



UCL



MSc Building and Urban Design
in Development
Student Report

CITIZENRY BY RECOGNITION AND REDISTRIBUTION

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



dpu
Development
Planning Unit

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ACRONYMS

AMA Association of Myanmar Architects
ACHR Asian Coalition for Housing Rights
ASEAN Association of Southeast Asian Nations
BUDD Msc Building and Urban Design in Development
CAN Community Architect Network
CDF Citizenry Development Fund
CHDB Construction and Housing Development Bank
CODI The Community Organization Development Institute
GAD General Administration Department
INGO International Non Governmental Organisation
JICA Japan International Cooperation Agency
KBZ Kanbawza Bank Limited
K Burmese Kyat (local currency)
NGO Non Governmental Organisation
NLD National League for Democracy
SPDC State Peace and Development Council
UCL University College London
UN HABITAT The United Nations Human Settlements Programme
USAID The United States Agency for International Development
WFW Women for the World
YCCD The Yangon Coalition for Citywide Development
YCDC Yangon City Development Committee
YHT Yangon Heritage Trust
YTU Yangon Technological University

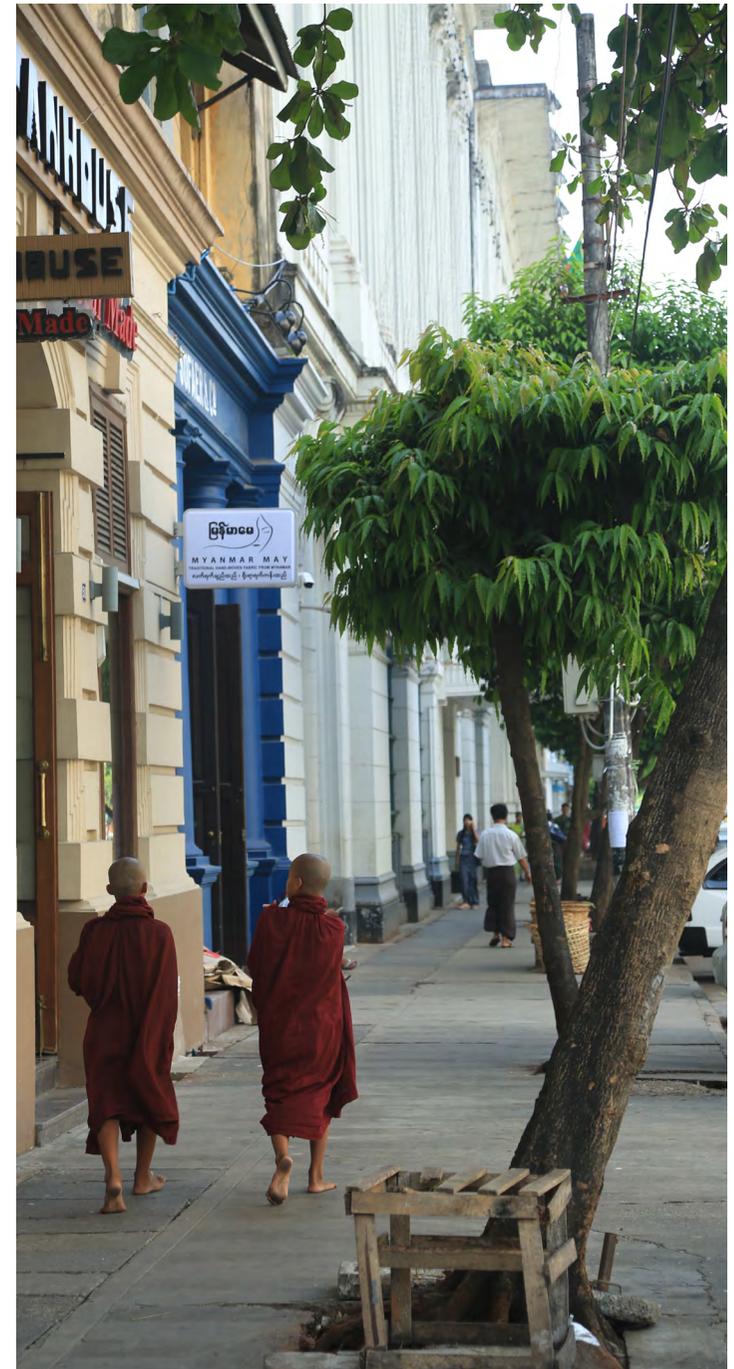


figure 3. Photo-streets of Yangon

EXECUTIVE SUMMARY

The focus of our preliminary research was titled *Spatializing Politics*, in this early phase of understanding we sought to explore the design perspective of land and citizenship. It quickly became apparent that the connections between land and citizenship were deeply tied to politics and the waves of political transformation experienced in Myanmar. This understanding led us to ask a series of questions about citizenship both as a legal status and as an identity. Through a rigorous examination of the word citizenship in the Myanmar context we were eventually able to ask the question *How is Citizenship Practiced?* This question led to a second iteration of research, which aimed to explore the spaces of opportunity for a redefinition and understanding of the word citizenship. Rather than understanding it purely as a legal right, we began to think citizenship as a mode of practice.

We asked how the identity of a citizen can shift from the individual experience to the collective, specifically how can Myanmar transition from a state of citizenship to one of citizenry? We assumed that by studying the ways in which a collective form of citizenship (citizenry) was being practiced we could distil those learnings into a

framework for action. However what we have come to understand is that in Myanmar, particularly in Yangon where we were conducting our research, the transition from citizen to citizenry is itself very much in the early stages of change; at least to the extent that this collective action has the power to carry political weight in the everyday institutions of governance. Myanmar is at a critical moment of transformation and redefinition at multiple levels, but perhaps most significantly, at the level of solidifying a national identity. Whatever shape this identity eventually takes will be the critical driver of development in the country. As a nation, it seems Myanmar is trying to push beyond old linkages of ethnicity, race or religion. This aspiration can be seen everyday in the new flag which now bears a solitary star representing the union of the country and the changing of her name, while the colours of the flag symbolise solidarity, peace and tranquillity, and courage and decisiveness.

From what we have observed, Myanmar is certainly a country with the will to change, but as this report seeks to highlight, this transformation from citizenship to citizenry requires a simultaneous process of identity formation

together with a recognition of efforts and redistribution of power. There is a strong collective spirit in Myanmar. Amongst the communities we spent time with we saw over and over again the depth of care that individuals have for their neighbours and their communities. For this collective spirit to be harnessed and embedded in the emerging identity of the nation, citizenship cannot be simply a card or a piece of paper rather it requires people to feel secure in their existence and to have agency over their lives. The following report and its strategies are aimed to harness the human energy of the people of Myanmar and translate that energy to the physical, social and political transformation of Yangon through a community oriented development model that locates people at its core

“The city no longer embodies much of anything. Rather it is an instrument for the instigation of incomputable eventualities even as regimes of calculation have taken over the production of urban space”

AbdouMaliq Simone



figure 4. Housing made of timber

PART 01

LAND AND CITIZENSHIP



1.1 INTRODUCTION

Using Rancière's conception of politics as an approach, the aim of our research was to intellectually transform the distribution of citizenship from one of an individual legal status to a social status. This approach aims to explore the relationship between citizenship and urban space, highlighting the domain of politics, seeking to understand how people are able to claim citizenship in their daily lives and how this in turn changes or influences the space of the city.

Examining the political history of Myanmar reveals that the country is at a critical moment. Many laws and policies are hybrid structures formed by various administrations. As a result there is little clarity specifically with respect to housing and land policy in Myanmar. Though complicated, this nuance presents an opportunity for a self-determined restructure of the legal apparatus that governs the country, but before that is possible a new national and thus political identity must emerge.



figure 5. Construction process in See Sein Shin Housing Project
figure 6. New development

1.2 CONTEXTUALISING

Myanmar's history is one of transition, having first shifted from kingdom to colony, to socialist independence then onto military rule and now a civilian-led administration. The national identity has been both affected and created by laws, customs, cultures, or religions that have in some way been imposed on the country, as Cresa Pugh articulates "the legacy of colonialism is very much reflected in contemporary constructions of identity, nation and belonging pervasive throughout Burma [...]" (Pugh 2013 p.11).

This fractured identity created an imagined 'other' incapable of including the diversity of the population. As evidenced by the political timeline these waves of political change can also be linked to transitions of citizenship, where identity has been in a state of constant change and used as a political currency by the state primarily in the ability for one to own or profit from land.

Thus, the spatialization of politics in Myanmar is a result of the changing course of the political regime which at every moment has had the power to create or destroy the spaces and ways by which one practices or actualises their rights as a citizen.

1924 -1948 BRITISH OCCUPATION

Emergence of Burmese nationalism in response to being marginalised by colonialists - resentment towards Muslims and other non-indigenous people who were now controlling their country

As part of the British strategy to modernise Burma, they exploited ethnic divisions that already existed

1961 CITIZEN ACT 41/49

Constitution amended to make Buddhism the official state religion

1962 MILITARY COUP

End of Buddhism as the official state religion

1964 MONKS

Revolutionary Council makes statement that monks should not be involved in politics

1974 EMERGENCY IMMIGRATION ACT

Stripped the Rohingya of their national registration certificates and replaced them with foreign registration cards

1947 CONSTITUTION OF BURMA

Recognized that Buddhism had a special position as the religion of the majority of the population (s 21(1)), but it also provided for equality before the law regardless of religion and prohibited discrimination based on religion (s 13, 21(3)). (Crouch 2015)

1948 INDEPENDENCE

Union Citizenship Act and Union Citizenship (Election) Act - classified eligible classes of people for citizenship

1982 BURMA CITIZENSHIP ACT

Notion of equality between all classes of citizens was completely dispelled - created hierarchy of citizens with different rights and different ways of acquiring citizenship based on membership of ethnicity. Those able to be considered citizens are then divided into three classes:

Full citizens - those who are citizenship by birth or had already been citizens in 1982;

Associate citizens - given to those who had applied for citizenship under the 1948 Union Citizenship Act; and

Naturalised citizens - given to those who were in the country prior to 1948 but had failed to apply for citizenship under the 1948 Union Citizenship Act

figure 7. General timeline of Myanmar

1988 PROTEST

8888 Nationwide Popular Pro-Democracy Protests - in protest to the military regime

1989 CHANGING NAME

Military government changes name of country from Burma to Myanmar, and Rangoon to Yangon

1996 NLD CONGRESS

Aung San Suu Kyi attends first NLD congress since her release; regime arrests more than 200 delegates on their way to NLD congress

2007 SAFFRON REVOLUTION

2008 TEMPORARY CARDS

Government begins "issuing temporary registration cards which have been utilised as a means of racialising citizenship and denoting those who do not belong on the basis of ethnicity" (Pugh 2013 p.15).

2012 REFORMS LAW

Reforms and laws aimed at opening the country to foreign investment

2014 NATIONAL LAND POLICY

National land policy overrules customary systems in place for land allocation

1989 HOUSE ARREST

Dissent crushed as regime declares martial law leading to thousands of arrests. NLD leader Aung San Suu Kyi placed under house arrest

1990 GENERAL ELECTION

Opposition NLD successful in general election, however, result is ignored by military

2008 NEW CONSTITUTION

Military government agrees to embark on liberalising reforms

New constitution enacted - recognises other religions and freedom of religion (Article 34), however, it "recognizes [the] special position of Buddhism as the faith professed by the great majority of the citizens of the Union" (Article 364)

"guarantee[s] any person to enjoy equal rights before the law and shall equally provide legal protection (Section 347)

2010 ELECTION

First multi party election

2011 ELECTION

By-elections

2012 ELECTION

Further by-elections after condemnation of fraudulent 2011 election

2015 ELECTION

Second multi party election

2016 CIVILIAN-LED ADM

1st civilian- led administration

1.3 CONTEMPORARY ACTORS

MOTIVATIONAL DRIVERS OF CITY SCALE ACTORS

- YHT: Heritage-led planning
Heritage-led capacity building
Intangible heritage support and protection
Natural Heritage support and protection
To be a political actor that works at a national level
- WFW: Women and collective action-led
Community and neighbourhood improvement
Saving and collective action as key
- CAN: To support communities with less resources
and improve the role of the architect in this environment
- ACHR: Prove human-energy led upgrading is bankable
and scalable
- YTU: To train Myanmar students
- AMA: To support architects and their role in the city
- YCDC: To manage this governance adjustment period
and influx of money and building

This diagram shows the different relationships between actors at various scale of involvement. The nuance between the colours distinguishes the overlaps and complexities of this scales.

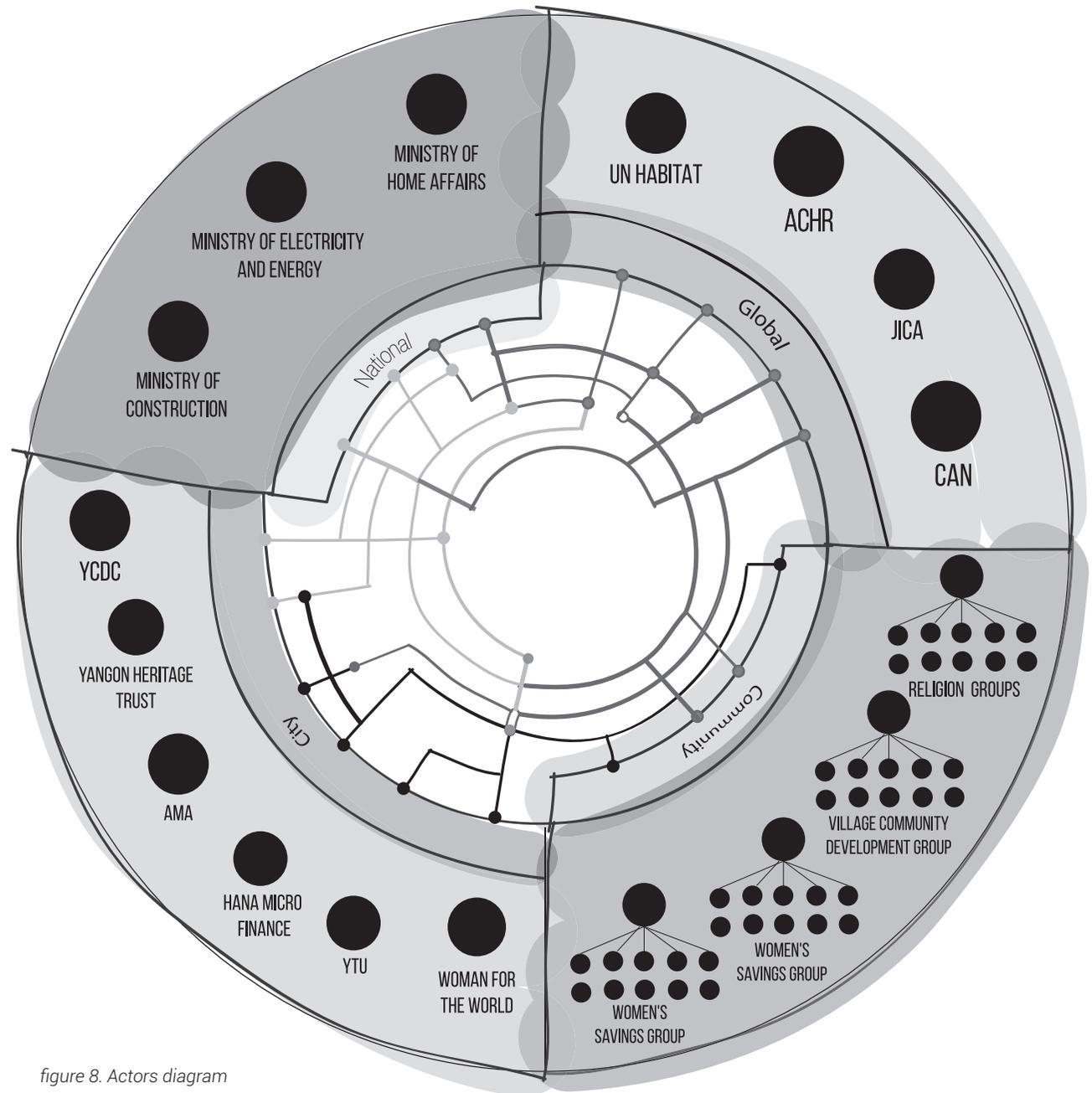


figure 8. Actors diagram



figure 9. Photo-community members discuss citizenship

1.4 TRANSFORMATION IN A TIME OF TRANSITION

To begin to define what Transformation in a time of Transition means we have limited our scope to the context of political change in Myanmar. In this context transition is understood as the process or period of change specifically focused on the shift from British occupation to the present civilian led administration. Transformation therefore is the change from one thing or state of being to another, specifically the effect of this long period of transition on everyday lived experiences. Myanmar may always be in a state of transition, as the word implies an ongoing process, however along that process there are defined moments of transformation. This current moment represents an opportunity for Myanmar to collectively define the pace and direction of transformation and in so doing establish the basis for true national unity.

1.5 CONCEPTUALISING

Citizenship is a multi-layered, dynamic and contested concept in both academia and in practice (Gordon 2007; Sysner 2011). Adding to this the rise of neoliberalism over the last fifty years has further challenged and shaped conceptions of citizenship as individual rights and equality and the status of an autonomous self in relation with the state (Arias 2014; Castro 2005). Contrary to this, the Southeast Asian concept of citizen more strongly aligns with the idea of “subject-ship” due to a history of kingdoms and empires rather than independent states (Suryadinata, 2015). Thus when looking at the idea of a contemporary citizenship in Myanmar it could be said that the concept is still in its infancy. Therefore if people are still on some level subjugated the formation of a citizen state of mind requires the development of a self and collective identity not rooted in the previous divisions used to establish a hierarchy of subjects. Thus a major focus of our research and the following strategies is trying to understand the requirements of that identity formation.

CITIZENSHIP IN A MOMENT OF TRANSFORMATION

By re-configuring the definition of citizenship and shifting from an understanding of legally-based citizenship to a citizenry, this framework seeks to recognise the human energy and capacity of all people in Yangon and to redistribute power in the decision making processes of the city where “citizenship as participation can be seen as representing an expression of human agency in the political arena, broadly defined; citizenship as rights enables people to act as agents” (Lister 1998 p.228, in Gaventa 2002, p.4-5). Rather than asking who has citizenship, the focus of this research has been to understand how citizenship is practiced and how that practice can help to define a political identity. Specifically through understanding where spaces for transformation are opened by the cracks formed by the transitional process.

Despite this alternative conception, citizenship continues to be used as a form of domination by the state in the way it is defined and in many Southeast Asian contexts extended only to those who conform to the “national imagination of the elite and constitute the ethnic core” (Rahim 2001 p.19). As stated earlier, the current moment of political transformation in Myanmar has created the space for a further evolution of the concept of citizenship.

Oren Yiftachel (2009) discusses spaces that exist partially outside the gaze of the state as 'bases for self organization, negotiation and empowerment' (Yiftachel 2009, 243). In such "grey spaces", groups excluded arbitrarily from citizenship experience changing political subjectivities that range from quiet perseverance, to memory building for countering repression, and conspicuous political mobilization to institutionalize change.

Instead of addressing citizenship as a desired result our research sees citizenship as a performance, much in the same way Nabeel Hamdi speaks of community as a process rather than a thing. Ultimately this report and the following strategies seek to ask how the process of creating a citizenry for the purpose of housing can inspire the practice of politics and offer the individual rights of citizenship.

A BRIEF OVERVIEW OF CITIZENSHIP IN MYANMAR

Citizenship as a legal status in Myanmar is a highly contentious issue based around ethnicity and bloodlines (Kyaw 2015). Whilst the 2008 Constitution "guarantee[s] any person to enjoy equal rights before the law and shall equally provide legal protection (Section 347), the 1982 Burma Citizenship Law severely undermines actual equality. The law begins by defining access to citizenship based on membership of ethnicity. Those able to be considered citizens are then divided into three classes of citizens with different rights and different means of acquiring citizenship; Full citizens - those who are citizenship by birth or had already been citizens in 1982; Associate citizens - given to those who had applied for citizenship under the 1948 Union Citizenship Act; and Naturalised citizens - given to those who were in the country prior to 1948 but had failed to apply for citizenship under the 1948 Union Citizenship Act.

Among other restrictions, non-citizens are denied the ability to own land, education and access healthcare.

PART 02

FROM CITIZENSHIP
TO CITIZENRY





LENS: LAND TENURE

- Claiming space
- Claiming land by people
- Claiming land by state
- Status of land tenure (lease of freehold, mutual vs. individual ownership)



LENS: COLLECTIVE ACTS OF CITIZENSHIP

- Savings groups
- Community land trusts
- Mobilisation against the state
- Social enterprise (opening a business which employs people regardless of their status)



LENS: DISTRIBUTION OF INFRASTRUCTURE

- Who has access to hard infrastructure (energy, water, waste, roads, health, facilities, toilets)
- Who has access to soft infrastructure (employment, education, ward/village, administrative group)

figure 11. Analytical framework lenses

figure 10. Image left - Newly constructed housing in See Sein Shin Housing Project

2.1 ANALYTICAL FRAMEWORK

In the context of settlement upgrading, land sharing or resettlement the performed act of citizenship at both the local and citywide level is instrumental to the success of a project. In Yangon, the transition from citizen or citizenship to citizenry is still very much in the early stages, at least in the sense of this collective action carrying political weight in the everyday institutions of governance. As this report suggests, in order for this transformation from citizenship to citizenry to fully occur there must be a recognition of action and redistribution of power.

The philosophy of the Asian Coalition for Community Action Program (ACCA), which is run by Asian Coalition for Housing Rights (ACHR), believes that:

“Community people are the primary doers in planning and implementing projects in which they tackle problems of land, infrastructure and housing at scale in their cities, in partnership with their local governments and other stakeholders” (ACHR 2013).

Thus these site level and citywide strategies contained in this report aim to be a small part of this process of recognition and redistribution by centring the people of Yangon at their core. Referring to the work of Holston (2007) and Holston and Caldeira (2008) Thiago Barbosa states, “the long and arduous process of autoconstructing a whole new neighborhood requires a high degree of political mobilization from its dwellers” (2013,p.17).

In understanding how citizenship is materialised in space this report seeks to develop a typology of practiced citizenship via Land tenure, Collective acts of citizenship, and Distribution of infrastructure.

2.2 METHODOLOGY AND METHODS

METHODOLOGY

Our methodology was to create an iterative research strategy that could be re-evaluated and fine tuned as we gathered more information and a better understanding of Yangon. Starting in London we began by gathering and analysing secondary data in order to create an analytical framework that would enhance the multifaceted discourses of contemporary Myanmar. This framework was underpinned by the driving question of how citizenship is practiced and the subsequent questions of how is citizenship practiced in the context of slum upgrading in Yangon? How does practiced citizenship affect the various scales; street, neighbourhood, district and city? How can the process of creating a citizenry for the purpose of housing inspire the practice of politics and ultimately offer the individual rights of citizenship? Based on these questions we then collected primary and secondary data in country over the course of three weeks in Yangon.

The output of this methodology is a collection of rich qualitative and quantitative data, which has helped form our understanding of housing as the built manifestation of citizenship in Myanmar.



figure 12. Self mapping



figure 13. Youth describe dream home

figure 14. Methodology Framework

RECOGNISE

REPRESENT

REDISTRIBUTE

LONDON

MYANMAR

LONDON

RESEARCH

LITERATURE REVIEW
LAND AND CITIZENSHIP
+
DEFINITION OF TRANSFORMATION
AND TRANSITION

ONGOING CHANGE AND
FINITE PROCESS

CITIZENRY

RESEARCH QUESTION
HOW IS CITIZENSHIP PRACTICED?

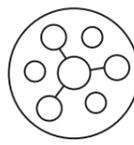
LENSES



LAND TENURE



COLLECTIVE ACTS OF
CITIZENSHIP



DISTRIBUTION OF
INFRASTRUCTURE

RESEARCHING

FIELDWORK

ANALYSING

SYNTHESIZING

FINDINGS

UNDERSTANDING
COMMUNITY

CLOSE KNOWLEDGE
GAP

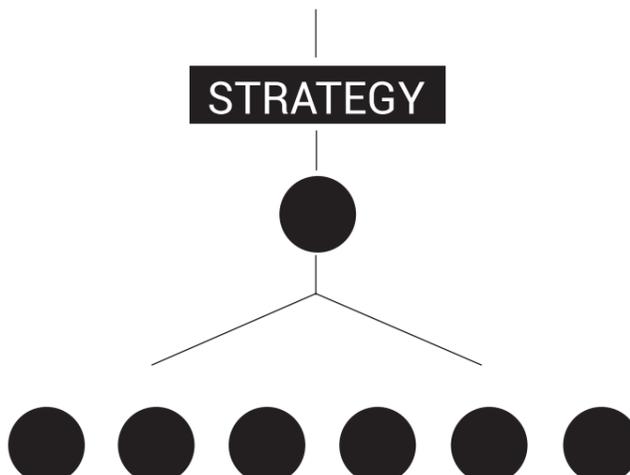
PRINCIPLES

GUIDELINES

VISION

INCLUSIVE CITY SCALE DEVELOPMENT IN YANGON
THROUGH RECOGNITION AND REDISTRIBUTION

STRATEGY



METHODS

SECONDARY DATA

Because our research started long before arriving in Myanmar, a key component of our method was to gather information remotely and analyse it to identify gaps which would later be supported by data gathered in the field.

- Evaluation of existing information and literature review: We conducted in depth research of the information available online from an array of sources: the Myanmar government (national and local), local and international NGO's, the JICA Development Plan for greater Yangon and various news articles. This helped form the basis for our understanding and isolate the information that was lacking which shaped our research in the field.
- Mapping data: Through mapping the census data we were able to distill the information that was relevant for our particular lense of research gaining a stronger understanding of how this data is manifested spatially. The entirety of this work can be found in the Appendices section of the report.

- Lectures: Both in London and Yangon, we attended a series of lectures lead by experts on topics pertaining to Myanmar and the specifics of fieldwork and ethics. Lecturers include, but are not limited to, Martin Smith, Colin Marx, Marie Lall, Caren Levy, Van Lizar, Jayde Roberts, Chawanad Luansang, Somsook Boonyabantha.
- Community Gathered Data: On site, we were able to review information gathered both by Women for the World and community members themselves. Community generated data included a land use map and a 3D housing model. Additionally the DPU workshop carried out in November 2016 provided surveys, self mapping exercises and land sharing simulation maps.

figure 15. Self enumeration

figure 16. Community presentation





METHODS CONT'D...

