although these practices are usually linked to familiar scales of size - local, national, international - they also more broadly encompass how a variety of spatial and operational scales are affected by institutional systems. For example, the government granting a collective lease to

an informal settlement can work towards the psychological security of the settlement's inhabitants at an interpersonal and local scale. However, it also serves to benefit a breadth of people at a city-wide scale, since it presents a model situation that other informal settlements across the city may incorporate and adapt in their own plans for political legitimacy. Furthermore, it opens a space for negotiation and recognition between people who are often not reached by the government provision of services, housing and infrastructure, falling outside of the remit of different government bodies and thus in circumstances where self provision is more financially or habitually apposite.

Everyday, notional and institutional scales of home-making in Yangon must be framed within national development issues: women face inequality and violence in many forms in Myanmar. As the National Land Use Policy is negotiated, women's equality must be considered (Transnational Institute, 2015). Grounded in this context, WFW's build and reframe knowledge and skills for increased control of domestic and community resources towards land acquisition, addressing immediate needs and strategic gender interests (Moser, 1993: 38).

It is important to understand that although we have identified the capabilities of home-making practices to take effect across a variety of spatial, magnitude and operational/relational scales, these practices (specifically the ones we observed) are incomplete. They are 'introverted' (Fiori & Brandao 2010) in that they currently bare little or no connection to city-wide, socio-economic resources. In order to achieve this it must be detailed how home-making practices can **open up** and what is the role of **time** in these practices.

## ‘OPENING UP’ TO SCALING UP

**H**ome-making practices do not necessitate a ‘scaling up’ by which exemplary models of home-making are replicated elsewhere or broadly implemented to affect a greater number of people across larger spaces in Yangon. Instead, scaling up a home-making practice would involve connecting existing practices in Yangon’s townships to nurture their distinct, mutually beneficial networks and enhance their ability to respond to locally specific demands to a greater depth. This can be done by increasing the magnitude, impact and interconnectedness of three scales of home-making practices that have been previously described and is thus not a question of scaling up, but **opening up**.

Drawing heavily from Fiori (Fiori & Brandao 2010: 195), ‘opening up’ is a two-way process that ensures the equitable access of certain urban facilities to all residents of the city at a number of spatial scales: the infrastructure, services and labour markets of the entire city to the informal settlements and the economic resources, local culture and locational advantages of the informal settlements to the city. In the case of Yangon and opening up home-making practices, it necessitates the extension of these practices across the three operative/relational scales (everyday, notional, institutional) in such a way that encourages the **collaboration** of seemingly disparate actors, groups and institutions to outline a continual processes of **co-production**.

*“Our place was the very house of difference rather than the security of any one difference”  
(Audre Lorde, Zami, 1982 : 226)*

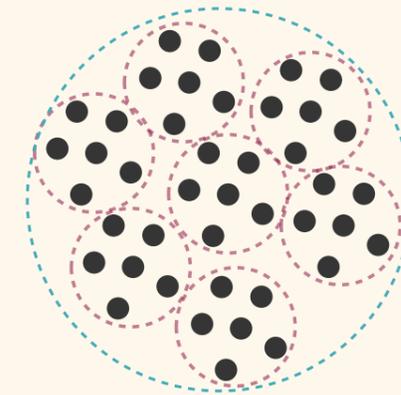
We can use Lorde’s quote to think about ‘opening up’ and ‘co-production’ of home-making practices in Yangon in various ways. Firstly, understanding physical spaces for belonging and ‘home-making’ from different identities and struggles from personal to collective levels. Secondly, the on-going challenge to construct the future, (Sánchez Calle, 1996:

165), worked towards through tension, dialogue and action from intersecting differences amongst city actors. Understanding difference is a starting point for negotiation for political space to create collaborative opportunities.

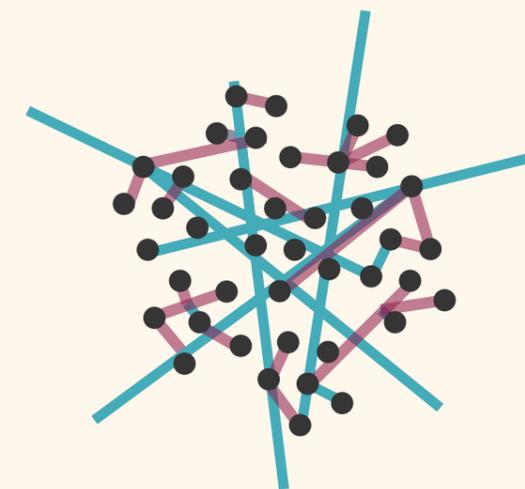
In this way, the three categories we have demarcated as the key arenas of home-making in the transformation of the city (land, infrastructure and services, knowledge exchange), can too be deconstructed in order to identify where key home-making practices traverse them and where, and when, the opportunities for collaboration lie.

**Time** is then a tool by which practitioners and facilitators can navigate tensions between all actors involved in home-making practices that in turn helps anticipate moments for ‘periodic consensus’ (Levy, 2017). It is through these moments that the opportunities for collaboration arise. Understanding the role of time in the nature of these opportunities and consensuses is to better inform the most practical, but perhaps difficult, question: when to do what? Consequently, it is with time that the outputs of this report suggest to facilitate, manage and enhance existing home-making practices, and with time’s vicissitudes that they follow the process of ‘opening up’; to continuously redistribute and reframe the city to build a home for all.

Scaling up



Opening up



*Chapter 2*

**METHODOLOGY AND  
POSITIONALITY**



## WHO WE ARE

---

**W**e are a diverse group of students from University College of London (UCL) sharing the privilege of a unique experience in this field trip project in Yangon.

We come from different professional and cultural backgrounds and make the most of our differences by continuously negotiating our position in relation to the project and using that to inform our decisions about how we work. Whilst as a group we don't diverge greatly on political views, we found concepts such as Mouffe's (2008) 'Agonistic Pluralism' useful in terms of embarking on a collective project from different ways of seeing the world, formed by distinct experiences, and particularly in relation to how the development of Yangon is being realised.

This helped us with respecting different viewpoints and balancing the dominance of different identities. Further Miessen's (2015) negotiated co-production was useful in approaching our work with flexibility and attempting to use conflictual situations to produce creative ways of moving forward. This was particularly evident in praxis when it came to working with and considering the involvement other actors in different phases of the project.

We acknowledged the role of our agency, enabled by our position of privilege and what this would enable us to do in Yangon, and how this could facilitate moments of exchange amongst different actors and open up potential for new encounters, experiences and opportunities.

This helped us with respecting different viewpoints and balancing the dominance of different identities. Further Miessen's (2015) negotiated co-production was useful in approaching our work with flexibility and attempting to use conflictual situations to produce creative ways of moving forward. This was particularly evident in praxis when it came to working with and considering the involvement other actors in different phases of the project.

We acknowledged the role of our agency, enabled by our position of privilege and what this would enable us to do in Yangon, and how this could facilitate moments of exchange amongst different actors and open up potential for new encounters, experiences and opportunities.



## OUR VALUES

---

### Respect

We departed from an intention to show mutual respect for others' ideas based on relationships of honesty and transparency. We tried to be as open as possible with each other about our expectations, and encourage this from each other in a supportive way.

### Understanding

We took 'understanding' as a core value, considering it as a negotiated process subject, like our working context to transformation. How we understood the current situation in Yangon evolved, as did our expectations of the work, fundamentally through how we related to the people we worked with.

### Recognising limitations, identity and power relations

We acknowledged our limitations, and the limits of our understanding and knowledge, taking into consideration different scales and zooming in and out from micro to macro, objectivity and subjectivity. Using Rose's (1997) ideas about relational identity, we also understood that our own identities limit this process too, but it is through working with others that we can come to know the limits of our understanding, particularly with regards to comprehending and navigating power dynamics; amongst ourselves as a group, as a group with others and amongst others.

Through the frustrating process of trying to grasp in the gaps of our knowledge and of what is 'lost in translation' we may reveal new ways to see, listen and think about the work we are doing and the people we are working with.

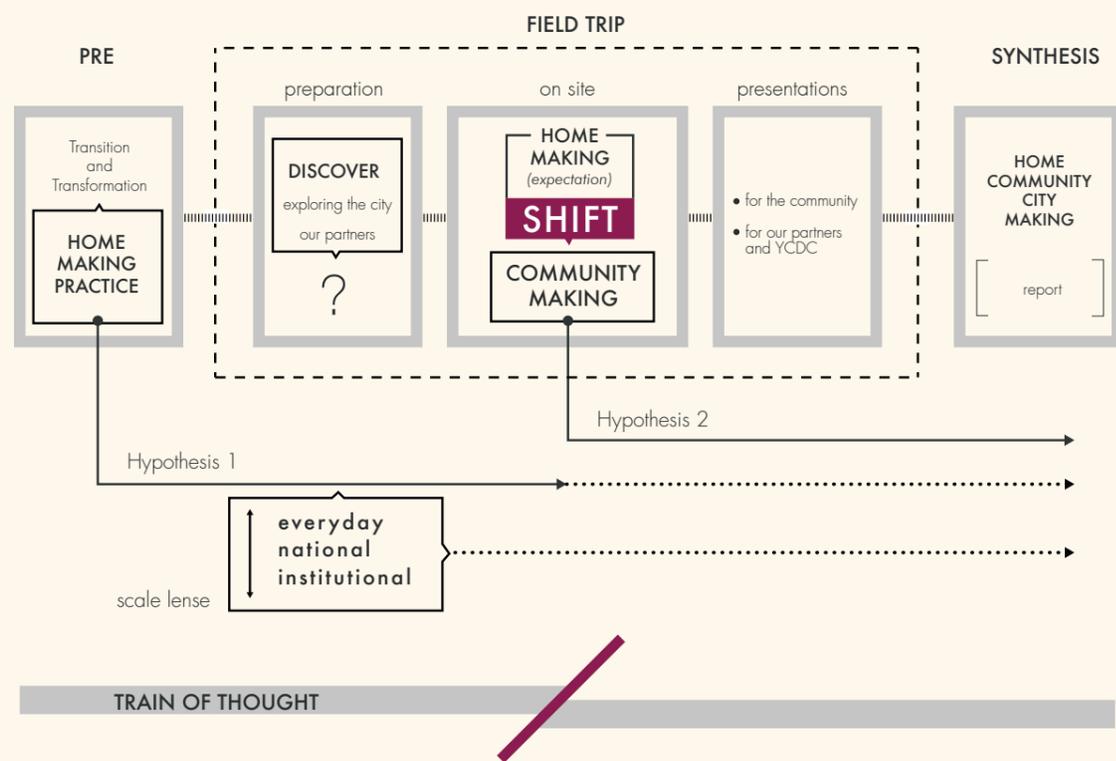
### Listening differently and un-learning

What we can put forward as a value then, is to listen and see in ways that are as conscious as we can be of our belief systems, prejudices, experiences and the power we enact in relation with others, and to try to make sense of this when we interpret what we understand from people and their situations. We recognise that this may involve 'un-learning.' This could be by questioning conclusions and justifications we naturally arrive at by interrogating the logic we have used and the emotional and sensorial lenses we have interpreted our surroundings.

### Co-production

As well as being a value, we considered this an aim constructed through everyday practice, by asking ourselves continually: how can we create the conditions for co-production? For example by working with limitations of understanding, time and languages. How will power dynamics affect this process and how can we ensure equal footing for different participants in the process? What is within and beyond the realm of our influence? We aimed to involve the YTU students and our key partners at WFW in this co-production process.

## WHAT WE DID



This diagram shows the development of our train of thought throughout the whole process of the project. We divided this process in three main working stages: the Pre- field trip, the Field Trip and the post field trip Synthesis.

During the Pre field trip stage our work mainly consisted of collecting and interpreting secondary data, as well as reading literature in order to develop the conceptual framework and a hypothesis. This hypothesis would then be analysed and tested throughout the remainder of the process. Also, in this stage we determined a lens of scale (the everyday, the notional and the institutional) that would allow us to describe and categorise relationships and actions of the Home-making practices.

During the Field Trip stage, we began exploring

and questioning the city as well the different actors involved in the home making practices of Yangon. Later, on the site while testing our hypothesis, we realized that our train of thought needed be bit shifted based on our analysis presented in the following section. We decided to establish a new hypothesis that would talk about community making practices within the home making process. Finally, using all of our findings based on our hypothesis we developed proposals for the community and our partners.

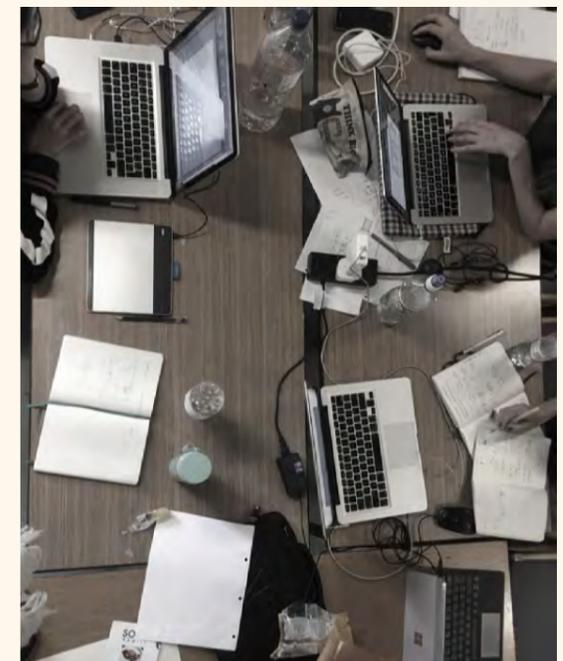
In the final stage, the Synthesis, we developed an exercise of reflexivity about all the information we had obtained through the whole process; our previous research, our classmates inputs, our teachers' observations, the ideas of our partners, what we learned during the field trip work and we grounded all of our thoughts in a final proposal that has become this final report.

Our values informed our methods and led us to re-frame our approach we as progressed through the different stages of the project: in the research before the field trip, during the field trip and afterwards.

### Phase 1: Pre Field-Trip research

Through our pre-field trip research we identified issues of inequality in terms of whose identities, needs and priorities were being represented in terms of Land and Housing in Yangon. As such we used the process of constructing our values to resolve to ask continuously throughout all of the phases of our project:

- Whose voices are missing?
- Where/what are ours and others' knowledge gaps?
- What interactions are happening across actors and scales and what tensions does that expose?
- What spaces for negotiation and manoeuvre does that enable?



Key actions during Pre-Field trip research were:

- Understanding the dynamics that have led to and continue creating the city of Yangon considering diverse and multiple scales, continuing to zoom in and out of Micro-Macro scales
- Decoding the meaning of 'Transformation in a time of Transition'
- Defining our conceptual framework around Home-making Practices
- Exchanging with our peers and tutors to complement/reframe our position and research framework

## Phase 2: Field trip

During the field trip we took the approach of testing our assumptions on-site through the different experiences we had in different sites with different sets of actors. Throughout the day and at the end of the day we assessed what worked and what did not by interrogating our confusion and points of tension. We then re-framed our assumptions and ways to test them again for the next day, and adjusted our ways of working as necessary.

Key actions during the Field trip:

### Exploratory activities

In order to test and discover how our conceptual framework around Home Making Practices in the field we conducted various activities: walking, observing, listening, conversing, interviewing, mapping, audio and visual recording. We aimed to capture the complexity of the reality we encountered and to remain flexible with our methods.

### Question Framework

We had devised a question framework around key themes to interrogate our conceptual framework of Home making practices. These were: Land Tenure and Citizenship, Infrastructure, Finance and Values, Typologies and Materials, Community and Social Fabric, at Township and City scales. We were helped in this task by the students who joined our team from YTU and from AMA/WFW.

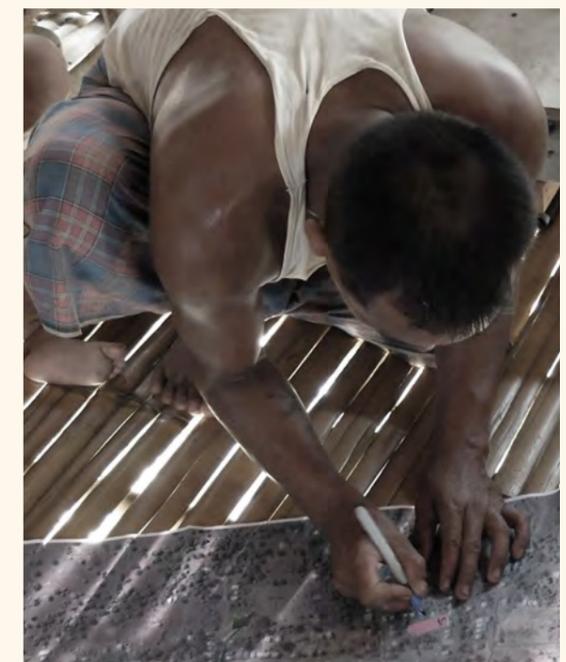
### Re-framing and reflection

Based on the reality we experienced on-site, particularly through exploring the settlement of '555' in the Nuang Village tract, we re-framed our interrogation questions around **Community Making Practices as Home-making** practices according to the cross-cutting themes. This was through paying particular attention to the power

dynamics we experienced and observed in social relationships and questioning the idea of community, what it means, how it is a heterogeneous and non-static form and a conflictual process. We interrogated how instances of 'community' are formed and what gives rise to the dynamics of co-operation and self-organisation we observed as an enactment of community building and in creating community. This was a finding drawn from listening to and seeing the infrastructure people had constructed and systems for sharing knowledge for example about building houses and roads, and building flood resilience. We reflected throughout this process about what we were experiencing and how this was changing our understanding of the people we met, informal settlement dwellers and urban development processes in Yangon. We were reminded of our positionality and were humbled by the kindness, warmth and generosity people showed us, particularly by inviting us into their homes and sharing their stories with us.

### Presentation and exchange

The final stages of the field trip involved presenting our findings back to the communities and partners. We benefitted from participating in and witnessing exchanges amongst the diverse set of actors from communities, civil society and government. Valuable too in this process was exchanging learning with and in collaboration with our peers, constructing joint presentations across two sets of four groups to summarise findings and strategies across the two Townships we were working in.



## FRAMEWORK OF QUESTIONS

| DIMENSIONS OF HOME MAKING PRACTICES | LAND TENURE & CITIZENSHIP  | INFRASTRUCTURE                | FINANCE & VALUES                | TYPES & MATERIALS                  | COMMUNITY & SOCIAL FABRIC          | TOWNSHIP & CITY SCALE               |
|-------------------------------------|----------------------------|-------------------------------|---------------------------------|------------------------------------|------------------------------------|-------------------------------------|
|                                     |                            |                               |                                 |                                    |                                    |                                     |
| everyday                            | > perception of insecurity | > mobility                    | > everyday experience           | > spaces of everyday               | > means of belonging               | > everyday bureaucracy              |
| process                             | > process of citizenship   | > Choice of settlement        | > + value of the savings groups | > materials of construction        | > use of public spaces             | > acces to public services          |
| institutional                       | > lease duration           | > provision of infrastructure | > Process of upgrading          | > procedure of arrival / welcoming | > community leader power relations | > relations with central government |

## SHIFT

| COMMUNITY MAKING PRACTICES | DYNAMICS OF POWER RELATIONS                                     | INFRASTRUCTURE & FINANCING SYSTEM   | KNOWLEDGE SHARING IN FLOOD RESILIENCE  |
|----------------------------|---|---|--|
|                            |   |   |  |
| everyday                   |   |   |  |
| process                    |   |   |  |
| institutional              | > Transparency and inclusiveness of the decision making process | > How / with which frequencies the saving system works? who are the people involved in the process? | > Sharing techniques and local knowledge in building flood resistance structures |

## Phase 3: Post-Field trip

Following the field trip came much analysis and reflection. We collated and digested the wealth of information we had gathered and processed it. We deciphered what we had learned, and questioned again our understanding and misunderstandings.

Key actions Post-Field trip:

### Consolidation

We identified ways to consolidate our research, improve and strengthen our recommendations.

### Re-interpretation

We adjusted our interpretation of events and our 'Vision' of urban development in Yangon by considering a shared vision developed through the experiences and exchanges we were privileged enough to have. We returned to the theme of storytelling that enabled us to investigate across multiple scales in our Pre-field trip research.

### Storytelling

We considered how storytelling enables representation of different identities, histories and voices to challenge dominant discourses where certain voices are less heard and certain people's knowledge is less valued. We recognised the value and generosity of spirit in which people shared their stories with us, and worked with this concept to generate a report of our experiences which aims to express a co-produced 'collage' of possibilities for what Home-making practices to build the City imagines for a future Yangon.



## CHALLENGES AND LIMITATIONS

The research and analysis presented in this report is based on qualitative research, lectures and two days of on-site field work. Our understanding of the political and economic situations in Yangon and Myanmar in the pre-field trip stage is informed primarily from literature in the form of academic papers, policy documents, newspaper articles, google earth studies of the urban fabric, Government publications on policies, laws and programs, reports from various national and international institutions (UN-habitat & TNI).

Among seven team members, we were able to cover about 30 households within one half of the 555 settlement in Hlaing tharyar Township. As it is a relatively small sample size to provide generalisable results, this data combined with the surveys provided by WFW and YTU students informed our understanding of the situation in the township in order to propose strategies to make efficient slum housing upgrading strategies.

As Eben Forbes noted in his research conducted in 2014, there is a significant lack of literature on the urban situation in Myanmar generally. As such we were reliant on the data and knowledge generated by WFW from their experiences in other slum upgrading projects in Yangon and volunteer students from YTU who have worked in these settlements this past year.

In our attempts to understand the complex political and economic situation in Myanmar, we found wide discrepancies in the data from official documents produced by government publications and the research from WFW - for example the number of people living informally in squatter settlements varied greatly from YCDC data (10%) and WFW surveys (40%). As a neutral entity we had the privilege to understand the situation from all perspectives (government, WFW, Academia and the dwellers)

and our observations are informed from this standpoint. However, the lack of sufficient data and evidence often limited our analysis and speculations had to be made based on available data.

In a time of transition in Myanmar, Yangon in particular, access to accurate census data was increasingly difficult due to migration and relocations happening within and outside the city limits. Settlements appeared and disappeared without official record. Rapid urbanization and lack of a clear master plan for the future development of the city challenged our study of the urban fabric and growth of the city. However, these very observations informed our analysis of the nature of urban practices and growth in the city.



*Chapter 3*

**WHY ARE STORIES  
IMPORTANT?**



## INTRODUCTION

We understand storytelling as having been critical to our methodology, whether in how we've had information presented to us or how we've been able to communicate information ourselves. Additionally, although the concept of the narrative has been something that has kept constant throughout our research, whether on-site or off-site, in Yangon or in London, the type of narrative has changed based on our circumstances.

In our pre-fieldwork research, we uncovered our site and the stories that were integral to our site's conception through investigative work. The stories we uncovered were in this way always somewhat incomplete, with conclusions that only offered more questions and findings that needed ratifying by first-hand information. However, they provided context to our on-site research without which we would have been unable to build any meaningful understanding of what we observed. They also informed us of what we could not observe on the site; the machinations, the structural implications and histories that were tied into the site's ontology. These were not made evident by merely being present there but required

investigation and then reframing through narration in order to clarify how we wished our strategies to aid those we interacted with and where we as researchers positioned ourselves in this chapter of Yangon's history.

One day in the field one of our partners from YTU commented that people from Myanmar 'love to tell their story'. During our fieldwork our experience of stories became more similar to that of an audience than a narrator. In order to understand the circumstances we were confronted with and faithfully represent them to organisations like WFW, communities like those we presented to in North Okkalapa and institutions like AMA, our most important action was to listen. In this way, and thanks to the incredible generosity of those

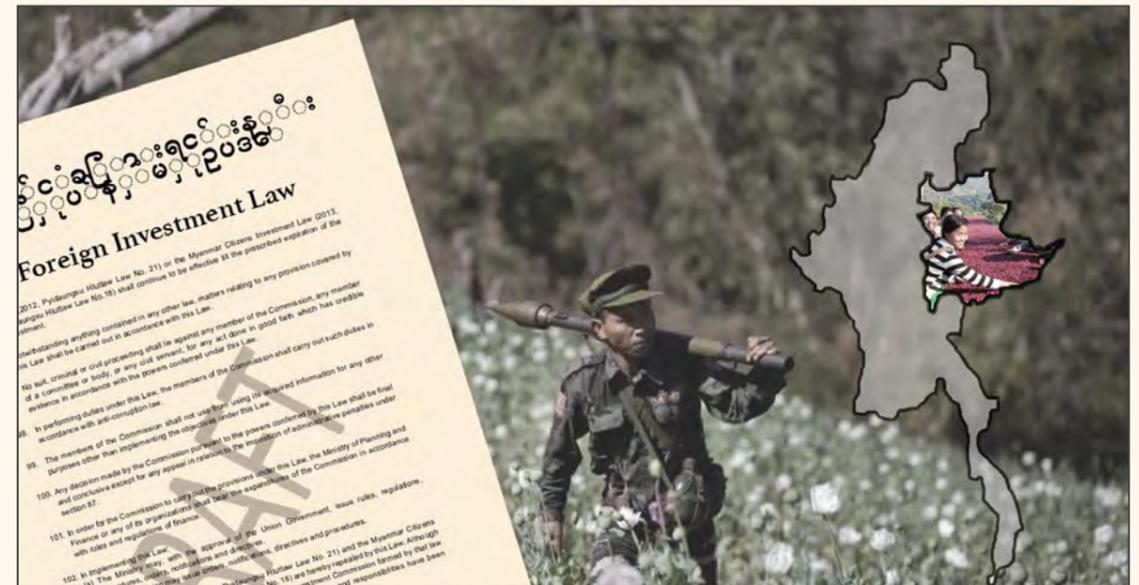
who shared their stories with us, listening became a powerful, active tool in storytelling.

Our post-fieldwork necessitated a synthesis of the pre-fieldwork investigative methods and fieldwork listening methods to piece together substantiating evidence for our home-making strategies. As findings, both narratives had to work accurately as representations of different identities, histories and voices to challenge dominant discourses where certain voices are less heard, certain people are less valued and certain stories less told. Furthermore, in challenging dominant discourses, these narratives help to precisely indicate spaces for **collaboration** and **cooperation** to **re-interpret** knowledge. Their recount alone is a discursively **redistributive** act, towards the city as home.



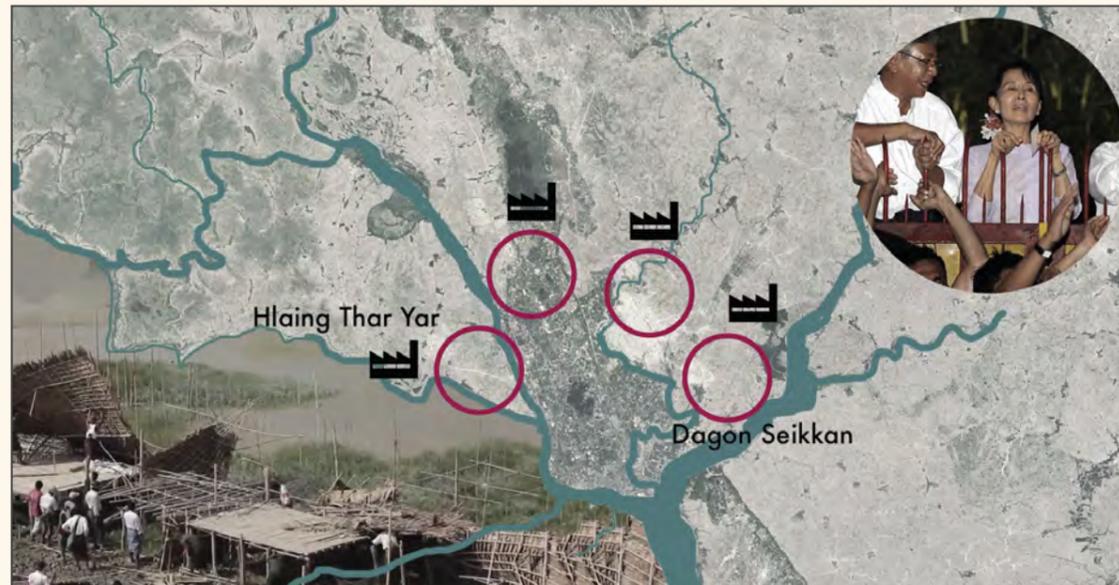
## A STORY OF TRANSITION AND TRANSFORMATION IN YANGON

1



This is a story of transformation in transition. It starts in 1988 at the advent of great transition in Myanmar, with the fall of the socialist republic and the rise of the Union of Myanmar (then known as the State Law and Order Restoration Council or SLORC), whose first significant economic reform was signified by the instatement of the 1988 Foreign Investment Law (FIL 88). This law is intended to aid in cutting foreign debt, which had risen to \$4.9 billion, about three-quarters of the national GDP by 1988. It contains, among others, the main objectives of the promotion and expansion of exports, opening some industries for private ownership, the creation of more employment opportunities and the exploitation of profitable natural resources. In reality it does little to actively encourage foreign investment, which is still heavily restricted and managed by the military. In a seemingly unrelated event during the time, in the Shan State, at the periphery of the country, a government-led campaign begins to replace the illegal production of opium with coffee production.

