

**MSc Building and Urban Design in Development**

# **WEAVING URBANISM**

Development  
Planning Unit  
2013

 **UCL**

## Acknowledgments

After an amazing and enriching field trip to Thailand, the students of BUDD 2013 would like to thank many people who helped make this experience successful.

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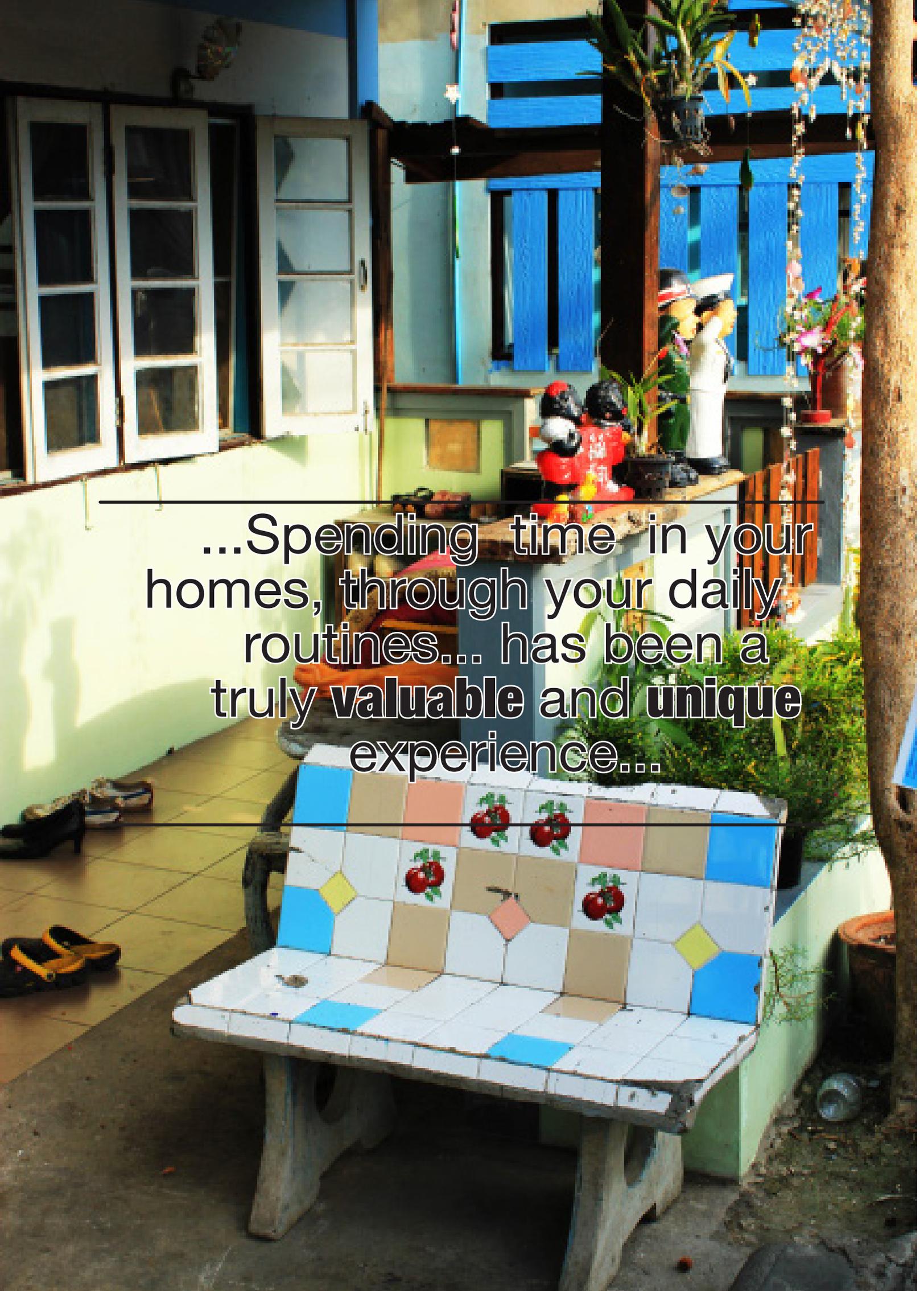
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A vibrant outdoor patio area. In the foreground, a wooden bench is covered with a colorful mosaic of tiles in shades of blue, white, and brown, with some tiles featuring red tomato designs. Behind the bench is a wooden table with various items on it, including a red and black piggy bank, a white figurine, and some potted plants. The background shows a building with blue and white walls and large windows. The scene is bright and sunny, with shadows cast on the ground.

...Spending time in your homes, through your daily routines... has been a truly **valuable** and **unique** experience...

ASEAN	Association of Southeast Asian Nations
ACHR	Asian Coalition for Housing Rights
ACCA	Asian Coalition for Community Action
BMA	Bangkok Metropolitan Administration
BMK(P)	Baan Mankong (Program)
BMR	Bangkok Metropolitan Region
BTA	Building Together Association
BUDD	Building and Urban Design in Development
CODI	Community Organisations Development Institute
CAN	Community Architects Network
CDF	Community Development Fund
CPB	Crown Property Bureau
DANCED	Danish Cooperation for Environment and Development
DPU	Development Planning Unit
LBN	Local Builders Network
MSDHS	Ministry of Social Development and Human Security
MTR	Mass Rapid Transit
NGO	Non-Governmental Organisation
NHA	National Housing Authority
NULICO	National Union of Low Income Community Organisations
SDI	Slum Dwellers International
SIDA	Swedish International Development Corp. Agency
SRT	State Railway of Thailand
UCL	University College London
UCDO	Urban Community Development Office
UDP	Urban Development Planning
WIEGO	Women in the Informal Economy Globalising and Organising

...The organic grassroots organizations are the key threads to bringing the strategies together and sewing them across scales...

## Executive Summary

### Weaving urbanism, going beyond Baan Mankong

This report was produced by the students of the 2012/13 MSc Building and Urban Design in Development (BUDD) class within UCL's Development Planning Unit. It documents the preparation, field work, analysis and reflections on the transformative potential of Thailand's Baan Mankong (secure housing) programme (BMKP) and how this socially innovative approach can go on to enact transformative change on a citywide scale.

### Understanding the stitch of transformation

Our understanding of transformation evolved from theory to practice as we experienced how it works on the ground. Process-orientation, multi-scalarity, longevity and meaningfulness provide the basis for our criteria against which the transformative potential of CODI's BMKP is evaluated. Our definition of transformation looks for a more intertwined and holistic process happening across different scales and the social, spatial and organizational dimensions.

### What we saw...

Conceptually, we observed an interplay of 'weaving urbanism' involving overlapping and intricate processes, actors and community realities all coming together to create an urban fabric that represents multiple patterns of meanings and physicalities. Visits to five locations and participatory activities with a number of communities revealed issues prevalent in varying degrees across all sites of analysis. While BMKP has provided sorely needed housing mechanisms for these urban poor communities, wider needs for flood resistance, densification and livelihood opportunities are still pressing and not adequately addressed by the programme.

### Creating a new woven urban tapestry...

In the same way that the processes and outcomes of "weaving" provided us with an analogy to best describe the urban fabric we observed, so too does it provide a 'framework' to strategically deal with the complexity of the issues. By recognising the different strands which

make up this complexity, we proposed, through our strategies, how these can be rewoven together to construct a new urbanism: one that is socially equitable and just, is environmentally conscious and delivers the necessary cultural, physical and economic diversity that will allow cities in Thailand and its communities to preserve their unique qualities and identities. To this end, we propose the following strategic pieces for consideration:

- 1. Going beyond the 'Blue Roof' .....** towards sustainable neighbourhoods: Delivering a built form and typology that is socially responsive, diverse and resilient
- 2. Going beyond Welfare....** towards flourishing social enterprises: Delivering sustainable livelihoods through provision of improved opportunities to prosper.
- 3. Going beyond waste and pollution...** towards future proofing cities from climate change impacts and weakening vulnerabilities: Delivering environmental design that is climatically-compatible and works towards enhancing health and well-being of its inhabitants.

These intertwined themes provide a catalytic basis for BMKP to adapt, changing its strategic focus to further project transformative success citywide. This will allow Thailand to "weave urbanism" that is resilient, yet also flexible to what the future brings.

...องค์การรุกรานหญิงเป็น  
กุญแจสำคัญที่จตุกทอและนำไป  
สู่กลยุทธ์ในการแก้ปัญหาใน  
ระดับต่าง ๆ...

## สรุปเนื้อหาการจัดการบริหาร

## ระบบการถักทอที่กำล้าโครงการบ้านมั่นคง

รายงานชิ้นนี้ถูกเขียนขึ้นโดยนักเรียนระดับปริญญาโท ภาค วิชาการออกแบบสิ่งปลูกสร้างและผังเมืองเพื่อการพัฒนา [Building and Urban Design in Development] ภายใต้ คณะสถาปัตยกรรมศาสตร์ มหาวิทยาลัย University College of London - Development Planning Unit(หน่วยการวางแผนในการพัฒนา) นี่เป็นการบรรพทัก รายงานจากการเตรียมงาน, การลงพื้นที่, และการสะท้อนของบทวิเคราะห์ เกี่ยวกับหัวข้อ ความเป็นไปได้ในการพัฒนาของโครงการบ้านมั่นคงและความเป็นไปได้ที่นวัตกรรมทางสังคมจะมีส่วนเข้ามาเปลี่ยนแปลงในงานระดับเมือง

## ทำความเข้าใจเกี่ยวกับตะเข็บของการเปลี่ยนแปลง

ความเข้าใจของพวกเราพัฒนาจากทฤษฎีมาสู่ประสบการณ์ตรงจากการได้ลงพื้นที่และได้เห็นการใช้งานจริง บทวิเคราะห์ประเมินโครงการบ้านมั่นคงนี้มาจากการทำงานที่เป็นระบบและการแลกเปลี่ยนและทรงคุณค่าที่เราได้ทำในหลายระดับ มุ่งเน้นเพื่อการพัฒนาวิถีของ สังคม, กายภาพ และองค์กร

## สิ่งที่พวกเราสังเกตเห็น

ในเชิงนามธรรมเราสังเกตเห็นการเชื่อมโยงและการทำงานร่วมกันนอกระบบเมือง และการทำงานที่ทับซ้อนกัน เราเห็นการรวมตัวของชุมชนต่างๆที่มาร่วมกันก่อให้เกิดเครือข่ายในระบบสังคมในเชิงรูปธรรม. การลงพื้นที่หาพื้นที่และการทำงานกับเครือข่ายชุมชนทำให้เห็นความหลากหลายในปัญหาในแต่ละพื้นที่ ซึ่งเราก็สามารถเห็นได้ว่า บ้านมั่นคงยังไม่เห็นปัญหาน้ำท่วมและความแออัดไม่เป็นปัญหาใหญ่

## การสร้างเครือข่ายในภาคเมือง

ทั้งทิศทางการทำงานและผลลัพธ์ที่ออกมาของการสร้างเครือข่ายทำให้เราเห็นภาพการทำงานได้ชัดเจนชัดเจนนั่นยังเป็นวิธีที่ทำให้เกิดการดำเนินงานกับความซับซ้อนอย่างมีกลวิธีการที่เราได้เห็นความเหลื่อมล้ำที่ทำให้เกิดความยุ่งยากซับซ้อนเราจึงขอเสนอแนะแนวทางที่จะสร้างเครือข่ายรูปแบบ

ใหม่ที่ทำให้ความเท่าเทียม, เป็นมิตรต่อสภาพแวดล้อมอำนวยความสะดวกทางวัฒนธรรม เศรษฐกิจ และการพัฒนาทางกายภาพช่วยสนับสนุนให้ข้อเด่นของแต่ละหน่วยแข็งแรงยิ่งขึ้น ท้ายที่สุดแล้วเราขอเสนอข้อเสนอแนะฝากไว้ให้พิจารณา

## 1.) ก้าวไปให้ไกลกว่าหลังคาสีฟ้า

ไปสู่สังคมที่ยั่งยืน ด้วยวิธีการสร้างที่เข้ากับภูมิอากาศและสถานที่ แตกต่าง และ เป็นหนึ่งเดียวกับวิถีชีวิตชุมชน

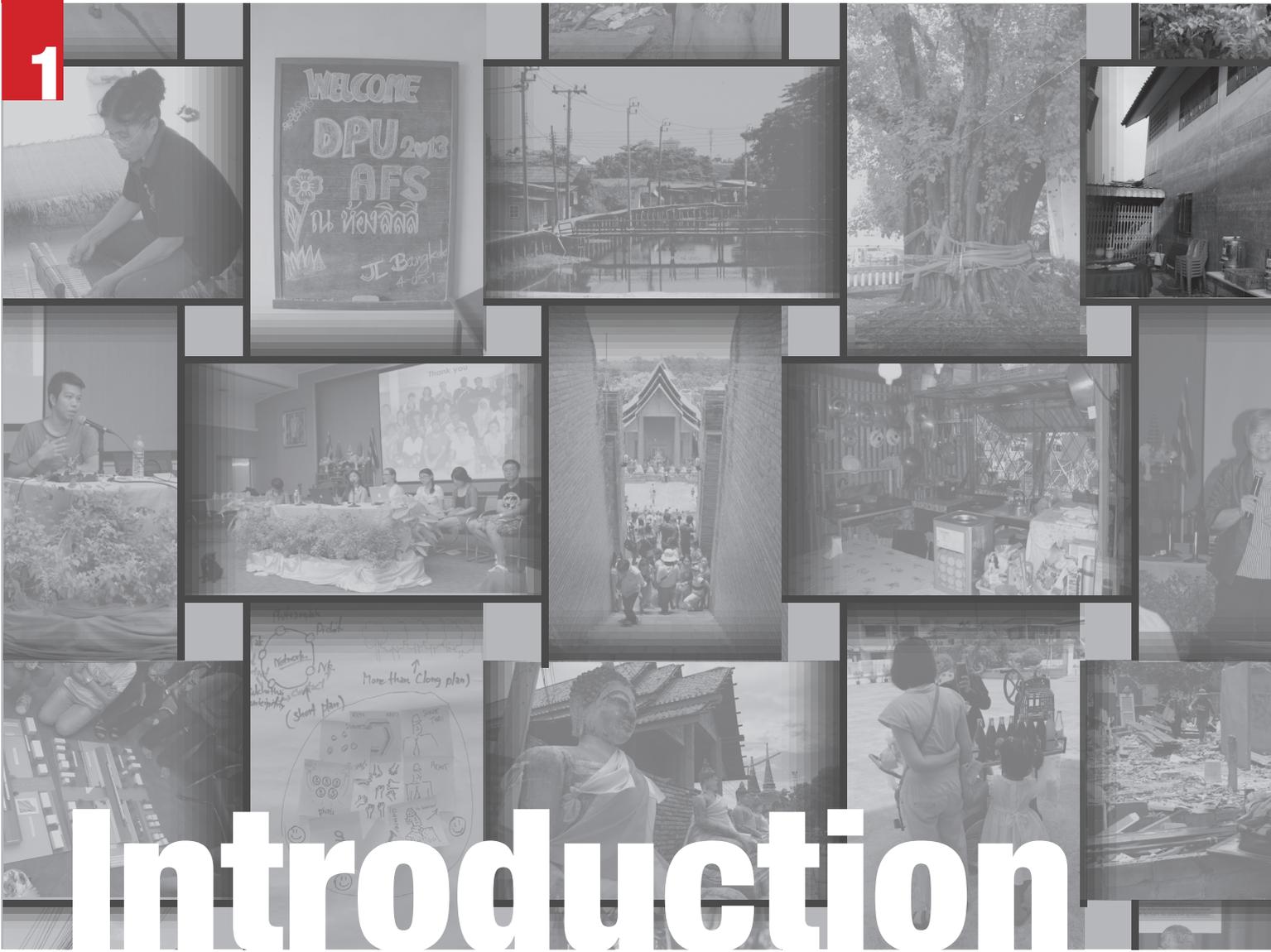
## 2.) ก้าวไปให้ไกลกว่าแค่สวัสดิการ

ไปสู่ธุรกิจเพื่อสังคมที่ให้ความยั่งยืนในการพัฒนาหาโอกาสและความก้าวหน้า

## 3.) ก้าวไปไกลกว่าขยะและมลพิษ

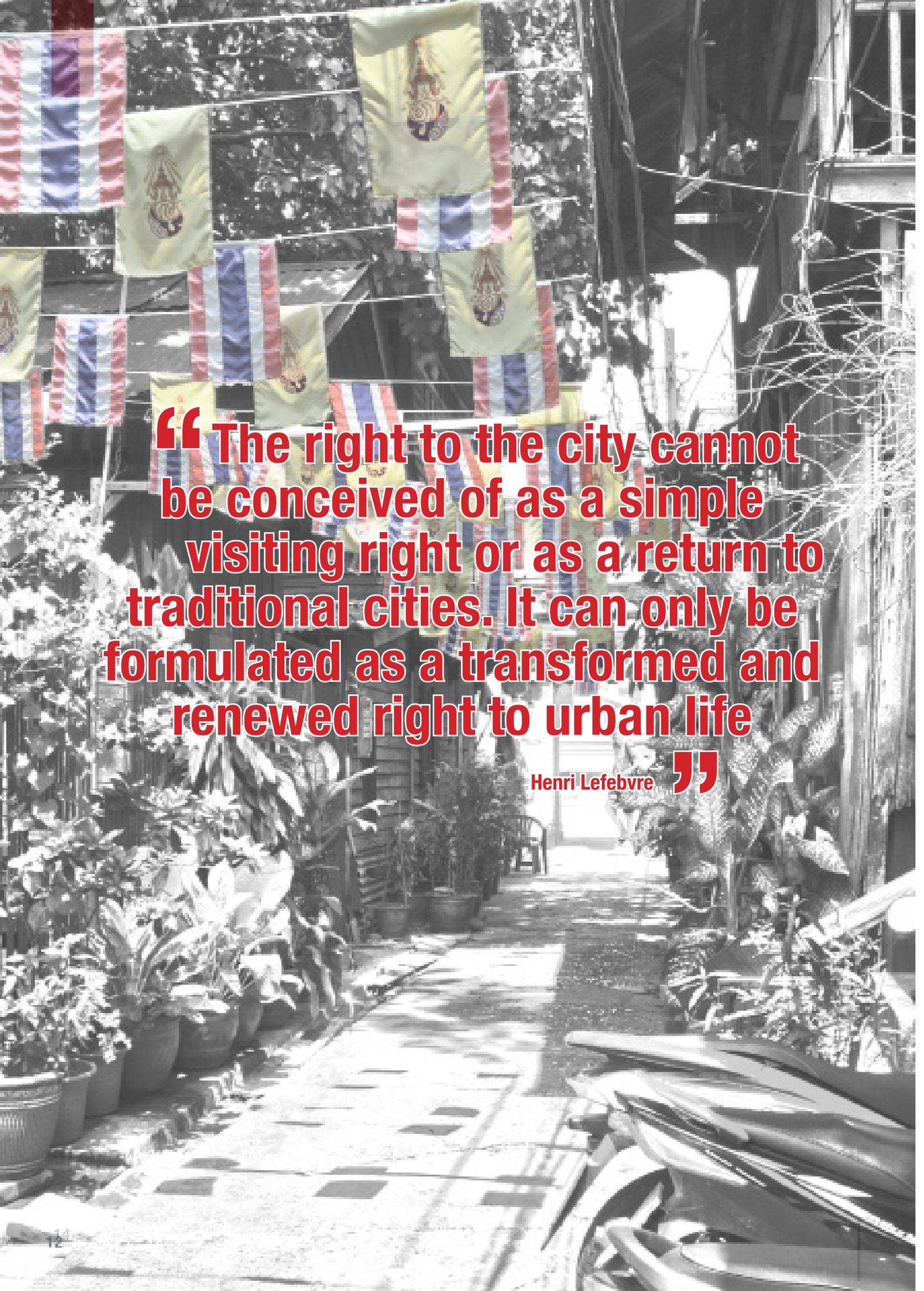
ไปสู่เมืองที่มีความต้านทานต่อสภาวะโลกร้อนและอากาศแปรปรวน นวัตกรรมออกแบบที่ให้คุณภาพสุขภาพและความสุขให้แก่ผู้อยู่อาศัย

การพัฒนาในส่วนนี้ต้องการความเปลี่ยนแปลงในบ้านมั่นคงในการมุ่งมิตที่จะเปลี่ยนโครงการในอนาคตเพื่อให้เครือข่ายของชาวเมืองได้มีความสามารถที่จะยืดหยุ่นและปรับตัวเข้ากับสภาพที่อาจเปลี่ยนแปลงในอนาคต



# Introduction





**“ The right to the city cannot be conceived of as a simple visiting right or as a return to traditional cities. It can only be formulated as a transformed and renewed right to urban life**

Henri Lefebvre

”

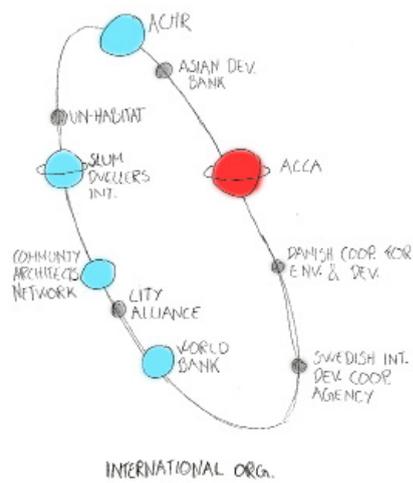
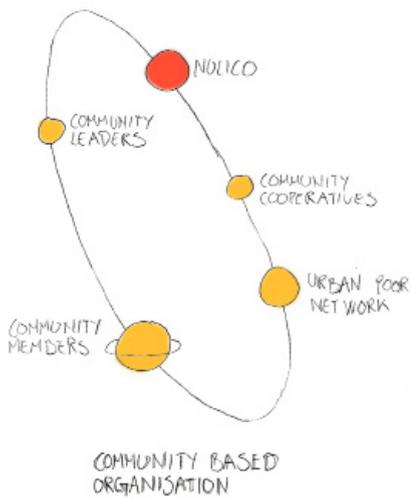
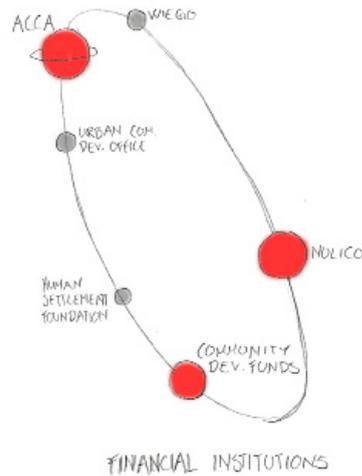
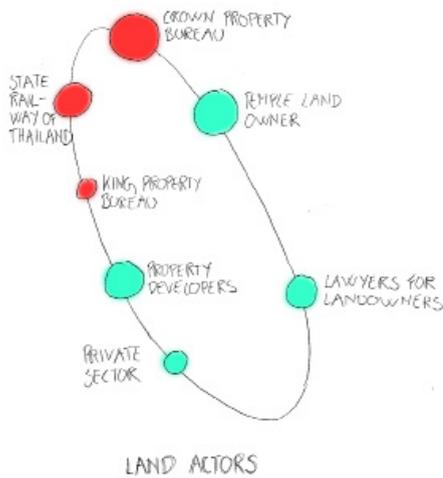
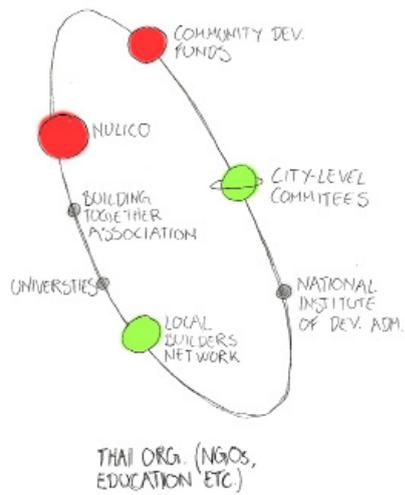
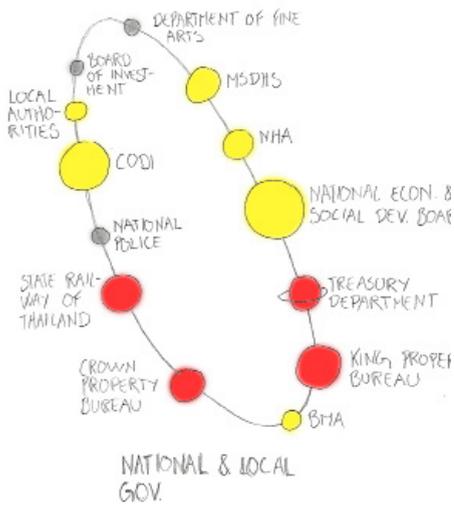
**B**etween April 25th to May 12th, the UDP and BUDD classes of 2012/13 visited Thailand to observe first hand how the Community Organizations Development Institute (CODI), a central government body, has been working towards a collaborative people-centred approach for slum upgrading in Thailand. It set up the Baan Mankong (Thai for “secure housing”) programme in 2003, a programme focused on delivering housing to urban poor communities.

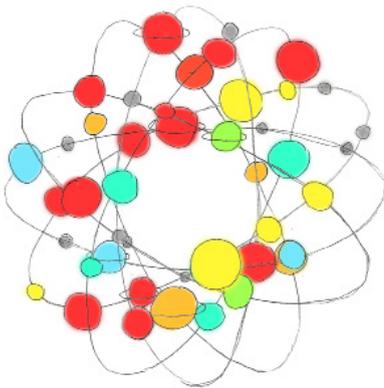
In ten years it has progressed from just ten housing projects and 1,525 households to currently over 850 projects involving close to 100,000 households. The programme has imparted crucial skills of collective action and participatory processes to its participants. Some of the strongest threads created and fostered by the program has been the community networks and active citizenship. Housing aside however, all these benefits have been primarily social rather than spatial. This one-dimensionality stems from the narrow scope the national government has imposed on CODI, placing it under the Ministry of Social Development and Human Security, and its unspoken limitations as a government agency. CODI has to navigate a fine line between empowering the community to push for active change at the city level, and maintain its national government support, which has been waning.

A holistic planning approach has eluded Bangkok for years. Strategies for land-use, transportation and infrastructure were laid out in the 1960 Litchfield Plan, but zoning regulations were not implemented until the early 1990's. The use of urban planning “as a control mechanism” (Marome, 2013) by the government has hindered the ability of local city authorities and their constituents to utilize planning for sustainable development and to meet their needs. This top-down approach has been limiting for the urban poor.

This has led to organic and even erratic growth, as seen in a built environment. In Bangkok in particular, but noticeable in other major urban centres, the drive towards ‘primate city’ status has resulted in an urban fabric that is fraying at the seams. Expanding transport infrastructure dominate and sever the city. Highways and public transport routes rule the sky above your head forming a woven chaos of noise, traffic and pollution. Pavements are heaving with people and traders, whose needs overlap, sometimes in harmony, but often in conflict, competing for the ever narrowing spaces as more people flood into cities. We observed an urban space where each interacting element is in tension, analogous to a loom which holds each fibre in place, ready to be used as the basis of creating a woven fabric, but still unclear how the pattern might turn out. These current processes are weaving an urbanism that is in constant conflict and contestation. A new comprehensive plan is in the process of being unveiled shortly, yet to what end?

It is, therefore, imperative to go beyond Baan Mankong, utilizing the skills and networks cultivated under its guidance. Communities can build on their collective power to influence the weaving of comprehensive strategic plans through livelihood, building, and environmental strategies. These will reinforce the urban poor's presence and relevance to the city. As such, then true transformation change at the citywide scale can strengthen the country's urban fabric.





- Actors repeated in more than one orbit
- Actors defined before field trip which will not be elaborated further

the centre of the orbits. The other actors playing a part in the Thai solar system are seen as bodies in the orbits the communities interact with as they wane and wax in the greater cosmology of Thai structure. At times they make direct contact with the community, like international actor ACHR, who complements their work in the BMKP with financial and intellectual aid through the ACCA program. Other influences however may also be more subtle with influence at the greater city scale.

Each orbit has its relevance for the urban poor communities of Thailand. The financial institutions orbit illustrates different possibilities for mobilising capital and resources, key for the capacity of communities to realising their dreams. The orb of Thai organisations, including the local builders network and universities, highlights civil society's integral role in supporting, teaching, and serving communities and their initiatives.

## From solar system to patchwork

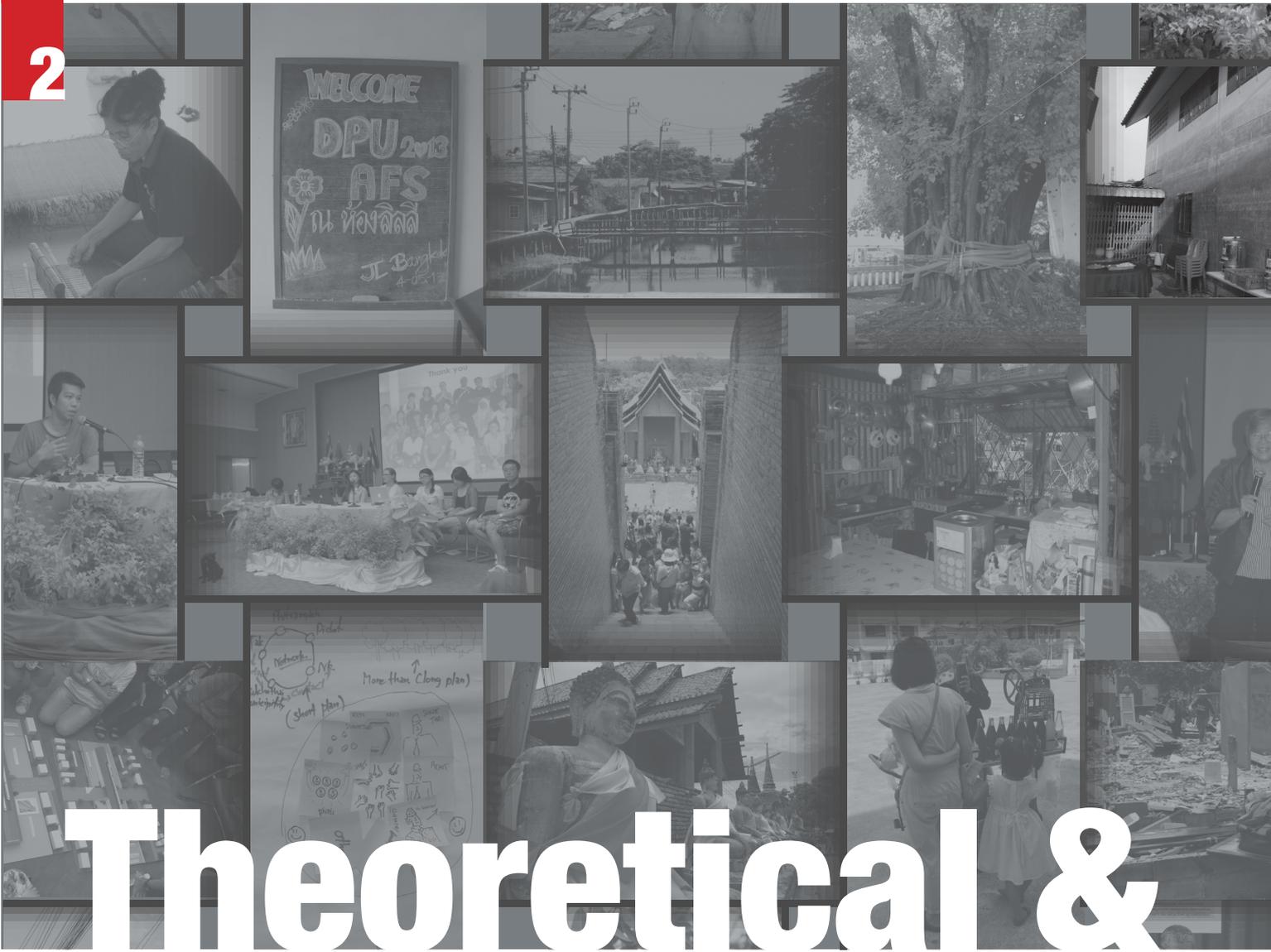
**B**ased on literature review in preparation for the fieldtrip, a myriad of actors involved in some capacity with the Bann Mankong Programme and housing delivery in Thailand began to emerge. The initial visualisation of the quantity and complexity of the actors' roles, relationships, and working dynamics was through a "solar system" map. The intersecting orbits were seen as analogous to their interactions and dual or overlapping roles. Whilst this tool has been helpful in the field and after, over perspective has progressed to see these actors as a patchwork within the city canvas. Through a network, they can become the key golden thread key to enabling urban transformation.

The BMKP is a people-led programme and the focus of the BUDD programme is to work with the community, as such the communities represent

NULICO is a highly important actor across both of these galaxies through spreading the word of savings groups and harnessing the power of community collective capital. There is though a need for the network to connect with other sectors to create a stronger lobbying force and avoid being an isolated unit. Succeeding in doing so opens up opportunities to be a more integrated part of the city and to scale projects up- and outwards on a city and policy level.

Both the government and land actor galaxies play significant roles in the lives of the communities. The mandates of the agencies, CODI and NHA, provide housing opportunities while various land owners can influence a community's need for CODI's programmes. Often times there is even overlap with the two like The Crown Property Bureau, which owns a significant portion of land across Thailand. Most importantly, it must be understood for the BMK programme and change to be transformative across scales it will need to utilise, interact with, and even reform and pressure actors within the system. Actors repeated in more than one orbit Actors defined before field trip which will not be elaborated further.

Please see appendix A-1 (page 119) for more detailed description of different actors.



# Theoretical & Analytical Fram



# network

This section elaborates on our analytical and theoretical framing of the key issues identified for further investigation in the field. It provides an overview of how our review of the academic literature was used to provide a theoretical foundation for our methodological approach. The latter part of the section defines our understanding of 'transformation' along with the criteria for diagnosing transformational potential. We then test the definition by applying it to the Baan Mankong Programme. Subsequently, in thinking how the transformative effect of planning and design could be enhanced the final part addresses the notion of 'scaling-up' in order to achieve transformation at the city scale.



ployment of surpluses from capitalism through urbanization” (ibid ,23). What urban processes could deliver this radical demand?

Housing, one of the greatest components of urban form, therefore leads us to John Turner, who well before Harvey’s rights based discourse, thought housing should be an assemblage of choices made on an individual level. He strongly critiqued how central governments provided low-income housing not meeting the users’ needs or desires, yet using up much resources (1976). He suggested instead governments merely provide the land, finance, and technology necessary for people to make homes most suited for them, and overall this would be more efficient (ibid). The central government’s best strategy, claims Turner, is to “protect and make available scarce resources” (ibid, 113), because “only people and local organisation...can provide the necessary variety in housing and the great range of production techniques needed to build it” (ibid, 83). In Harvey’s framework (2012), this entails putting government resources, or society’s gains and surpluses, at the hands of the disempowered to decide how to proceed.

Another approach to democratic and efficient city-making is through co-production. In a similar critique as Turner, Diana Mitlin (2008) believes government authorities are struggling to provide adequate city services to the poorest city-dwellers. She sees a solution through grassroots groups’ offering a level of services locally, and using the success as a basis for engagement with authorities for further improvement (ibid). This logic of city service provision is both locally based and scalable, as grassroots groups “teach” the government authority how to provide. Simultaneously, poor citizens and groups gain legitimacy and future negotiating power in a democratic arena, leading possibly to further gain.

The ideas of Turner and Mitlin, and other similar thinking authors, are helpful to assess how Baan Mankong encourages low-income people to attain their right to the city. We situate Baan Mankong in this discourse and with the production of space, suggest the programme and CODI have a political imperative to go beyond housing, and engage the urban poor in shaping the city. By implicitly introducing distinctions of institutional logic versus local logic, Turner and Mitlin also lend points of reference for reflecting on the appropriate scope of CODI and BMKP as providers or facilitators of low-income housing. The positionality and interests of the institution and the programme are essential factors for their transformative potential.

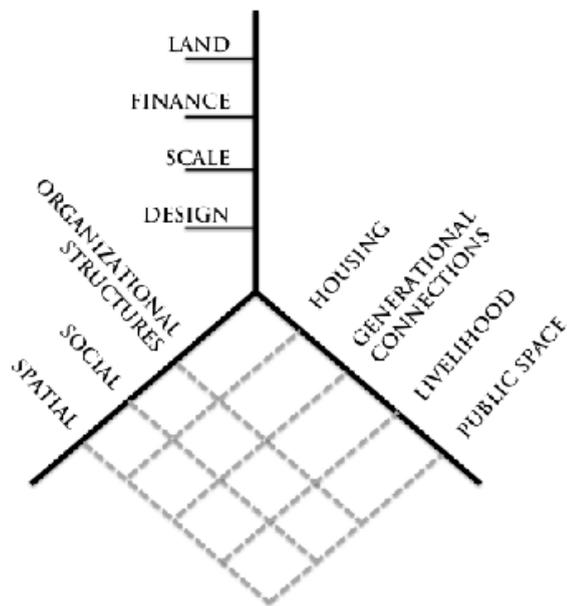
In order to understand the significance and transformative power of Baan Mankong, we looked to the theory and following concepts to guide us.

A fundamental concept for a people-centred and people-led housing programme aimed at building communities is that spaces have meaning. A house is not necessarily a home without conveying the meaning required from a home. It, or any built space, is part of a dialogue with the individual forming identity, tradition, culture, and sense of place (Heidegger 1954).

Built form therefore contains existing meanings from its inception, yet can also take on new meanings ascribed to it by events. Henri Lefebvre tells us “there is no form without content” and “no content without form” (1996, 135). Conflict arises when there is movement in either the form, affecting the content, or vice versa. In the city, a change in the people – through a social movement or a new awareness – implies a shift in the urban form for it to be relevant. Likewise, a change in the built form has repercussions on the meanings it conveys to people. Lefebvre asks us to reflect upon the question, for whom is the contents of urban life being assembled (ibid, 138).

Harvey reconfigures this question with a call for the “right to the city”, whereby the disempowered can also “shape the city after their hearts’ desires” (2012, 3). Harvey sees this happening through greater “democratic control over the de-





Our thoughts on transformation stemmed from three perspectives, social, spatial and organisational. At the initial project stage, a three-dimensional structure was created to capture relevant information to analyse city-wide transformation. This tri-pronged approach strategically utilized the BUDD team's multidisciplinary skills and background to assess and understand the transformative effects and potential of BMKP.

The x-axis includes social, spatial, and organisational lenses of analysis. Of which the definitions were finalised later based on deeper understanding of the context.

The three-dimensional coordinate system forms a net, flexible enough to allow for range of possible angles of assessment. For example, looking through the lenses of social (x) and public space (y) to consider land issues (z), or vice versa. This analytical framework worked as a starting point to identify opportunities and issues to be explored in the field, and formed a pattern of thinking to guide us and be further developed with experience.

All three dimensions were informed by relevant theory on the relationship between the space and the body, the right to the city, co-production, production of space, and in relation to transformation. Consequently, we defined transformation and developed overlapping criteria addressing each dimension respectively, as seen in the related diagram.

Field site visits, presentations, panel discussions at CODI, and direct work with the communities all had an immense impact on our understanding of transformation. Our understanding evolved to see transformation as a more intertwined and holistic process needing to happen across the given criteria and scales.

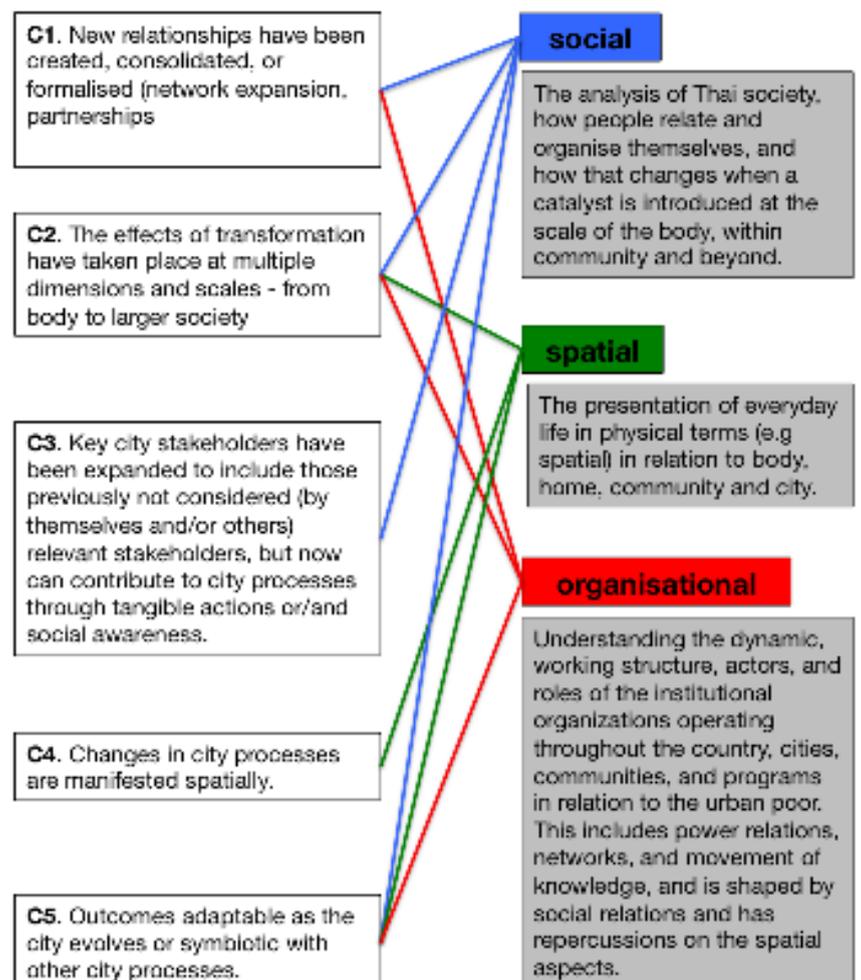
Analytical framework showing the different dimensions of analysis used in our methodology.



## Defining transformation

**T**ransformation is a meaningful change in the urban context. It is generated through a catalyst, producing change and new relationships across multiple dimensions and scales, that range from the body to larger society. Transformation can be cyclical, symbiotic with other city processes, or organic. It emerges due to a perceived need among city stakeholders, and is incorporated into the city through spatial form, and new social awareness and organisation. These changes must be adaptable as the city evolves.

Our definition highlights the multi-dimensional nature of processes that create transformative potential. We see this involving the weaving together of various actors, cultural meanings and progressive interventions. What is observed is a 'weaving urbanism' - one that characterizes a multitude of interactions, interlacing and catalyzing these factors into a physical reality. It is necessary however, to bear in mind that transformation must contribute to a positive impact; one that aligns to a vision of social equity, environmental soundness and a typology diverse enough to be resilient in the face of a changing and evolving city. Programs, like the Baan Mankong, need to initiate transformation through their work by empowering the low-income communities to make change by reshaping their living environment, engaging with various actors, and taking up their role in the city landscape.

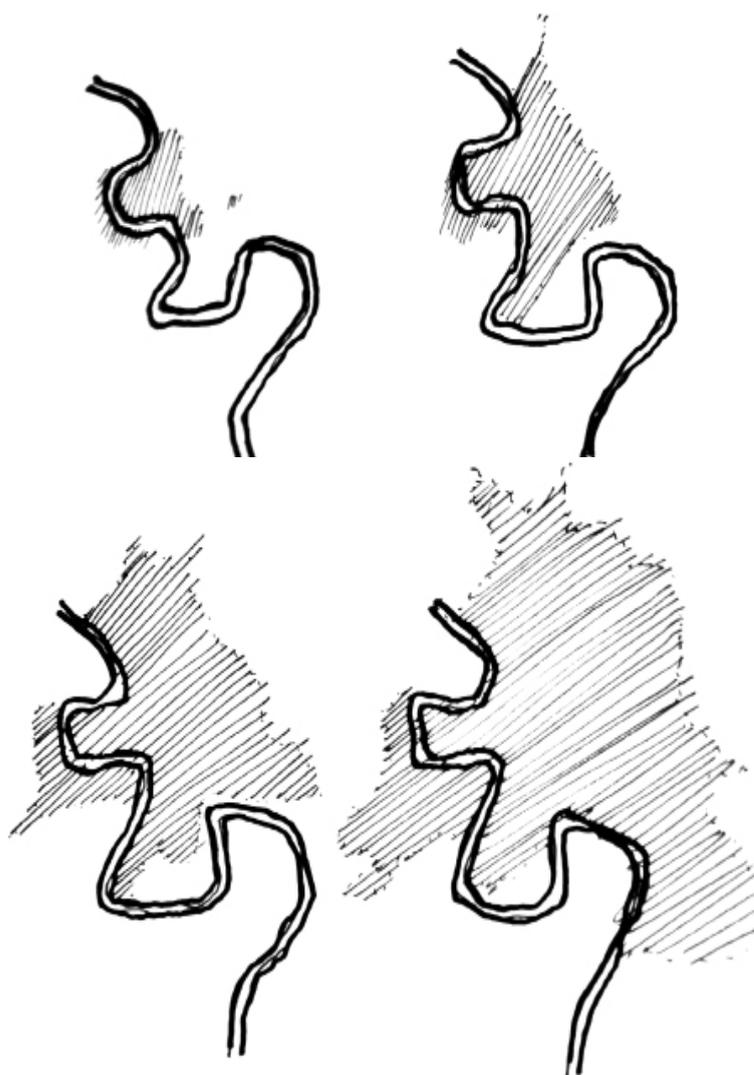


Through lenses of social, spatial and organisational, this diagram illustrates a number of criteria were defined to describe transformation.