PRIMARY DATA

Field methods were mainly qualitative due to the nature of our research, the time available in the field and the scope of our analysis. The data is collected from an extremely small sample with respect to the size of the city. Although it has its limitations, the data gathered is rich and provides deep insight into the questions we set as part of our conceptual framework. By connecting real stories to the quantitative data, our research highlights the lived reality of this data.

- Action research: The purpose of the participatory workshops done with the community of Ward 67 was to build a collective understanding of the multiplicity of meanings attached to the concept of citizenship and politics in the ward, how it was practiced, where and by whom, and land. The following exercises were part of these workshops, they were all done with the help of YTU students and WFW interns who facilitated, translated and participated in them with us.

1. Citizenship translation game: We carried out an activity with the members of the community that aimed firstly to examine the process of translating English terms and concepts (please see Appendices for the cards and the translations) into Burmese in order to inform our understanding and identify whether or not there was a similar understanding between our research group and community members. Secondly, the cards were then used as catalysts for discussion of the specific subjects we were interested in researching.
2. Co-Design Activity: We wanted to explore and understand the aspirations and ideas of how the community might redesign their settlement and the motivations and compromises of doing so. Using clay blocks and pens, they were able to materialise possible scenarios. More than the physical arrangement of the houses, the exercise helped to reveal, to both the participants and us, what their top priorities are, what they are willing to change and how they propose they do so.



figure 17. Translation Game

figure 18. Translation Game - Discussion of terms

figure 19. Discussion of maps



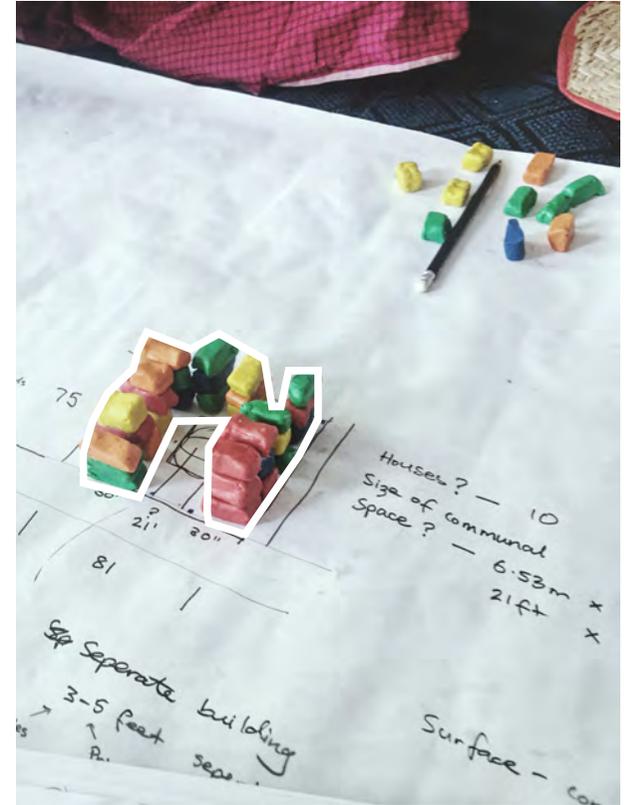
- Interviews and discussions: Conducted to understand everyday citizenship based on our three lenses, where it happens and who participates as well as what assets exist in the community and what their priorities are.
 1. Group and individual semi-structured interviews with community members participating in the workshop and other residents of Ward 67 sought to identify priorities, threats and aspirations. Interviews uncovered feelings of abandonment by the government, even in the cases where people held legal citizen status. There was also a lack of confidence in the government. At the same time we saw a political strength, particularly as the community has received two eviction notices which they have ignored. These findings helped to identify performative citizenship and the spaces of opportunity for political power to be developed.
 2. Non-structured expert interviews with Dr. Jayde Roberts to help contextualise the period of political transition together with notions of identity, self and subjecthood in Myanmar. These interviews proved extremely insightful when attempting to bridge our political ideas of citizenship with southeast Asian understanding. Particularly when looking at ideas of self and self-identity.
- On site asset mapping: Conducted to identify and spatially map the location of key infrastructure of Ward 67 including wells, boreholes and power generators. This mapping articulated gathering spaces and spaces of commercial activity. Additional mappings of local businesses and vacant land were conducted to understand the potential of site development (please see Appendices for these maps).
- Observation: On site observations were carried out mainly through transect walks, in order to understand everyday life and citizenship. Observations were recorded through video, photography, note taking, mapping and audio recording.
- Low-tech Water Purification exercise: In response to the the community's need for drinking water we presented a low-tech option to clean saline and dirty water using heat and UV light. The rationale for this exercise was not only the technique but the idea that water (or any other collective priority) could be used as a catalytic strategy to bring the community together and find ways to move beyond savings groups as the main form of collective action.



figure 20. Individual semi-structured interview and transect walk

figure 21. Co-design Process

figure 22. Outcome of co-design process



2.3 FINDINGS, SYNTHESIS AND ANALYSIS

Key findings were framed through three lenses of analysis which aim to address how citizenship is practiced.

LENS: LAND TENURE

LAND CLASSIFICATION

The visits to See Sein Shin and Pyit Tine Htaung highlighted the lengthy bureaucratic process to reclassify the land as a common issue. Furthermore land classifications do not reflect actual land uses as a consequence of outdated classifications and the lengthy somewhat muddled reclassification process.

Prior to 2011, the State/Division Peace and Development Council (SPDC) was responsible for the land reclassification process (UN-Habitat and UNHCR 2011), first beginning at the village level, the application is passed up to Township, District level and finally approved by the SPDC. However, they have since been dissolved and it is currently unclear which Ministry is now responsible for this task. Though for a period of time after 2011 it was the Ministry of Environmental Conservation and Forestry (USAID 2016a).

LAND REFORM

The National Land Resource Management Central Committee, was established in 2014 to review the existing laws surrounding land and classification of land which led to the development of a draft National Land Use Policy (January 2016). The Policy, once enacted, will create a National Land Use Council as well as State, Division, Township and Village-tract/Ward Land Use Committees. Under this hierarchy, the District Land Use Committee has the authority to amend land use classification. The amendment process also requires Ward/Village level community engagement and undertaking an Environmental and Social Impact Assessment prior to approval.

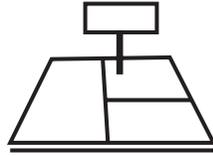
Although this current moment of confusion presents significant challenges to the process of community land title, this could also present an opportunity at the city scale for Women for the World to influence the amalgamation of old laws and the formalising of a new process.

figure 23. Flooding in Ward 67

figure 24. Self made bamboo footpath built by community

figure 25. Concrete footpath built by community





SAVINGS GROUPS

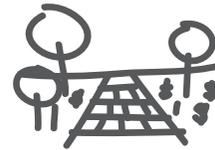


3 of 4 savings groups have purchased land and rent them out to members



Lack of tenure was a catalyst for savings groups to form

RENT



Expensive land is located on paved roads or closer to main routes



Temporary housing located on flooding land
Cheaper land is subject to flooding



Rent is increasing regularly and this is reducing expenditure in other areas like education.



- Only about 10 people own multiple properties
- 2/3 of community are renters



Ownership of land is different from having possession or having access to land.



The rent ranges from 30,000k to 35,000k

HYRARCHY OF LAND



Based on land size



Risk of flooding = cheaper land



Is it linked to infrastructure (power, proximity to well)

PROCESS OF MOVING INTO NEIGHBORHOOD

1

Find someone in community that has house to rent

2

Wait

3

Move in

figure 26. Lens - Land Tenure Findings

LENS: COLLECTIVE ACT OF CITIZENSHIP

IDENTIFYING AND UNDERSTANDING COMMUNITY PRIORITIES

Our primary focus was to identify and understand community priorities and in so doing extrapolate findings to the larger context of the township. Working with Ward 67 land tenure was identified as the top priority. Through the series of exercises we conducted we understood land tenure as more than legal title. It is a guarantee that the community will have the agency, both individually and collectively, to focus their energy on investing back into the social and economic growth of their neighbourhood. Furthermore having title would allow residents to invest in the future of their children, which is ultimately an investment in the future of the nation.

Secondary priorities of the community include, but are not limited to, connection to water and electricity, waste disposal, playspaces for children and education; services traditionally provided by the state. The reality is that Myanmar needs housing stock, but not all housing needs can be met by a uniform topology. The human energy present in Ward 67 represents the types of communities that are needed to sustain the ecosystem of neighbourhoods. The visible and invisible networks within the ward and the township are the basis for new types of developments to thrive.

Finally in this process we were able to understand that there is a willingness for compromise on the part of the residents of Ward 67 and the degree of sacrifice they are willing to make in exchange for secure tenure should not be ignored as an asset.

INTIMATE ECONOMIES

The savings groups and the women who lead them reaffirmed that collective action is about more than just capital accumulation, rather it is about creating a sense of power and autonomy over future decisions. Though the savings groups are centered around homebuilding, they also play a vital role in other community efforts such as funeral services, education, religious ceremonies, medical care and loans for small businesses. We found that approximately 40% of the structures in Ward 67 contained some form of business ranging from food vendors, water sellers and household/building material outlets. Many other economic activities exist within the household including: clothing production, coal making and laundry services. This economy and intangible use of collective space evidences that there is a system and governance of space that was not evident in pre-field research.

figure 27. Three photos from the community workshops



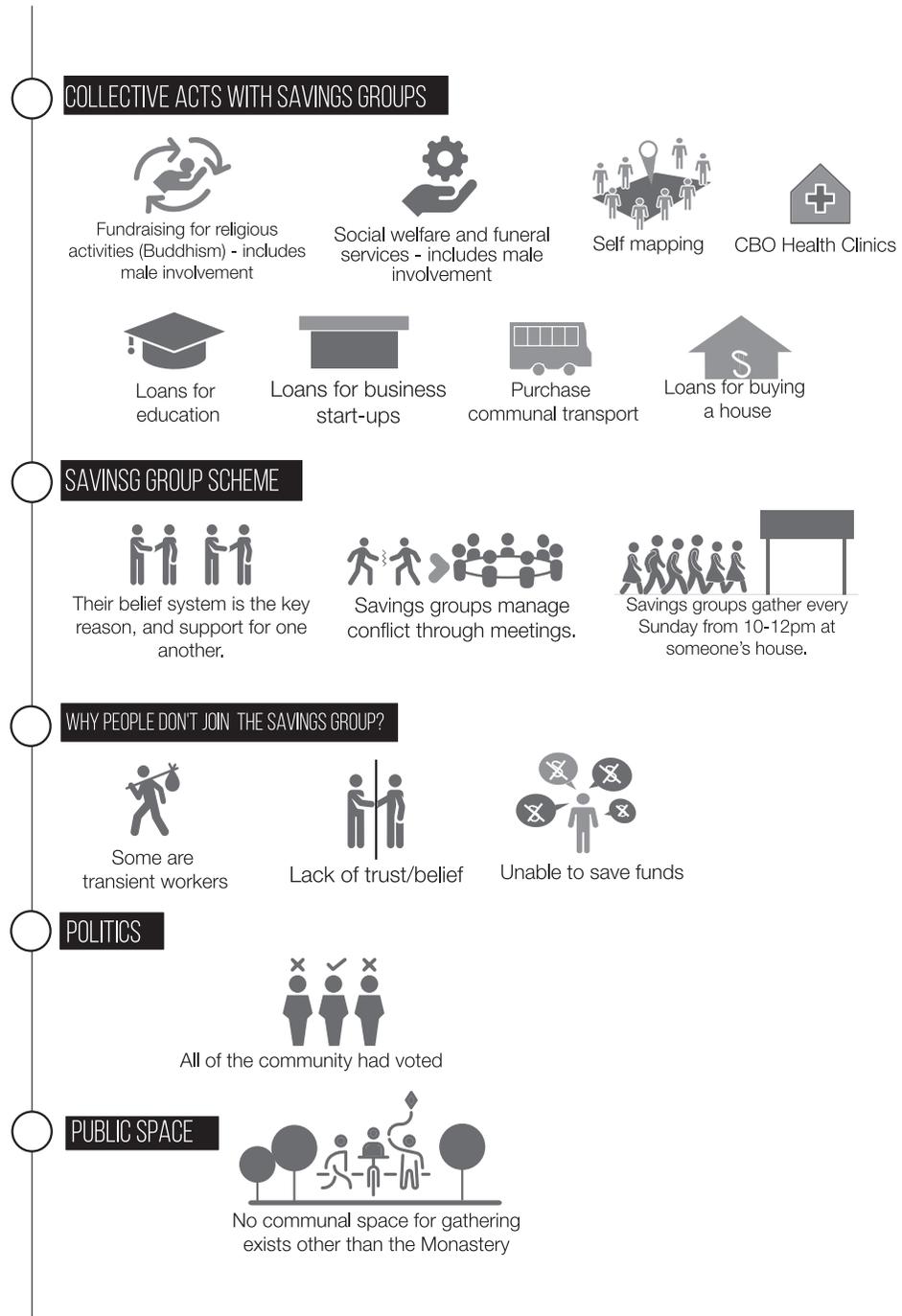


figure 28. Lens - Collective Acts of Citizenship Findings

LENS: DISTRIBUTION OF INFRASTRUCTURE

As far as the distribution of infrastructure, it can be said that there is a correlation between the provision of services and recognition. Areas of the city considered 'legal' have access to infrastructure and services provided by the state, and residents pay for this access. In Ward 67, whilst the power and water infrastructure exists due to the nearby power station and adjoining development, residents are not permitted to connect. Two paved roads transect the site connecting Ayer Wun Setsat Road to the north with Yadanar Road to the south east. However, the remaining roads were likely remnants of roads that existed prior to the informal settlement and have not been maintained. Thus, basic services such as paths, water and power have been self-built by the members of the community.

During the elections, the National League for Democracy (NLD) constructed a 230m long, 3m wide road connecting the monastery with the southern paved road. North of this new road, the NLD also constructed a water pump. The NLD also made a commitment to stop the evictions of informal settlements. It was therefore no surprise that the community told us that the majority who voted sided with the NLD.



figure 29. Two photos of community built infrastructure
figure 30. High voltage powerlines across the Ward 67

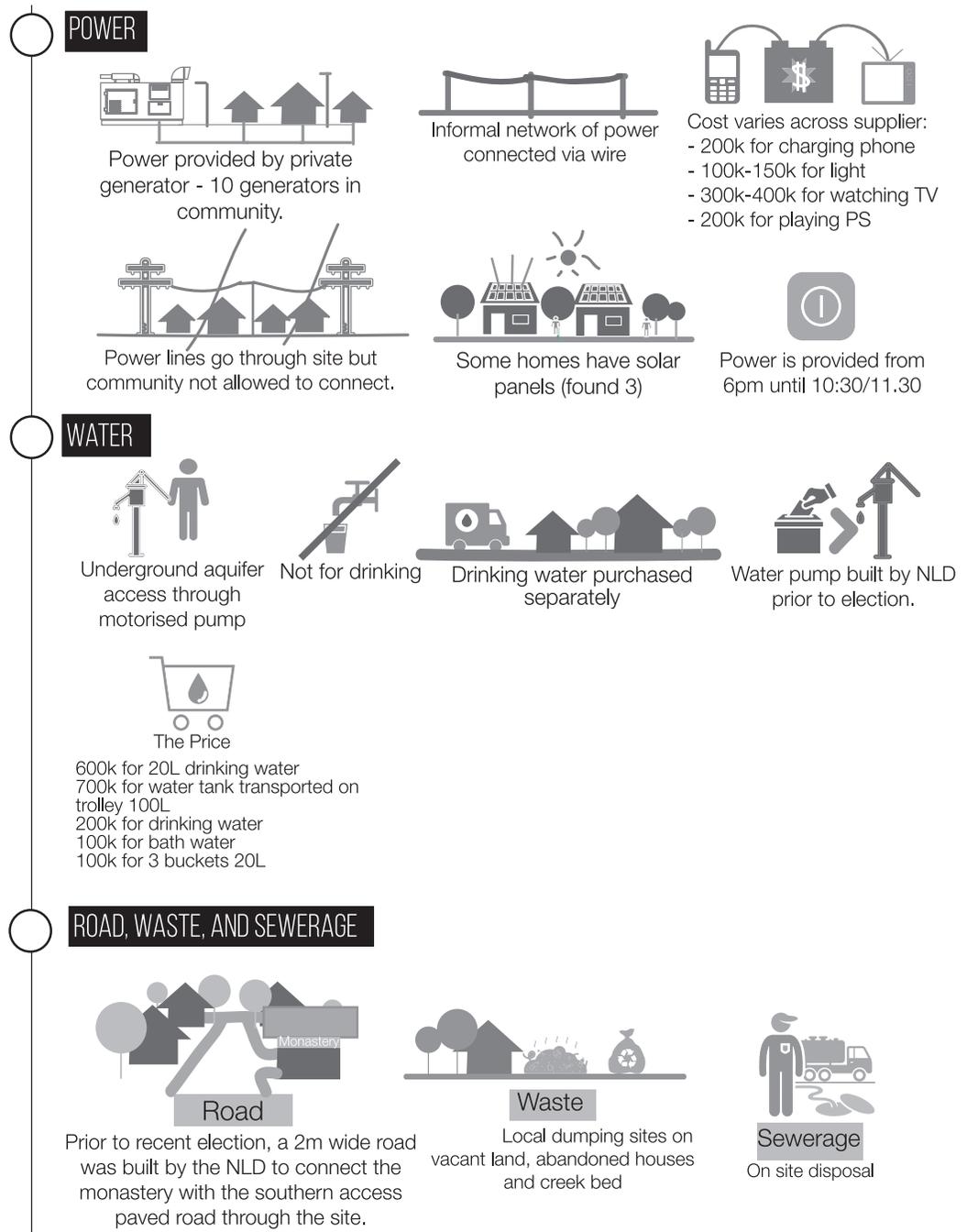


figure 31. Lens - Distribution of Infrastructure Findings

PART 03

CITIZENRY BY RECOGNITION AND REDISTRIBUTION



3.1 VISION, PRINCIPLES AND GUIDELINES

VISION

Inclusive City Scale Development in Yangon through Recognition and Redistribution

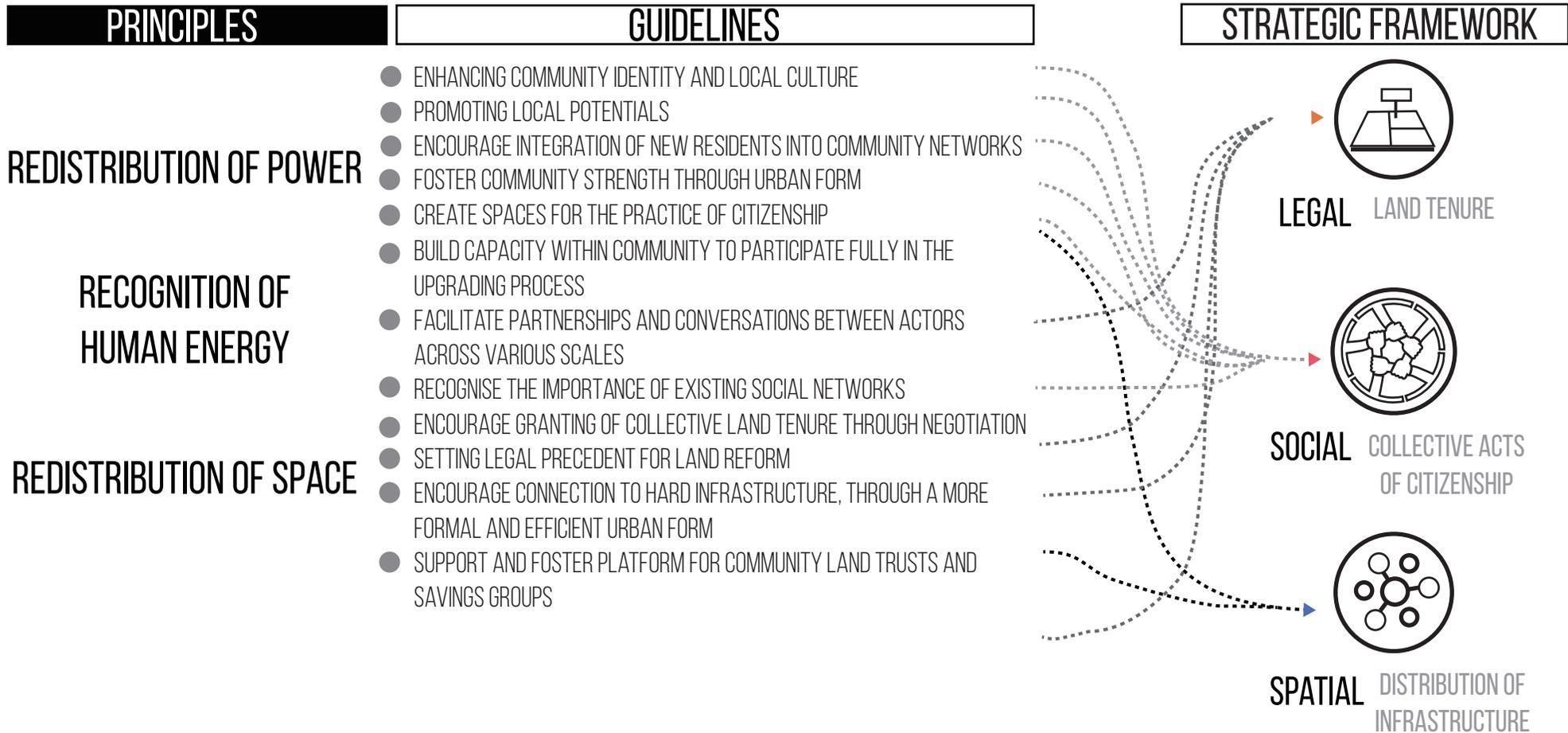


figure 32. Cover photo

figure 33. Principles and Guidelines

3.2 BUILDING CITIZENRY

The idea of a clustered grouping of homes was first mentioned by the community during our interviews. We decided to push this idea further as the act of clustering itself could be a triggering event, much in the same way we were exploring how the community could gather around issues of water or sanitation.

As we explored further the idea of clustering homes we understood that inevitably it leads to a clustering of motivations, aspirations, energy, capacity, ownership, people, objects and ideas. All of these groupings fuel the ideas of a citizenry that we hope to understand, so that through the built form people enhance their security, identity, political agency and systems of self-governance.

Thus the process of clustering families and building homes becomes a form of built-citizenry and achieves a recognition of action and redistribution of power.

We then explored the specificities of the built form through a co-design process which led to the design criteria.

RATIONALE IN RELATION TO THE FRAMEWORK

LENS: LAND TENURE

- The cluster achieves a more efficient use of the land creating space for land sharing negotiations leading to secure tenure for the residents

LENS: COLLECTIVE ACTS OF CITIZENSHIP

- Communal building and the existence of the communal space requires the creation of a form of civic governance, thereby strengthening community across scales.
- A built form that supports citizenship and stronger communities through a central gathering space for activities including funerals, weddings, parties, recreation, markets or meetings.

LENS: DISTRIBUTION OF INFRASTRUCTURE

- The cluster formalises the settlement, allowing for the efficient distribution of hard infrastructure along with a business case to support the infrastructure cost.
- The re-blocking process is literally the redistribution of space and services (the democratisation of space).