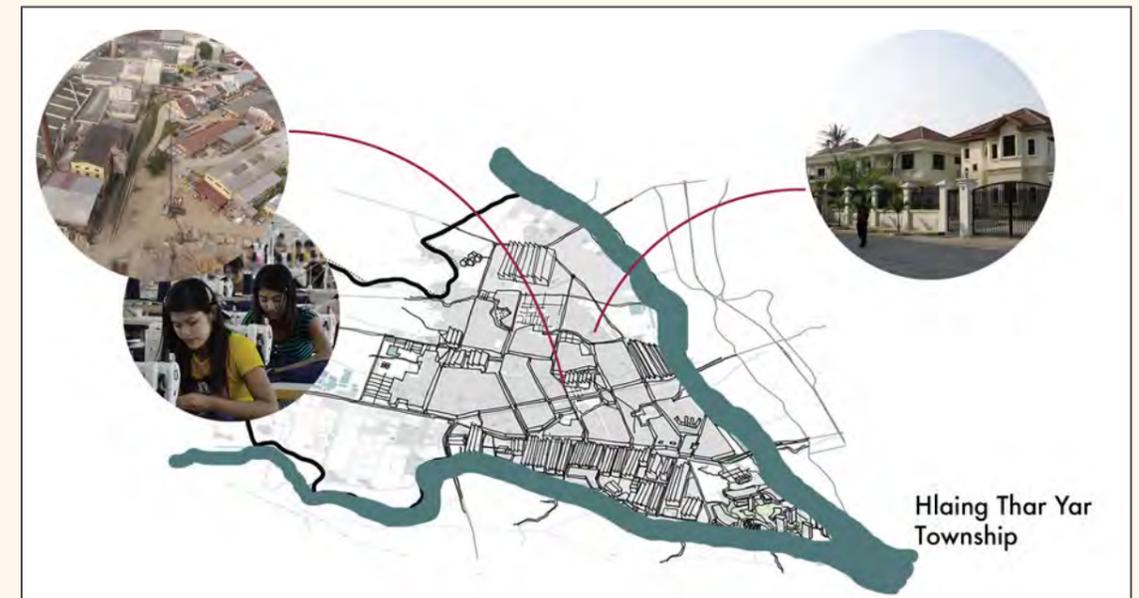
2



Two years on, in 1990, free elections are held, however the results are rejected and Aung San Suu Kyi is held under house arrest for the next 20 years. Meanwhile the 'City of Yangon Development Law' is enacted, ordering the formation of the YCDC in order to carry out the urban development works of the City of Yangon. The continual military establishment of an array of satellite towns in Yangon, like Hlaingtharyar, coincides with the military's push to open Myanmar's economy to private investment and many of these towns become the site of vast industrial zones. During this time many farmers along the Pun Hlaing River are evicted and their land is sold to industrialists. This zonal industrialisation is led by the Department of Human Settlement and Housing Development (DHSHD) and the zones, at first, are focused on grooming domestic manufacturers to serve local markets, with limited or special industrial areas assigned to attract Foreign Direct Investment (FDI). Meanwhile the sites in which they reside continue to grow in population as large swathes of people from the inner city relocate, with some forcefully relocated, to satellite townships that often have poor infrastructural connections with Yangon. Empty land that the military are unable to sell also begins to fill with squatter settlements.

[ Histories of poor infrastructural connection in the ex-satellite towns ]

3



In 1992 Senior General Than Shwe becomes the head of state and begins what is sometimes referred to as Myanmar's "first economic spring" (OBG 2017). Three years later in Yangon, Hlaingtharyar Industrial City, the largest industrial zone in Yangon, is established in 1995. The main industry in the zone is the garment industry. During this initial period most garment factories are joint ventures with the Union of Myanmar Economic Holdings, a holding company of the military government. In the residential areas of Hlaingtharyar the military have a more convoluted hold on the production of housing. An example of this is Nawaday Garden Housing Project, one of the first housing projects built prior to the Industrial City. This project was developed by Chin Su Co, Ltd, a company whose managing director is U Kyaw Myint, a prolific business man, political figure and alleged head of Bi Thu Sit (the People Militia Force) - a Shan state militia supported by the military government is heavily connected with opium trafficking.

[ Housing provision and industry have explicit historical links under central government control ]

4



Around the same time Senior General Than Shwe assumes power, Serge Pun - a Myanmar-born ethnic Chinese real-estate tycoon - returns to the country. His family was forced out of Yangon by the socialist coup in 1962. Being the head of a successful business in Hong Kong, he is one of a growing class of Myanmar nationals with explicit national and international business ties, is described in one interview as the “bridge between worlds” (Montlake 2013). He builds FMI City, a luxury residential settlement, in Hlaingtharyar in 1994. The township now contains a broad mix of luxury settlements, housing projects, industrial zones and informal settlements. Pun goes on to found the companies Serge Pun & Associates in Myanmar, First Myanmar Investments and Yoma Bank, all of which thrive during and survive the economic decline of the late 90’s. Yangon continues to grow in population, drawing people from surrounding rural areas where agriculture, specifically rice exports, begin to suffer heavily.

[ Diverse range of actors and varying resources in Hlaingtharyar ]

5



In 2000, Serge Pun opens the luxurious Pun Hlaing Golf Estate in Hlaingtharyar. Minutes away on the bank of the Pun Hlaing River, people begin to settle on a community that becomes known as ‘555’. In the years that follow, Myanmar experiences a series of financial crises that it struggles to recover from. During this time agriculture and industry in the country suffer. U Kyaw Myint’s bank, the May Flower Bank, is investigated for money laundering in 2003 in connection with opium trafficking in the Shan state and has its banking license revoked in 2005, although no one is charged. Serge Pun’s Yoma Bank is not investigated but is subjected to a military run on private banks leaving it on the brink of collapse and barring it from making deposits or taking out loans. Development across the country is largely at a standstill, although the population of Yangon spikes in growth due to the influx of refugees from the Irrawaddy Division because of the devastation of Cyclone Nargis in 2008. The Irrawaddy Division, already volatile due to its heavily reliance on rice cultivation, becomes an increasingly difficult area to live in.

[ Many people are moving to urban informal settlements due to the circumstances in rural areas. ]

6



**S**tarting from 2011, the new government under U Thein Sein makes a series of reforms that begin to 'open up' the country economically. A year into the new government the FIL 88 is replaced by a new Foreign Investment Law (FIL 12) that expands upon the rights and duties of foreign investors whilst also detailing what investment is prohibited. For the first time, 100% foreign investment is allowed in certain zones, Hlaingtharyar being one of them. It comes at a time of both continued expansion in Yangon and decline of the agricultural industry in the country - both problems U Thein Sein's government attempts to traverse with increased partnerships with private and foreign companies under newly established investment laws. Critical to these ventures are businessmen like Serge Pun, who had the restitution of his banking license personally approved by the president. Meanwhile, in the Shan State, U Kyaw Myint becomes an MP for the junta-backed Union Solidarity and Development Party (USDP). Opium production in the region soars but coffee production also increases. The United Nations Office on Drugs and Crime launch a crop-replacement programme with coffee beans.

Interconnectivity of Practices in Yangon, Government partnerships with Private Sector are motivated by Urban and Rural Problems (but **not recognition of people-led practices** within both areas)

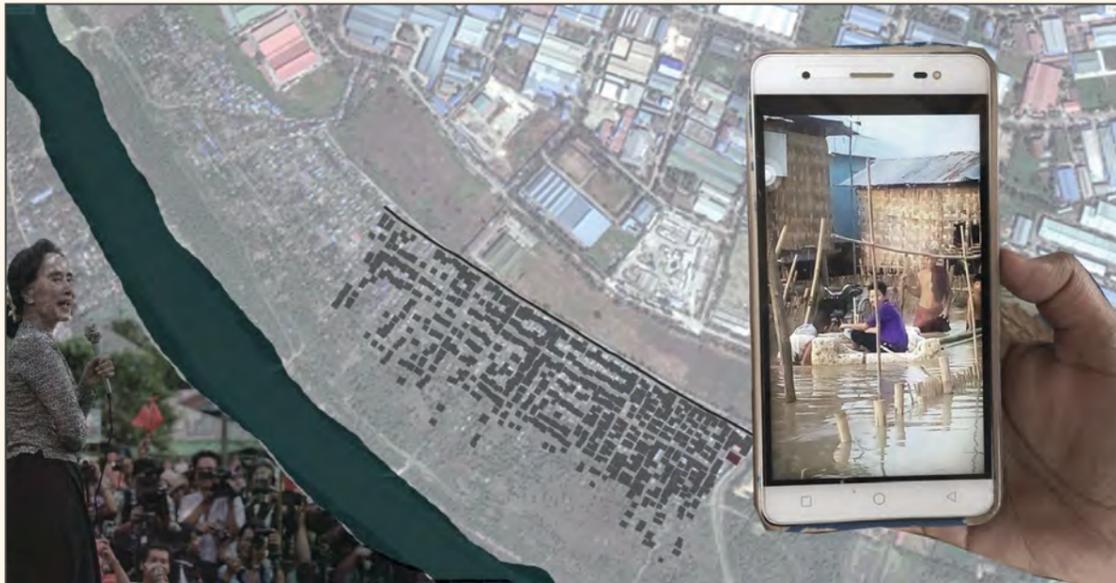
7



**I**n partnership with private conglomerates, the government proceeds to tackle the Janus-head of urban and agricultural problems that confronts Yangon. After a series of initiatives, the government commences in a huge infrastructural project of dredging and canalizing the Pun Hlaing River in 2014, which runs through Hlaingtharyar for a total of 34 miles to join the Irrawaddy River in the countryside. This is aimed to prevent 120,164 acres of land in 35 villages outside of Yangon from flooding and create a 'modern agricultural zone' in the Irrawaddy Division: with no explicit mention of rice cultivation, in an area that depends on the systematic flooding of the region. In the same year, Yoma Strategic, a Singapore-listed company owned by Serge Pun, announces plans to establish the largest coffee plantation in Myanmar in the Irrawaddy Division: an area with no substantial history of growing coffee. On the urban front, government-private sector partnerships produce a series of housing projects that are proven to be unaffordable and undesirable for many of those who are arriving to the city. As a result informal settlements in townships like Hlaingtharyar and Dagon Seikkan become magnets for migration from rural areas, catalysed by the availability of vacant land to squat on and the job opportunities made available by the ballooning industrial zones in the area.

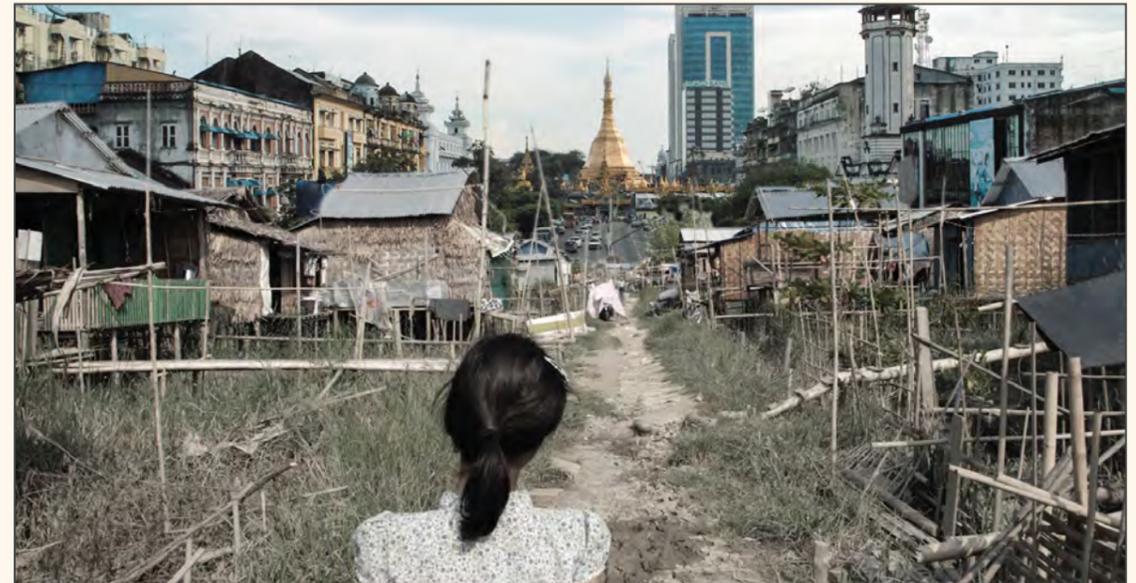
Existing Government - Led Housing Provision is **undesirable** for people migrating to city and is evidenced in the growing informal settlements

8



**2**015 brings the landslide election of the NLD and the country is poised once again on the advent of political change. The canalisation of the Pun Hlaing River is complete, but alongside the agricultural opportunities promised by U Thein Sein the withdrawal of the river exponentially increases the available land in '555': the settlement on the banks of the Pun Hlaing in Hlaingtharyar. The benefits many migrants saw in informal settlements now become compound in the vast increase of freedom to build in the settlement, outweighing the encumbrances of life in the Irrawaddy Division or in government provided housing units and even proving worth facing the threat of monthly flooding. Waves of rural-urban migration increase to record levels, with 10 million people expected to migrate from the countryside to cities in the next two decades. A wave of local and foreign coffee chains open in Yangon.

9

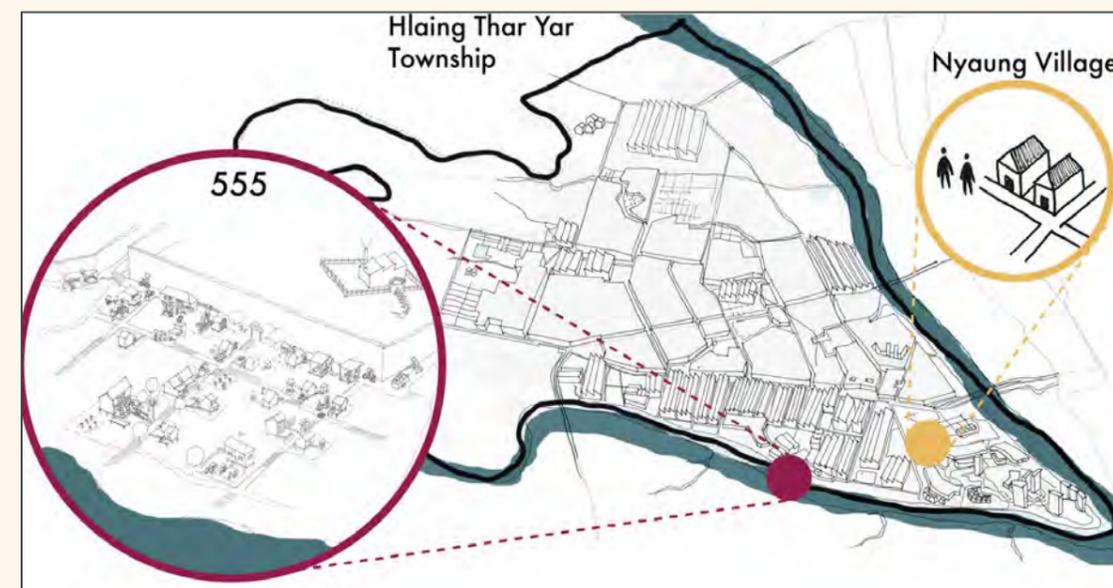


**T**his is also a story about people, notions and institutions. It is a presentation of how we've understood the context of our work amongst the interconnectivity of events, actions and prerogatives that are woven into the urban history of Yangon and continue to weave as it grows. It is an incomplete story, awash with smaller, incomplete narratives, but in this it reflects the fragmentary actions it recounts, many of which are often aimed towards provision - of houses, of jobs, of livelihoods, of alternatives.

## THE STORY OF '555'

This story is a closer look at the neighbourhood of '555' in Hlaingtharyar and describes people-led practices of provision in the absence of adequate government-led provision. These practices are again incomplete in the sense that the practices described present opportunities to be facilitated, managed and enhanced through collaboration.

1



**T**his is a story of creation and collaboration in Hlaingtharyar. It starts in 2000 with the creation of '555', a settlement on the eastern bank of the Pun Hlaing River, where vacant land is discovered and appropriated as new land to live on. The people who discover it start moving here from townships within Yangon, where they often still retain their livelihoods. Many were renting in the village or occupying other land that was also destined for other uses, so they had to leave. Prior to those townships, some come from the surrounding rural areas of Yangon. Some quickly turns to many, especially as people begin to migrate to Yangon in the aftermath of Cyclone Nargis in 2008 and having faced increasing lack of opportunity in the Irrawaddy Division.

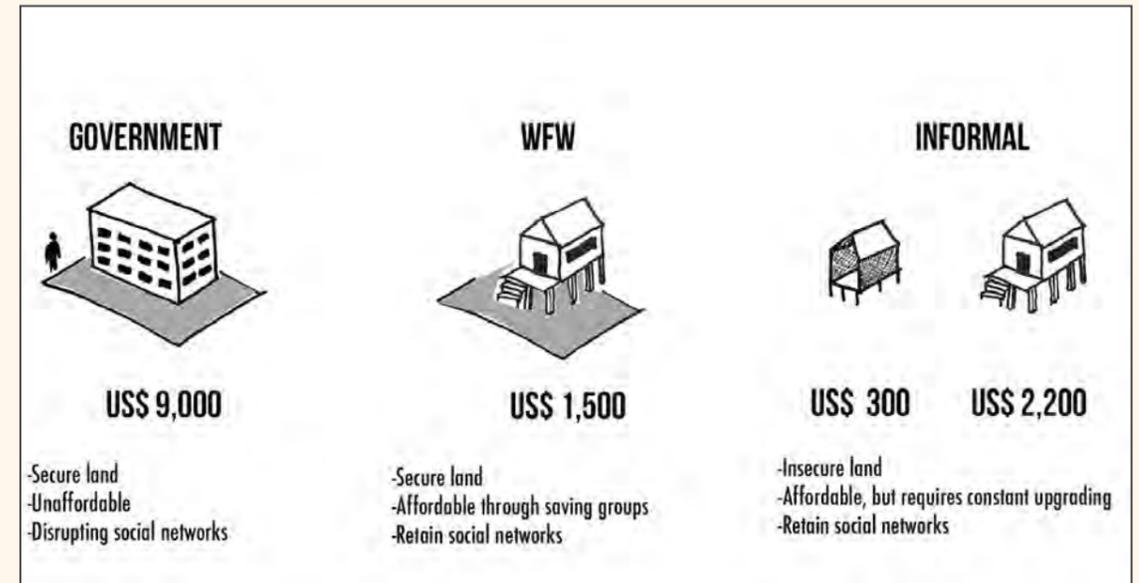
2



In the new settlement by the Pun Hlaing people are self-building, providing themselves with houses, infrastructure and services. Through this, a complex neighbourhood begins to consolidate. However, their settlement is in a precarious position as the land belongs to the government and they are at constant risk of eviction. Although, since its conception the settlement has managed to avoid eviction, they have received three eviction notice letters from the government. This is a situation that is reflected in the proliferation of informal settlements in Yangon and hence a significant proportion of the city's population. According to the government figures, 10% of Yangon's population live in informal settlements. This statistic is contested by WFW who believe it is closer to 40%.

[ Need for new-comers to **acquire land** which is available and **suitable for housing** ]

3



Still with this lack of security people continue to move to settlements like '555' as informal settlements in townships like Hlaingtharyar and Dagon Seikkan become magnets for migration from rural areas. This is catalysed by the benefits many people perceive in the freedom and relative affordability of building and 'owning' their houses. To many who migrate to informal settlements, these are far more desirable than their increasingly straitened lives in the Irrawaddy Division or the unaffordable, government-provided housing units that are not suited to their lives and livelihoods. To add to the perceived benefits, the nearby industrial zones are a huge pull factor for people seeking employment opportunities. Adding to the perceived drawbacks of housing projects is that although secure, the areas are often far away from where many people were currently live.

[ Need for affordable housing located near where people work. ]

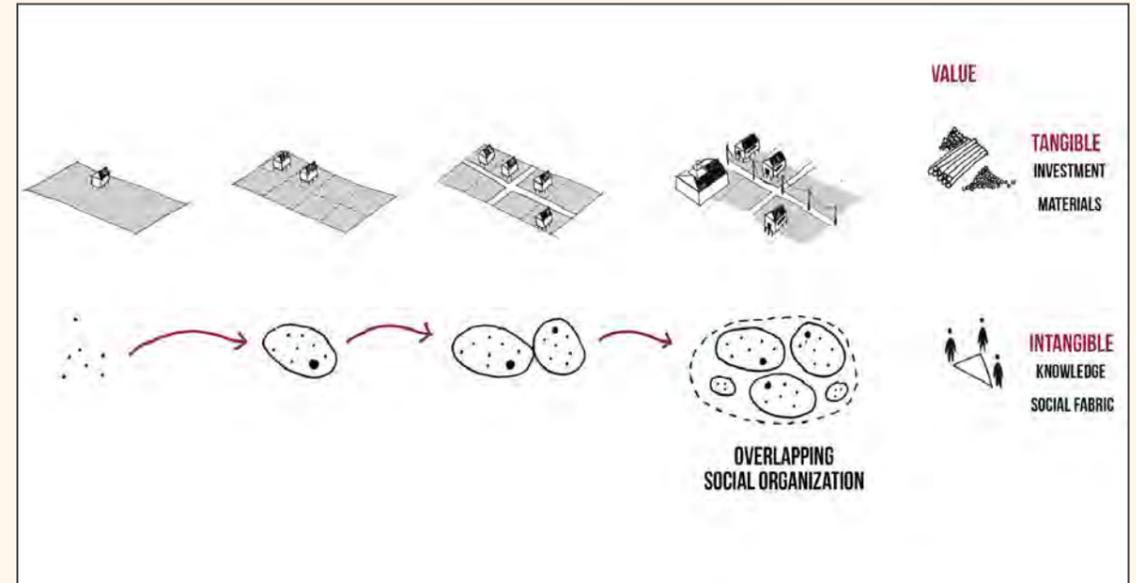
4



In 2015, '555' experiences a sudden expansion of space due to the canalisation of the Pun Hlaing River for the formation of U Thein Sein's 'modern agricultural zone' to create increased economic opportunity in the rural areas of the Irrawaddy. Simultaneously, ever increasing numbers of rural migrants mean that the population of the settlement begins to rise sharply. In Myanmar it is suggested that almost one-third of Myanmar's rural population of 36 million, will migrate from villages to cities to take up employment in the next few decades (IOM 2017). In addition to this, Myanmar is country with a protracted history of internal displacement and migration and in 2014, 9.39 million people (20% of the population) are believed to have been internal migrants. 2015 also signals the landmark commission of 10,160 "low cost" block apartments by YCDC, working with the private sector. Each apartment costs around US\$9,000, which proves largely unaffordable for the urban poor in Yangon. Not only this, but the number of affordable housing units actually needed this year, according to WFW, is 40 times this number and is likely to increase due to continued migration.

People **migrating** from other regions to Yangon.

5

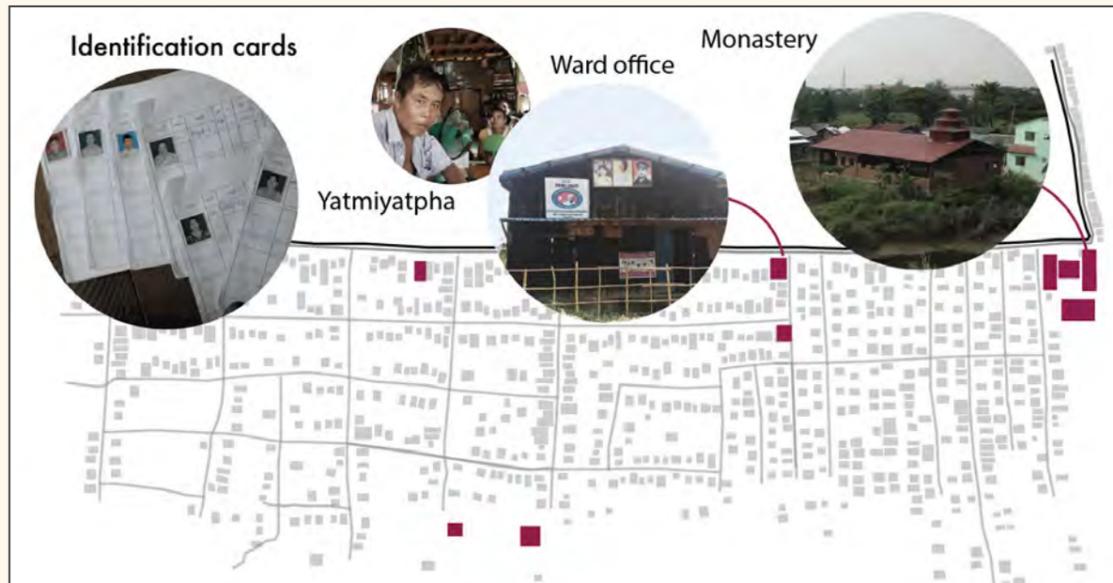


Building first with cheap materials or renting rooms in other houses allows people to save money to eventually rebuild their houses in a more permanent way. As time passes they also manage to collectively organise to implement common infrastructures and provide services like electricity to the settlement. These practices begin to consolidate a more complex social fabric in '555' as collaboration and collective organisation begins to instil a greater sense of physical, social and psychological security in various neighbourhoods in the settlement. Areas in '555' become evidently more than a collection of houses and the attachment, pride and emotional investment people feel in their homes becomes physically and discursively apparent. The settlement also becomes home to various patterns of social organisation among different groups of people, based on their beliefs, time of arrival and families. These variety of social organisation tactics overlap, forming a complex set of social relations. A social position particular to '555' is the yatmiyatpha: a voluntary or elected position responsible for overseeing and organising an area within the site, usually defined by streets or houses. The position is usually associated with leadership functions in the settlement.

There is **value** in the community from the **material investments** in building housing and infrastructure. Inhabitants have **skills** in **house construction**, they have developed coping technologies in sanitation, flood resistance.

Inhabitants are developing some **sense of security** from **social relations** but at constant risk of eviction. Self-organizing systems and structures produce a **complex social fabric**.

6



As the inhabitants of 555 organise themselves to save money, locate resources and collectively develop infrastructure and services they also start a process of documentation by collecting the information of different households in the settlement. This action gives every household from title of ownership and aims to facilitate possible future negotiations with the government for the acquisition of the land. Accompanying this, organisation is also manifested in space as 'ward offices': buildings funded by group savings where yatmiyatphas regularly meet to organise their areas, make collective decisions and resolve disputes within the settlement.

Existing capacity for **social organisation**, hierarchies and self production knowledge creating possibilities for **political imaginations**.

7



When the inhabitants of '555' start building common infrastructure, they typically begin with roads as they are critical to the development of other services and infrastructures like waste and heavy material transportation. Inhabitants save with their neighbours, who share the same need. The usual coordinator of this process is a yatmiyatpha. However, sometimes there are conflicts of interests with inhabitants with socio-political importance but who are outside (but occasionally within the physical remit) of the yatmiyatpha's social structures. In these cases, saving or collective agreement can become an elusive objective.

People are **sharing their knowledge**. Need for strengthening **knowledge sharing and cooperation** amongst the community and with other settlements. Existing power dynamics influencing **social hierarchies** and infrastructure provision.

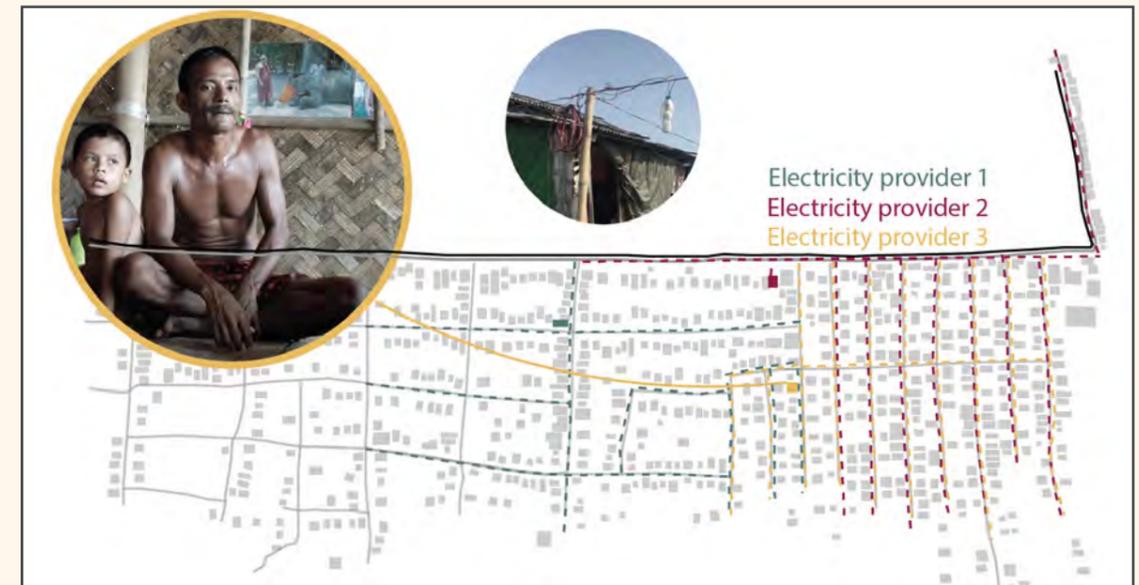
8



Some inhabitants of '555' recount that during their first year of living there, the river suddenly encroached on the land and many houses were destroyed because of the strength of the flood. There were, however, some homes that resisted the flood and some roads that weren't destroyed. The day after the episode the affected inhabitants began rebuilding their homes, imitating the designs of those that were more flood-resistant. The Pun Hlaing River floods once at the beginning and the end of every month. Ever since the first day the initial residents of '555' bore witness to this. Hence, they and future residents have been continuously sharing constructive knowledge and technologies that they collectively develop in order to survive.

Knowledge exchange on building.  
Need for upgrading infrastructure and building techniques.