“The right to the city is far more than the individual liberty to access urban resources: it is a right to change ourselves by changing the city”

Henri Lefebvre

## Assessing transformation in the Baan Mankong Program



Sketch showing the evolution and physical transformation through the urbanized area in Bangkok, Thailand.

Applying and testing the definition of transformation to Baan Mankong Programme has revealed two major findings. BMKP has proven to be transformative in triggering catalytic change in physical, social and economic aspects of life for a selection of low-income urban communities. The establishment of a demand-led housing process through collective power and strong participatory approaches has garnered significant support by creating new, responsive provision systems in social and financial structures.

However, transformation happens when wider benefits are present, beyond the level at which they were formed or implemented. Thus, while BMKP is generating the catalytic positive change in numerous communities across Thailand at the scale of low income housing quality, it falls short in addressing the wide social needs for significant impact on poverty.

As the number of urbanites increases steadily in cities around the country, there is an ever-growing need for more affordable urban housing; better representation and recognition of the urban poor as active citizens; and participatory and inclusive urban planning and development.

Arguably, the BMKP process is devoid of the city. The “city” and the communities are transforming simultaneously but not in sync or collaboration with one another. This lack of symbiosis creates threats for the BMKP and its communities. They are at a high risk of becoming unsustainable at scale in the face of urban change. The shifting force of the city can overtake rather than foster growth of its communities, leaving the urban poor with no options. There is a danger of losing people’s resilience gained through BMKP as well as affecting the longevity of programme’s transformative outcomes. To reach transformation at scale, BMKP needs to extend the reach of the programme to more people, beyond housing, and protect the achievements and benefits that it has already secured.

“Scale is different level of complexity of the components internally arranged to construct the **whole**”

Coniggia and Maffey

According to the definition provided by the World Bank (2005), ‘scaling up’ stands for “expanding, adapting and sustaining successful policies, programmes and projects in different places and over time in order to reach a greater number of people.” This definition measures ‘scale’ in terms of quantity. Scale however, can mean different things under different circumstance. Scaling is a process, and in a sense, is a notion intertwined with transformation as a continuous movement towards reaching a set goal. It could also mean something beyond the extent, speed, and breadth of its reach and instead be characterized by the level or depth of impact and benefit.

The BMKP is already described as a “scaled program” with qualitative criteria for why this is so elaborated in various papers (e.g. Boonyabantha 2005, Archer 2012). Archer argues that “participant satisfaction is key to ensuring successful scaling up of Baan Mankong” (Archer 2012, p178).

Based on our field observations however, we came to understand ‘scale’ in different ways. Reaching scale came to mean achieving quality not only in spatial terms but also the quality (scope) of institutional arrangements through their structural transformation. Connecting local transformation to city-wide processes in order to expand its reach and impact involves a host of political, policy, and institutional challenges. Citywide interventions require strong political will and the ability to deal with issues, including land regulations and ownership; changes in zoning and planning standards; as well as changes in policies and institutions (World Bank and UNCHS, no date).

The achievements of BMKP are noticeable and strong. It has been able to scale “out” across communities, forming an empowered grassroots network across Thailand capable of creating better, safer, and more dignified homes and communities. We observed remarkable transformation at the scale of the body and community. We saw how the programme reached wide geographic extents. The programme has succeeded in evolving the provision of existing land and finance systems to a certain extent, to become more flexible and accessible to the urban poor.

We believe changing the systems and structures currently limiting urban poor access to important services and resources other than housing is key to scaling up. From our perspective, there has been a respectable degree of transformation at local level, however not enough to keep up with the rapid urbanisation in Thailand. Housing delivered by the BMKP, for the most part, responds to individuals’ and communities’ needs. However, there has yet to be a satisfactory quality of institutional support to ensure significant provision of all needed services and resources.

Reflecting what we have seen at the five sites we have determined that one of the most important and challenging conditions for scaling up the transformative impact of planning and design is active performance of citizenship and social awareness. Expanding the group of relevant city stakeholders to include those usually marginalized is essential. One of the key elements in the success of BMKP is that some low-income communities have excellent relations with authorities, representatives and official bodies; this positive societal element is a starting point for wider-reaching active involvement. This is not the case though in every location.

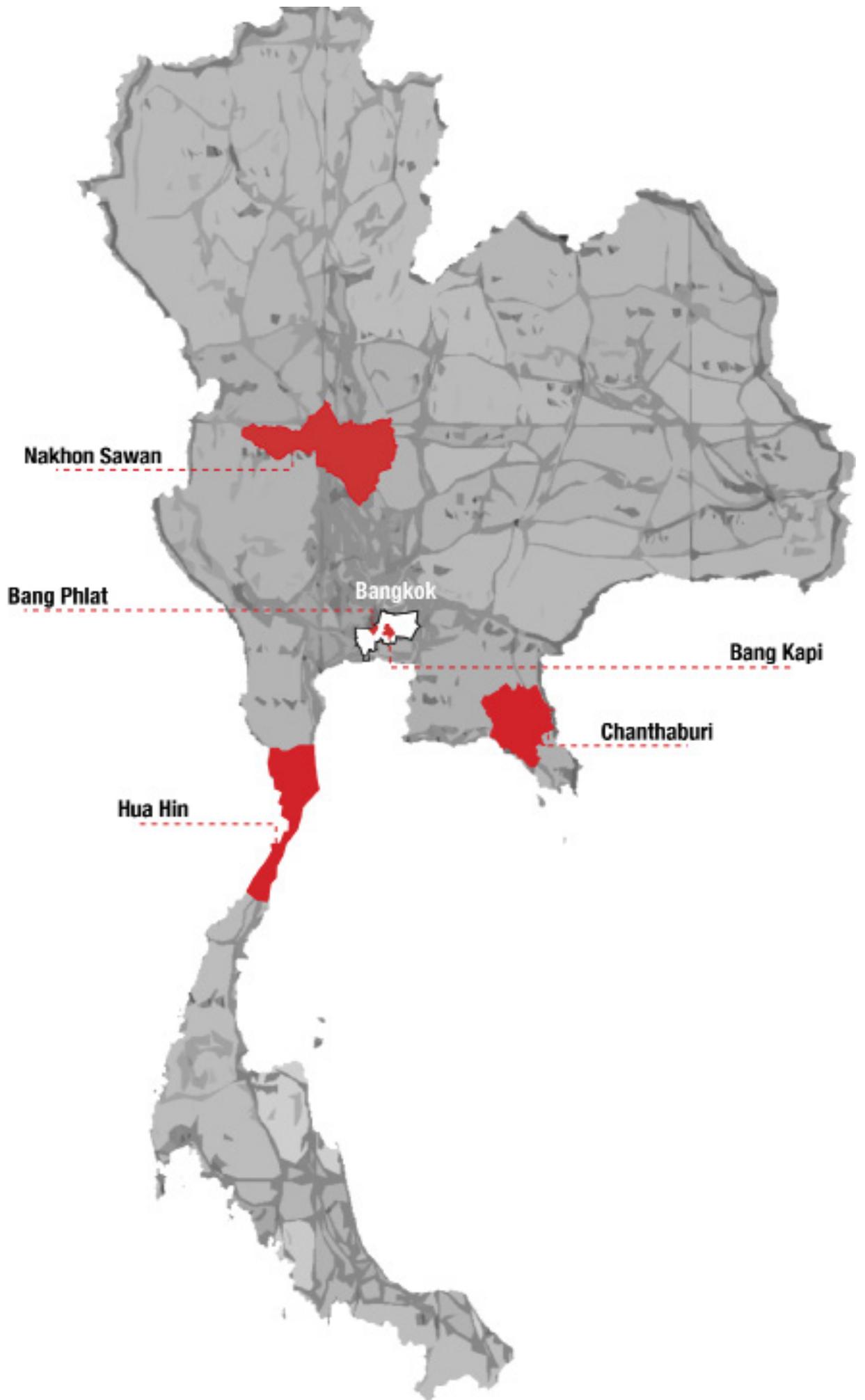
Integrating the needs of the poor at the heart of city development implies re-articulating the notion of urban development within political arrangements. It is necessary to prioritise living conditions over competitiveness of the cities and pursue economic growth as a means to improving the well-being of urban dwellers, and not as an end in itself. Relevant city stakeholders, in turn, should be pragmatic working towards compromise when negotiating their interests.

‘Scaling’ is a process that is full of complexity and ambiguity; one that brings about a change to existing top down master planning approach to urban development. It involves a change that implies continuously reviewing and improving plans, as opposed to a rigid plan set and followed for years.



# Sites analysis





# Thailand

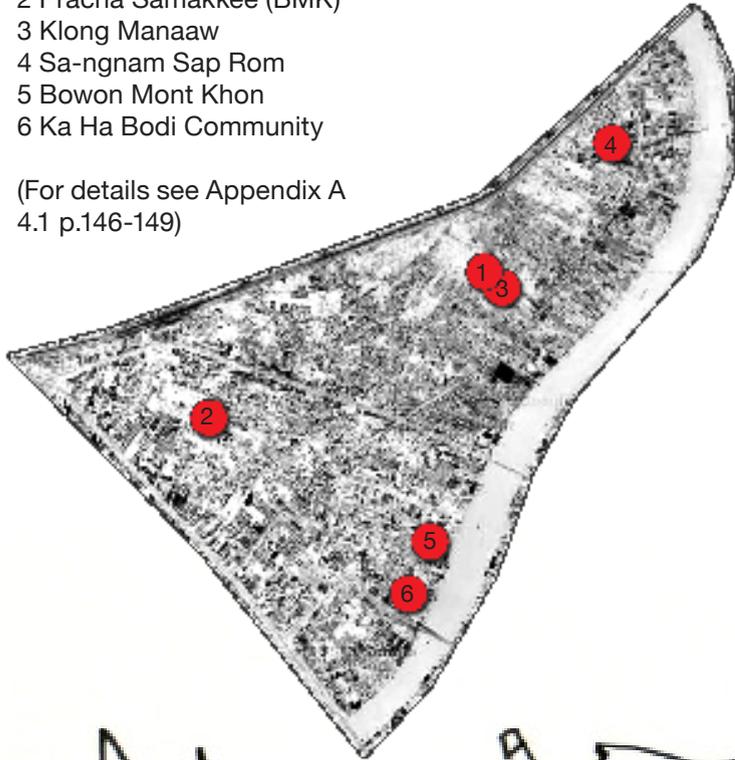
BUDD was privileged to be able to explore the rich fabric of 5 sites in Thailand. Two were in the city of Bangkok, and three were located in different areas north, south, and east of the capital. Like colorful Thai silk, the locations offered a variety of patterns of experiences, knowledge, and landscapes. Despite the uniqueness of each area, the students identified similar issues hindering the cohesion of each community with the urban surroundings. In order to understand how to best weave these community patterns into the city tapestry, BUDD engaged in a variety of participatory activities with the people living there. The following highlights what we learned.

# Bang Phlat District

## Visited communities:

- 1 Sahakorn Famai (BMK)
- 2 Pracha Samakkee (BMK)
- 3 Klong Manaaw
- 4 Sa-ngnam Sap Rom
- 5 Bowon Mont Khon
- 6 Ka Ha Bodi Community

(For details see Appendix A  
4.1 p.146-149)







# Bang Phlat District

## 47 various communities

- All have various land tenure status
- 2 in Baan Mankong
- 9 in City wide Network (Welfare Fund)

### Background:

Bang Phlat - one of the 50 districts in Bangkok Metropolitan Area (BMA) – is situated west bank of the Chao Phraya River and is characterised by a dominant network of canals. These once formed the main transport system, but with economic development of the city came a number of major transport infrastructure developments (MTR, Commuter Train, Expressway, Bridges). Branded as ‘catalysts for change’, these imposing structures that have changed the urban landscape forever. Whilst they have improved city-wide connections, their construction has resulted in numerous evictions and land value hikes. (Appendix A 4.1 p.136).

### Key Issues - Headlines

#### Land tenure

Evictions along major transport routes; increasing land values, with lower priced land being inaccessible; lease on temple land dependent on the will of religious authorities.

#### Network

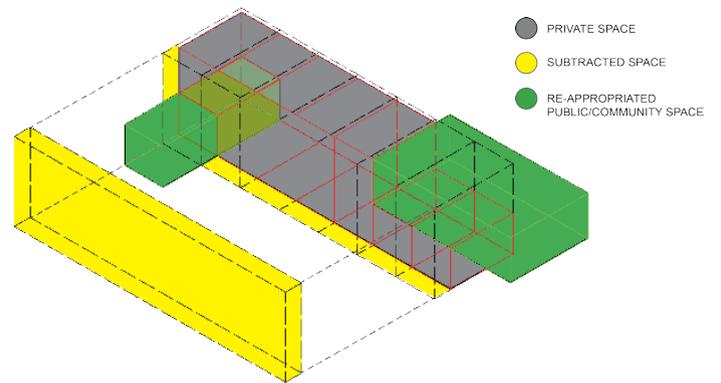
Communities disengaged with little motivation to join BMK unless there is direct threat; district authority has little awareness of community’s problems; communities do not fully recognise their potential collective power.

#### Mindset

Community attitude to over-crowding is still individually oriented; overcrowding not addressed as it is seen as too difficult a topic due to clashes in accepting denser typologies over detached housing.

#### Infrastructure

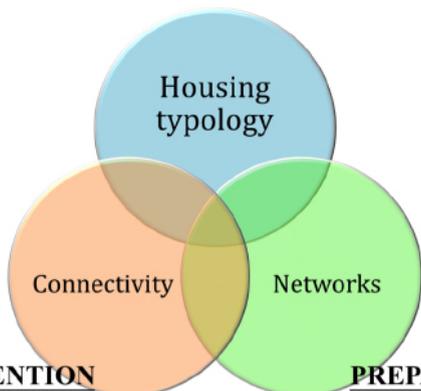
Encroaching condos, transport infrastructure, traffic, lack of green public space; despite some benefits this brings, threat of gentrification and evictions persist. (Appendix A 4.1 p.140-145)



**Site Specific Interventions:**

(See Appendix A 4.1 p.150-151 for details)

**ADAPTION**

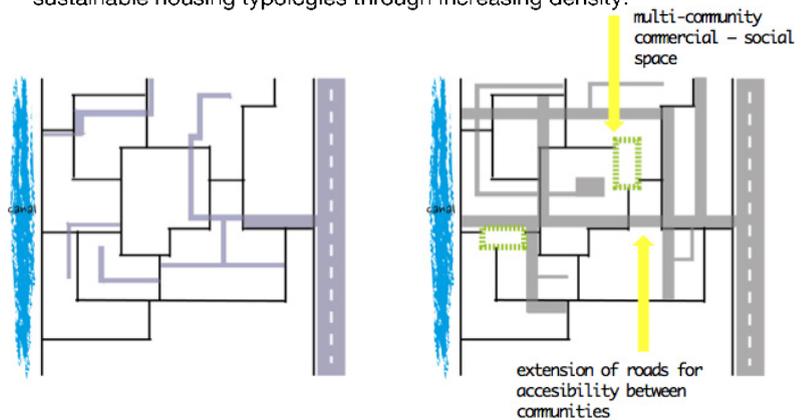


**PREVENTION**

**PREPARENESS**

Priority Focus on three main interrelated strategies around housing typology, connectivity and networks.

Flexible design process to encourage more appropriate and sustainable housing typologies through increasing density.



current disconnection

possible connectivity

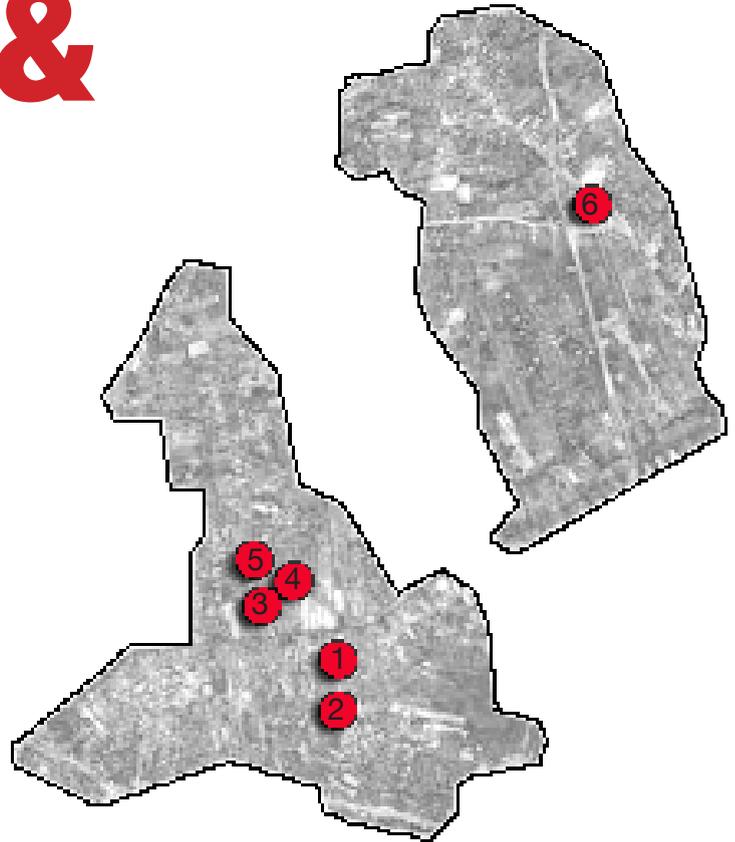
Encourage community level planning to be outward looking, with multiple scales connections . Utilizing physical connections for social cohesion

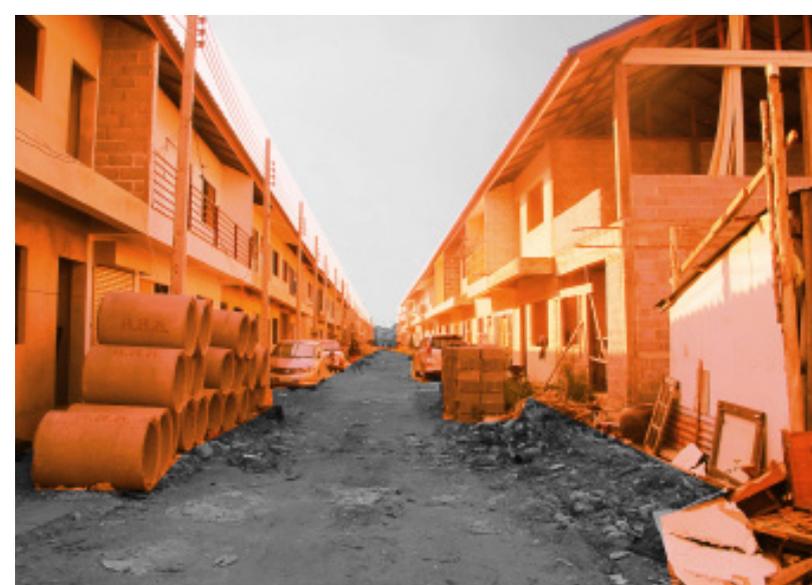
# Bangkapi & Kannayao District

## Visited communities:

- 1 Klong Chang Community
- 2 Kana-Boa Community
- 3 Far-Sai Community
- 4 Nimitmai Saphanthong Community
- 5 Mahadthai-Bodindecha Community
- 6 Klong Lumnoon Community

(For details see Appendix A 4.1 p.164-175)







# Bangkapi & Kannayao District

## 23 various communities

- 3 in Baan Mankong

### Background:

Bang Kapi is an inner city district, and like Bang Phlat, faces similar issues around evictions and external pressures caused by developers looking to capitalise on rising land values. With the majority of land in the district being in private ownership, the remaining threatened communities are increasingly at risk of relocation into undesirable sites. Kannayao on the other hand is a suburban district, but is also beginning to experience the impacts of rapid urbanization. Within just one decade Khlong Lum Noon – one of CODI's first pilot projects – has transformed from being predominantly agricultural to an enclave on the edge of major highway routes. Ten years on, this is just one of many completed BMK projects under threat of relocation once again. (Appendix A 4.1 p.156)

### Key Issues - Headlines

#### **Social Cohesion:**

Maintaining community momentum post project completion.

#### **Fragile district relationships:**

Community collective requirements acknowledged, but their plight ignored.

#### **Cross-Scaling:**

Tendency for communities to be inward looking and therefore failing to engage at neighbourhood scale with other society sectors.

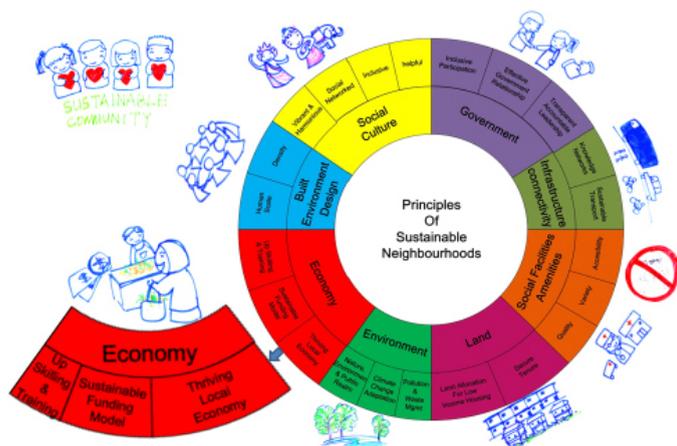
#### **Process Limitations:**

Lengthy, inflexible process and burden of financial debt can be off-putting for pre-BMK communities. (Appendix A 4.1 p.182-185)

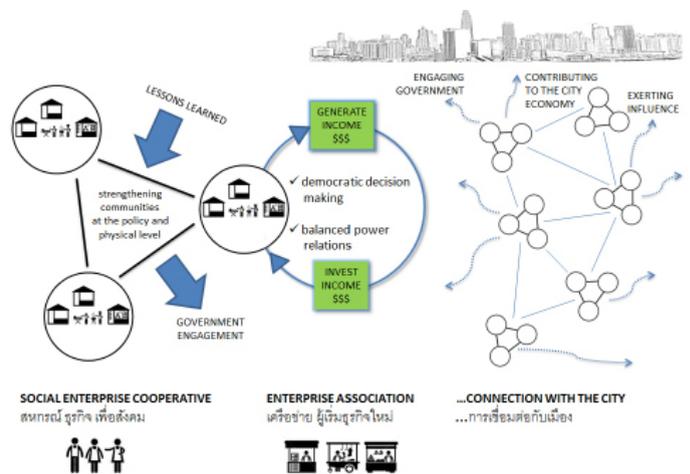


*“Thai houses are like Thai food; you make the basic recipe, then the customers add their own choice of flavours.” (Mark)*

**Site Specific Interventions:**



Centering on the vulnerability faced by neighbourhoods over the longer term, it was felt that a focus on generating livelihood opportunities will help strengthen community dominance and therefore resilience as a collective force.



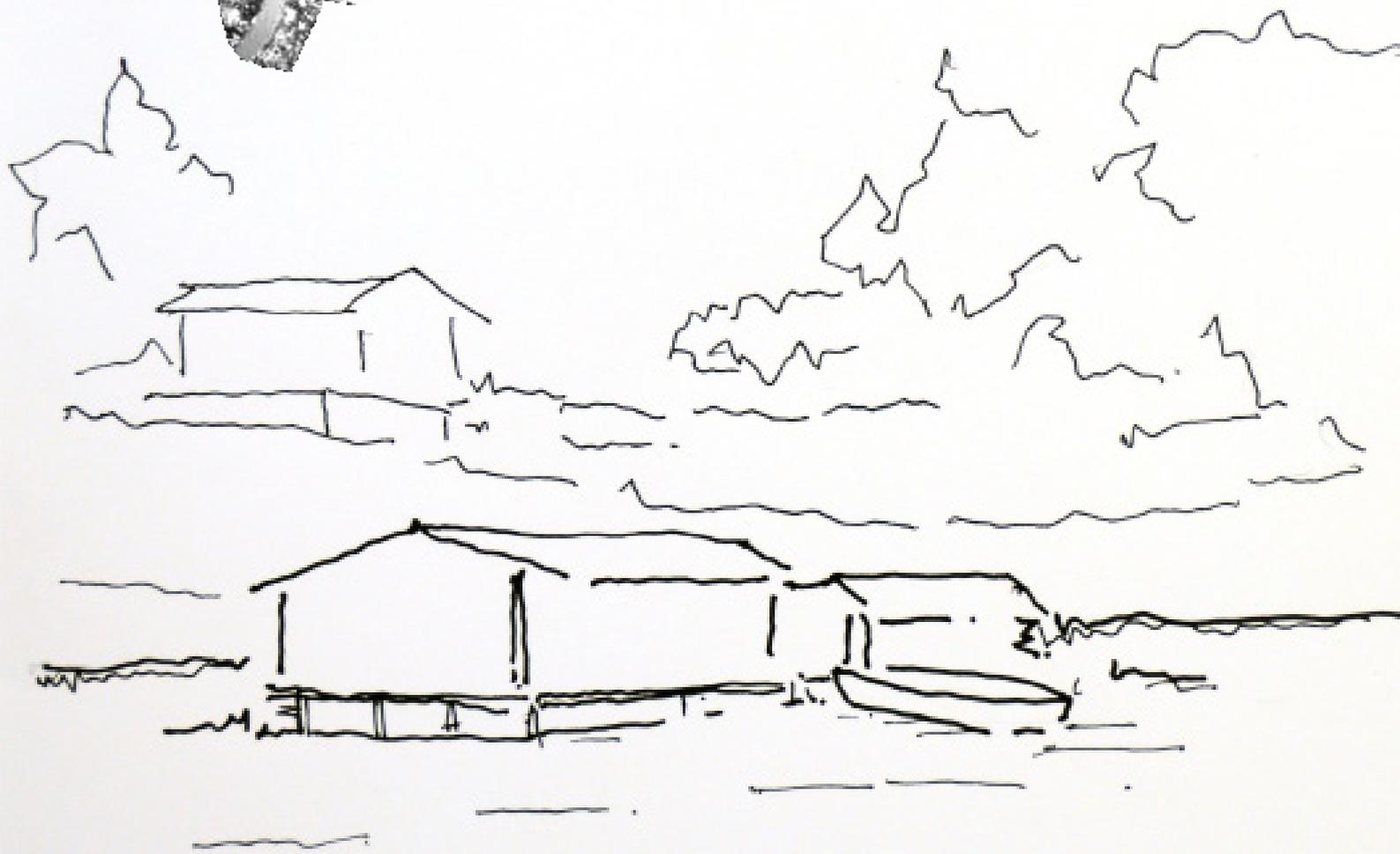
Recommendations for how to go about creating and over time strengthening a social enterprise cooperative and alliance network was devised and illustrated how it might come together at Mahadthai.

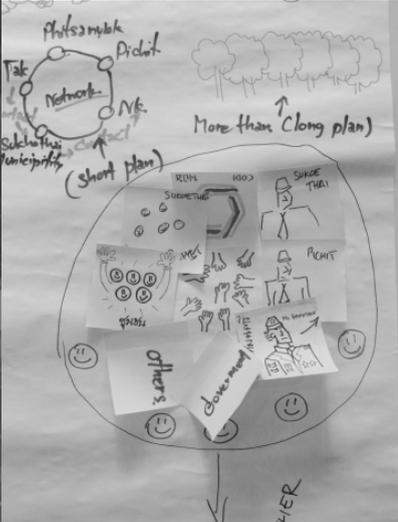
# Nakhon Sawan

## Visited communities:

- 1 Kroak Phama Community(BMK)
- 2 Ranachai Community(BMK)
- 3 Wat Kao Jom Kiri Community(BMK)

(For details see Appendix A 4.1 p.194-199)







# Nakhon Sawan

21 various communities

- All of them in Baan Mankong

## Background:

Located at the confluence of three major rivers, Nakhon Sawan is built on a floodplain. In response, the city has built a major flood barrier to protect the commercial centre but it has done little to mitigate against extreme events. In 2011 it suffered one of the worst floods, impacting the most vulnerable urban poor. To date, development plans have been drawn up at National level, but are having little impact. The municipality is therefore eager to have the CODI network develop them further together with affected communities. (Appendix A 4.1 p.190)

## Key Issues - Headlines

### Environment:

Yearly flooding and displacement of some communities.

### Communication:

Limited collaboration and information sharing between the city and others to holistically address flooding.

### Density:

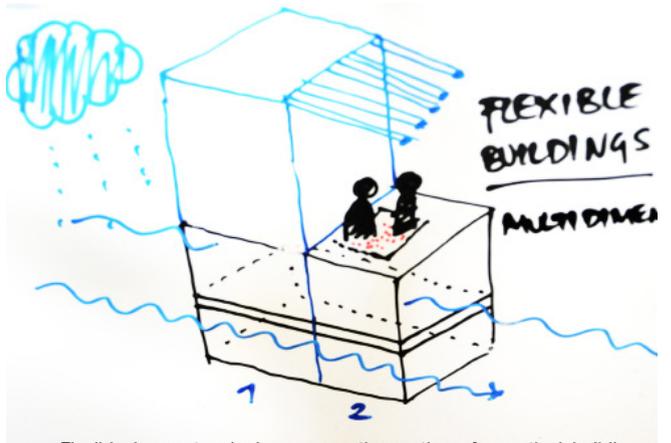
Limited public open space and narrow streetscapes.

### Typology:

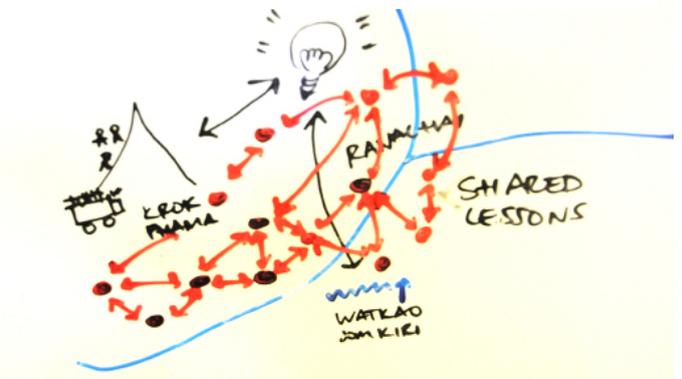
Lack of flexibility in housing typologies to fit seasonal needs. (Appendix A 4.1 p.204-207)



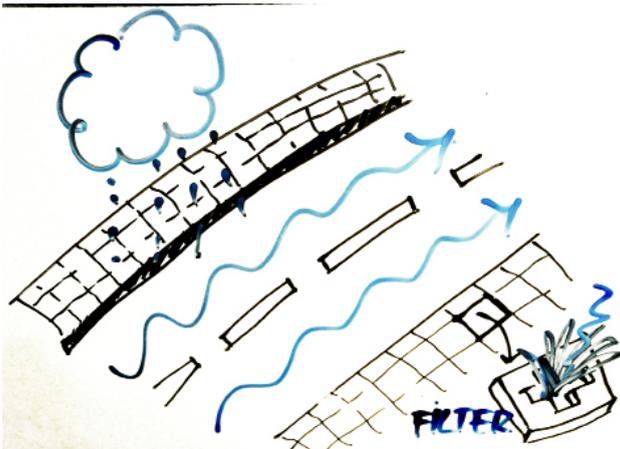
Site Specific Interventions:



Flexible house typologies: promoting options for vertical building; reconfiguring ground level designs for adjacent family housing to avoid redundant features.



Knowledge Transfer: Improve communication and neighbourhood planning informing other communities about existing design problems to avoid repeating; create community emergency plans.



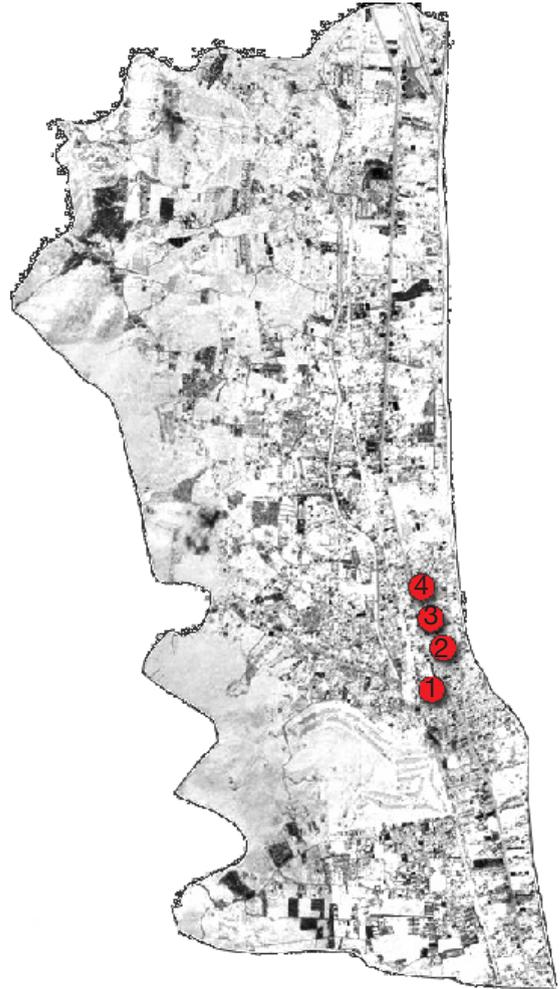
Small Scale Flood Mitigation Measures: Use natural land contours as basis for drainage channelling; porous pavements to decrease runoff; use of planted sand-bank reinforcements for longer lasting river bank protection.

# Hua Hin

## Visited communities:

- 1 Ban Ang Nam Community
- 2 Sala Ruam Jai Community
- 3 Rim Tang Rod Fai Community
- 4 Fah See Cram Community

(For details see Appendix A 4.1  
p.211-229)







# Hua Hin

## 18 various communities

- none of them in Baan Mankong

### Background:

The national plan currently underway to expand the old double track railway did not take in account the informal community living in the vicinity and are now under threat of eviction. This has resulted in conflict and negotiation with the state the State Railway of Thailand (SRT) around finding suitable relocation sites has broken down. Whilst there is keenness for the 18 affected communities to join the BMK programme these issues need to be resolved, communication needs to be improved and an alternative plan needs to be drawn up, before progress can be made. (Appendix A 4.1 p.214)

### Key Issues - Headlines:

#### Land tenure:

Difficulty negotiating with SRT or finding available land with clear ownership title.

#### Accountability:

Municipality not living up to its promises of facilitating land negotiation.

#### Communication:

Communities are not convinced about joining BMK and have little information about city-wide plans.

#### Top-down city planning:

SRT and tourism-related planning disregards needs of urban poor, creating segregation. (Appendix A 4.1 p.222)



**Site Specific Interventions:**

(Appendix A 4.1 p.228-229)



Increase trust in BMK by sharing successful BMK stories  
Create more roles within the community for better accountability



Share information about communities and their needs with landowners more effectively, potentially through bulletin board and booklets.



All affected communities

Build a federation of railway dwellers to assist with increasing awareness of common land issues, information collection, design and planning and negotiation with railway authorities.

**Visited communities**

1 Soi Arnon Community  
2 Rung-Rueng Community

Tap into tourism industry through local markets, moto-taxi services and hostels.

# Chantaburi

## Visited communities:

- 1 Soi Amon (BMK) Community
- 2 Rung Rueng Pattana Community

(For details see Appendix A 4.1 p.231-243)







# Chantaburi

## 6 various communities

- All of them in Baan Mankong

### Background:

Koh Kwang is a small, peri-urban sub-district with a population of around 14,000 south of Chantaburi's city centre. The space is becoming increasingly urbanised, yet rural mentalities are still present. This dichotomy is presenting many challenges ranging from appropriate housing typology to relevant and adaptable livelihood opportunities. At the same time the population is increasing due in part to an influx of migrants, and land prices are rising. Comprehensive strategic planning for the space is hampered by a national top-down planning approach along with fragmented accountability and communication in regards to planning in general. (Appendix A 4.1 p.234)

### Key issues - Headlines

#### Land:

Expanding population and increasing land prices; increasing burden on resources and the environment.

#### Mentality:

Disconnect between urban and rural mentalities and spaces.

#### Communication:

Fragmented accountability and communication in regards to planning.

#### Typologies:

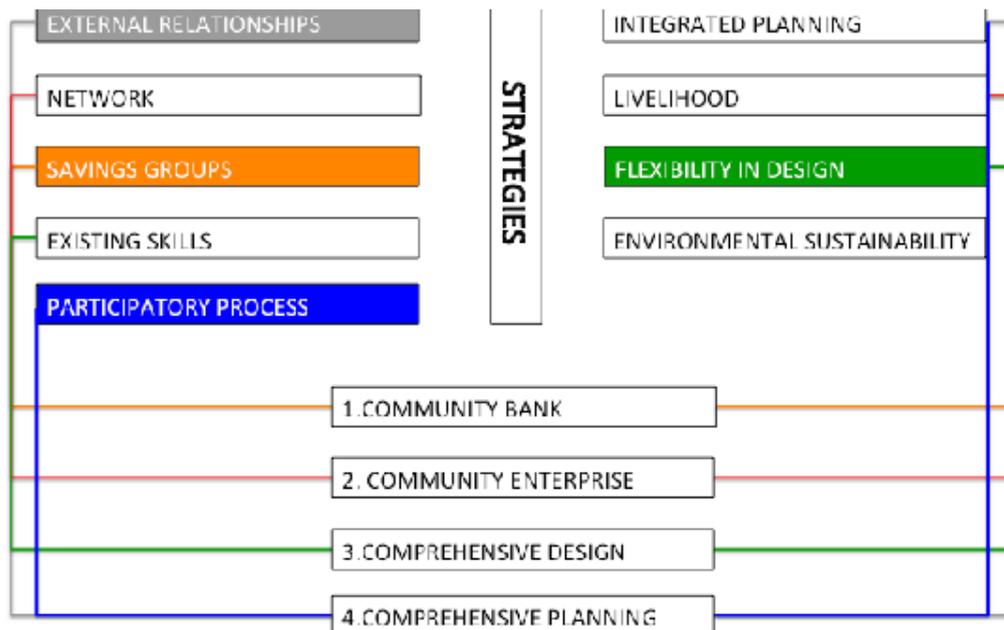
Limited flexibility in housing designs and public space allocation.

#### Livelihoods:

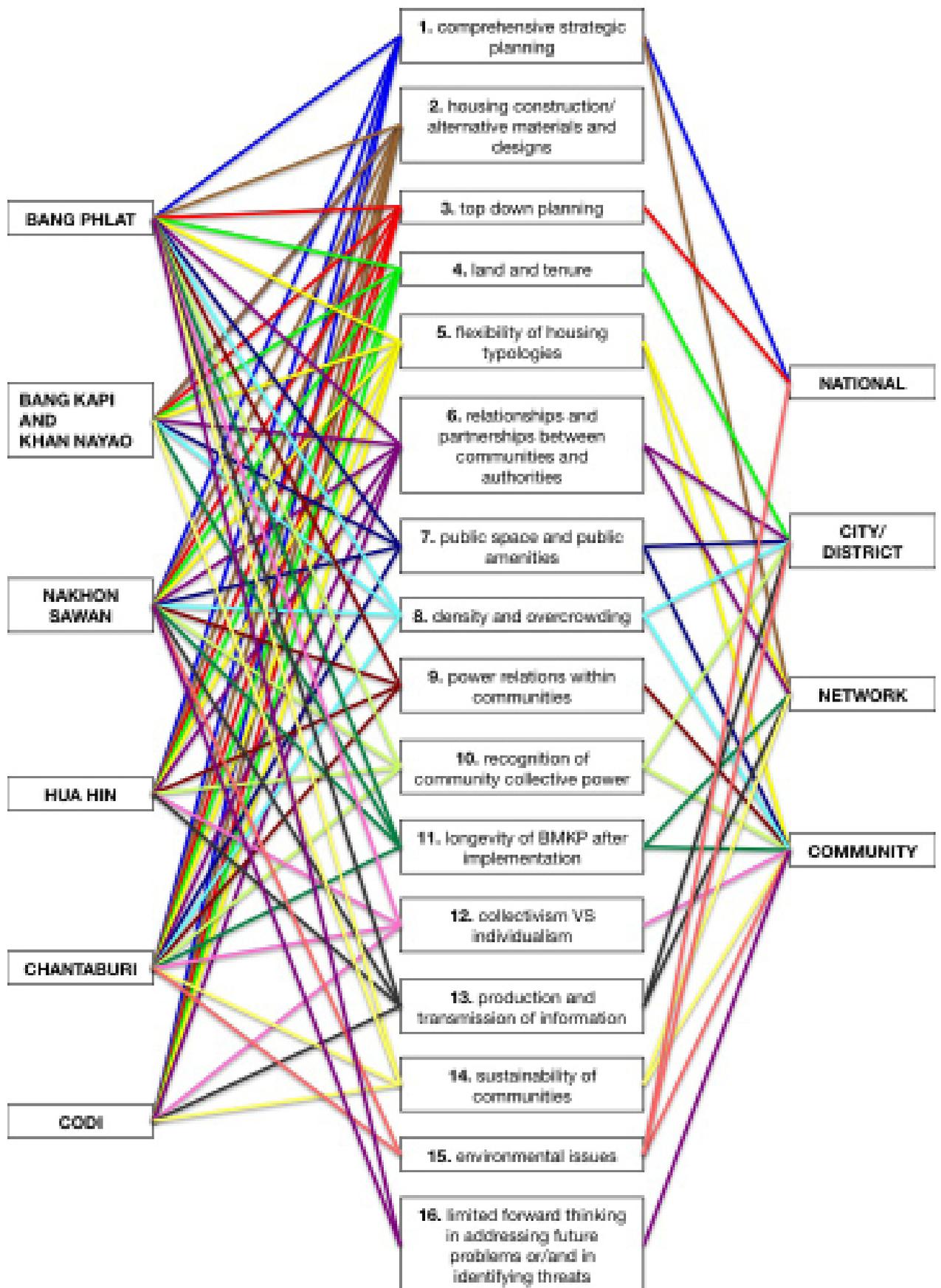
Limited opportunities for livelihood and skill training. (Appendix A 4.1 p.242)



Site Specific Interventions:



Community bank: set up leveraging the community savings groups to explore alternative financial sources and to support community-led enterprises formation.  
 Community enterprise: to improve livelihoods and become more financially independent.  
 Flexibility housing design: to improve efficiency of land and resources, with alternative financial models to support incremental building.  
 Develop a city-wide development plan: plan inclusive of low-income communities and other city actors, promoting a holistic view of rural – urban linkages.



## Cross cutting issues

As illustrated in section 3.1, each site exhibits its own set of issues, challenges and priorities. From these, repetitive areas of tension were identified which we summarise in the figure below. In Thailand, we responded with strategies that addressed these site-specific issues and these are elaborated on in Appendix A4.

“Urban design and development planning require method and creativity: appraisal of the existing urban form and its context are critical.”

David W. Chapman

**B**elow we extrapolate 5 key cross-cutting themes, that are considered to be central to the ‘scaling transformation’ issues faced by BMK Program itself.

Outlined below is:

1. The cross cutting theme

2. A statement of the identified issues and how these are potentially hindering scaling.

3. Statements of known constraints as discovered from the field work and/or the literature review. These are meant to illustrate the fact that their complexity is recognised and that it is important to set strategic objectives which do not naively ignore these.

4. Finally a forward objective is defined as a recommendation of how future attempts to address the different dimensions of delivering affordable housing shortages and infrastructure short-comings in Thailand, as the cities continues to expand and grow. In reality, it is recognised that there will be compromises, but that these need to be made transparent and clearly unpacked and understood in the process of decision-making.

**Strategic Cross-Cutting Issue:**

Standardised accommodation (using “one size fits all model”) is not meeting community needs. (see summary issues 2 & 5)

**Description**

Only one type of house is delivered through BMKP, which does not address different life circumstances and family size. This is an issue when it comes to scaling a housing programme, due to the diversity of needs within a city.

**Known Constraints:**

The communities voiced the following reasons for this approach:

- Cost - keeping cost the same and low for all residents
- Equality - The assumption that if everyone has the same standard house, there will be less cause for animosity among community members.

**Key Strategy Objective:**

To deliver variety without increasing cost nor generating community conflict.

**Strategic Cross-Cutting Issue:**

Land Scarcity (see issues summary 4)

**Description**

A combination of increasing land values due to major in-

frastructural developments and specifically in Bangkok, the designation of high density zones within the 2013 City Plan are continuously contributing to land scarcity, especially for the urban poor. This current trend augments an existing level of land scarcity and affordability of housing, a result of 8.25 million urban poor within Thailand (Tovivch 2013). Due to the typical low density housing typology being delivered by BMK schemes, there is also less available land for incorporating other social neighbourhood amenities, such as playgrounds. This poses a significant issue at the city scale, specifically in relation to resulting problems of urban sprawl and affordability as well as meeting the huge demand.

**Known Constraints:**

The political and economic development trend means that there will always be parallel and competing private need for prime land, which may continue to be favoured if a change in central government policy does not change. Based on the premise that this is unlikely to change in the near future, increasing density was continuously being posed as a solution. However, this solution was not one favoured by communities themselves who express the fear that it will affect their way of life and social cohesion. Alternatives, such as finding land for low cost housing in less proximal locations to city centres also reinforces social inequality and status divides.

**Key Strategy Objective:**

To develop innovative strategies that propose creative and equitable alternatives or compromises in cases where the external drivers favour maximising land values, either through choosing private development or through increasing densities. These could be through identifying synergistic benefits, through creative urban design or through accepting diversity in land-zoning and planning.