WHAT : SITE LEVEL CLUSTERING

WHY :

- The act of clustering as a community action
- A trigger event for groupings of people
- Clustering motivations, aspirations, energy, capacity, ownership, people, objects and ideas
- People working as groups are stronger as community enhances security, agency potential and self governance
- To recognise and redistribute power

HOW :

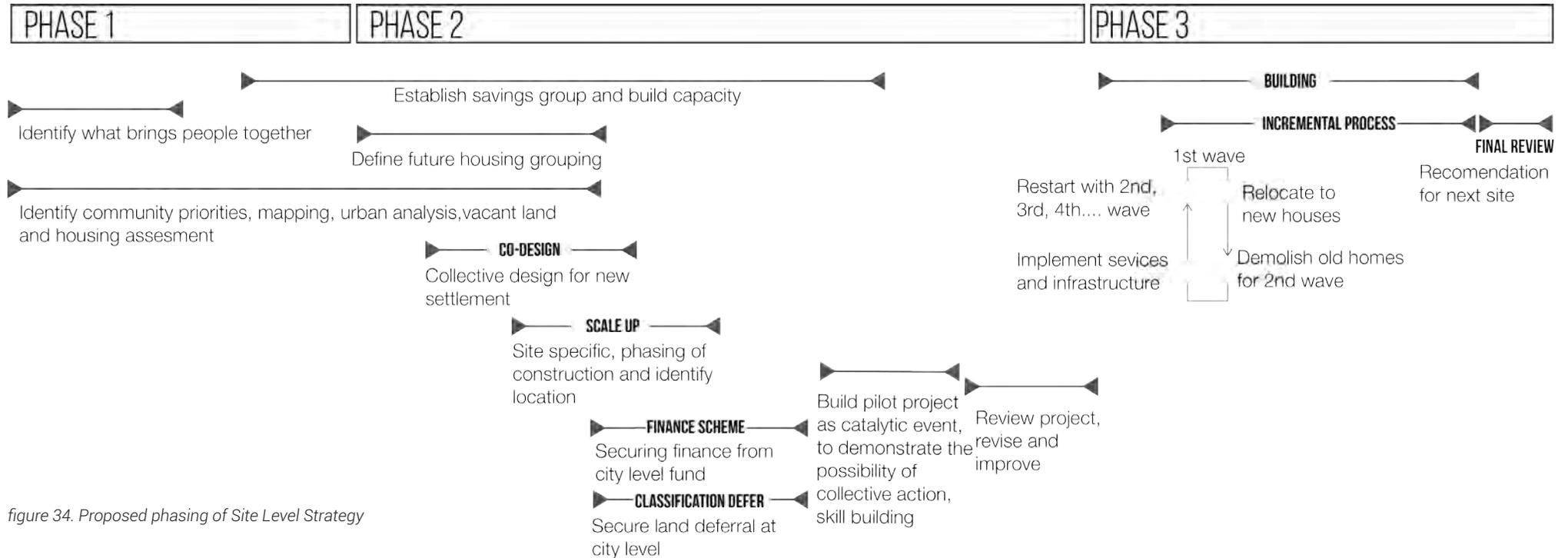
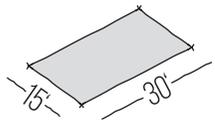
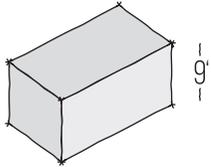


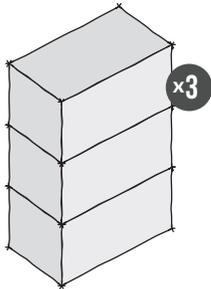
figure 34. Proposed phasing of Site Level Strategy



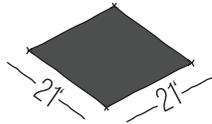
HOUSE SIZE



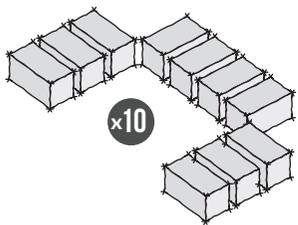
CEILING HEIGHT



MAX STOREYS
(WITH ONE FAMILY PER FLOOR)



COMMUNAL SPACE



MAX BUILDINGS
PER CLUSTER

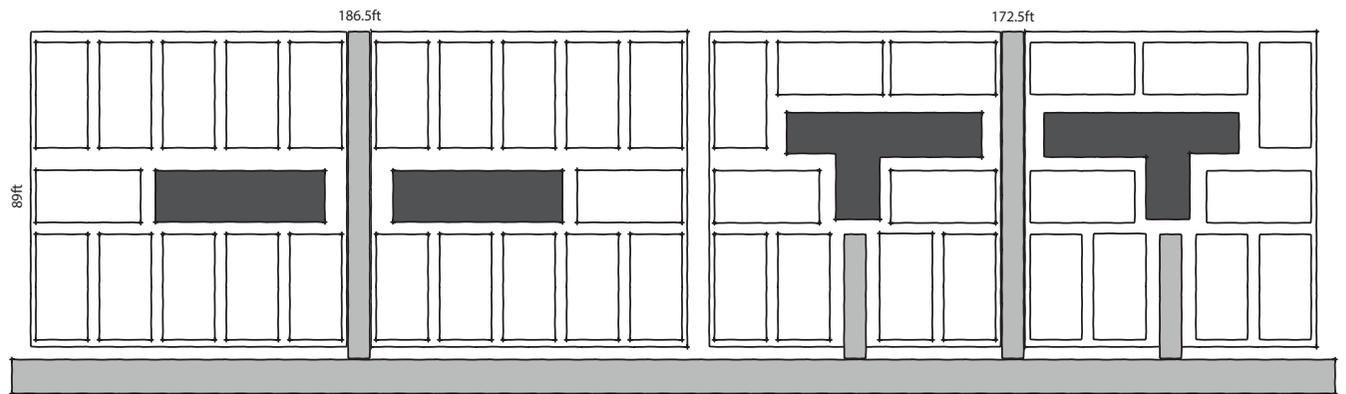
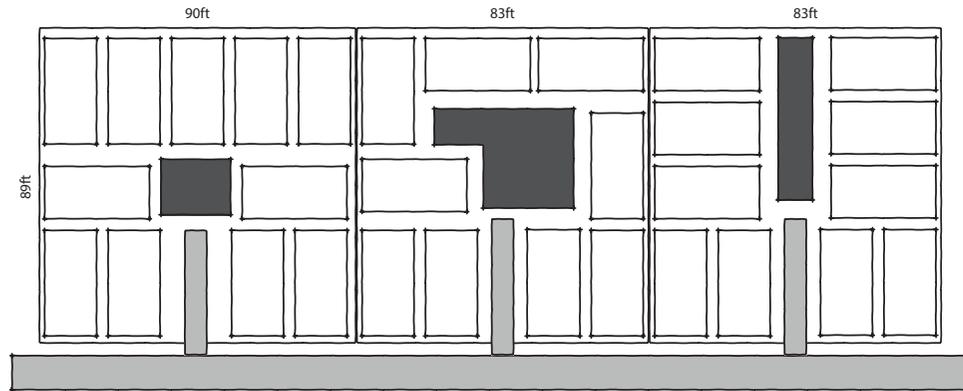


figure 35. Community design criteria

figure 36. Potential configuration of clusters at street level

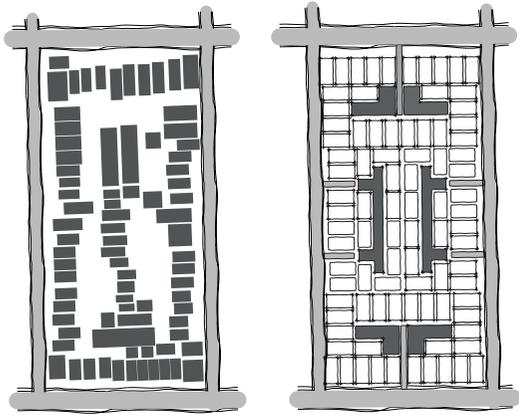


figure 37. Potential configuration of clusters at block level

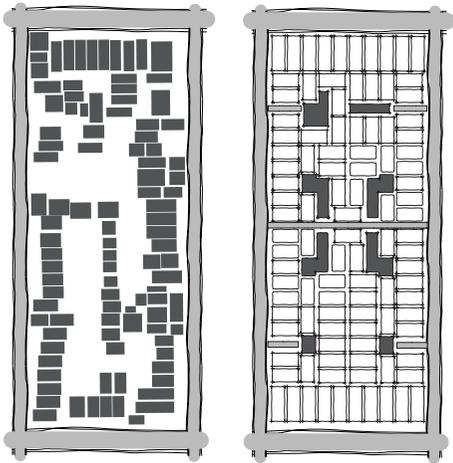


figure 38. Potential configuration of clusters at block level



figure 39. Potential configuration of homes within cluster at block level

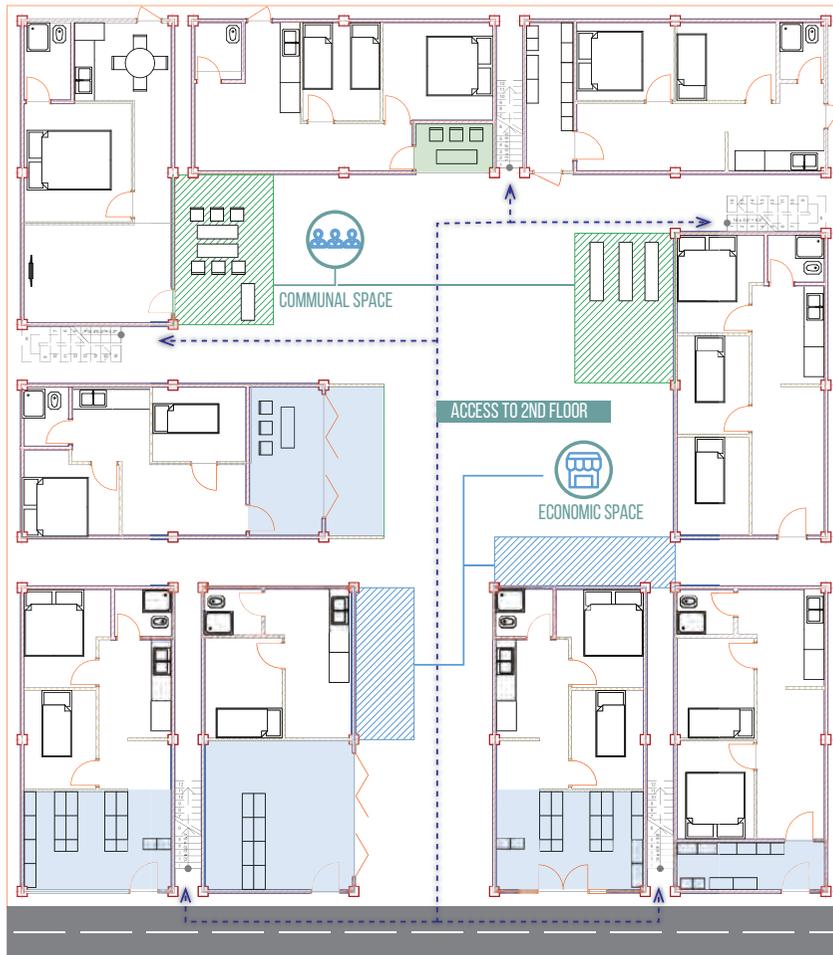


figure 40. Potential incremental use of negotiated space within cluster (ground floor)

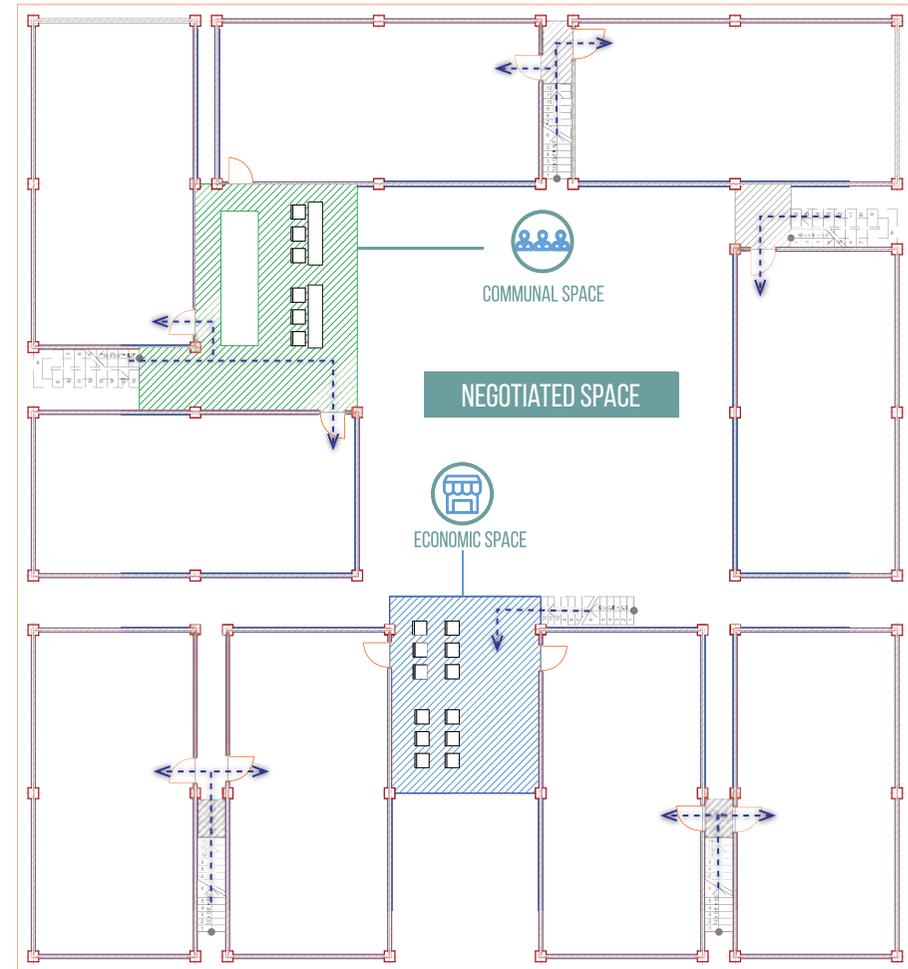


figure 41. Potential incremental use of negotiated space within cluster (first floor)

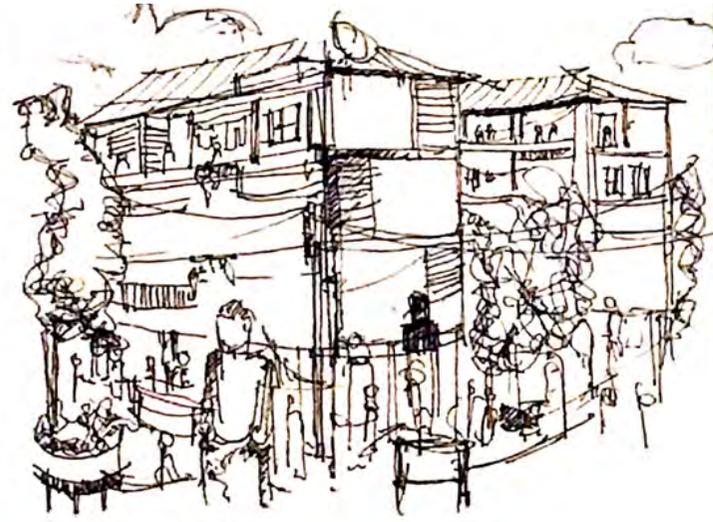
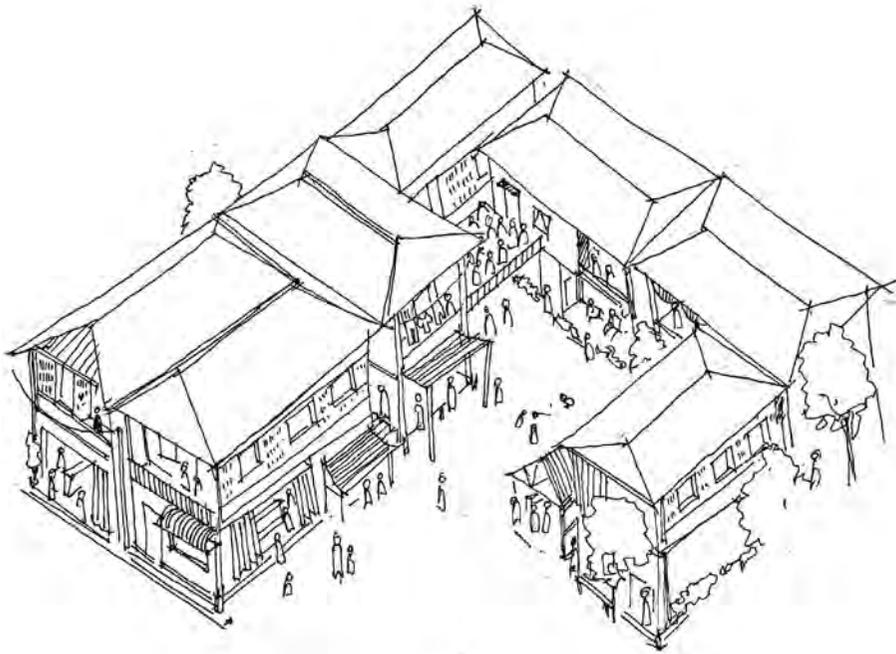


figure 42. Sketches of perspective at block scale and typology of housing



figure 43. Render of negotiated space and housing



figure 44. Perspective of block scale

3.3 STRENGTHENING CITIZENRY CITYWIDE

Applying the idea of collective action at the scale of the city we have analysed a series of four actions which can be translated into sub-strategies. Taken together these strategies form the basis for the establishment of a coalition of actors who have the collective power to institutionalise the processes of citizenry developed at site level.

STRATEGY 1

WHAT: YANGON COALITION FOR CITYWIDE DEVELOPMENT

The Yangon Coalition for Citywide Development (YCCD) is based on the principle of citizenry, its success is tied to its ability to connect key government and non-government actors around a shared vision for the city and the urban poor. The shared sense of belonging and direction is key to encouraging greater opportunities for dialogue, cooperation and partnership. The shared vision is also critical to ensure that lines of communication are opened between government actors who are typically siloed. The formation of the coalition recognises the nature of addressing informality at the city scale and a multi-agency approach rather than a piecemeal site based approach.

WHY

At the highest level, the role of the YCCD would be to provide a strategic direction in citywide upgrading, comprised of members representing the private sector, civil society, government and the community. The YCCD would operate with the support of the Ministry of Construction whilst the day-to-day operations and decisions of the Coalition would be carried out by the YCDC. The YCCD would also be responsible for managing the Citizenry Development Fund which is discussed further in Strategy 5. Unlike other such agencies in the region, the YCCD would work with renters and owners in the settlement upgrading process as well as recognising the need to include seasonal workers in their consideration.

HOW

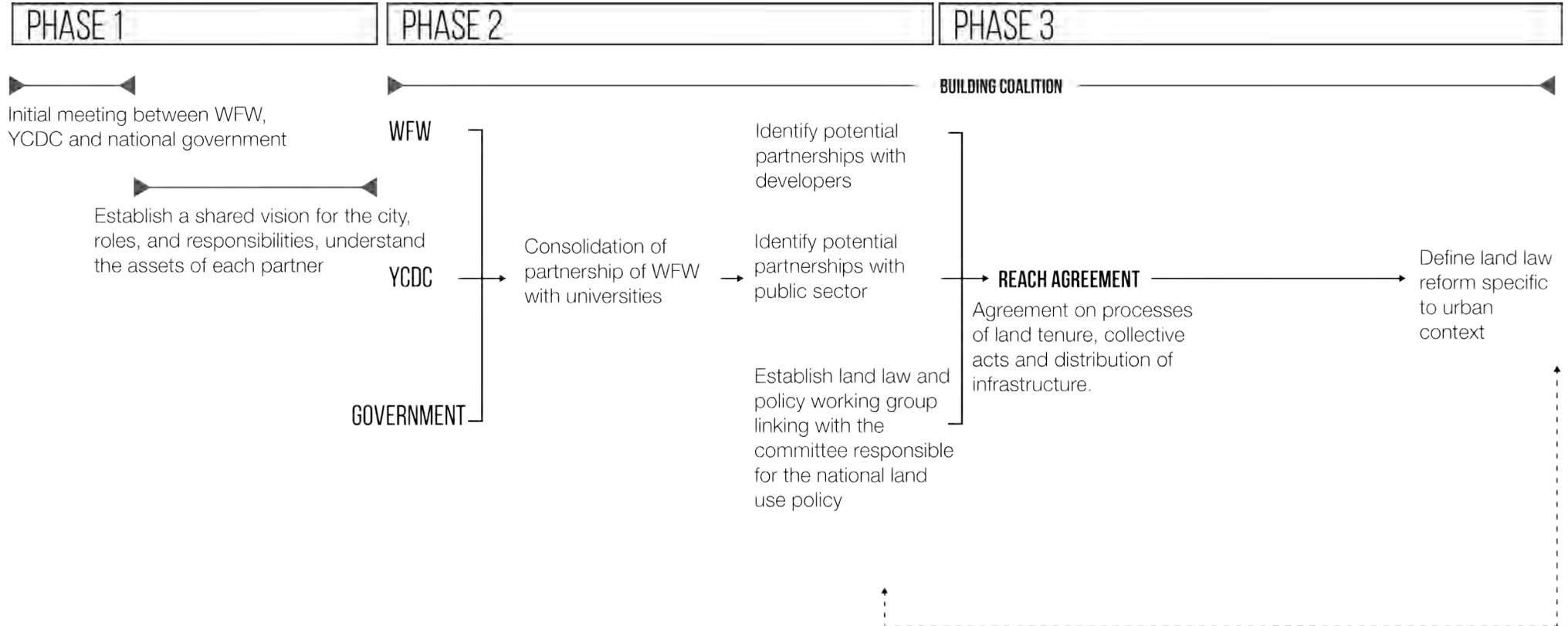


figure 45. Proposed phasing of YCCD

The proposed YCCD would consist of the following actors:

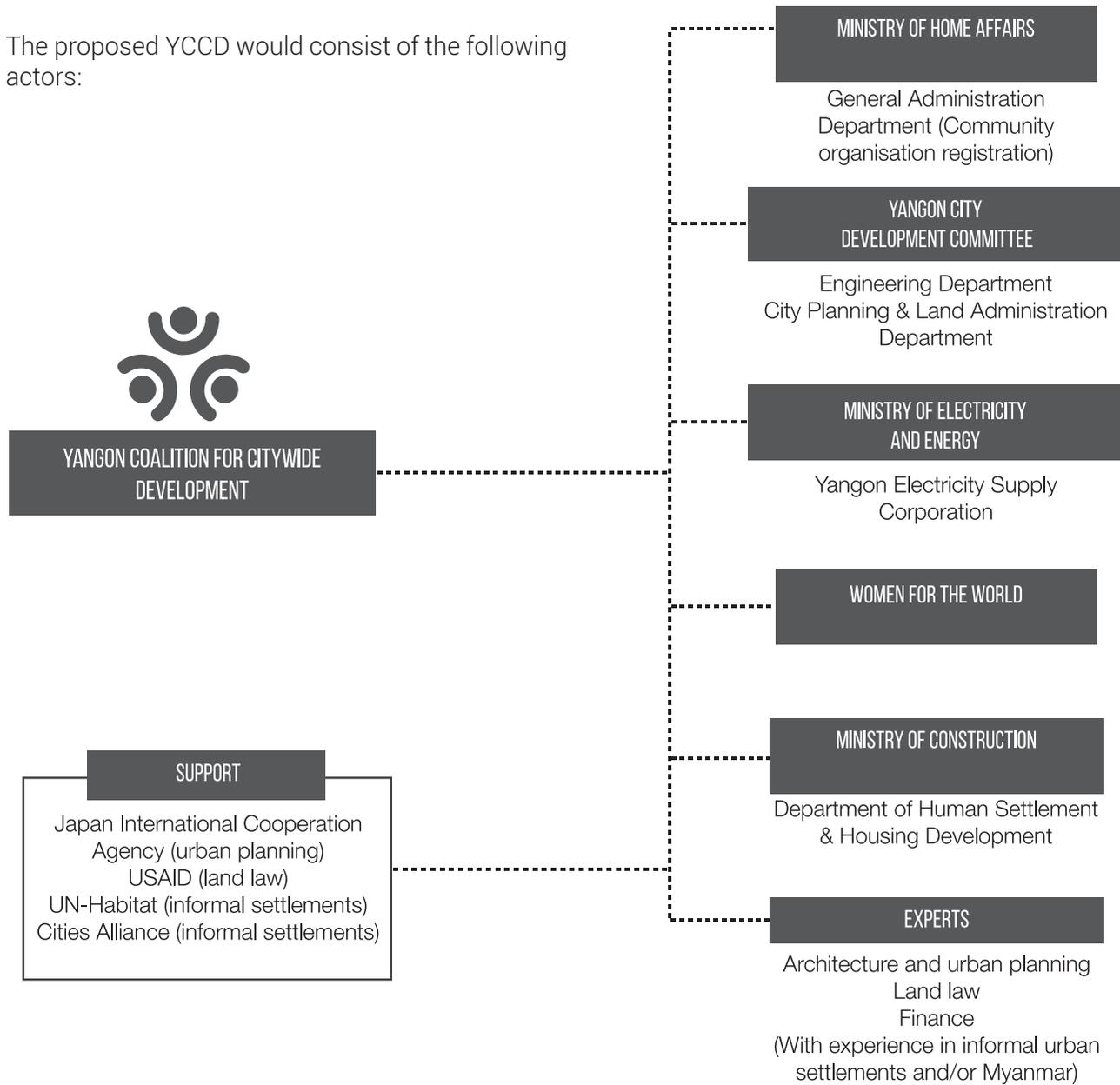


figure 46. Proposed YCCD Actors

Prior to undertaking the upgrading, land sharing or resettlement of informal settlements across the city, a number of key actions need to be implemented:

- The government allocates and reclassifies land for the urban poor, addressing current and future demand
- Support the leasing of land to communal land ownership organisations
- Establish a Citizenry Development Fund to provide low interest loans to savings groups
- Facilitate the connection of informal settlements to key infrastructure

As per the direction of the Ministry of Construction's Housing Development Strategy (Thein 2014) the proposed strategies will be supported by the following programme guidelines including:

- "Developing and carrying out adequate and affordable housing delivery schemes in cooperation with region and state governments;
- Cooperation with region and state governments in allocation of reserved project land for public housing and staff housing to be implemented in future in line with the National Housing Policy;
- Carrying out pilot housing projects allowing low income groups ownership of housing through housing loans and cross subsidy systems; and
- Systematic production of affordable housing units by various sectors such as government organizations, cooperatives, public and private sectors within 2013-2014 to 2030-2031 budget years"

STRATEGY 2. SUITE OF THREE OPTIONS FOR ADDRESSING INFORMALITY

WHAT : ONSITE UPGRADING

WHY :

- Human Energy: These communities already give this to the city, by keeping them onsite you maintain an equilibrium of the existing ecosystem
- Remaining on site is what people want
- The cost of displacement is significantly more financially and socially
- Mitigation of conflict
- Greater political stability and acceptance of government

HOW :