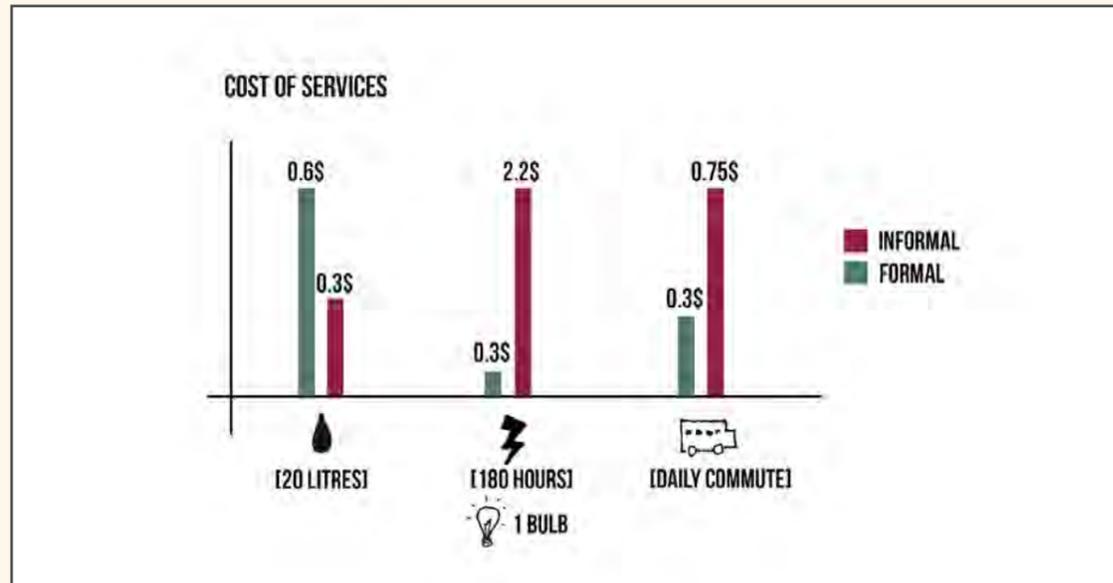
9



In tandem to the construction of more permanent houses and roads, many inhabitants in '555' also use their entrepreneurial capacities to provide for themselves and the settlement with services like electricity, drinking water, education, transport, etc. One inhabitant here produces energy using personal diesel-based generator and distributes this to more than 50 households. People pay him 100 kyats for 6 hours of electricity per bulb per day. With a TV the price is 400 kyat per day. With their business heavily reliant on the social relationships forged within the settlement, when some of the inhabitant's clients are unable to pay them by the end of the week, they are flexible and allow the clients them to pay them later without extra charges. This inhabitant is one of a few who also produce energy that covers other areas of the settlement. There are others who manage water provision, the sale of materials and commerce in the settlement. In addition to this, there are international NGO's also providing services in '555'. The Rotary International, a South Korean company, installed water pumps in 2012, however now many of them are damaged and people are developing alternative solutions to fix them.

Need for some infrastructure provision requiring specialist skills and technologies.  
Entrepreneurial capacities in settlement, self-provision of services.  
Social relationships catalysed and utilised in the provision of services

10



In order to leave the settlement for daily employment some inhabitants ride with people who offer motorbike and scooters services that transport inhabitants to the village. The inhabitants of '555' call this the 'Cycle Ferry'. Inhabitants that work in the village or in a nearby factory commute in this way spending 1000 kyat to go and return per day, almost double the amount of money they would pay if there were public buses that connected with the settlement. Though the entrepreneurial capacities of some facilitate transport infrastructure to the settlement, for many this is considerably more expensive than government implemented transport systems.

Need for **strengthening existing collaborations** in the settlement.  
Need for **mobility and connections** with city for increasing economic activity and **employment opportunities** to build on existing capacities.

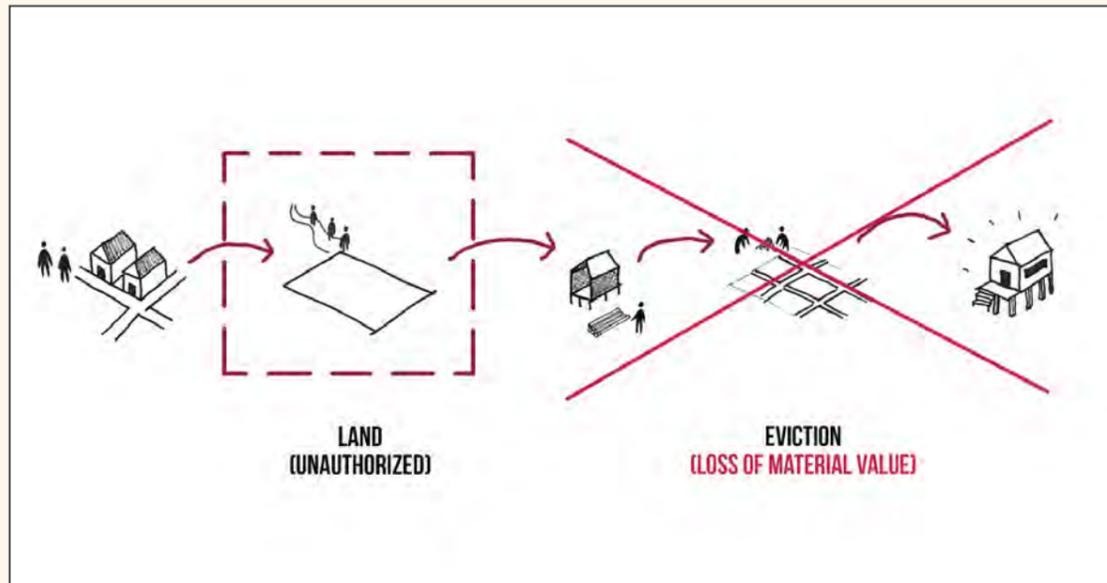
11



'555' is not a closed system. Rather, its connections extend beyond the limits of the site where, in order to develop situated knowledges and technologies, the inhabitants' networks consistently span the confines of the site and often connect to other places at a township level. They buy drinking water from areas outside the settlement and recycle waste materials from Hlaingtharyar Industrial City - where many people from the settlement also work - to build their infrastructures. As the settlement expands with time people are shaping and strengthening the life inside by utilising resources outside in a heuristic symbiosis with the rest of the township.

**Resourcefulness** of inhabitants in **recycling** and **creating livelihoods** whilst providing services they lack from authorities.  
A **symbiotic relationship** inside-outside the settlement.  
An opportunity and need to **increase connections** and strengthen this.

# 12



Currently there have been only a few new settlers to '555' as people have begun to prioritise other informal settlements and to be that the rainy season, and the exacerbated flooding that accompanies it, soon approaches. Many of the long-standing inhabitants are also attempting to control the density of the settlement using the documentation processes they embarked upon before. The inhabitants that arrived first now have very solid houses, paved roads, often work near their house and have established strong social networks upon which they rely. However, they still live, there as do new arrivals, with the common threat of eviction as the position of their settlement is still judicially and politically precarious. Due to this constant threat, no inhabitant in the settlement is able to achieve complete physical, social and psychological security: none can sincerely build a home.

In the possible case of eviction, there would not only be an incredible loss of social wealth and tacit knowledge upon which the settlement has been consolidated but also a devastating loss of material and emotional wealth as the time, money and memories that have been in the site through time will have been lost forever.

Need for **cooperation** in between systems provided by the government and people led practices.  
Need to enhance and **support home-making practices** to achieve greater security.

# 13



This too is a story about people, notions and institutions. It tells of how the resilience, resourcefulness and collaboration of people outside of the remit of government provision has created a complex settlement on the bank of the Pun Hlaing. It tells of socio-political organisation, symbiotic links with its surroundings and homes that have been built using shared and situated knowledges. It is in many ways a celebration of people-led practices, but a celebration that masks disquietude as the threat of eviction still looms over '555'. As the inhabitants continue to build homes and consolidate social relationships it will be of critical importance to them - the many people who live in informal settlements in Yangon, and to the equitable transformation of the entire city, that the provisions of the first story are able to correlate to and facilitate the practices exhibited here..

People-led practices and knowledge combined with **common threats** foreground **collective action**. This presents opportunities to **cooperate with authorities** and **negotiate** for community needs to increase legitimacy.

*Chapter 4*

**HOME-MAKING:  
A CONCEPTUAL  
FRAMEWORK**



## CONTEXT: DIAGNOSIS OF HOUSING SITUATION

In light of the recent, unprecedented urban growth of Yangon, individuals, groups, organisations and institutions have responded to the problem of housing the burgeoning population in a variety of ways. As detailed in Chapter 1, the government response has been hampered by not fully recognising the multi-scalarity and complexity of the problem, evidenced in lacking the cost-efficiency or suitability of its solution. Contrastingly, there has been a significant response from informal settlements around the city, where people are squatting on government-owned land and building houses for themselves. These responses have been the most effective concerning the immediate (self) provision of shelter for those without the means or desire to live in government provided housing. They also exhibit a flexibility that the government response lacked, being designed around the livelihoods of the self-builders. However, many of these houses are unable to ensure the physical, social and psychological security of their inhabitants. This arises from in security of tenure being a core aspiration of many, and from houses being built and often destroyed amidst the threat of eviction, environmental disaster and perceived criminal behaviour.

Furthermore, houses are built outside the remit of infrastructural and service provision from the government - an exclusion often rationalised by the precarious legality of many of these settlements - meaning their inhabitants are entirely dependent on their own resources and immediate social networks for this provision. Lastly, there are housing models adopted by NGO's like WFW, who have promoted women's savings groups that employ methods of collective ownership which are compatible with national land and contract law. Having either secured land themselves or identified secure land for building their homes, these groups can go on to establish communities and also work against speculation due to the necessary agreement of all signatories of the

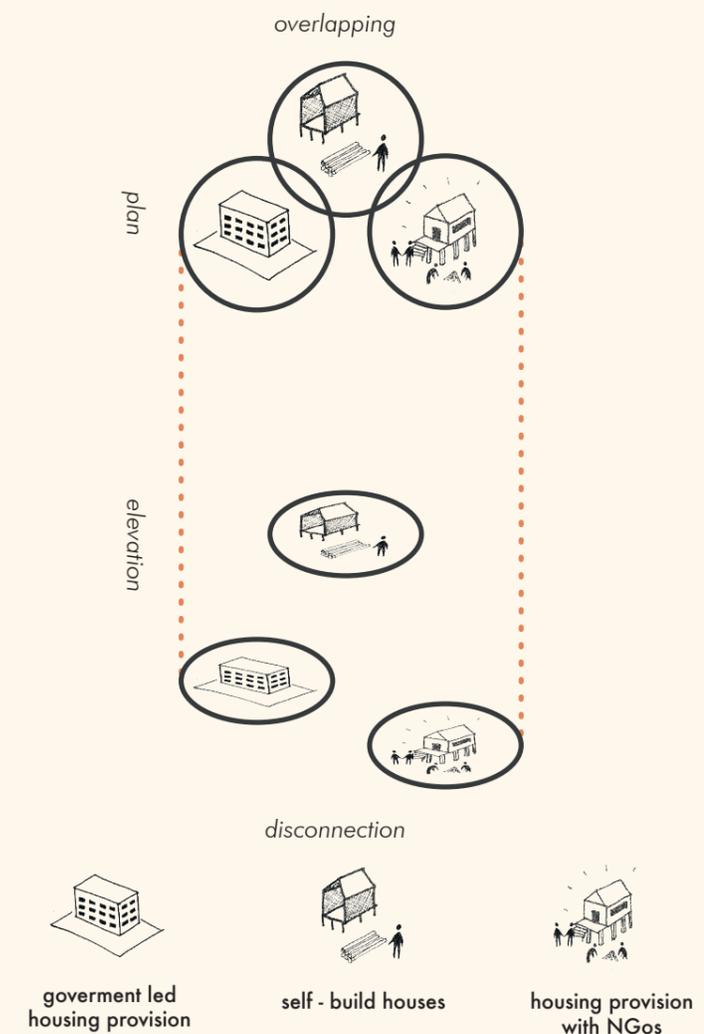
land before selling. Yet, these settlements still struggle for political recognition and are poorly serviced by government infrastructures and city resources.

The various actors currently addressing the housing situation in Yangon overlap in what they provide but are siloed in how they provide it, stifling the efficiency and scope of each group's housing provision effort. We believe that there is space and opportunity for collaborative efforts, achieved through these groups recognition and co-operative facilitation of the home-making practices we observed in the city.

The current institutional instability poses challenges for co-operation yet make it a crucial endeavour. Negotiating hierarchies amongst the tensions of centralised and decentralised power struggles, amid the building of institutions, whilst economic and land policies are being developed alongside other crucial transition procedures, including a fraught peace process. Capacity development is therefore a key to facilitating cooperation - learning from each other, internally and letting this direct external support.

The strengths and resources of a multitude of stakeholders can and should be utilised to work for the security of all of the city's inhabitants. Further they should enable equitable access to the city's urban facilities for the populations previously outside the realms of state provision yet who are integral contributors to the socio-economic and cultural spheres of Yangon. In this, we are striving towards a city as home, where its resources are redistributed to secure the physical, social and psychological wealth of all its inhabitants.

### Existing housing provision projects



The diagram shows the three existing processes of housing that we observed on site. In Yangon, the houses for the poor are provided by the government, the dwellers of informal settlements and NGOs. The government led housing projects provide completed social housing for the dwellers, but as they are located a different location than the original settlement, these projects will lead to relocation and resettlement of the dwellers. The self built houses are built by the

dwellers themselves. The dwellers occupy land, construct houses and then build their livelihoods and form communities. The NGOs help the dwellers to set up community groups to acquire legal collective land and build together to provide better quality houses and services as a community. The diagram shows the overlapping of what the different actors provide for addressing the housing situation, and the disconnection in the way they provide it.

## CONCEPTUAL FRAMEWORK

In order to build the city as a home for all and posit the co-operative **facilitation, management and enhancement** of home-making as a viable alternative to separate, institutional housing provision for people particularly in informal settlements, this conceptual framework details the logic by which a triad of home-making strategies operates.

An overarching notion in this conceptual framework is the prevalence of the operational/relational scales of home-making practices: the everyday, the notional and the institutional. These scales are not prescriptive, but rather aid in the illustration of an interrelatedness in the practices we observed that was not satisfactorily described by either spatial scales or scales of size alone. Their main purpose is primarily in observation and not instruction; they aided the formulation of our strategies in as much as we were able to identify how actors relate and interact with one another and where space for collaboration across these scales was most evident. We also believe that a departure from heavily conceptual language was also necessary for the efficacy of the strategies. As such they are not communicated explicitly, yet are interwoven, in our strategies and appear more so in our theoretical understanding of home-making and the evidence that we've used to inform the strategies.

Informed by gender theory and these operational/relational scales is a core that describes the principles our strategies work towards, the guidelines they will follow to achieve them, the work streams they will involve and the three key categories that the strategies will intervene in. The two principles that guide our strategies are:

- The redistribution of resources to build a city that is home for all
- The reframing of housing provision as the facilitation, management and enhancement of home-making practices for people in informal settlements

The guidelines our strategies follow in order to work towards these principles are:

- *Promote Collaboration and Cooperation*

These are common approaches for our three strategies. **Re-Interpreting Knowledge** means to address knowledge gaps about housing provision and home-making practices. It is geared towards re-interpreting the value of home-making practices we observed in the informal settlements of Yangon. **Promoting Collaboration and Cooperation** is a guideline that works in parallel with the re-interpretation of knowledge. This guides the reconfiguration of how the various actors concerned with housing provision in Yangon relate and work together. This is imperative for facilitating existing home-making practices to reframe institutional alternatives to housing provision.

This requires 'opening up' - continually assessing options for redistributing access to urban facilities across different sites and scales, ensuring multiple connections and socio-economic flows between and amongst informal settlements and the city.

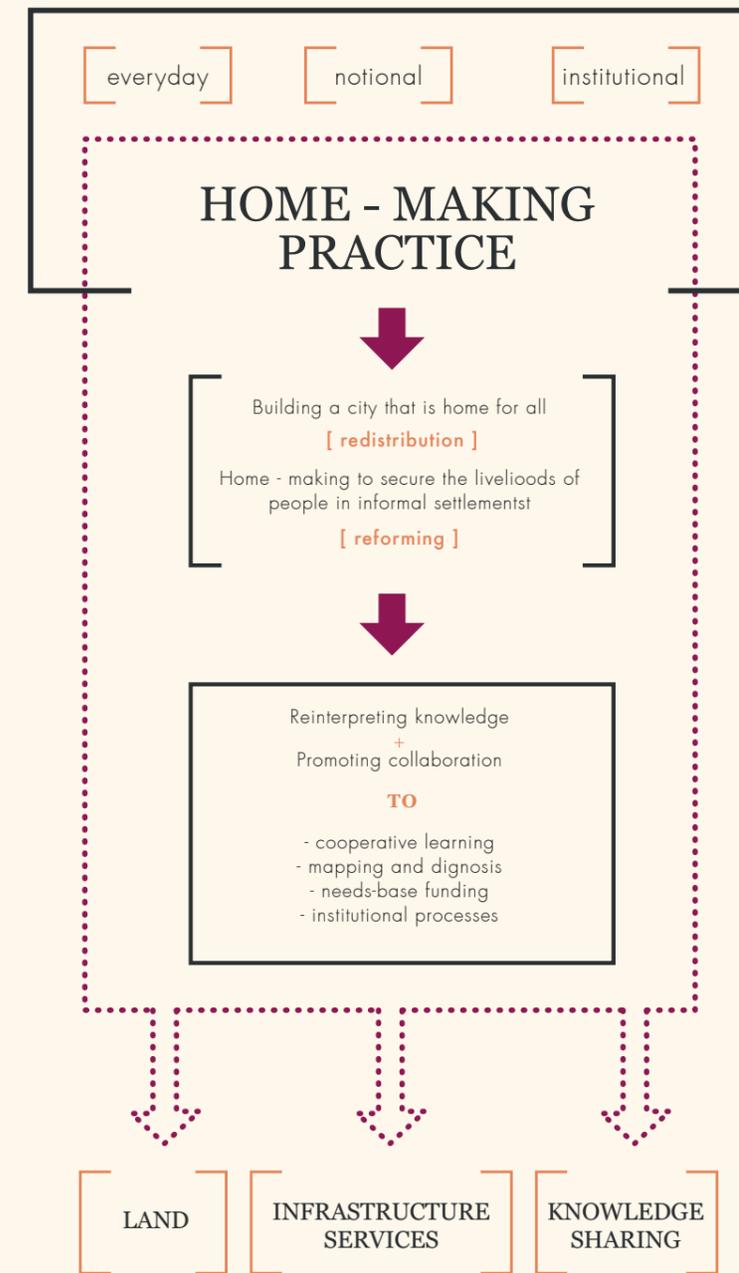
To achieve this we suggest three strategic focus areas through which to channel the combined efforts of different actors.

1. **Land for Secure Home-Making:** to address physical, social and psychological security
2. **Infrastructure for Building Connections:** to catalyse social relationships, connecting collective spaces and systems
3. **Knowledge Exchange for Home Building:** to consolidate physical and socio-political resilience and legitimacy.

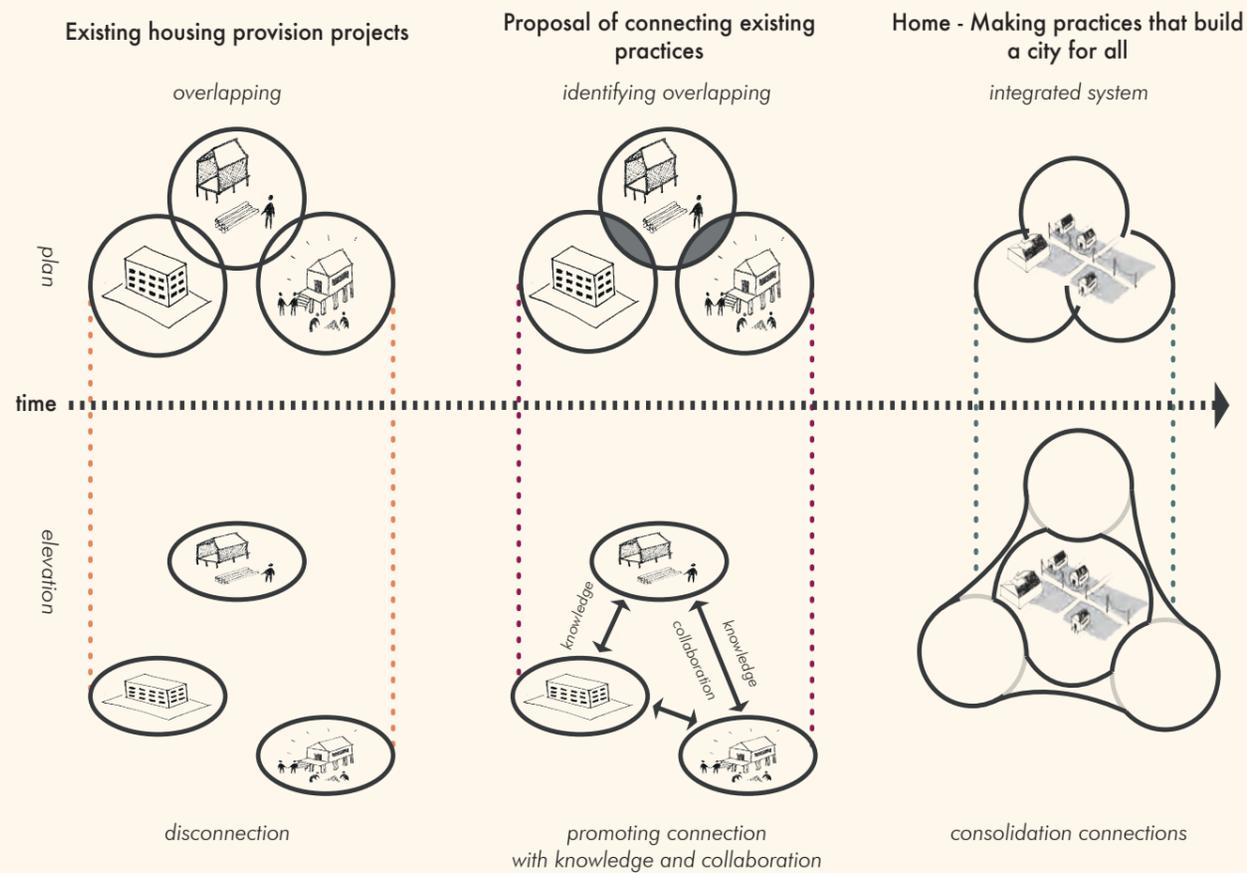
The strategies become operational through a common set of work-streams: community-led collective learning, co-produced mapping and diagnosis, needs-based funding mechanisms, reconfiguring Institutional processes and human resources.

These are not distinct silos of action, rather are dialectically related and often catalyse one another or become combined in how the strategies are put into practice.

The strategies all work to facilitate, manage and enhance the existing home-making practices that we have identified as critical to Yangon's development.



## CONNECTING ACTORS



**government led housing provision**  
 DHSHD - SURBANA - CHD - JICA - YCDC  
 MoC - DHUD

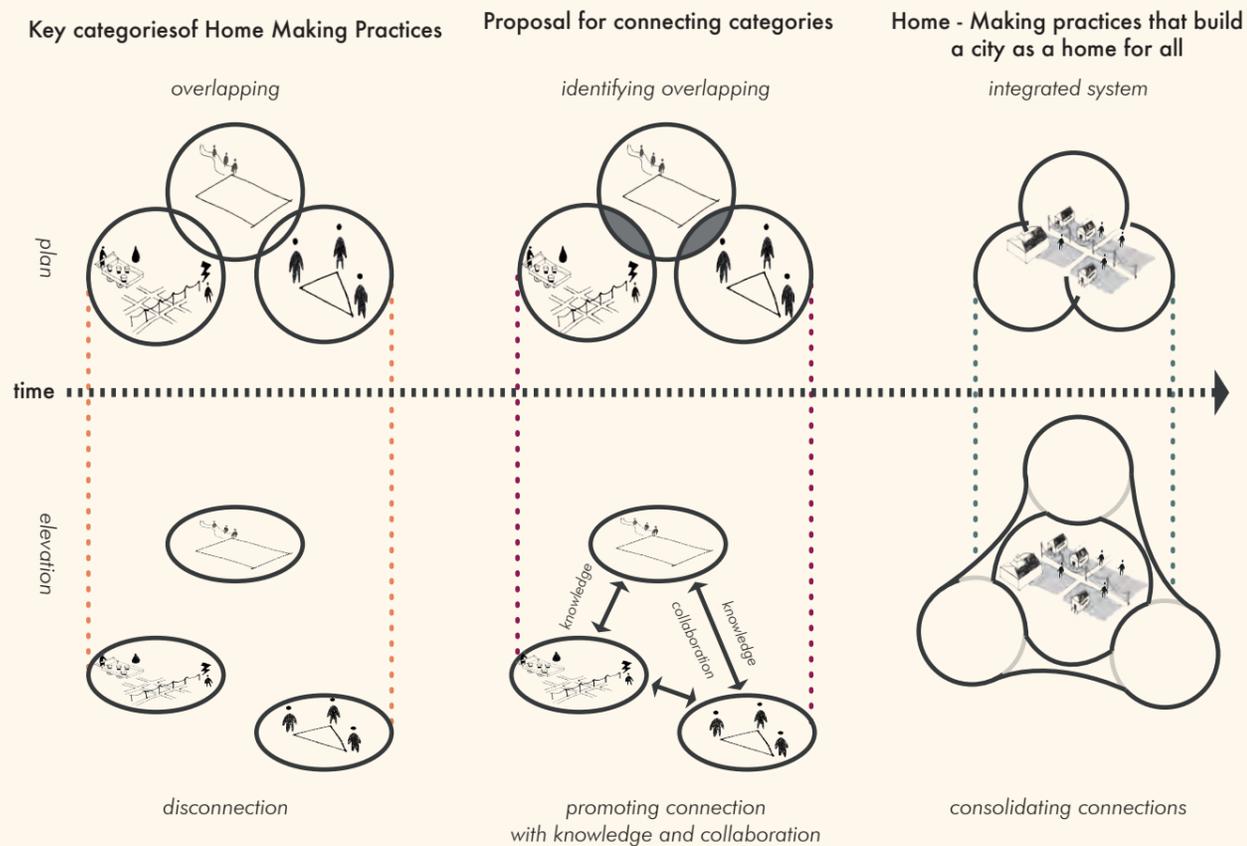
**self - build houses**  
 DWELLERS

**housing provision with NGOs**  
 DWELLERS - WFW - UN HABITAT

In order to facilitate and enhance the existing home-making practices in Yangon, building connections among the actors who are involved in the housing provision projects is necessary. As we mentioned in the context section, the actors responsible for provision of the three existing housing processes work separately with little or no collaboration with each other. The disconnection of the actors decreases the efficiency of the existing home-making practices in the city and lead to a fragmented provision of housing.

In this case, we need to identify the overlapping objectives of different home-making practices and promote the collaboration among different actors by sharing knowledge and working collaboratively. In the end, we propose the 'opening up' system in which different actors could share information and resources to consolidate and build up networks in home-making practices.

## CONNECTING CATEGORIES



The diagram depicts the proposed process of connecting the different existing home-making practices. Currently, there is a disconnection in the process of land acquiring, infrastructure building and knowledge sharing between the different processes. Land security is recognised as an independent issue which has little or no connection with infrastructure provision in the settlements.

While in our proposed strategies, we identify the overlapping of the different categories and attempt to build and strengthen the processes of and the relationship between land acquiring, infrastructure building and knowledge exchange. For example, the knowledge sharing strategy could also back up the land security and infrastructure provision by sharing the experience of acquiring secure land through learning.

Through the collaboration of the three strategies, we propose an integrated system that combines different categories and actions together to enhance the existing home-making practices in Yangon.

*Chapter 5*

**STRATEGIES FOR  
HOME - MAKING**



## INTRODUCTION TO STRATEGIES

There are four work-streams running through each strategic focus area of Land, Infrastructure and Knowledge Exchange for Home-building:

1. Community-led collective learning
2. Co-produced mapping and diagnosis
3. Needs-based funding mechanisms
4. Reconfiguring Institutional processes and human resources

### 1. Collective learning for collective action

This work-stream comprises different self-enumeration and documentation tactics, of capacity development initiatives. It would be largely led by informal settlement inhabitants in partnership with CSOs and as such is most apparent in the 'Knowledge Exchange for Home-building' strategy. It also involves communications tactics to ensure learning travels across the city and contributes towards recognising and altering the discourse about the capacities of informal settlement dwellers for home-making. This is important in mobilising towards collective action at community level to influence decision makers.

### 2. Co-produced mapping and diagnosis

This work-stream incorporates collaborative knowledge from different actor groups: dwellers/communities, civil society and government to produce alternative maps and diagnoses of the city, specifically in relation to Land and Infrastructure. It involves connecting knowledge and information gathered through processes outlined in the Collective learning work-stream such as self-enumeration with formal knowledge systems about Land, Housing, Economies and Infrastructure.

### 3. Needs-based funding mechanisms

Related to decision-making as well as translating knowledge gathered through collaborative processes, this work-stream constitutes financial resourcing mechanisms. It enables funds to be

directed to where they are needed most; to re-distribute opportunities to underserved communities as well as translating decisions which express community needs and priorities in ways that concretely affect their lives into real-life physical changes. These take the form of participatory budgets, subsidies or funds for Human Resource functions and City Authority sponsored events.

### 4. Reconfiguring Institutional processes and human resources

All the above work-streams feed into this wider area which builds towards long term institutional changes: reconfigurations of organisation of work, including how priorities are identified and how decisions are made to be more influenced by the voices and needs of informal settlement dwellers and other marginalised voices in the City.