**Strategic Cross-Cutting Issue:**

Urban Layout and Public Space (see summary issues: 7)

**Description**

In Mateo-Babiano’s (2012) paper, a detailed account of public life in Bangkok’s urban spaces is given. Streets and khlongs (Canals) are the embodiment of “public space” in Thailand compared with “parks” and “squares” in other cultural settings. Here you observe interactions cultural exchange and economic transaction as well as everyday family life such as cooking, eating and meeting. However as modernisation begins to change these interactions with increased population and dominance of cars, these spaces will be compromised, pushing such social activities out in favour of parking and buildings. Design will need to rethink the way public space incorporates these dimensions into the urban layout going forward.

## Cross cutting issues

### Known Constraints:

Public space as formal parks and for other social amenities is not prioritised over space for housing due to price and land availability and especially since the neighbourhood street could be seen as currently providing this “social” function. Future development scenarios are not being considered in order to consciously accept modernisation trends, or rejected in favour of preservation.

### Key Strategy Objective:

To maximise land values and deliver mixed-uses as well as low density public space to allow for continued social activity as well as other co-benefits, such as green infrastructure to alleviate other identified environmental problems.

### Strategic Cross-Cutting Issue:

Climate Compatible or Adapted Development (see summary issues: 15)

### Description

Environmental pollution, degradation and impacts from climate change events can have a crippling impact on sustaining livelihoods, due to their recurring nature. With limited funds, it is difficult to incorporate high-tech measures to mitigate against the impacts of flooding, for example. Similarly, excessive heat was a major issue at all sites, creating thermal discomfort, but links to how thermal comfort can affect their health and productivity is not being expressed. Over-reliance on air-conditioning and fans was noticeable in communities, which has further implications for their living cost. House design needs to start to incorporate bioclimatic and passive cooling mechanisms to address this. Whilst these issues are locally felt, institutional commitment is also needed to make a city wide impact.

### Known Constraints:

- Flooding is seen as a national problem. It is also not in the remit of the BMKP.
- These issues tend not to be seen as priorities, with ‘shelter’ being at the forefront of their needs
- Incorporating climate compatible and adaptation measures into house design is seen to be increasing construction costs.

### Key Strategy Objective:

Strategies should consider:

- How micro-tactics at community level contribute to regional and city-wide flood mitigation.
- Delivering adapted housing for climate conditions without increasing the cost of construction.
- Prioritisation through linking such issues to health and well-being awareness among community members.

### Strategic Cross-Cutting Issue:

Maintaining Community Momentum post BMK programme

### Description

CODI have begun to see a risk of waning community cohesion over time, after the threats of eviction diminish. Threats also come from the continuing private-led development occurring around the communities. Current welfare funding is limited and unsustainable. Running parallel programmes to support social enterprises not only gives the community a new focus for collective action, but also addresses their fundamental needs for improving their livelihood situation. Currently funding can be limiting factor to scaling and other opportunities need to be considered to make up the shortfall.

### Known Constraints:

Community feels that they cannot compete with the bigger corporations, and need enterprising skills, which do not exist or are limited. This is seen as a limiting factor to mobilising enterprising ventures.

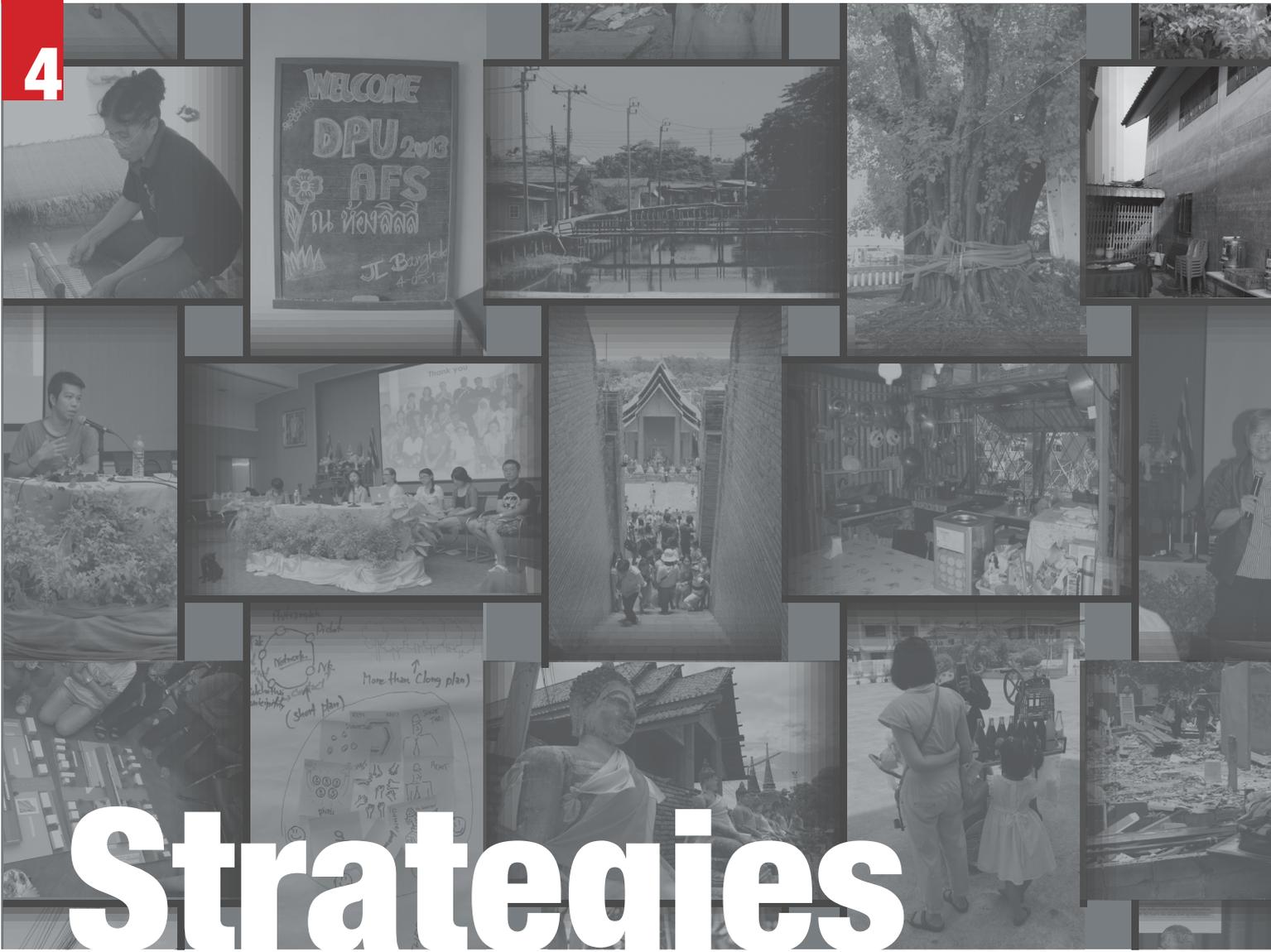
### Key Strategy Objective:

To recognise the economic potential of micro production and markets, and to instil confidence, support and market their ideas to become successful at the wider scale

In conclusion, these cross-cutting themes and strategy objectives in mind, the next section begins to pull together a strategy framework for action. It condenses these cross-cutting issues into three broad focus areas:

1. Thinking beyond housing as shelter towards homes with functioning and well design neighbourhoods
2. Thinking about enhancing and sustaining livelihoods
3. Thinking about the environmental issues that recur to compromise their well-being as well as keep them in vicious cycles of recovery from disasters

These have the potential to allow communities and programme’s like the BMK to think more strategically and sustainably in how they deliver development to maximise collective benefits.



# Strategies for Transforma

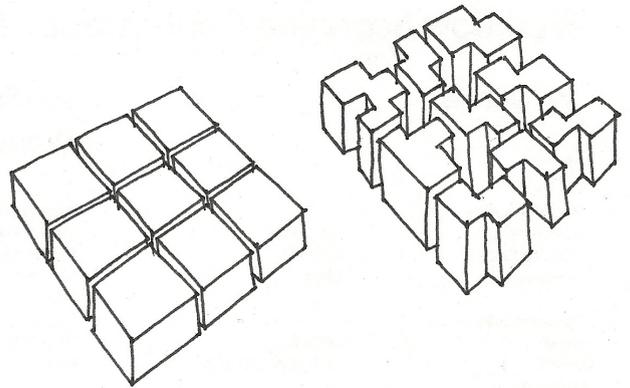


# ation

Stemming from our exploration of the various sites and analysis of cross-cutting themes, section 4 presents our vision for the future of city scale development in Thailand and proposes a strategy framework for how this could begin to come about. It also highlights a number of key principles that are considered central to allowing the transformative potential to run through various scales of operation and have city-wide impact.



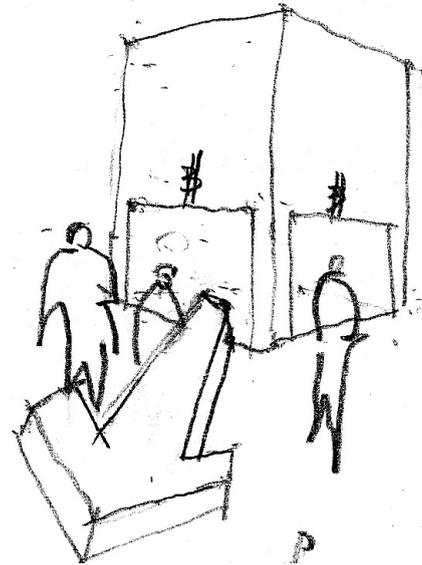
**Vision Weaving Urbanism**



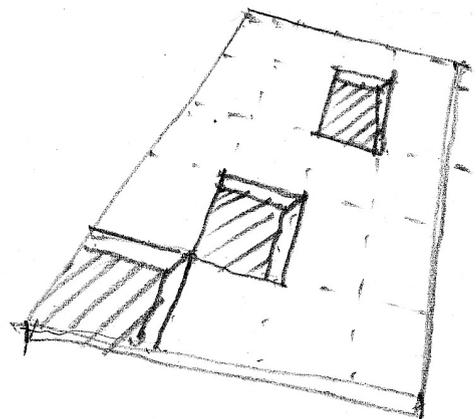
HOUSING (BUILT ENVIRONMENT)  
Explore incremental typologies

In the same way that the processes and outcomes of “weaving” provided us with an analogy to best describe the urban fabric we observed in the field, so too does it provide a ‘framework’ to strategically deal with the complexity of the observed and hidden issues. By recognizing the different strands which make up this complexity, each one needs to be unpicked and rewoven to construct a new urbanism: one that is socially equitable and just, is environmentally conscious and delivers the necessary cultural, physical and economic diversity that will allow cities in Thailand to preserve their unique qualities and identities as well as that of their communities, as they continue to develop.

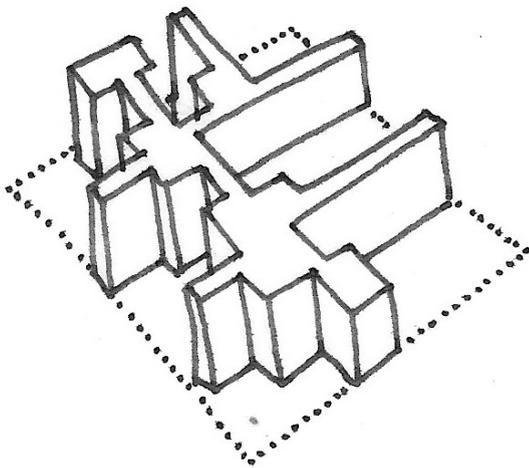
A “weaving framework” gives structure to how the proposed strategies for city scale transformation can be taken forward. Principle threads have been identified as being important overarching mechanisms connecting the different actors and institutional scales that need to come together to deliver change. We see these as the operating principles, implicitly and explicitly interlacing the strategies together. The strategies themselves provide the different ‘colours and patterns’ that need to be woven to form a connected and inclusive urbanities. A comprehensive spatial planning approach is central and an ultimate goal to how this vision can be delivered. And the actors, old and new, are the weavers responsible for weaving urbanisms of transition.



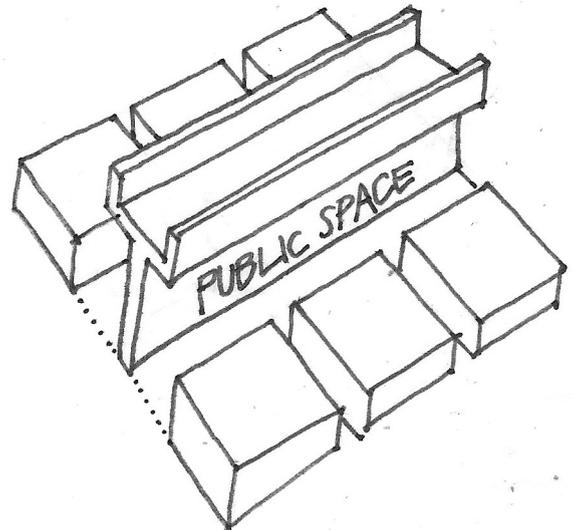
LIVELIHOOD  
Design houses with space able to install commerce



LIVELIHOOD  
Reduce the use of land to facilitate the installation of other kind of facilities.



**HOUSING (BUILT ENVIRONMENT)**  
 Create a system of defense of the residual spaces through urban design



**ENVIRONMENT**  
 Use the infrastructures of the city as opportunities to the communities, transforming their nocive condition to a positive condition

## Principle Threads

### 1. Utilising the power of the network

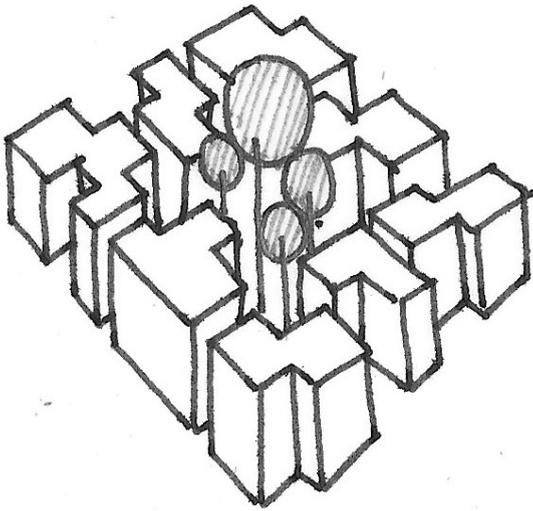
The power of 'the network' has been proven time over, giving visibility and voice to marginal communities. Extending and strengthening the network of urban poor communities, to come together and form savings groups - thus improving their capacity to secure housing - is central to CODI's approach, as well as that of partner organisations such as NULICO. A number of criteria are key to how networks are formed and interact towards collective agency for collective benefits:

#### **Multi-dimensional and multi-scalar:**

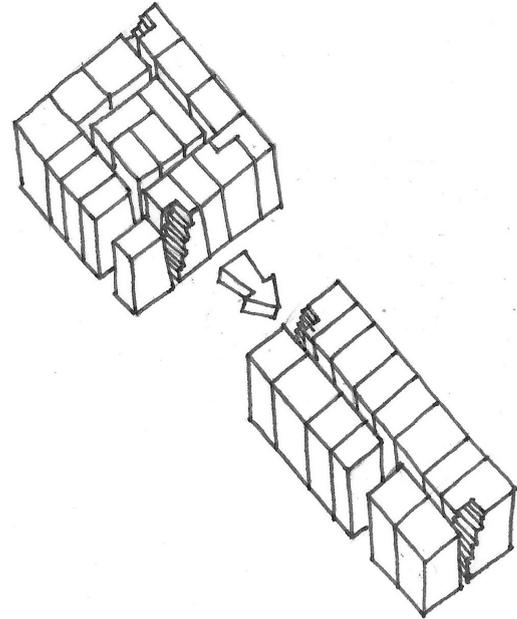
To make networks (that come together to deliver a particular objective) more effective, it is necessary to involve actors from different sectors beyond 'known' actors. The community themselves voiced a concern that their current approach is limiting, failing to engage other sectors of the population (e.g. surrounding, more affluent communities). This is problematic, in that benefits cannot be seen to "scale out" if other affected sectors are not on-board and instead perceive low income communities to be insular, a nuisance and invading.

#### **Finding synergistic links to reinforce equitable benefits:**

A stronger lobbying force is required to obtain the ear of public authorities and establish better working relationships towards citywide planning benefiting everyone. The effectiveness of the network will be enhanced if actions highlight the "collective good" for all sectors



HOUSING (BUILT ENVIRONMENT)  
Include public spaces as part of the master designs of the sites



HOUSING (BUILT ENVIRONMENT)  
Compare price of land for each typology of intervention and reveal the advantages of each alternative

sharing the city.

### **Open, inclusive and transparent with clear lines of accountability:**

In her plenary talk, Soomsok Boonyabancha expressed the need to find ways to involve the ‘quiet voices’ so that the same decision makers do not dominate. Leadership should rotate and be elected through democratic processes, and always be externally evaluated and monitored.

### **2. People and environmental centered design thinking**

#### **Involving people in decision making:**

Fundamental to the BMK programme is community participation, which delivers “housing for, with, and by the people.” In the majority of cases, the community members did not express any major issues around how this process works, and this principle should continue to be central to delivery.

#### **Understanding people’s relationship with their surrounding environment:**

Integral to human centred thinking is the communities relationship to their environment, and hence the importance of coupling these two elements. BMKP has started to look at environmental issues, and currently up to 45% of funds is allocated to thinking about the wider spatial infrastructure elements. However, one could argue that

the community sees different priorities compared to the “practitioner”. It is important to understand whether this poses a significant issue. Triggering debate beyond the specific site environment can help open up another dimension to the problem. For example, going beyond thinking about just waste management, to how this affects their health and livelihoods over the longer term.

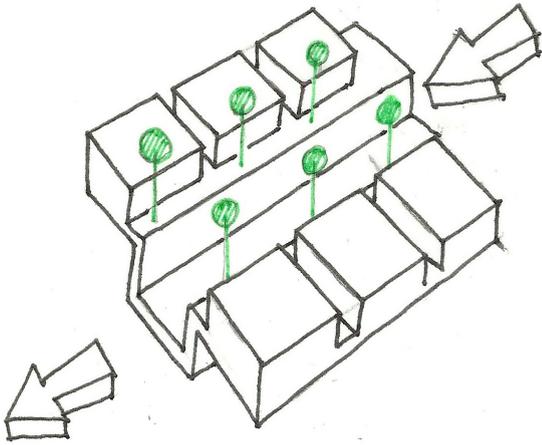
### **3. Enhancing empowerment through knowledge and training**

#### **Knowledge to empower ‘future orientated thinking’:**

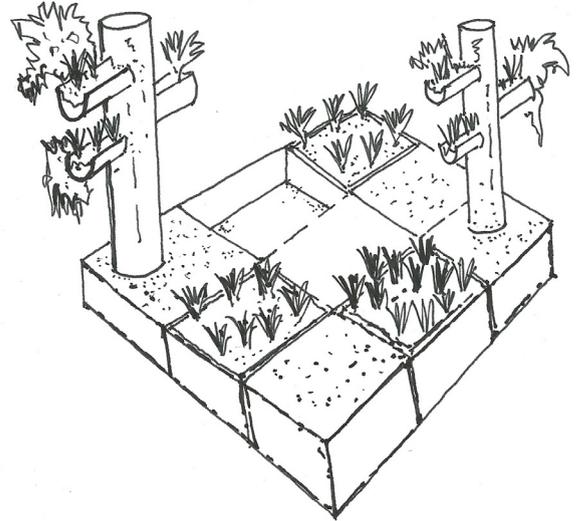
participatory design currently focuses on delivering point in time flavours and desires. By moving towards a ‘neighbourhood participatory process’, future scenarios and development possibilities could be explored and played out; options chosen should consider wider context (such as changing urbanism, community structures, etc.) through time. Wider knowledge beyond just construction, can support people in forming enterprising ventures allowing them to compete equality within the market of the city.

#### **Instil an ethos of ‘citizen scientists’ to allow communities to better understand choice impacts:**

it is important to also foster in people a sense of accountability for their design and layout choices, through the processes of solution hunting and knowledge sharing, especially in relation to their impact on the surrounding environment.



ENVIRONMENT  
Flooding parks

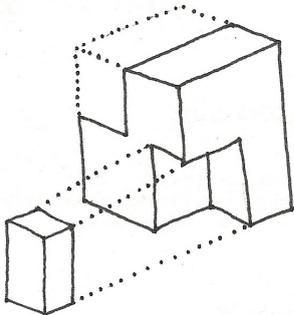


ENVIRONMENT  
Urban agriculture alternatives

### Strategy Framework

Our strategy framework proposes 3 key focus areas, framing an approach to how future settlement upgrading is delivered. It focuses on encouraging future orientated possibilities, thinking beyond current practices which – despite delivering successes at some level - are not comprehensively addressing the limitations imposed by the wider cross-cutting issues we identified.

Thinking beyond just ‘blue roofs’, current welfare provision and just solving elementary environmental problems, these strategies frame a comprehensive planning approach towards a vision for a socially equitable and just city that incorporates an environmental consciousness and delivers a space for cultural diversity to flourish in a manner that preserves the uniqueness and identity of Thailand and its communities through time.



HOUSING (BUILT ENVIRONMENT)  
Explore incremental typologies

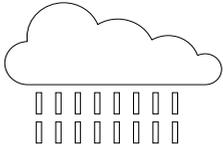
### 1 Delivering a built form and typology that is socially responsive, diverse and resilient:

Beyond the Blue Roof ..... towards sustainable neighbourhoods

The BMK programme is still very much focused at the household scale, ensuring everyone gets the much desired “blue roof over their heads.” Whilst this is a necessary and primary human right, it is proposed that the programme adjusts to evolve into developing and designing “neighbourhoods”, and looking at weaving together the different elements which make for sustainable communities. This is because, in reality, community structures are dynamic. Communities come together from disparate geographies; families grow and change; people come and go. The “neighbourhood” however, lives on. To accommodate the need for adaptation over time, there is a need for more appropriate and sustainable housing typologies (density and uses) to address the ever changing and shifting community structures, urban challenges and issues, and future vulnerabilities (e.g, rising land values, surrounding mega developments and city growth).



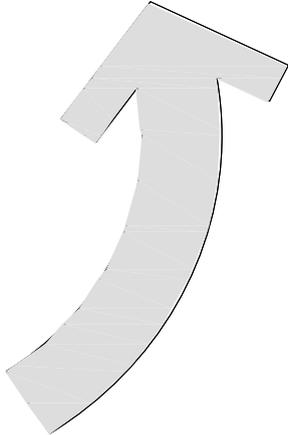
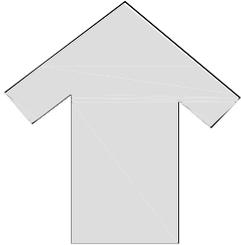
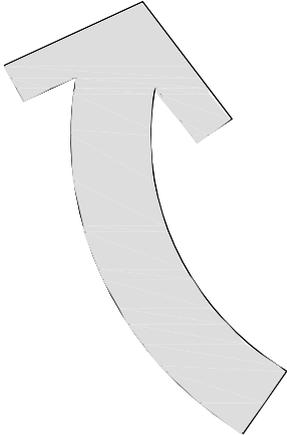
**SOCIAL  
ENTERPRISE**



**ENVIRONMENTAL  
RESPONSE**



**SOCIAL  
RESPONSE**

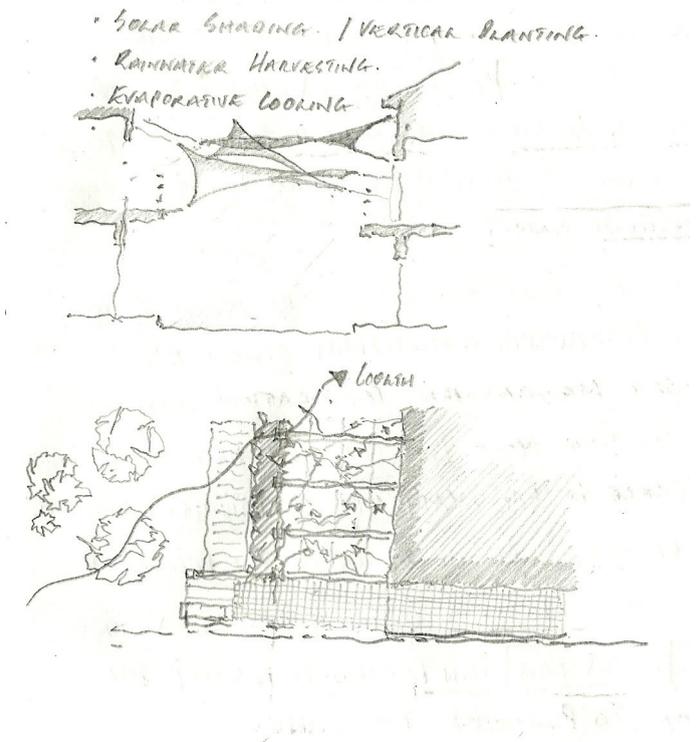
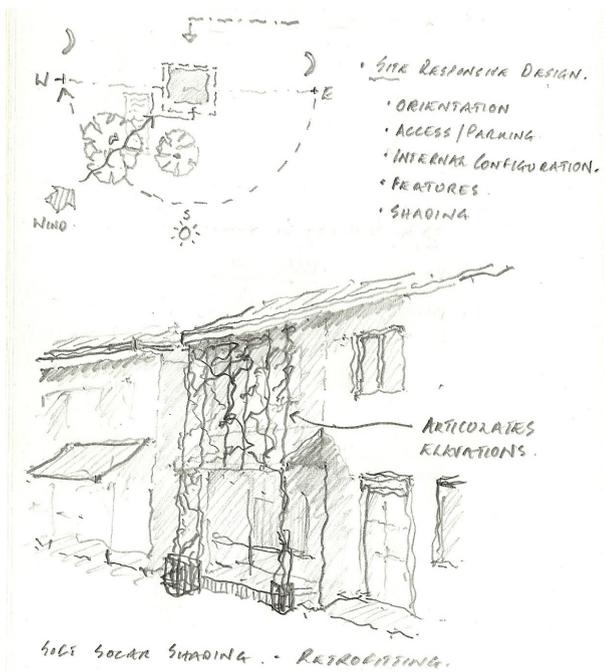


**BAAN  
MANKONG**

**Welfare**

**Environment**

**Shelter**



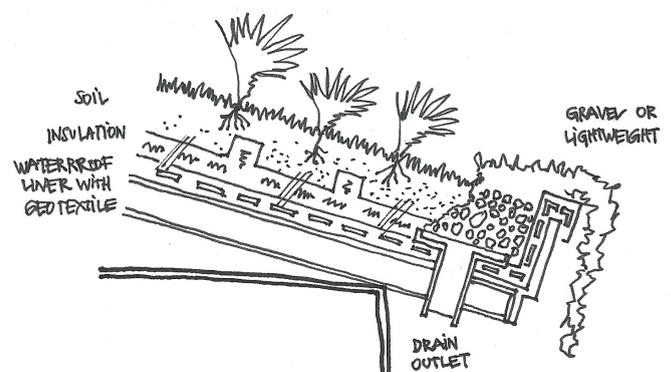
**ENVIRONMENT**  
Design building envelopes to work with passive bioclimatic systems

**HOUSING (BUILT ENVIRONMENT)**  
Programmed voids within the communities for future urban programs to be implemented by different actors

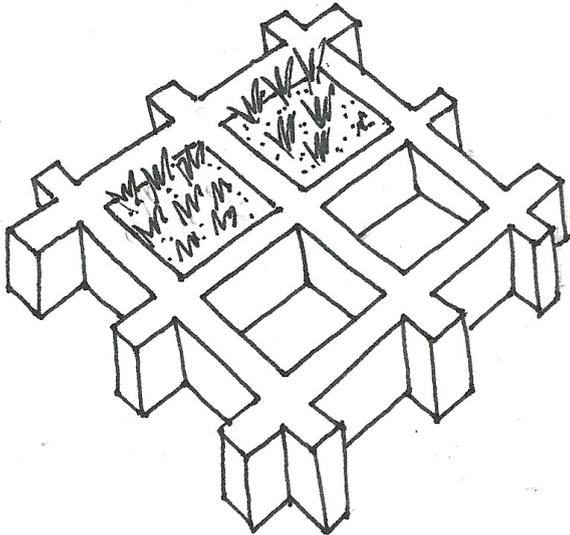
## 2. Delivering sustainable livelihoods through provision of improved opportunities to prosper

Beyond Welfare.... Towards flourishing social enterprises

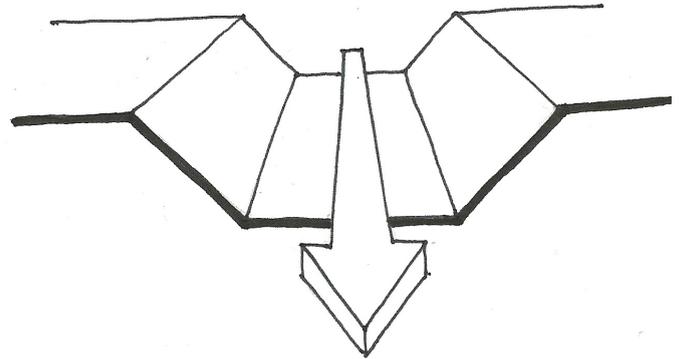
Communities that are financially stable and independent can help to self finance, avoid longer term debts and enable other much needed amenities to be delivered. There was significant examples of creative enterprise in communities (e.g. mushroom farming, water bottling, and making crafts out of recycled material), albeit at the small scale. This activity is vital to maintaining the social and economic vitality of neighbourhoods in the longer term. A parallel programme is recommended to focus specifically on funding, up-skilling, and training people to initiate and maintain Social Enterprise for livelihood sustainability and develop financial independence. This can allow them to compete among larger corporations. In part, this is also about instilling confidence that they can become an important economic force if they coordinate and manage their activities. To this end, it is recommended that regional enterprise alliances are set up to promote fair trade markets. Income generated from these ventures can also help to generate opportunities to deliver wider social amenities and facility requirements.



**ENVIRONMENT**  
Green roofs



ENVIRONMENT  
Permeable surface with floodings and rain.



ENVIRONMENT  
Drainage alternatives

**3.Delivering environmental design that is climate-compatible and works towards enhancing health and well-being of its inhabitants.**

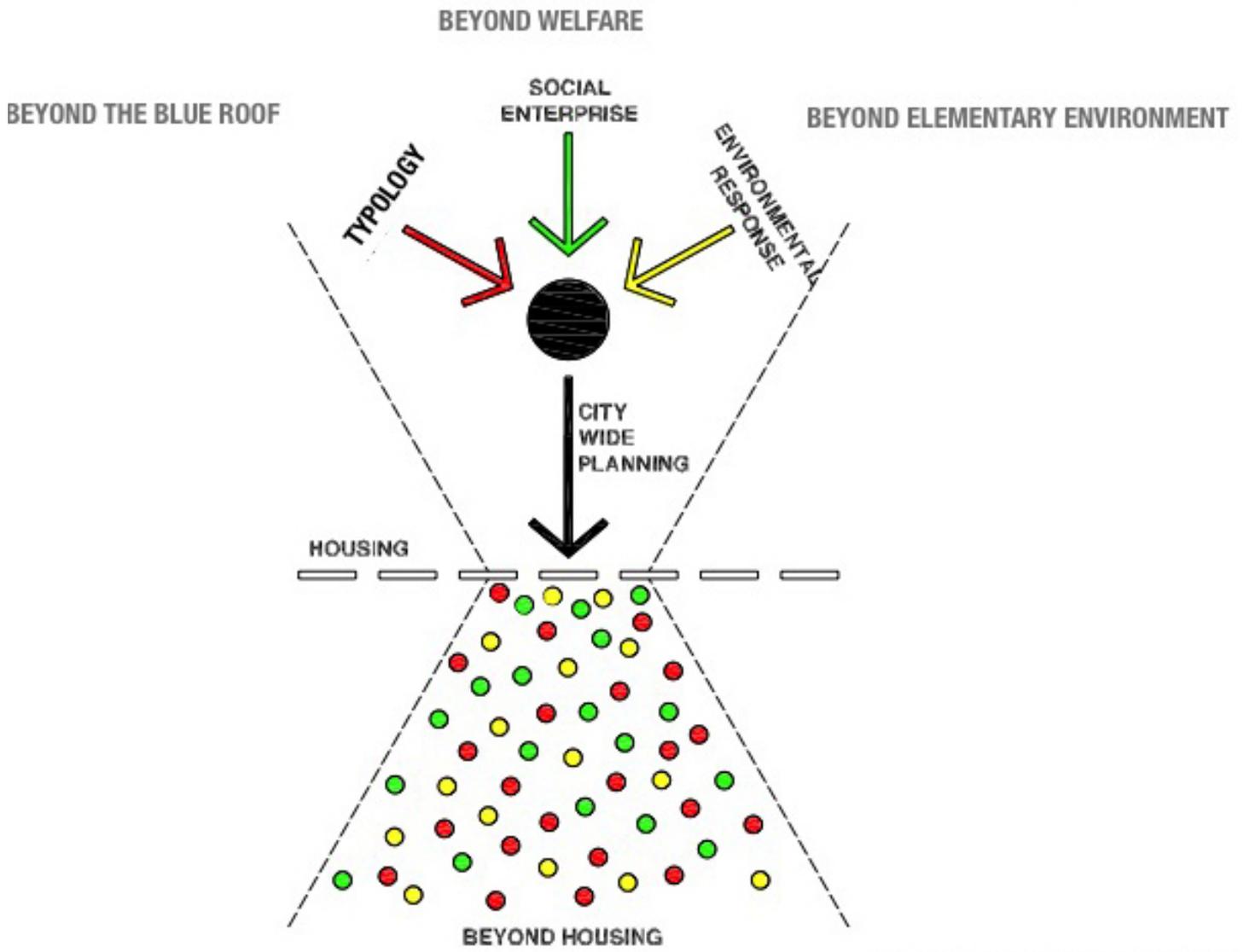
Beyond waste and pollution... towards future proofing cities from climate change impacts and weakening vulnerabilities

Thailand is grappling with the effects of climate change, especially flooding and increasing temperatures. Whilst communities and the BMK programme have started to consider environmentally responsive elements in their design, such as grey water recycling, the wider environmental impacts, their repercussions on daily life, and how to deal with them are little understood. Many communities, especially those affected more severely by the bigger environmental issues, already see the need to take a more regional approach to dealing with the impacts. Our strategy recommends that BMK adopt a regional approach of environmental design to deliver environmentally responsive neighbourhoods. In parallel it requires educating and improving upon individuals' environmental knowledge, and linking that to wider city and regional issues. A network of not just community architects, but also community environmental planners can help train and educate on why this approach is needed. This will give them the tools to lobby and rally support from the government to address these issues head on. It is also important that the communities link these bigger climate issues with their own health and well-being, as there is much evidence to demonstrate how these impact mortality and spread of diseases



HOUSING (BUILT ENVIRONMENT)  
Alternatives of public spaces for dense areas

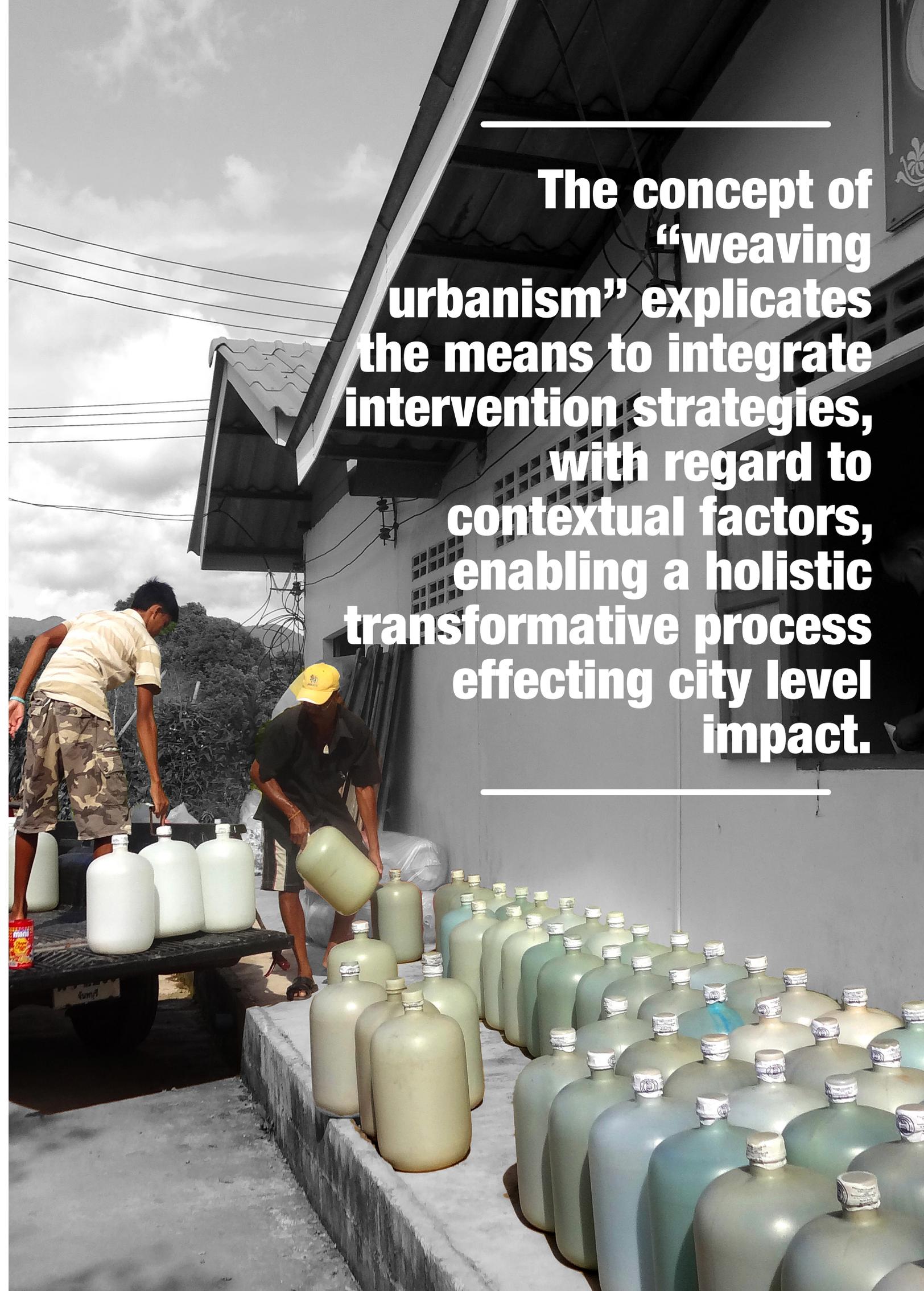
With these frames in mind, the next section starts to explore detailed design options. It provides a platform for further enquiry, knowledge acquisition and scenario testing towards possible future approaches for delivering settlement upgrading within the Thailand context.



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**The concept of “weaving urbanism” explicates the means to integrate intervention strategies, with regard to contextual factors, enabling a holistic transformative process effecting city level impact.**

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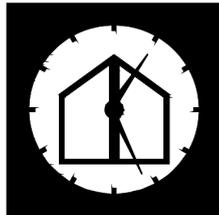
# DESIGN PATTERNS: Explorations and Possibilities

“ In this context, more than architectural form, designers can also design forms of socio-economic exchange, the conditions that might ‘frame’ the vernacular as opposed to ‘construct’ it ”

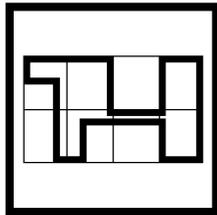
Teddy Cruz (2009)



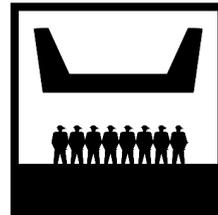
**COMMERCIAL HOUSING ADAPTATIONS**



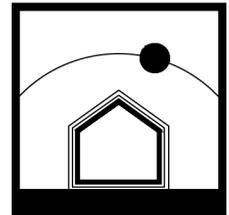
**COMMUNITY SAVINGS**



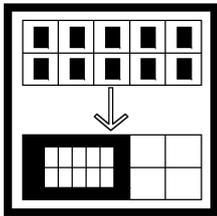
**INCREMENTAL HOUSING**



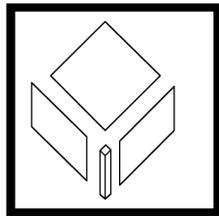
**CREATING SPACE FROM IMPOSED INFRASTRUCTURE**



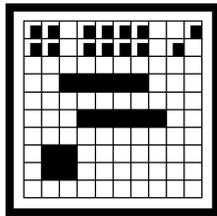
**BIOCLIMATIC RESPONSIVE HOUSING**



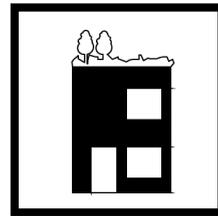
**OPTIMIZATION OF LAND VALUE**



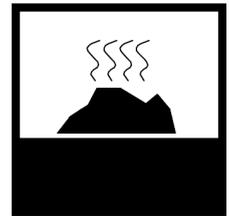
**MICRO-PRODUCTION OF PRECAST SYSTEMS**



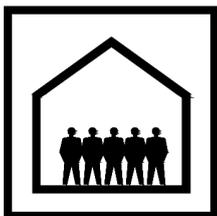
**VARIABLE DENSITY APPROACHES**



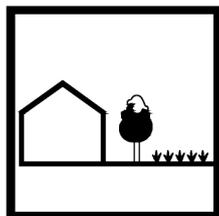
**GREEN ROOFS**



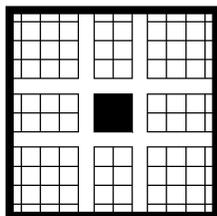
**WASTE MANAGEMENT AND RECYCLING**



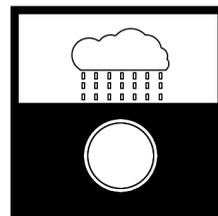
**INTEGRATED LIVELIHOOD SPACES**



**URBAN AGRICULTURE**



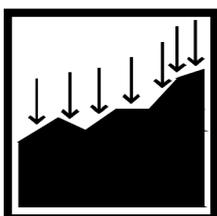
**PUBLIC SPACE AS A MULTI-BENEFICIAL TYPOLOGY**



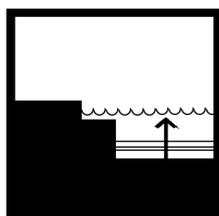
**SUSTAINABLE DRAINAGE ALTERNATIVES**



**FUNCTIONAL PUBLIC SPACE FOR DENSE AREAS**



**CONTEXTUAL DESIGN**

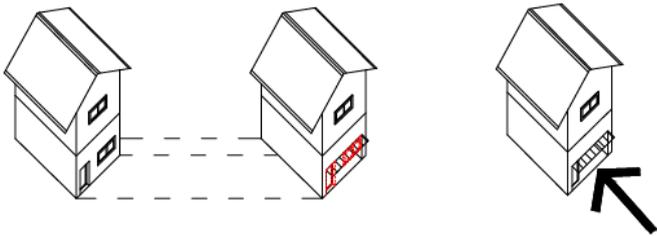


**RIVER PARKS**

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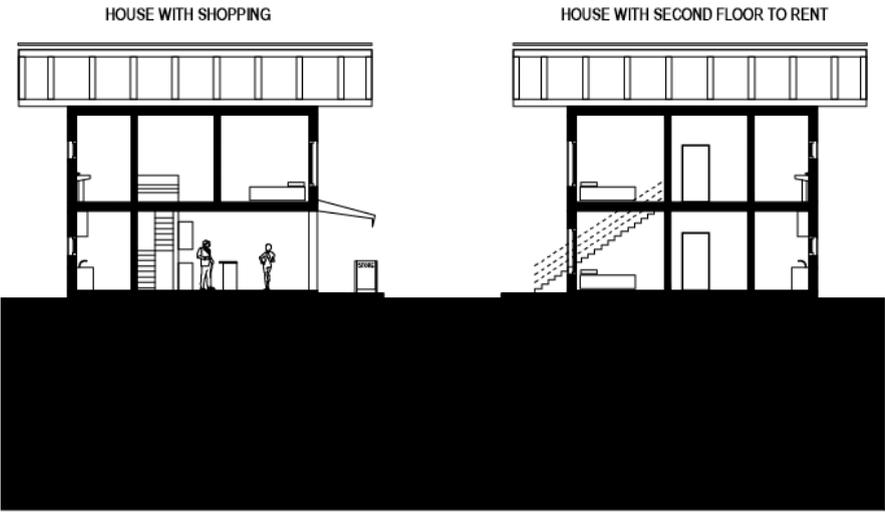
A “weaving framework” gives structure to how the proposed strategies for city scale transformation can be taken forward. Principle threads have been identified as being important overarching mechanisms connecting the different actors and institutional scales that need to come together to deliver change. We see these as the operating principles, implicitly and explicitly interlacing the strategies together. The strategies themselves provide the different ‘colours and patterns’ that need to be woven to form a connected and inclusive urbanities. A comprehensive spatial planning approach is central and an ultimate goal to how this vision can be delivered. And the actors, old and new, are the weavers responsible for weaving urbanisms of transition.