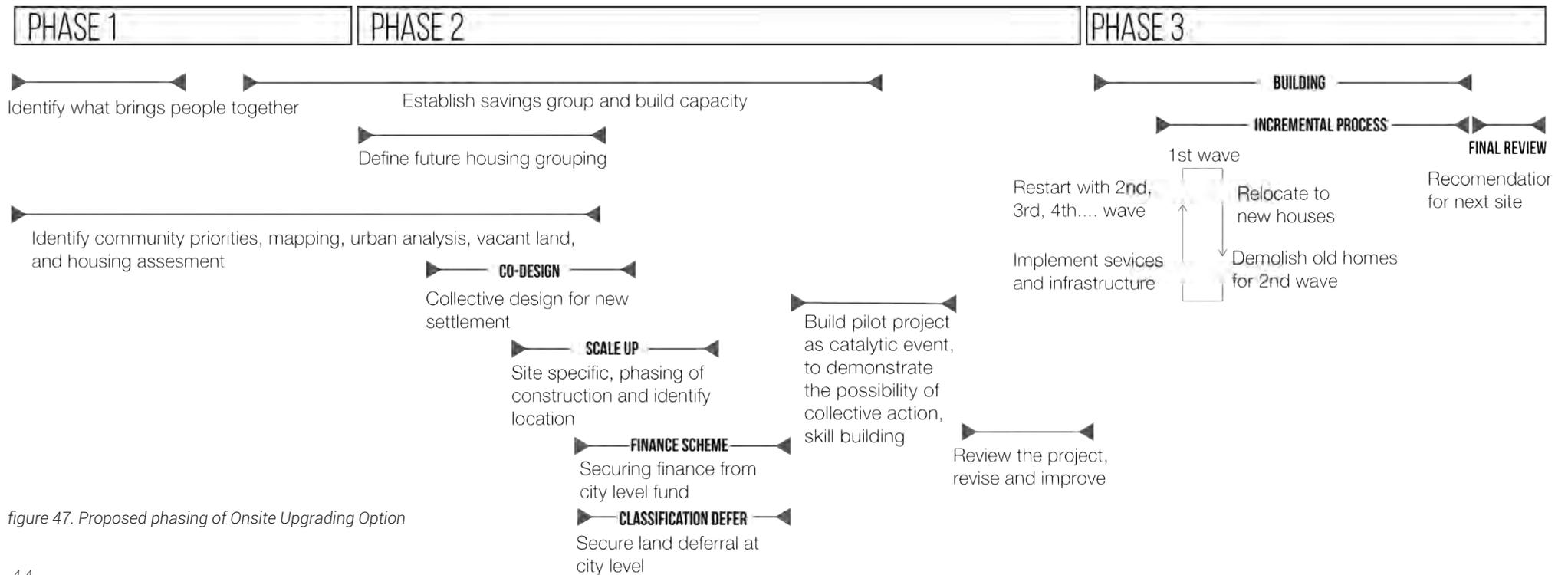


figure 47. Proposed phasing of Onsite Upgrading Option

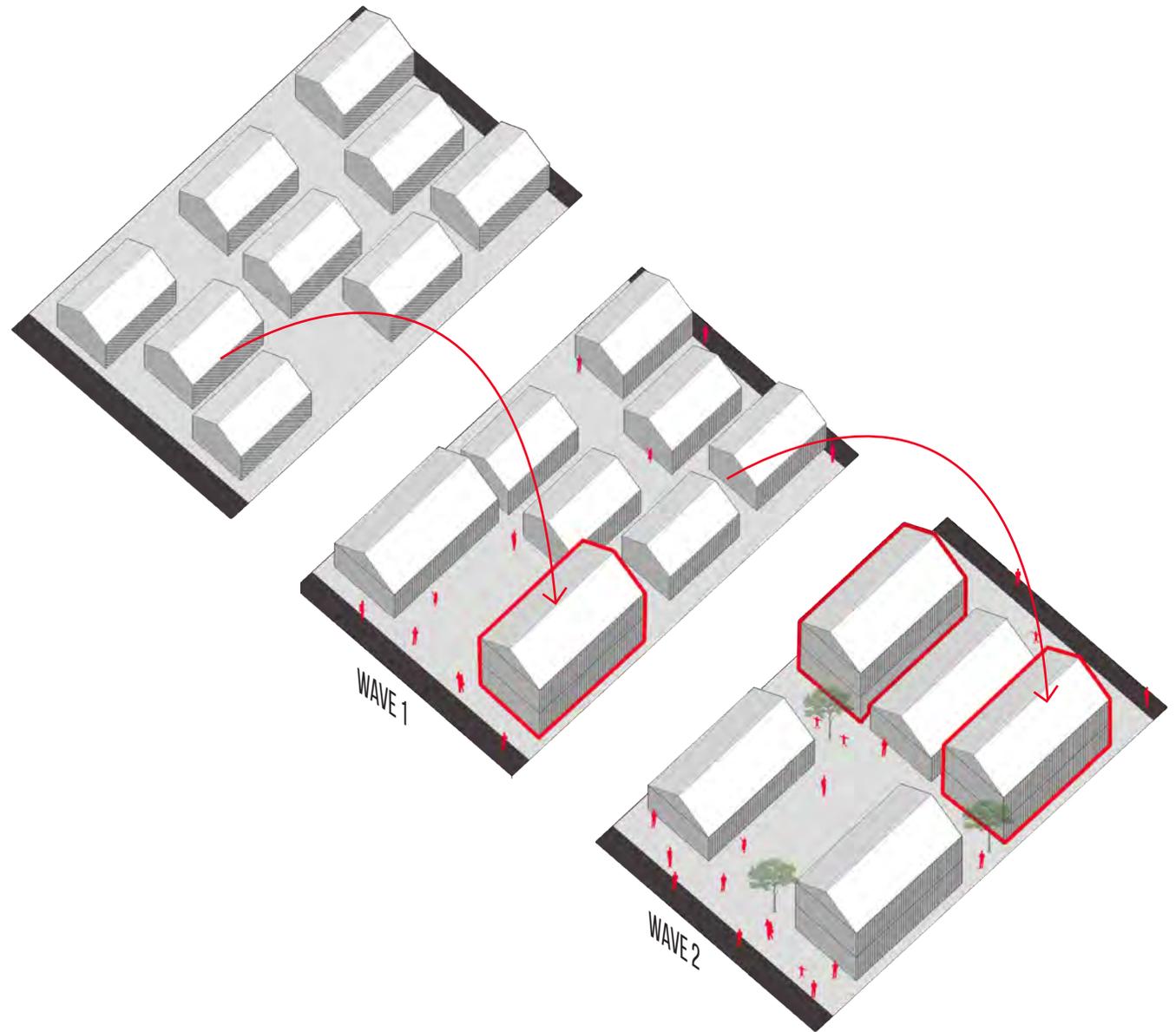


figure 48. Illustration of Onsite Upgrading process

STRATEGY 2. SUITE OF THREE OPTIONS FOR ADDRESSING INFORMALITY

WHAT : RESETTLEMENT

WHY :

- The land is not suitable for living
- The situation is not negotiable
- The community wants to move

HOW :

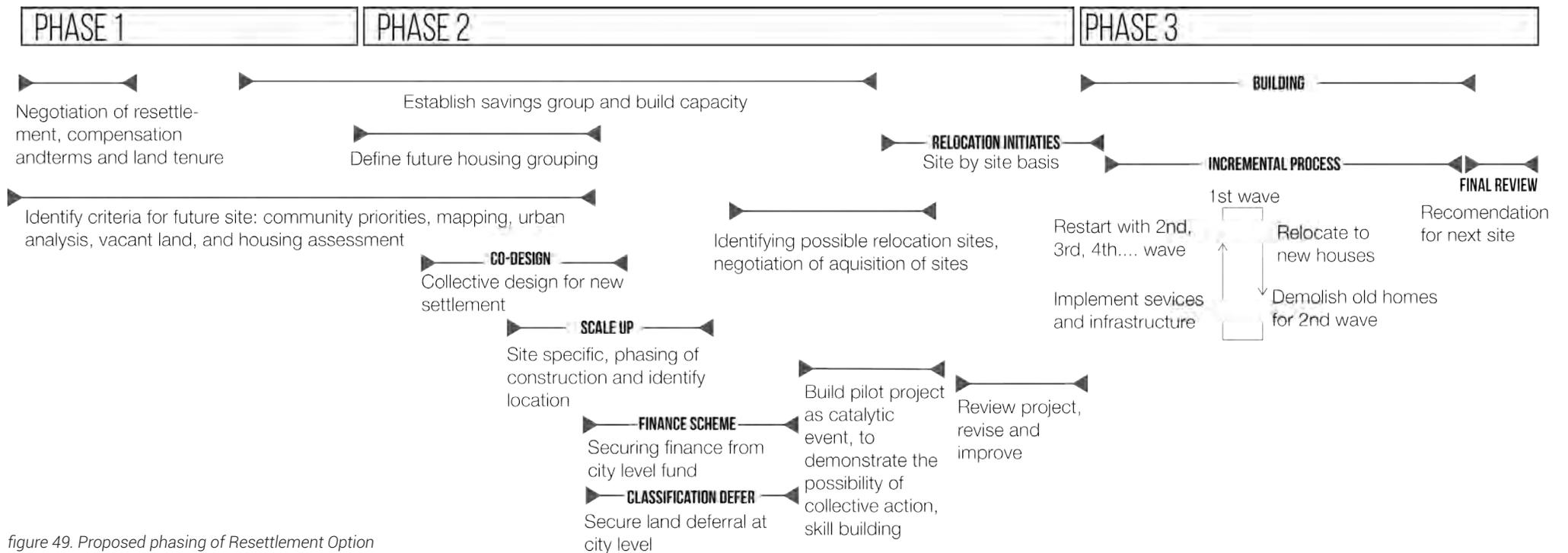


figure 49. Proposed phasing of Resettlement Option

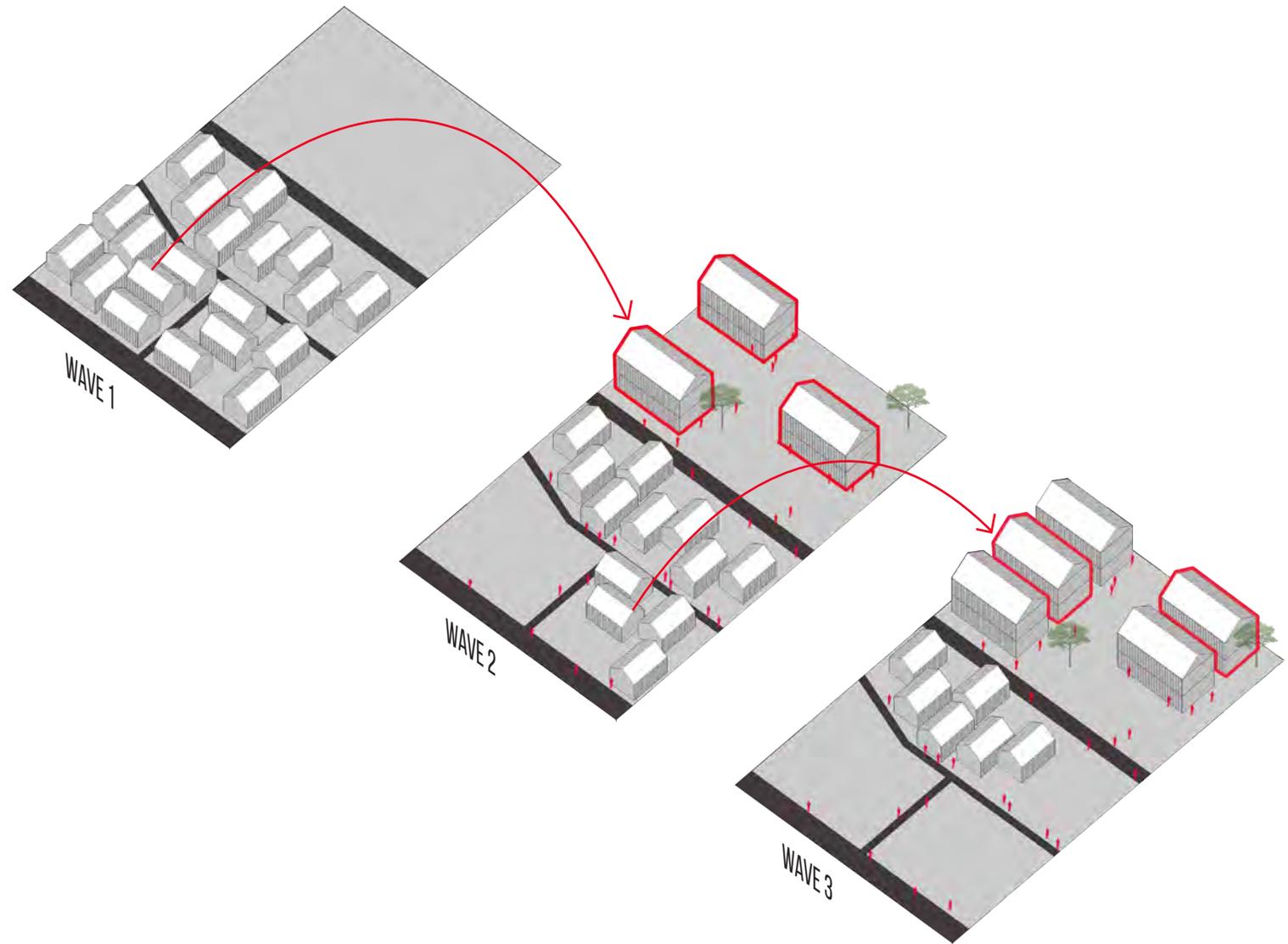


figure 50. Illustration of resettlement process

STRATEGY 2. SUITE OF THREE OPTIONS FOR ADDRESSING INFORMALITY

WHAT : LAND SHARING

WHY :

- Community wants to stay but the government wants to take the land
- There is political room for manouver and negotiations
- There is physical space for negotiations
- To maintain the ecosystem and energy of the community

HOW :

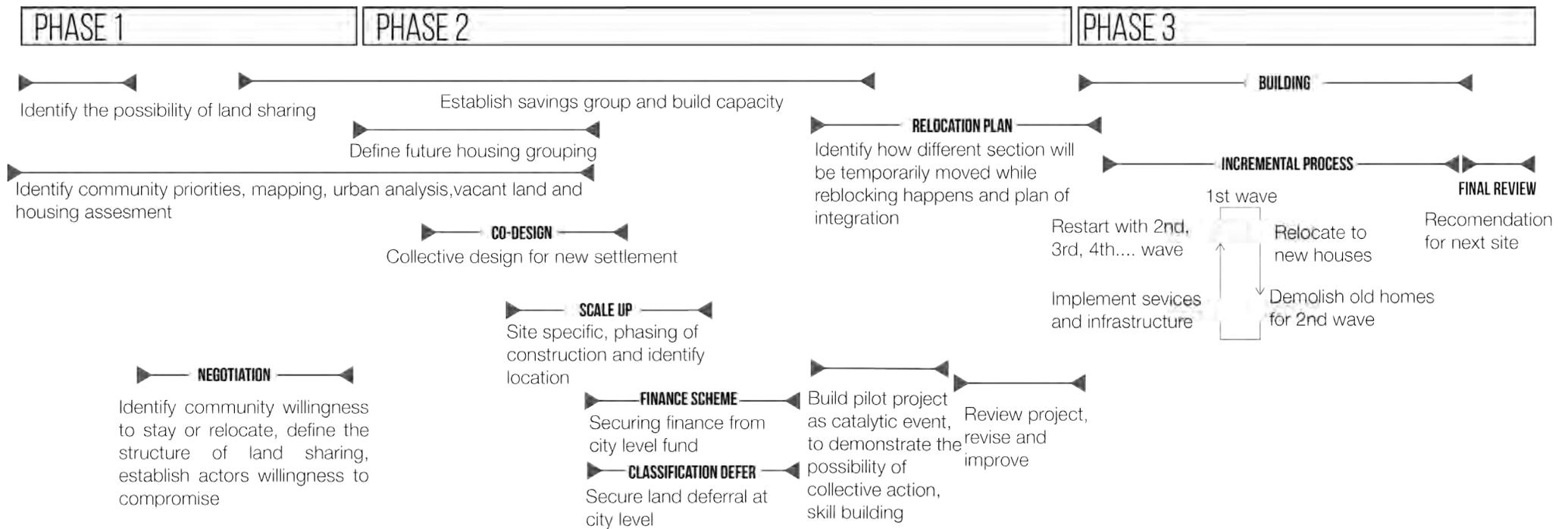


figure 51. Proposed phasing of Land Sharing Option

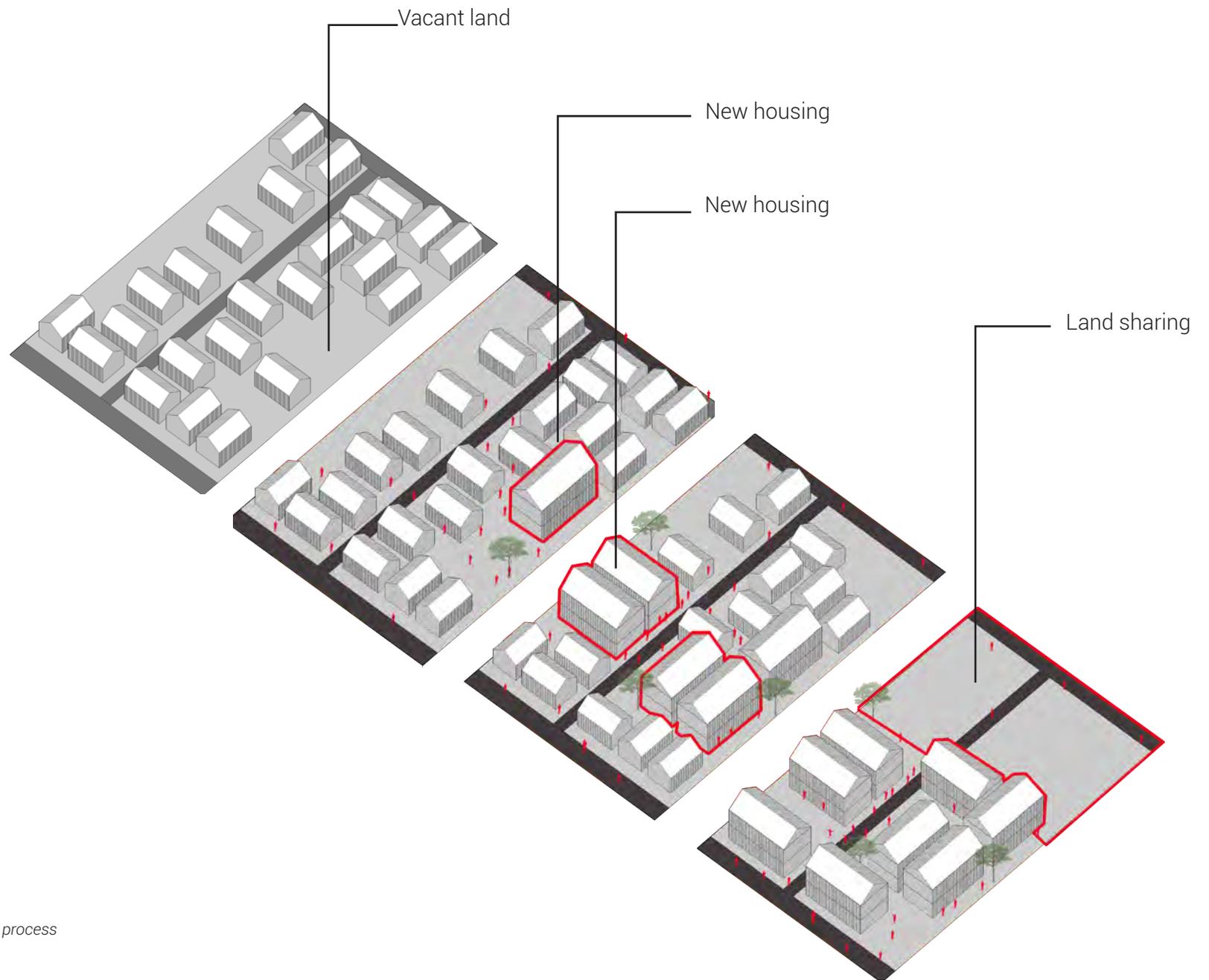


figure 52. Illustration of Land Sharing process

STRATEGY 3. GOVERNMENT ALLOCATES AND RECLASSIFIES LAND FOR THE URBAN POOR

Land classification and the reclassification process is one of the many barriers for urban growth and a point of conflict in Yangon, it is also a lengthy hurdle for the women's savings groups when undertaking new housing projects on land classified as farming.

This strategy seeks to pre-approve land within Yangon for reclassification, in accordance with the citywide planning framework combined with the recent mapping of the informal settlements in Yangon completed by UN-Habitat and Cities Alliance. This process will identify land currently occupied by informal settlements and allocate land suitably located for future settlements. As discussed earlier in Section 2.3 the dissolution of the SPDC allows for a new, more decentralised actor to reclassify land in accordance with a strategic planning framework.

We propose that the YCDC is appointed under Article 39 of the Land Nationalization Act (1953) to approve non-agricultural use and manage the reclassification process in Yangon. This delegation is currently being proposed by the draft National Land Use Policy (January 2016).

Following this delegation of power, the YCDC will undertake the required studies to identify land where the classification is inconsistent with the use in consultation with the Central Farmland Management Body and using the 'Strategic Urban Development Plan of Greater Yangon' along with the known locations of informal settlements, will identify and pre-approve the land for reclassification. This places the land in a state of transition or deferment where it has been allocated for reclassification from agricultural land to grant land or permitted to have non-agricultural uses. Until an application from the landowner or community is received, the land is not legally reclassified to Grant Land or permitted to have non-agricultural uses. This allows for the streamlined approval for re-classifying agricultural land in a coordinated and efficient manner without creating a blanket reclassification of land across the city.

KEY ACTORS INVOLVED:

- YCDC
- Ministry of Environmental Conservation and Forestry (Department of Forestry)
- Ministry of Agriculture and Irrigation (Department of Farmland Management and Statistics)
- Ministry of Home Affairs (General Administration Department)
- National Land Resource Management Central Committee (and lower level committees)
- Central Farmland Management Body (and lower level bodies)

Support from:

- UN-Habitat
- Cities Alliance
- Japan International Cooperation Agency

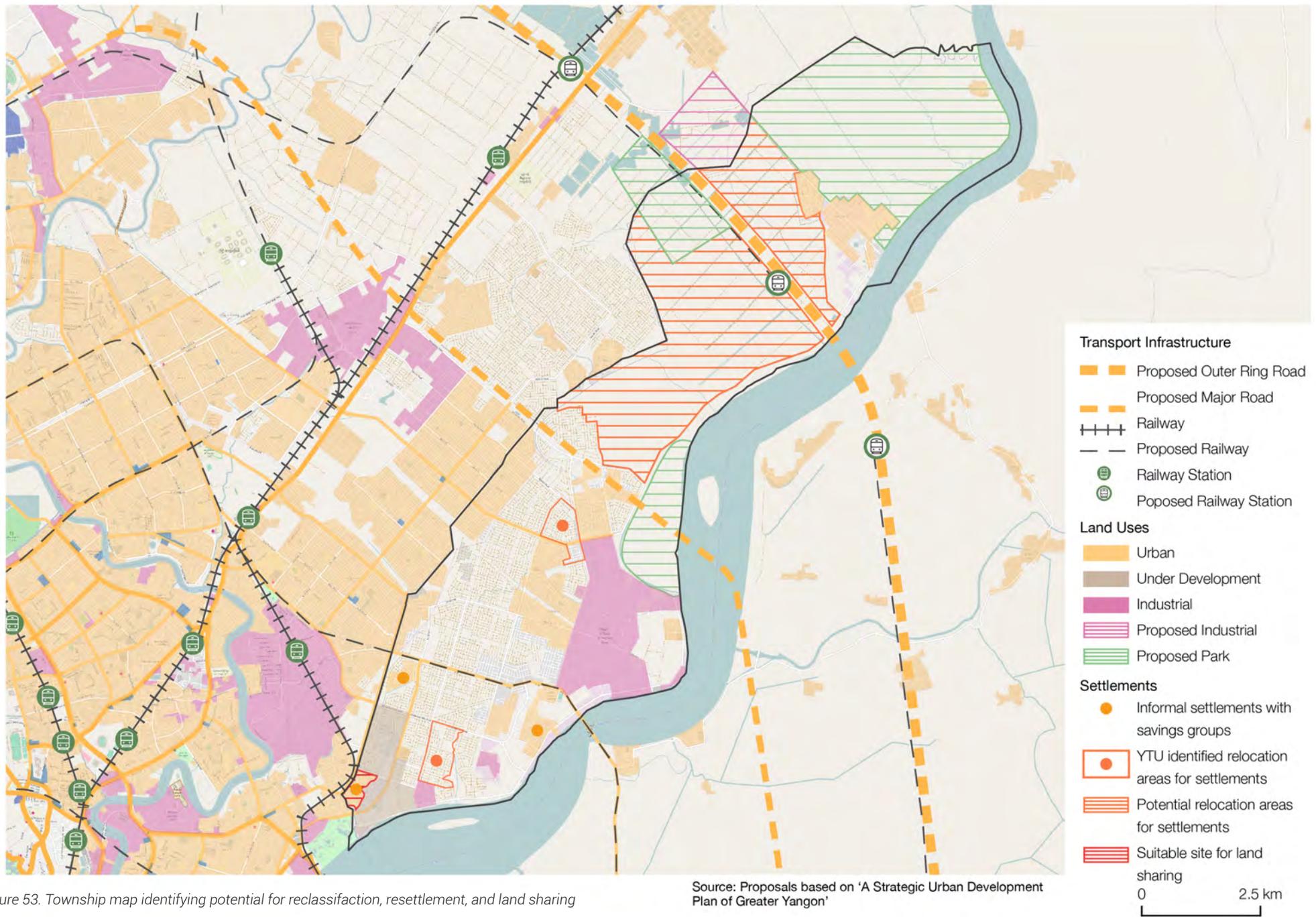


figure 53. Township map identifying potential for reclassification, resettlement, and land sharing

Source: Proposals based on 'A Strategic Urban Development Plan of Greater Yangon'

STRATEGY 4. NATIONAL GOVERNMENT AND YCDC SUPPORT THE LEASING OF LAND TO COMMUNAL LAND OWNERSHIP ORGANISATIONS

The site strategy outlined above is based around the communal ownership of land, however a number of barriers must first be addressed in order to facilitate this. Under the existing laws, organisations registered as legal entities can own assets including land, although the process is hindered by the lengthy bureaucratic procedures and costs related to issuing land deeds. Furthermore, according to a USAID report on community tenure, the Ministry of Home Affairs has not implemented the required rules and procedures in order to legally recognise community organisations (USAID 2016b). As a result, it is understood that in the projects delivered by women's savings groups the land is legally registered under the names of several members not the collective group. This is an imperfect solution to an imperfect law.

Our proposal aims to use the existing legal framework to reduce the bureaucratic process for issuing land titles and support the creation of communal land ownership organisations. Based on our reading of the Farmland Law (2012) an organisation can own land classified as agricultural, and as discussed above, Article 39 of

the Land Nationalization Act (1953) allows for the President or other delegated authority to approve non-agricultural use on such land. Therefore, building on the previous strategy, a community land ownership model could work where the land is classified as agricultural but has been permitted for non-agricultural use, in this case a settlement.