### Collected Strategies Diagram

The following diagram shows how the four work-streams cut across the strategic focus areas and indicates phasing through time and actor involvement at a general level. These processes are further detailed in each strategic focus area in the next chapter.

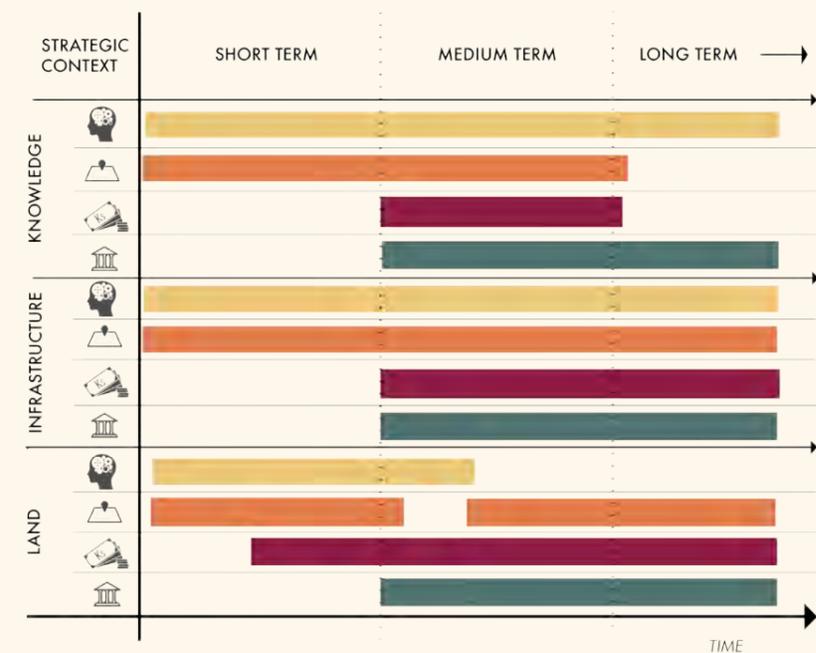
### Actors

The diagram generalises the range of actors involved across dwellers, civil society and government involving residents and community groups in informal settlements, to Non-Governmental Organizations (NGOs) and central and city level authorities. The aim of these strategies is to reconfigure how these actors relate, interact and work together. As such the general picture overleaf should not be taken as a static and literal interpretation of the actors involved, rather an indication of how they might interact across strategies.

### Phasing/Timeline

Similarly, they broadly follow a sequential logic of short-medium-long term implementation indicated by the order. Nevertheless this is a non-linear process of implementation with overlaps and parallels, intersecting at various points in time. Most processes are considered to be iterative and cyclical (Nesta, 2010 : 11 and 2014), led by the

'learning-by-doing' logic of innovation. This draws on the Jugaad innovation (Rao in Graham and McFarlane 2014: 53, Radjou et al, 2012) seen on-site requiring experimentation for improvement, working towards integration into current systems with the aim of transforming them. As such these work-streams should not be considered as distinct projects or programmes, but ways of working that contribute towards and constitute complex systems of the city.



### Legend

|                         | actors                                   |
|-------------------------|--|
| COOPERATIVE LEARNING    | NGO, Dwellers, Civil Society             |
| MAPPING & DIAGNOSIS     | NGO, Dwellers, Civil Society, Government |
| NEEDS-BASED FUNDING     | NGO, Government                          |
| INSTITUTIONAL PROCESSES | Government, NGO                          |

# O1 LAND FOR SECURE HOME MAKING

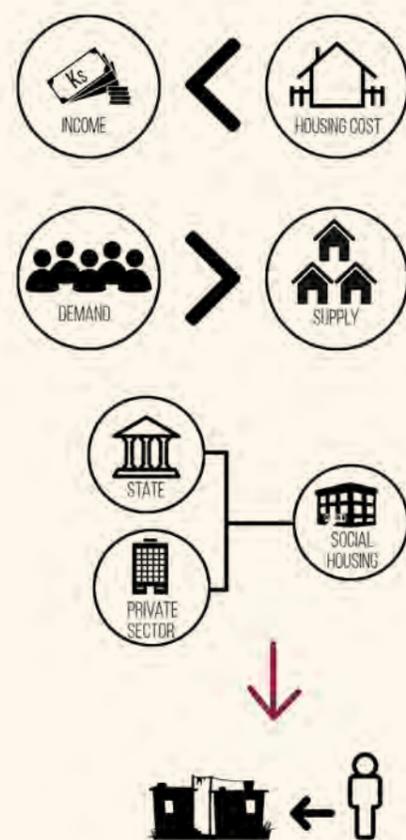
## INTRODUCTION

The pace of urbanization is increasing in Myanmar in part due to the recent political and economic opening of the country. In 2016 this led to unprecedented levels of foreign investment as companies began to arrive to take advantage of the “frontier market” with cheap labor and abundant natural resources. Property values have skyrocketed in some parts of Yangon as the supply of available housing and commercial space was not adequate to meet the increased demand brought by internal migrants to the city, along with foreign businesses and their executives. Economic disparity will likely continue to increase as the newly generated wealth will go first to local elites and foreign business partners, even as the cost of living increases for everyone in Yangon (Forbes, 2016).

In Yangon we observed three distinct processes of acquiring land for housing by the informal settlement dwellers, the government and NGOs (WFW). Dwellers occupy available land and build their houses through complex system of social relations and networks resulting in a home-making practice. However, the land they settle on is not secure as they don't have legal ownership of it, which jeopardizes this practice.

The government provides completed housing projects on legally secure land which involves relocation and resettlement. If forced to move, this unravels the social fabric and livelihoods people have built. Here, the government assumes the role of housing provider rather than facilitating the home-making process. Further this housing is unaffordable for many and significantly lacking in quantity to meet existing demand. “As of 2016, even the lowest cost “affordable” units have been sold for about US\$20,000 a sum few working class families can afford without an installment plan and/

or low-interest loan” (Forbes, 2016) Recognizing the value in the capacity of informal settlement dwellers, NGOs such as WFW have put an alternate process in place whereby dwellers form savings groups and either secure land themselves or identify secure land for building their homes. People are the key actors in acquiring land and this becomes the first step in building a secure home making process.



## ISSUE

The issue with the above mentioned processes is that there is a loss of value for the dwellers (both material investment and social value in the networks they built) and for the government (investment) in the disjointed processes of acquiring land in order to build homes. The disjuncture is caused by different entities acting in siloes, overlapping and duplicating efforts causing a loss of value for all.

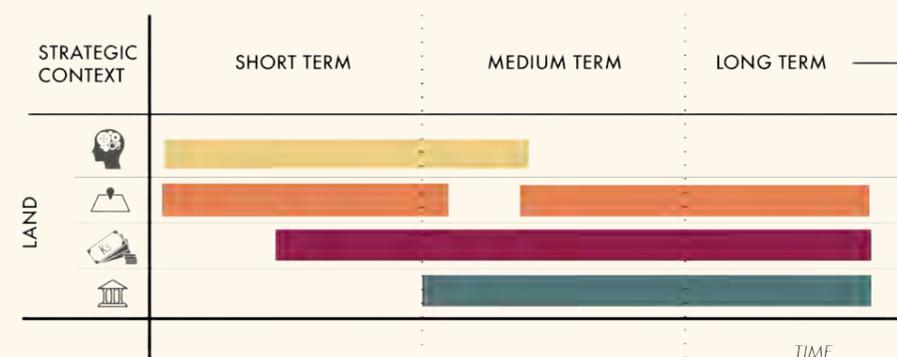
There is an absence of a platform where negotiations to acquire land and exchange information could take place in order to create more efficient systems.

## PROPOSED STRATEGY

This strategy proposes to create an efficient system of acquiring land in order to strengthen existing home-building processes by informal settlement dwellers which capitalize on government resources, through the facilitation of NGOs (WFW).

## OBJECTIVE

The objective of this strategy is to ensure the urban poor can choose where to acquire land or secure the land they are using for housing, including access to adequate information to inform their decisions about in-situ upgrading or relocation.



legend

|  |                         |
|--|-------------------------|
|  | COOPERATIVE LEARNING    |
|  | MAPPING & DIAGNOSIS     |
|  | NEEDS-BASED FUNDING     |
|  | INSTITUTIONAL PROCESSES |

## EVIDENCE

The proposals given within this strategy are reinforced by evidence collected from National and City policies, academic research, interviews with inhabitants and experiences on-site.

The Masterplan for Yangon prepared by JICA in collaboration with YCDC predicts a population rise from 5.5 million people to almost 10 million by 2040. As such, this Masterplan outlines the development of new industrial zones, infrastructures including transportation links and services, but it does not include an adequately detailed land use plan especially to address the need for land in housing provision to accommodate the incoming population. The new industrial zones proposed will undoubtedly generate jobs that will attract increasing numbers of migrants to the city. With the cost of living and housing already high and rising in Yangon these migrants are forced to settle in the periphery areas without secure land ownership titles (Forbes, 2016). Almost 40% of the population of Yangon is estimated to be living in informal settlements (WFW, 2017).

Forbes (IBID) recommends in his report that the best policy for Myanmar would be for the government to set aside land for low income housing throughout the city. Squatting without legal permits has caused evictions in large numbers in different parts of the city. Boonyabancha (2009) notes that in rapidly urbanizing Asian cities it is not necessarily easy for governments to allocate appropriate land for housing, in desirable locations at affordable prices due to intense competition from private developers. She suggests that the dwellers themselves are capable of identifying such land based on their needs. Forbes (IBID) also notes that evictions due to squatting on government land are more likely than evictions on privately owned land because “[...] these landlords illegally subdivide their land in order

to profit by informally renting parcels.”

“[...] In Myanmar, land is often held as an investment and a hedge against inflation because financial institutions are not well enough developed to attract and channel domestic savings into more productive sectors. This use of land as investment fuels speculative activity and drives up land prices. In order to control speculation, the government needs to gather precise land-ownership data. The JICA Master Plan is itself very likely to be fueling speculative land purchases within the development zone defined by the Master Plan.” (Forbes, 2016).

Using this evidence and arguments, the proposals within our strategies for land aim to increase the efficiency of the land acquisition process for informal settlement inhabitants and migrants. This can be done through complementing and strengthening the current people-led practices of acquiring land and integrating them with the objectives of the National Land Use Policy.

[National land Use Policy, Myanmar:

### Objectives:

- b. To Strengthen land tenure security for the improvement of livelihoods including food security of all people in both urban and rural areas of the country;
- e. To promote people centered development , participatory decision making , responsible investment in land resources and accountable land use administration in order to support the equitable development of the country

### Guiding Principles:

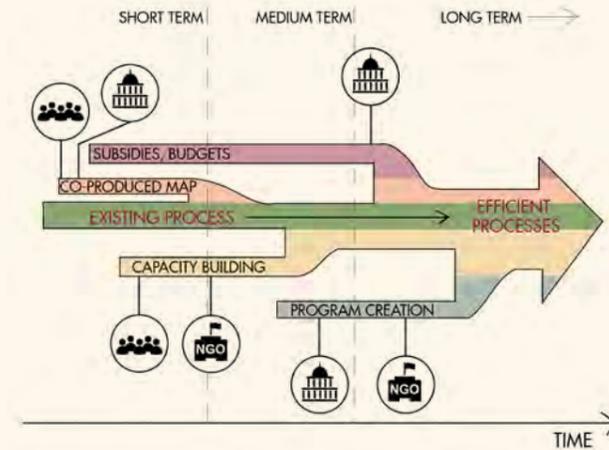
- d. To recognize and protect private and communal property rights of citizens as included in the constitution

### Basic Principles:

- c. To promote effective land information management , including easy public access to information
- e. To promote inclusive public participation and consultation in decision making processes related to land use and land resource management
- j. To prioritise the interest of public citizens over private companies in land use decision making]



## ACTIVITIES



### 01 CO-PRODUCED LAND USE MAP



(short term to medium term)

#### Physical Outputs

This map will be an output of workshops facilitated by NGOs such as Land Core Group with the participation of YCDC Planning representatives and representatives from different informal settlements in the city to map:

- existing land use, land ownership, land value and infrastructure connections of Yangon as it is currently.
- existing informal settlements, number of households, existing infrastructure and services, typologies of the houses, livelihoods.

#### Actors

YCDC, LCG, Community groups

#### Changes

This map will enable the creation of updated, legitimate data on the existing land situation in Yangon. This will inform the government of potential sites in the city for future development.

This information will inform location of future sites for housing and relocation with land value and ownership data for people to access and use for negotiation to acquire land.

The aim of this map is to potentially attempt to match the demand and availability of land for housing

### 02 PHASE 2: PUTTING INFORMATION FROM THE MAP INTO PRACTICE



(medium to long term)

#### Physical Outputs

Ensuring the needs and recommendations emerging from the Co-produced Map and dissemination processes are considered and integrated into the housing provision process.

This is to be developed as a long term goal by the Planning Department with the participation of Community leaders and NGOs. It will build on the co-produced map as phase 2.

*[Land use planning as a process is still in its infancy in Myanmar, and Yangon in particular. But, YCDC created a planning department and by 2016 had recruited up to 50 new staff - an indication of its commitment to the function. The UN supports YCDC and the Department of Human Settlements and Housing Development (DHSHD), which is also involved in urban planning. (Forbes,2016)]*

#### Actors

YCDC, DHSHD, Community representatives, LCG, YU (other universities)

#### Changes

This mapping program will inform an understanding of growth of the city to identify future available lands for housing and potential use of the surrounding areas.

This will support regulation of city expansions, assessing potential available land to meet the growing housing demand.

### 03 INFORMATION BANK AND DISSEMINATION PROCESS



(short term to long term)

#### Physical Outputs

A process will be led by the National Land Use Council (NLUC) to consolidate all the co-produced data in cooperation with civil society. It shall comprise of representatives from different stakeholders such as farmer associations, NGOs working with informal settlements, academia, private sector and others.

*[concept can be extended in context of infrastructure as well]*

#### Actors

NLUC, academia

#### Changes

All the co-produced information of land value, land use, ownership, infrastructure connections and future potential developments from the co-produced mapping exercise will be documented and organised through this process in order to inform:

1. Dwellers who wish to start housing processes or relocate, and are seeking secure lands
2. Dwellers who wish to apply for subsidies for acquiring land
3. State departments - to inform existing condition of specific sites and future development sites
4. Private developers on potential sites for projects and cost of acquiring it.

### 04 SUBSIDIES FOR ACQUIRING LAND



(short term to medium term)

#### Physical Outputs

Funds allocated to provide completed housing projects will be diverted to create subsidies for low-income dwellers to apply in order to acquire secure land (lease or title).

These subsidies will be given out on application basis to the people only when applied for as a group/ community (the minimum number of individuals required to form an eligible group will be decided based on the dimensions of land requested and type of ownership requested (lease/ title). The eligibility of the group is decided on income basis.

*[In mid-2014, DHSHD announced it would address the shortage in low-income housing nationwide, and US\$97 million was set aside to build low-cost housing in the 2015-16 fiscal year.]*

#### Actors

DHSHD, YCDC

#### Changes

The allocation of these subsidies will allow low-income residents the opportunity to acquire land in a desired location, at a price affordable for them.

- As the subsidies can only be applied to a group, collective ownership will prevent selling individual pieces of land and control land speculation.
- The subsidies will also give low income groups preference and equal opportunity in acquiring land against private developers (NLUP states the same).

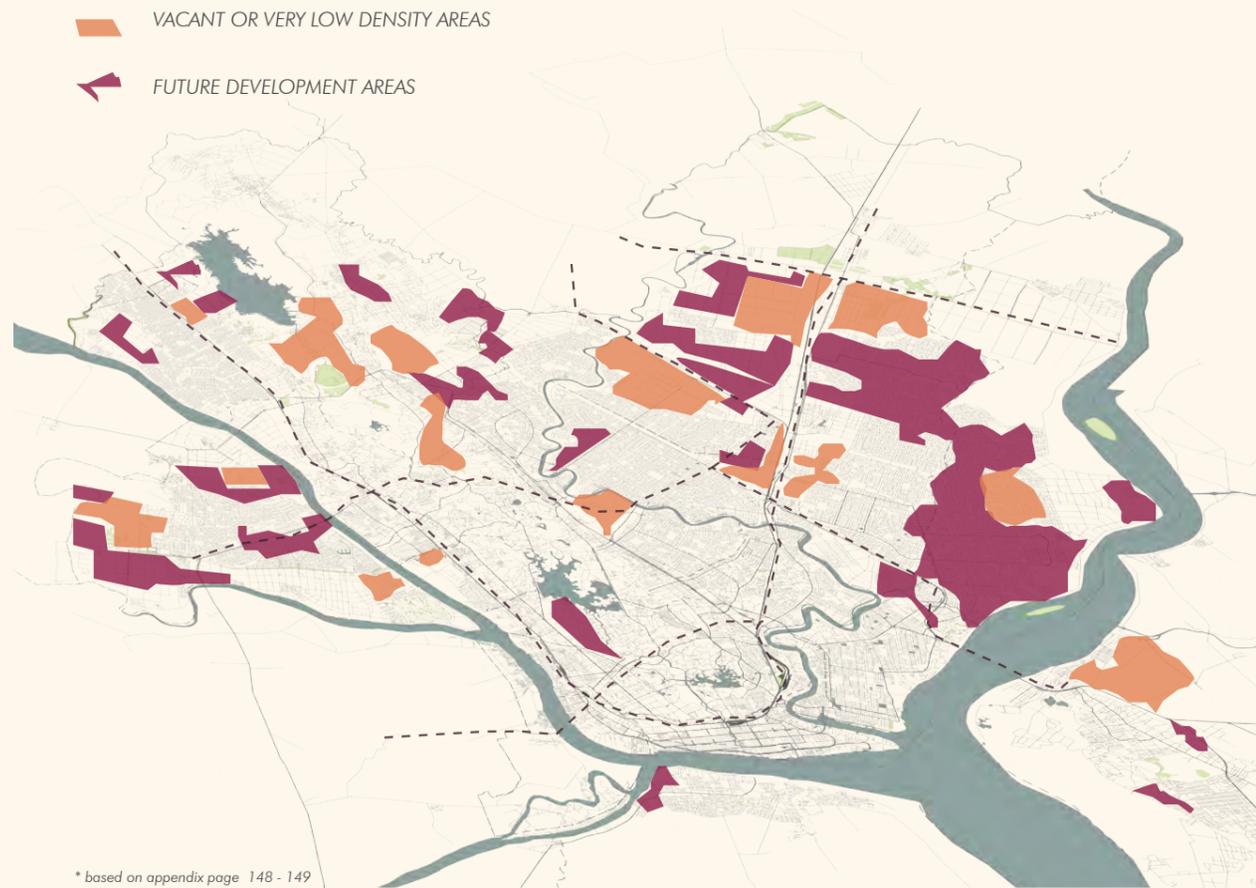
*[Two governmental bodies, YCDC and DHSHD manage urban land in Yangon. YCDC administers private land and DHSHD administers government land.]*

## SPATIALISATION

This strategy will materialize as processes that run parallelly with the existing process of land acquiring developed in collaboration with the informal dwellers and WFW. They will strengthen and inform this process to create an efficient system in place.

At an everyday scale this strategy materialises in the form of mapping these processes - transition from precarity and insecurity to a sense of security and legitimacy. And at an institutional level, it informs the growth and future development of the city.

 VACANT OR VERY LOW DENSITY AREAS  
 FUTURE DEVELOPMENT AREAS



\* based on appendix page 148 - 149



## WHO IS INVOLVED

### The State: DHSHD, YCDC, NLUC

- The State departments will take on the role of a facilitator instead of a provider
- National Land Use Council will participate in the land use mapping by providing resources, data, surveys for the co-produced map
- YCDC will help identify and locate potential developments in the city for the master plan
- DHSHD will generate subsidies by diverting finances allocated for provision of affordable housing. These subsidies will grant low income people opportunity to access land at affordable prices. The YCDC will develop a system to avail them.

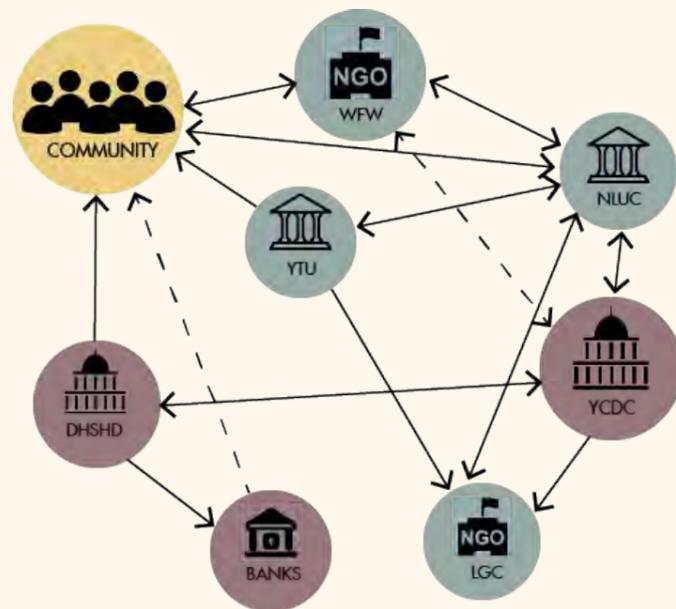
### Civil Society: Land Core Group (LCG), Women for the World (WFW)

[NGOs successfully are developing programs in Myanmar recognizing people's capacities and systems, for secure land tenure. WFW + LCG.]

- NGOs will facilitate the mapping process as a neutral entity and a neutral space for the process to take place
- They will provide the required skill support to the people
- They will advise the people on government processes and acquiring land in the short term process

### Citizens: Interested groups of people

Dwellers of existing settlements will participate in mapping their settlements - the infrastructure provisions, services on site etc. for the creation of the existing land use map



### In Situ

- Dwellers who are currently squatting on land and want to continue residing there will have opportunity to negotiate for the same with the information from the co-produced land use map.
- If their income levels meet the eligibility criteria, they may apply for subsidies.

### Relocate

- Informal dwellers who are currently squatting on insecure land and would like to relocate will have access to information on potential new sites and a platform for negotiation of the relocation.
- They may also apply for subsidies if eligible

*[collective acquisition of land is encouraged over individual acquisition to avoid the possibility of selling plots of land individually in an attempt to control land speculation]*

- Migrants coming into the city can access information on potential sites and locations to start home building processes on secure land.
- They will be informed of the subsidies they can avail if they can organize themselves into groups based on preference of land they are looking for (lease/title).

- Have the possibility to address the demand of housing, thus reducing the number of informal settlements that may contribute to a negative perception of the city - anarchy, illegality, social problems - that everyone deplores. (Boonyabancha, 2009).
- Increase the perception of security in the city, hence attract foreign investment that can reactivate the economy.

- Have access to more complete information about the growth and expansion of the city, which has potential to inform more robust decision-making

- Get better value for their investment in both financial and human resources enabling diversion to other important city development issues

- Are informed about the existing and future developments of the city enabling them to strategically plan investments based on analysing potential employment pools from dwellers, sites that show potential for development as industrial zones and potential for stimulation of local entrepreneurs and local economies.

**EXISTING**

**1. Organise: Identifying groups and housing preferences**

Existing dwellers in informal settlements form groups based on their social relations, preferences or affiliations. They may then approach an NGO to start the process of acquiring land for their housing process. Alternatively, if they are not part of any group, they may approach one of the NGOs and apply to join a scheme.

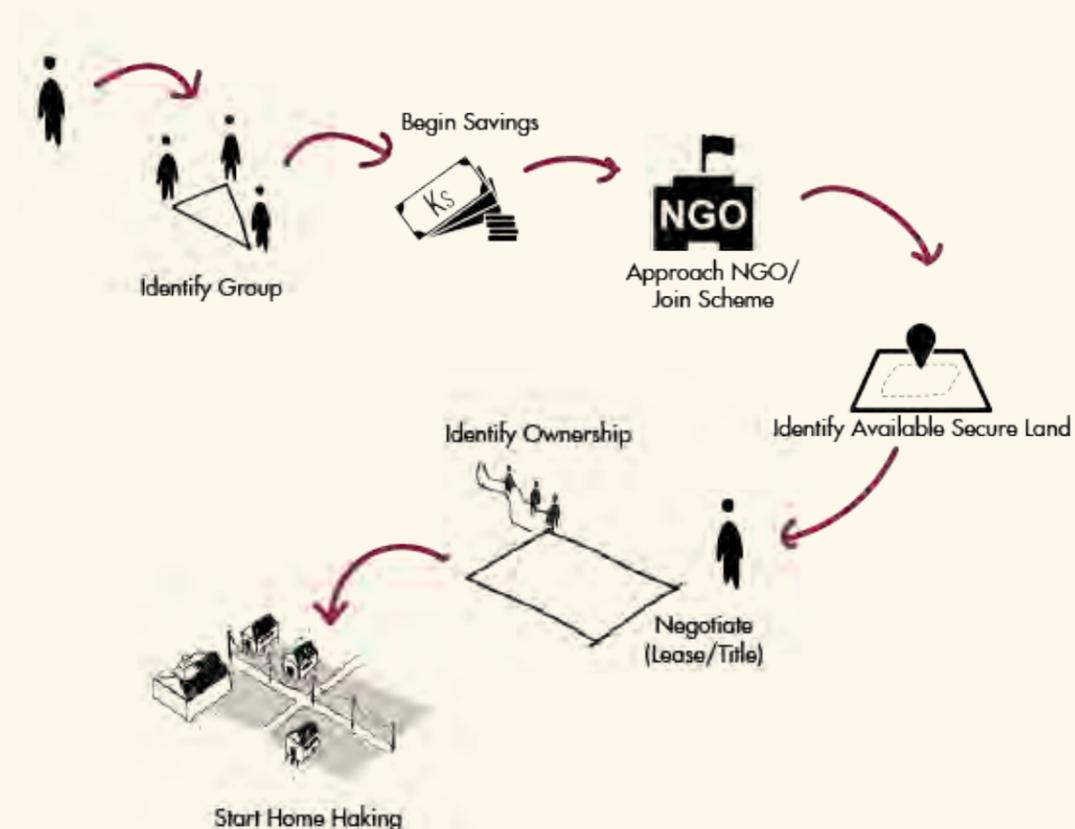
Once they identify themselves with a group and set their goals in place, they can start saving for acquiring land and beginning the process

**2. Identify Land**

Based on the preference collectively agreed to as a group, identify options of land available. This may be done through data on land prices, location, feasibility available with the NGOs assistance NGOs will facilitate and assist in this process offering advice on government procedures and negotiations

**3. Negotiate**

Once, suitable land is identified, they may begin the negotiation process with the identified owner for either lease or land title depending on preference established.



**PROPOSED**

**Process 1:**

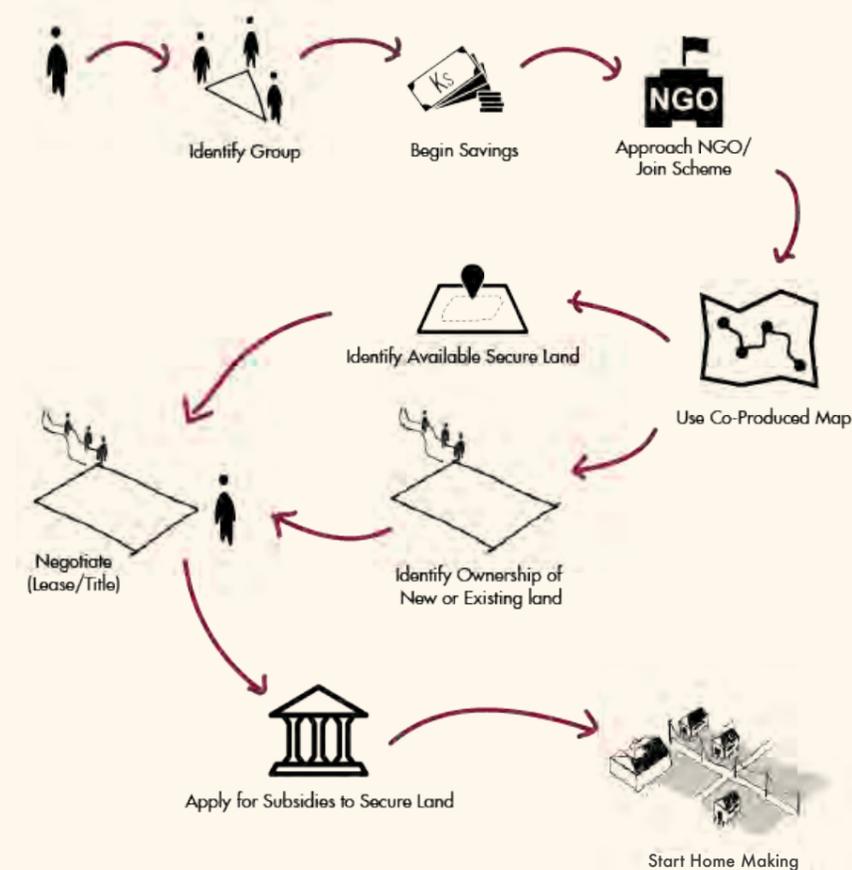
Creation of Co-produced map  
Actors: Government (data & resources), Dwellers (data), Civil Society (facilitation, skills, resources)

**Process 2:**

Generation of Subsidies  
Actors: Government

**Process 3:**

Program Initiation  
Actors: Government, Civil Society, University



## O2 INFRASTRUCTURE FOR BUILDING CONNECTIONS

### INTRODUCTION

There is an existing infrastructure strategy in the government developed plan for City of Yangon - the JICA Masterplan (2014) made in collaboration with YCDC- which proposed road networks, water supply lines, sewerage networks, power supply lines and solid waste management plans for developing a well-managed infrastructure in the city. It aims to provide infrastructure services to more number of citizens and to cover a broader area of the city. However, the plan shows a lack of knowledge about the level and quality of infrastructure and service existing in the informal settlements through self-provision by the dwellers, and shows little or no concern for the future development in these areas. People living in informal settlements in Yangon are formally excluded from the city-wide infrastructure systems, which increases their lack of access to basic services such as health care and education, limits their mobility and access to job opportunities and constrains their connections with the rest of the city.