# COMMERCIAL HOUSING ADAPTATIONS



**Description**  
 Rethinking the idea of the 'house' beyond just the notion of it being 'a shelter', can allow the community to creatively think of establishing alternative funding streams. This could also help in opening up alternative loan opportunities; by establishing business plans, other banks are more likely to consider funding enterprising ventures. Bigger funding pools can allow the community leeway to include design features and other amenity buildings which currently are unaffordable. Some examples of this adaptation include:  
 The community become the real estate developer:  
 building higher-rise buildings provides an opportunity to rent or sell upper floors, generating income.  
 Adapting the lower ground floors to incorporate commerce activities.  
 Design loft space that can be used to rent out as storage space

**Design Details**

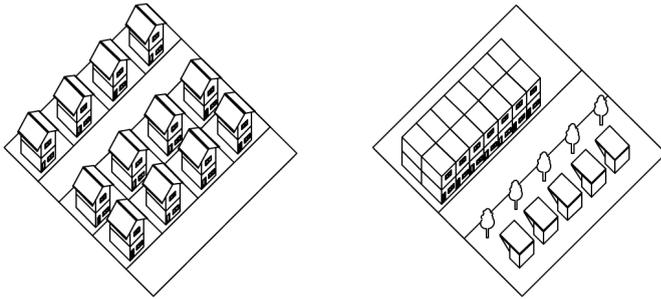


**Goals**

-Think of alternative innovative ways of establishing funding streams



# OPTIMIZATION OF LAND VALUE



### Description

With the majority of the cost being required for land purchase, it is important to look at how this investment can be maximised. By considering an approach that looks at the development of the land, not simply for static housing, but for creating dynamic and vibrant neighbourhoods, there is an opportunity to maximise this investment. Land-use mixing of space can start to deliver wider collective benefits.

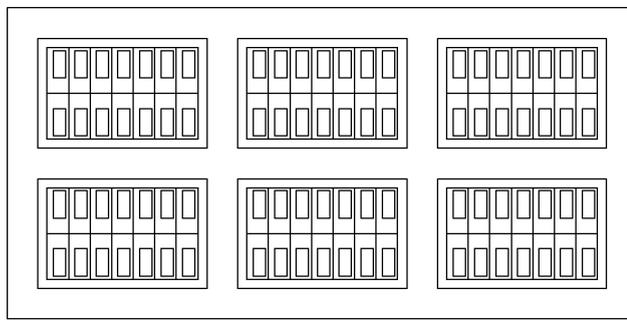
- Instead of detached housing denser building typologies should be considered. This could provide space for alternative uses such as public open space for social interaction or for livelihood activities.

- Rethink the purchase of land as a "future investment"; through this view, sites which are currently seen as unfavourable for relocation could be viewed instead for their future potential. Communities need to be given the confidence to see this as an opportunity to shape areas as they desire. Issues like lack of transport access, for example, can be used as a bargaining chips for relocation, basing agreement for relocation on provision of dedicated bus facilities.

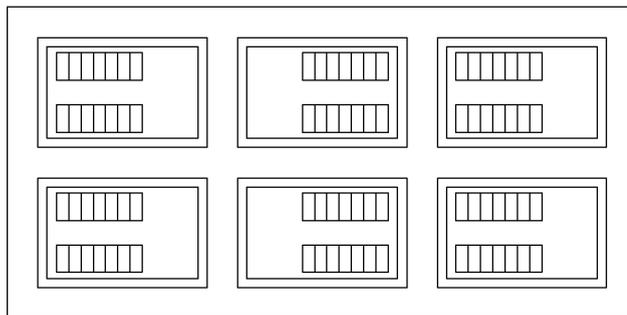
- In response to communities doing their part, the local and national authority should provide incentives like transferable floor area space, infrastructure provision, and public realm development.

### Design Details

PUBLIC SPACE AVAILABLE TO OTHER FACILITIES  
**26.5 %**



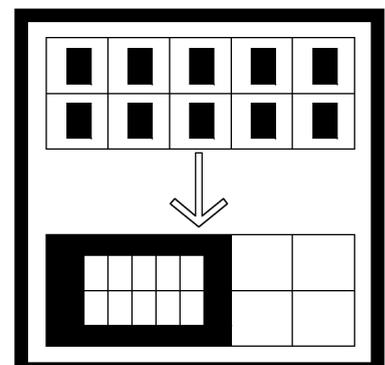
PUBLIC SPACE AVAILABLE TO OTHER FACILITIES  
**75 %**



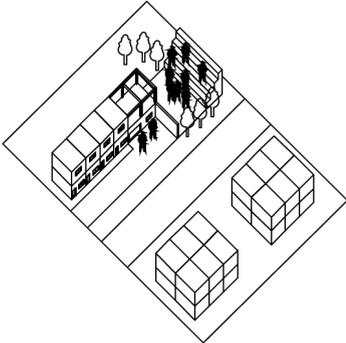
$$\text{Comparative Coefficient} = \left[ \frac{[(\text{Housing Surface on Land}) \times (\text{Building Cost})]}{[(A \times B) \times (\text{Land Price})]} \right] \times \text{Public Space Accessibility}$$

### Goals

Optimise land value by exploring multi functional and service orientated land-use solutions



# INTEGRATED LIVELIHOOD SPACES



**Description**

Design cultural spaces that double up as livelihood generating events, activities or permanent commercial zones. For example, they could provide spaces for open air theatre, markets, open air museums, cafes etc.

Seek Government support due to proof that social enterprise aligns with citywide goals, in turn bringing support and infrastructure for things such as canal/road links, and in turn lobby for support. Promote how economic generation at the community level by providing local services to the district.

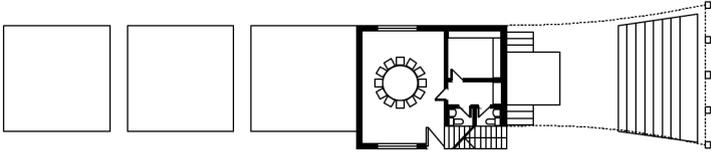
Link to existing enterprise and business networks and the wider spectrum of socio-economic groups within the district

Developing individual skills to improve livelihood opportunities

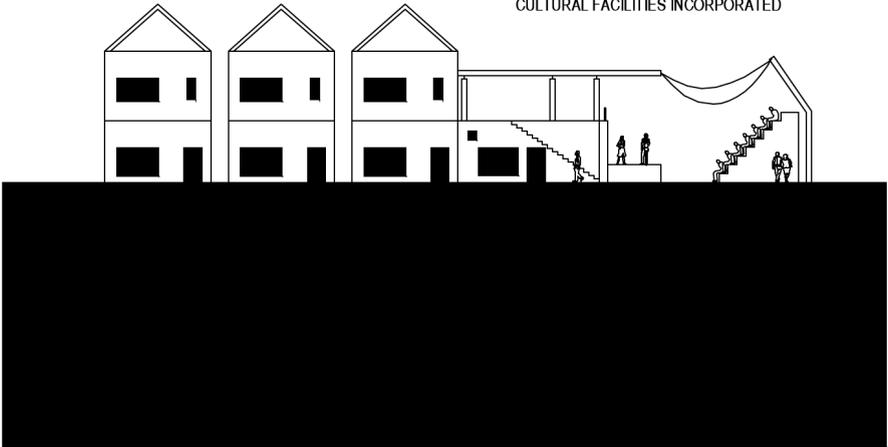
Incentives for members to recognise the value of their community and choose to remain within it

Developing the value of the community as an incentive for the government to not press for relocation

**Design Details**

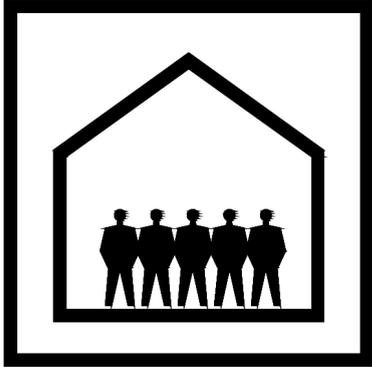


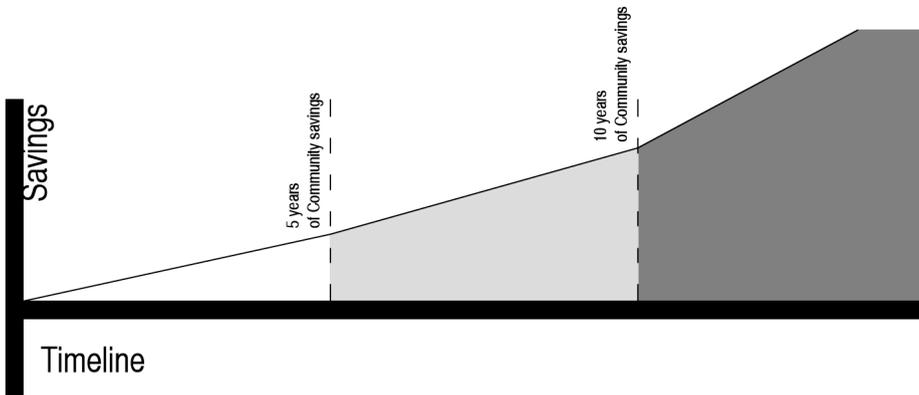
CULTURAL FACILITIES INCORPORATED



**Goal**

Increase the opportunities for local enterprise and accessibility to jobs allowing community to be self-sustaining and less reliant on external financial support





# COMMUNITY SAVINGS

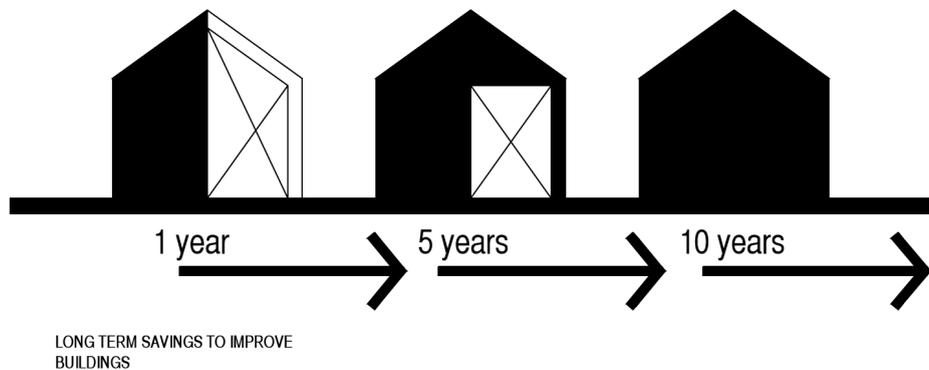
**Description**

The administration and generation of savings could help address diverse needs for the whole community, affording solutions related with common welfare. The organisation of these initiatives should be based on the community engagement that BMK generates and take advantages of this instance.

**Design Details**

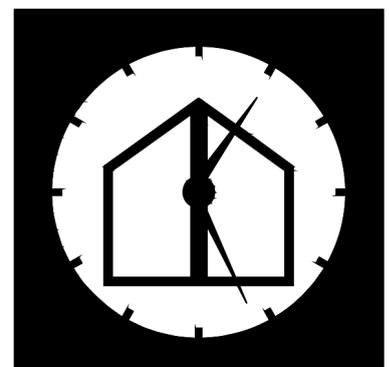
Some options are:

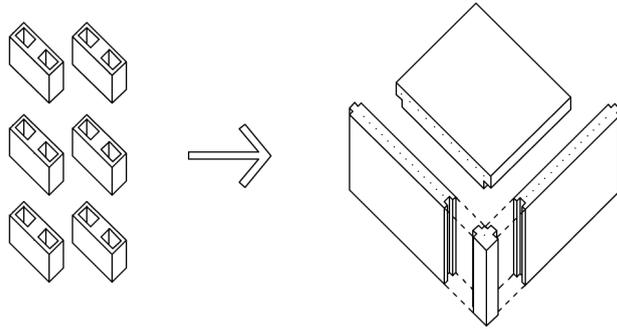
- Community Bank
- Long term goals as community in order to define what are the savings for.
- Manage community investments based on participatory processes.



**Goals**

Think of alternative innovative ways of establishing funding streams.





# MICRO-PRODUCTION OF PRECAST SYSTEMS

## Description

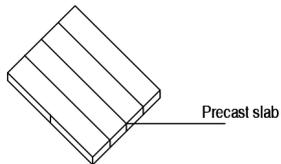
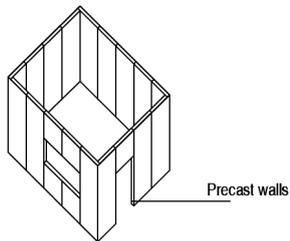
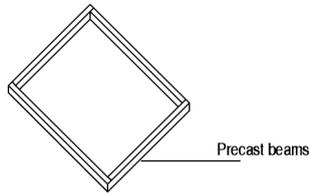
There is an opportunity to use pre-fabricated materials to minimize the cost and time due to an existent skill in some community builders. Therefore mixing the materials (bricks and prefabricated materials) would allow maximizing the production in time and cost.

To achieve this point is important develop new apparatus of precast building system production, innovate on the methodologies of construction and improve the current techniques.

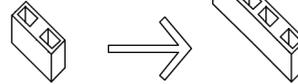
### Advantages:

- 1) Easy construction, no professional skills are needed but it creates new specific knowledge about this topic.
- 2) Time saving.
- 3) Cost reduction.
- 4) To meet specific climatic conditions.
- 5) Flexible design of products.
- 6) New potential incomes for the community

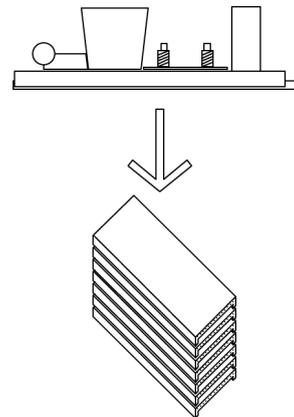
## Design Details



Increase size of bricks

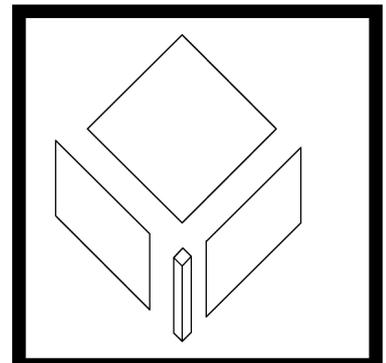


Industrialization of micro-production

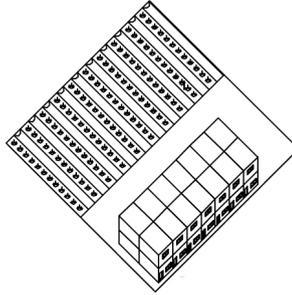
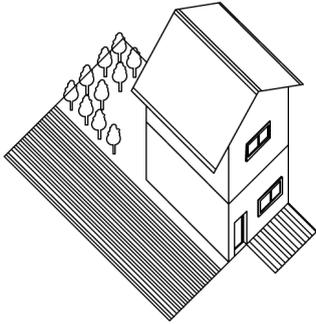


## Goals

Address the costs of construction



# URBAN AGRICULTURE

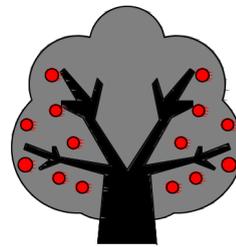


**Description**

The ground fertility and climatic conditions of Thailand provide an excellent opportunity to produce urban agriculture initiatives as individuals and in a collective way. This approach could address the sustainability of the food based on a micro-production system.

Following this idea, the installation of fruit trees on the streets, seeded backyards, community gardens, and the incorporation of community markets, offers several solutions to extend the means of life.

**Design Details**



Harvest of urban agriculture could produce two outcomes: Food for the dwellers and products to sell.

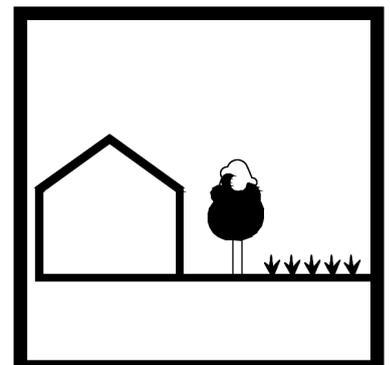
Dwellers can activate commercial activities.



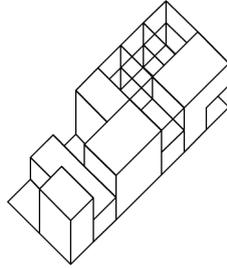
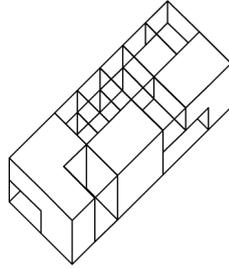
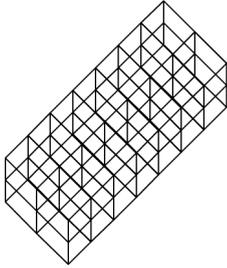
The arriving of buyers are also a way to incorporate this projects into city networks..

**Goals**

To improve food security and livelihood opportunities.



# INCREMENTAL HOUSING



## Description

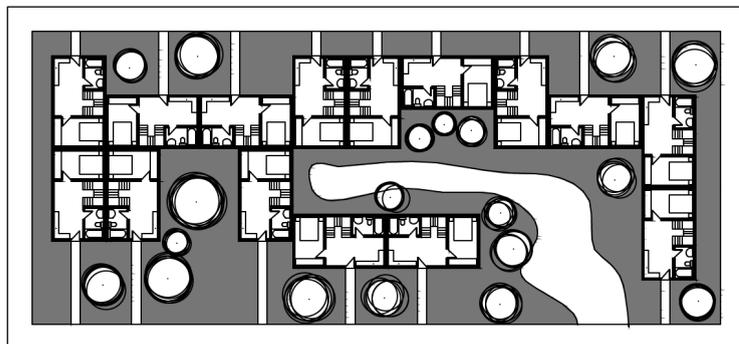
Getting a new house is an investment opportunity that will increase in value over the time. The idea of incremental housing is based on building a basic house frame, covering the minimal needs of the dweller. This allows initial construction to be cheaper, faster and feasible for low income communities.

Over time, the people can extend their houses utilizing the frame as support and customizing the space according to their needs, increasing the value of the original house. This approach is currently not offered as an option with the BMK programme and its introduction could help address those communities who have little savings but are under imminent threat of eviction.

Their options could be:

- Create a built frame in concrete or steel to facilitate the incremental process.
- CODI should offer technical assistance to the individuals that want to extend their houses.
- Consider a community saving system in order to incorporate public amenities on the incremental buildings.

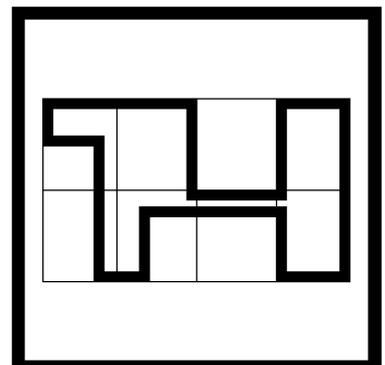
## Design Details



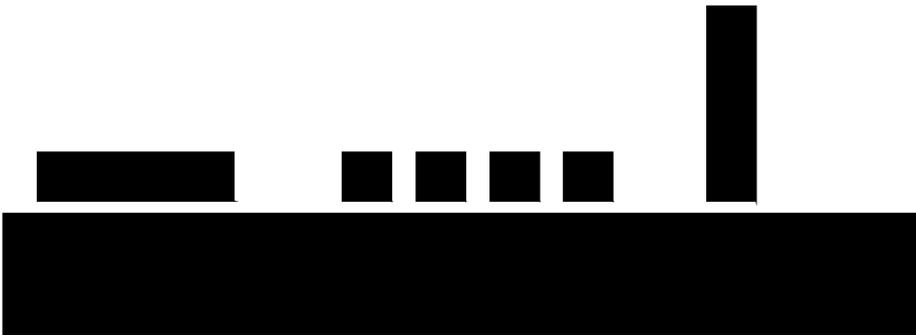
## Goals

Facilitate the customization of the houses to the specific needs of each group of dwellers

To reduce the cost of construction as well as increasing the value of the house over time.



# VARIABLE DENSITY APPROACHES

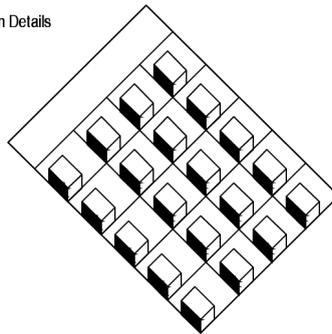


### Description

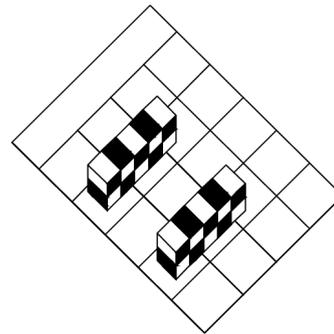
CODI has a wealth of experts (community and CODI architects, engineers, University experts) who can help inform resistant communities of the benefits of different built form densities. Strategies to look more creatively at density options can help to alleviate issues around land scarcity improve access to facilities and meet the demand for urban poor housing within the city. Option considerations include:

- Expand from low-rise to mid-rise, including mixed use buildings, which offer livelihood opportunities and are responsive to people's needs as well as surrounding pressures.
- With mid-rise 3 communities from the same district could occupy the same area instead of relocating far away.
- With single unit, a smaller number of people could stay in the location. The increase in residents will also augment the cost of more elaborate buildings, and offer more options for land purchase.
- Explore typologies that are adaptable to different land tenure issues

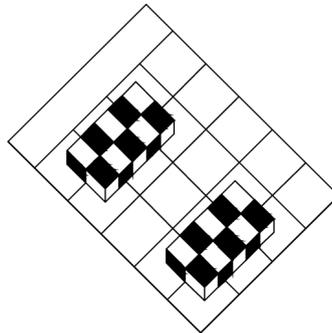
### Design Details



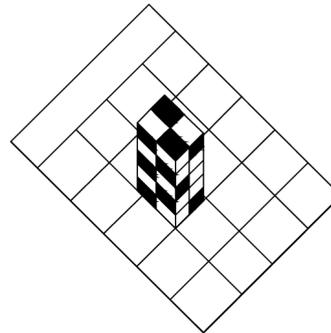
Isolated Houses



2 Floor blocks



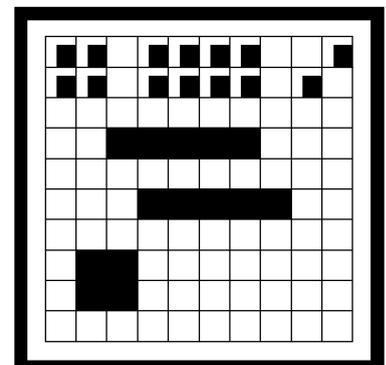
1 Floor blocks

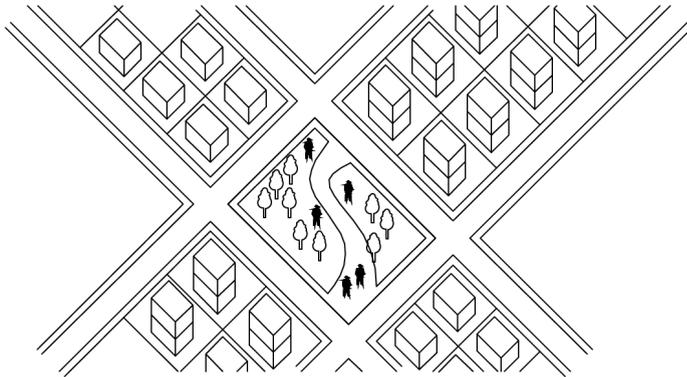


Tower

### Goals

To be open to option appraisal around the benefits of considering other housing densities.





# PUBLIC SPACE AS A MULTI-BENEFICIAL TYPOLOGY

## Description

Design cultural spaces that double up as livelihood generating events, activities or permanent commercial zones. For example, they could provide spaces for open air theatre, markets, open air museums, cafes etc.

Seek Government support due to proof that social enterprise aligns with citywide goals, in turn bringing support and infrastructure for things such as canal/road links, and in turn lobby for support. Promote how economic generation at the community level by providing local services to the district.

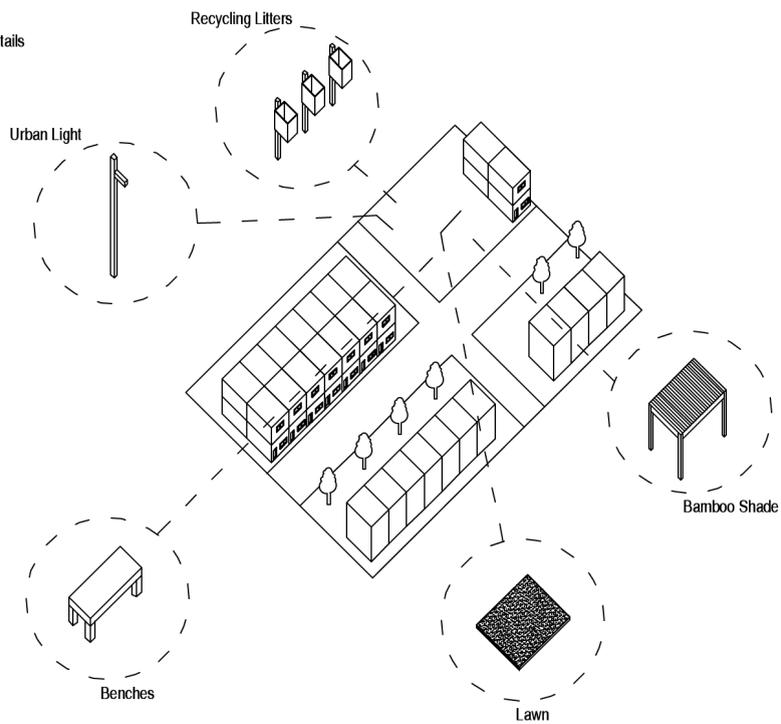
Link to existing enterprise and business networks and the wider spectrum of socio-economic groups within the district

Developing individual skills to improve livelihood opportunities

Incentives for members to recognise the value of their community and choose to remain within it

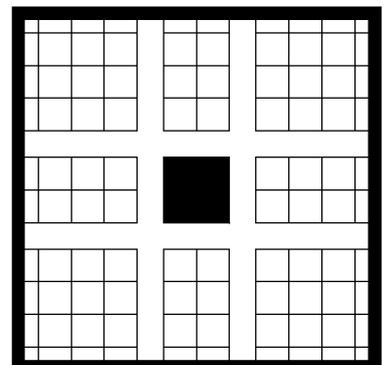
Developing the value of the community as an incentive for the government to not press for relocation

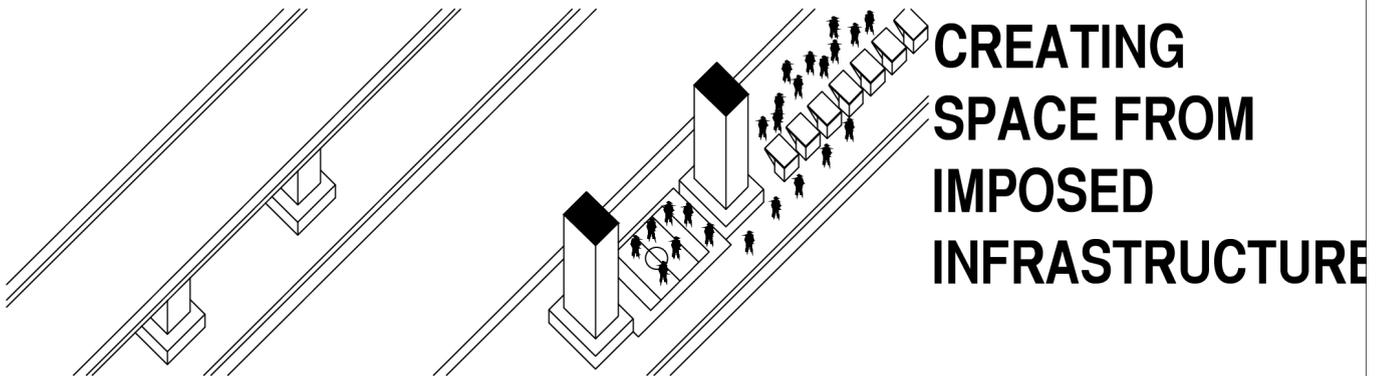
## Design Details



## Goals

Enhance understanding on the multi beneficial facets of public open space





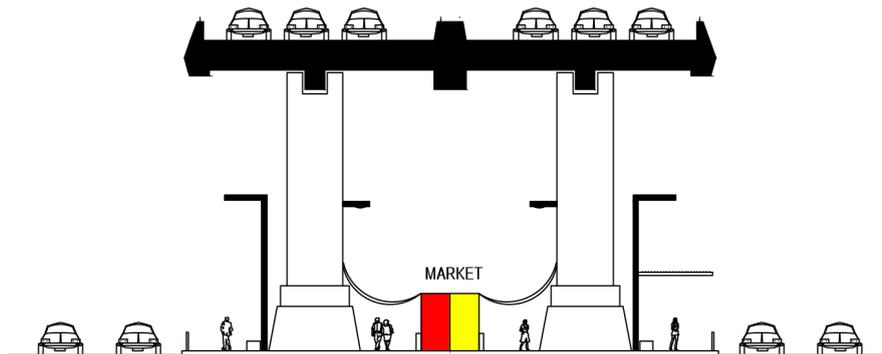
Description

Proximity to imposing, nocive infrastructures can affect the housing dynamics and decrease land values. Through processes of collective urban design, this issue can be addressed towards a more beneficial outcome, utilising their presence and taking advantage of the residual spaces they offer.

Options to consider:

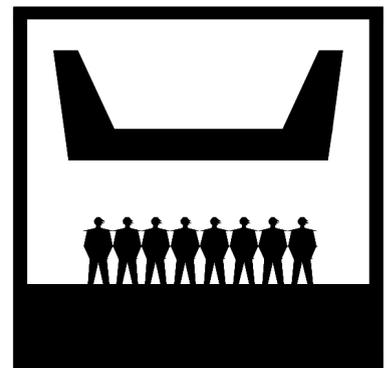
- Install diverse public facilities under highways, like markets, sport courts, leisure areas, etc.
- Utilise the infrastructures as mechanism to create connections with the city.

Design Details

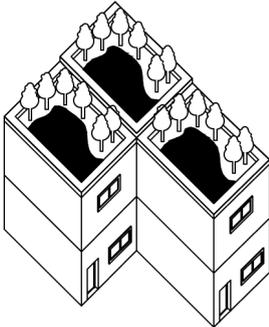


Goals

Generate community benefits by utilising the urban infrastructures as recreation or livelihood opportunities



# GREEN ROOFS



**Description**  
 A network of not just community architects, but also community environmental planners can help train and educate on why environmental approaches to building and urban design is required; this will give them the tools to lobby and rally support from the government to address these issues head on. University networks can help with provide support for environmental data collection, which can be used as evidence for action.

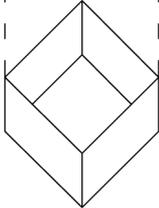
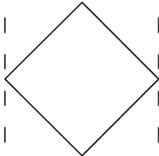
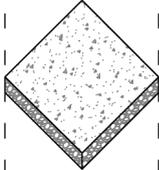
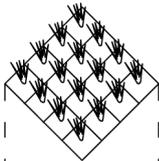
- Incorporate green roofs in house design to slow down runoff, therefore help with storm water management. Can be used for grey water harvesting for water reuse inside or outside the house (cutting

- have a cooling effect inside the house, as well as help contribute to lowering the Urban Heat Island effect if it becomes expansive in coverage.

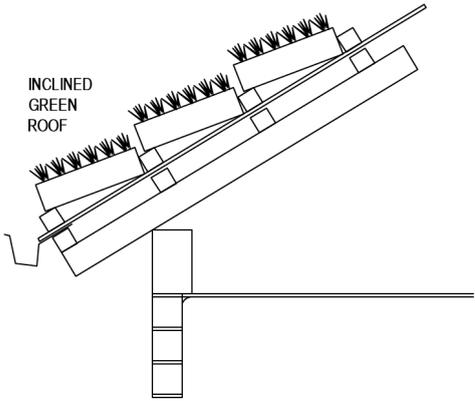
- Look at Modular Green Roofs to keep cost down, compared to built-in traditional methods. Most of the cost goes into supporting the structural load. Modular approaches can start of lightweight and adapt later to incorporate multiuses when funding becomes available.

- Alternatively, if roofs are used for agriculture, it could become another enterprise generating scheme.

**Design Details**

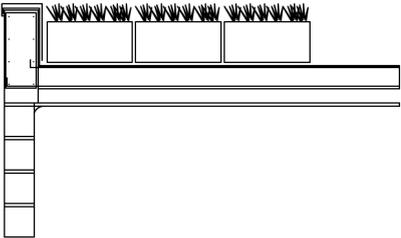


GREEN BOX



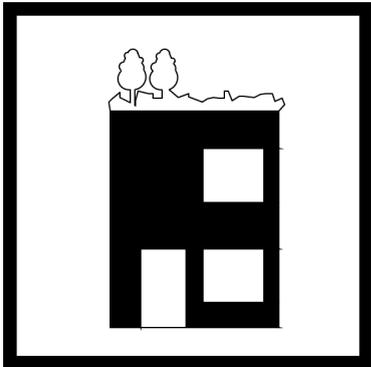
INCLINED GREEN ROOF

FLAT GREEN ROOF

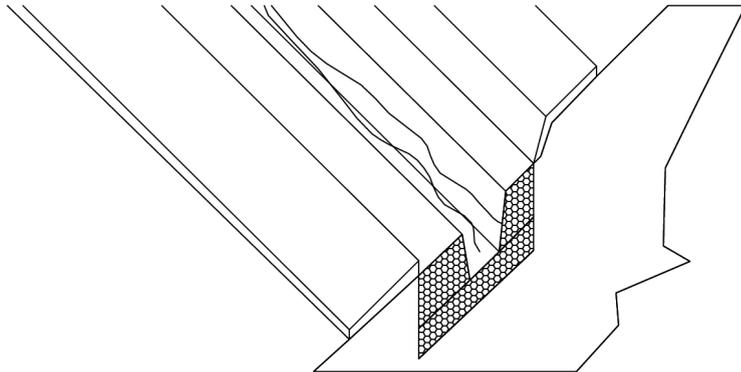


**Goals**

Explore the multiple benefits of Green Roofs in addressing various environmental issues.



# SUSTAINABLE DRAINAGE ALTERNATIVES



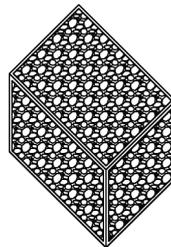
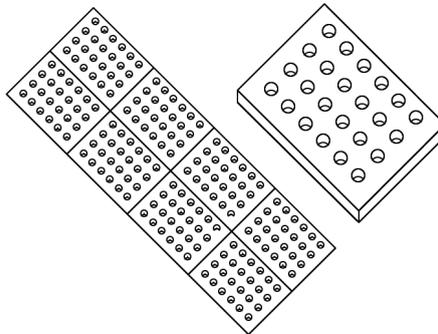
**Description**

Flooding is a regional issue and needs to be dealt with across neighbourhood scales. This requires organisation and coordination. At the very least, the housing programme can introduce the benefits of thinking across regions by getting them to install cheap but effective solutions that can help contribute to city wide flooding alleviation. As this works towards Government goals for tackling flood disasters, the community can lobby for funds to help with these infrastructure installations. Some of these site-solutions include:

- Introduce permeable paving and surface materials to alleviate surface water runoff.
- Install vegetated swales along street edges to direct surface water during rainstorms into water retainers. This could be filtered into storage tanks for use, such as for irrigation.
- Lobby government into seeing these site solutions as contributing to wider sustainable drainage infrastructure, and lobby for them to incorporate bigger scale canalisation of surface water runoff as part of other major works infrastructure projects.

**Design Details**

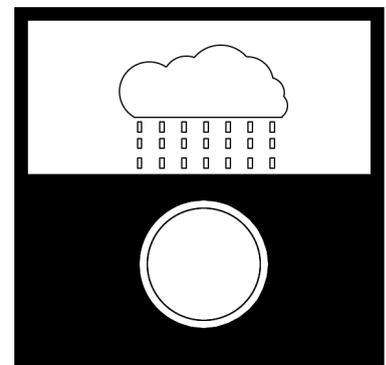
Permeable surface for public areas, able to work with floodings and rain.



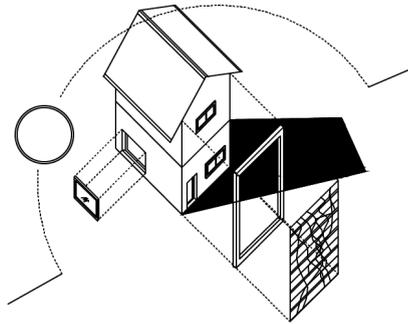
Gabions to resolve drainage issues

**Goals**

Explore how small scale drainage solutions can contribute to city scale sustainable urban drainage systems.



# BIOCLIMATIC RESPONSIVE HOUSING



## Description

The function of the house has to also look at the ways it not only assists with social interaction, but with how it benefits the health and well-being in its inhabitants. A human-centric approach to co-designing should begin to incorporate elements of design which assist with alleviate thermal discomfort. For example:

- Urban or building layout can relieve passive solar heating.
- Orientation of buildings should be considered to take into account the sun path during the day, if space can permit this.

- In addition to "green wall" envelopes to help with cooling, can also look at other design features, such as more overhangs (can be the balconies, especially on higher rise typologies). Overhangs do not have to be expensively built structures.

They could be simpler trellis pergolas (Thai style), where the roof can simply be replaced with vines and trailing/climbing vegetation. This will not only provide shading, therefore cooling immediate external environment and avoiding suns rays from entering the building, but also add a more traditional design feature to the exterior!

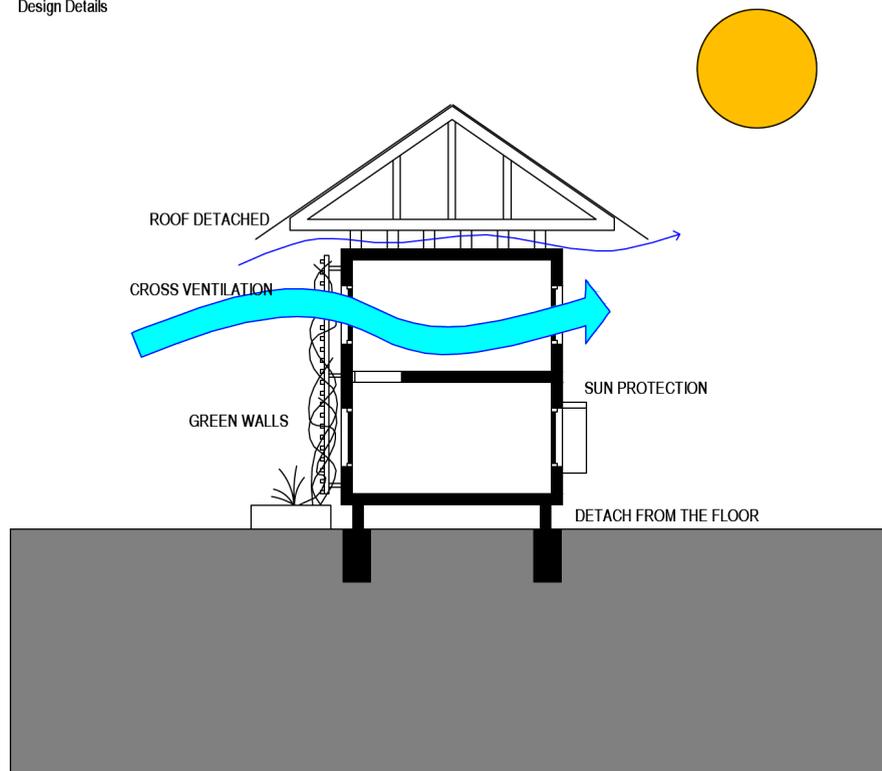
- Window placement (considering sun angle in specific locality, which can be modeled and tested before construction)

- Glazing type, which can be expensive, (e.g body tinted glass, insulated glass, solar reflective glass and low-emissivity glass) .

Cheaper alternative is to include screening instead of glass. eg, you saw this in some communities (photo) but make the screening look modern, maybe using recycled material that helps with cooling eg, Shoji /Washi screening made from sustainable material like bamboo or hemp).

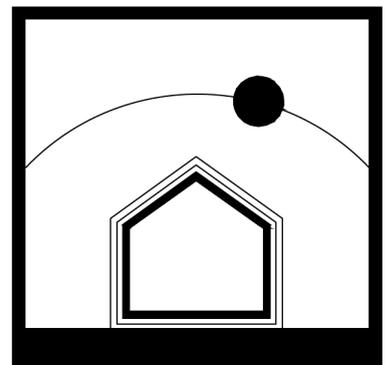
- Cooler Exterior Colours or using reflective paint

## Design Details

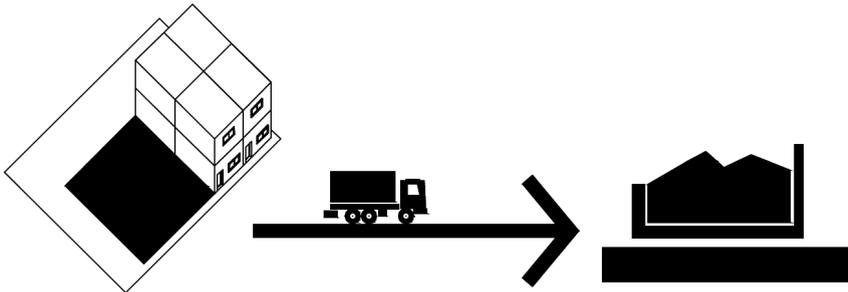


## Goals

Design building envelopes to work with passive bioclimatic systems to improve the internal thermal comfort of inhabitants



# WASTE MANAGEMENT AND RECYCLING

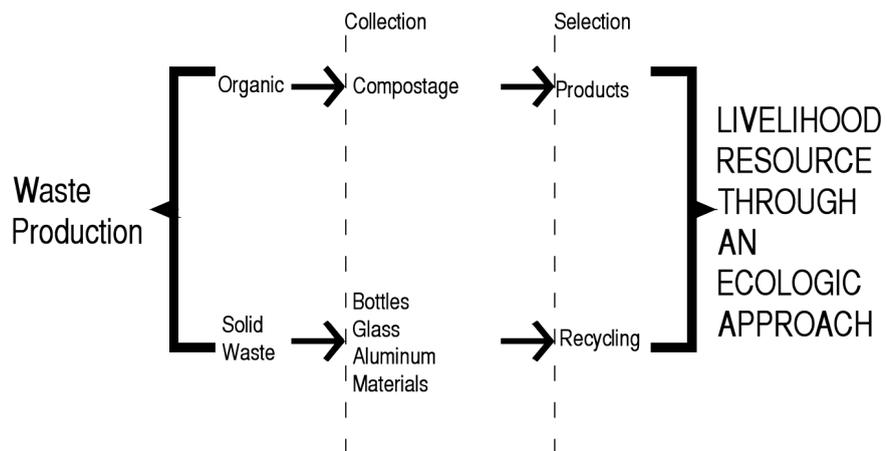


**Description**

Children are most at risk to rubbish accumulation that is left unmanaged. It is important to ensure that even before construction completes, that municipal waste management services include new communities into their routine collections. However, the communities can find innovative ways of partnering up with the municipality as well as recycling companies to generate livelihood opportunities. Interventions can include:

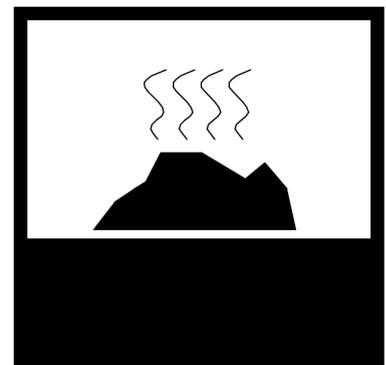
- Create shared collection points for the wider area for sorting and then transferring to recycling points.
- Generate composting banks.
- Partner up with the National Waste Management of Thailand to transfer knowledge (via schools and workplaces) on how material can be recycled and reused in safe and creative ways.
- Partner up with organisations who recycle material as a way of generating new construction materials.

**Design Details**

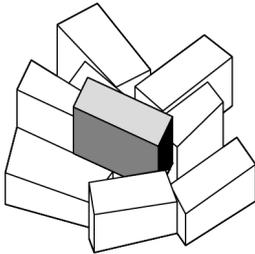
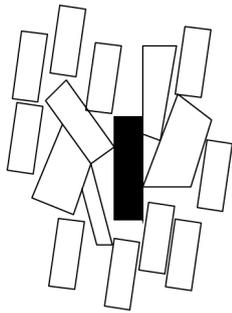


**Goals**

Incorporate waste and recycling management within neighborhoods as a way of addressing issues of waste accumulation in addition to providing livelihood opportunities



# FUNCTIONAL PUBLIC SPACE FOR DENSE AREAS

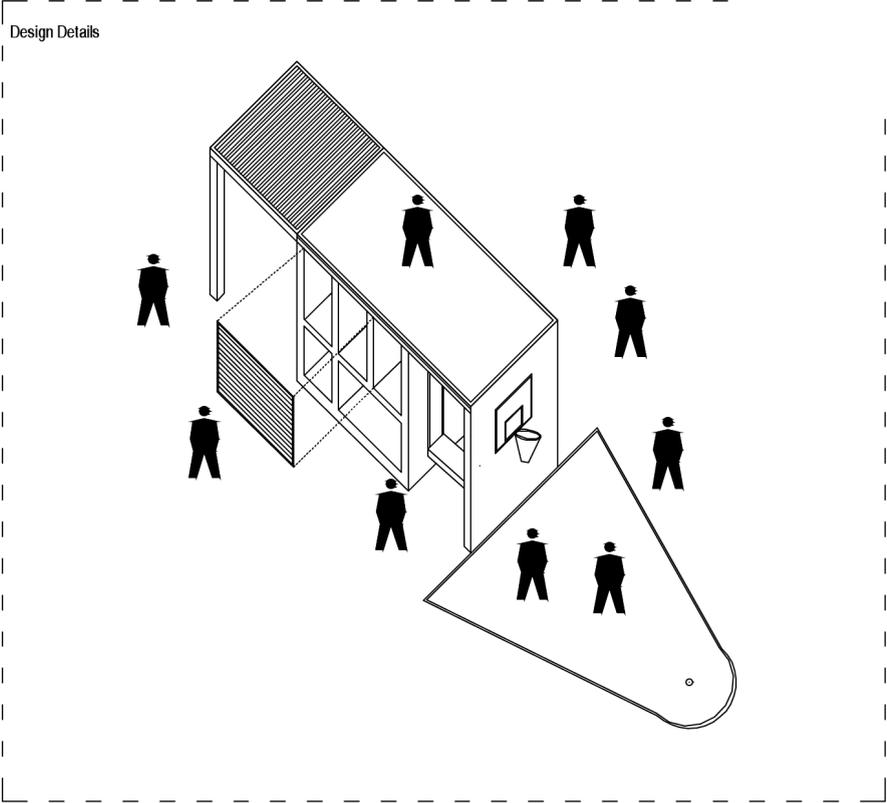


**Description**

For high density sites where availability of public space is an issue, installing multi-level open structures can be an option to maximise the use of space. Rather than thinking of space in a horizontal manner, vertically can provide an alternative and creative cultural open space, addressing different needs and requirements within the same footprint.