This is merely a short term solution whilst the draft National Land Use Policy (January 2016) which will inform the National Land Law is enacted. Within the Policy, there is room for maneuver in the formal recognition of customary land use rights which could allow for community land ownership models. This strategy seeks to ensure that community land ownership is a recognised form of tenure in the new legal framework. It also seeks to reduce the overly demanding bureaucratic process in the preparation of deeds and decentralising the process to the Division or Township level

KEY ACTORS INVOLVED:

- Ministry of Agriculture and Irrigation (Office of Registration of Deeds and Assurances)
- Ministry of Finance (Inland Revenue Department)
- Ministry of Home Affairs (General Administration Department)
- Ministry of Construction
- YCDC



figure 54. Three photos of housing typology

STRATEGY 5. ESTABLISHMENT OF A CITIZENRY DEVELOPMENT FUND TO PROVIDE LOW INTEREST LOANS TO SAVINGS GROUPS

During our fieldwork we discovered that Hana Microfinance (a subsidiary of South Korean Hana Financial Group) is already providing low interest micro-credit to the women's savings groups. However, this was occurring on a small site-based scale and the ability for a city-wide partnership with a single institution is unlikely to be a sustainable solution. Furthermore, the current banking system is severely limited by restrictions to lending practices, meaning only those with sufficient collateral can take out loans (Asian Development Bank 2014).

Building upon this, the Citizenry Development Fund (CDF) is a way of providing housing financing for the urban poor across the city, whilst also linking key actors. The CDF is a mechanism that would enable existing community-based finance, such as the women's savings groups, to access financial resources from government, financial institutions and development organisations. The CDF can also be supported by impact investors, meaning private investors can loan money to the fund for a fixed period and receive interest on that loan. This would also allow the existing savings groups to participate

in supporting other communities whilst earning a interest on their investment. Thus scaling up from ward and street level community savings groups to citywide savings, allowing for more ambitious projects across the city and supporting the existing network of savings groups.

This support can be achieved either through conditional cash transfers in the form of grants or low interest loans providing the poor with the financial freedom to lead housing projects and budgeting.

PROCESS

- The Fund is established either by the Union Government providing a base level of funding and subsidy.
- This is then built on through a combination of funds from NGOs and international agencies.
- Establish channels for private impact investment in the fund.
- Savings groups work with the Fund management body to access loans or grants for purchasing land, housing construction or livelihood improvement projects.

MANAGEMENT STRUCTURE

- 4 Members - Savings Groups - District level representatives of the savings groups (as the Western District is high urbanised and unlikely to have many savings groups the fourth member could be Women for the World, representing all savings groups)
- 3 Members - Union Government - Ministry of Finance (Central Bank of Myanmar), Ministry of Home Affairs and Ministry of Construction
- 1 Member - Regional Government - YCDC
- 2 Members - Financial Institutions - including Hana Microfinance
- 2 Members - Experts from academia, private sector, NGOs and INGOs

FUNDING STRUCTURE

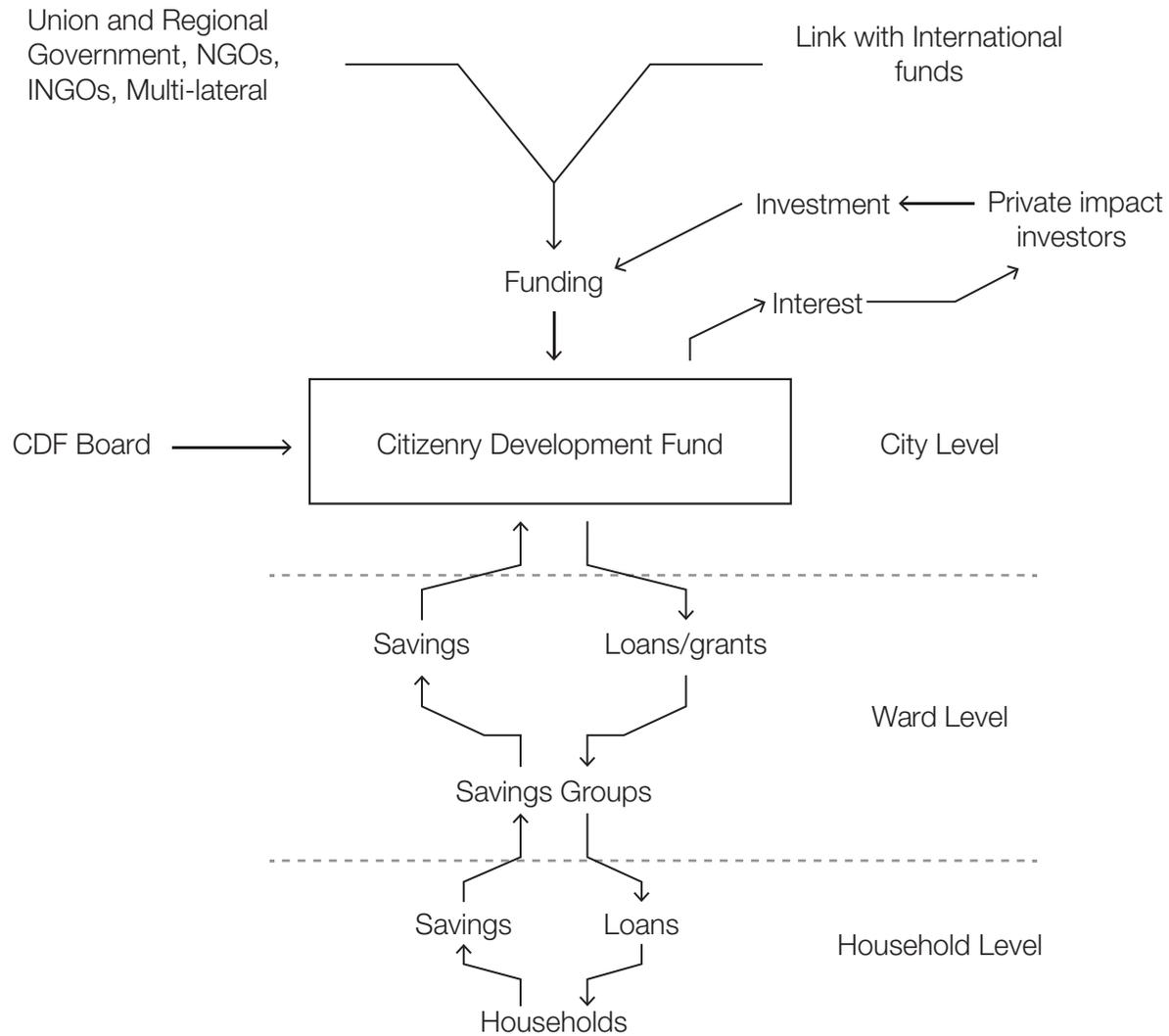


figure 55. Diagram of funding structure

STRATEGY 6. DEVELOP BUSINESS CASES TO FACILITATE THE CONNECTION OF SETTLEMENTS TO KEY INFRASTRUCTURE

Our fieldwork identified that residents of the informal community pay significantly more for access to informal power and water services and lack other infrastructure including; suitable roads, sewerage and waste collection. However, as these settlements abutt new developments or industrial areas it was observed in some cases the required infrastructure already existed adjacent to the site or in the case of Ward 67, through the site.

This strategy proposes to develop a business case for informal settlements to connect to critical infrastructure following a process of upgrading, land sharing or resettlement. Our fieldwork revealed that in many settlements, the water table is high enough to be reached by either hand or electric pump, therefore we believe that electricity is the key to bringing power and water to informal settlements citywide.

The following diagram illustrates the significant potential benefits to the community as well as to the Yangon Electricity Supply Corporation using the case of Ward 67.

Staying with the example of Ward 67, once connected to the power grid, electricity can be used

to draw clean water from underground aquifers or purify water on a larger scale through reverse osmosis. Whilst piped water would be more secure, as the water is not drinkable there is no difference in comparison to the existing bore water supply. The cost of providing piped water is also significantly higher due to earthworks and materials.

In communities where power infrastructure is not nearby or the capacity within the network is not sufficient, solar power is a viable option. In 2011, the United Nations 'Sustainable Energy for All' initiative was launched with the goal to ensure universal access to energy and double the share of renewable energy sources globally by 2030 (SEforALL 2017). This has encouraged the growth of solar use in Myanmar as well as the establishment of several Myanmar based solar providers. To provide solar power to a settlement each house would require a system ranging between 1.3-2.2kW taking up 10-16m² of roof space which can be accommodated in the current cluster design.

To address power in the evening, lights and phone chargers can be powered through inexpensive lithium-ion batteries, however, any larger appliances would require expensive batteries. Water can also

be addressed through solar powered water pumps which are already being implemented in rural areas of Myanmar as well as solar powered reverse osmosis systems that can purify 1,000 liters of clean water a day using only two solar panels with an output of 1kWh (Chu 2015).

The reduction of costs to water and power would lead to significant household and community wide benefits with more disposable income available to then invest in savings groups and the citywide CDF.

For other infrastructure such as roads and waste collection, following (or during) the settlement upgrading or relocation process, basic roads would be provided and a waste collection scheme would be developed by negotiation with the community and YCDC.

KEY ACTORS INVOLVED:

- Ministry of Construction
- Ministry of Electricity and Energy (Yangon Electricity Supply Corporation)
- YCDC
- Women for the World

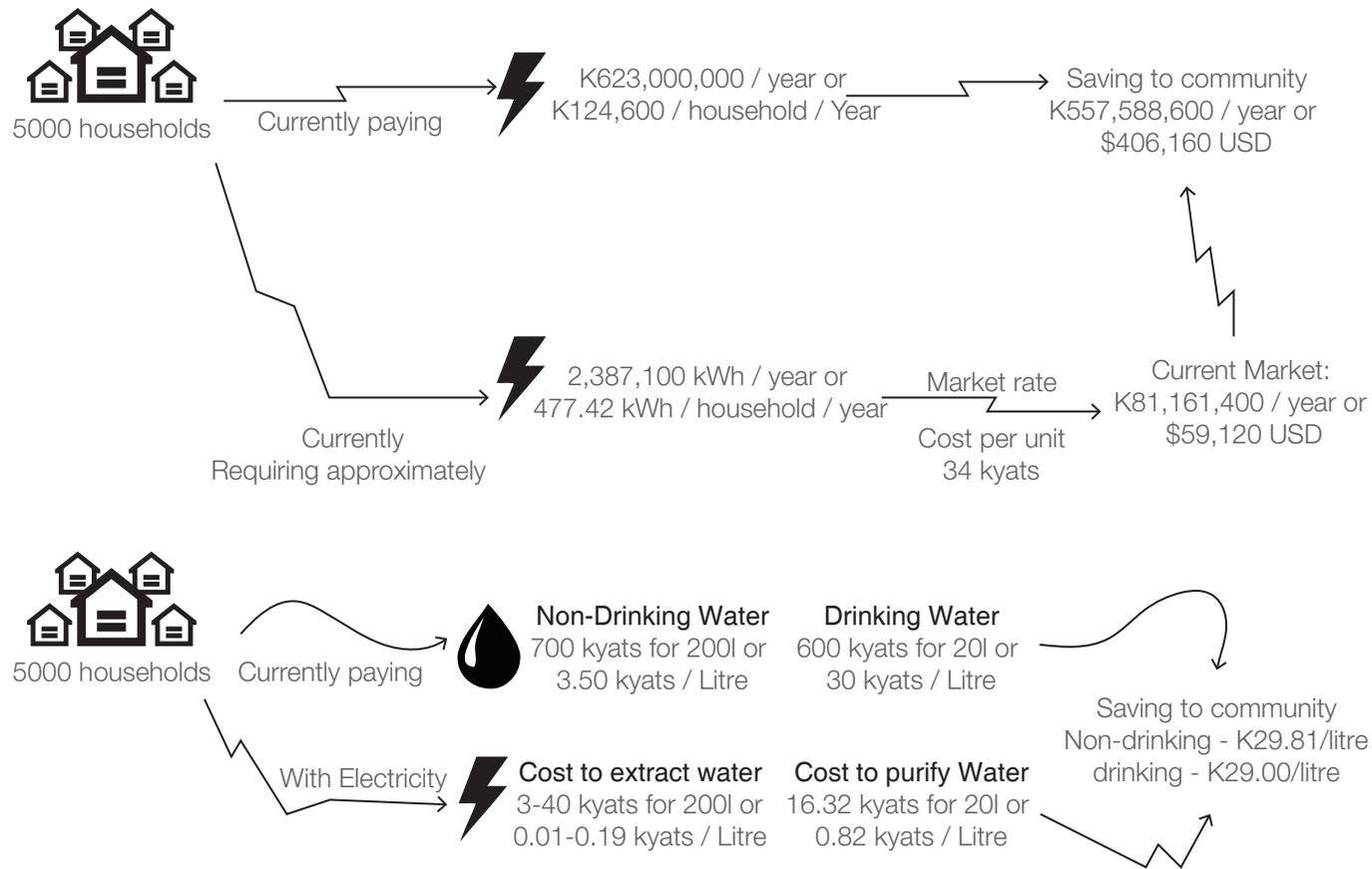


figure 56. Illustrative business case for infrastructure connection

Figure Notes: This is based on a conservative estimate of 5000 households in Ward 67 and assumes every household uses power paying 350 kyats/day. This calculation does not take into consideration the likely increase in power demand once power becomes cheaper. Water costs do not include provision of infrastructure or ongoing maintenance.

CONCLUSION

Myanmar is without doubt in a transitory period that could lead to great transformation. As this report has discussed this element of transition intersects all facets of life in the country, perhaps most critically at the level of national reconciliation and identity formation. The aim of this report was to examine the role of a citizenry in the formation of that identity and deliver strategies that could aid in the long process of transformation.

The strategies presented; the allocation and reclassification of land for urban poor, leasing of land by the National Government and YCDC, establishment of the CDF and connecting the settlements to key infrastructure together with the overall creation of the Yangon Coalition for City-wide Development, all work within the existing realities and structure of law and policy in Myanmar to recognise the current limitations as spaces of maneuver and opportunity for change. Based on

the principles of recognition and redistribution these strategies on a small scale create spaces of individual and collective agency that are then reinforced and completed by city-scale processes. Ultimately this report examines the process of creating a citizenry for the purpose of housing and city upgrading and through that examination hopes to come full circle to offer the individual rights of citizenship; as establishment of a permanent address is a prerequisite for legal citizenship.

Taken in combination the site-level and city-level strategies demonstrate the ideas inherent in the shift from citizenship to citizenry and offer the potential for a new political identity to take shape in Yangon.

***A house built through collective action builds more than houses; it builds a community.
Communities build good neighbourhoods and good neighbourhoods build great cities.***

AKNOWLEDGEMENTS

Our report is a collection of stories, memories, and experiences of all the people that helped produce it. Every single shared conversation, meal, walk, was essential for this project to happen.

We would like thank the community members of Ward 67 and Daigon Seikkan for the generosity and kindness they showed us during the days we spent together: Daw Myint Myint Onn, Daw May Thingyan Tun, Daw Myint Myint Maw, Daw Ny O Htwe, Daw Soe Soe Khanng, Daw Zar Zar Htwe, Daw Than Than Oo, Daw Tin Tin Htwe, Ma Nang Yin Yin Maw, Ma Thin Zar Hnin, Ma Yoon Let Watee, Shune Let Ya Min, U Mawng Zaw, U Tin Shwe, U Zay Yar Tun, we hope this report captured your stories and knowledge truthfully.

To the students of YTU, Aung Zaw Moe, Ei Kyi Phyu Thant, Jue Thet Chel Tun, Kaung Thant Sin, Khin San Myint, Naing Lin Oo, thank you for your patience, dedication and energy.

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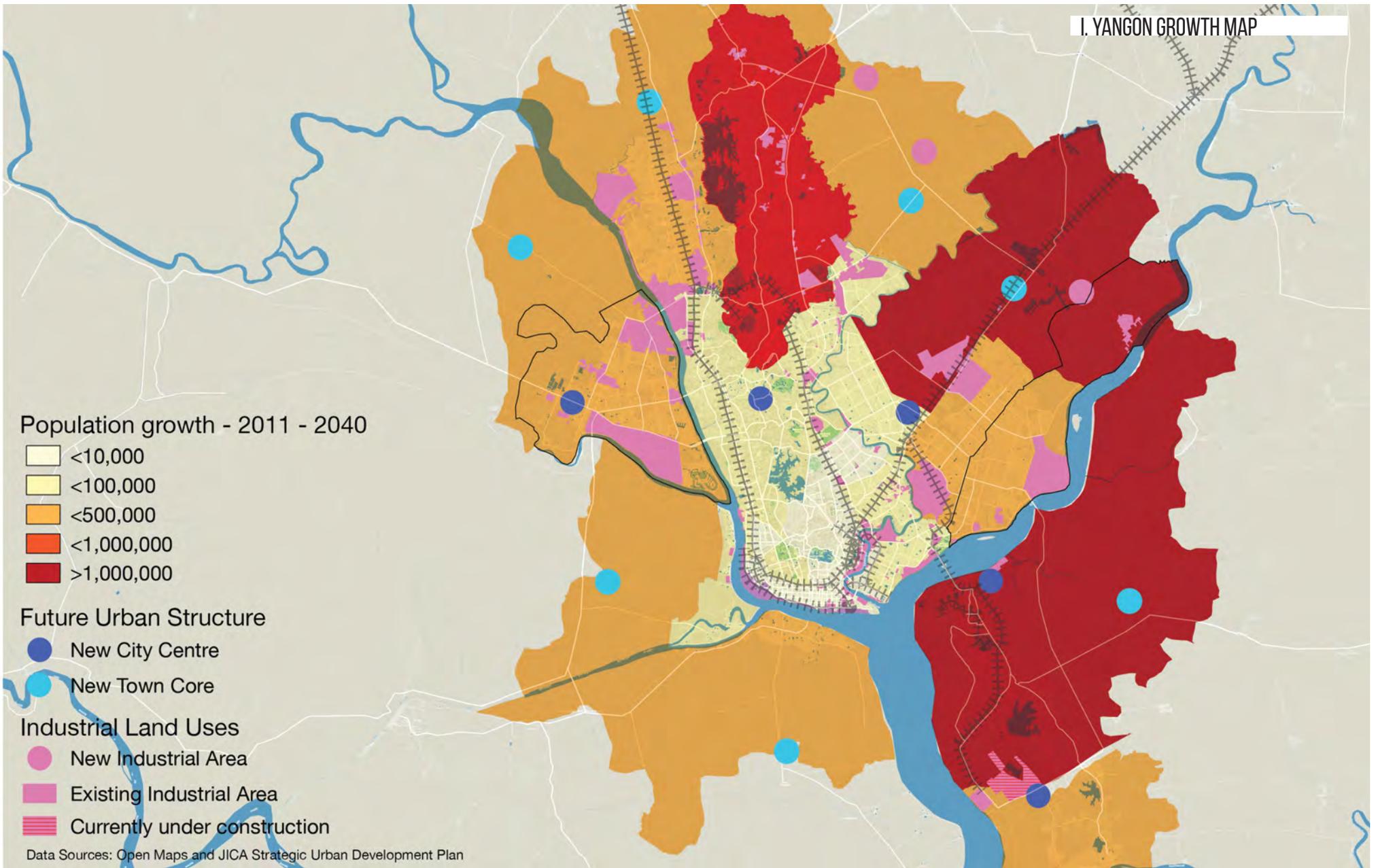
PART 04