From our observations, inhabitants of informal settlements in Yangon have capacities to build their own infrastructure and services for sewage, transport and water supply by self-organising through social networks and cooperating with local NGOs. However, the value of people's capacity of infrastructure building is not recognised by the government and the strength of their capacity is limited by their exclusion from city-managed infrastructure. However, although they can provide for themselves to a certain extent these services, they often lack in quality and skill in execution. At the same time, the amount of money they pay for self-managed services is more than the formal provisions. For example, the cost to commute through the informal cycle taxi system costs double than taking a bus from the public transport (appendix page ).



Government



Private Sector

### ISSUE

- The exclusion of people in informal settlements from the formal infrastructure system and the lack of government support in infrastructure and services provision.
- The lack of recognition of people's capacity of infrastructure provision and these assets are under-used.

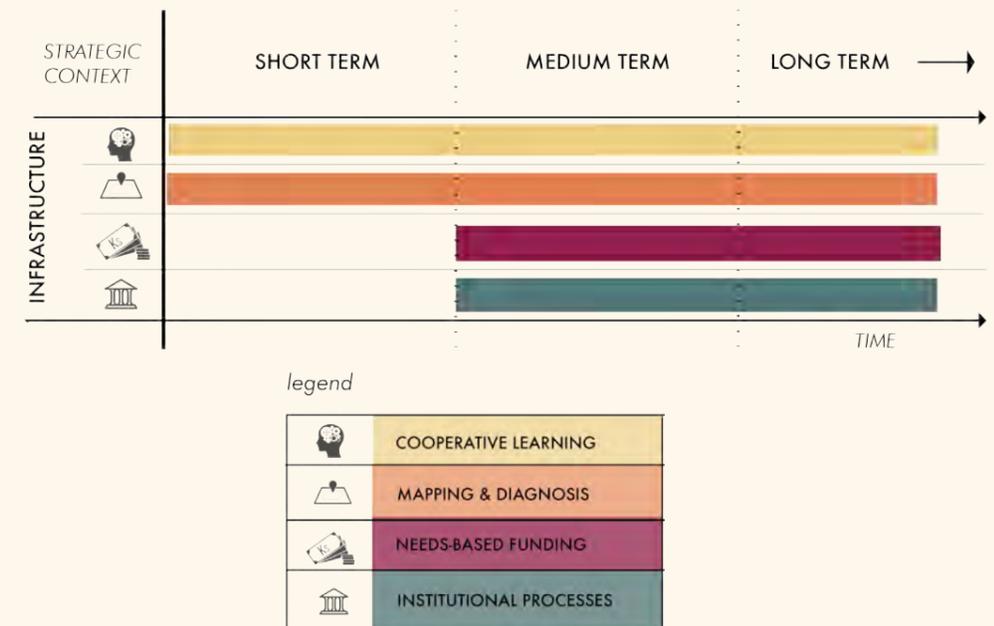
### PROPOSED STRATEGY

The strategy proposes a collaborative system of infrastructure and service provision that recognises the value of informal modes of provision of these services and proposes the integration of these two (formal and informal) to make efficient good quality systems that cover a wider breadth of population and areas at an affordable price. This strategy will inform not only existing settlements but also future housing developments.

Hence, the identification of potential areas to be demarcated for housing by the government should ideally already have infrastructure connections in an attempt to prevent loss of value from overlapping and repetitive practices by different organisations and allow for an articulated integration of the two systems of self-provision and government provision.

### OBJECTIVE

- Create opportunities for cooperation and collaboration in infrastructure and service provision
- Increase the capacity and skills of informal settlement inhabitants to build their own infrastructure in co-operation and co-production with the government, private sector and other actors.
- Improve the quality and quantity of infrastructure and service provision in informal settlements
- Improve government capacity for diagnosis of the current infrastructure situation, recognising the value of people-led infrastructure in informal settlements.
- Re-imagine infrastructure as a way to enhance the connectivity of isolated pockets of settlements to a wider city level institutions



## EVIDENCE

### Roads building in 555

1. Saving together. (but no saving groups for long term infrastructure provision).

- The house-owners who live alongside the road build the roads.
- One House-owner only save money for the road in front of his/her house.
- Some residents want to build road but no one organises the saving and building action.
- The quality of road is not good. Some roads are in bad condition after only one year being built.

2. Materials: get free materials from nearby factories.

3. Building together.

### Water supply

1. Water service pipes are built by a Korean company and maintained by certain people in community. (free)

2. Drinking water is gathered from GOV water pipe in the township by retailers and then sold to residents. (2000/3000 Kyats per bucket)

### JICA infrastructure plan

There is an infrastructure strategy in "A Strategic Urban Development Plan of Greater Yangon report".

- But it did not meet the needs of informal and poor communities. (according to our observation in the field)



This strategy is informed by two successful projects where infrastructure was the key for slum upgrading.

1. Favela Bairro is a slum upgrading project developed in Rio de Janeiro that sought to integrate existing favelas (informal settlements) into the fabric of the cities through infrastructure upgrading and services connections.

*"From a multi-sectoral perspective, Favela- Barrio aimed to go beyond sanitation and basic infrastructure and address a variety of social needs through the improvement and construction of facilities and spaces internal to the settlements, as well as through enhancing the connectivity of the favela with the city fabric institutions." (Fiori and Brandão, 2010)*

2. In Pakistan, a local NGO the Orangi Pilot Project (OPP) developed a new solution for sanitation to address the appalling living conditions and health related problems in Orangi, a large informal settlement in Karachi (Mitlin 2008).

*"[...] an alternative model whereby the residents of a lane or street paid for the lane investment in sanitation while the municipality took on responsibility for the sewer network into which this fed, and also the waste treatment plants [...]" (Mitlin, 2008)*

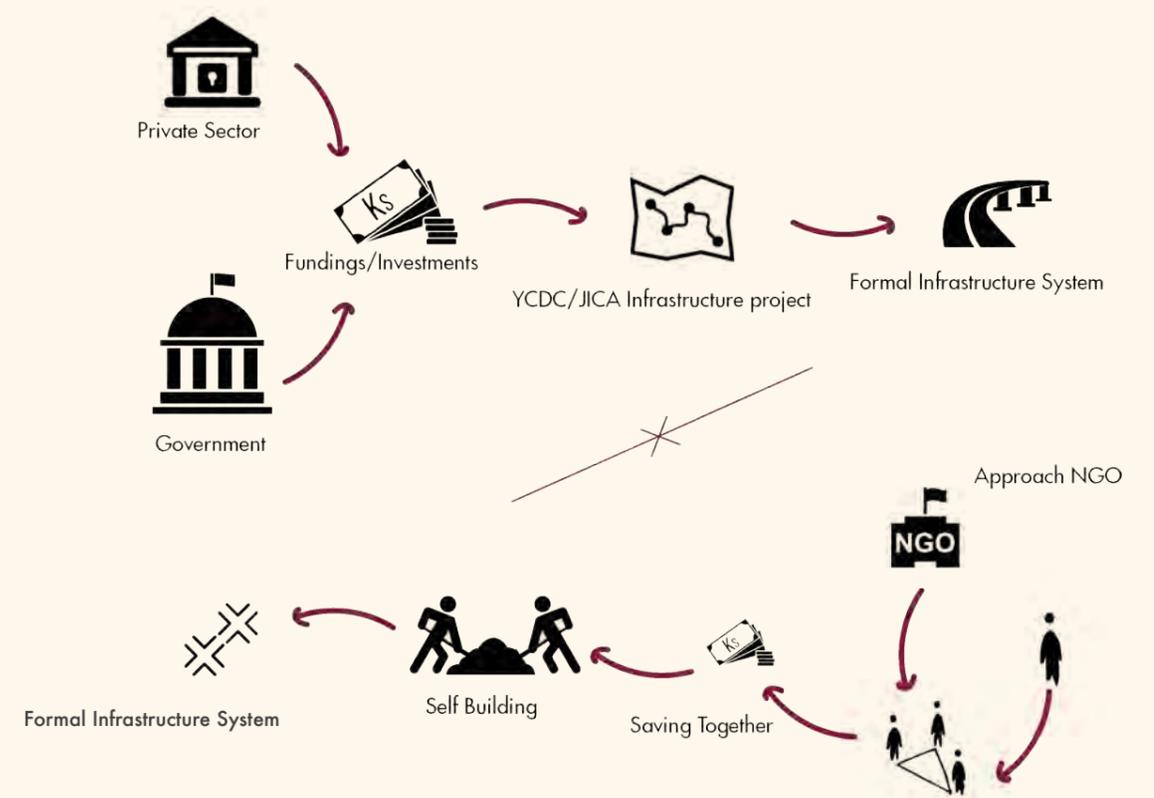
## RATIONALE

We believe that infrastructure has the potential to catalyse social relationships to connect collective spaces and systems. By aiming to connect city provisioning with people-led infrastructure we can consider Rao's discussion (Graham and McFarlane, 2014 : 55) of how different forms of sociality emerge by facilitating a reconditioning of space. It is important that we acknowledge that if not considered properly, the reconciliation of city provisioning with people-led infrastructure may serve to entrench stereotypes of informal settlements as crisis areas to be rescued through the technological achievements of infrastructure. More so, the visceral celebration of improvisational urban practices (ibid: 53) like people-led infrastructure can often be used to avoid addressing more profound ethical problems in societal division.

As such, what is central to the strategy is the creation of opportunities for the cooperation and collaboration of infrastructure and service provisions that work towards a fundamental redistribution of city resources in order to build a city that is home for all.

The rationale behind this strategy is that through infrastructure we are able to connect people not just in the physical sense but in a more social way of connecting people to city level institutions using co-production as a route to political influence, power and transformation of community organisations (Mitlin D. 2008).

In this project, our understanding of home is more than the physical structure but also the environment that creates the impression or feeling of a home. The construction and upgrading of infrastructure and services through collaboration and co-production creates not only a physical, but a social transformation. This strategy is therefore a two way process of 'opening up' the city to the residents at different scales - from within the informal settlements itself to the infrastructure services, labour markets and to the social and political fabric of the entire city (Fiori and Brandao, 2010).



## ACTIVITIES

### 01 CAPACITY BUILDING PROGRAMME IN INFRASTRUCTURE PROVISION



*(short term and in collaboration with knowledge sharing strategy)*

#### Physical Outputs

Creation of a multi-actor platform for conducting workshops and training courses to build capacities of communities and local authorities to develop infrastructure to a standard quality.

Capacity building for community saving groups (following the WFW model for financing projects to upgrade infrastructure).

#### Actors

Communities, NGOs and YTU (occasionally international universities like UCL) as facilitators, WFW

#### Changes

Increased community capacities to express needs and negotiate with local authorities.

Increased community and government capacity to make decisions and finance short and long-term projects for infrastructure maintenance & risk management.

Increased capacities in local authorities to collaborate with communities.

### 02 DIAGNOSIS AND MAPPING DIAGNOSIS



*(short -medium term)*

#### Physical Outputs

Workshops with communities, NGOs and students to map current infrastructure provision in informal settlements (This includes physical aspects: materials, technologies; identifying gaps, needs and community resources and skills) and analysing it with the government masterplan (JICA Masterplan) to find opportunities and gaps in order to integrate these two systems.

Co-produce a diagnosis of the situation in alliance with similar processes such as UN-HABITAT: "Un-mapping Yangon, the Untapped Community" to produce integrated data-sets.

#### Actors

Communities, NGOs (UN), YTU, YCDC, external actors.

#### Changes

A broader, more complete data-set enabling a nuanced, holistic and reality-based diagnosis of infrastructure provision.

Increased information for government to identify gaps and needs to prioritise future infrastructure projects.

Increased community knowledge about own needs, integrated with city-wide infrastructure systems.

Increased capacity for communities to self-manage and collectively organise to negotiate for government-provision.

### 03 PARTICIPATORY BUDGETS FOR LOCAL INFRASTRUCTURE PROJECTS

(medium-long term)

#### Physical Outputs

The government will make available a portion of the public budget to finance local infrastructure projects designed and proposed by community organisations.

The government creates partnerships with the private sector for material provision to improve streets connecting settlements with Townships in Industrial Zones.

#### Actors

Community savings groups and Peer Building Groups (in the Knowledge Exchange strategy) supported by WFW, AMA, CAN and YTU make recommendations for how the budget should be allocated in collaboration with the YCDC Township Link Officer below.

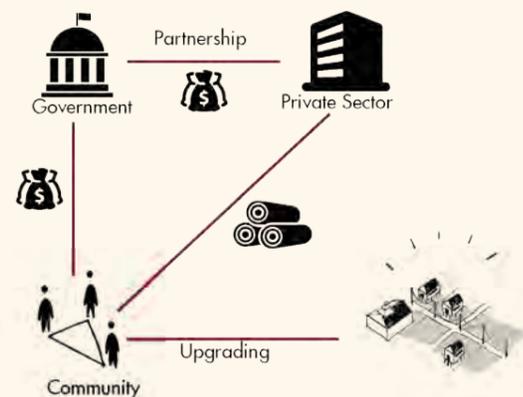


#### Changes

Benefits for local economies: higher quality roads create opportunities for connecting inhabitants and micro-businesses with employment and a wider market. This also benefits the Private Sector.

Increased regulation and quality control of roads which influence the wider infrastructure system (such as price and quality of materials) benefit communities and the government.

Increased participation of communities in infrastructure provision, more targeted to their needs. This stimulates a process for upgrading other services related to the street (flood resilience, waste management, water provision).



### 04 GOVERNMENT FUNCTION - FOR INCREASING COMMUNITY PARTICIPATION IN SERVICES PROVISION

(long term)

#### Physical Outputs

Creation of a platform wherein the data, information and knowledge is shared and negotiated in order to create a dialogue between different levels of organisations.

This platform would support:

- Workshops with communities, NGOs and students to establish a local program to support community links with institutional processes in infrastructure provision and inform integration with Land, Housing and Economic policies and programmes.
- Listen to, understand and amplify voices and needs of informal settlement inhabitants with WFW community savings groups and Peer Building Groups (in the Knowledge Exchange strategy).
- Share information on opportunities for access to services. Facilitate participation in decision-making processes about infrastructure provision across Townships.
- Transmit community needs to authorities and transfer urban planning knowledge across different government departments including central departments, YCDC and relevant DAOs.
- Support decision-making in resource allocation for needs-based infrastructure provision through participatory budgeting above.

#### Actors

Government (DAO offices, TDACs), Village Tract/Ward Development Committee, local authorities, private sector, NGOs and communities.



#### Changes

Increased inter-connection between communities, particularly informal settlement inhabitants, and city institutions responsible for infrastructure.

Increased flow of different knowledges on infrastructure provision across different actors and sectors.

Facilitation of joint identification - by communities and city authorities of potential sites to upgrade infrastructure.

## SPATIALISATION

Settlement 555 and other settlements which are excluded from the city provided infrastructure systems or segregated from the services in the township could be the starting point of this strategy.

The strategy aims to connect across different settlements in the township and enable other types of infrastructure and service provision. Improved mobility and connectivity in the township will stimulate the local economy and in the long run contribute to the development of the city.



\* based on appendix page 148 - 149



- Main Transport Links
- - - Secondary Transport Links
- ..... New Transport Links
- Proposed Service Centers (Education, Hospitals, Markets, Administrative)
- Existing Service Centers (Education, Hospitals, Markets, Administrative)

**WHO IS INVOLVED**

**The State: MoC, YCDC, DAOs**

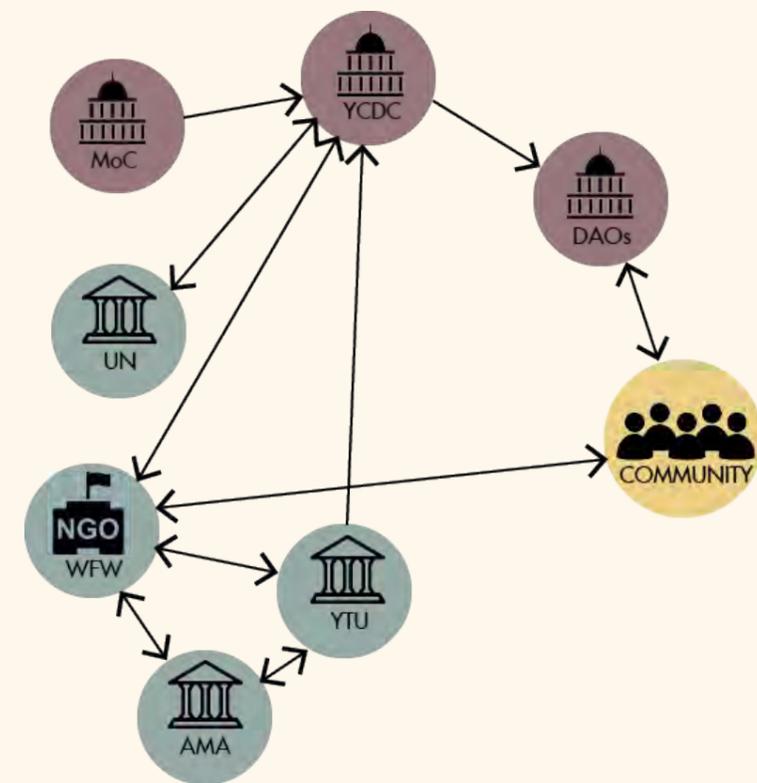
- As facilitators to facilitate the implication of the strategies.
- MOC and YCDC will facilitate the establishing and management of budgets, and facilitate the engagement of private sectors.
- The State will lead the establishment of the new government function for participatory infrastructure provision\

**Civil Society:**  
-UN  
-Women for the World (WFW)  
-YTU, AMA, CAN

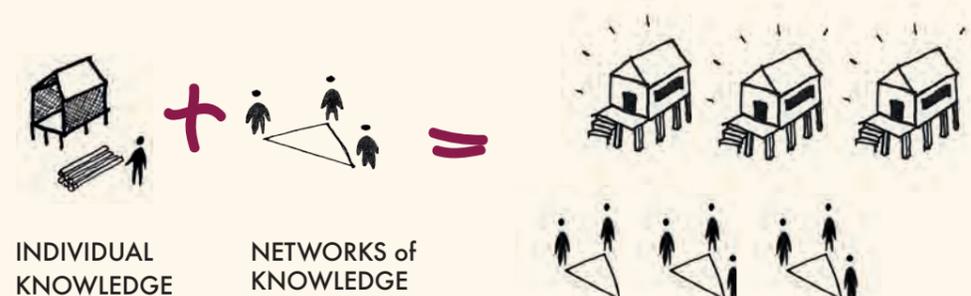
- NGOs will act as mediators to facilitate the communities to cooperate with the government to provide infrastructure and services in informal settlements.
- NGOs and institutes will facilitate the mapping process and also gain data and information for better understanding the infrastructure situation in the condition of urban growth.
- NGOs and institutes will act as a main role to share experience (saving groups by WFW), knowledge and skills (building skills by YTU and CAN) with the community members to facilitate the capacity building process.

**Community (individuals and groups)**

- Community members will participate in the mapping process.
- Community members will increase their capacity of self management and self building for infrastructure provision. (e.g. through setting up saving groups inside the community)



## 03 KNOWLEDGE EXCHANGE FOR HOME - BUILDING



### INTRODUCTION

The urban poor living in informal settlements possess extensive knowledge and capacities in building their own houses and roads. In settlement '555', we witnessed how dwellers make and source recycled materials for constructing roads, and use practical strategies to ensure children are safe, and daily activities can continue during floods. Through WFW community savings groups in Yoelay village in Hlaingtharyar and North Okkalapa in Dagon Seikkan communities have designed their own street systems and built their own infrastructure for sewerage, electricity and water provision.

We observed how such knowledge is developed through a patchwork of past experience (e.g. rice farmer migrants from the Irrawaddy who used to build with bamboo), learning new capacities through need, coping and resourcefulness. Additionally, '555' residents were starting to self-enumerate through a parallel identity card system which the government was beginning to implement (smart cards). This shows how knowledge is created and held in 'relational infrastructures' as described by Simone (Graham and McFarlane, 2014 : 4). Woven through complex webs of social fabric, hierarchies and power relations, this knowledge navigates everyday risk, and political situations of potential eviction. In this way knowledge and

cooperation for building construct tools with the potential to exert 'political imaginations' (IBID).

Despite the relative success of self-provision to meet daily needs in some places, there are many situations where people's health and livelihoods are at risk from a lack of basic services. Improving the quality of housing, waste management, electricity and water systems is a government responsibility to all parts of the population, whether residing in formal or informal settlements; to ensure their basic human rights are met.

Valuing the knowledge of self-building is not a way to devolve the state of responsibility towards its citizens, but rather to recognise this responsibility by recognising their strengths and what they have to offer their communities and the city. Complementing existing capacities and co-producing knowledge for building becomes, in this way, a political imperative to increase the provision of land for adequate housing, and core infrastructure to informal settlements.

Although some members of the city authorities appear to be aware of the strength of people's knowledge and skills in this regard, in the JICA strategic Masterplan there is little evidence of an awareness or consideration of these as an asset

in developing the city. Knowledge doesn't transfer and travel well across settlements and townships. Knowledge about building roads and flood resistant housing had not travelled across 555. Infrastructure construction knowledge had not travelled across townships.

Although there are a variety of working groups with people from different organisations spanning architecture, heritage, academia and government, knowledge does not travel institutionally. NGOs such as WFW would benefit by sharing knowledge with other CSOs working in informal settlements and on urban planning issues.

The knowledge capacities of the government and the city administration in these areas is in development but could benefit from more processes that encourage internal, autonomous capacity building rather than relying heavily on external, foreign-led capacity building. This may also encourage increased knowledge sharing across different government departments responsible for planning.

Architecture students are a knowledge resource both in terms of their technical expertise, their attitudes and their capacity to exert change on current knowledge production about information settlement upgrading and home-making practices.

**ISSUE**

Knowledge sharing amongst different stakeholders about building practices is weak, specifically amongst communities regarding self-building between communities and government, and amongst NGOs. There is a lack of groups of people, tools and spaces for such knowledge transfer to occur.

**PROPOSED STRATEGY**

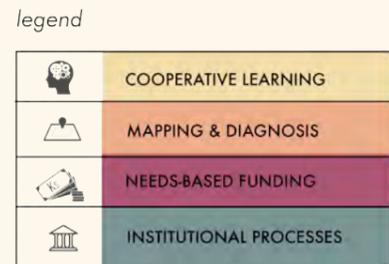
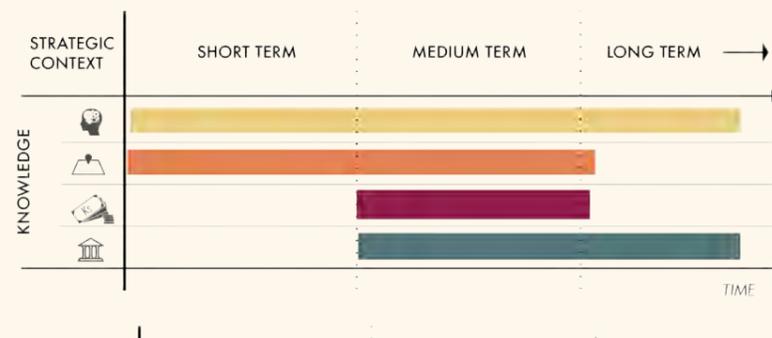
Operating across settlement, township and city levels, a series of multi-stakeholder knowledge sharing resource groups, information exchange events and tools including media for exchanging knowledge are implemented on self-building and home-making practices for building the city.

**OBJECTIVES**

YCDC, NGOs and self-building dwellers in informal settlements are equipped with new human resource groups, documentation mechanisms, events and communications tools to improve knowledge exchange and learning on the development of informal settlements. This is integrated into the YCDC/JICA strategic plan with specific deliverables.

People - forum, link office, groups  
Documentation / Resources  
Events - Expo

These include:  
Peer building groups  
Community asset mapping, self-building media documentation, an advice hotline and toolkits  
Annual township home-building Expo  
YCDC township link officers and a multi-stakeholder bi-annual city forum



**RATIONALE**

Developing knowledge at an individual and collective level about needs and rights for empowerment can foreground collective action (Amnesty International, 2014 : 6; Luansang et. al 2012 : 511). Further, the dominant city discourse is informed by 'expert' knowledge about urban planning as evidenced in the JICA Master Plan for the City. Increasing the leverage for community knowledge to inform this planning not only builds a more objective and fuller picture about the growth of the city but also opens the way for influencing the politics of inclusion of marginalised groups by changing way knowledge is produced. By this, marginalised groups are able to consolidate physical and socio-political resilience and legitimacy.

Re-interpreting Knowledge for political change is discussed by Marie Lall (2017) regarding the importance of education as a current driver for change 'from below' (IBID) in relation to the higher education deficit following the closure of universities for many years during the Military dictatorship. This change, led by civil society from the inside speaks to knowledge and competencies developed internally, rather than an over-reliance on international development and aid for building capacity from the outside.

As such, there is a role for young NGOs and architects to change the way knowledge about developing the city is produced through collaborating with communities, focusing as proposed in this strategy on building practices. As articulated by CAN (Luansang et al., 2012: 503-504) there is a desire visible from the experience of working with students from YTU and young professionals from AMA; it is the opportunities to do such work that need enabling.

To address the need for cross-fertilising knowledge about building and home-making practices amongst different actors, we can draw from McFarlane's urban learning proposals to develop functional systems to link different forms of knowledge through : 'translation, coordination and dwelling' (McFarlane, 2011: 273, referencing Marcuse (2009) 'Expose, propose and politicise'.

The City-as-Home Forum and the Home-Making our City Expo create coordinating opportunities for informal settlement residents to interface directly with City Authorities and ways to translate across 'a variety of knowledges and voices' (IBID).

The Expo provides possibilities for unexpected

connections to emerge from less rigid interactions where people can exchange informally. It is a space for experimentation, chance encounters and conversations, whilst enabling new political connections through shared learning. McFarlane (IBID) notes that even 'failed learning experiments can be important in the longer term because the process itself can begin a formal relationship that may introduce new habits of working and challenge regimes of truth, as well as building capacities of engagement.

This field trip as a learning experiment in itself evidences this point. At the 'Yangon, Transformation in a Time of Transition: City Wide Strategies for Upgrading Forum' 11 May 2017, organised

by DPU, WFW and YTU. WFW savings group representatives used the platform to directly question YCDC about exactly how and where they can acquire Land for house building.

The image of the bright group of T-Shirts – communicating visibly the empowered nature of these women, who articulated their needs so concisely. In this way the T-shirts are an emblematic form of media producing a performative and relational identity (Rose 1997 : 314) into play in the interaction with YCDC and with other actors. This is evidence of the type of interactions with McFarlane's 'regimes of truth' that could be enacted through the Expo and the City-as-Home Forum.



## ACTIVITIES

### 01 PEER BUILDING GROUPS

(short - medium term)

#### Physical Outputs

Peer building groups advise and train people in self-building, gathering and transferring knowledge, and connecting people: they 'know who knows.'

They communicate the needs of the community with other stakeholders such as NGOs, authorities or other settlements. These groups to be contact points for the YCDC community link officers.

NGOs with the support of AMA, CAN and YTU could support participatory processes to help navigate power dynamics, ensure gender balance and participation of different groups in the community.

#### Actors

AMA, CAN, WFW, YTU.



#### Changes

Community needs in building can be articulated by a representative group and communicated outside the settlement.

The resource groups can facilitate other knowledge sharing activities proposed here.

Over time they may link across communities and settlements and townships establishing networks.

## 02 COMMUNITY ASSET MAPPING

(short - medium term)

### Physical Outputs

Communities, facilitated by NGOs such as WFW, AMA and YTU carry out self-enumeration of their neighbourhoods on a map: counting houses, residents, streets, roads built and not built, electricity and water services, and cultural or community spaces. Future iterations could map inhabitants' building skills.

Maps can be displayed and pave the way for Notice Boards tracking current building projects with posts for requests and offers for help: materials, skills, advice and cost-sharing initiatives.



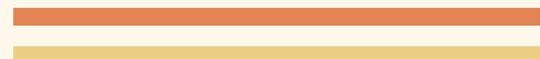
### Changes

Legible, useable community-owned data about houses, neighbourhoods, streets and living conditions

Increased collaboration to collect and use data to cooperate on building processes

Assets are recognised and needs identified

Self-documentation building evidence and motivation for political engagement for collective action

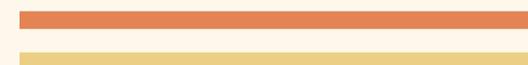


## 03 PARTICIPATORY MEDIA

(short - medium term)

### Physical Outputs

Communities are facilitated by local media NGOs to produce Participatory photo or film projects documenting self-building stories. Media are shared through exhibitions and screenings, activating community gathering spaces. Young people are involved creating education opportunities and recognising their role in the community.



### Changes

Increased learning, confidence and self-legitimation of strengths and needs. Screenings foster community ties.

Youth education and participation

Travelling media to change the discourse on knowledge and capacities of informal settlement inhabitants.

Strengthened links between Media NGOs and informal settlements.