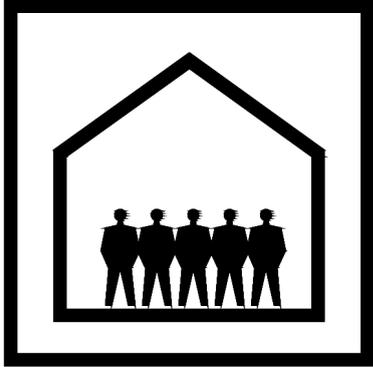
- Options to consider:
- Install these devices in strategic parts of the site in order to trigger connections within the community.
  - Design multi purpose spaces, in order to tackle the multiple and varied community needs, interests and age groups. They could incorporate meeting spaces, play spaces, cooking spaces etc.

**Design Details**



**Goals**

Produce a typological urban structures that is able to activate public activities in neighborhoods with limited space.



# RIVER PARKS

Community mapping of flooding risk areas



Assign relevance to each to prioritize



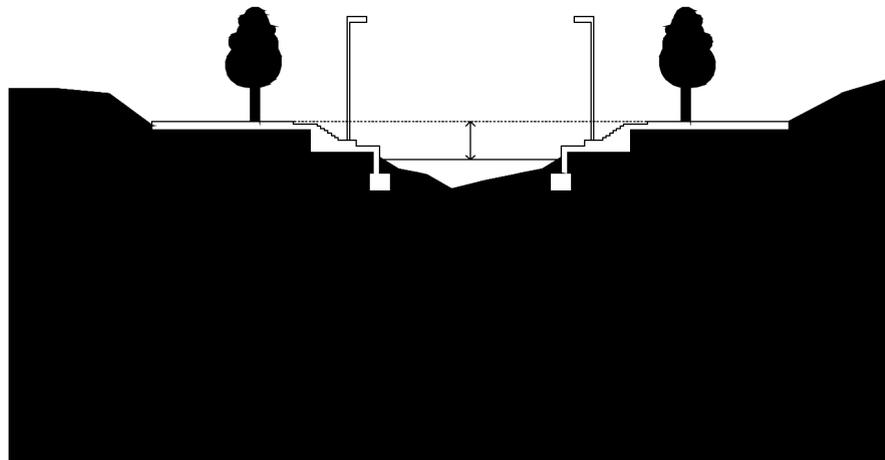
Design and build solutions

### Description

It is important to understand the contribution of local actions on the wider flooding agenda. For example building on watercourses contributes to increasing flooding vulnerabilities. It is necessary to remodel the use of space around these areas as part of contributing to regional-wide restoration and therefore alleviation of flood risk. Local approaches towards this end include:

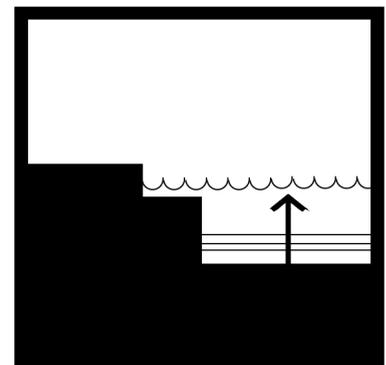
- Work with university partners to capture data and model flood risk extent under different rainfall events.
- Work with public environmental authorities to develop a risk reduction plan incorporating river restoration projects. This could involve the local community builders.
- Create linear park and recreation facilities along the watercourses to also attract tourism and activities like floating markets as part of providing wider livelihood services.

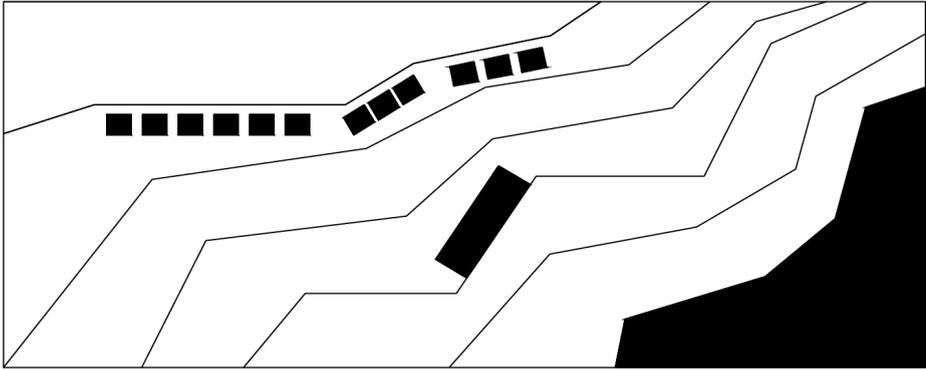
### Design Details



### Goals

To enhance the role of watercourses as natural flood defenses to mitigate against flood disaster risk





# CONTEXTUAL DESIGN

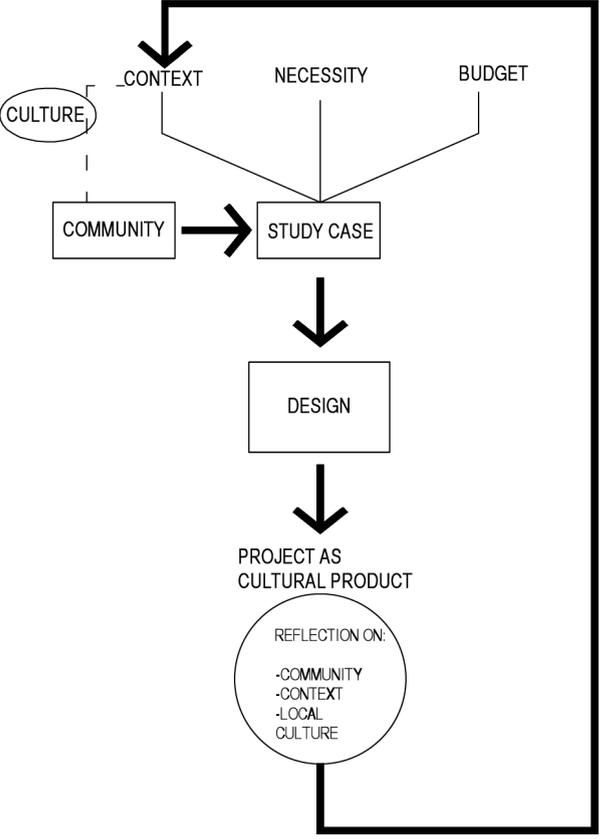
**Description**

By following a rigid catalogue of housing designs, BMK is in danger of creating generic places with no identity, therefore losing the opportunity to enhance the cultural values and identity of different geographies and community backgrounds. To deal with this issue, the BMK community architects are in a position to provoke new ideas and instill new reference points for designing. They need to show how keeping to traditions, for example, can actually deliver advancement and forward thinking innovation in sustainability.

**Options to consider include:**

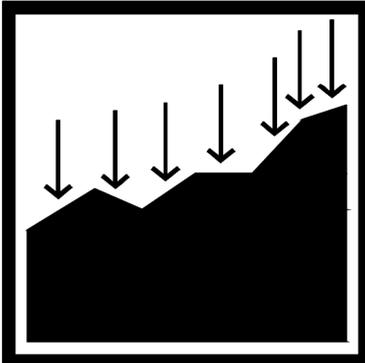
- Involving the community in design competitions to develop local specific design responses.
- Training in how traditional approaches to design and construction contribute the use of sustainable material and adaptation to climate change.
- Consider the geographic and topographic conditions in the design of the Housing
- Explore alternative approaches to participatory design, moving beyond just option selection.

**Design Details**



**Goals**

Offer typology options that meet context specific lifestyles





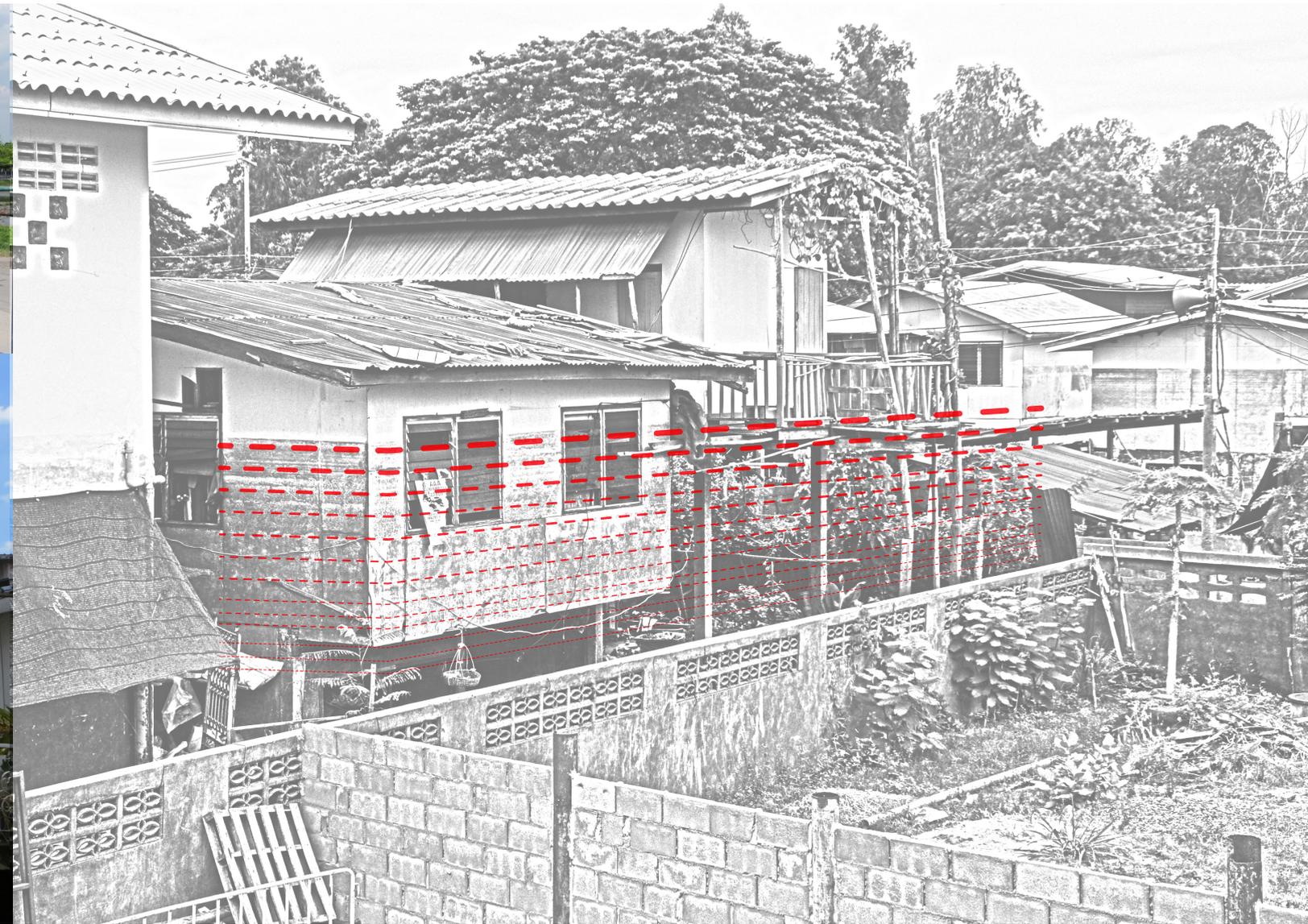


# SCENARIOS

**T**he section attempts to create scenarios in which to illustrate the weaving of cross-cutting issues from section ? with potential interventions from section ? in order to contextualize strategies and propositional design responses. We take three common problems or scenarios - flooding, overcrowding / land shortage and livelihood sustainability - and illustrate how some of the design considerations could be further explored as possible solutions.

Each scenario is a four page series, beginning with a spread introducing the scenario which leads to the design response spread.



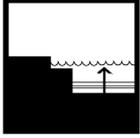


**F**or the following design response to flooding we show two different contexts; river bank interfaces and paving in neighbourhoods. Each can be designed to alleviate the impacts of flooding using a number of design interventions.

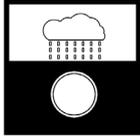
**Flooding can have a crippling impact on sustaining livelihoods due to its increasingly reoccurring nature. With limited funds it is difficult to incorporate measures to mitigate against the impacts.**



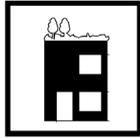
CONTEXTUAL  
DESIGN



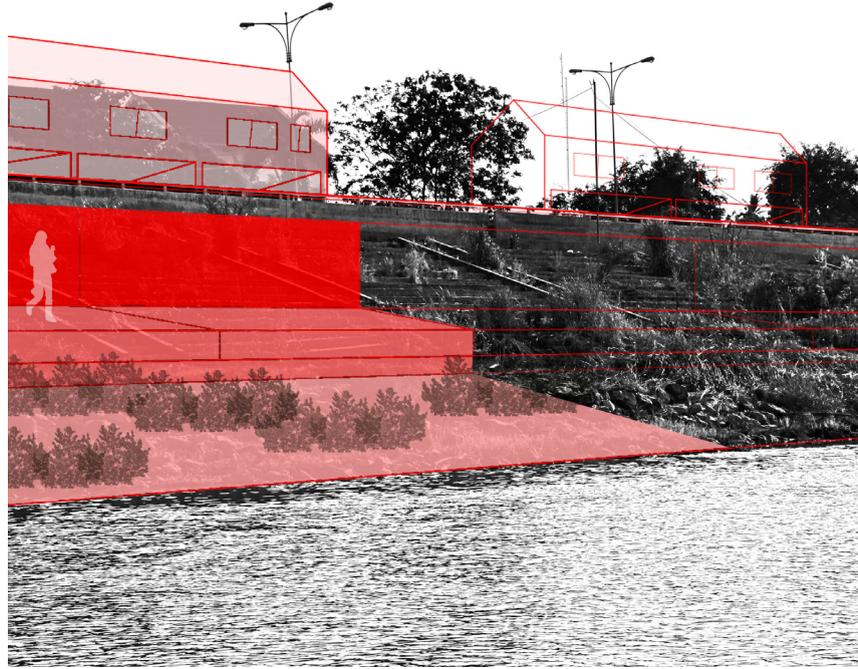
RIVER  
PARKS



SUSTAINABLE  
DRAINAGE  
ALTERNATIVES



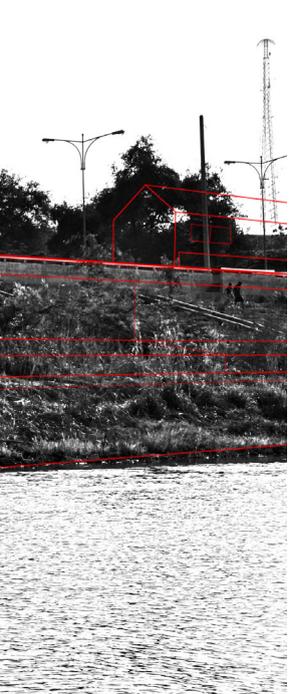
GREEN  
ROOFS



RIVER PARK

# flooding design responses





PERMEABLE PAVING

Environmental challenges such as flooding can provide an opportunity to strengthen connections and collaboration between community and city networks. Environmentally centred infrastructure projects, such as sustainable drainage and river parks, often engage public/shared space within and between communities. Whilst this increases the complexity of implementation, it also presents opportunity for collaboration which has additional benefits. The regional nature of flooding problems and the complexity of necessary engagement by multiple actor groups prompts opportunity for

dialogue and increased awareness between small-scale community level infrastructure projects with larger scale city and regional level infrastructure plans. This necessary interfacing allows district and city level officials to become more aware of issues arising in the communities that they serve, whilst simultaneously raising awareness among community leaders and project participants of the impact and implications that their own actions have on the surrounding context and beyond. Raising awareness at the local and city-wide scales respectively can foster a greater sense of accountability and shared responsibilities for improving health and well-being.



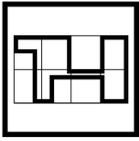
**overcrowding**



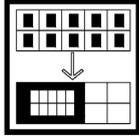


For the following design response to overcrowding focus on the relationship between alternative strategies of density, building typologies and land use.

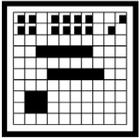
**Rising land values, surrounding mega developments and city growth are pushing the urban poor outside of the city, to its informal edges.**



INCREMENTAL HOUSING



OPTIMIZATION OF LAND VALUE



VARIABLE DENSITY APPROACHES



COMMUNITY SAVINGS

10 years

5 years

1 year



# overcrowding design responses





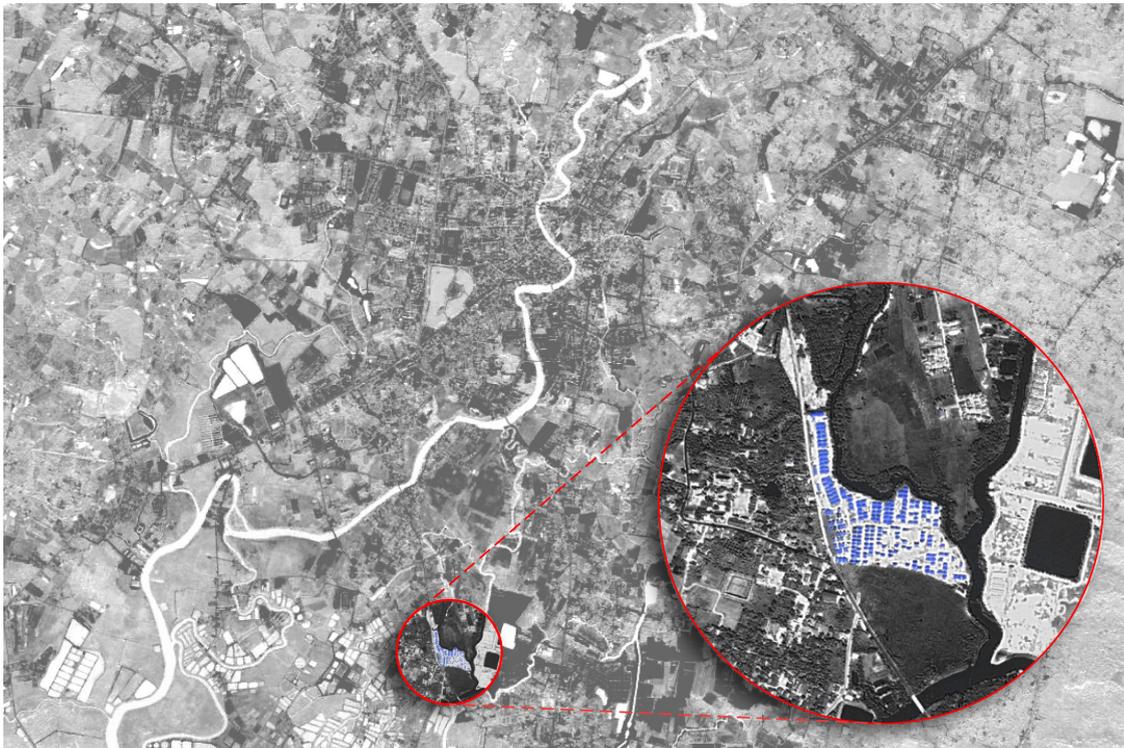
### Addressing cross-cutting issues:

- Standardised Accommodation
- Land Scarcity
- Urban Layout and Public Space

Creating neighbourhoods within a city context of rising density and escalating land value requires dynamic design and planning. Thinking creatively and flexibly about density can yield increased value from standard plots of land as well as provide the opportunity to take advantage of less conventional and more affordable land use types. For example, mixed density and diverse typologies can provide more multi-dimensional communities, allowing for community networks of savings groups to expand the community incrementally over time, as opposed to single family detached houses that may only allow for slight alterations over time. Additionally, collaboration between community networks and CODI's government networks to develop innovative strategy alternatives can prompt policy and zoning changes.



live lihood



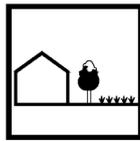


For the following design response to livelihood we look at different spatial arrangements for community activities and social enterprise and their relationship to strengthening communities after completing the Baan Mankong programme.

**Current social enterprise activities in communities are small-scale and fragmented and lack space to expand.**



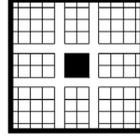
COMMUNITY SAVINGS



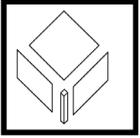
URBAN AGRICULTURE



CREATING SPACE FROM IMPOSED INFRASTRUCTURE



PUBLIC SPACE AS A MULTI-BENEFICIAL TYPOLOGY



MICRO-PRODUCTION OF PRECAST SYSTEMS



FUNCTIONAL PUBLIC SPACE FOR DENSE AREAS

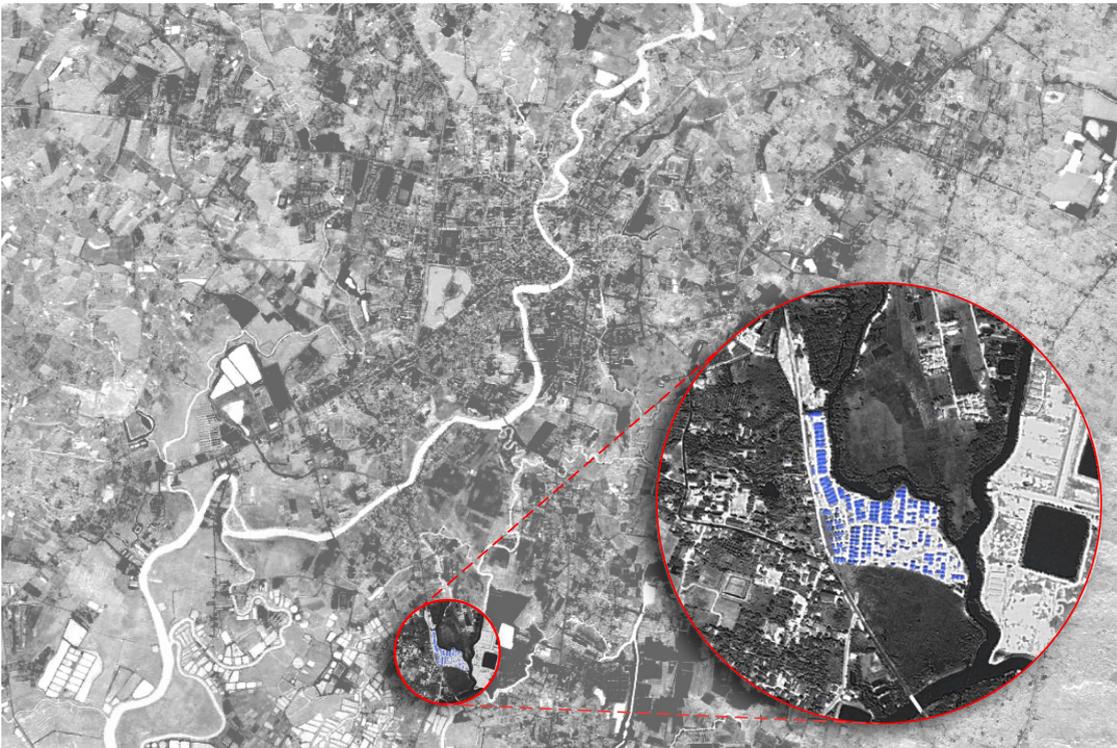


INTEGRATED LIVELIHOOD SPACES

MULTI-THREAD  
MULTI-BENEFIT  
COMMUNITY SPACE



# livelihood design responses

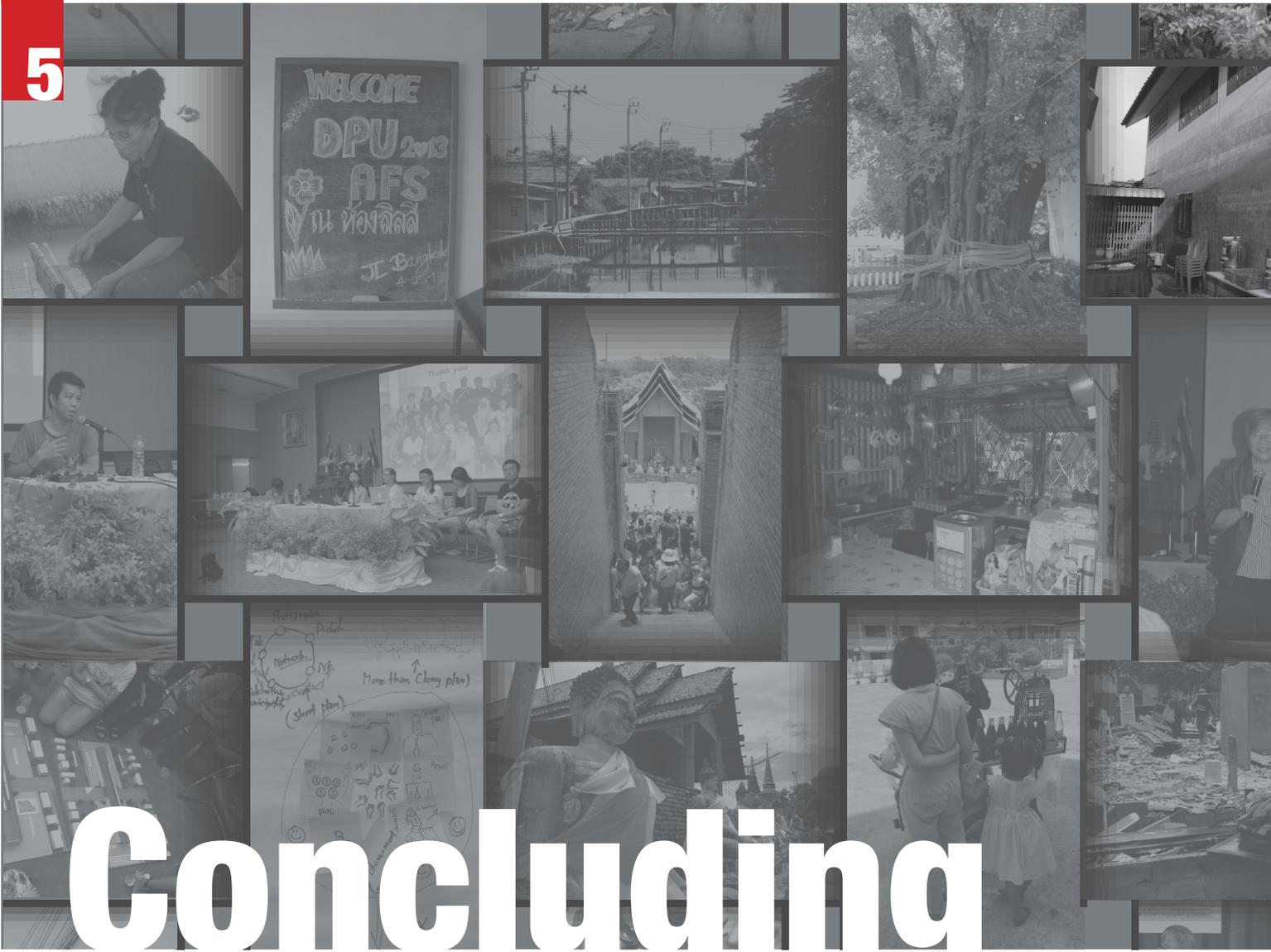




### Addressing cross-cutting issues:

- Maintaining Community Momentum post BMK programme
- Urban Layout and Public Space

**M**agnifying livelihood activities that already exist is an important part of building communities and should be incorporated into the design and planning processes of the community. It is possible to use the abstract space of the strong networks and community activities to weave multiple layers, functions and uses into the real space of the community, generating new opportunities and potential. Livelihood activities can be clustered for more efficient use of available land by reconfiguring spaces within the single family home, creating shared spaces between multiple families or by creating communal, multi-purpose spaces. Combining the design and planning of livelihoods in conjunction with housing can sustain and improve community cohesion beyond the completion of the Baan Mankong programme.



# Concluding remarks



This section introduces a reflective element reviewing the issues we have explored in the field and the proposed strategies. It also considers the link between what we have been studying and what we practised in the field. The section concludes with a discussion on possible futures for urban development in Thailand and considers how existing transformative potential could be enhanced citywide through the concept of weaving urbanism.

**A**s stated in the outset, this report is a comprehensive manifestation of BUDD students' field trip experience in which a group of 16 went to visit Thailand, worked alongside CODI, and evaluated the processes of its unique nationwide housing programme, Baan Mankong. With transformation at the city scale as the main focus, we looked at five different sites and proposed strategic ideas on how to bring about city and nationwide transformation.

Through the research prior to and during the fieldtrip it became increasingly apparent that through BMK, CODI plays an important role in the urban affairs of Thailand. It facilitates low-income urban communities to mobilise towards positive change and allows them to be heard and recognised by other stakeholders. Nevertheless, despite its transformative potential, its sole focus on housing and community level limits BMK to scale up the transformative effect it generates to the greater scale. While strengthening and creating new viable tactics to address certain components of urban life the programme falls short in intertwining those tactics with larger city processes important for stitching together its overall fabric.

Utilising the concept of 'weaving urbanism' provides a framework for action, allowing for the interlacing of interventions to address cross-cutting issues and as such allow transformative effects to be projected city-wide. As for the specific strategies we proposed, all three tackle certain components with respect to scale and complex relationships, resulting in more than just housing. All strategies take into account relevant stakeholders as well as positive outcomes the BMK has achieved to date, while aiming to go beyond those, providing potentials for delivering wider transformative effect.

### **Linking learning and practice:**

The experience of being in Thailand allowed us as BUDD students to re-evaluate our understanding of the process of formalising the informal. While in London we were taught about how not to romanticise the slum; in the field we witnessed the dangers of romanticising the 'formal', as this can influence people's aspirations and shape their values with unintended consequences.

What is next for Thailand?

The current vision for the development of Thailand, and Bangkok in particular, is tightly linked with increasing economic growth and global competitiveness. Large national

infrastructure projects and other mainstream development are turning the urban fabric of cities in Thailand into a battlefield. The urban fabric is torn apart by power struggle over the right to the city, rather than a space where symbiotic processes representing different interests can unfold. The question we are asking is how this vision aligns with the realities and future scenarios for Thailand. To what extent can CODI, as a governmental body, intervene and support those who are usually at the mercy of urban change?

The approach of weaving urbanism proposed in this paper emphasises the importance for Thailand to develop according to a coherent, multi-scalar approach addressing multiple contextual issues of the urban poor in relation with each other and wider urban processes. It builds on the proven potential of CODI, community networks, and other interested city stakeholders and addresses those componential threads of urban living that need to be woven into a cohesive urban tapestry.

For this final section, we are purely reflecting as people who have witnessed an extraordinary programme in a new part of the world. Our varying backgrounds and experiences have influenced our positionality, approaching analysis, reflections and conclusions about transformative potentials in sixteen different ways. How would the result have been different with sixteen different individuals?

Whilst this account is a truly collaborative and collective effort of sixteen individuals, the challenges of participation and consensus were deeply felt. Everyone has had their own individual thoughts and reflections throughout the process. It is here in the conclusion that we want to give voice to the individuals that composed this report, and to hear what they had to say about the process, their reflections on Bangkok, or their thoughts on what we have learnt in the BUDD class of 2012/13.

## CONCLUSION

"It was interesting at the same time how people were trying to show their value through the design of the houses which they built, such as blue roofs, or brick columns." – Anuar

"What is the ideal or principle objective in a community? Where is the poetic view of the territory? This view may be the only way that we can see what and who we really are. Is the public or common space not a better way to start to develop a community, rather than through housing programs alone? Should we first seek to understand our common values before personal goals?" – Cristian

"I am drawn to question to what extent the imagined city of development practitioner (gardener) and squatter community (whose priorities appear to be less future oriented) are fundamentally aligned and mutually compatible..." – Graham

"Walking around the communities yesterday, it was amazing to experience the closeness and cohesion that appeared to exist among the residents and their welcoming demeanour... This, together with the endless smells of delicious food, certainly revealed the "place-making" potential of the process being followed. But there are elements of the 'product' that had been forgotten..." – Kay

"And the question is that, in what ways and to what extent BMK programme needs to be changed?" – Jiawen

"where to find the best pad thai in Thailand among other things? by the way the answer to that question is Kaohsan Road....in a cart for 40 baht." – Aubrie

"The most important thing in planning is to have a deep understanding of local dynamics and thus, the existing condition should inform the new plans" (Chawanad Luansang) but in this real world it often happens that new plans are planned as if there was nothing there. – Andrea

"Spending time in the communities it became obvious that as much as you try not to affect the participants involved in a workshop or to allow everyone to have a say at a meeting it is close to inevitable to be an actor without influencing the outcome. " – Signe

"Why does "Thai culture" always come up when we talk about the enabling factors of Baan Mankong? Maybe we have more to learn from CODI and the communities than they have to learn from development practitioners..." – Julia

"Why do we insist on applying Turner to Baan Mankong? The program has been criticised at time for no longer being transformative, and now being too formulaic and government led...yet, I think we need a little more Baan Mankong in our governments than the other way around." – Rafeef

"Khaosarn road is disappointing; a schizophrenic wonderland offering all sorts of weird entertainments and leisure for tourists; a vomit of the materialistic culture. This setting is extremely detached from all those urban issues we have been reading before coming to Bangkok." – Anna

"In becoming a part of the formal system are people really being granted a "right to the city" or are they merely being taxed by the city? Are the lives of people really being transformed?" – Nathan

"Walking along the railway in Hua Hin, looking at the different use of spaces, I began to rethink the diversity meanings of space to people and their daily life...I really feel that this field trip helped me a lot to get deeper understanding of the diversity world." – Yang



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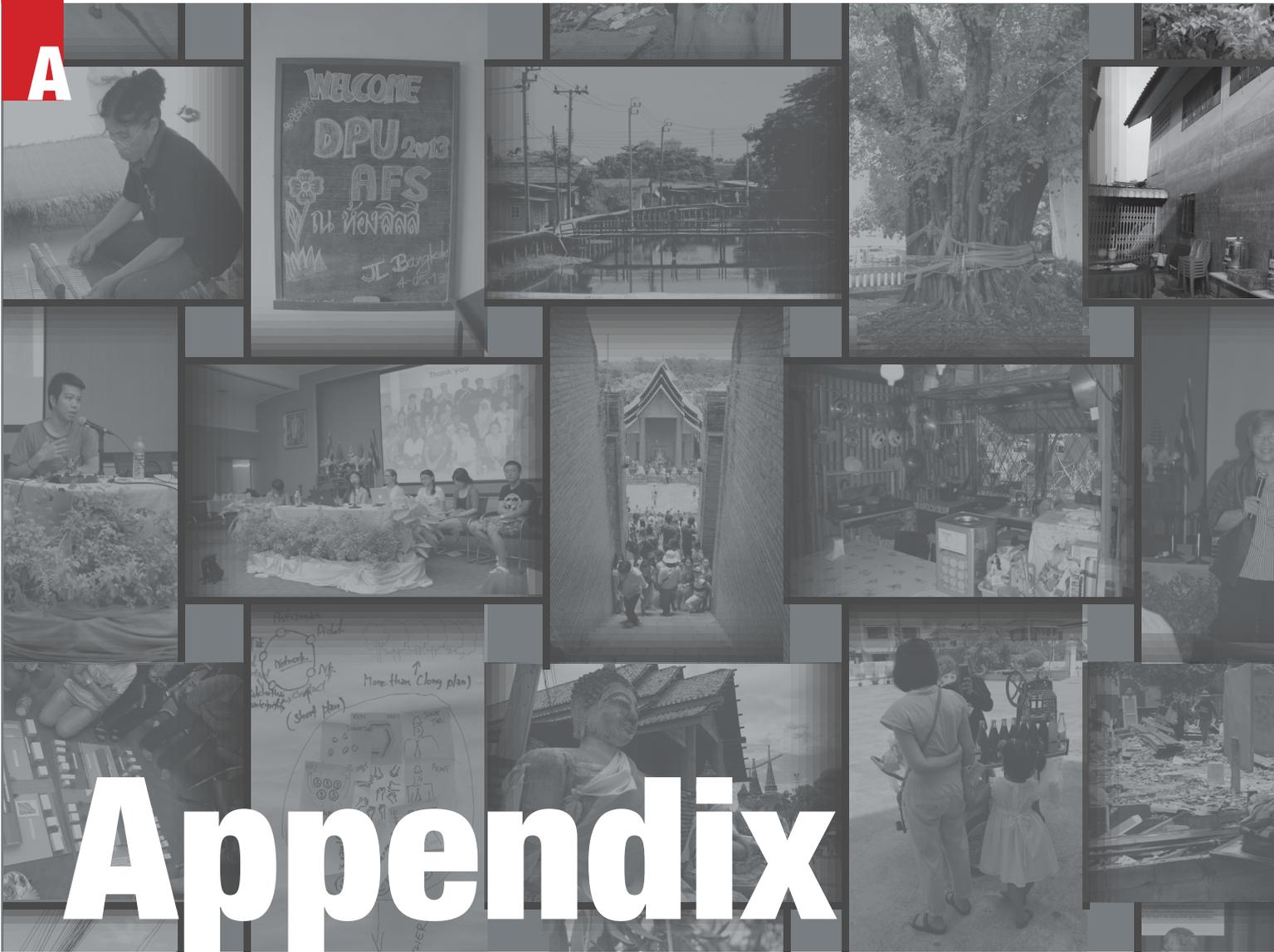
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# Appendix



These appendices elaborate on what we learnt and observed as part of our field preparation and site visits in Thailand.

Our preparation for the field trip included extensive background reading and attending lectures on various aspects of Baan Mankong and housing in Thailand. We attended four academic seminars and a panel session with Thai nationals and DPU alumni on urbanism in the Thai context. The speakers and lectures are listed below:

Diane Archer, “Change at city-wide scale: the Baan Mankong programme in Thailand”; Jonathan Riggs, “Urban and agrarian transitions and transformations in Thailand”; Ruth McLeod, “Housing and housing finance in Bangkok”; and Caren Levy, David Satterthwaite, and Julio Davila, “The challenge of citywide transformation: Baan Mankong, an international perspective”.

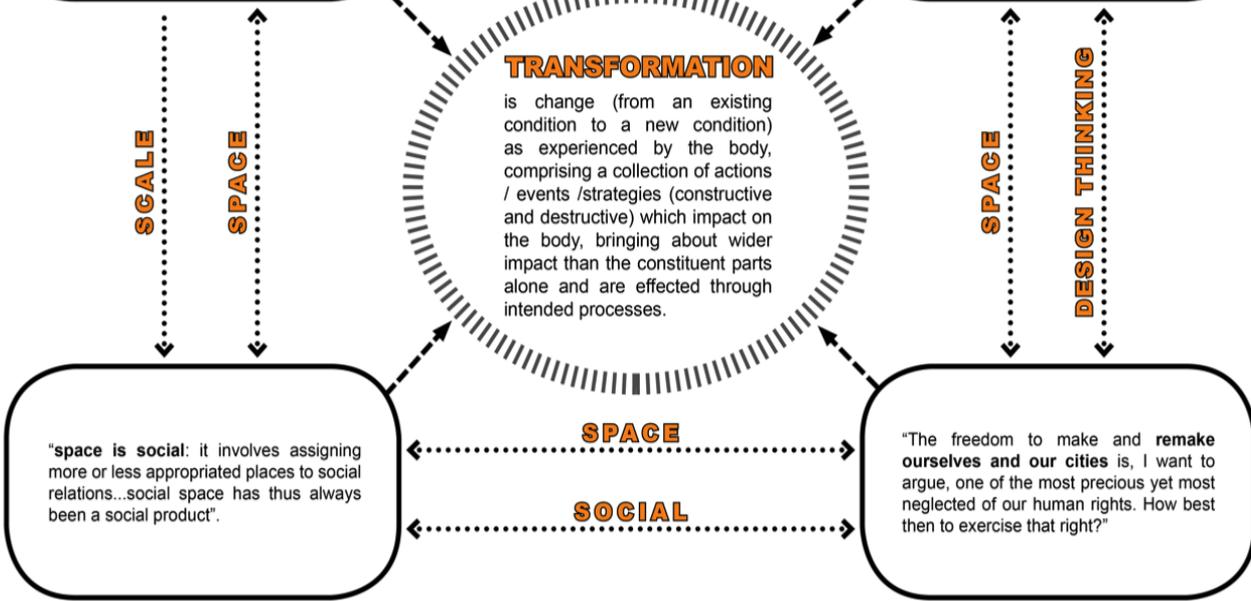
Our preparation also included two seminars on field techniques tools for engagement with Caroline Newton, Cassidy Johnson, and William Hunter. These sessions gave advice and a range of methods for engaging people in the field and doing productive group work, and included various exercises to practice with.

**Heidegger**  
(1954) Building Dwelling Thinking

Heidegger theorises that sense of place; belonging; tradition; culture and identity are underpinned through the relationship between **body and space** as provided for by 'building'. A building is what allows for a sense of place in which dwelling occurs. Building as dwelling serves more than functional needs and is not merely a problem of providing shelter and housing.

**Venturi, Scott Brown, Izenor**  
(1972) Learning from Las Vegas

Venturi states that by constructing space, and more precisely, by situating material objects in space, which shape it and dialog with the human body, **architecture makes possible for meaning to emerge from the spatial experience.**



**Lefebvre**  
(2009) State, Space, World

"space is social: it involves assigning more or less appropriated places to social relations...social space has thus always been a social product".

**Harvey**  
(2012) Rebel Cities

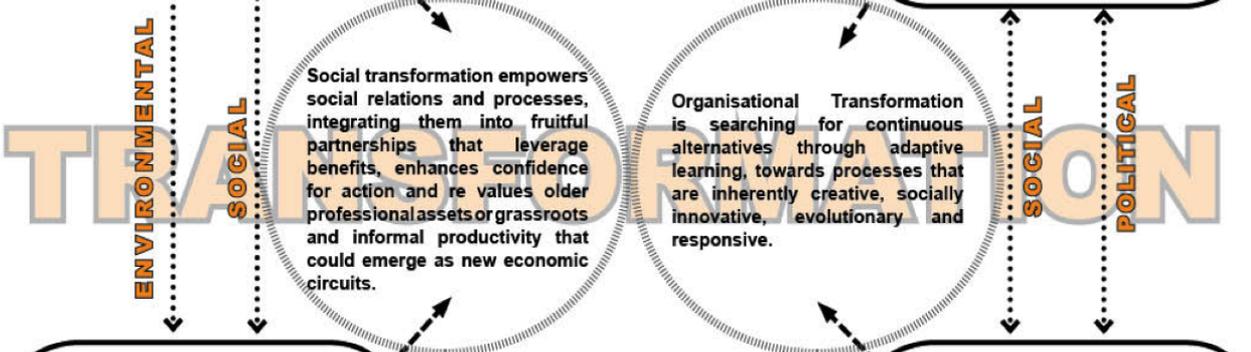
"The freedom to make and **remake ourselves and our cities** is, I want to argue, one of the most precious yet most neglected of our human rights. How best then to exercise that right?"