APPENDIX

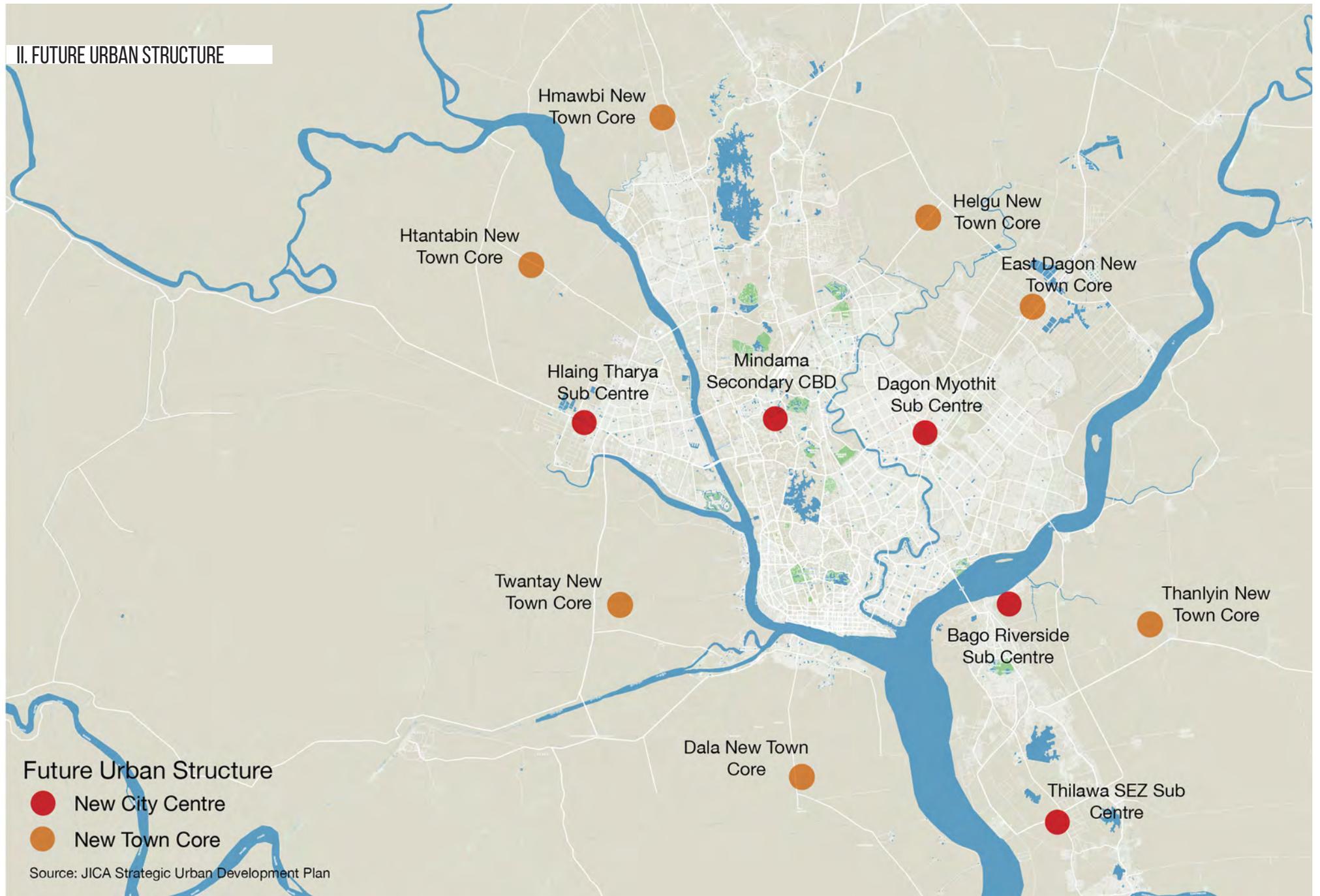


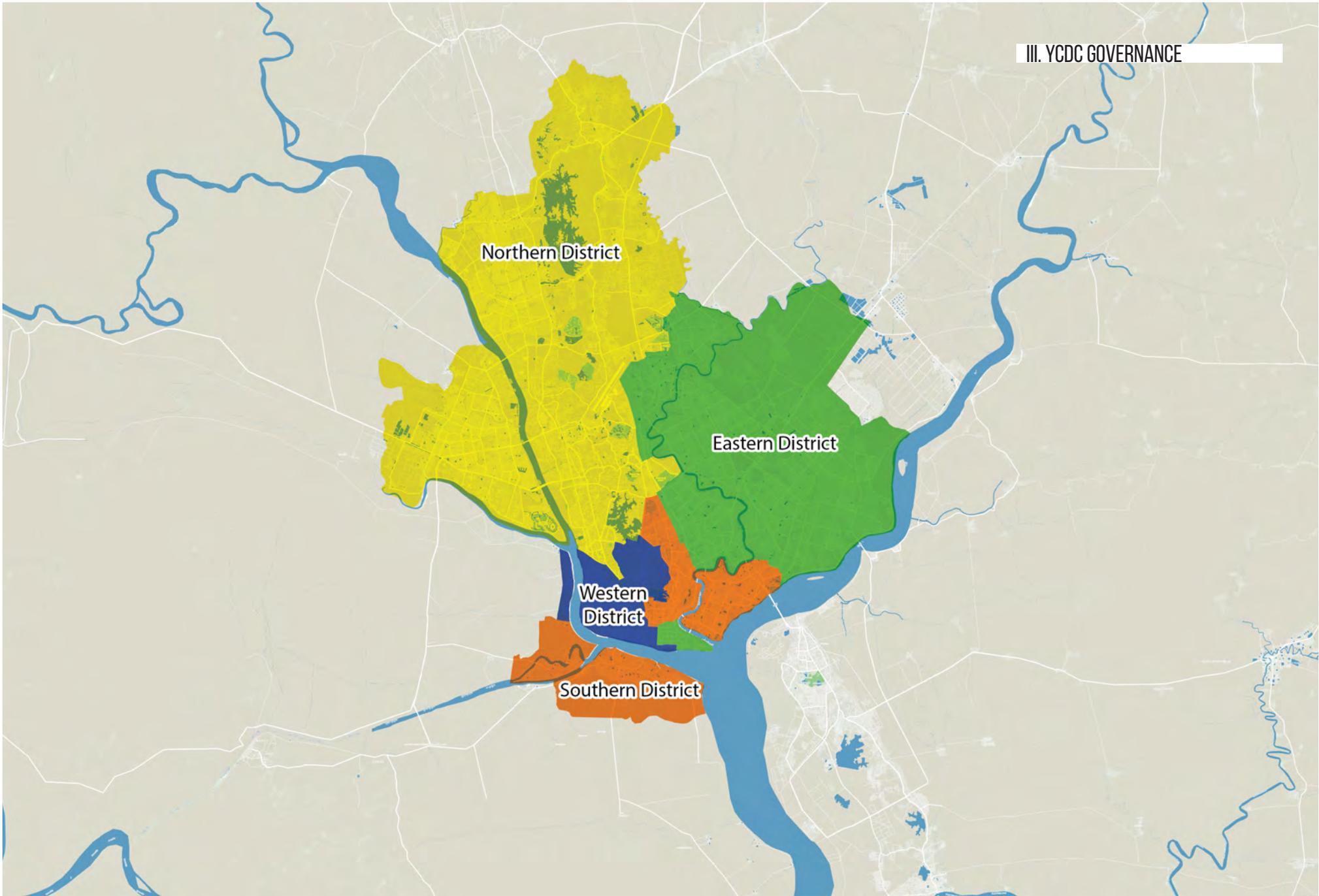
CITY LEVEL MAPS - YANGON

I. YANGON GROWTH MAP

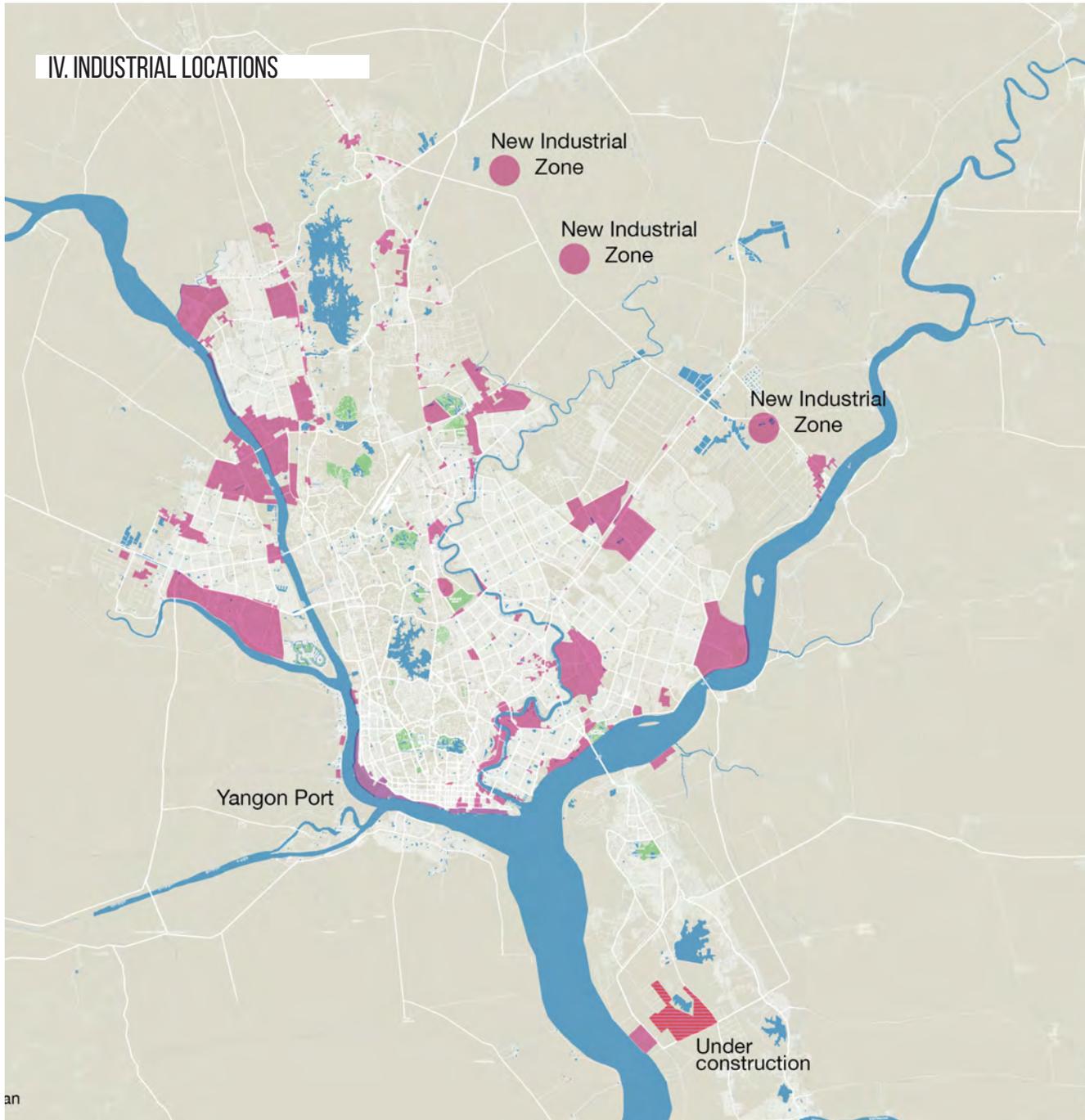


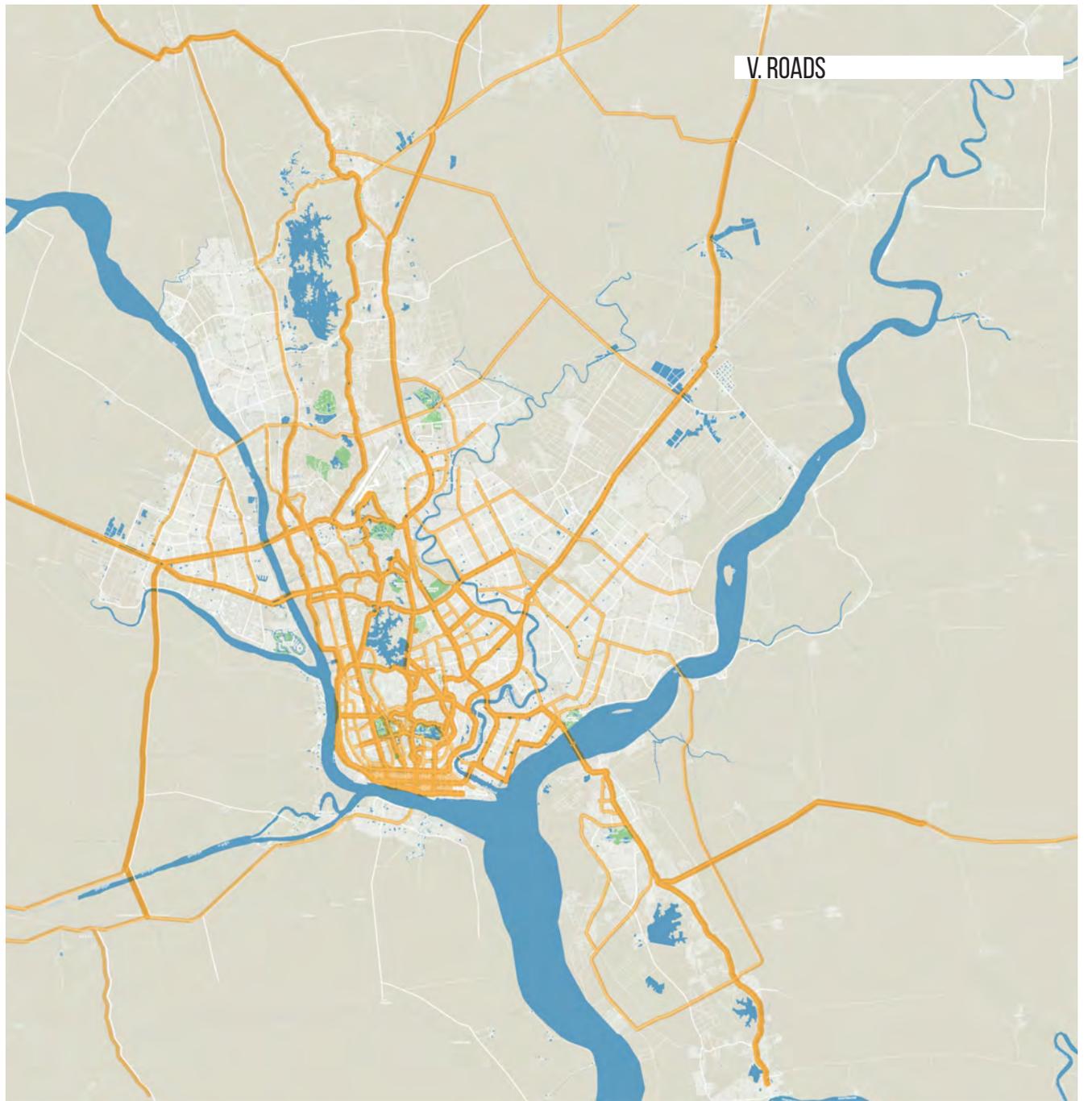
II. FUTURE URBAN STRUCTURE





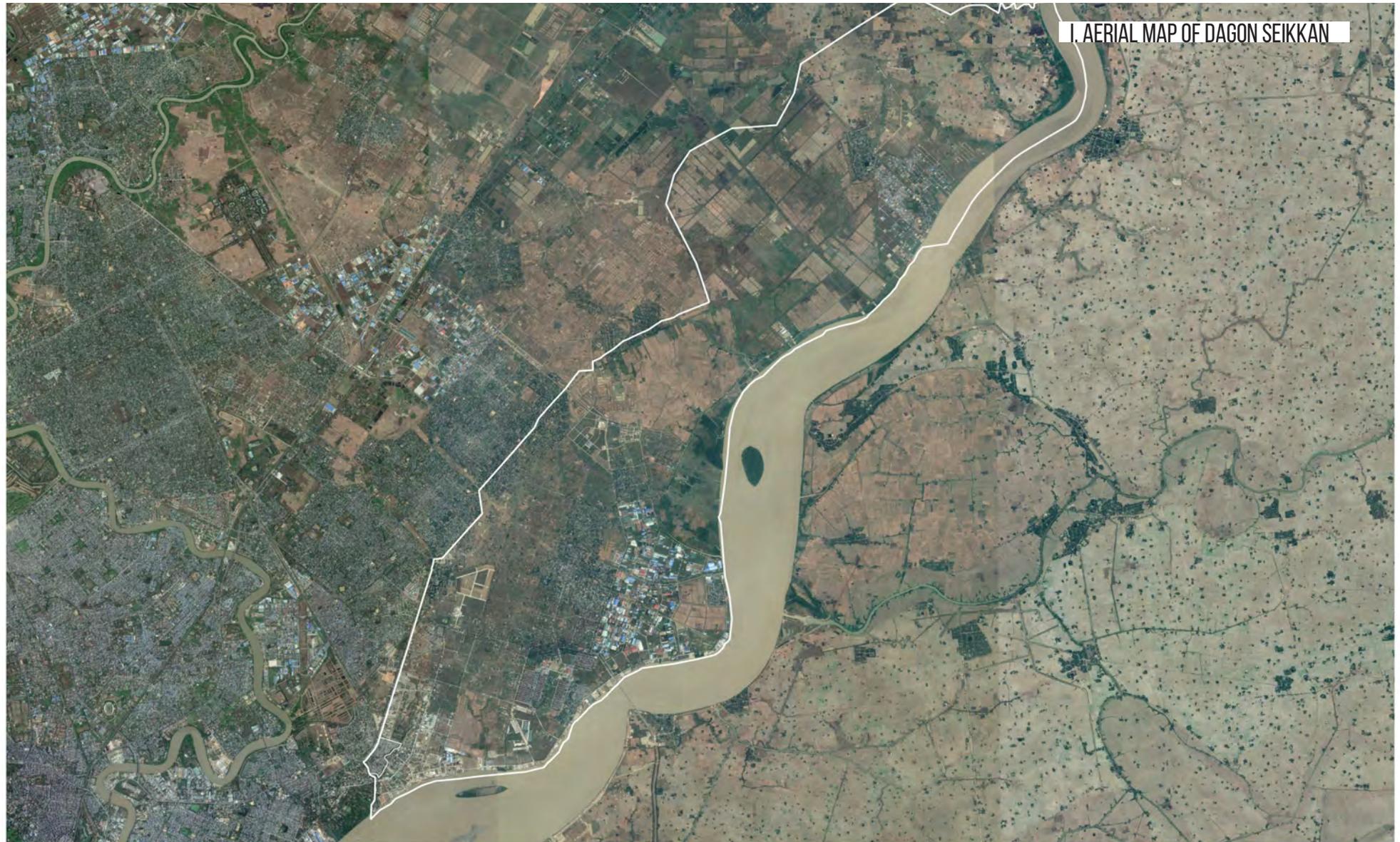
IV. INDUSTRIAL LOCATIONS





V. ROADS

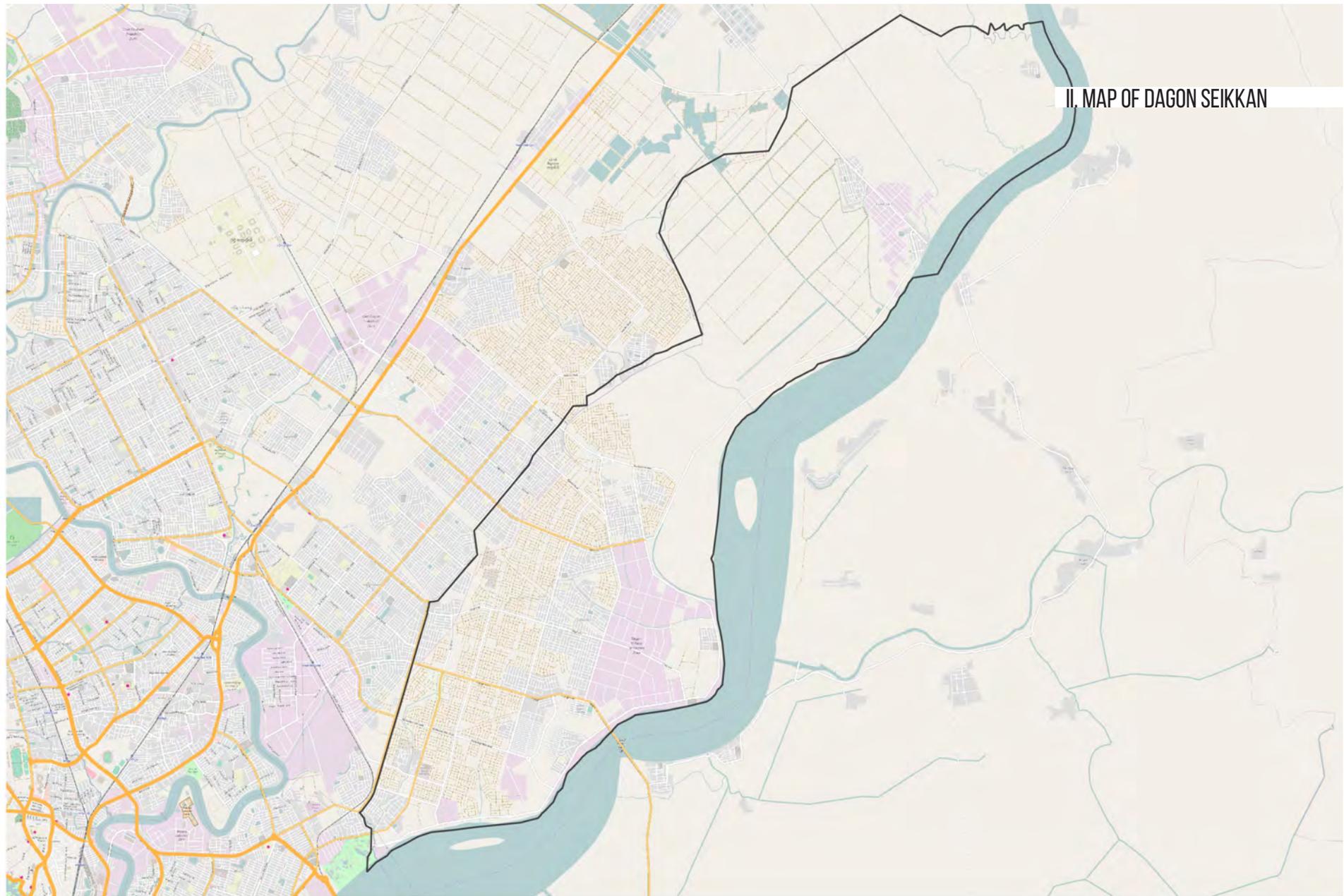
TOWNSHIP LEVEL



Dagon Seikkan Township
Source: Base from Google Maps

Scale 0 2.5 km

II. MAP OF DAGON SEIKKAN



Dagon Seikkan Township
Source: Base from OpenStreetMap

Scale 0 2.5 km

SITE LEVEL



Ward 67
Source: Base from Google Maps



II. FIGURE GROUND



Ward 67



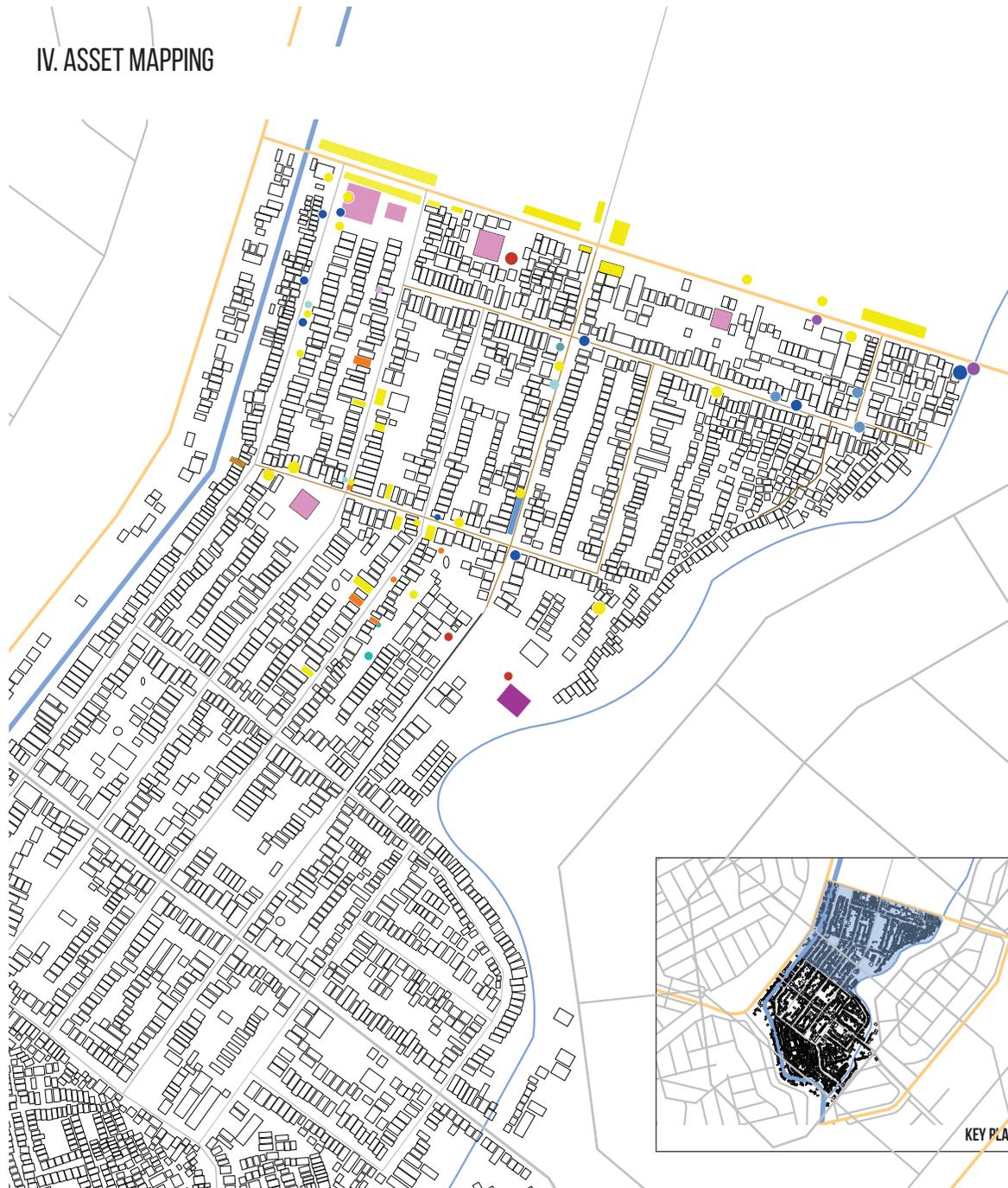
III. VACANT HOUSES



Ward 67
Source: Data from YTU Students



IV. ASSET MAPPING



Utilities

- Water pump
- Toilet
- Water Offering
- Selling Water
- Generator
- Solar panel

Housing Typology

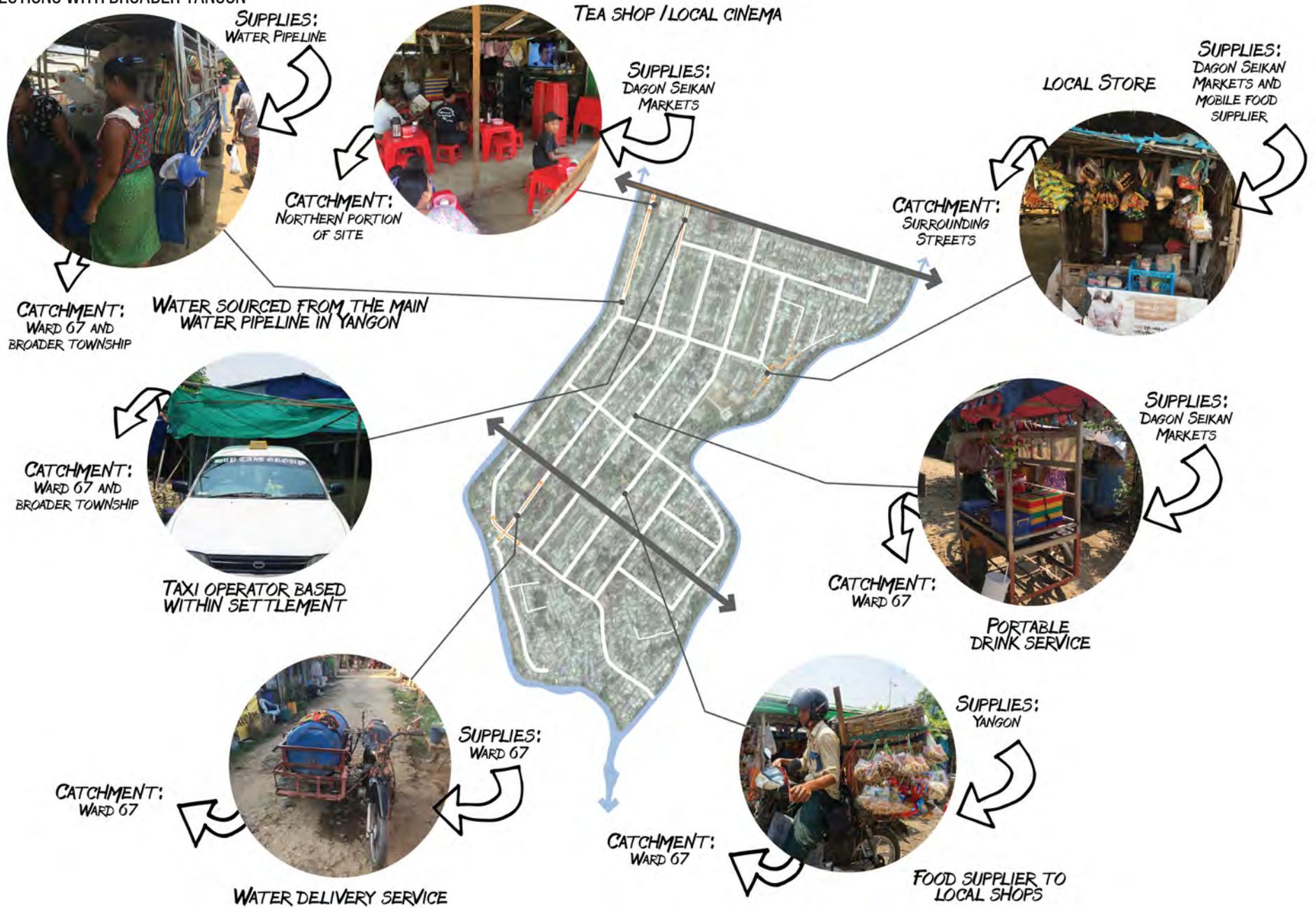
- Brick or Concrete Building
- Presence of animals
- Prone to flooding area
- Social space
- Local Economy
- Monastery
- Trash site

Road material

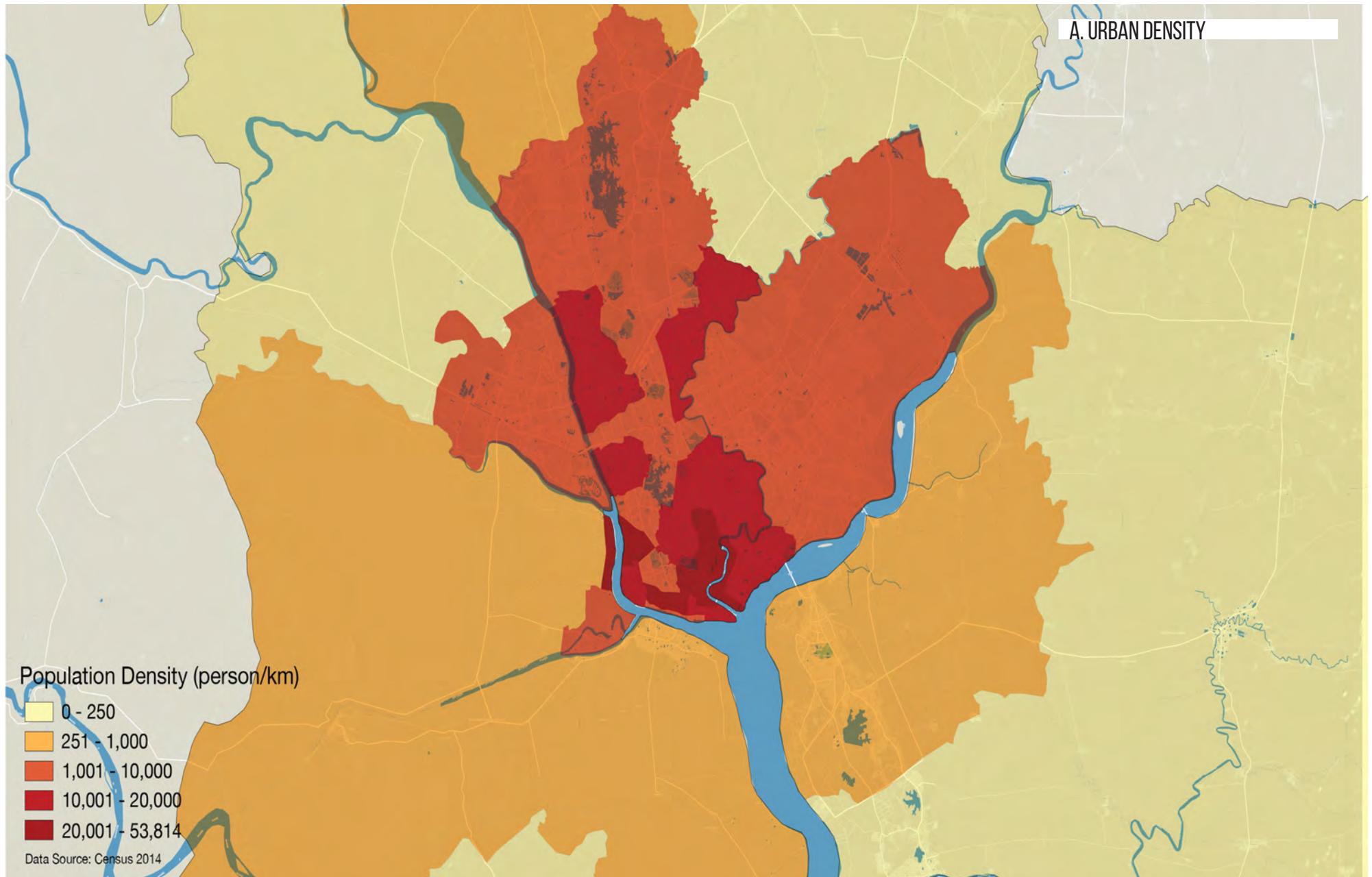
- 6m Paved Concrete
- Partially paved Concrete
- Sand and Rocks
- Sand-Bags and building material Sand