## 04 TOOLKITS AND ADVICE HOTLINE

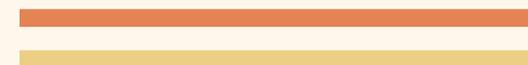
(short - medium term)

### Physical Outputs

The toolkit documents processes, technical and tacit knowledge on self-building, and organisational and financial advice. Formats could be digital and on paper; on Smart Phones and printable pdfs for instruction booklets.

Knowledge is codified by communities, incorporating specialist advice.

A community-based self-building hotline can provide advice and information and wider city resources relevant to housing and infrastructure.



### Changes

Centralised ways of sharing tacit knowledge for increased benefit and community resilience.

Communities are empowered with own knowledge sharing techniques and become sought-after by other actors which can travel across Townships.

The community-based hotline provides a physical point for new-comers to build their homes.

There is long-term potential to gather support from NGOs and YCDC. A precedent is the 'Migrant counter' – a telephone support service for foreign migrants to facilitate their access to employment managed by the Department for Labour.

## 05 SELF-BUILD EXPO

(medium - long term)

### Physical Outputs

A community-led annual settlement-upgrading expo held at township level show-casing self-building from different settlements and townships.

Flexible activities: e.g. WFW stalls about community savings groups, skills workshops, advice stands, exhibitions.

This is inspired by WFW events we participated in showcasing savings groups and creating exchange and debate.



### Changes

Opportunities for diverse actors to interact in an informal and creative environment stimulating new encounters and relationships.

Communities and NGOs to use the event for increasing visibility and advocacy

Debates on housing, land and local economic issues related to inhabitants lives can articulate needs and create opportunities for political connections, cooperation and negotiations.

Potential to generate new ideas for addressing common urban planning challenges from settlement to city level

## 06 YCDC LED HOME-CITY FORUM

(long term)

### Physical Outputs

A multi-stakeholder forum gathering urban planning practitioners and decision-makers including community representatives. Building on the 'Land Forum' proposal for a coalition to share knowledge on Land use, this forum broadens the subject matter and aims to raise debate.

WFW or other CSOs may support efforts to equalise participation taking into account these disabling factors for effective participation of communities.



### Changes

Key urban development issues are identified and prioritised from a variety of stakeholders.

Issues raised through mapping and diagnosis activities throughout the previous strategies can be shifted towards practical steps for action.

This would ensure knowledge and learning can be codified into and inform development of policy and institutional processes ensuring they transform to adapt to evolving needs and development of the city.

## 07 YCDC-TOWNSHIP LINK OFFICERS

(long term)

### Physical Outputs

The role of these offices would be to understand and document situations of communities in informal settlements regarding housing and infrastructure.

They would communicate findings and community needs with other stakeholders, particularly City authorities. They facilitate knowledge transfer and make introductions and connections across government departments, communities and Townships.



### Changes

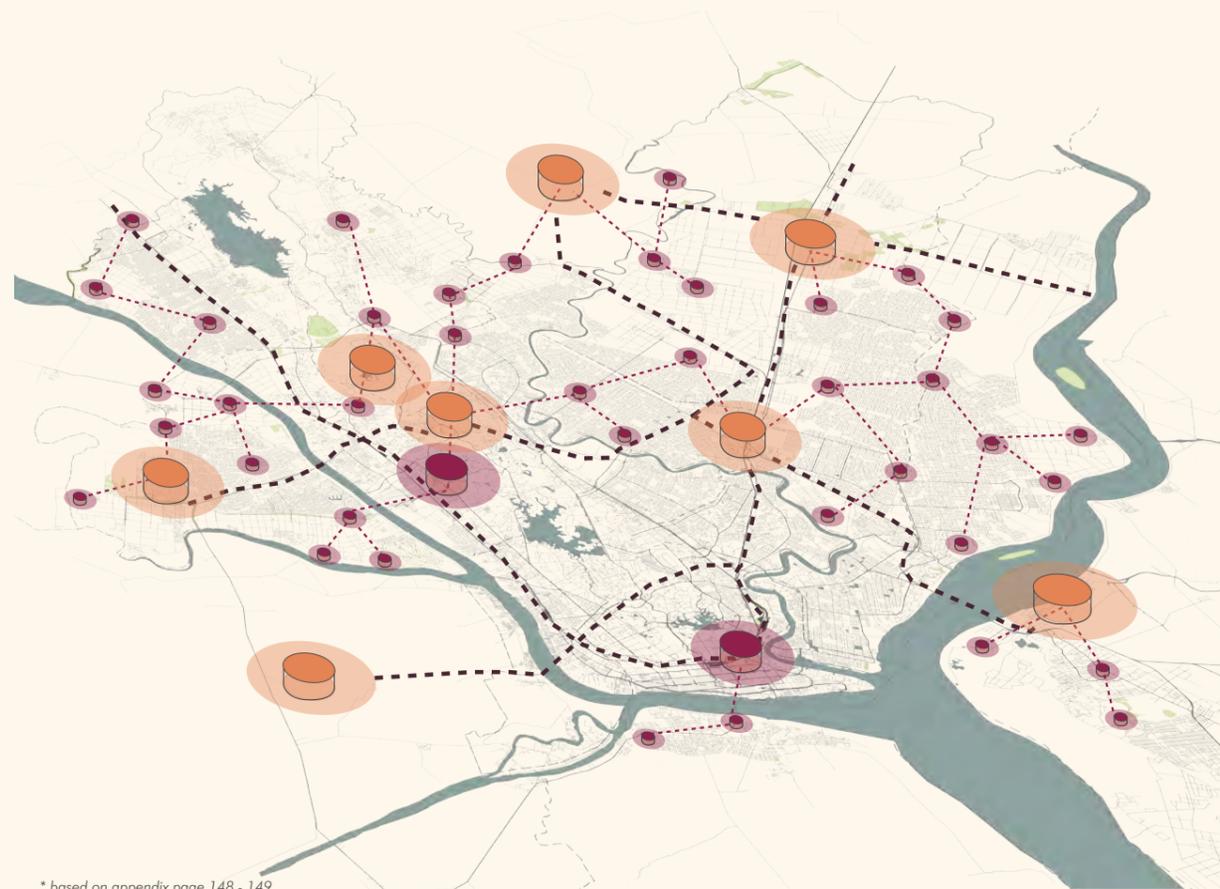
Increased transfer of knowledge and opportunities for co-production across government departments, city authorities, NGOs and communities.

Contact point for communities to raise needs, concerns and proposals for improved services.

Human resource to challenge issues for debate into institutional processes, for example the Home-City Forum.

## SPATIALISATION

This map shows gathering spaces across different settlements and Townships activated by the various Knowledge Exchange activities. Documentation, Media, People and Events create connections between sites, allowing knowledge, resources and skills to travel back and forth. This strengthens building practices and consolidates co-produced home-making practices across different actor groups.



\* based on appendix page 148 - 149



SHOWCASING SELF-BUILDING

SHARING EXPERIENCES



COLLECTIVE MAPPING

KNOWLEDGE EXCHANGE ABOUT HOME BUILDING

- Main Transport Links
- Network
- Knowledge sharing center
- Institutions that can become key center for knowledge sharing
- Proposed Township center by JICA

EXISTING



PROPOSED



INTEGRATION OF STRATEGIES

The following pictures provide a visual-spatial description of what 'opening up' home-making practices could look like and what effects they might have in enhancing everyday life in a settlement, and across the city. They show the three co-constitutive strategy themes: Land, Infrastructure and Knowledge Exchange in action together, both at site and city scale.

First is an interpretation of the current picture, based on **what we discovered** in 555 and **what we saw** in other settlements; self-provisioning of houses and roads, hotchpotch service infrastructure delivered intermittently through assemblages of social organisation. Some houses are destroyed from floods, and areas at ongoing risk from poor locations and construction. Roads are un-built or half built. Settlements are at different levels of knowledge and organisation tactics around securing land, establishing and organising their settlements. Communications and planning amongst different actors are sometimes limited to specific sites. The small map of Yangon, shows this picture at city scale: ad-hoc or small scale connections but largely un-networked pockets of knowledge, skills, practices, different levels of infrastructure provision and home-making practices with different strengths and weaknesses.

The second picture imagines the outcomes of the **strategies in action**. Knowledge about flood resistance is shared resulting in better located, quality housing. The wall dividing industrial area left-over space from the settlement is used for social infrastructure like a school. Roads are co-constructed, whilst core service infrastructure such as electricity, water and a bus service are provided by the government. Street systems are organised and densified to increase the benefits in the mixed use of space. Social spaces and practices support co-production of knowledge about home-making with

NGOs, other settlements, authorities and businesses which generates coordinated growth benefiting industry and wider society. This all encourages flows in and out of the settlement.

The small map of Yangon shows at city scale, physical infrastructures of water, electricity and the transport system connect across different settlements and townships, enhancing flows of people, goods, services and knowledge across sites. Social practices and skills travel; co-production practices for building roads or waste management branch out. This fosters greater understanding amongst different actors, more effective information gathering about land use, and increases capacity for collaborative decision-making about land use, infrastructure provision, house-building and home-making. Exchange can be facilitated by the different actors': residents, civil society, business and authorities enhanced mobility and interaction across the city. **The vitality of the neighbourhood grows and permeates the city, opening-up home-making.**

**WHAT WE SAW**

- 1 House exposed to flooding
- 2 No electricity infrastructure
- 3 No permanent water infrastructure
- 4 Roads in bad conditions
- 5 Poor social infrastructure
- 6 Poor accessibility to the informal settlement
- 7 Temporal, siloed housing construction
- 8 Disjointed areas, lacking coordination and social space

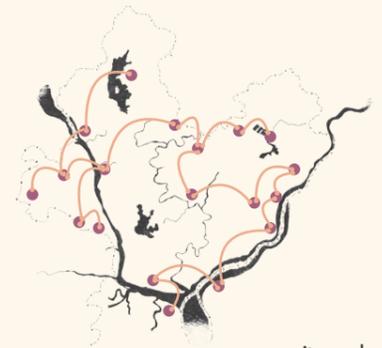


city scale  
disconnected / isolated  
informal settlements

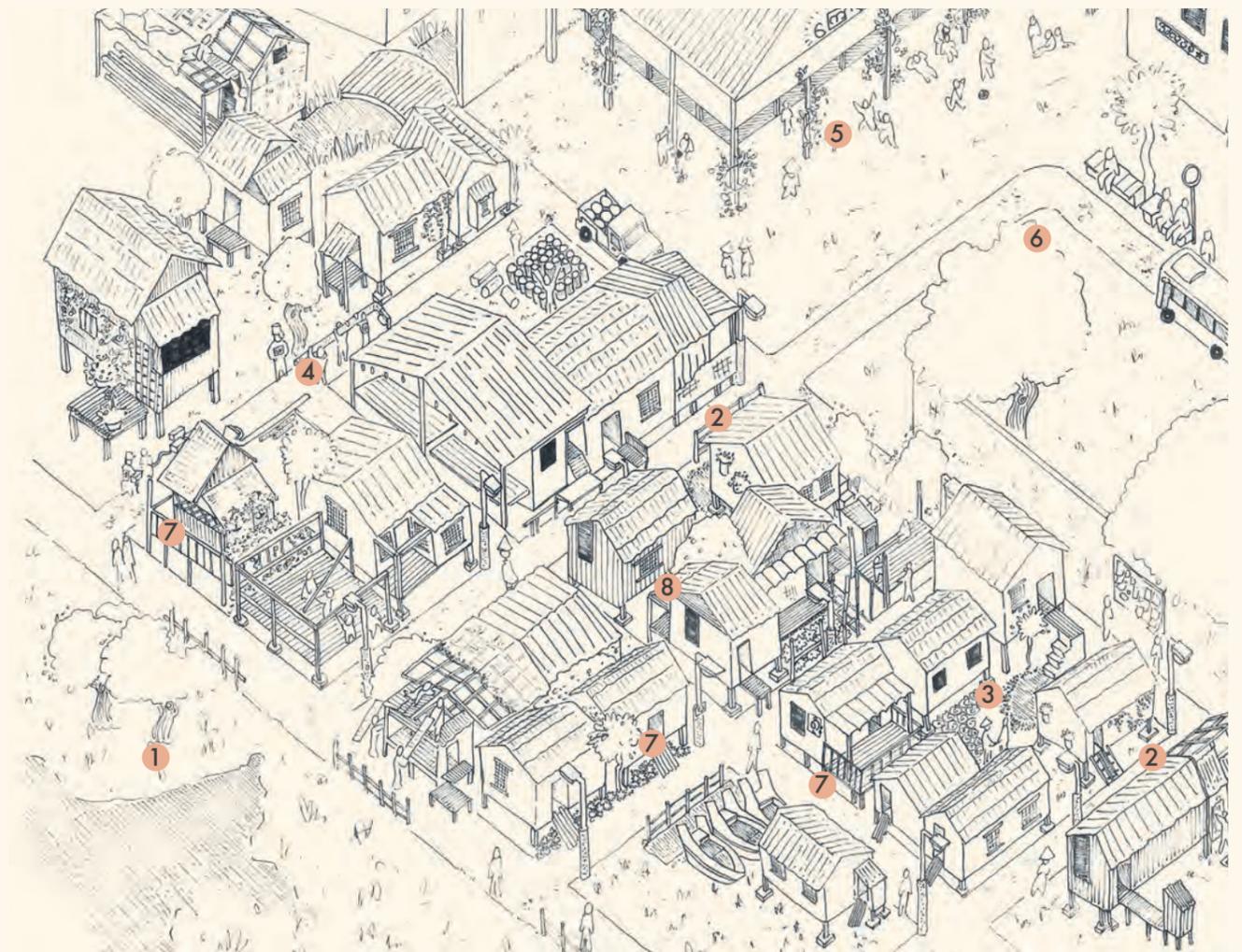


**THE STRATEGIES IN ACTION**

- 1 Relocation of people to prevent housing floods
- 2 Electricity infrastructure provided by the government
- 3 Water infrastructure
- 4 Co-production in the construction of roads
- 5 Social space and infrastructure like a school
- 6 Build a new road and a bus station
- 7 Share knowledge to build more high quality houses
- 8 More structured and densified neighborhood



city scale  
'open up' the settlement by  
building up



Chapter 8

**FINAL THOUGHTS**



## CONCLUSION

---

This time of transition opens doors for Yangon to become a home for all its residents. This study proposes re-conceptualising housing provision as home-making, meaning galvanising home as the centre of the physical, social and psychological wealth of its occupants and the product of the people, processes and practices around it. This aims to re-distribute opportunities for people to make a decent life in the city, which symbiotically can make the city along new lines (Amin, 2014: 157). This report outlines speculative processes for cooperation to facilitate and enhance people-led practices of housing designed around livelihoods. At the crux is the need to build new solidarities to negotiate how people-led practices can be 'opened-up' and incorporated into city strategies for institutional housing provision. From here may emerge viable alternatives for policies to manage city growth.

People aspire to make a home that creates physical, psychological and social security. We experienced the hard work inhabitants of informal settlements transforming their aspirations into real-life possibilities for securing tenure, upgrading houses and roads, accessing water, work and education. We saw home-making operating at everyday, notional and institutional levels. Yangon is brimming with the asset of Myanmar people's diversity and their situated knowledges (Haraway, 1988) applied heterogeneously to produce their daily lives through continuous negotiations of complex social infrastructures. This is what produces the city.

Engaging with these multiple knowledges and home-making practices in periphery townships - key hubs for Yangon's growth, can benefit the needs and desires of communities, civil society and city authorities for an inclusive, responsive and adaptable city-wide upgrading plan. It is also a concept that can be used for addressing the complex institutional

relationships through which careful decisions must be made by the government and civil society together towards implementation.

The current institutional instability is less than conducive for such cooperation in governance, but makes its pursuit even more vital. Negotiating hierarchies amongst the tensions of centralised and decentralised power struggles, amid the building of institutions, whilst economic and land policies are being developed alongside other crucial transition procedures, including a fraught peace process. Stagnation in this situation is a risk, but momentum to carry through constitutional decisions into implementable policy is crucial. Citizens and civil society energy is an asset here: recognising the work that has been done in self-provision towards official recognition and 'opening-up' of home and infrastructure provisioning.

'Opening-up' aims for equitable access of certain urban facilities to all residents of the city at a number of spatial scales: the infrastructure, services and labour markets across the city to informal settlements and the economic resources, local culture and locational advantages of the informal settlements to the city. It takes into account home-making as operational across scales of the everyday, notional and institutional.

Working towards this requires a deeper understanding of how the city is being developed by both people and institutions, which in practice is a time-consuming business. Conversely, decisions about land, housing and the economy are time sensitive considering competing pressures amid the rapid growth of the city, including speculation from foreign investors and property developers. Balancing this with urgent needs of populations and seizing the current moment of shaping Land and Housing policies presents managing time as a challenge and an opportunity.

Using time to identify and seize moments of tensions between different actors: private interests, government, civil society and inhabitants of informal settlements can produce negotiations towards periodic consensus (Levy, 2017) anticipating openings for cooperation. These openings are part of a sequential, but not a linear process and so time should be managed through cyclical iteration: with the experimentation of new approaches sparked by novel combinations of knowledge and new collaborations, partnerships and opportunities.

The proposed strategies operate as a way of creating these opportunities by focusing on delivering outcomes in three strategic areas: Land, Infrastructure and Knowledge Exchange for building, through implementing activities that are organised into four themes: 1. Collective learning for collective action, 2. Co-produced mapping and diagnosis, 3. Needs-based funding mechanisms, 4. Reconfiguring Institutional processes and human resources.

These strategies build on existing opportunities to connect fragmented capacities and network distributed strengths towards a more just form of urban growth. Yangon stands at a unique moment of opportunity to write the future of urban growth that will influence the nation's development. Actions now will shape things to come. Land and housing policies are being shaped, regulatory systems are being constructed, institutions are being built. In this moment there is an opportunity to maximise both existing economic resources and strengthen local human capacity as a future investment, on Myanmar's own terms.

This is a pivotal moment in Yangon's development to set a new planning paradigm which deals with local challenges and uses local opportunity; to set a new precedent for South East Asia, for cities

which are prosperous, equitable and sustainable. But for this paradigm to entail truly sustainable urban development it must address and mitigate the strains on Myanmar's population, land and natural resources. This is a question of collective responsibility and with an answer that lies with those who have been previously excluded from 'formal' discourses of change, yet hold an integral position in it. Equitable urban development in Yangon is the complete and continual recognition of people, practices and scales. It accounts for individuals just as it does for institutions. It speaks to collective human capacities just as it does to personal encumbrances. It is centred around the facilitation of practices that transform our houses into homes, our communities into home and ultimately, our cities into a home for all their inhabitants.

## APPENDIX



## ACRONYMES

### ACCA

Asian Coalition for Community Action programme supports a process of citywide slum upgrading in hundreds of Asian cities

### ACHR

Asian Coalition for Housing Rights a network of community organisations in Asia working on issues related to urban poverty, slums and slum upgrading. It supports local organisations through professional exchanges and grants/loans through the ACCA programme

### AMA

Association of Myanmar Architects

### CAN

Community Architects Network

### CHD

Construction and Housing Development Bank

### CSO

Civil Society Organisation

### DAO

Development Affairs Offices

### DHSHD

Department of Human Settlements and Housing Development

### DHUD

Department of Housing and Urban Development

### DPU

Development Planning Unit

### FDI

Foreign Direct Investments

### FIL

Foreign Investments Law

### FMI

Foreign Myanmar Investments

### JICA

Japan International Cooperation Agency

### JICA STRATEGIC PLAN

### LCG

Land Core Group

It is one of the network groupings under the Food Security Working Group. It has a 3 year programme plan whose goal is laws, policies and institutions for land and natural resource access which are formulated and effectively implemented to support sustainable economic, social and environmental development.