**Harvey, Marcuse**  
Right to the City

What right? → Right on a higher moral plane that demands a better system in which the potential benefits of urban life can be fully and entirely realized.  
What city? → Not the right to the existing city that is demanded, but the right to a future city.  
Right to produce the city as well as enjoy it

**Mitlin, Bovaird, Marshall**  
Co-production

"the use of co-productive strategies by citizen groups and social movement organizations to enable individual members and their associations to secure effective relations with state institutions that address both immediate basic needs and enable them to negotiate for greater benefits." (Mitlin, 2008)  
"...the fundamental point is that without active citizen participation the capacity of government to provide public goods and services is severely compromised."(30) (Marshall, 2004)  
"...need to reconceptualize service provision as a process of social construction in which actors in self-organizing systems negotiate rules, norms and institutional frameworks rather than taking the rules as given." (Bovaird, 2007)



"Plurality of meaning...Unity of form and content...There is no form without content. No content without form."  
→ "It has mental and social existence... Double existence"  
The city is "associated with the logic of form and with the dialectic of content (with the differences and contradictions of content)"

**Lefebvre**  
Writings on Cities - On Urban Form

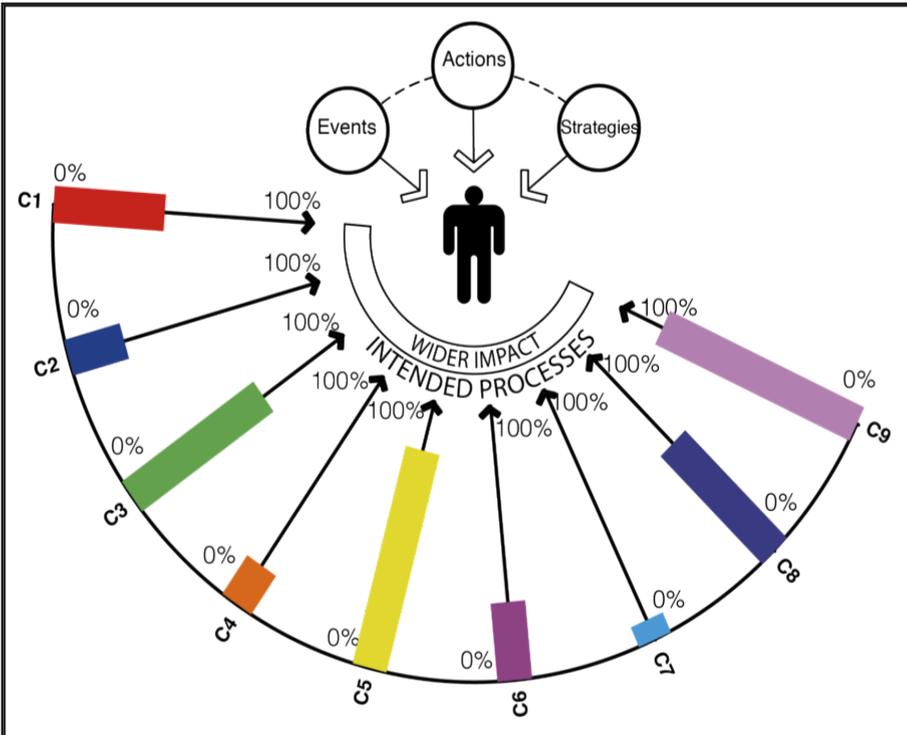
Emphasis on system change.  
Emphasis on organization, procedures, nexus, rhizome metaphysical change.  
Coalition through dissensus.  
Room for maneuver.

**Friedman, Chia, Miessen, Hellier**  
Transformation Thought

## London-based methodology

### Actor details

<p><b>National Union of Low Income Community – NULICO</b> NULICO - a new institution that rose along BMK programme. Provides technical skills support and financial advise for the urban poor communities. NULICO payed a significant role in establishing Community Development Fund at the municipal level, which serves as a revolving fund for communities and, therefore, as an emergency resource generate in case if CODI collapse or bankrupts.</p>
<p><b>Community Development Fund - CDF</b> “It is a mechanism that enables urban poor organizations to tap into resources directly by building up their own capacities and allows communities to decide and design various development activities.” (source: <a href="http://www.unhabitat.org/pmss/listItemDetails.aspx?publicationID=2782">http://www.unhabitat.org/pmss/listItemDetails.aspx?publicationID=2782</a>)</p>
<p><b>Asian Coalition for Housing Rights – ACHR</b> “The Asian Coalition for Housing Rights is a regional network of grassroots community organizations, NGO's and professionals actively involved with urban poor development processes in Asian cities.” (source: <a href="http://www.achr.net">http://www.achr.net</a>)</p>
<p><b>Community Architects Network CAN</b> Network of community architects founded as a project by ACHR to give young architects and professionals an opportunity to get experience in working with communities.</p>
<p><b>Slum Dwellers International – SDI</b> “Shack/Slum Dwellers International (SDI) is a network of community-based organizations of the urban poor in 33 countries in Africa, Asia, and Latin America.” (source: <a href="http://www.sdinet.org/about-what-we-do/">http://www.sdinet.org/about-what-we-do/</a>)</p>
<p><b>Asian Development Bank - ADB</b> Collaboration between many different professions who assist with loans, grants, policy dialogue, technical assistance and equity investments towards projects that can help eliminate poverty in Asia and the Pacific.</p>
<p><b>World Bank – WB</b> Partnership between IBRD and IDA – aimed at reducing poverty by providing financial products and services, knowledge and learning services, supporting global public goods in middle income and poor countries.</p>
<p><b>Ministry of Social Development and Human Security – MSDHS</b> “Its operation aim to encourage and develop quality of life, social security, family and communication institutes(...).” (Source: <a href="http://www.m-society.go.th/en/content_detail.php?pageid=223">http://www.m-society.go.th/en/content_detail.php?pageid=223</a>)</p>
<p><b>National Housing Authority NHA</b> “The National Housing Authority (NHA) is a state enterprise attached to the Ministry of Social Development and Human Security. (...) with the objectives to provide housing for low and middle income earners (...).” (source: <a href="http://eng.nha.co.th/main.php?filename=background">http://eng.nha.co.th/main.php?filename=background</a>)</p>
<p><b>Community Organisation Development Institute - CODI</b> Established by the Urban Community Development Office and the Rural Development Fund “CODI is a public organization with a goal to build a strong societal base using the collective power of civil groups and community organizations.” (source: <a href="http://www.codi.or.th/housing/aboutCODI.html">http://www.codi.or.th/housing/aboutCODI.html</a>)</p>
<p><b>Asian Coalition for Community Actors – ACCA</b> ACCA is a program under ACHR supporting citywide upgrading activities such as housing, infrastructure and small upgrading projects in Asian countries. If we have ACCA as an actor we should also have Baan Mankong, do we want that?</p>
<p><b>National Economic and Social Development Board</b> Responsibilities include providing recommendations on national economic and social development and to collaborate with concerned agencies and state enterprises.</p>
<p><b>Crown Property Bureau</b> Are responsible for managing royal assets and property as well as supporting activities for the benefit of Thai society.</p>
<p><b>Bangkok Metropolitan Administration - BMA</b> Responsibilities are to formulate and implement policies.</p>
<p><b>Local Builders Network – LBN</b> CODI alternative to construction management companies, use the network for consulting on prices, methods, etc, and for monitoring projects they get builders who aren't on that particular project for objectivity.</p>
<p><b>City-level Committees</b> City Level Committee- city wide communication platform that evolved through NULICO activity. Committee is comprised of the most relevant city stakeholders including public and private sector representatives, local authority and community representative. The platform mainly negotiates interests of each stakeholder and consult on urban development rather than undertake decisions in relation to problems related.</p>

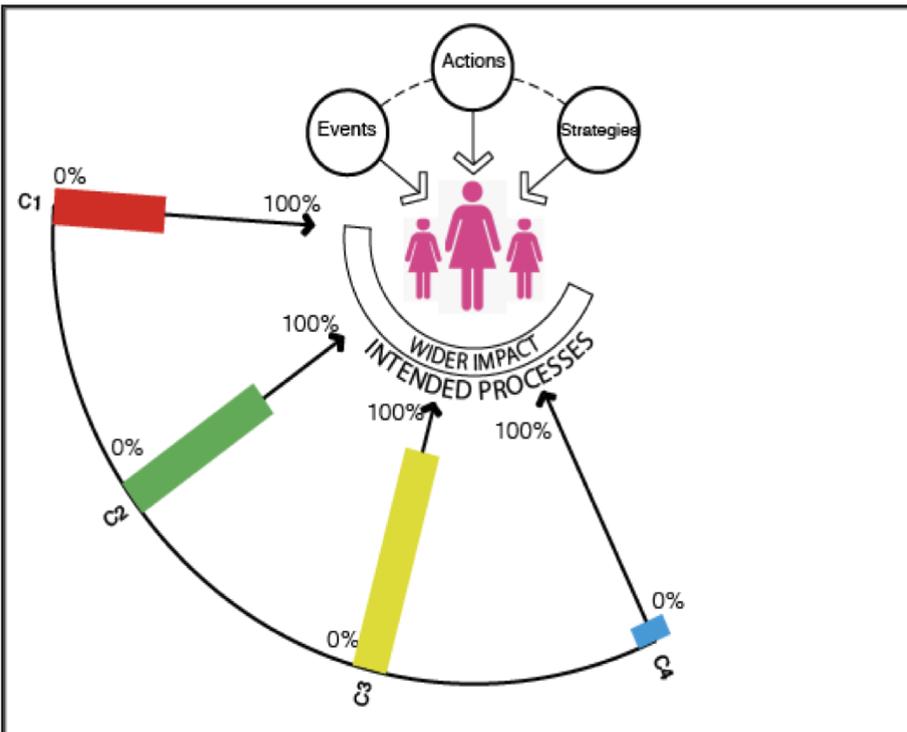


Transformation is **change** (from an existing condition to a new condition) as experienced by the body, comprising a collection of actions / events / strategies (constructive and destructive) which **impact on the body**, bringing about **wider impact** than the constituent parts alone and are effected through **intended processes**.

The following **criteria** are to be used in our assessment:

- C1** Increasing **social cohesion**
- C2** Developing a **sense of belonging**
- C3** Building **livelihood conditions**
- C4** Active **community involvement** in the process
- C5** Building **sense of security** (land)
- C6** Developing a range of **further opportunities**
- C7** Demonstrates **scalability** (not simply repeatability)
- C8** Facilitates **urban alchemy** in the built environment
- C9** Promotes **metabolic network** development (is symbiotic - constructive and destructive)
- C10** Aligns with **appropriate spatial configurations**
- C11** **Resists and protects** the subjects (body) from external forces & threats.

**our analytical approach** relies on tools which position the subject (communities) as the lens through which our appraisal and analysis is conducted (ie: avoiding subjective analysis by the development practitioner).



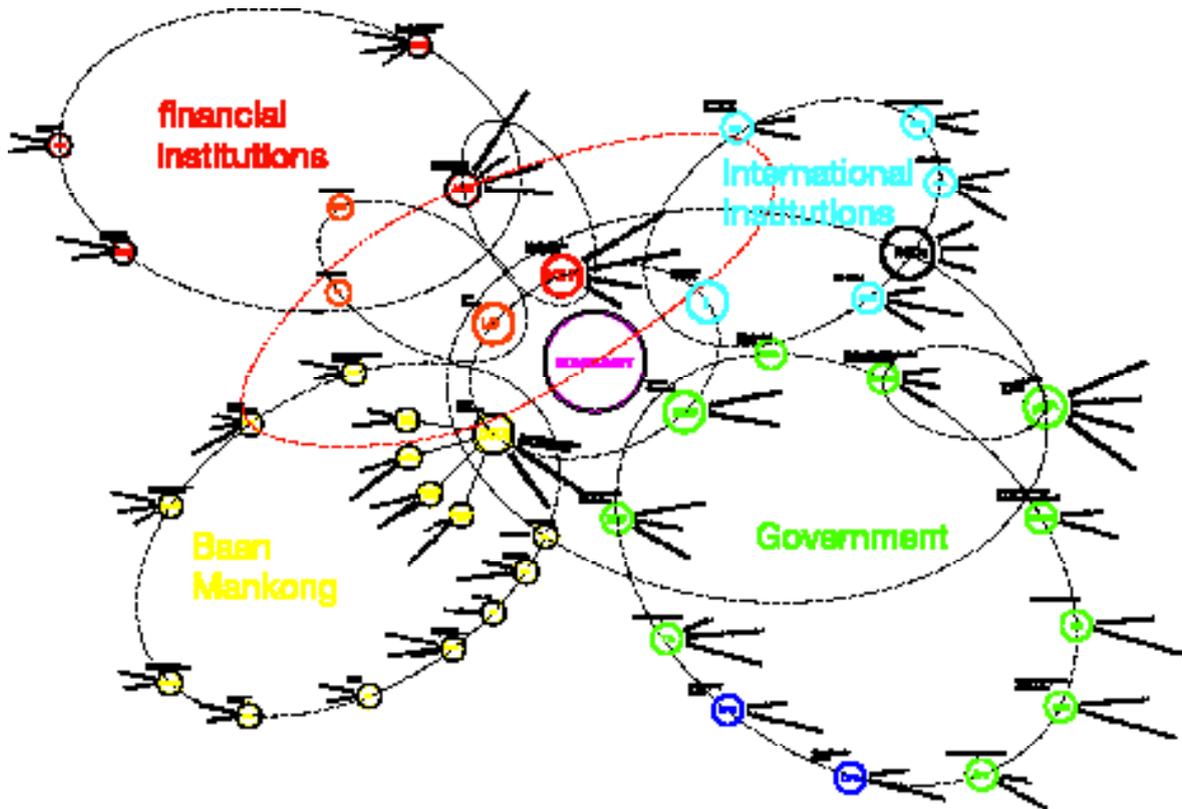
### SOCIAL TRANSFORMATION

Social transformation empowers social relations and processes, integrating them into fruitful partnerships that leverage benefits, enhances confidence for action and re values older professional assets or grassroots and informal productivity that could emerge as new economic circuits.

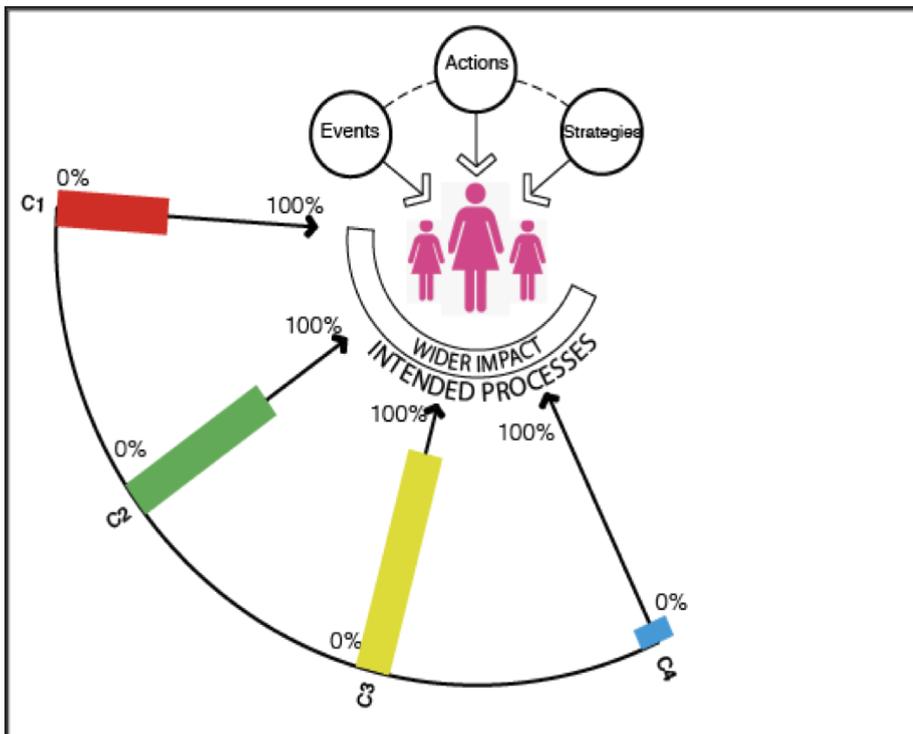
The following **criteria** are to be used in our assessment:

- C1** Shift is up/down (between institutions), out (to other communities) and within (strengthening existing bonds and networks) as a scalable approach
- C2** People are always in the centre; Their needs and well-being is the focus for transformative solutions that are tested against "people/poverty alleviation risks" (against the real issue (constituent part) to be resolved).
- C3** Demographic variety and differences are respected
- C4** Collective agency/action emphasis

**our analytical approach** relies on tools which position the subject (communities) as the lens through which our appraisal and analysis is conducted (ie: avoiding subjective analysis by the development practitioner).



Actor Map, Analytical framework, transformation definitions and criteria developed pre-field trip.



**ORGANISATIONAL TRANSFORMATION**

Social transformation empowers social Organizational Transformation is searching for continuous alternatives through adaptive learning, towards processes that are inherently creative, socially innovative, evolutionary and responsive.

The following **criteria** are to be used in our assessment:

- C1** Governance structures that empower and enable participatory, holistic, and action orientated approaches towards collective and humanistic in nature.
- C2** Structures (composition, procedures, power relations) are Adaptive, Flexible and transparent.
- C3** Actor involvement that is trans-disciplinary, connected, inclusive of the quiet leaders towards symbiotic benefits
- C4** Momentum maintained

**our analytical approach** relies on tools which position the subject (communities) as the lens through which our appraisal and analysis is conducted (ie: avoiding subjective analysis by the development practitioner).

## Introduction CODI and Baan Mankong: Ms. Thipparat Nopladarom (CODI) – 29/4



**C**ODI is a public organisation that operates under Ministry of Social and Development and Human Security. The organisation came about as a result of UCDF and RDF (rural development fund) merging into one body in 2000. The main purpose of CODI is to support and assist urban poor communities organisations and their networks in development processes. Financial help, coordination and building cooperation are among CODI's main focuses while organisation's major ethos is to make people project owners rather than mere recipients.

In 2003 CODI has developed a programme for secure housing and land tenure called Baan Mankong. The financial tool that drives CODI and BMK is based on the governmental subsidy that is used to carry out city wide survey, administration, community support and capacity building and housing. The organisation is also responsible for bringing communities, municipalities and other development agencies together

er to conduct collective search for suitable solutions (on-site settlement, land sharing, re-blocking, resettlement). Loans allocated by CODI to the communities of urban poor mainly goes to further construction of houses beyond the governmental grand standards and partially to sustain a revolving City Development Fund. Certain conditions applied to the communities who claim for CODI's loan, amongst those : substantial level of organisation, existing savings group and a comprehensive survey of its members. The loan must be paid off over 15 years on the 4% of interest rate.

In the context of Thailand where 70-80% of the poor people cannot afford housing on the market, CODI plays a unique role in providing a flexible 'access' tool to 'affordable' dwelling. Nevertheless, with 6.5 million people living in the squatter/informal settlements across the country, CODI only achieves the social need to a certain extent.

Thus, although CODI is involved into city affairs and has a potential to influence the policy towards more people centered orientation it is a long term process. One of the main burdens for CODI to scale up is limited budget. Requesting for larger subsidies from the government however means that people from communities would have to save more money themselves respectively.



## Introduction Thailand, Bangkok and Urban Community: Dr.Wijitbussaba Marome (Ann) and Dr.Supitcha Tovivich (Nong) - 29/4



onomically driven, encouraging large transport infrastructure development, however it does focus on preservation of green areas within city areas. Planning for open spaces and public space infrastructure has not always been in place as the land use has always been quite fixed.

The most recent revision of Bangkok comprehensive plan promotes development of a knowledge economy, social network, national resources and environmental sustainability and it is rigid for 12 years. Located in an advantageous location and In the light of ASEAN region boosting growth current vision for Thailand's is to become a global city, capable to face global competition.

Problems to date include lack of understanding of urban ecology and the patterns of urbanisation (e.g immigration). The most distinctive and problematic aspects of a national development plan is that it represents a land use plan unlike planning practice from across the world where land use plan is an element of an overall development plan. Also, one of the oppressing constraints is in fact that the national development plan does not differentiate a city development vision, this in turn is accompanied by a decreasing trend in participation mechanisms what hits the hardest on the urban poor dwellers and their needs.

**H**istorically the relationship between the National development plan and city development plan was purely infrastructure-led with and economic focused. Over time, however, Thailand's national development plan has started emphasising social development while city development was still very much economic growth orientated. 6th National Development Plan has started promoting the global economic standards and standards of general living conditions. later in 2000, Thailand has adopted a comprehensive plan with a strong emphasis as always on economy but also social proliferation this time promoting participation and considering environmental issues.

Although Litchfield plan can be criticised for being too eco-

## Housing Finance: Mr. Kittipatpongpiboon – 30/4



The Government Housing Bank is at once a bank and a real estate developer. It provides low and middle income housing finance. Nevertheless, for most of the life of GHB there have been too few deposits to do anything but a few government housing projects, leaving nothing available for private development, which would have used short term loans secured by the land to finance the development.

There are three types of mortgages: those with a fixed interest rate, those with an adjustable interest rate, and those with a variable interest rate. The last kind is the currently adopted type in Thailand, making it easier for people to buy a house, but also easier for banks to repossess.

Thailand is blessed with one of the best land title registration systems in the world, called Torrenc. This is a very important element of a healthy housing system. In other countries, such as India, where the land title registration system is expensive and clumsy, it is too often too difficult for low-income or inexperienced people to register land and claim the full benefits of a formal land title system.

Khun Kittipatpongpiboon sees similarities between the housing market crash in the US and parts of Europe and the housing market crash in Thailand during the 1990s. During the Thai housing crisis, mortgage lenders and private developers failed, but since they owned the land, they were the owners of the land unless the borrowers had paid in full. Therefore the borrowers lost all their equity, not being able to claim the part of the mortgage they had already paid off. After the housing crisis, Thailand copied the United States securitisation system, re-

quiring mobilisation of funds from the capital market, which was not very developed in Thailand at the time. The differences between Thailand and the United States are vast, so copying the securitisation system was a big leap of faith.

The Baan Eur Arthorn Housing Programme is a public housing programme targeted towards the poor. However, its focus is on production of houses, not the users' ability to pay for them. This programme is on its last leg as there have been too many defaults for it to be viable.

Knowledge from CODI's experience sheds light onto the problems of Baan Eur Arthorn. Borrowers should be required to save before taking a loan. Unlike BEA, CODI's overhead costs are very low (they are passed on to the borrowers), so it can afford to lend at lower interest rates. As a result, CODI's non-performing loans are very rare. To sum up, in Khun Kittipatpongpiboon's view, CODI's success exists thanks to three factors: the efficient land title registration system, the government bank supporting the loans to BMK, and, crucially, people bearing the overhead costs of lending (or in other words, the people are the main actors).

Khun Kittipatpongpiboon sees CODI's biggest challenge in the amount of funds it can mobilise. "Cheap" money (such as the kind CODI lends to BMK users) is rare, and it only exists because it comes from taxation. If more cheap money were available to CODI, it could expand the programme. Unfortunately, CODI can't sell their way of working, because it is non-profit, and if it operated in ways that would interest other sources of funding, it would not have the same efficiency and success.

The financial strategies he sees to sustain CODI are: to increase the interest rate in order to satisfy the loan backers; and get more money allocated from the government. The second option is tricky because urban voters are a minority in Thailand. However, the first option is compromised because high interest rates, especially for the poor, are not compatible with Thai culture. As an alternative, real estate developers could be incentivised with bonus FAR (floor-area ratio) to build below market rate for low-income households. Micro finance (as understood internationally) is not a real option in Thailand.

## Community Architects Network in Thailand and Asia: Mr. Chawanad Luansang (ACHR) – 1/5



in the philosophy of CODI and is echoed by Hamdi (1997), who suggests that people always know better than experts, that the best solutions always derive from grassroots, that power is always exercised more equitably by communities and that projects are always more efficient if they are designed, implemented and managed by community-based organisations.

Chawanad poetically describes the role of community architect as that of a ‘gardener’ who facilitates, nurtures and weaves together the collective community vision such that communities become the central subjects of the process. His invitation to these communities is to “be brave to dream”.

An example of Baan Mankong development which engages on a wider scale is presented. Beyond delivering housing, this project provides and maintains community resources for a larger neighbourhood context through the construction of a mosque and cemetery which is used by residents from outside the community. Physical and social boundaries between Baan Mankong communities and neighbouring regions often remain even after projects are completed and this project successfully negotiates a physical outcome which acts to dissolve these boundaries and integrate the community within the wider city landscape.

Since being established in 2010, Community Architects Network have sought primarily to design the process through which housing solutions can be developed and delivered.

The core elements which facilitate this approach are:

- Enabling community participation
- Training community builders
- Sharing knowledge / expertise (community, academia, institutional knowledge)

Chawanad reminds us that architectural practice is a universal process which is centered around working with people. These people at local level have gained wisdom and can see the solution. Consequentially, they are able to do more with less.

This is a people centered approach which resides centrally

## Community Builders Network in Thailand: Mr. Virat Treampongpan (CODI) – 1/5



This was a panel discussion with various community builders from various communities, including women. We learnt how the community builders are given craftsmanship and construction skills through Baan Mankong trainings. Only passion is needed to become a community builder because skills are developed through the trainings. Some of these individuals will do the actual building and others will manage and monitor the process to optimize results. Their skills are then utilized in other communities, not their own, to avoid corruption. They are also responsible for training the rest of the community. The Baan Mankong program wants people to learn how to build their own homes without contractors and in the end this keeps construction costs down. Contradictions emerge though because CODI's architects and engineers encourage people to utilize their local skills and building styles, yet people want generic concrete boxes with blue roofs to show they are no longer poor.

Becoming a community builder has also empowered women. Many never had any experience with construction but through these trainings they have learned to calculate construction costs and to draw and read technical drawings. One woman has taken her success and now teaches other people in her community. This is another good example of Baan Mankong's power to impart crucial and much needed social and hard skills to its participants.



“ The role of the architects is to **assimilate** technology, culture and the ideas of people who want to build, and from all this to create something new; it is a **continous** process ”

Chawanad Luansang



Image 1.3: The riverfront walkway is privately owned by the housing development, and open to the public during certain hours. It

## Reading the city scale - 27/4

Some students made an “informal” site visit the first full day in Thailand, under the guidance of Caroline Newton, to get into “reading Thailand cityscale”. This daytrip showed us some of the many faces of Bangkok: we traveled in a canal waterbus and river boat on the Chao Phraya, in taxis over Bangkok’s Memorial Bridge and iconic flyovers, and in the skytrain; we visited a Christian church, a Muslim mosque, and several Buddhist temple; we got lost in a maze of narrow alleyways and took in the monumental hotels on the Chao Phraya waterfront. This introduction to Bangkok helped us to understand, or perhaps to realise how little we understood of, the complexities and contradictions of this enigmatic city.



Image 1.3: The riverfront walkway is privately owned by the housing development, and open to the public during certain hours. It

## Pom Mahakan - 28/4

“Politics of Space” The first meeting with a Baan Mankong community was in Pom Mahakan, a settlement 230 years old established for important servants of the king, and under threat of eviction for the past 20 years. The community has used group savings to finance the rebuilding of six historic houses in the community, partly as a tactic to resist eviction by the BMA. The Pom Mahakan community has begun several enterprises that take advantage of its history, including a catering business, a Thai massage parlour, birdcage, ceramics, and gold artisanal work. The community leaders have used interesting tactics to preserve the community, including appealing to the king and staging a six-month resistance to national police. The meeting was with the community leader and a university professor. This well-studied community illustrates wider issues in Bangkok such as formal and informal land rights, public space and mega projects clashing with other land uses, and government institutions with opposite interests.



Image 1.3: The riverfront walkway is privately owned by the housing development, and open to the public during certain hours. It

## Baan Nang Lerng - 28/4

The issues in Baan Nang Lerng community foreshadowed some that we would experience later in our respective sites. At the old commercial heart of Bangkok, this community is feeling the pressures of a new railroad station that will result in some evictions but that will provide some convenience at the same time. This community also uses political tactics for preservation, such as public art with children releasing balloons with messages into the sky. The community also uses its local artistic talents for community enterprise, including a café and dance studio.

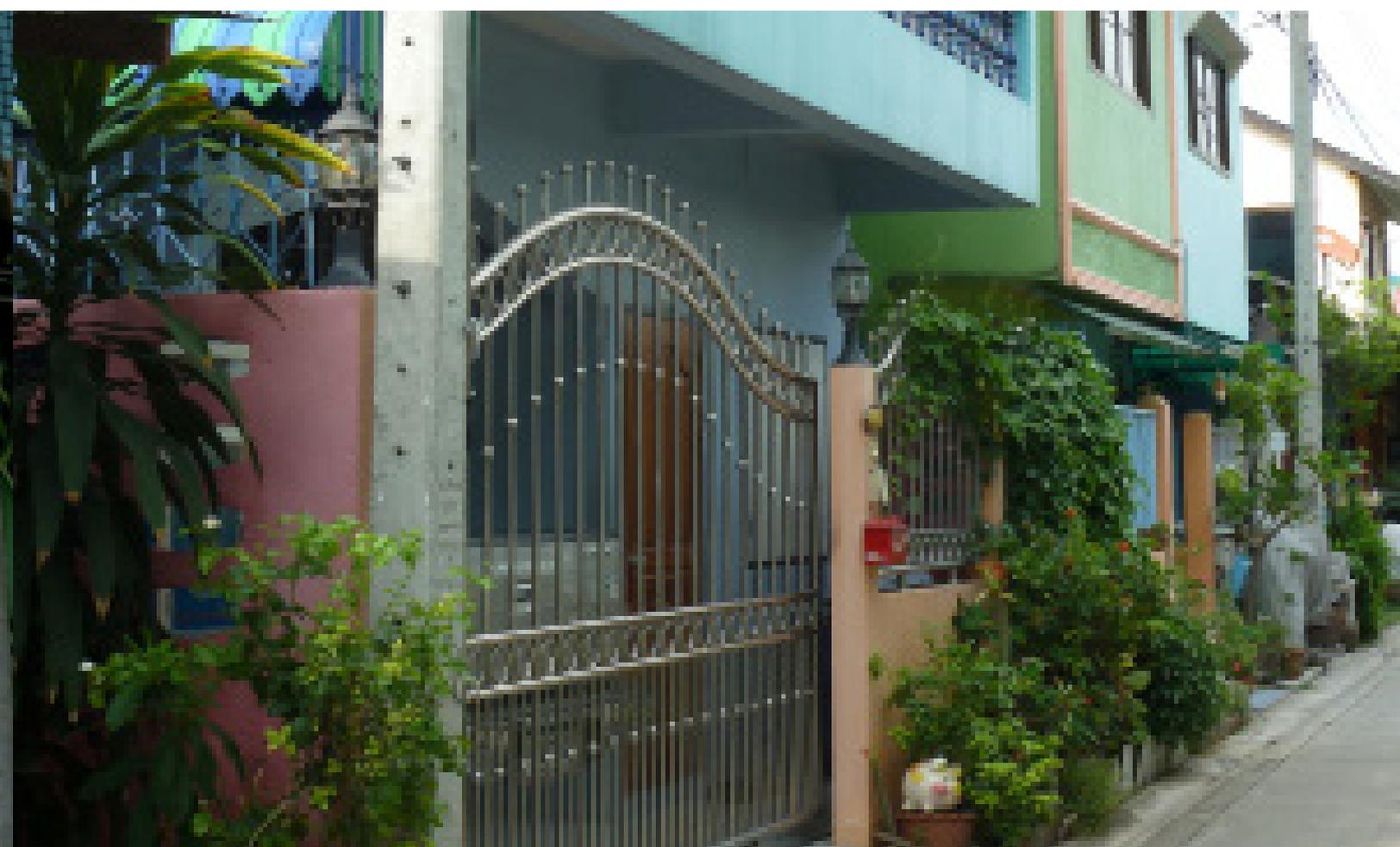


Image 1.3: The riverfront walkway is privately owned by the housing development, and open to the public during certain hours. It

## Chareonchai - 28/4

This community has gone through the BMKP in full, starting by negotiating with the previous landowner to purchase the land, allocating plots to families according to needs and income, and building all of the houses incrementally. Now that the houses have been rebuilt, the community keeps the collective momentum going through a recycling programme, a community garden, and community welfare savings. When they were recently threatened with eviction for a new highway, they were able to negotiate with the authorities to stay where they are.



Image 1.3: The riverfront walkway is privately owned by the housing development, and open to the public during certain hours. It

## **Bang Bua - 28/4**

Bang Bua is one of BMK's pilot projects and its story has been well documented by scholars inside and outside of Thailand. This canal-side community re-blocked and rebuilt and secured funding from the local authorities for necessary infrastructure, such as a sidewalk along the canal. Bang Bua's community designed and implemented plan has been incorporated into the district plan, illustrating how city planning does not have to be top-down, but instead can emerge from well organised and documented communities.



Image 1.3: The riverfront walkway is privately owned by the housing development, and open to the public during certain hours. It

## National Housing Authority - 30/4

The National Housing Authority is a housing provider agency under the Ministry of Social Development and Human Security. It provides subsidized housing for lower and upper middle-class individuals. Private developers usually carry out construction of these housing projects and there is an emphasis on quantity of units rather than quality. Large, plain high rises characterize the exterior space with oversized numbers providing the only differentiation between one building and the next. Inside units usually have just one-bedroom and a small, basic living room/kitchen/bathroom layout. Lack of knowledge as to who their market-base is for these units has led to rigid, inflexible spaces that do not respond to the needs of the consumers that require their product.





## **A4. Thailand Field Work**

### **Site 1: Bang Phlat**

**Nathan Mahaffey, Rafeef Abdelrazek and Andrea Cubides (BUDD);  
ZhuoSi Wu, Laura Heykoop, Ying-Yung Lo, Chia-Hua Chiang and  
Maya Malas (UDP)**

# Bang Phlat

## Diary

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Day 1 – 2.5.2013:

Meeting in Bang Phlat district office. District and CODI presentations followed by questions and answers between district representatives, CODI staff, community leaders and students.

Afternoon walking tours of Sahakorn Famai (1), Sa-nguan Sap Communities (2) and Klong Manaaw (3)

Day 2 – 3.5.2013:

Introduction and walking tours of Bowon Mont Khon (4) and Wat Ka-reu-ha-bodi Communities (5).

Lunch and community introduction and discussion in Pracha Samakki Community (6).

Day 3 – 6.5.2013:

Community workshops in Pracha Samakki Community (6).  
Community/house mapping and workshops

Day 4 – 7.5.2013:

Community workshops in Pracha Samakki Community (6).  
Community interviews, priority matrix and workshops



Images: Top: Bang Phlat panoramic view from District offices (2013 BUDD); Bottom Left: Wat Ka Ha Bodi Community evictions (2013 BUDD); Right: Mother and daughter from Sahakorn Famai Community (2013 BUDD)

# Bang Phlat

## Introduction / context



Bang Phlat is one of the 50 districts in the city of Bangkok with a growing economy and public transport development activity where transportation has been a 'catalyst for change':

- Canals (historic transport system, not present any more.)
- MRT - Blue Line
- Commuter Train – Red Line
- Expressway
- Bridges (Chao Phraya River)

These transport systems create linkages between the district and the greater Bangkok area. However the new developments adjacent to the new transport infrastructure appear to be disconnected from the local urban and social environments.

### District Sites:

- Consists of 47 urban poor communities
- 2 completed Baan Mankong Programs (2 communities)
- 9 communities involved in the city network

### Challenges:

Highly urbanized; increasing mega-infrastructure projects; pressures from real estate developers; major evictions; relocation of communities; rent and land value increase; overcrowding; less public space; fragmented planning of



the district; accessibility, communities physical disconnection by production of little clusters.

### Opportunities:

Urban development, new job opportunities, more public services, increase in land prices (for owners) enhanced mobility and connectivity with greater Bangkok and less traffic, possibility to work collaboratively with the Bang Phlat District Office, more cohesive communities through shared space.

### Community Strengths

- Active and well organized network both within the community and among communities in the district.
- Utilizing the network to deal with relocation.
- Playground areas and community centres are utilized by neighbouring communities.
- Proactive environmental awareness evidenced by community cleaning activities.

### Community Weakness

- Uninterested in joining the BMK program or the district networks unless under direct threat.
- Not forward-thinking.
- Not flexible in terms of housing options or interests (e.g. density)



Images: Top Centre: Community workshop: Mapping daily activities (2013 BUDD); Top right: Community workshop: Drawing your surroundings - present and future (2013 BUDD); Bottom: Workshop held with various communities at Pracha Samakkee (2013 BUDD)

# Bang Phlat

## Community briefing

Initial meetings with community



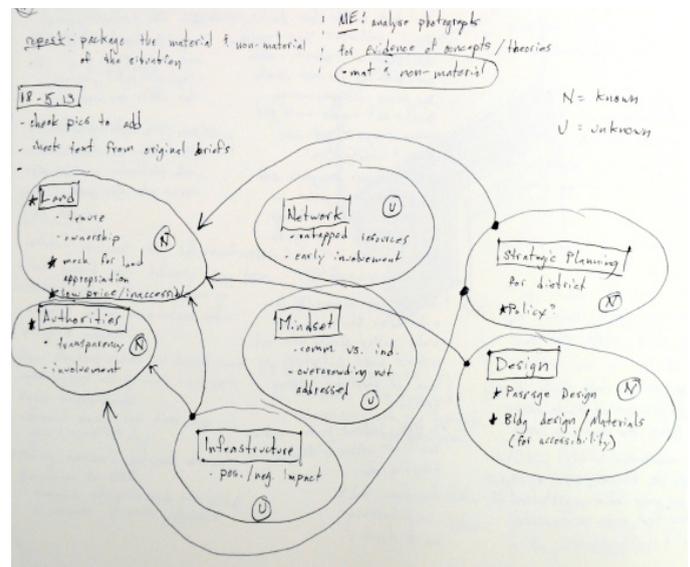
### COMMUNITY BRIEF CONCERNS:

- Mechanism for land appropriation at city-wide scale
- Strategic planning for future development of Bang Phlat District
- Collaboration with local authorities

### COMMUNITY PROPOSED SOLUTIONS:

- To find & buy low price lands - (inaccessible land)
- Passage design
- Building design that eases construction material passage
- New policy
- Encouraged by perceived recent attention from the district, which has a new administrative mayor.



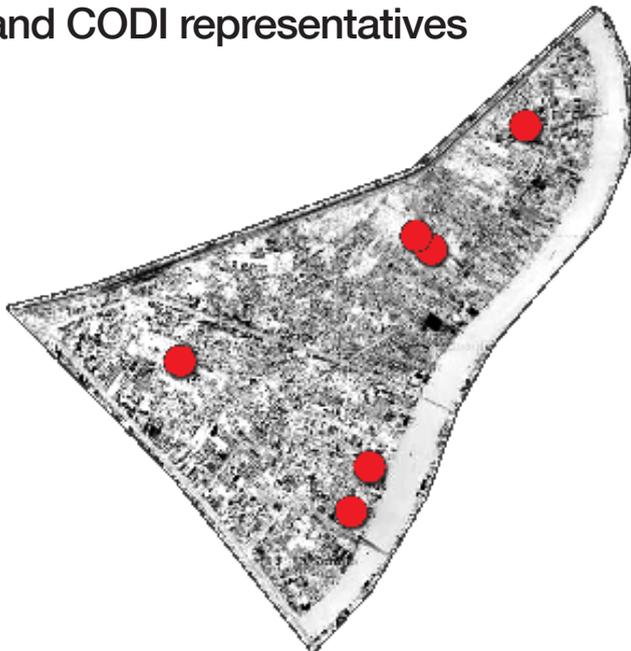


Images: Top: District Officer briefing at District Offices (2013 BUDD); Bottom Left: Community briefing at CODI (2013 BUDD); Bottom Right: Conceptual City structure mapping diagram (2013 BUDD)

# Bang Phlat

## Workshops

With community leaders / members and CODI representatives



**Methodology:** Taking into account the community's previous information and concerns, we set up different activities to deepen the understanding and feeling of its members around issues of land tenure and ownership.

### Activity 1: Mapping daily activities

Across large-scale map of district, the community marked locations of work, schooling, shopping, social & institutional interaction

#### Outcomes

Through this we were able to understand their daily lives relating to mobility, livelihood, education, social & organizational activities. Most of them do not leave the district or only rarely. All work in the district also & most do not have cars. Many travel via motorcycle, therefore are not affected on a daily basis by the major traffic issues affecting the district. It became clear that to move to a new location or outside of the district would be extremely difficult for many & would uproot them completely from their life activities.

### Activity 2: Drawing Your Surrounding Area: Present and Future

Both adults and children took place in this activity that involved drawing your current home and neighborhood, and then drawing how it would look in 15-20 years. This goal of this activity was to understand how the community perceives its current and future threats, and consequent outcomes. It was also a good way to communicate without words, and relying less on translation.

#### Outcomes

Images of Household and neighbourhood currently:

- Walking past condominiums on routes around (have

been built for 10 years)

- One lady rents in an apartment building, pays 5000 BHT per month rent. Moved there 15 years ago
- Predominantly people are living in low houses
- Facing eviction risk (expressway, hospital etc.)
- Trees, open space

### Future visions for the area/district

#### 1) Housing

- Big houses for rich people
- Common people in condominiums
- Low income people evicted – they will try to find a house in a different area close to Bangkok
- New land in Bang Phlat for community to move to – more beautiful, big road, big garden, space for whole family (low rise) to new land, very beautiful houses (low rise)
- Land prices increase – developers buy land and develop condominiums
- Existing BMK projects safe due to tenure security (own land)
- Land where market was sold to build condominiums
- Want to move to individual house (currently in condo)
- People evicted from areas around main roads
- Planning to get involved in BMK programme

#### 2) Environment

- Small trees in planters, instead of big trees
- Area has no big trees
- Not a lot of trees



### 3) Infrastructure

- Skytrain complete
- Government make new road to link sky train / roads
- Big roads for cars

### 4) Livelihoods

- Local people changing occupations – more towards the service industry for tourists – homestay, bars etc.

### 5) Social

- Strong community

### Findings

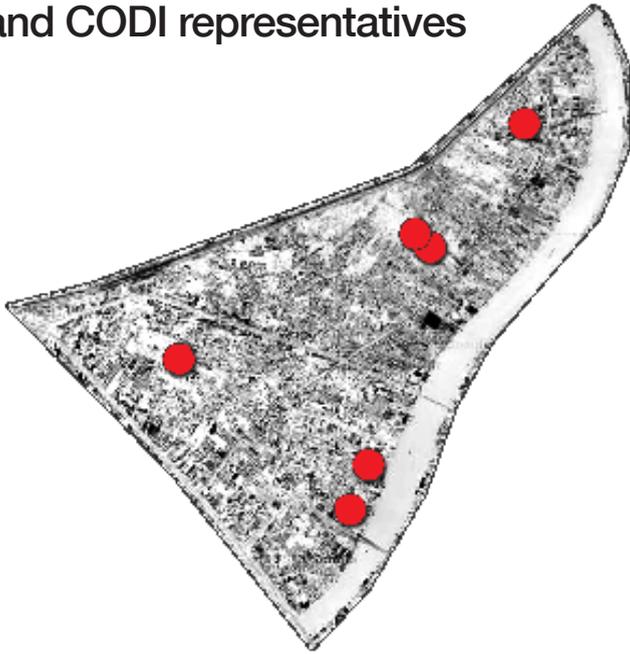
- There was a clear distinction between the adults and the children. Many of the children envision a different future focusing more on bigger buildings. Only a few imagined living in the same type of community.
- Clash of wanting low rise housing in future, but wanting to remain in the district following evictions
- See encroaching condos and traffic (roads only for motorcycles) and increasing overcrowding, yet all still strive for a single detached house in the same area. Some however saw better mobility through big roads and highways.
- Temple was a prominent theme: will remain there, and some strive to live on temple land.
- Skytrain seems more representative of the area (for locals) than King Rama IV Bridge (District official who don't live there).
- Green public space prominent (Garden).
- "Many department store" indicative of gentrification, yet they all shop at similar places (Tesco Lotus).

Images: Centre: Community workshop Activity 2 sharing outcomes (2013 BUDD); Right: Community workshop Activity 2 mapping present scenario (2013 BUDD)

# Bang Phlat

## Workshops (cont.)

With community leaders / members and CODI representatives



### Activity 3: Pro & Cons of Development

This activity was a progression of the previous neighborhood drawing activities. It consisted of question and answer among the community participants to understand the Pros and Cons of Bang Phlat District currently and in the future.

Outcomes (translated from Thai)

#### Pros:

- Prosperity and more opportunities
- Good public transport (mobility)
- Good job opportunities
- Increasing land price values
- Local authorities seem to care more and are seeing the problems at the local level as a result of the meg-infrastructure projects taking place in the district
- Increasing infrastructure will lead to an increase in public services
- Technological advances will help better education

#### Cons:

- Over-crowding
- Pollution (air and noise)
- Increasing living expenses
- Evictions due to gentrification
- Decreasing public space (green)
- Less local communities
- Too much spending on major infrastructure
- Increasing rental and land price

- Increasing development increase of built-up areas, leading to:
  - o Increase in garbage
  - o Narrower canals
  - o Problems with water drainage
  - o Extra pressure and demand on services
  - o Negative impact on social life due to increasing in individualistic lifestyles
  - o Kids will spend all their time on computer games and will be less social.

#### Findings:

The communities' members have a solid grasp of the shifting trends within the district, and understand the challenges facing them.

### Activity 4: Capabilities Chart

This activity was a natural progression of the previous two. It consists of a matrix chart of challenges the district communities are facing, based on their feedback in other activities (i.e. the Cons list of living in Bang Phlat district).

The actors at the various scales are listed and the participants were asked to brain storm, discuss, and determine what actions need to be taken to deal with these issues and by whom and at what scale. They filled out the chart accordingly with post-it notes they filled with actions.



This was a chance for them to really address present and future problems in order to get a clear view of what actions they need to take themselves.

### Findings:

- 1) More transparency needed from local and national government
- 2) Communities looking for more involvement from the district level in the day to day issues
- 3) Communities and networks not recognising the scope of their collective power and they opportunity to utilize it in connection with the economy and living environment.
- 4) Participants want to make district inhabitants people more active at the community level.
- 5) Community mindset: despite complaining about individualistic nature, the community attitude to overcrowding is still individualistic. There were no suggestions or interest in exploring mid- high- rise housing options to deal with overcrowding. This issue was completely avoided in the activity because it was considered too difficult.
- 6) There is a lack of understanding and awareness about environmental issues.
- 7) The network of organisations should expand the issues they address and their aims to more sectors.