KEY PLAN

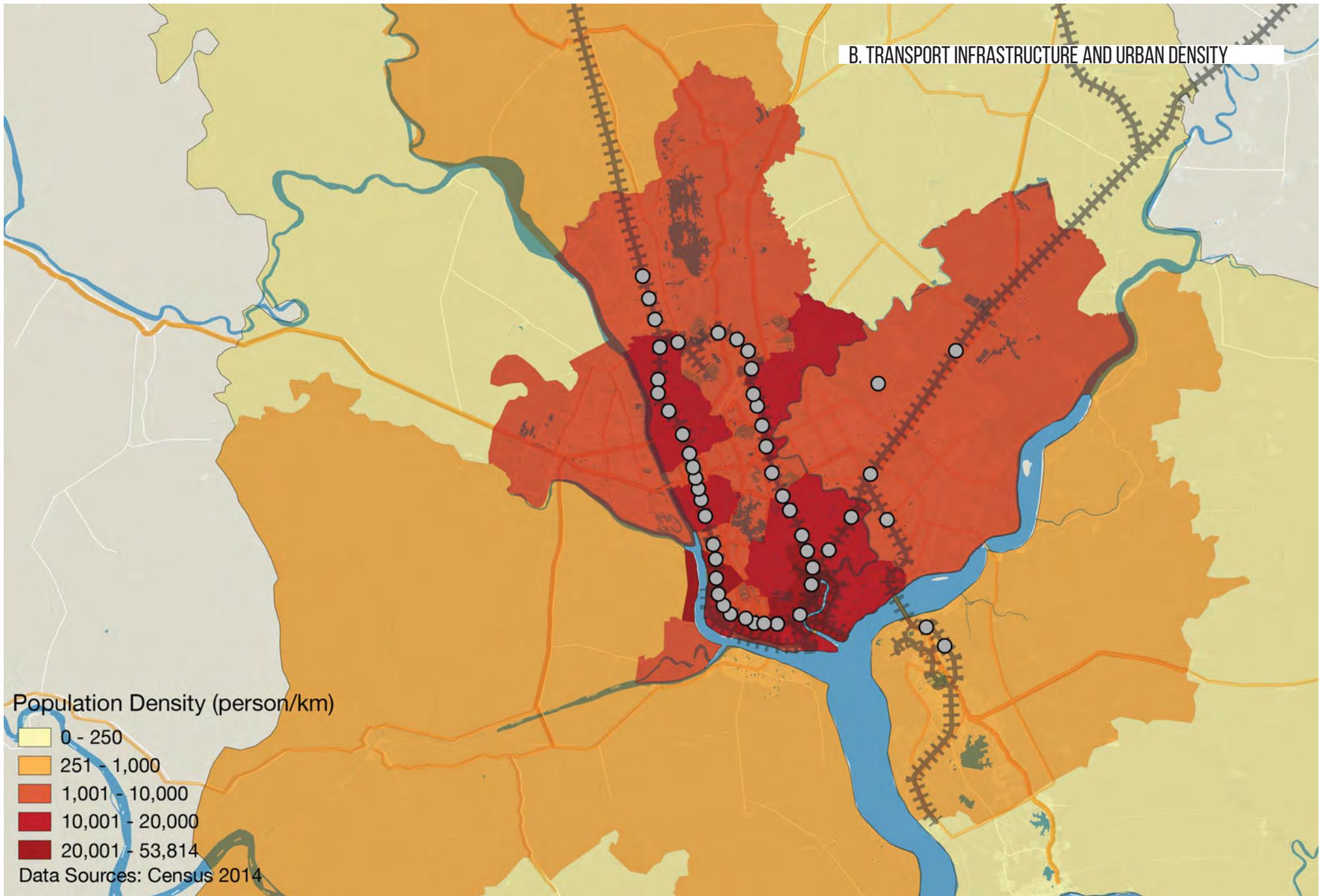
III. CONNECTIONS WITH BROADER YANGON



STATISTICS: VISUALISING CENSUS DATA



B. TRANSPORT INFRASTRUCTURE AND URBAN DENSITY



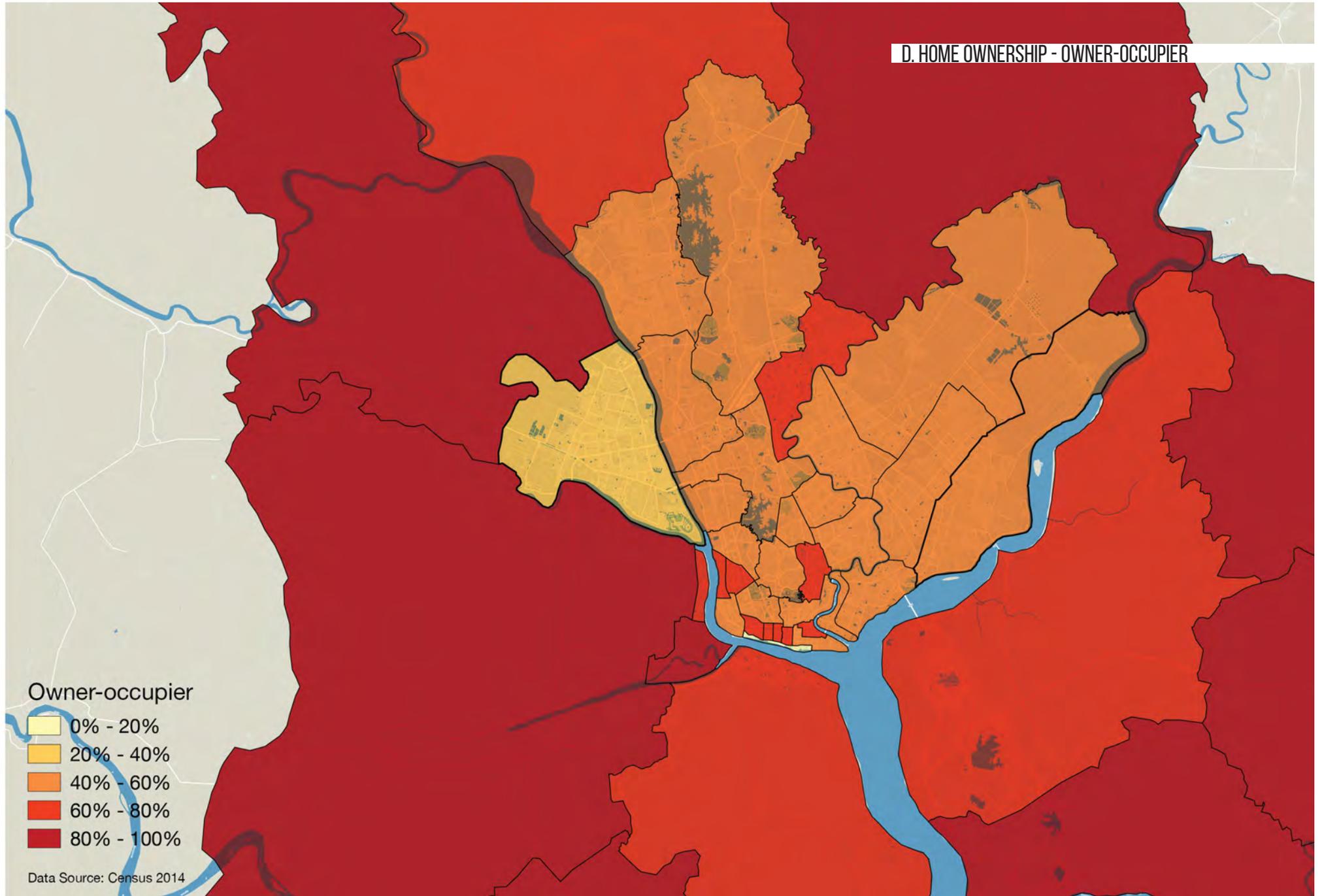
C. NUMBER OF FEMALE HEADED HOUSEHOLDS

Number of female headed households

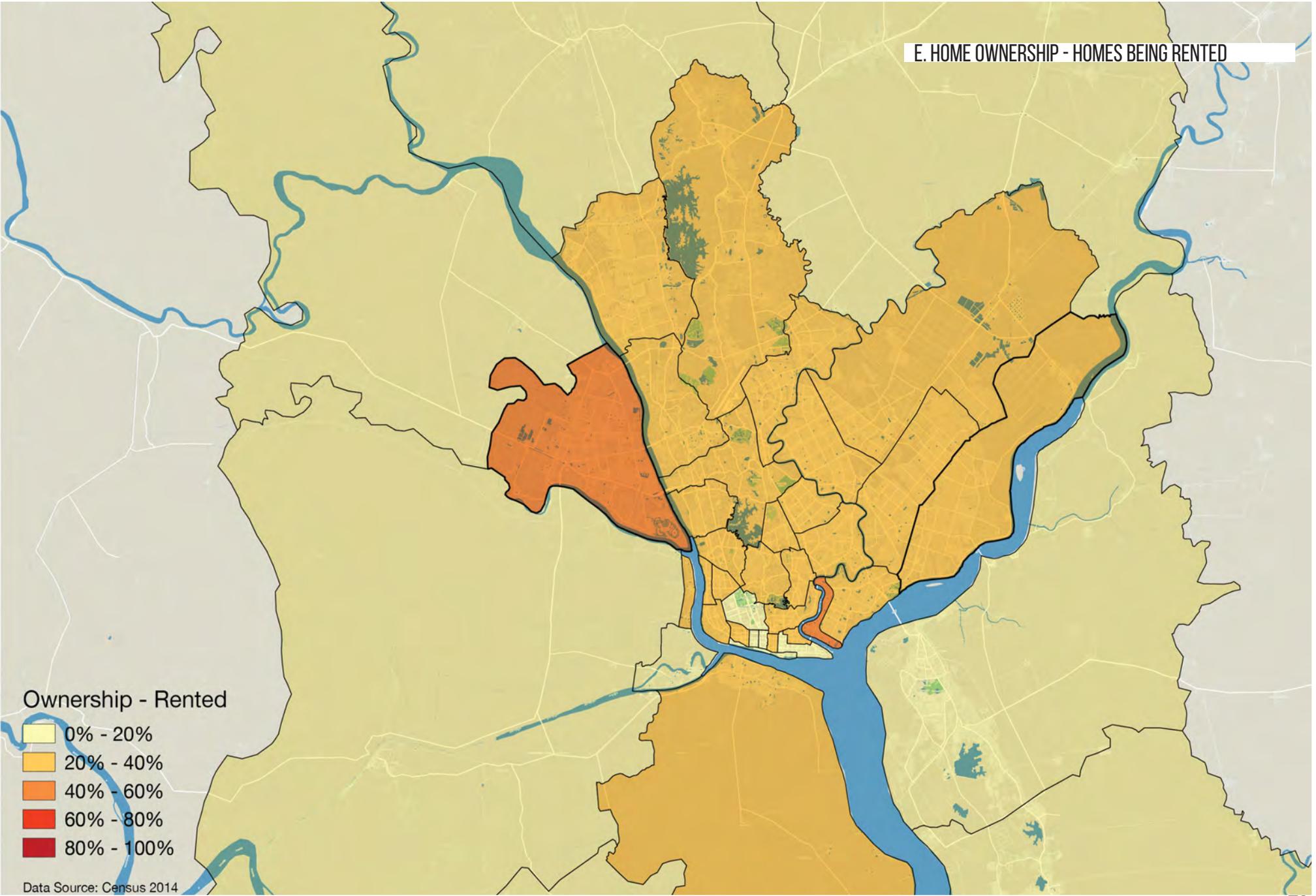


Data Source: Census 2014

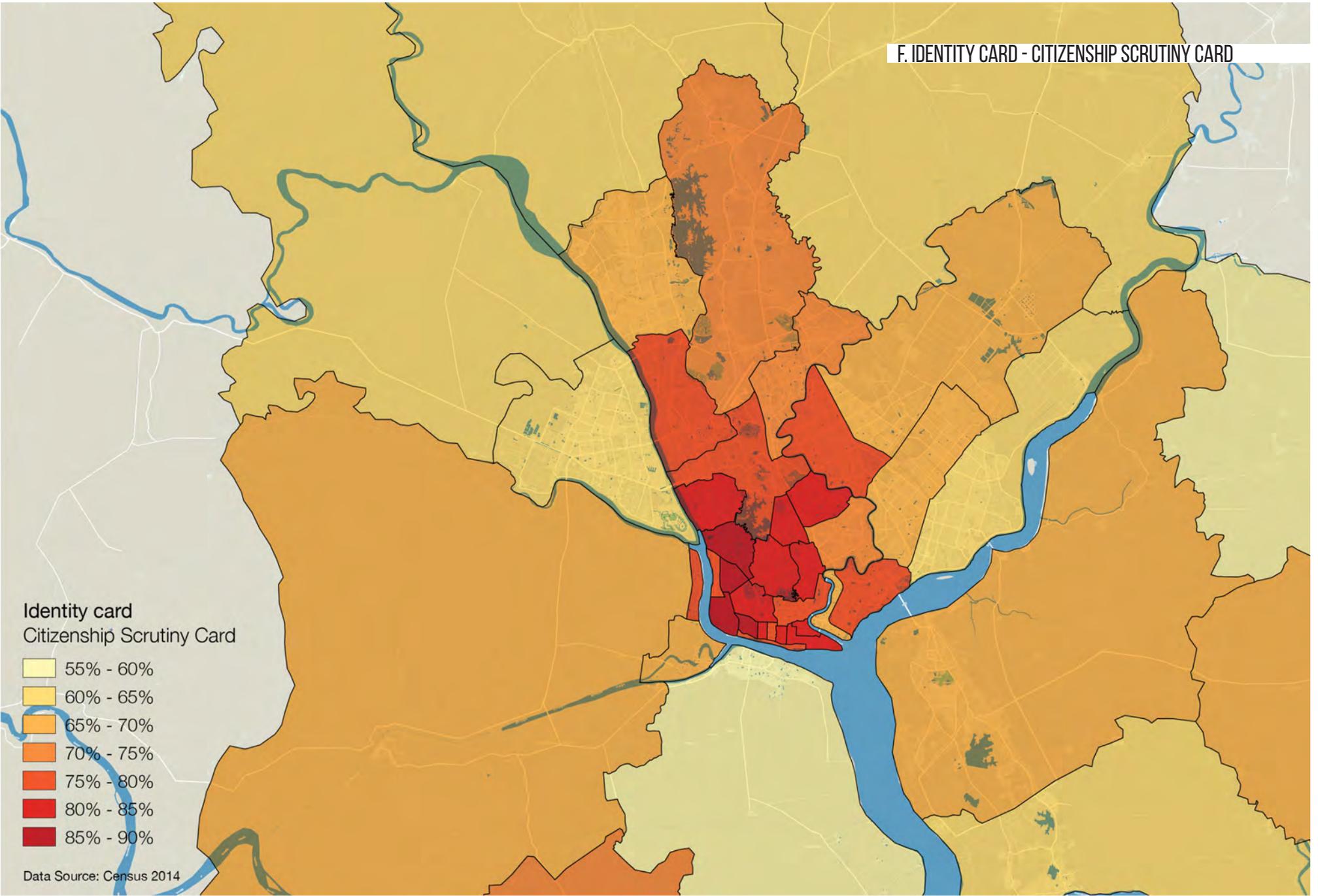
D. HOME OWNERSHIP - OWNER-OCCUPIER



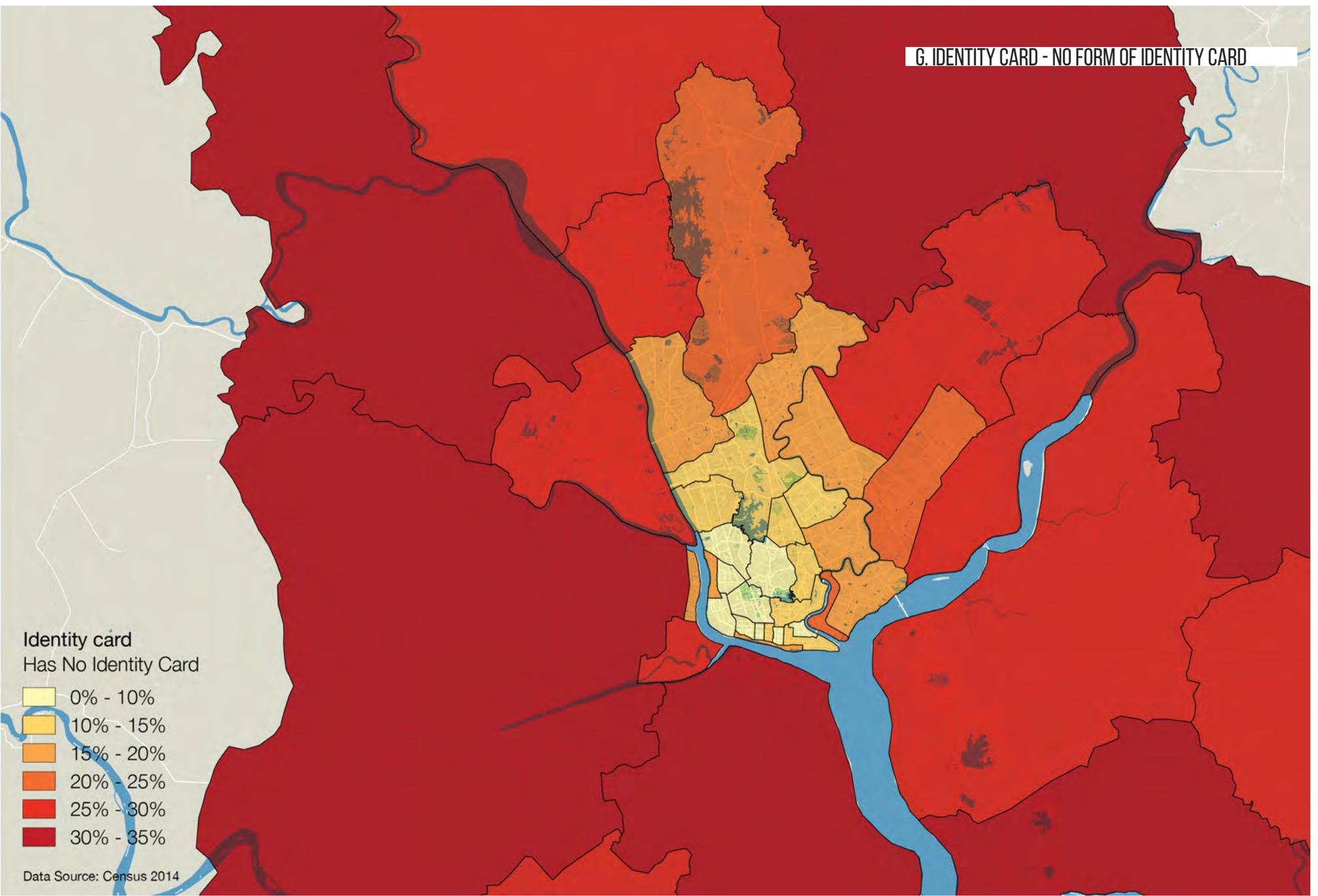
E. HOME OWNERSHIP - HOMES BEING RENTED



F. IDENTITY CARD - CITIZENSHIP SCRUTINY CARD



G. IDENTITY CARD - NO FORM OF IDENTITY CARD



Identity card
Has No Identity Card

- 0% - 10%
- 10% - 15%
- 15% - 20%
- 20% - 25%
- 25% - 30%
- 30% - 35%

Data Source: Census 2014

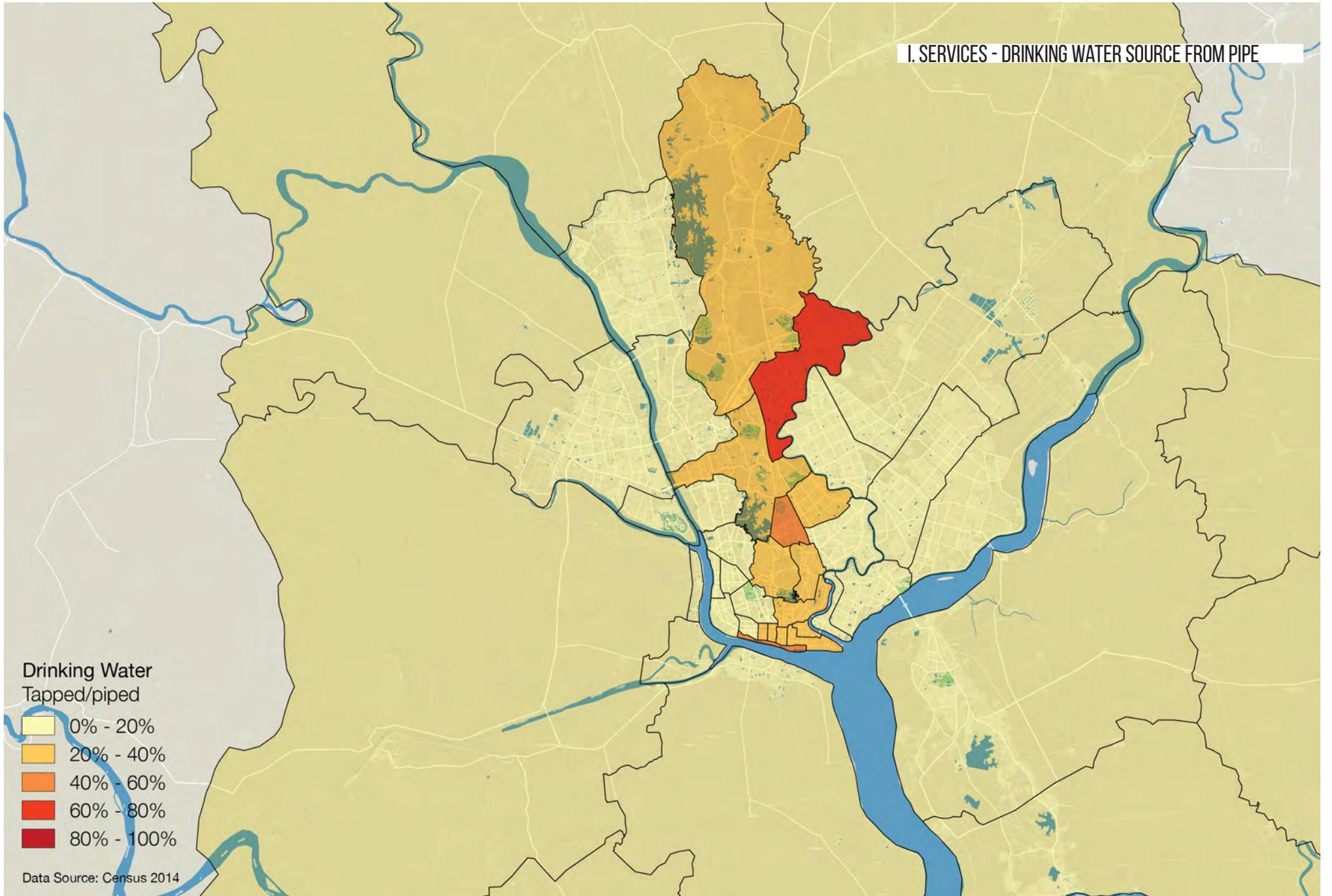
H. SERVICES - LIGHTS CONNECTED TO MAINS POWER

Lights Connected to Mains Power

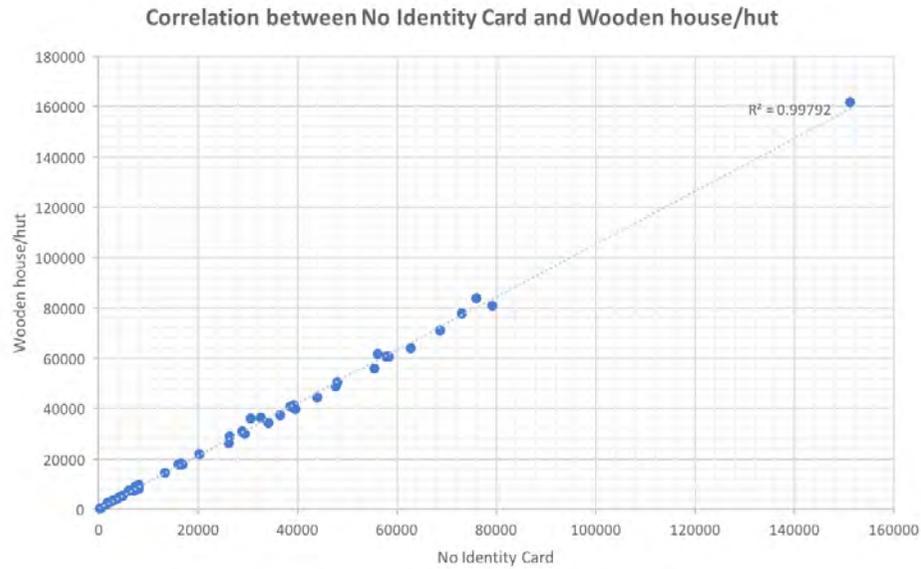


Data Source: Census 2014

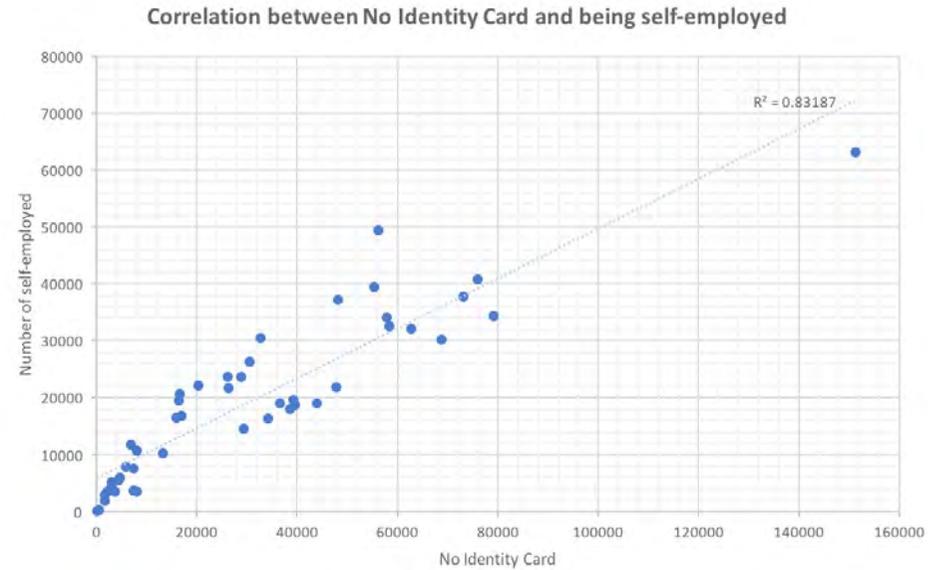
I. SERVICES - DRINKING WATER SOURCE FROM PIPE



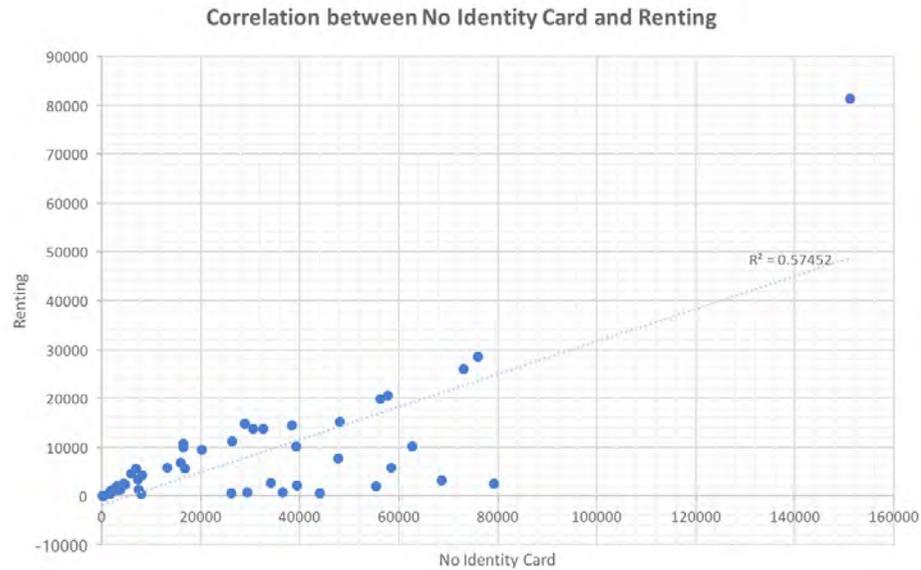
J. CORRELATION GRAPH: NO IDENTITY CARD AND WOODEN HOUSE/HUT



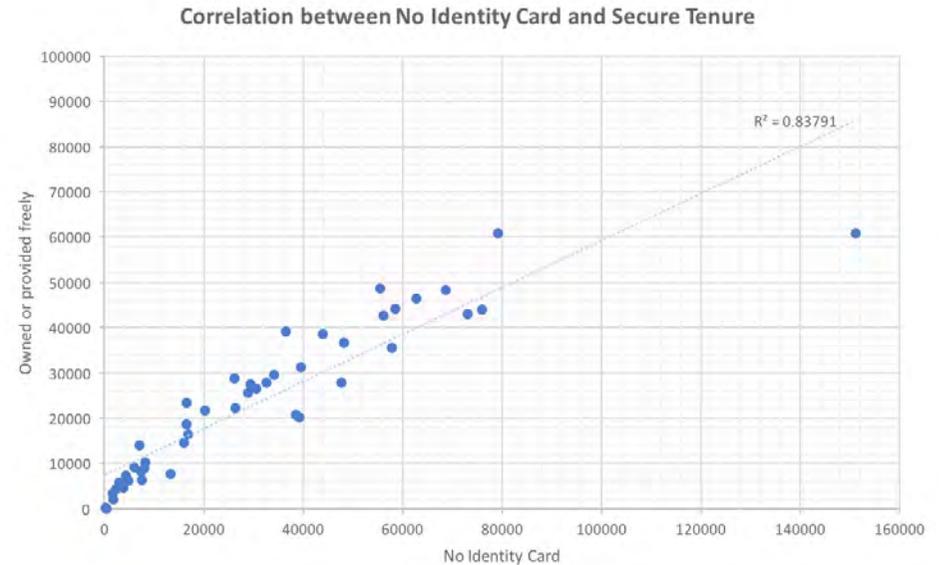
K. CORRELATION GRAPH: NO IDENTITY CARD AND SELF-EMPLOYED



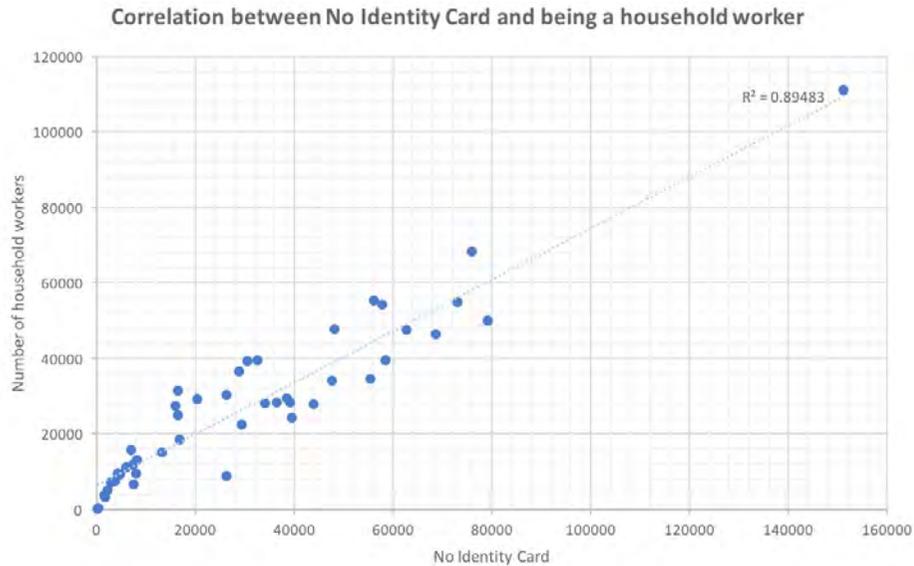
L. CORRELATION GRAPH: NO IDENTITY CARD AND RENTING



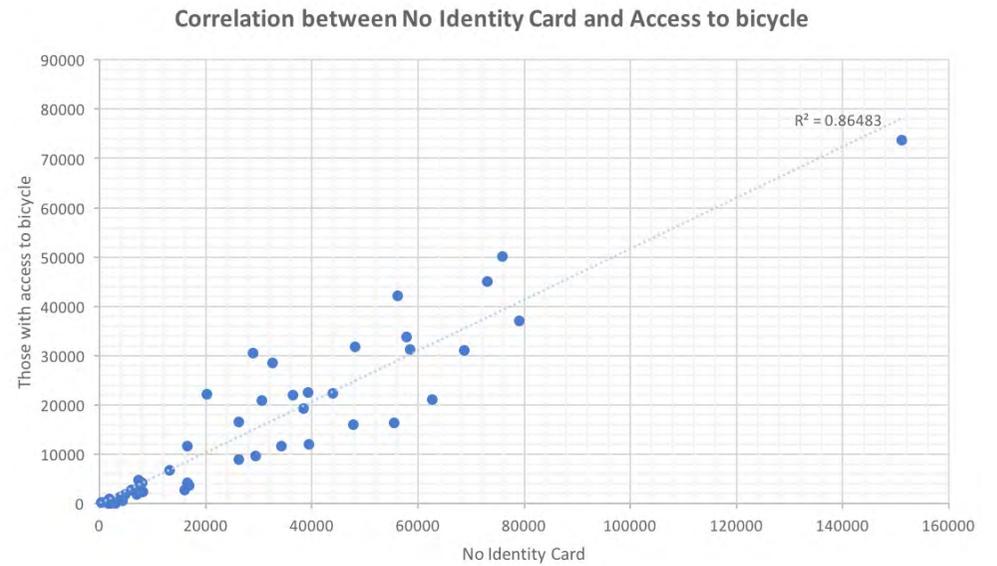
M. CORRELATION GRAPH: NO IDENTITY CARD AND OWNERSHIP



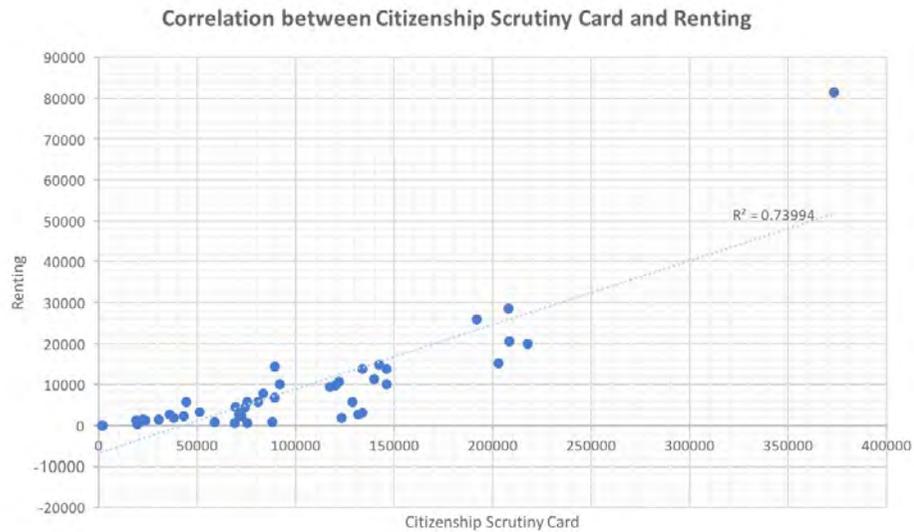
N. CORRELATION GRAPH: NO IDENTITY CARD AND HOUSEHOLD WORKER



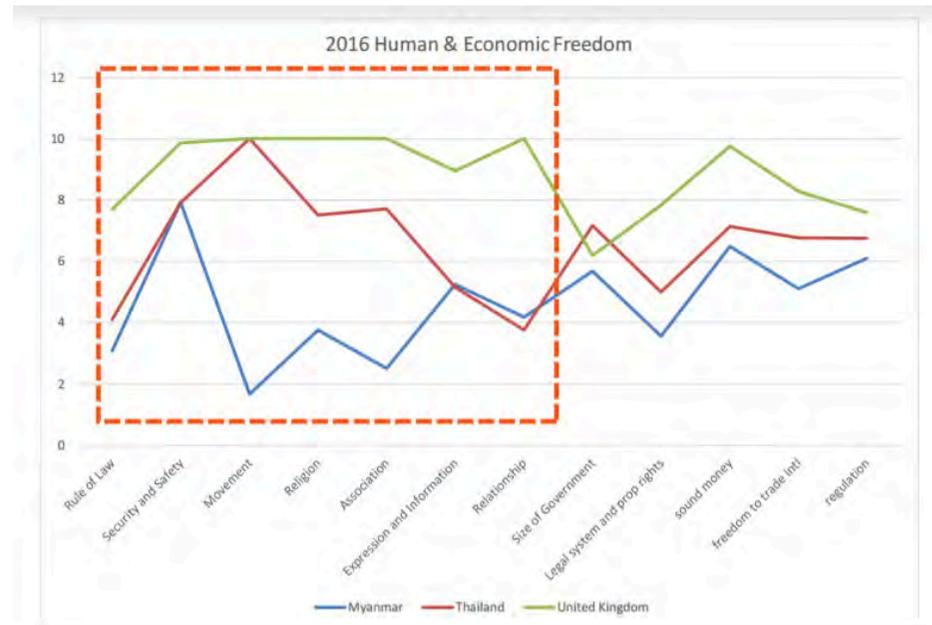
O. CORRELATION GRAPH: NO IDENTITY CARD AND ACCESS TO BICYCLE



P. CORRELATION GRAPH: CITIZENSHIP SCRUTINY CARD AND RENTING



Q. HUMAN AND ECONOMIC FREEDOM COMPARISON

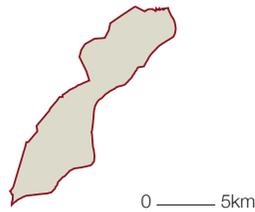


DEMOGRAPHICS



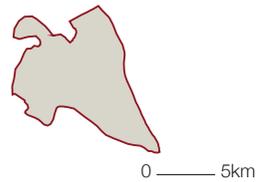
YANGON

Total Population 7,360,703
Male to Female Ratio 91:100
Total Households 1,582,944
Mean Household Size 4.4



DAGON SEIKKAN

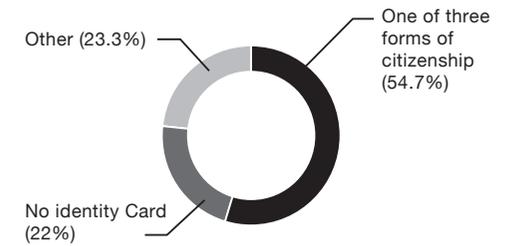
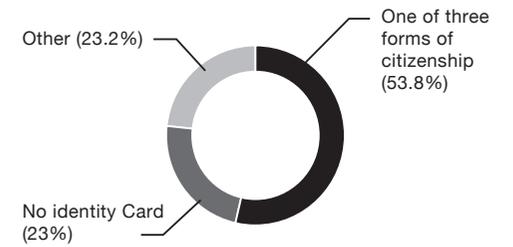
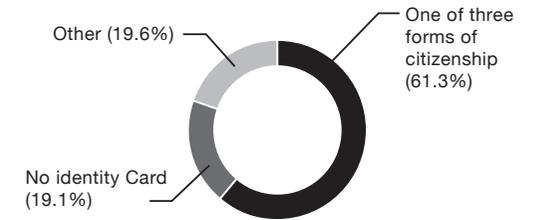
Total Population 167,448
Male to Female Ratio 98:100
Total Households 37,905
Mean Household Size 4.2



HL AINGTHARYA

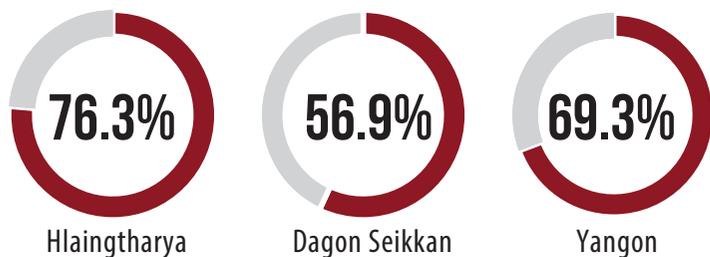
Total Population 687,867
Male to Female Ratio 88:100
Total Households 14,8711
Mean Household Size 4.5

TYPE OF IDENTITY CARD

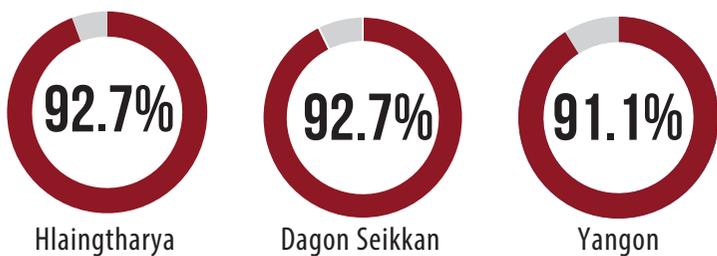


S. ACCESS TO SERVICES

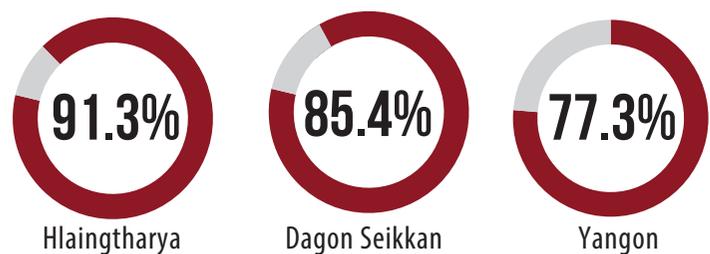
CONNECTED TO MAINS ELECTRICITY



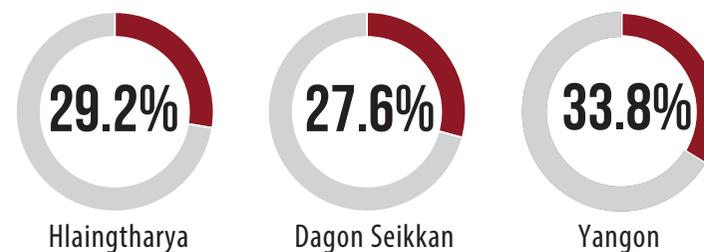
ACCESS TO IMPROVED SANITATION



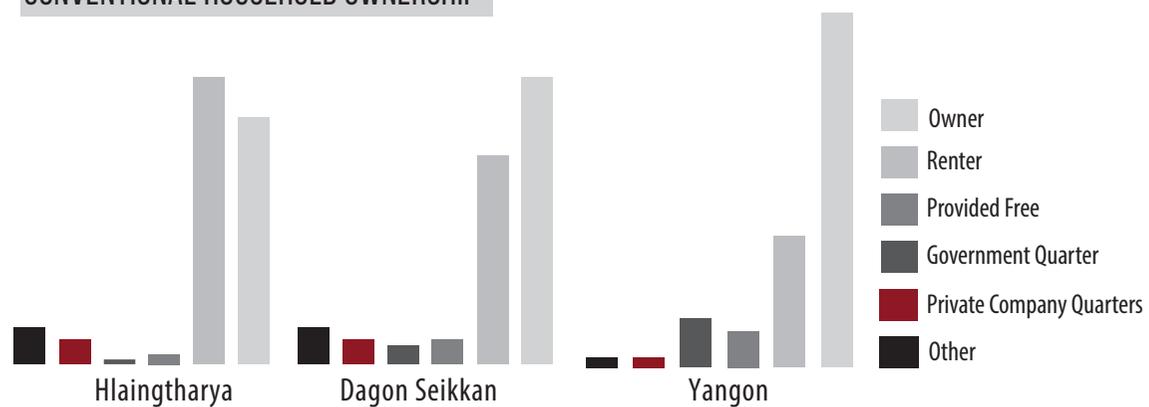
ACCESS TO IMPROVED SOURCES OF DRINKING WATER



ACCESS TO IMPROVED FORM OF HOUSING



CONVENTIONAL HOUSEHOLD OWNERSHIP

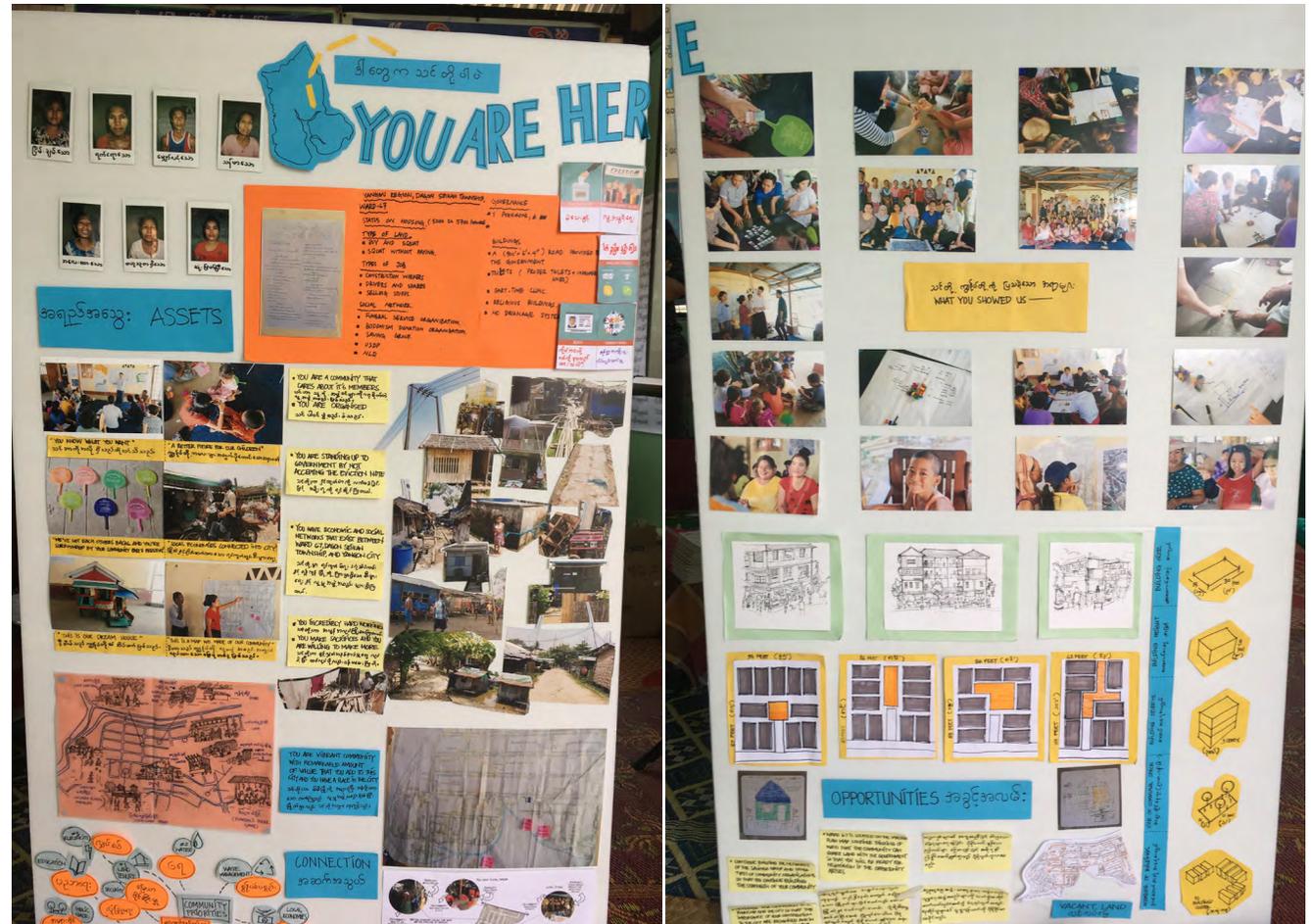


SITE MATERIAL

A. CITIZENSHIP TRANSLATION GAME CARDS



B. PRESENTATION TO COMMUNITY OF WARD 67 POSTERS



C. CO DESIGN ACTIVITIES



figure 58. Co-design Activities

D. WATER PURIFYING ACTIVITY



figure 57. Water Purifying Test

I. HOUSING TYPHOLOGIES



figure 59. Brick House



figure 66. Mixed Material House