### MoC

Ministry of Construction

### NGOs

Non Governmental Organisations

### NLUC

National Land Use Council

### NLD

National League for Democracy

### SLORC

State Law and Order Restoration Council

### TDA

Township Development Affairs

### UCL

University College of London

### UN-HABITAT

United Nations Human Settlement Programme

### USDP

Union Solidarity Development Party

### WFW

Women for the World

### YCDC

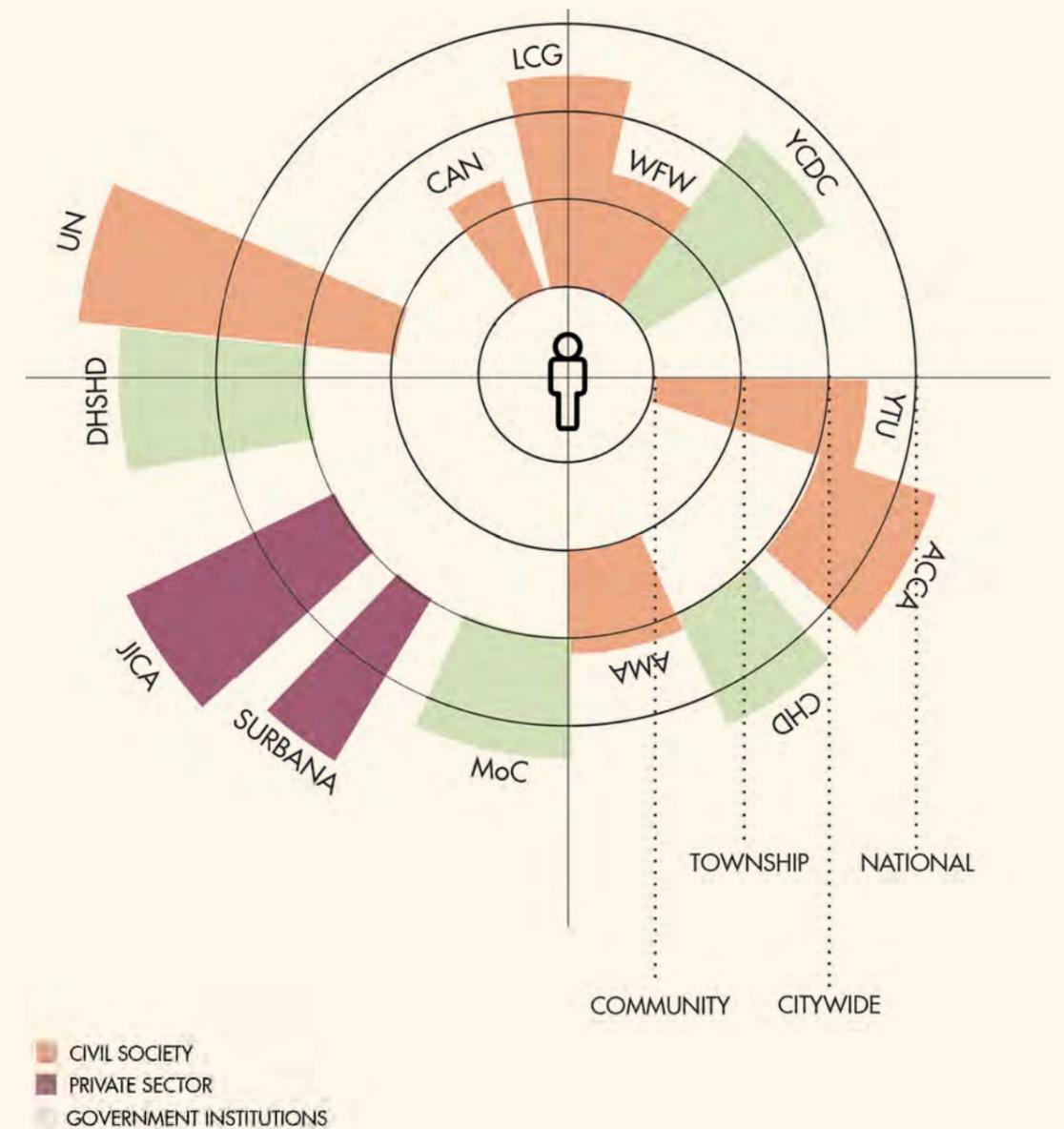
Yangon City Development Committee

### YTU

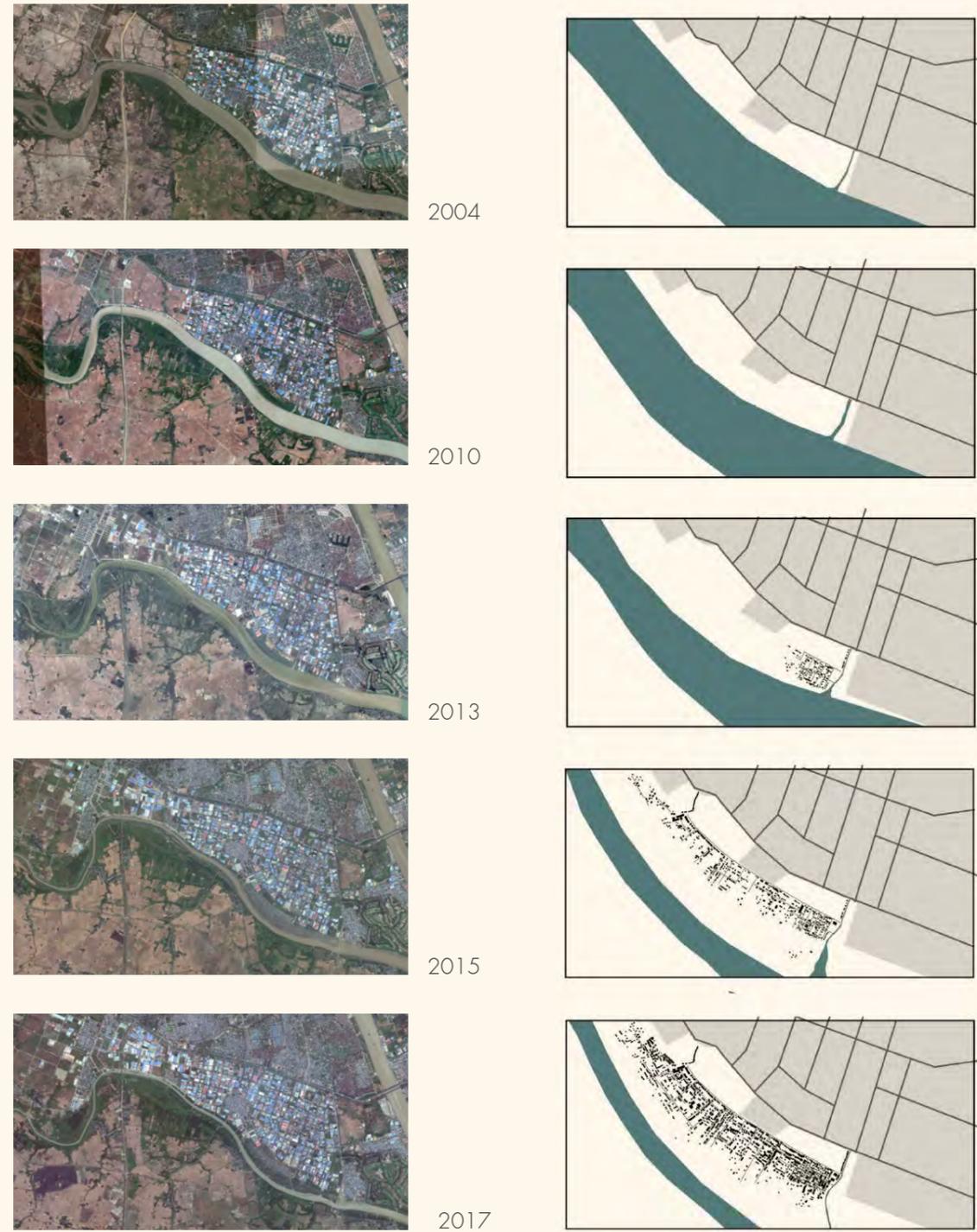
Yangon Technological University

## ACTOR MAP

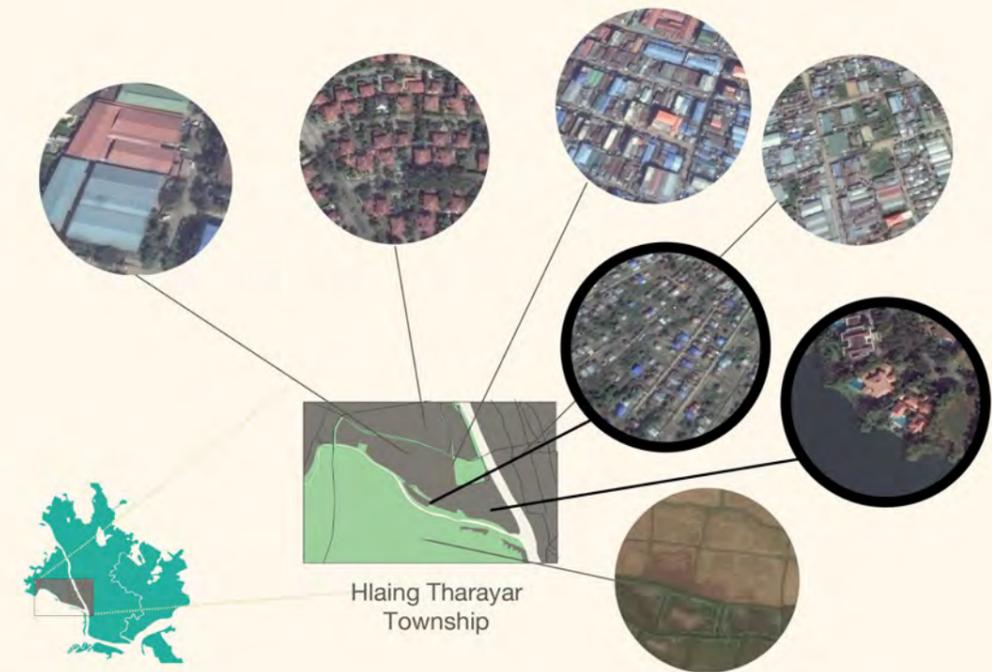
### Proposing situation



## MAPPING UNCERTAINTY



## HLAINGTARYAR TOWNSHIP



### MACROCOSM - MICROCOSM



### HETEROGENEITY OF URBAN TYPOLOGIES AND ACTORS



Ivan Pun



Pun Hlaing Golf Estate



Works at the TS1 art gallery



Ma Moe Aye

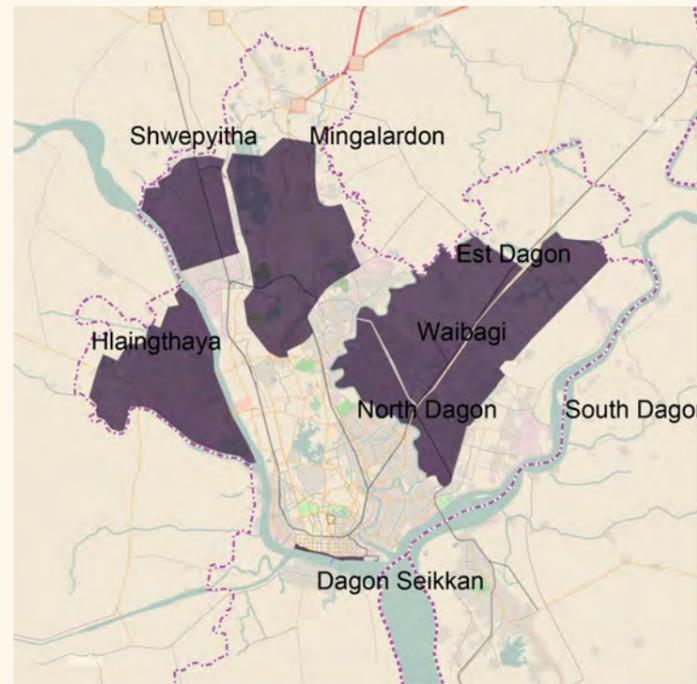


Pun Hlaing River Informal settlement

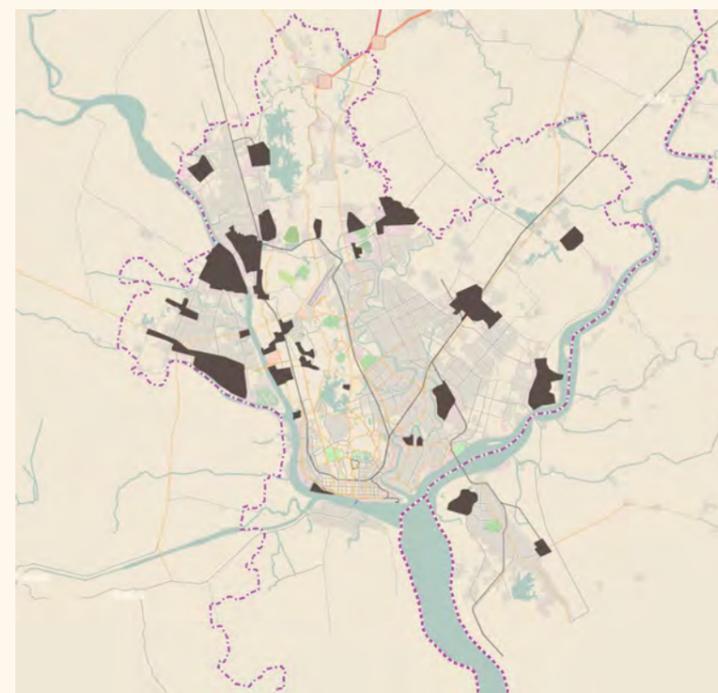
Grandfield Garment Factory



## UNDERSTANDING YANGON

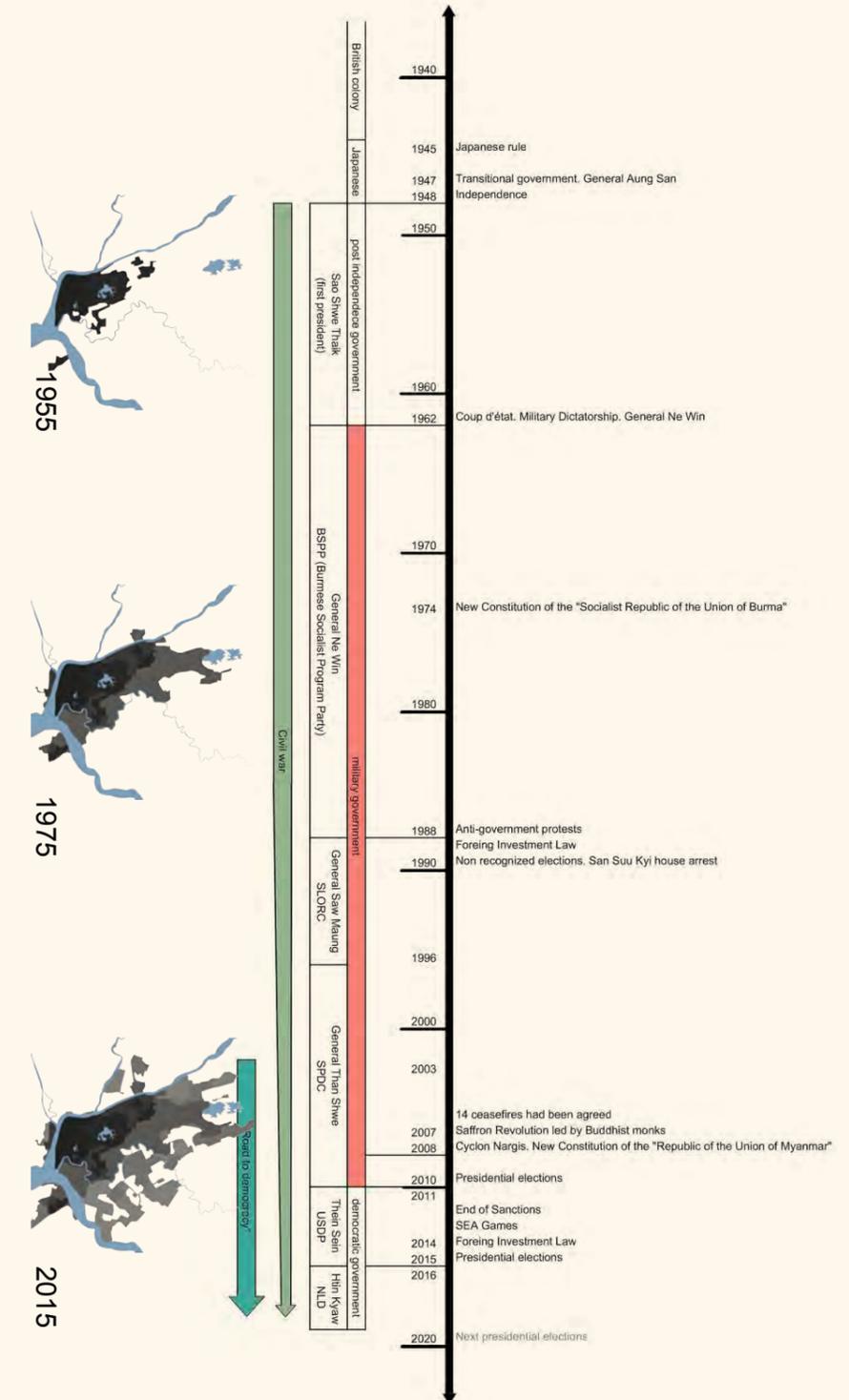


Military Satellites Town 1990

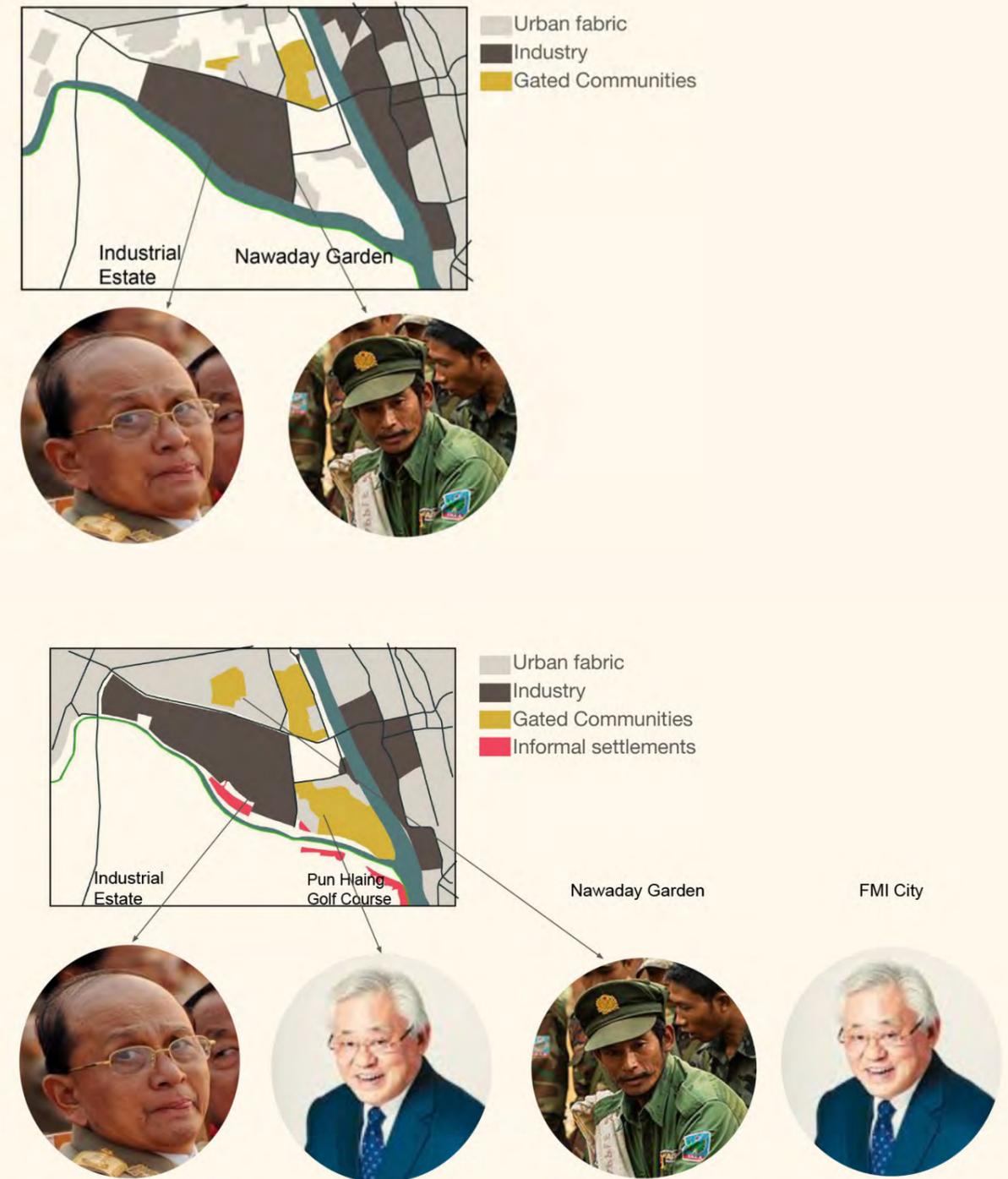
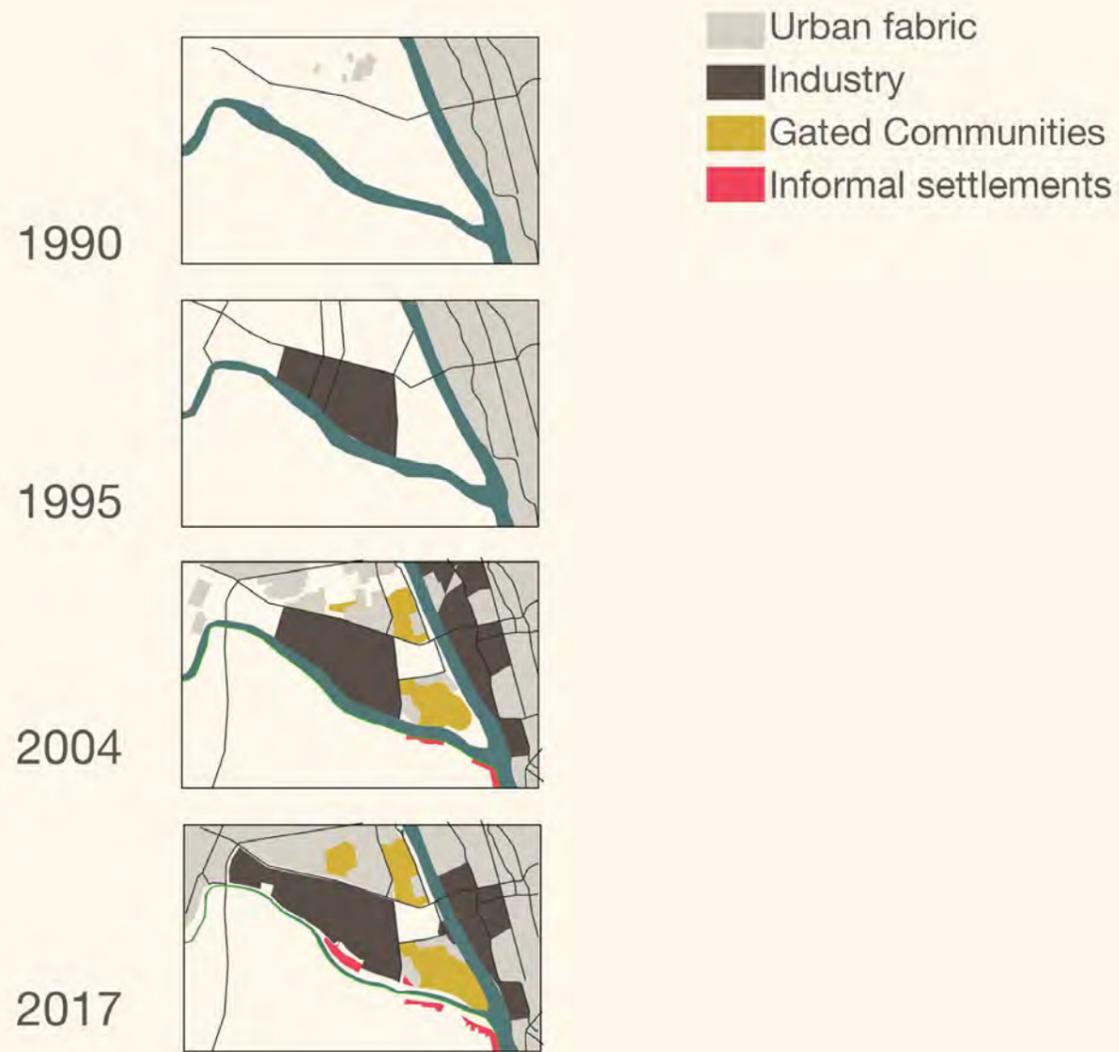


Industrial belt of Yangon 1990

## TIMELINE OF HISTORY



# UNDERSTANDING HLAINGTARYAR



# EVICTION

**Squatter huts in Shwe Linban Industrial Zone demolished without warning**

**YANGON'S SLUMS ARE GROWING AS RURAL MIGRANTS SEEK NEW LIVES**

**No end in sight for squatter evictions**

**In Myanmar, slum eviction highlights Suu Kyi's military challenge**

**Hundreds Homeless After Late-Night Eviction in Rangoon**

**Evicting the Residents of 555**

# EVERYDAY DWELLERS

**HTANTABIN TW  
Ya Khaing Yolay Ward**

**NORTH OKKALAPPA TW  
Htawinbe Ward**

**HLAING THARYAR TW  
Ale Yaw Ward**

- HLAING THARYAR TW. Housing project 30 families
- NORTH OKKALAPPA TW. Housing project 20 families
- HTANTABIN TW. Housing project 30 families

**FIRST PROJECT : (2010)**

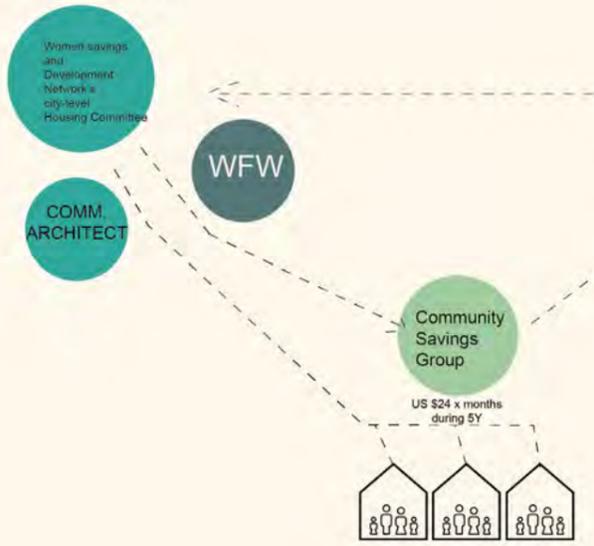
- In Ale Yaw Ward, Hlaing Tharyar Township
- Number of houses: 20 households
- Total land area: 14,400 sq. feet
- Total cost of land: \$19,000
- Plot size: 450 sq. feet (15 x 30 feet)
- Loan for land + house: \$1,490 per family
- Monthly loan repayment: \$24 per family

**Everyday Dweller**

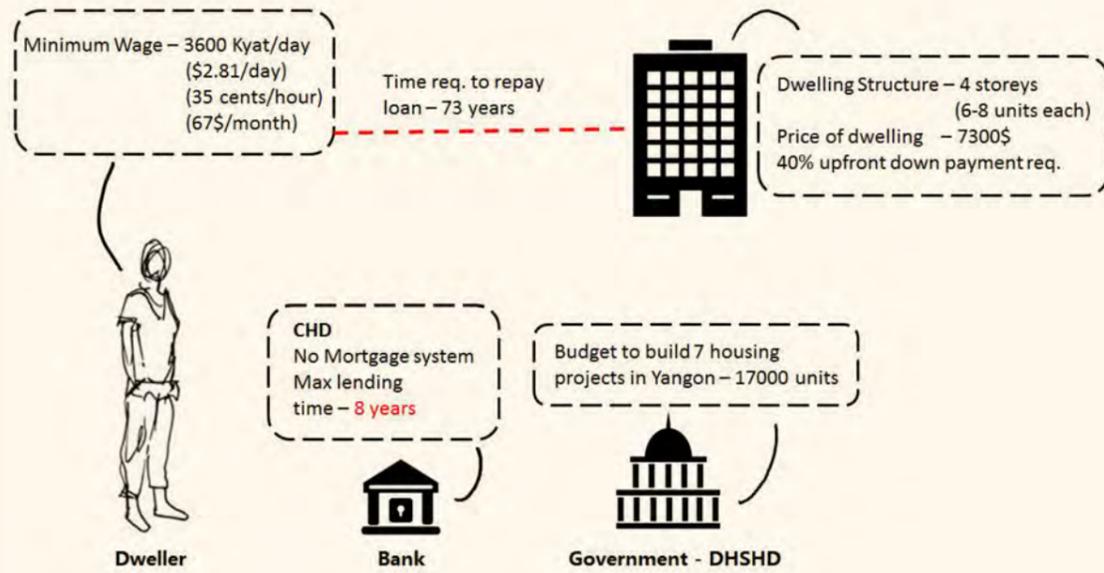
## ENABLERS



## FINANCE

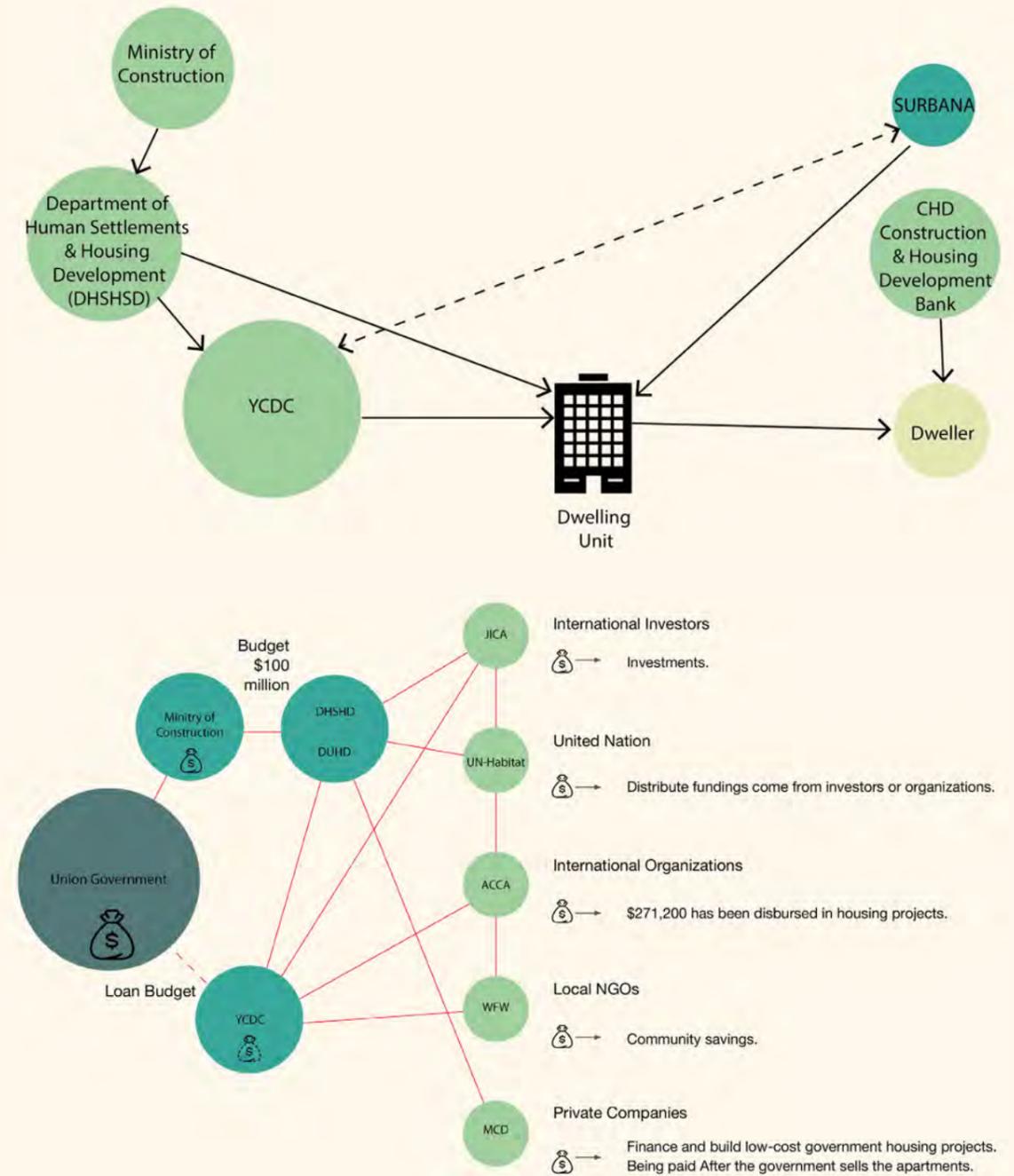


## EVERYDAY DWELLERS FINANCE SYSTEM



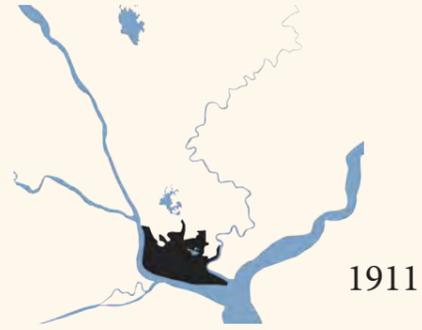
## HOUSING PROVISION SYSTEM

### Actor map

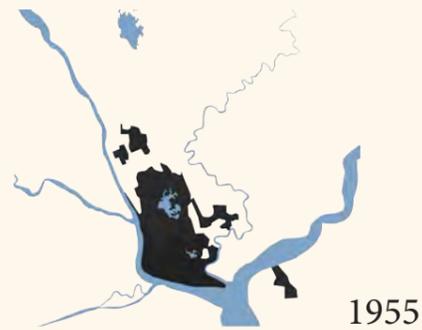
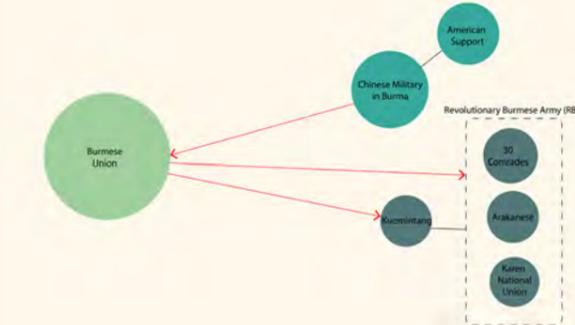


# ACTOR MAPS ACCORDING TO URBAN GROWTH

1911 | Province of Burma in British India

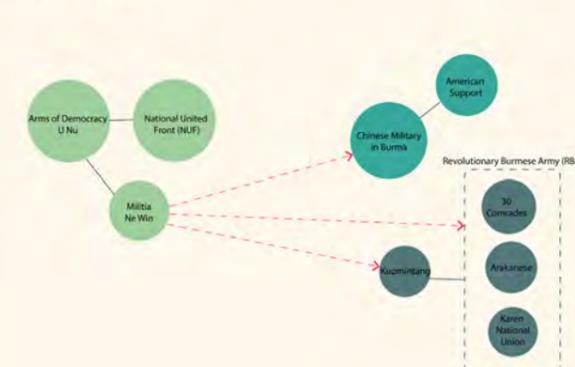


1911

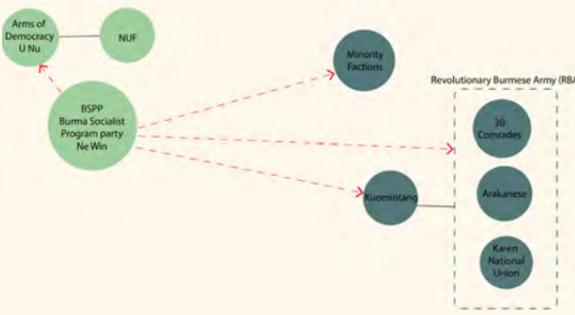


1955

1958 | Military Uprising

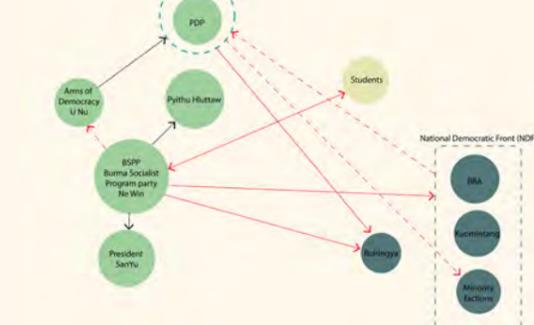


1958



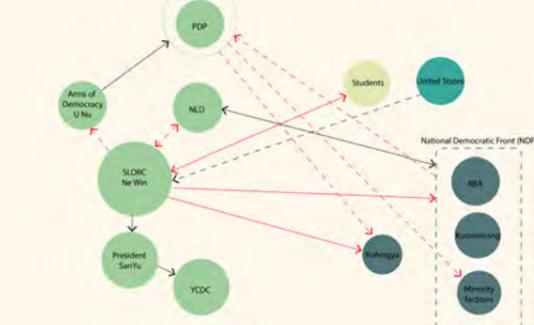
1960-64

1975-85 | Military Uprising



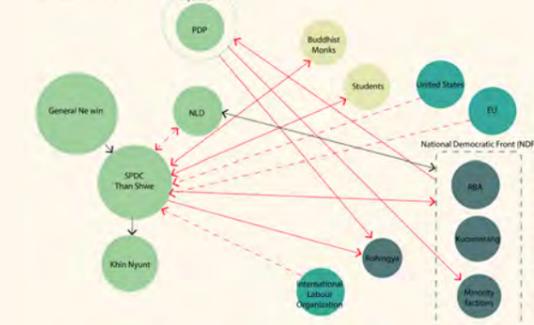
1975-85

1988-98 | Political Turmoil



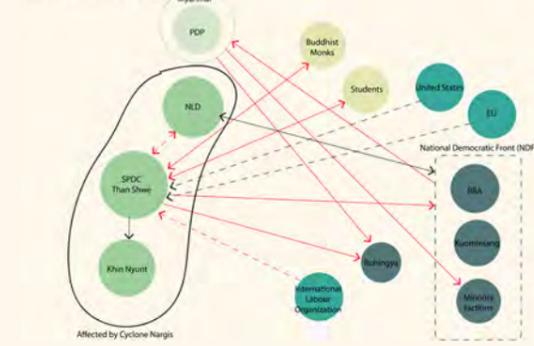
1988-98

1998-08 | Political Turmoil



1998-08

2008-17 | Economic Regression



2008-17

## IN FIELD METHODOLOGY

### DAY 01

#### objectives

- first encounter with the site
- begin understanding the situation
- give good first impression for the partners we represent

#### expectation

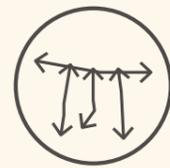
- no organisation
- individual approach
- no home-making practices

#### methods

- observation
- walk randomly in the site to captures our first impressions of the site
- photographic

#### main conclusions

- existence of power relations
- the interrelation between social fabric and urban fabric



route derive



### DAY 02

#### objectives

- develop the chart of 'home, Home, HOME'
- uncover the local power relations
- figure out changes throughout the settlement

#### expectations

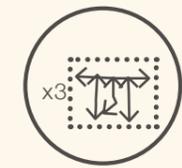
- understand the organisation of the community
- understand the ongoing home making processes