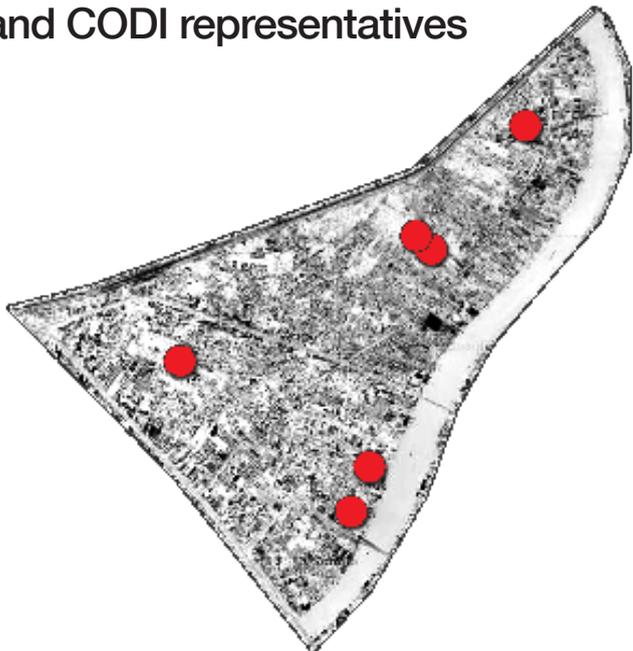
ISSUE	ACTOR GROUPS					
	Individual	Community	Network	CODI	District Government	National Government
Living Environment	Over-crowding Accessibility	1. Encourage people to be aware of the benefits and uses of public space	1. Communicate within community to find a solution all together	1. Start a cleaning day	1. Control urban density by law 1. Try to enforce the law, particularly building codes	1. Decrease cars and build new roads
	Access to public services (availability or over-use)		1. Management by community		1. Inform about how to manage garbage 2. Increase garbage collection	
	Pollution (noise, air and water)	1. Sewage management within community 2. Plant things to reduce air pollution	1. Collectively look after canal		1. Enforcement of environmental law 2. Keep big trees on the roads	
	Less public space		1. To create a community centre		1. Subsidies by CODI to create public space	1. Provide public space and exercise equipment
	Political will to engage	1. Don't elect politicians like this?				
	Evictions and land tenure	1. Saving among community	1. Introducing BMK project to other communities	1. Funding subsidies and budget 2. Design housing	1. Involve participatory design with community 2. Know about community problems 3. Support the budget	1. Government provide land for evicted people (for relocation) 2. Subsidies from the Gov to CODI
Social	Gentrification		(to be translated)		1. Communicate with people 2. Do public hearing	1. Progressive taxation of vacant useless (vacant) land
	Less local communities	1. Connecting people to join the community	1. Join community networks and support working process		1. Support to create a new community BMK programme	1. Register new communities 2. Support budget
	Individualistic lifestyle	1. Join in community activities	1. Create regulation or rules among the community 2. Create activities on holiday (big cleaning)	1. Encourage people to participate		
	Livelihoods	1. Savings 2. Vegetable garden for the community				
Economic	Land price increase Rent price increase		1. Preparing to be involved in BMK programme			
	Living expenses increase	1. Savings 2. Vegetable garden for the community			1. Support new jobs for income	1. Price control by government 2. Create a policy about for low goods price targeting poor people
	Too much spending on major infrastructure	1. Join public hearing about project			1. Giving information about new (mega) projects from government	1. Provide public hearing for a new project

Images: Centre: Community workshop Activity 4 Capabilities chart being developed (2013 BUDD); Community Workshop collated data from Activity 4 for sharing with community (2013 BUDD)

# Bang Phlat

## Workshops (cont.)

With community leaders / members and CODI representatives



### Activity 5: Priority Matrix

A priority matrix exercise was developed so that the students as well as the community members could first question and clarify the priorities and subsequently better understand them. A list of community elements was developed, ranging from public spaces and private gardens to housing typologies and site accessibility issues. The list attempted to have imbedded within contradictory or problematic notions such as public/private, traditional/modern and inside/outside. The process was for each individual to go through the matrix choosing one item over the other until all spaces have been filled. In the end you can count which item received the most 'votes' and the result is usually surprising and causes one to question what they thought their priorities were.

Outputs:  
Top right figure.

Findings:  
The principal priorities that emerged were 'car access' to the community and flexible community spaces. Upon questioning the participants on their answers and a later analysis of the more detailed choices, we realised that many recipients of Baan Mangkong houses have accepted and adapted to the options that they have been given, but in actuality they would prefer other options if given the choice. More importantly the matrix identified that not everyone in the community wants the same thing. Some

people prefer more inside space, some more outside space. Some prefer traditional building materials and others prefer modern.

### Activity 6: Personal Interviews

Personal interviews were planned in order to have more insight of the social relations between the communities through speaking about everyday life activities. The were different questions mainly related with their livelihood activities, the participation of other community members in relation to their livelihood and extra activities for example having as employees or partners their neighbours and if not, why, as well as questions around preferences for their children to play and hang around inside and outside their community. Also, we included some questions around the function of the welfare fund and its effectivity.

Findings:  
Children are the link between the surrounding communities.  
The community leader of one settlement (BMK) talks of their space as better for the children than the other Community's (not in the BMK), although they do not have a children's space, nor a permanent shadow. The street is just too hot, they might chose to go to their own houses and that would impact in lack of common time for play together, meaning future lack of cohesion and belonging.



This characteristic of lack of social space for kids, -different from the community center- is promoting individualism in the youngsters, which the community people is already foreseeing.

Negativism about the work from the leaders was present in just one district inhabitant not in the BMK yet. However, it was mentioned as a general feeling within his/her community. That show us how much effort and commitment it takes to mobilise the community members and to believe in their leaders and appreciate the commitment they are having with their district's neighbours.

Community bonds. The strong bond within the community resulting from the empowering process of working and acting together is one of the most important ways to maintain the future security over the land (BMK communities).

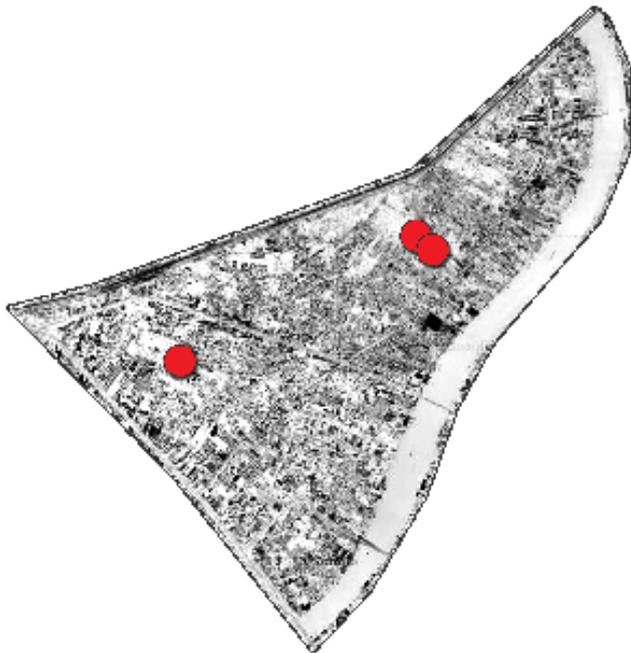
**Welfare fund**  
Is a city-wide fund, so far 9 communities from this district are part.  
For every bath a community member gives, the BMR matches the amount.  
It is used for 4 things: birth, getting sick, death (cover funeral) and in case of natural disaster.  
Managed by the communities council.  
The monthly contribution is 30 baht per household - in the Pracha Samakki community, not sure how much in the other communities.



Images: Top Centre: Community workshop 5th activity underway (2013 BUDD); Top right: Priority Matrix from 5th activity (2013 BUDD); Bottom right: Participation in Community Workshop 6th activity (2013 BUDD)

# Bang Phlat

## Site Descriptions:



### Sahakorn Famai Community (1)

First community from the two in the district to build their houses through the BMK with a total of 107 houses which 102 finished and 5 under construction and a population of 300 people.

#### Community organization

The savings group started in 2005 with 116 members and took around 3 years to start this first project. The idea was to accommodate 116 houses but the District did not allow it as it was too crowded but with the help of CAN to re-arrange the plan and facilitate the communication with the district, they managed to negotiate the construction of 107 houses within the plot.

Very organized and proactive community that planned and covered the connection from the settlement to the city's electricity, gaining recognition from the neighbourhood and now is sharing their experience with other communities.

Nid the community leader is one of the principal catalysts for the district's community mobilization thanks to her experience and commitment.

"We want to share the knowledge to help people prepare and live without fear" by Nid.

The contribution from each member started with a small contribution of 300 baht per month to start the habit and

got to 2,000 baht per month gradually since they started to believe in the possibility.

The prioritization for the people getting a house within the project was given to the most affected people and the ones that were up to date with their contributions.

The main activities of livelihood are informal sales, resales, moto taxi drivers, bus drivers, garbage collectors.

### Pracha Samakkee Community (6)

Second community to build their houses through the BMK. 56 houses.

The old community faced a big fire and evictions.

Not all community members joined and moved to the new location.

Own the property but are waiting for district recognition. Former mayor would not put the paper work through, but the new mayor has promised to do so.

Active participation from this leader in the community network council.

The community is active in all types of funds and organizations, e.g. CDF, NULICO, and Bang Phlat district.



Accessibility was an issue and had to negotiate with land owner to create narrow entrance.

All activities took place at this site.

Klong Manaaw Community (3)

Neighboring community of Sahakorn Famai.

Not involved in the BMK, but 50% are involved in a saving's group.

Network representatives are building trust with this community to encourage them to join the City Development Fund (CDF).

They produce their own bio-fertilizer and dish washing soap in or to be as self-sufficient economically as possible.

Participate in knowledge exchange with other communities in the district.

Images: Centre: Sahakorn Famai Community (2013 BUDD); Right: Pracha Samakkee Community (2013 BUDD)

# Bang Phlat

## Site Descriptions (cont.)



### Sa-ngnam Sap Rom Community (2)

Half the community have received evictions notices and half have not.

Eviction due to planned highway exit road connecting the freeway across the district to a planned future bridge.

Compensation will be provided only to the land owner and not the renters.

The community is split on whether to join the BMK because not everyone has received a eviction notice.

They are in the process of negotiating with BMK, but have to show that they have community savings.

### Bowon Mont Khon Community (4)

Not involved in the BMK.

Split across 3 locations with 2 owners: private owner and religious authority.

Location on the river is on Monastery Land registered with the national religious authority and faces major flooding issues.

Homes along the river must move inland so that the Monas-

tery can build dam/dike along the river to prevent flooding. Religious Land: 3 year leases, and want to develop the area for tourists, so insisting of the community wants to stay, it must upgrade to look presentable. Yet, they are offering no financial help with this.

Many are not willing to invest in their homes though because there is no land tenure.

### Wat Ka Ha Bodi Community (5)

385 households on land with two different owners

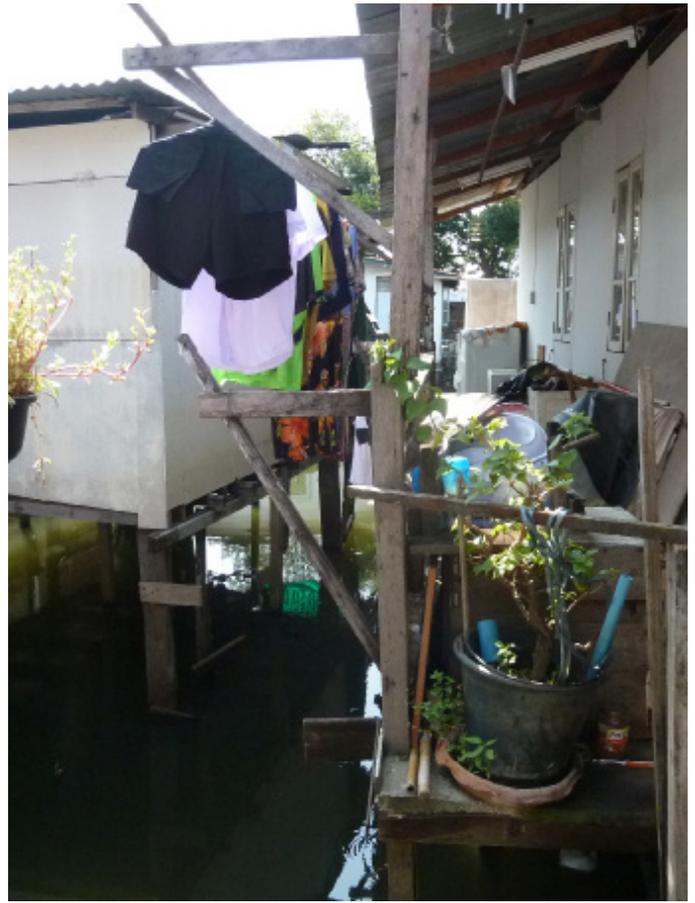
Private Owner sold to real estate developer and 25 households were told to vacate.

Remaining households are on private monastery land.

Some have the "Right to Lease" and some are sub-letting from those with the "right to lease".

Currently the abbot of the monastery is refusing offers by real estate property developers.

Some want to join BMK because they are worried about increasing urban pressures (eg roads and increasing developments), but many community members are elderly and uninterested.



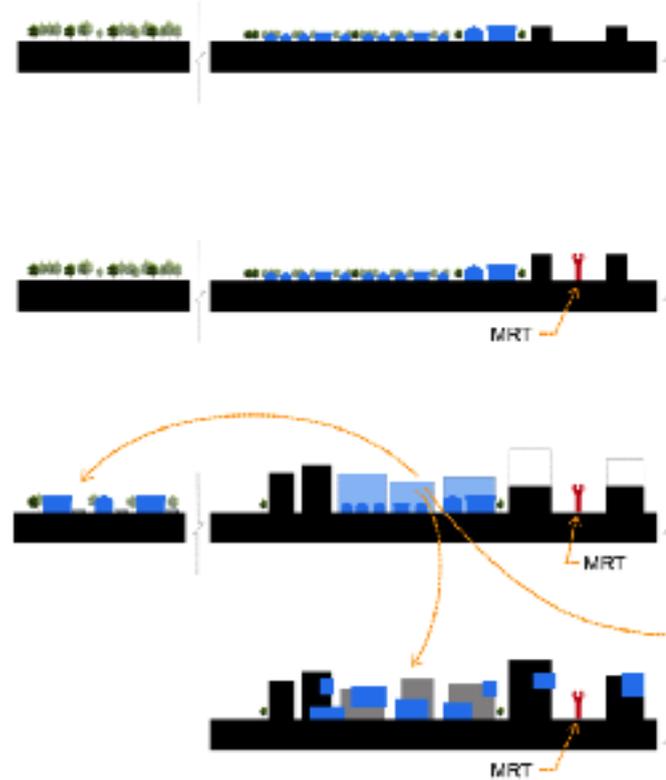
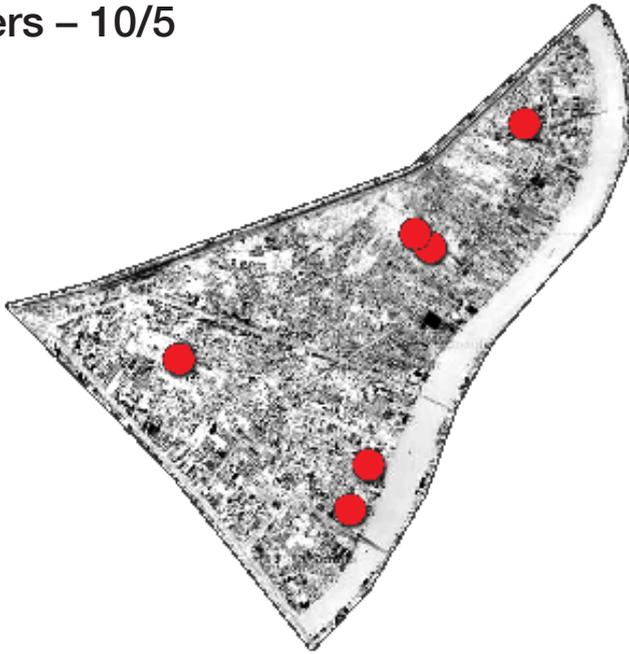
CDF representative wants to help, and shares knowledge with them but it is up to them to join.

Images: Centre: Sa-ngnam Sap Rom Community (2013 BUDD); Right: Bowon Mont Khon Community (2013 BUDD)

# Bang Phlat

## Fieldwork Conclusion

Presentation to community leaders – 10/5



In our presentation we highlighted 3 main strategies around housing typology, connectivity and networks which are inter-related, presented as main components for more cohesive and stronger communities both actively and physically.

### 1. Physical Environment:

Given the increasing land prices and tenure insecurity in the district there is a need to encourage more appropriate and sustainable housing typologies through increasing density.

#### Mind Set:

- Open minded to different options
- Awareness campaign: network + CODI
- Recognition of density impact on BMK sustainability

#### Flexible Design Process:

- Adaptable designs – e.g. mid rise and mixed use
- Urban vs. rural typologies
- Addressing lifestyle and needs – e.g. outdoor space, vegetable gardens
- CODI + Community architects

### 2. Connectivity:

Encourage community level planning to be more outward looking and to connect across multiple scales and stakeholders utilizing physical connections for social cohesion.

### Road Infrastructure Connections

- More connections with surrounding community in when building (e.g. gates and fences)
- Plan ahead for accessibility options
- Flexible land regulation tools e.g. transferable development rights

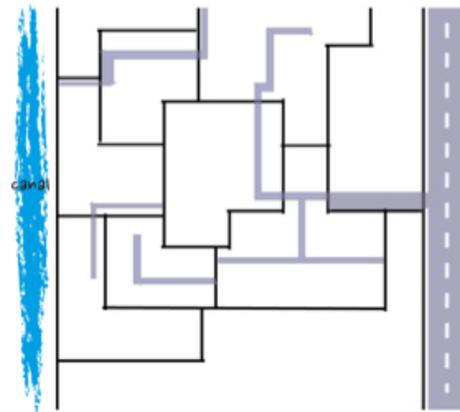
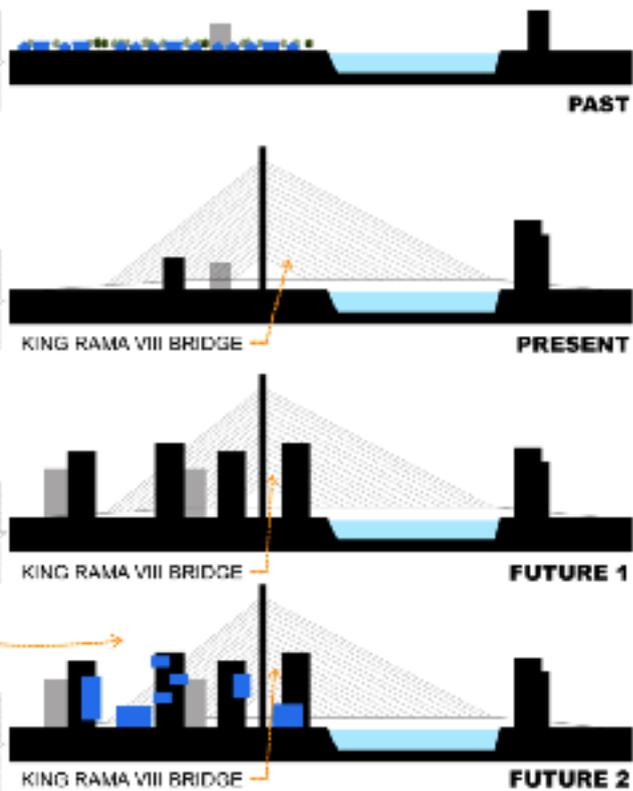
### Public Space for commercial and social activities

- Build with it in mind e.g. Sahakorn Famai & Pracha Samakki
- Shared public space with neighboring communities
- Promote through CODI booklet
- Opportunities for local vendors in public spaces and social interaction

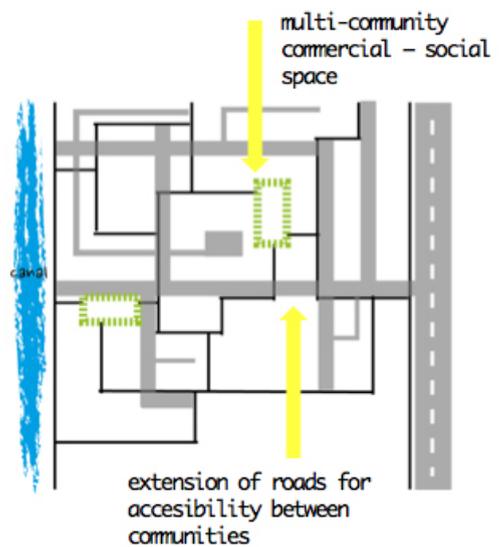
### 3. Community Networks:

Diversifying approaches to addressing eviction threats through optimizing network strength and power

- Building on what already exists and expand their scope
- Realisation of trade-off: Mapping, clearly depict threats
- Awareness of collective power of networks
- Communities Clustering and land purchase
- Advocacy and negotiation
- Strengthening relationships with different actors



current disconnection

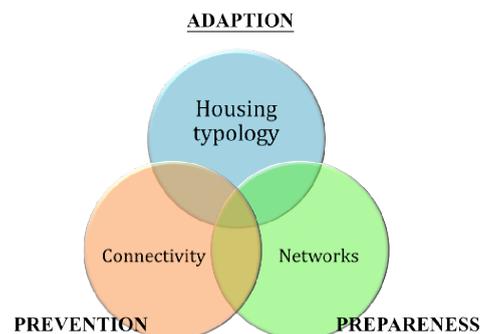


possible connectivity

After the presentation, the feedback showed us how careful we have to be with the language used to show our ideas, for example the use of too sophisticated graphics and words limit the understanding of the message from the communities, moreover when is already limited by different language. Simplicity and good time to show all the necessary details and evolution of each idea are decisive to be seeded in someone's mind. We had an issue while presenting, even trying to keep the background short and concise, it took longer than planned when added the time of translation.

The general feeling from the community was that the ideas presented were somehow forgetting about the huge efforts they are doing in order to mobilize and achieve what they have so far, when that was completely opposite, and actually their strengths were used as the underpinning force of our strategies.

Many of our main ideas are further developed in this report's strategies section, in connection with other site issues and we hope they are better explained and understood by the communities, CODI and other actors to keep their extraordinary commitment to fight poverty and produce equality in Thailand.



Images: Middle: Extract from presentation at Mayor's Office (2013 BUDD); Right: Mayor's Presentation (2013 BUDD)





## **A4. Thailand Field Work**

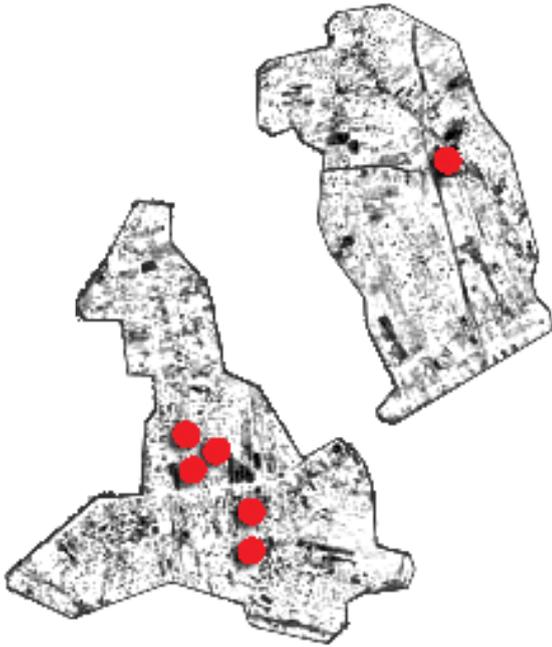
### **Site 2: Bang Kapi & Kan Na Yao**

**Graham Perring, Kay Pallaris and Yu Hua (BUDD),  
Canem Ozyildirim, Alfred Balson, Jayne Lo and Jingwei Sun (UDP)**

# Bang Kapi & Kan Na Yao

## Diary

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Day 1 – 2.5.2013:

Meeting at Bang Kapi Government Offices with deputy director, CODI representatives and community leaders.

Received presentation on the role of the District, opportunity to direct pre-prepared interview questions regarding the housing needs of urban poor communities.

Mahadthai community also gave a presentation highlighting the key issues of their site and their requirements.

Site visit to Klong Chang Community (1) to interview community leaders, view informal settlement and be shown plan produced by private developer who wants to buy land.

Brief site visit to Kana-Boa Community (2) by roadside to meet with community leaders and photograph incrementally built traditional timber framed stilt dwellings over waterway.

Site visit and meeting with Far-Sai Community (3) in their temporary short term resettlement site, visit to the canalside site which they were evicted from after the 2011 floods.

Subsequent site visit to adjacent Nimitmai Saphanthong Community (4) to hear presentation from community leaders and view newly built houses in the almost complete

Baan Mankong construction project.

Site visit to Mahadthai-Bodindecha Community (5) construction site where we met community leaders, conducted informal interviews and saw the community self-build operation underway on the 3rd and last phase of the 250 unit development.

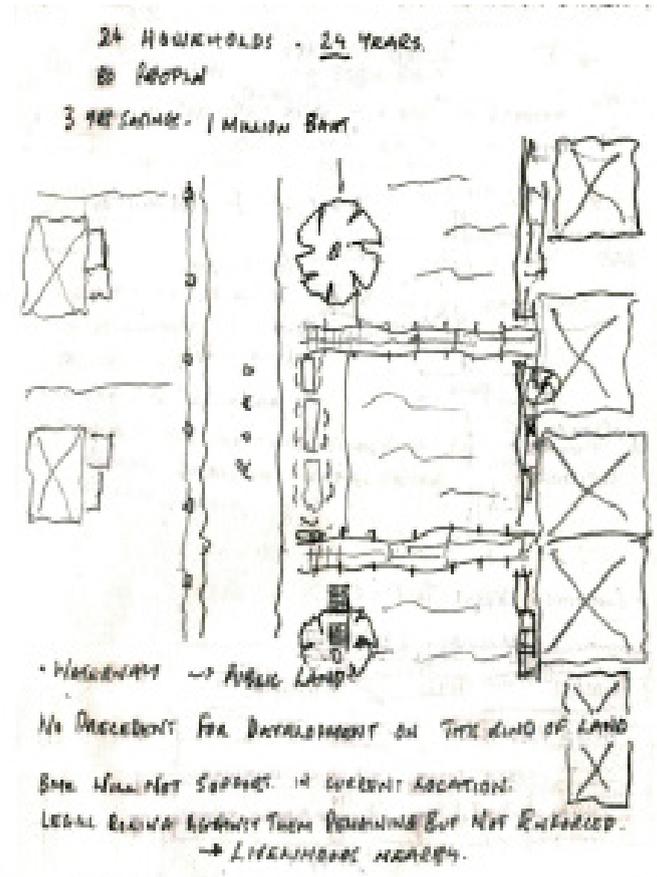
Day 2 – 3.5.2013:

Visit to Kan Na Yao District to meet with community leaders and view completed early Baan Mankong pilot project for Klong Lumnoon Community (6) which has been inspirational project for the Khan Na Yao area. Informal interviews conducted with community members.

After lunch with the community we visited the Fasabidai Community (7) from where the Khan Na Yao Community Welfare Fund is coordinated. Presentation given to describe the function of the Welfare Network, followed by a visit to the Community Network Gardens where we were able to view local produce and handmade products including Kaffir Lime washing up detergent.

Day 3 – 6.5.2013:

Morning meeting at Mahadthai-Bodindecha Community



Centre with representatives from NULICO, CODI and community leaders to discuss the role of NULICO as facilitators for urban poor communities.

Following a brief presentation on the vision for the Mahadthai-Bodindecha Community by the daughter of the community leader, we conducted a pre-planned joint visioning workshop with community members from Mahadthai-Bodindecha and Klong Lumnoon Communities.

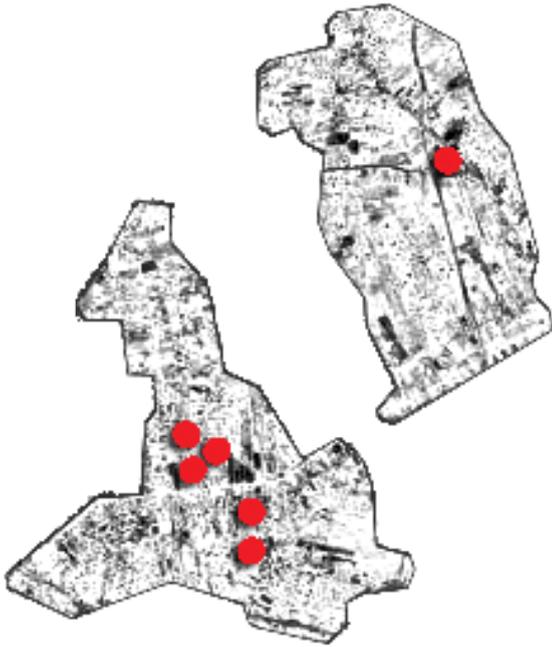
Day 4 – 7.5.2013:

Fieldwork consolidation and strategy development towards community presentation.

Images: Centre: Mahadthai-Bodindecha Community phase 3 construction (2013 BUDD); Right: Kana-Boa Community sketch site plan (2013 BUDD)

# Bang Kapi & Kan Na Yao

## Introduction/methodology



Over the two days, we visited six communities. Five of which were in the inner city district of Bang (Kapi Mahadthai-Bodindecha, Nimitmai Saphanthong, Far-Sai, Kana-Boa, Klong Chang) and one in the outer city district of Kan Na Yao (Klong Lumnoon).

All sites were at various stages of settlement upgrade. This allowed us to observe the full spectrum of issues, challenges and threats faced by urban poor communities both at local community and city wide scale.

Within the Bangkok context, the issues need to be understood in relation to the pressures of economic development of the city. In Bang Kapi land values are increasing, especially along routes of the new transport infrastructures (BST Skytrain and major highways).

Available land is mostly in the hands of private owners, all which are looking at making higher returns, taking advantage of this development. As a result, evictions are an inevitable threat. Klong Chang is currently facing this urgent pressure to find other suitable land, as a developer has already put forward plans for redevelopment. At Kana Boa we observed other city wide eviction threats.

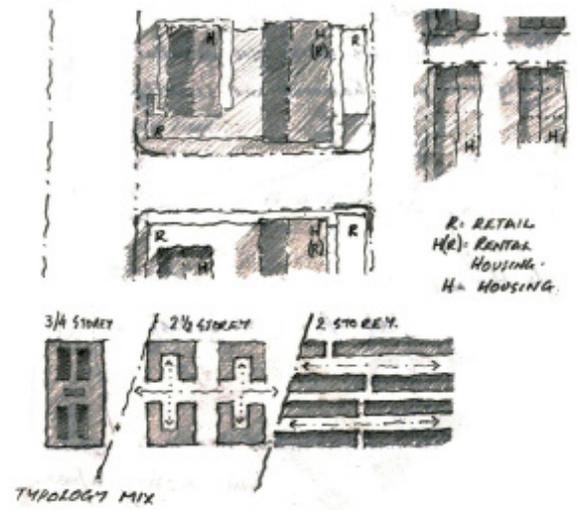
As Bangkok moves towards its new city plan 2013, it is taking the threat of flooding seriously, and is embarking on river widening schemes to alleviate the risks of flooding. This is displacing communities which have traditionally located on or near water courses.

On the second day we were fortunate to visit Klong Lumnoon, which was one of the first pilot projects. Ten years on, the threats facing the community have changed from being in a position of disadvantage in relation to land and housing, to being in a position of potential financial advantage and the possibility of selling and moving on.

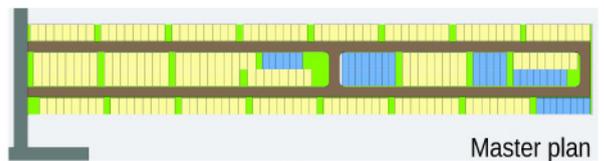
Whilst this, on the one hand, can be seen as an advantage for individual gain, CODI and the programme is concerned at the risk this is posing for sustaining community cohesion and sustainability over the longer term.

With this in mind, our priorities in the field was to try and understand, through interviews and through the workshop, what the different community motivations behind coming together and staying together actually where.

The idea of “helpfulness” was a strong characteristic running through, in addition to a feeling that the community were happy to let past conflicts live in the past and look forward towards achieving solutions together.



**Mahdthai-bodindecha cooperative**



Master plan



Shelter type



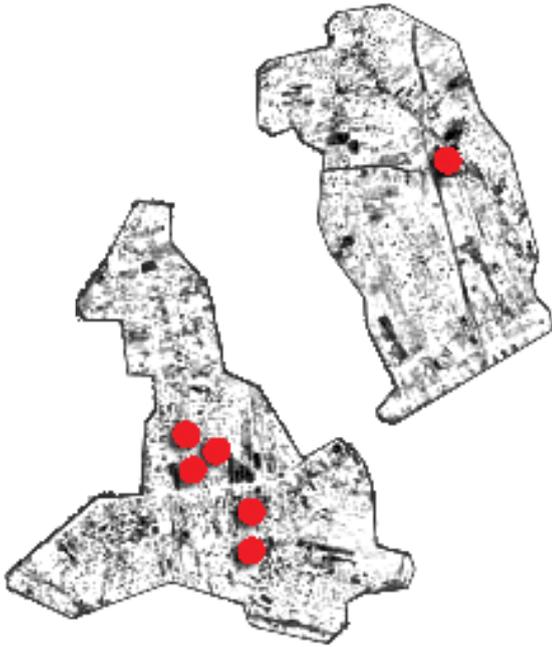
- 250 plots
- 40 sq.m 48 plots
- 48 sq.m 202 plots
- Two-storey rowhouse

Images: Centre: Meeting at Klong Lumnoon Community centre with CODI and community leaders (2013 BUDD); Top right: Sketch drawing indicating possible housing typology mix for Far-Sai Community (2013 BUDD); Bottom right: Mahadthai-Bodindecha project schematic drawings (2013 CODI)

# Bang Kapi & Kan Na Yao

## Community briefing

From Community Leaders / CODI



The brief provided by the communities and compiled by CODI identified the threat caused by increasing urbanisation and development of transportation infrastructure leading to increased evictions and external pressures caused by developers looking to capitalise on rising land values.

We were made aware that the impact of rising land values also threatens completed Baan Mankong projects where financial pressures on typically lower density development challenges housing security. Potential to return financial profit through selling to developers undermines community cohesion.

Securing communities following project completion was identified also as an internal risk where the transfer of ownership to the next generation has resulted in loosened social bonds with community.

We were given an opportunity to direct pre-prepared questions regarding the needs of the communities. The interview transcript is noted below.

### >Are there particular things which they would like to tell us about before we visit the sites?

Social cohesion has become weakened within Klong Lumnoon and many community members wish to sell the collectively owned land.

Local government are ignoring the three communities which are trying to establish a programme for reblocking.

### >What would they like us to focus on when we are with them?

How to strengthen connectivity with local government for next development step.

Masterplan ideas for Far-Sai community

### > Do they have any questions for us?

Could we pose questions in the local government meeting: why they are being ignored?; what is the local government plan for these communities?

### > Are there any problems with people relationships in the community?

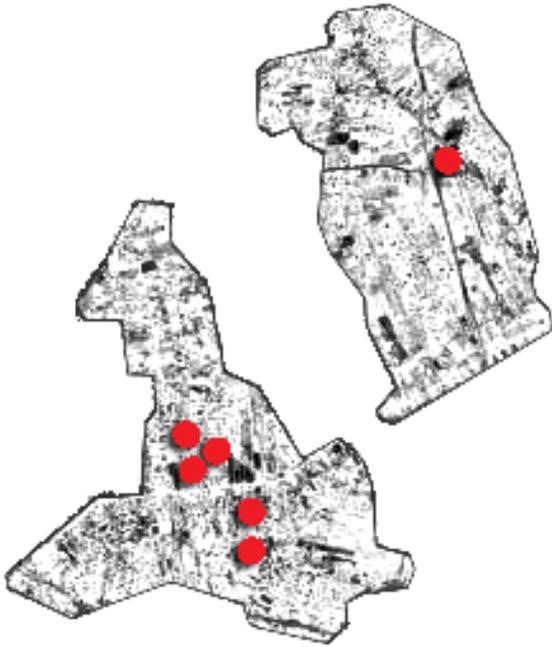
Problems arise when communities have to come together and consolidate into a single redevelopment programme. However this is something which they address amongst themselves.



Images: Top: NULICO presentation on urban poor network (2013 BUDD); Bottom: Far-Sai Community Leader describing the evictions in their community as a consequence of essential canal widening and upgrading following the 2011 floods (2013 BUDD)

# Bang Kapi & Kan Na Yao

## Response to community brief



We were left with three main priorities to address going into the field:

- How to secure better working relationship with government authorities, who currently don't fully support them and see them as invaders and a nuisance to surrounding neighbourhoods in the city.
- To set out a site plan for FarSai to help with their negotiations with government (outside of brief scope and could not respond to, as was not taken to actual relocation site to get a good idea of the space).
- How to address social cohesion at Khlong Lum Noon, who CODI believes is seeing signs of fracture, with half the community wanting to sell on and leave.

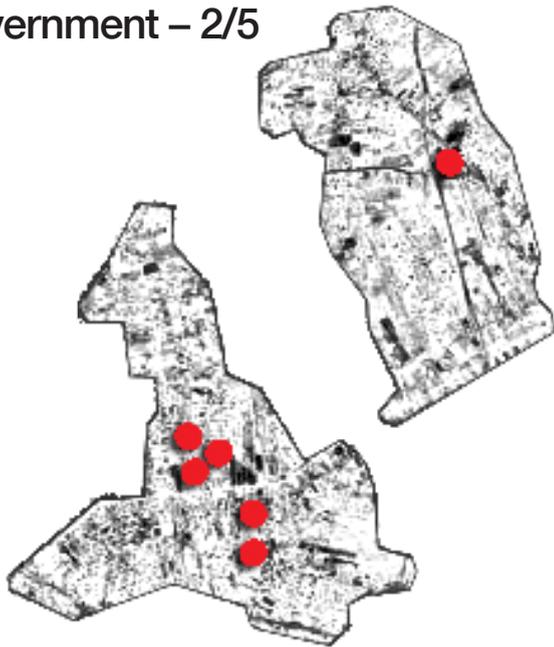


Images: Top: Dwellings within the Kana-Boa Community (2013 BUDD); Bottom: Incremental housing upgrading in the Klong Lumnoon Community 10 years after completion of the Baan Mankong Pilot project (2013 BUDD)

# Bang Kapi & Kan Na Yao

## Meeting / Interview

Official meeting / interview with local government – 2/5



During the morning of our first site day, we attended a meeting at Bang Kapi Government Offices with the District Deputy Director & Community Development Officer, CODI representatives and community leaders. Received presentation on the role of the District Office in relation to BMA planning policy; issues around implementation of the plan; and challenges which local government faces in wider city context.

We were given an opportunity to direct pre-prepared interview questions regarding the housing needs of urban poor communities.

### >How does the council view the issue of squatter communities within the district?

The council representative articulated a perspective of squatter communities that these are ‘invaders’ who stay mostly along the rivers which is why CODI seek to move them. He stated that the communities don’t want to give correct information and do not wish to move due to their nearby livelihoods and places of study. This is a problem which the government wishes to solve immediately by preventing informal development around the area.

### >What is the vision for the district?

The city wide reflection for Bang Kapi is that the currently residential area will change from low density to mid density. Land is mostly in private ownership and the land use plan is in conflict

with market-led land values. In 4-5 years the rapid train link will be close by to the area, the expectation is that the area will develop from residential towards greater commercial use.

### >How do they envisage urban poor communities being accommodated within this vision?

The council representative answered that people with land may not be comfortable with squatters with their noisy and disturbing lifestyles and drinking. The government wants the land to be arranged for better living and that CODI will arrange suitable land for them.

Within the planning system, zoning is defined at central BMA government level, the district office cannot make decisions. The role of the district office is for registration and tax collection.

### >What leeway does the local council have for registration of people living in informal communities?

Many people in Bang Kapi are not registered, but they cannot register without an address. The representative suggested that they do not register because they may not wish to be ‘visible’; may be registered elsewhere; or are lazy. It is possible to issue temporary registration but that this would not be solving the problem, just making a worse problem for later.

### >What scope does the council have for making unoccupied NHA housing available to urban poor communities?

It is not appropriate to allow squatters access to NHA housing



if they can't pay and the government would certainly not pay. There have been NHA housing projects in Bang Kapi but these have been stopped due to oversupply.

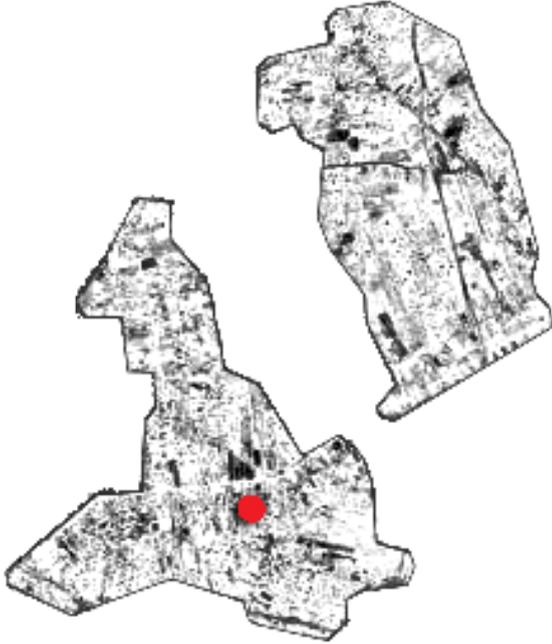
The community representative concluded the meeting stating that it was a 'shame' about the housing situation for the urban poor.

Images: Centre: Local government meeting attended by Bang Kapi District Deputy Director, and Community Development Officer, CODI, Bang Kapi district Baan Mankong Community Leaders and DPU students (2013 BUDD); Right: Farmer explaining production processes at the Khan Na Yao Community Network Gardens (2013 BUDD)

# Bang Kapi

## Site Descriptions:

### Klong Chang Community (1)



#### Description

140 Households occupying privately owned land (for more than 20 years).

1.46 Hectares in area

Site very near the NHA blocks visited on 30th April.

#### Issues

Urgent case due to eviction threat.

The site is currently being disputed in court between the District Government office and a private developer, both claiming it's their land.

The private developer has already drawn up plans and a plot layout for the site. The dwellers are waiting for the outcome of the court case so that they can understand what their options are:

- If private, may need to relocate
- If public, may be a chance to negotiate a lease.

The communities have only just started a savings group; they will need to be saving for at least 6 months before they are eligible to join the BMK programme.

CODI actively involved in trying to get them towards this stage.

#### Other Notes

Asked how they found out about Baan Mankong, community leader confirmed through NULICO.

#### Priorities

Continue the savings momentum.

Should they look at scenarios before court case is decided?

They seem to be waiting for outcome first.

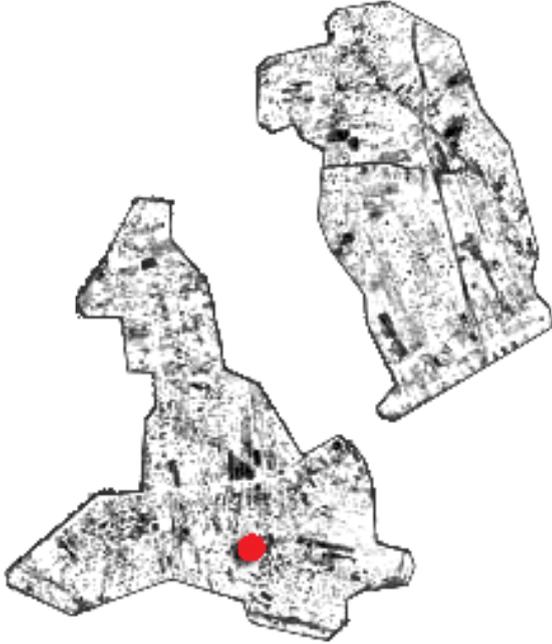


Images: Top: Klong Chang Community (2013 BUDD); Bottom: Proposed plot layout plan drafted by private developer which if approved will result in the Klong Chang Community being evicted (2013 BUDD)

# Bang Kapi

## Site Descriptions:

### Kana-Boa Community (2)



#### Description

24 Households comprising 80 people.

Site directly on/in the canal between a road and adjacent waterway.

Public Authority Land – owned by waterways authority.

Community established on this site around 20 years ago.

Have over 1 million B savings, started saving 3 years ago.

Area appears to be quite affluent; large grand houses built opposite where the slum is situated.  
Very central city location.

#### Issues

Due to national policy (2013 city plan is also emphasising waterways and waste management), the dwellers will not be allowed to upgrade in situ. Not allowed to obstruct public canal ways.

Community on the other hand want to stay, claiming that other (formal) houses further down the canal are built directly adjacent to canal. Baan Mankong will not support in current location.

A legal ruling has been made against them remaining but has not been enforced.

Jobs / livelihoods nearby and convenient transport links.

CODI trying to convince them about a plot nearby (co locate with the Far-sai community), but no decision has been made; there was some speculation that our visit was an attempt to again try and get them mobilised into making a decision about relocation.

CODI delegated role to NULICO who is also currently working on trying to get them mobilised.