figure 63. Mixed Material House



figure 61. Two-floor House



figure 62. Wooden House



figure 64. Empty House



figure 60. Bamboo House



figure 65. House in Flooded Area

II. ROAD TYPHOLOGIES



figure 67. Sand Bag Road



figure 71. Wooden Road



figure 73. Self-Built Road



figure 72. Paved Main Road



figure 68. Paved Road



figure 69. Unpaved Road



figure 70. Bamboo Road

III. ELECTRICITY



figure 75. Generator



figure 76. Electricity Wire



figure 74. Solar Power

IV. WATER



figure 80. Water Saling



figure 81. Water Tower



figure 79. Public Water Supply



figure 77. Water Donation



figure 82. Drinking Water



figure 78. Rain Collecting

V. OTHER ACTIVITIES



LAND CLASSIFICATION

Land policy and land tenure

The standards and classifications of land in Myanmar:

Farm Land : this land is agriculture only. According to new farm land law, this land can be transferred to other land. For example, if this is valid to Section 39, it can be changed to the land that people can live. But except government project, new towns and industrial uses, the transformation is difficult. The land can also be made deal after LaNa- 39

Ancestral Land: this land is planned during the British Government, the colonial government planned land plot to extend the city and sold the land. According to the law, this land can be transferred from farmland and made deal.

Grant Land(Land Rent Contract Land): According to the land defined by the government, this land can be rent by the people for the period of 90 years, 60 years and 30 years. This land can be made deal and is the most official land in dealing.

Permit Land: This land is officially defined by the government and has no grant. According to the law, this land can not be transferred, dealing can be made one year after the land get permit and rental contract.

Squatter Land: This land is very rare now and in the period of British government, this permit of this low cost land is given to the people who can't afford to pay the high rent. Moreover, the land that broke rental contract and the people who give tax after the grant period, the tenant of the land can apply to get grant land. Dealings can be made after the land gets the grant.

Invasion Land: This land has no land lease and they are invasion land on government or private land. The people live there will be forced to move if the land is used for government project. In the period of British government, if the government didn't use the land, tax will be set for the rental cost and the land was defined as invasion grant. This type of land can't be made dealing.

Religious Land: religious land includes land donated for religious purpose such as Christian church, Mosque, Hindu temple, Monastery, and land that related to religious and worship. If the land has form (105) which is for farm land, the land can be used for farming but no other usage. If the government give permission construction and business can be made and after getting the permission grant can be applied. This rule is similar to previous State Act Law, Section 39 and now similar to La/Ya 30.