#### methods

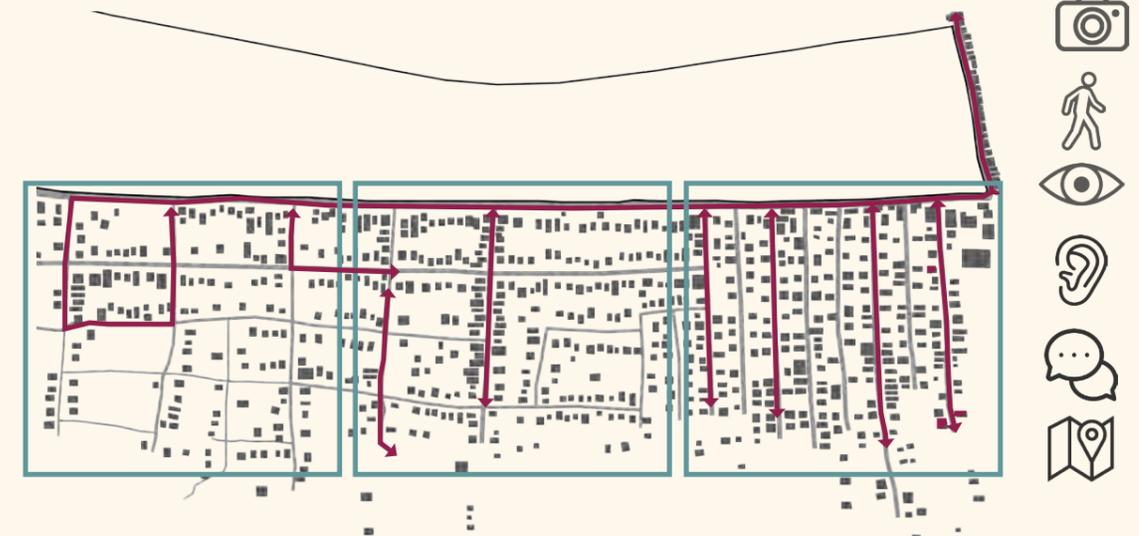
- interviews
- observation
- walking randomly in three sections of the site
- listening
- mapping with the community

#### main conclusions

- home making processes already exists new hypothesis
- community making process should be uncovered (new frame work of question)



route controle derive



### DAY 03

#### objectives

Enquire about the social organisation in the community for:

- 1) flood resilience knowledge
- 2) streets and materiality
- 3) power relations and savings

#### expectations

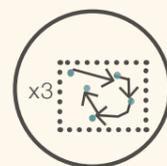
- understand the dynamics of the community
- shift from home-making to community-making discourse

#### methods

- interviews
- observation
- listening
- mapping with the community
- untangling stories

#### main conclusions

- they are all in the same boat
- community building processes not perfect yet it can be a tool to solve common problems



route from a starting point



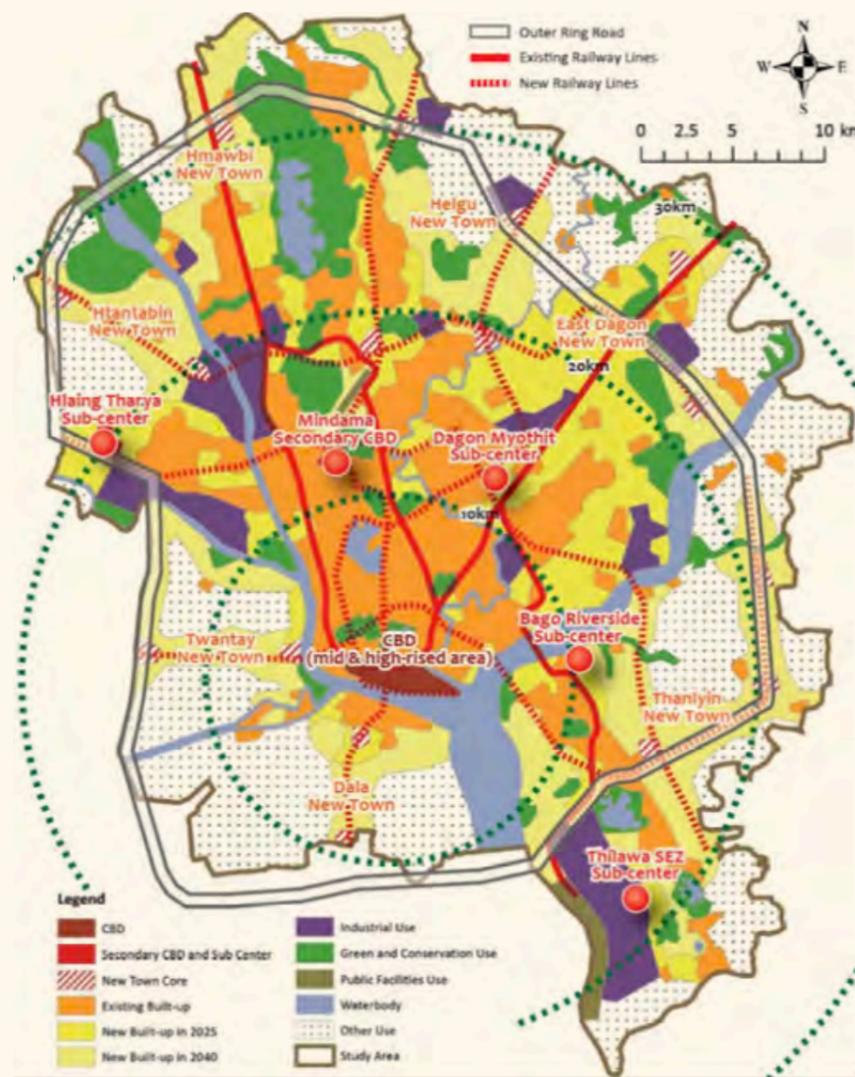
### PRESENTATION TO THE COMMUNITY





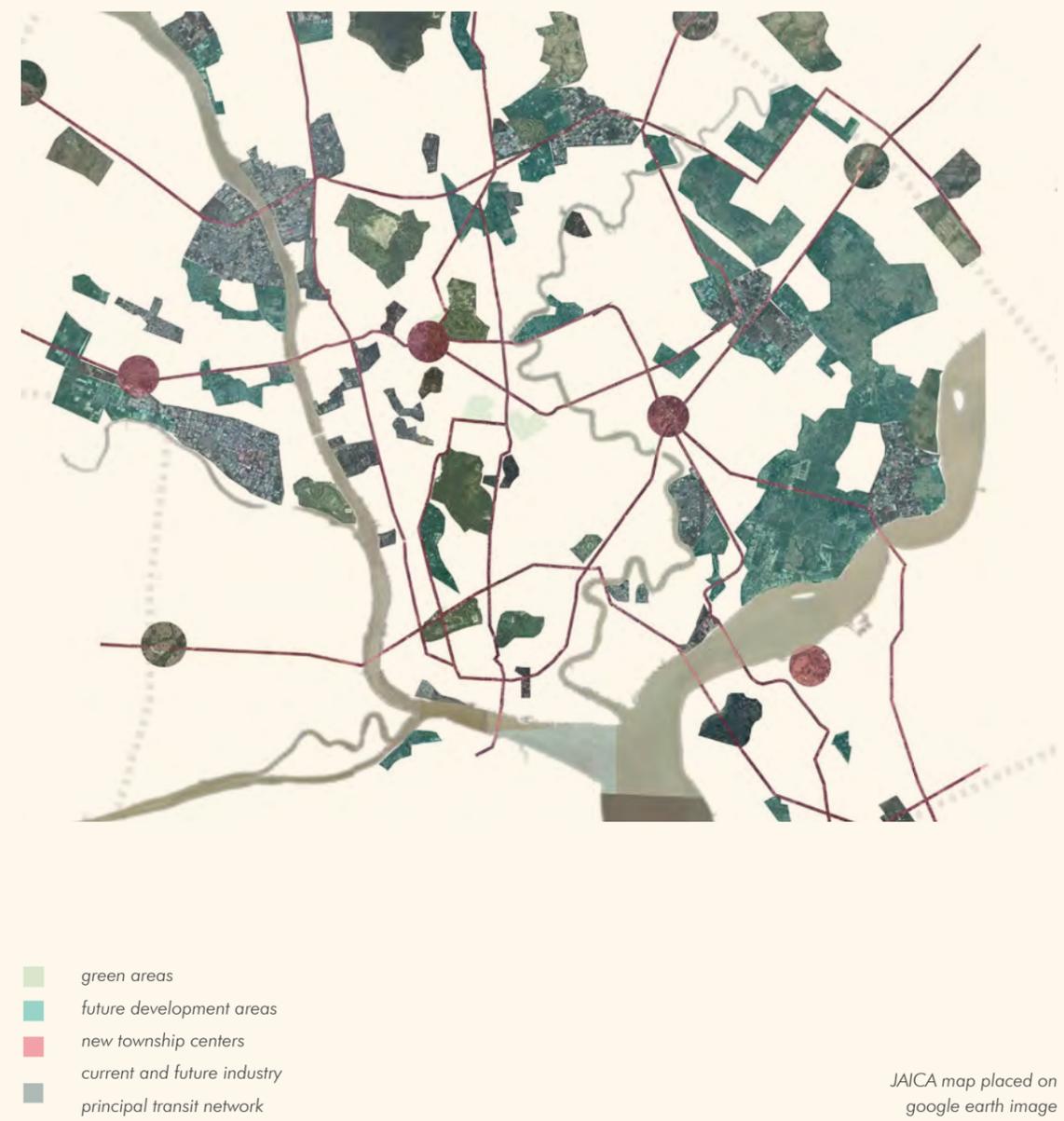
## IN FIELD METHODOLOGY

### MAPS USED TO UNDERSTAND JICA STRATEGIC PLAN



Source: JICA Study Team

Figure 4.6: Future Urban Structure and Land Use of Greater Yangon



JICA map placed on google earth image

## BIBLIOGRAPHY

ACHR Housing by people in Asia, (2013) [online] Available at: [http://www.achr.net/upload/downloads/file\\_13122013123249.pdf](http://www.achr.net/upload/downloads/file_13122013123249.pdf) (Housing by people in Asia, ACHR) [Accessed 30 May 2017].

Agency, M. (2015). Pan Hlaing river conservation project will benefit 20,833 households | Global New Light Of Myanmar. [online] Globalnewlightofmyanmar.com. Available at: <http://www.globalnewlightofmyanmar.com/pan-hlaing-river-conservation-project-will-benefit-20833-households/> [Accessed 30 May 2017].

Amin, A. (2014). *Lively Infrastructure, Theory, Culture & Society*, 2014, Vol. 31 (7/8) p 137-161.

Amnesty International (2017). Facilitation manual: a guide to using participatory methodologies for human rights education. [online] Available at: <https://www.amnesty.org/en/documents/act35/020/2011/en/> [Accessed 30 May 2017]

Asean. Legislation in Myanmar (2004) [online] Available at: [http://www.aseankorea.org/files/upload/eng/ENG\\_Resources/Myanmar-GuideBook.pdf](http://www.aseankorea.org/files/upload/eng/ENG_Resources/Myanmar-GuideBook.pdf) [Accessed 30 May 2017].

Aye, M. (2017). Ministry aims at 1 million housing units by 2030. [online] The Myanmar Times. Available at: <http://www.mmtimes.com/index.php/business/property-news/25267-ministry-aims-at-1-million-housing-units-by-2030.html> [Accessed 30 May 2017].

Boonyabanha, S. (2005). Baan Mankong: going to scale with "slum" and squatter upgrading in Thailand. *Environment and Urbanization*, 17(1), pp.21-46.

Boonyabanha, S. (2009). Land for housing the poor — by the poor: experiences from the Baan Mankong nationwide slum upgrading programme in Thailand. *Environment and Urbanization*, 21(2), pp.309-329.

Brun, C. and Fabos, A., 2015. Making homes in limbo? A conceptual framework. *Refuge: Canada's Journal on Refugees*, 31(1).  
Coconuts. (2017). Yangon's slums are growing as rural migrants seek new lives | Coconuts Yangon. [online] Available at: <https://coconuts.co/yangon/features/yangons-slums-are-growing-rural-migrants-seek-new-lives/> [Accessed 30 May 2017].

Dalakoglou, D. and HARVEY, P. (2012). Roads and Anthropology: Ethnographic Perspectives on Space, Time and (Im)Mobility. *Mobilities*, 7(4), pp.459-465.

Dayaratne, R. and Kellett, P., 2008. Housing and home-making in low-income urban settlements: Sri Lanka and Colombia. *Journal of Housing and the Built Environment*, 23(1), pp.53-70.

D'Ignazio, C. & Klein, L.F., (2016). Feminist Data Visualization, at IEEE Vis conference. Available at: <http://vis4dh.dbvis.de/papers/Feminist%20Data%20Visualization.pdf>

Domosh, M. (1998) 'Geography and gender: home, again?', *Progress in Human Geography*, Vol 22, Issue 2, pp. 276 – 282.

Economists-pick-research.hktdc.com. (2017). Myanmar Rising: Industrial and Special Economic Zones | HKTDC. [online] Available at: <http://economists-pick-research.hktdc.com/business-news/article/Research-Articles/Myanmar-Rising-Industrial-and-Special-Economic-Zones/rp/en/1/1X000000/1X0A72FF.htm> [Accessed 30 May 2017].

En.people.cn. (2017). People's Daily Online – Myanmar private bank owner charged under money laundering laws. [online] Available at: [http://en.people.cn/200704/02/eng20070402\\_363047.html](http://en.people.cn/200704/02/eng20070402_363047.html) [Accessed 31 May 2017].

Fao.org. (2017). Arabica coffee manual for Myanmar. [online] Available at: <http://www.fao.org/docrep/008/ae938e/ae938e0d.htm> [Accessed 31 May 2017].

Fiori, J & Brandão, Z., (2010) "Spatial Strategies and Urban Social Policy: Urbanism and Poverty Reduction in the Favelas of Rio de Janeiro" from Hernández, F., Kellett, P., and Allen, L. K. (eds), *Rethinking the Informal City* pp.181-206, Oxford: Berghahn Books

FMI, A., Message, C., Information, C., History, C., Directors, B., Executives, K., Policies, C., Conduct, C., Policy, A., Procedure, A., Policy, C., Environment, H., Policy, E., Policy, H., Policy, L., Engagement, S., Policies, W., Responsibility, C., Governance, C., Contribution, T., Overview, I., Services, F., Bank, Y., Myanmar, D., Estate, R., Development, T., Development, F., Development, L., Services, P., Hospital, P., Investments, P., Air, F., Holdings, C., Myanmar, P., Agri-Tech, M., Holdings, M., Relations, I., Information, S., Highlights, F., Reports, A., Documents, Y., Coverage, A. and Us, C. (2017). *Yoma Strategic Gaining Momentum in Myanmar's Agriculture and Logistics Sectors*. [online] First Myanmar Investment Co., Ltd. Available at: <http://fmi.com.mm/yoma-strategic-gaining-momentum-in-myanmars-agriculture-and-logistics-sectors/> [Accessed 31 May 2017].

[momentum-in-myanmars-agriculture-and-logistics-sectors/](http://momentum-in-myanmars-agriculture-and-logistics-sectors/) [Accessed 31 May 2017].

Forbes.com. (2017). Forbes Welcome. [online] Available at: <https://www.forbes.com/sites/simonmontlake/2013/08/28/golden-return-serge-pun-constructs-a-real-estate-empire-in-myanmar/#265061e72321> [Accessed 31 May 2017].

Foundation, T. (2017). On Yangon's sprawling outskirts, slum dwellers fear forced eviction | Myanmar Now. [online] Myanmar-now.org. Available at: <http://www.myanmar-now.org/news/i/?id=7683bcae-eb09-42b1-8351-4033e7084f3a&com.dotmarketing.htmlpage.language=1> [Accessed 30 May 2017].

Ft.com. (2017). A business school of hard knocks. [online] Available at: <https://www.ft.com/content/f9093c8af8cd-11e1-b4ba-00144feabdc0> [Accessed 30 May 2017].

Google Books. (2017). Merchants of Madness. [online] Available at: <https://books.google.co.uk/>

Graham, S. and McFarlane, C. (2014). *Infrastructural lives : urban infrastructure in context*. Routledge. 1st ed.

Guide Book for Investing in ASEAN: Update 2004 MYANMAR. (2004). 1st ed. [ebook] Available at: [http://www.aseankorea.org/files/upload/eng/ENG\\_Resources/Myanmar-GuideBook.pdf](http://www.aseankorea.org/files/upload/eng/ENG_Resources/Myanmar-GuideBook.pdf) [Accessed 30 May 2017].

Haraway, D. (1988). 'Situated Knowledges: The Science Question in Feminism and the Privilege of Partial Perspective'. *Feminist Studies*, 14(3):575–599.

Harvey, P. and Knox, H. (2012). The Enchantments of Infrastructure. *Mobilities*, 7(4), pp.521-536.

Hays, J. (2008). ECONOMIC HISTORY OF MYANMAR | Facts and Details. [online] Factsanddetails.com. Available at: [http://factsanddetails.com/southeast-asia/Myanmar/sub5\\_5g/entry-3126.html](http://factsanddetails.com/southeast-asia/Myanmar/sub5_5g/entry-3126.html) [Accessed 30 May 2017].

Hein (2017). Pan hlaing river (wwd 2015)final. [online] Slideshare.net. Available at: <https://www.slideshare.net/aungthurahein7/pan-hlaing-river-wwd-2015final> [Accessed 31 May 2017].

Hernández, F., Kellett, P. and Allen, L. (n.d.). *Rethinking the informal city*. 1st ed. pp.181-205.

Housing By People in Asia. (2013). 1st ed. [ebook] Bangkok: ACHR. Available at: [http://www.achr.net/upload/downloads/file\\_13122013123249.pdf](http://www.achr.net/upload/downloads/file_13122013123249.pdf) [Accessed 30 May 2017].

Htwe, K. (2011). The Irrawaddy News Magazine [Covering Burma and Southeast Asia]. [online] Wwww2.irrawaddy.com. Available at: [http://www2.irrawaddy.com/print\\_article.php?art\\_id=22322](http://www2.irrawaddy.com/print_article.php?art_id=22322) [Accessed 30 May 2017].

Ibiblio.org. (2017). INDUSTRIAL BELT TAKES SHAPE AROUND CAPITAL (Content). [online] Available at: [http://www.ibiblio.org/obl/docs4/INDUSTRIAL\\_BELT\\_TAKES\\_SHAPE\\_AROUND\\_CAPITAL.htm](http://www.ibiblio.org/obl/docs4/INDUSTRIAL_BELT_TAKES_SHAPE_AROUND_CAPITAL.htm) [Accessed 31 May 2017].

International Development Group Building & Construction Authority (2013). *Country Report - Myanmar*.

International Growth Center (2016). *Urban Myanmar*. [online] London. Available at: <http://www.theigc.org> [Accessed 30 May 2017].

Jablon, P. (2010). The Nawaday Cinema Garden - Yangon, Myanmar. [online] Seatheater.blogspot.co.uk. Available at: <http://seatheater.blogspot.co.uk/2010/08/nawaday-cinema-garden-yangon-myanmar.html> [Accessed 30 May 2017].

JICA & YCDC (2017). *A Strategic Urban Development Plan of Greater Yangon*. Yangon.

Lall, Marie, 2017, Presentation to BUDD Students: 'Peace prospects and reform challenges'. UCL Moodle [online] Available at: <https://moodle.ucl.ac.uk/course/view.php?id=40135> [Accessed 30 May 2017].

Larsen, N. (2017). The poppies and the damage done. [online] Frontier Myanmar. Available at: <http://frontiermyanmar.net/en/the-poppies-and-the-damage-done> [Accessed 31 May 2017].

Lee, B. (1997). INDUSTRIAL BELT TAKES SHAPE AROUND CAPITAL (Content). [online] Ibiblio.org. Available at: [http://www.ibiblio.org/obl/docs4/INDUSTRIAL\\_BELT\\_TAKES\\_SHAPE\\_AROUND\\_CAPITAL.htm](http://www.ibiblio.org/obl/docs4/INDUSTRIAL_BELT_TAKES_SHAPE_AROUND_CAPITAL.htm) [Accessed 30 May 2017].

Levy, Caren (2017) Presentation to BUDD students: 'Strategic Collective Action and Partnerships of Equivalence'. UCL Moodle [online] Available at: <https://moodle.ucl.ac.uk/course/view.php?id=40135> [Accessed 30 May 2017].

Lexology.com. (2017). Myanmar's Foreign Investment Law 2012: a short commentary | Lexology. [online] Available at: <http://www.lexology.com/library/detail.aspx?g=ca12c950-e5a7-4164-b9be-88d46acefd99> [Accessed 31 May 2017].

Lintner, B. and Black, M. (2009). *Merchants of madness*. 1st ed. Chiang Mai, Thailand: Silkworm Books.

Lizarralde, G. (2015). *The invisible houses*. 1st ed. New York: Routledge, pp.114-127.

Lorde, A. (1982). *Zami: A New Spelling of My Name – A Biomythography*, First Crossing Press

Luansang, C., Boonmahathanakorn, S. and Domingo-Price, M. (2012). The role of community architects in upgrading; reflecting on the experience in Asia. *Environment and Urbanization*, 24(2), pp.497-512.

Lui, B. (2013). Myanmar's Foreign Investment Law 2012: a short commentary | Lexology. [online] Lexology.com. Available at: <http://www.lexology.com/library/detail.aspx?g=ca12c950-e5a7-4164-b9be-88d46acefd99> [Accessed 30 May 2017].

Mathéy, K. (1992). *Beyond self-help housing*. 1st ed. München: Profil, pp.23-31.

McFarlane, C. (2011). The city as a machine for learning. *Transactions of the Institute of British Geographers*, 36(3), pp.360-376.

Mitlin, D., (2008). "With and beyond the state – co-production as a route to political influence, power and transformation for grassroots organizations." *International Institute for Environment and Development*. Vol 20. London.

Montlake, S. (2013). Golden Return: Serge Pun Constructs A Real-Estate Empire In Myanmar. [online] Forbes.com. Available at: <https://www.forbes.com/sites/simonmontlake/2013/08/28/golden-return-serge-pun-constructs-a-real-estate-empire-in-myanmar/#34c59c4f2321> [Accessed 30 May 2017].

Moser, C. (1993) *Gender planning and development: theory, practice, and training*, Routledge, London, New York.

MyanmarYP.com. (2017). Nawaday Garden Housing Estate [Chin Su [Myanmar] Co.,Ltd.]. [online] Available at: [http://www.myanmaryp.com/company/51941/Nawaday\\_Garden\\_Housing\\_Estate\\_\[Chin\\_Su\\_\[Myanmar\]\\_Co\\_Ltd\]](http://www.myanmaryp.com/company/51941/Nawaday_Garden_Housing_Estate_[Chin_Su_[Myanmar]_Co_Ltd]) [Accessed 31 May 2017].

Nesta 2010, Robin Murray Julie Caulier-Grice Geoff Mulgan, available at [https://www.nesta.org.uk/sites/default/files/the\\_open\\_book\\_of\\_social\\_innovation.pdf](https://www.nesta.org.uk/sites/default/files/the_open_book_of_social_innovation.pdf) 2014, available at see 01:12 – seven stages of innovation <https://vimeo.com/82177621> NESTA Introduction

Nextcity.org. (2017). Evicting the Residents of 555. [online] Available at: <https://nextcity.org/features/view/yangon-myanmar-evictions-urban-cleanup-policies> [Accessed 30 May 2017].

Nyanmar Centre for Responsible Business(MCRB), Institute for Human Rights and Business(IHRB), and Danish Institute for Human Rights(DIHR) (2015). *LAND, Myanmar Centre for Responsible Business: BRIEFING PAPER*. MCRB, IHRB and DIHR.

OBG (2017). OBG talks to Serge Pun, Chairman, Serge Pun & Associates (Myanmar). [online] Oxford Business Group. Available at: <https://www.oxfordbusinessgroup.com/interview/obg-talks-serge-pun-chairman-serge-pun-associates-myanmar> [Accessed 30 May 2017].

Poppe, W. (2013). Patterns and Meanings of Housing : Residential Mobility and Homeownership among Former Refugees. *Urban Geography*. V.34. Issue 2. P.218-243

Radjou, N., Prabhu, J. and Ahuja, S., (2012). *Jugaad innovation: Think frugal, be flexible, generate breakthrough growth*. John Wiley & Sons.

Report, P. and Report, P. (2017). Myanmar parliament finally approves foreign ownership law. [online] Property Report. Available at: <http://www.property-report.com/myanmar-parliament-approves-40-foreign-ownership-of-condos/> [Accessed 30 May 2017].

Reuters UK. (2017). Singapore-listed Yoma expands into coffee in Myanmar. [online] Available at: <https://uk.reuters.com/article/yoma-myanmar-coffee-idUKL3NOM81M920140311> [Accessed 31 May 2017].

Reuters. (2017). In Myanmar, slum eviction highlights Suu Kyi's military challenge. [online] Available at: <http://www.reuters.com/article/us-myanmar-evictions-idUSKCN0VK2LX> [Accessed 30 May 2017].

Rose, G., 1997. Situating knowledges: positionality, reflexivities and other tactics. *Progress in Human Geography*, 21(3), pp.305–320. Samper, L. and Quiñones-Ruiz, X. (2017). Towards a Balanced Sustainability Vision for the Coffee Industry. *Resources*, 6(2), p.17.

Samper, L.F. and Quiñones-Ruiz, Xiomara. (2017) Towards a Balanced Sustainability Vision for the Coffee Industry [online] Available at: [https://www.google.co.uk/search?q=Towards+a+Balanced+Sustainability+Vision+for+the+Coffee+Industry+\(Luis+F.+Samper+1+and+Xiomara+F.+Qui%C3%B1ones-Ruiz\)&oq=Towards+a+Balanced+Sustainability+Vision+for+the+Coffee+Industry+\(Luis+F.+Samper+1+and+Xiomara+F.+Qui%C3%B1ones-Ruiz\)&aqs=chrome..69i57j1014j4&sourceid=chrome&ie=UTF-8](https://www.google.co.uk/search?q=Towards+a+Balanced+Sustainability+Vision+for+the+Coffee+Industry+(Luis+F.+Samper+1+and+Xiomara+F.+Qui%C3%B1ones-Ruiz)&oq=Towards+a+Balanced+Sustainability+Vision+for+the+Coffee+Industry+(Luis+F.+Samper+1+and+Xiomara+F.+Qui%C3%B1ones-Ruiz)&aqs=chrome..69i57j1014j4&sourceid=chrome&ie=UTF-8)

Sánchez Calle, M, (1996). 'Audre Lorde's Zami and Black Women's Autobiography: Tradition and Innovation'. *CESSJ Ramon Carande, Madrid 166-167*. Bells: Barcelona English language and literature studies, 1996, Vol. 7 Available at : <http://www.raco.cat/index.php/Bells/article/view/102781>

Seatheater.blogspot.co.uk. (2017). The Nawaday Cinema Garden - Yangon, Myanmar. [online] Available at: <http://seatheater.blogspot.co.uk/2010/08/nawaday-cinema-garden-yangon-myanmar.html> [Accessed 31 May 2017].

The Current Situation and Future Trend of Building Construction and Housing Sector in Myanmar. (2014).

The Economist. (2017). Kyatastrophe. [online] Available at: <http://www.economist.com/node/1650080> [Accessed 30 May 2017].

The Irrawaddy. (2017). Hundreds Homeless After Late-Night Eviction in Yangon. [online] Available at: <https://www.irrawaddy.com/news/burma/hundreds-homeless-late-night-eviction-rangoon.html> [Accessed 30 May 2017].

The Republic of the Union of Myanmar a strategic urban development plan of Greater Yangon. (2013). 1st ed. [Tokyo]: Nippon Koei. Times, T. (2017). Yangon urgently needs low cost housing. [online] The Myanmar Times. Available at: <http://www.mmtimes.com/index.php/business/property-news/14938-yangon-urgently-needs-low-cost-housing.html> [Accessed 30 May 2017].

Transnational Institute (2015). *Linking Women and Land in Myanmar*. Available at: [https://www.tni.org/files/download/tni-nlup-gender\\_0.pdf](https://www.tni.org/files/download/tni-nlup-gender_0.pdf)

Tun, Z. and Nwe, H. (2015). *Integrated Water System Development Exemplified by Pun Hlaing River Rehabilitation Project*. Turner, B. (1988). *Building community*. 1st ed. London: Building Community Books.

UNDP in Myanmar. (2017). The State of Local Governance: Trends in Yangon. [online] Available at: <http://www.mm.undp.org/content/myanmar/en/home/library/poverty/TheStateofLocalGovernanceChin/the-state-of-local-governance-trends-in-yangon.html> [Accessed 30 May 2017].

Unhabitat.org.mm. (2017). UN-HABITAT | Mapping Yangon: The Untapped Communities. [online] Available at: <http://unhabitat.org.mm/projects/active-projects/mapping-yangon-the-untapped-communities/> [Accessed 30 May 2017].

UNHCR, UN-Habitat, Norwegian Ministry for Foreign Affairs (2017). *Guidance Notes on Land issues, Myanmar*.

Wakely, P. (1988). The development of housing through the withdrawal from construction. *Habitat International*, 12(3), pp.121-131.

Www2.irrawaddy.com. (2017). The Irrawaddy News Magazine [Covering Burma and Southeast Asia]. [online] Available at: [http://www2.irrawaddy.com/print\\_article.php?art\\_id=22322](http://www2.irrawaddy.com/print_article.php?art_id=22322) [Accessed 31 May 2017].