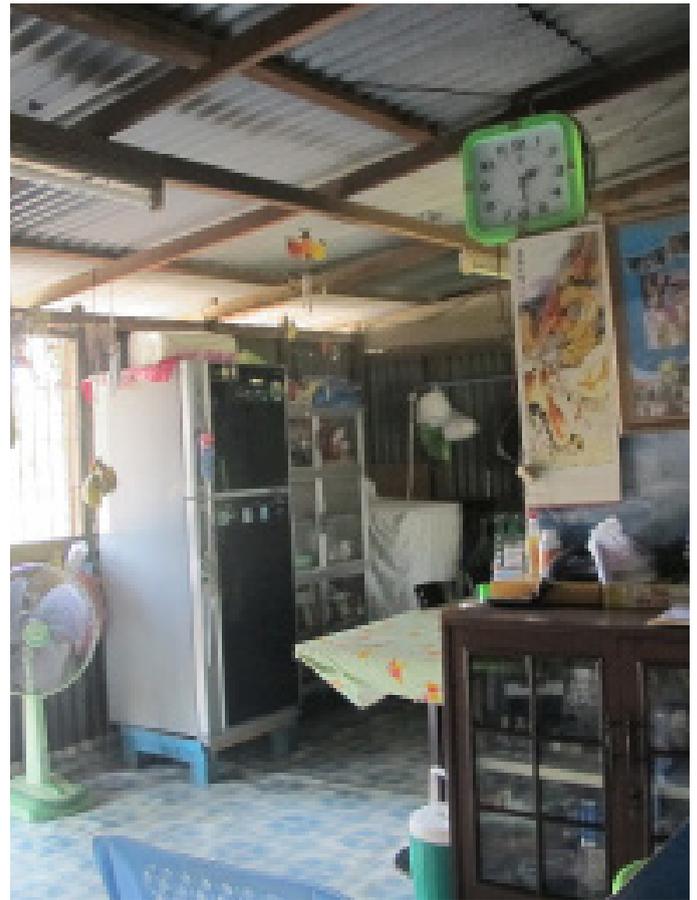
Half want to leave as they have big families; males want job in other areas but no families have yet.

#### Other Notes

Occupations seem to be largely self-employed, shop employees, manufacturing garments at home.  
Some of the houses are registered and have a house number. These houses act as hosts for services.  
Houses in style of rural local vernacular.

#### Priorities

Convincing them to make a decision about relocation.

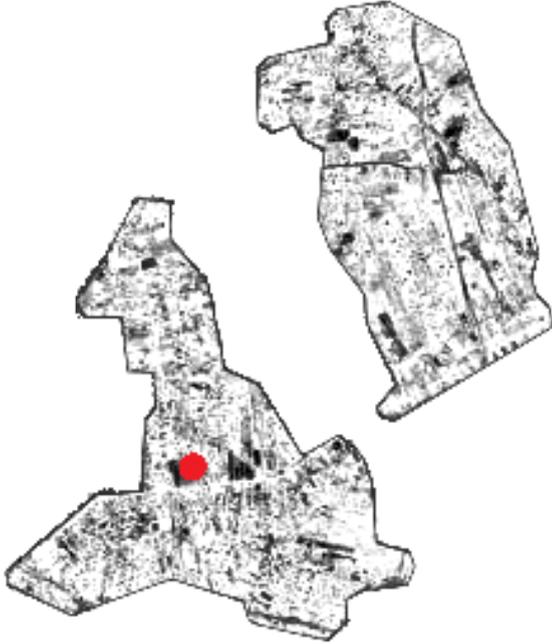


Images: Centre: View of part of the Kana-Boa Community (2013 BUDD); Right: Internal view of traditional timber framed stilt house in Kana-Boa Community (2013 BUDD)

# Bang Kapi

## Site Descriptions:

### Far-Sai Community (3)



#### Description

24 Households

Currently in temporary rented site 400 metres from original site which they occupied 20 years ago.

They have received no compensation for resettlement and are keen to find permanent land.

#### Issues

First settled further upstream (on the other side of the bridge) in area 20 years ago but were evicted, due to flooding issues and because the district authority wanted to upgrade the river banks, widening them to mitigate the flooding problems to comply with new policy restrictions.

Affected by 2011 floods when they were along the narrower stretch of the river.

Relocated to the other side of Nimitmai in 2012 on private land, which they lease temporarily until they find and buy permanent site.

Dwellers already have very preliminary plans drawn up and working towards finding a permanent solution. Have a site nearby in mind, owned by the Thailand Asset Management Corporation.

Trying to convince the Kana Boa site to join forces to buy land and also because there are only 24 households. Need to be a min of 30 before they can join the BMK programme

#### Priorities

Need to find more funds and join another group to increase their savings and spending capacity to purchase land.

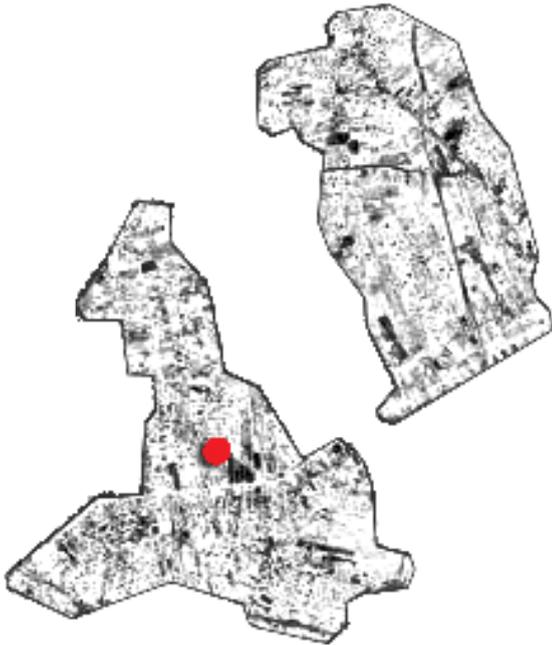


Images: Centre: Part view of Far-Sai temporary rented site taken from upstairs window of adjacent Nimitmai Saphanthong Community Baan Mankong house (2013 BUDD); Right: Far-Sai Community Leader describing the evictions in their community as a consequence of essential canal widening and upgrading following the 2011 floods (2013 BUDD)

# Bang Kapi

## Site Descriptions:

### Nimitmai Saphanthong Community (4)



#### Description

Situated along the river, stretching inland.

48 Households

Land now owned by community co-operative, purchased from the Thailand Asset Management Corporation (they held the land, after private owner defaulted on payments and was repossessed).

BMK completed project; Row housing; two storey; 3 units per block

Built part of site is 2000 sq metres in area

#### Issues

First Phase of construction now complete.

Due to shortage of funds, the final build had to be slightly modified, i.e. do not have the balconies as originally designed, but potentially could be added on. Built by community builders

Owners now in process of finalising cosmetic aspects, such as painting, doors, windows in accordance with their own personal budgets; each house is therefore personalised in style.

#### Other Notes

Land purchased for 1700 Baht / sq metre.  
Footprint/plot size is 28 sq m.

Each household pays 1000-1200 Baht monthly repayments.  
Each house @ 160k Baht

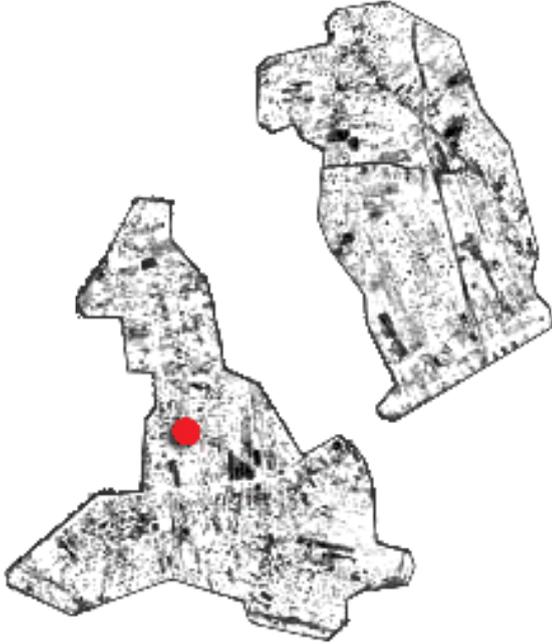


Images: Top: Nearing completion, Baan Mankong houses in Nimitmai-Saphanthong Community (2013 BUDD); Bottom: The blue roofs of Baan Mankong houses in Nimitmai-Saphanthong Community (2013 BUDD)

# Bang Kapi

## Site Descriptions:

### Mahadthai-Bodindecha Community (5)



#### Description

250 households; 1200 people – 3 communities drawn together

Biggest Baan Mankong project to date.

Same style as Nimitmai Saphanthong.

Row housing with the contemporary blue, turquoise and brown apex roof designs and balconies.

3 Phase project; 2 complete already - Taking about 6 months for construction of a typical block

#### Issues

Group bought land 5 years ago, but due to internal conflicts and seeming corruption (they didn't want to expand on this very much when asked), only managed to begin construction in the last year.

Largely due to corruption claims and government not approving plans due to extent of project. Organised into smaller sub groups and defined plans in more detail - 4-5 households per sub-group. They have apparently lost millions of Baht due to poor management; it appears from one narrative (Patty's father, who is now the president of the cooperative) that no one owned up or that they didn't find who was

responsible. They met and worked through the issues in order to move forward; Leader was removed and new ones appointed. The pressure of losing out and being kicked out of the programme became a brokering opportunity which made the households unite again to move forward with the project. Those original conflicts appear to now be largely resolved.

Construction of each block is at various stages of completion. Community of unfinished blocks currently living in temporary location.

Another reason for the initial conflicts appears to stem from the fact that the community came together from various and different original backgrounds and localities. There is therefore no inherent sense of belonging.

#### Other Notes

Have their own network of community builders.

Bought land from the Thailand asset management cooperation.

Community managed to save 10% of 32 million purchase price. 90% of funds was in form of a loan, which came from community development organisation with repayment period of 15 years.



Have incorporated a grey water recycling system; working towards making the development more environmentally sustainable longer term; this was something the community members highlighted as being important.

Cooperative is managed by community; New president elected every two years. There is also a female leader.

The community already have plans to expand or upgrade the market area on the main street, and have plans to incorporate a library, nursery and playground for children.

### **Priorities**

Raise funds to continue to deliver the community facilities being planned.

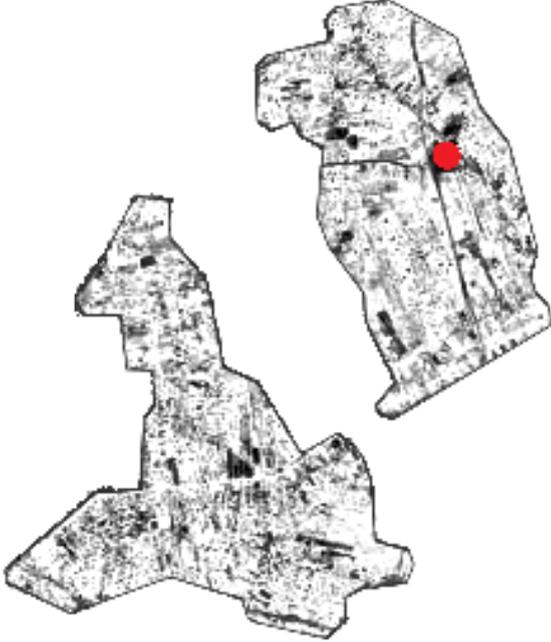


Images: Top: Mahadthai-Bodin-decha Community phase 3 construction (2013 BUDD); Bottom: Completed Mahadthai-Bodin-decha Community centre building and adjacent house (2013 BUDD)

# Kan Na Yao

## Site Descriptions:

### Klong Lumnoon Community (6)



#### Description

49 Households

One of the first Baan Mankong pilot projects, now in its 10th year.

Demonstrated new process of community building and was model for reblocking.

Inspirational project for the Kan Na Yao District

#### Issues

CODI mentioned that 1/2 the residents wanted to take advantage of the rising land values and sell out. However, when pressed on the issue, no one wanted to discuss. In fact, they presented a united front about wanting to stay on the site.

#### Other Notes

Some people have houses in Klong Lumnoon but live elsewhere (ie work in other cities)

3 houses are completely unoccupied

A 'welfare' house (built for benefit of low income member)

was demolished and land sold as part of land sale to facilitate widening of adjacent highway for which community received compensation.

#### Priorities

Social Cohesion;

Showing them options about what it would like to stay and go, and what scenarios are available to them.

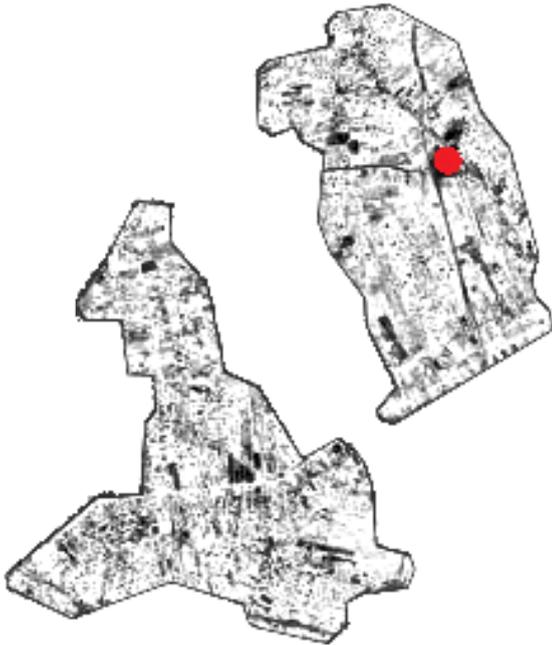


Images: Top: Streetscape 10 years after completion of Pilot Project, Klong Lumnoon Community (2013 BUDD); Bottom: Kerbside community space beside recently widened motorway on the edge of the Klong Lumnoon Community (2013 BUDD)

# Kan Na Yao

## Interviews

### In Klong Lumnoon Community – 3/5



**Dr. Nattawut Usavagovitwong (Faculty of Architecture, Sripatum University, Bangkok; CODI external consultant)**

>What were the circumstances regarding the Klong Lumnoon Community land which was sold?

In 2007 a small parcel of land, about 10% of the total plot (120 sq metres) was expropriated so that the adjacent expressway road could be widened. This land was being used as shared community and activity space, in addition a single dwelling which was built as a 'welfare' house to accommodate one member of the community who was not able to pay for housing was lost. The community received 1.2M Baht compensation for this land which represented a 10x increase in land value compared with the land purchase cost less than 5 years previously.

>How has this event impacted on the community?

The community showed power as a group to negotiate with the expressway in order to get better access into their community (extra access roads) and for landscaping the area after the road widening was finished.

The landlord wants to buy back the land from the community to sell for development. Some of the community wish to sell.

#### **Klong Lumnoon Community (6)**

**Eou (name substituted for confidentiality) - Female Community member (age approx. 45 yrs)**

>How long have you lived in Klong Lumnoon, do you wish to stay here forever?

I have lived here for about 20 years, before I was a farmer, I want to stay here forever.

>What are the reasons you wish to stay here?

I have two sons and it is only 2Km to their school, I have no other house. My sister lives here in the community also.

>Does everyone in the community want to stay forever?

Yes

>What does your husband do?

He has a job cooking in central Bangkok, I take care of the children.

>If you could change one thing here in your community what would it be?

Nothing

**Lek – (name substituted for confidentiality) Male Community member (age approx. 35 yrs)**

>How long have you lived in Klong Lumnoon, do you wish to stay here forever?

I have been living here for 10 years, before I lived 8Km away, we want to stay here.

>What are the reasons you wish to stay here?

We have three children and the school is nearby.

>Does everyone in the community want to stay forever?

I am not sure about everyone here wanting to stay.

>What do you do for a living?



My wife and I have a shop at a Government Bank 8Km away  
>If you could change one thing here in your community what would it be?

I would like a park for the kids in the community, the community is small and there are not many public facilities. I would like to be able to play football under the motorway.

**Meo – (name substituted for confidentiality) Girl visiting from Far-Sai Community (age 9 yrs)**

>Have you been to this community before?

This is my first time visiting Klong Lumnoon.

>How do you get to school?

My father takes me on his motorbike on his way to work, he is a bus driver.

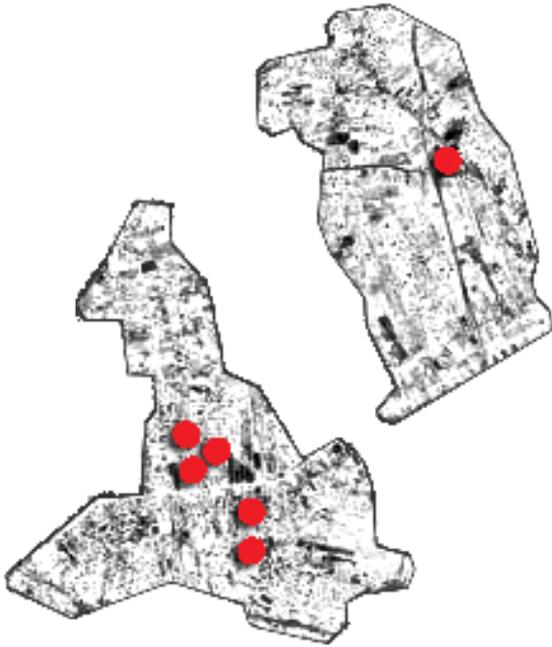
>What do you like about Klong Lumnoon?

I like the swings here, I would like to have a playground and a place for studying and teaching in my community.

Images: Middle: Klong Lumnoon Community public cafe space (2013 BUDD); Right: Eou and her wider family after interview, Klong Lumnoon Community (2013 BUDD)

# Bang Kapi & Kan Na Yao Workshop

Mahadthai-Bodindecha Community Centre – 6/5



A workshop was designed to tease out the issues around cohesion and sustainability of communities beyond BMK project completion.

## Workshop Structure and Methodology involved:

Intro & overview of the day.

Ice breaker: What is good community? We explained the notion of good in a way that incorporates sustainable, in order to elicit people's opinions.

This led to a discussion sharing ideas on what the larger issues are, what sustainable communities mean, etc. building onto their description of "good community."

Splitting into the two separate communities we went into a map drawing exercise:

We asked them to draw their community, neighbourhood and district. Then asked them to draw facilities they use nearby in symbols (church, temple, butcher, market, etc.) on post-its and place them on the map. Through this exercise we were able to reveal patterns of what is near or far, access to transportation, their social/economic ties with the larger neighbourhood/area, etc.

Brainstorm different future scenarios:

Imagine in 5 years there is going to be a new property development right next to your community, and a mall on the other side, how would you feel and what would you do? Is this generally an area



that you see yourself living in - if you had a big noisy road and lots of people coming in? Would you rather live in a neighbourhood that's more quiet, etc. ? (i.e. highlight the problems of Klong Lum Loon).

Discussion was held around their feelings about this scenario and what their community solutions might be.

## Reflections on workshop:

Didn't get a generalizable response as secretary of Mahadthai's community voice got heard most.

## Klong Lumnoon Community:

Contradiction with people selling houses in Klong Lumnoon. Didn't want to voice out negative opinions in a group?

CODI's information: half the community wants to sell their houses, whereas reps from the community (6 people from workshop) said that no one wants to sell.

Would it be a problem if KLL all sold their houses and left the Ban Mankong program? Is this a problem for CODI?

Issue of renters?

Issue of communication in mapping exercise

Mapping exercise - People were clearly thinking beyond the site.

## Mahadthai Community:



Design is based on what a developer would do if they were trying to maximise the profit.  
 E.g. as many houses as possible fit into the space, only designated and fixed open space is the size of the site of one house.  
 Community purposely reduced the standards to fit more houses in.  
 This site is about supply – demand driven but trying to put as many houses in as possible.  
 Community members have no say in design of community, aside from design of houses.  
 Strong social cohesion. The community feel very strongly that they're in control.  
 They do think outside of the site.  
 Lack of plans that would provide shade – e.g. trees

**Reflection:**

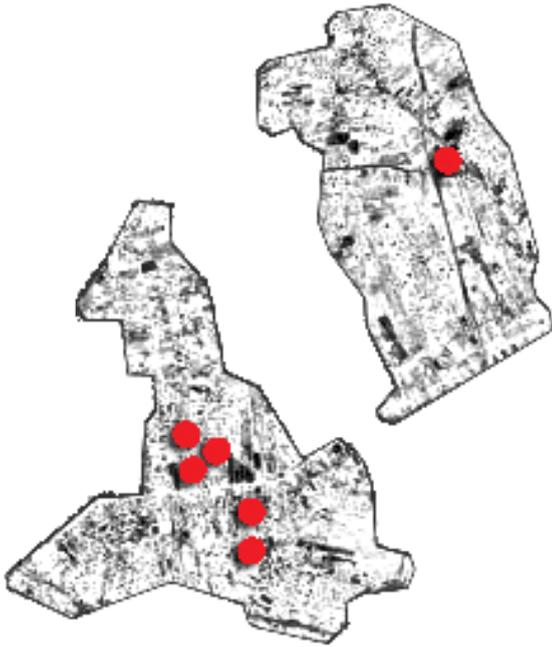
Are we applying western ideals of typologies to the communities we're seeing? E.g. representation of what public space is.

Images: Middle: Community member from Mahadthai-Bodindech explaining the collective community map produced during workshop (2013 BUDD); Right: Community workshop mapping exercise (2013 BUDD)

# Bang Kapi & Kan Na Yao

## Workshop (continued)

Mahadthai-Bodindecha Community Centre



### Summary of Potential Strategies emerging from workshop:

A potential aspect of strategy relates to how they connect beyond the site. Are there mobilisation strategies that could influence the immediate adjacent areas?

Strategies revolving around how communities can reach and grow within the city scale as part of a larger development than just within the site.

Help with lobbying or negotiating/dialogue with district/government.

Steps we can help with starting a market – incorporate training for efficiency, to make less costly?

Aspects of strategy need to do with people involved  
Larger market instead of just a street market?  
What could they do as a community? Enhancing their vision

Suggesting small projects that act as catalyst for their vision

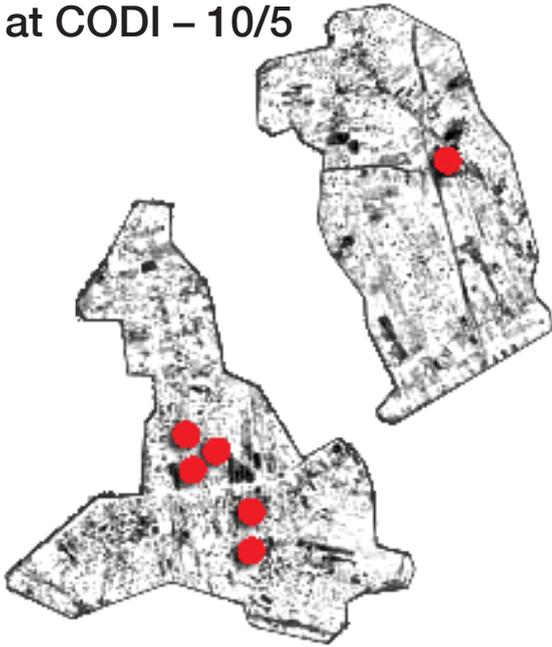


Images: Top: Workshop introduction with Mahadthai-Bodindech and Klong Lumnoon Communities (2013 BUDD); Bottom: Workshop discussion with community members at Klong Lumnoon Community centre (2013 BUDD)

# Bang Kapi & Kan Na Yao

## Fieldwork Conclusion

Presentation to community leaders at CODI – 10/5



**Strategy Vision** วิสัยทัศน์ในภาพ  
 Our strategy envisions a thriving neighbourhood, addressing the wider context beyond the immediate  
 It strengthens the communities' presence, by forging ties with the city and regional

เป้าหมายของพวกเราคือ เริ่มสร้างชุมชนที่  
 และยั่งยืนเพื่อประโยชน์ที่มากกว่า, สร้างคว  
 กัดต้นจากการเติบโตของเมืองได้



### Summary text extracted from presentation:

Strengthening Neighbourhoods beyond Baan Mankong - Securing lasting community-living in thriving and environmentally healthy neighbourhoods post project completion.

### City threats facing urban poor communities: Issues summarised

Having observed the different stages and especially the Klong Lumnoon community which has now been established for 10 years, a number of city wide and local community threats were observed.

### Our strategy seeks to address some of them.

- Increased evictions due to developers taking advantage of rising land values (e.g 3301 people in Bankapi under threat due to location on private land)
- Surrounding Infrastructure and commercial development squeezing or compressing upgraded communities into isolated enclaves
- Not addressing longer term planning early enough for the potential opportunities beyond Baan Mankong construction completes (e.g: as in case of Klong Lumnoon, the surrounding area can change drastically within a decade, therefore

future plans need to consider a 10-20 year vision).

- Potential for losing the momentum of community strength beyond meeting initial housing needs, for wider collective neighbourhood benefits

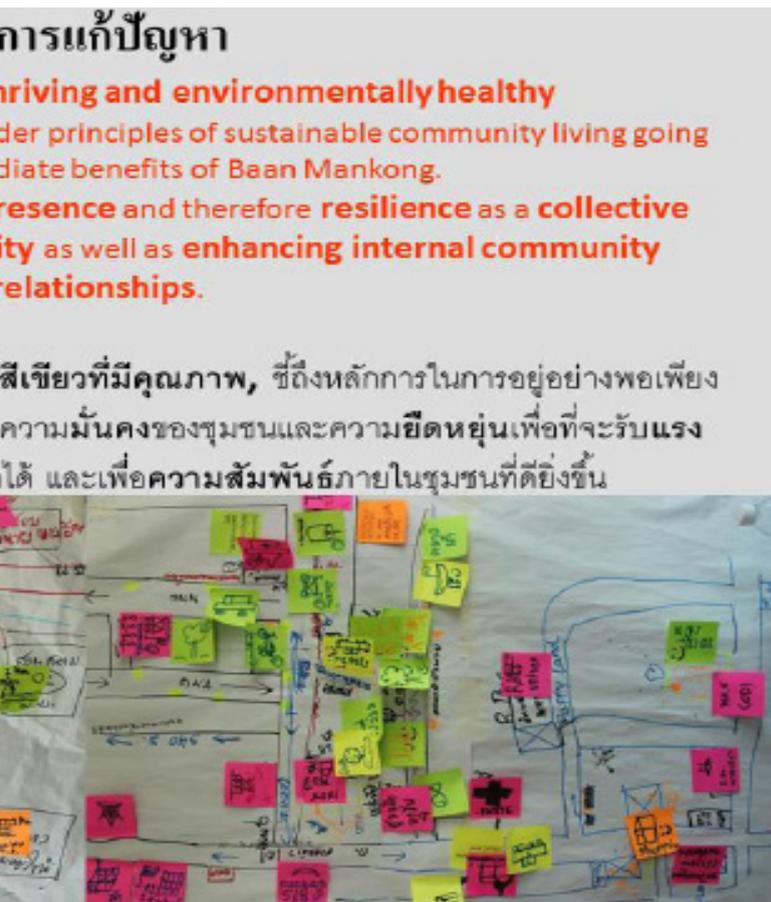
### Community level challenges affecting communities: Principles of sustainable neighbourhoods.

We want to highlight in particular is the local economy and local livelihoods, which we found particularly strong in the communities we visited.

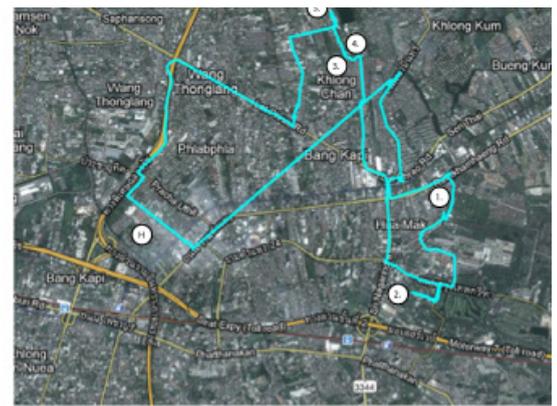
### Community vision: Mahadthai's vision and mission for their community,

Taken from their presentation, it includes a playground, nursery and library which will be located in the open space quad area in the centre of the neighbourhood. They believe this is important because most parents work full time so it provides a space for children to go to when they're not at school.

They also envision a recycle bank to promote an environmentally friendly neighbourhood through recycling and re-use, by creating products of value through recycled materials and selling them at the weekend market. This market will be located on the road by the entrance of their community, where the land has already been bought by them. The com-

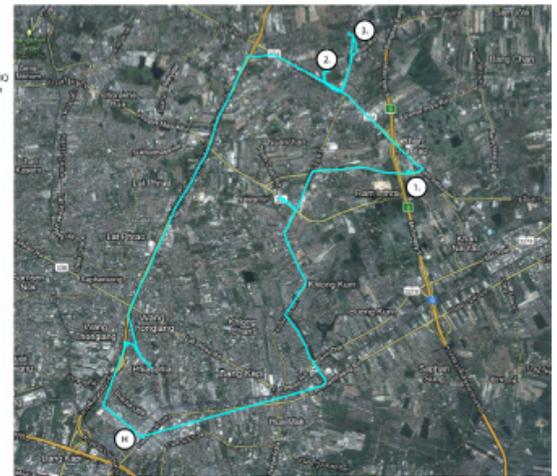


1. Klong Lum Noon  
2. Community Network Fund HO  
3. Community Network Garden



LEGEND

- 1. Klong Lum Noon
- 2. Community Network Fund HO
- 3. Community Network Garden



community envisions to sell their own produce to each other and to external markets.

**Vision statement**

Responding to the communities' plans, our strategy envisions a thriving and environmentally healthy neighbourhood, addressing the wider principles of sustainable community living going beyond the immediate benefits of Baan Mankong. It strengthens the communities' presence and therefore resilience as a collective force, by forging ties with the city as well as enhancing internal community relationships.

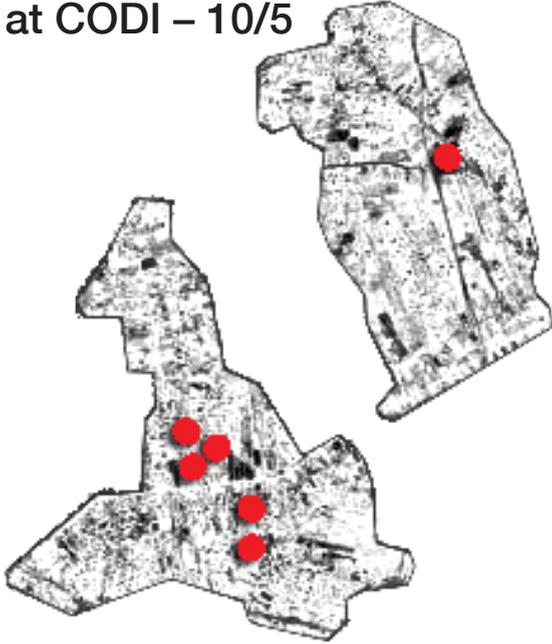
Mahadthai community was thinking about starting a market exploring the kind of products that they can sell and where they can locate it. To enhance their strategy we propose the following a) they develop an economic and social enterprise cooperative b) that they include Fahsai and Nimitmai in their plans: the communities are located in close proximity, have different products they can sell and they have close relationships that can be used to start a business.

Images: Middle: Extract from presentation given to CODI and community members at CODI offices (2013 BUDD); Right: Site visits record GPS track (2013 BUDD)

# Bang Kapi & Kan Na Yao

## Fieldwork Conclusion

Presentation to community leaders at CODI – 10/5



### Strategy proposal

We recommend that they come together to start a social cooperative

This structure means a voluntary agreement where people share benefits equally and make decisions together. A cooperative will ensure that the market runs smoothly in a respectful and equitable manner. What we mean by “social” enterprise is that all profits (minus the costs and worker wages) would go back into the community, to be spent on welfare programs and projects to improve the community’s infrastructure or in any other way they decide (collectively.)

We envision that this initiative spreads across communities and many other social enterprise cooperatives will start to emerge across the city, and in the long term, they come together to form an association i.e: a network of enterprises that work toward larger policy issues. Forming an association is important because it will provide communities with a platform to link to Bangkok Agenda 21 (involving citizens in the development of a better Bangkok and using human resources as a strategic tool in social and economic development). By showing that they are key actors in their districts and part of the larger city vision due to their important economic activity - the communities can slowly start to get involved in the decisions that shape their surroundings. Through the association they will potentially have a method and the collective voice to influence change at a city scale.

### Space Prominence to Strengthen

กลยุทธ์พื้นที่ – ดึงจุดเด่นของพื้นที่



Beyond an economic plan: Provides a way for the communities’ to work towards a larger goal when housing construction is completed. It is a way to generate income, but it is also a crucial way for them to start social links outside their communities.

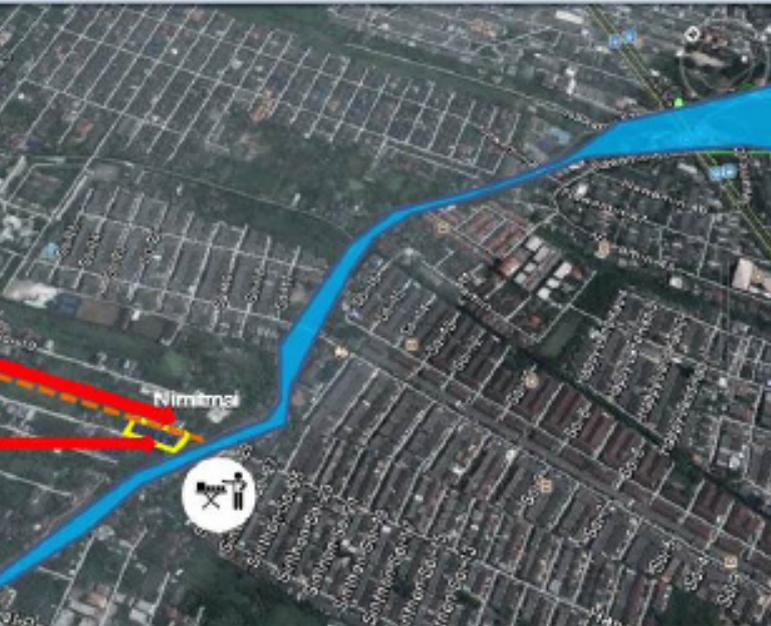
We envisage the communities of Mahadthai, Nimitmai and the future Fahsai community come together to form a grounded neighbourhood.

Understanding that part of the residual land between Mahadthai and Nimitmai is owned by Thailand Asset Management Cooperation. This provides more flexibility to negotiate land purchase (scarce in Bang Kapi) as most of it is privately owned. As a result, it might benefit the process if some of the smaller communities we visited, such as Kana Boa, join forces to better the potential to purchase the land. Existing small shops found in Mahadthai could be enhanced to create a stronger market street presents. Instead of continuous buildings along that road, we suggest, the market stalls and shops provide access points and a street access to Nimitmai improved to connect to their idea of the floating market.

The route will strengthen the two market centres. Furthermore, the link to the waterway will allow for improved access, especially linking quite quickly back to the main Happy Land Road. Through the market, they could also engage with other socio-economic groups in the neighborhood and forge important relationships. With time, communities could even think about using online mediums to showcase their

## en Enterprising Networks

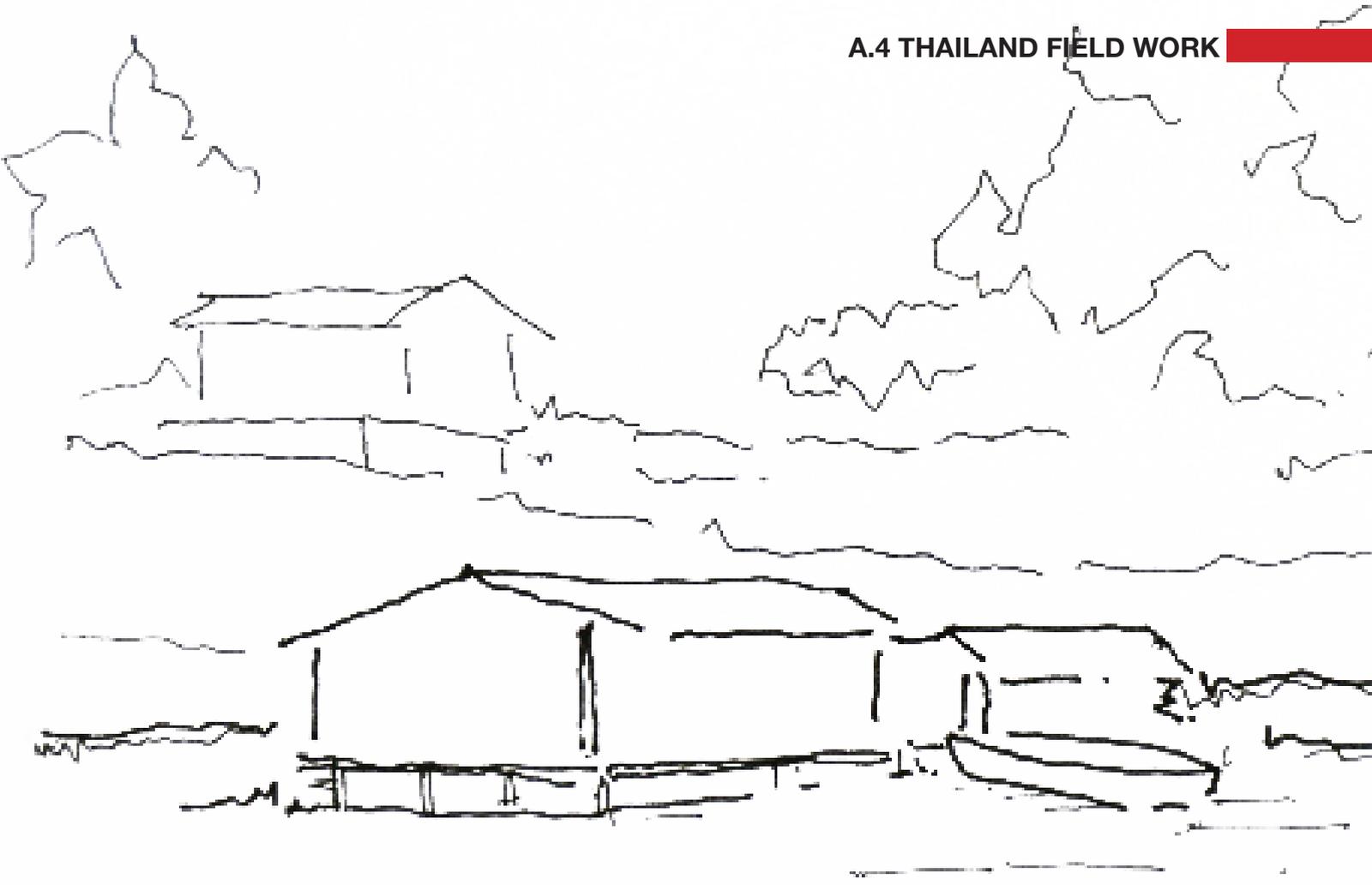
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work, reach out to new neighborhoods and even national markets. By co locating in this area, all the communities can form a strong geographical presents, which makes it more difficult to overpower, should future development come to the area in the future.

Images: Middle: Extract from presentation given to CODI and community members at CODI offices (2013 BUDD); Right: Manufacturing flower leis within community (2013 BUDD)





## **A.4 Thailand Field Work**

### **Site 3: Nakhon Sawan**

**Cristian Olmos Herrera, Julia Hansen and Signe Iverson (BUDD);  
Jamie Abbott, Rumeysa Bayar, Maiko Nakaya, Natalia Silva and Da-  
vid Janotka (UDP)**

# Nakhon Sawan

## Diary

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### Day 1 – 2.5.2013:

Early drive to Nakhon Sawan. Meeting with the mayor, deputies, municipal network advisor, community leaders and members at the municipality; received oral and powerpoint presentation from the mayor and network advisor on general information about the Nakhon Sawan and the perceived greatest issues for the city and low-income communities.

Drive to natural reservoir to experience where flood waters are mostly absorbed.

Visit to mall exhibition on the history of Nakhon Sawan.

Boat trip along the river to view some riverside communities, the flood barrier wall that was recently built but not completed, and floating houses.

Bike ride alongside some BMK communities and to a waste water treatment plant, with a tour of the plant.

Dinner with initial discussion and sketches with community leaders at Wat Kao Jom Kiri community (1).

### Day 2 – 3.5.2013:

Visit to Ranachai community (2) with initial presentation on this community's issues and a short tour of area with photos, sketches, some interviews.



Visit to Krok Phama community (3) with a presentation and discussion of this community's issues, with elaboration from community architect.

Lunch and further discussion of the Wat Kao Jom Kiri community (1) in early afternoon.

Visit to hillside Temple in early evening.

### Day 3 – 6.5.2013:

Early drive to Nakhon Sawan.

Workshop with community leaders and members at the network centre, followed by lunch together.

Early afternoon visits to Ranachai (2) and Krok Phama (3) communities, splitting group members, with further questions, interviews, sketches, and photos.

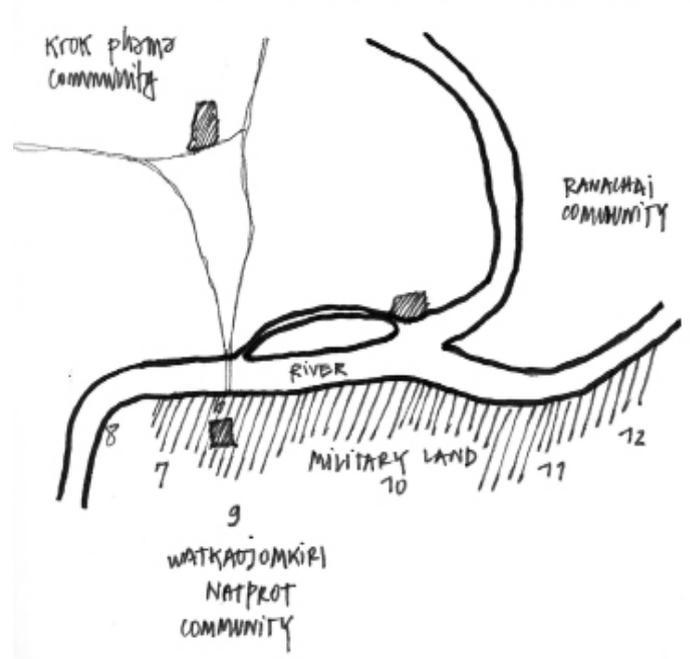
UCL group discussion, dinner and community party at Wat Kao Jom Kiri (1) community.

### Day 4 – 7.5.2013:

Production of short film, with script, translation, and further questions for municipality and communities during the morning at hotel.



Presentation to the mayor and community members at municipality. Return to Bangkok.

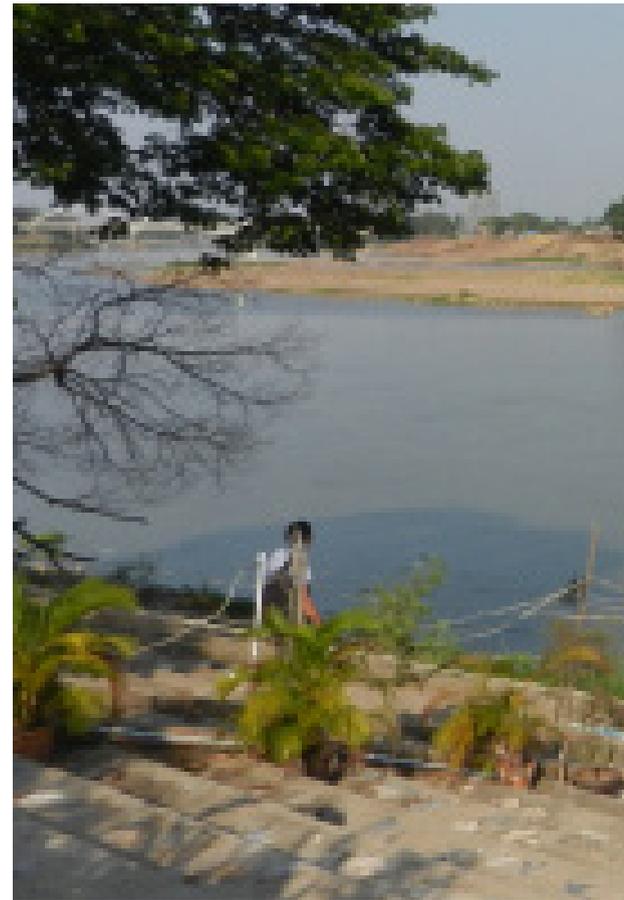


Images: Top: DPU Group bicycle ride passing BMk communities (2013 BUDD); Bottom: Nakhon Sawan sketch plan of BMk communities (2013 BUDD)

# Nakhon Sawan

## Community briefing

From Community Leaders / CODI



We were presented three of the 21 Baan Mankong communities in Nakhon Sawan province, which were distinguished by their diverse geological features:

Wat Kao Pom Kiri (1), on a flood plain and on the opposite side of the river where most of Nakhon Sawan city is;

Ranachai (2), on the the riverfront close to the city centre and protected by a new flood barrier wall; and

Krok Phama (3), on a mountain slope.

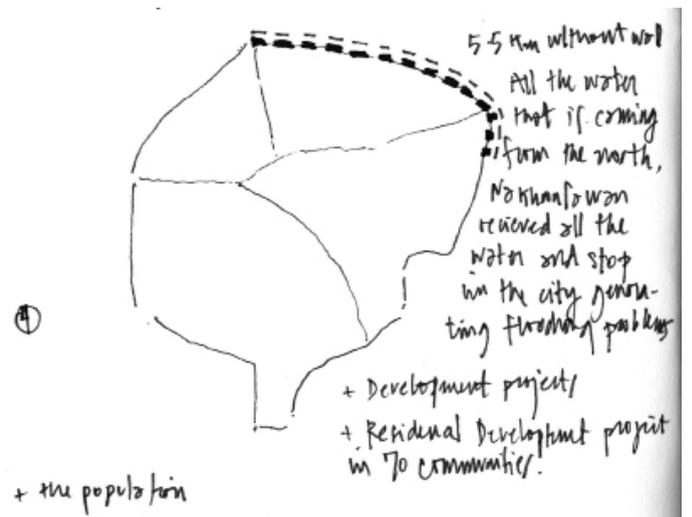
The main issues identified by the community leaders related to flooding and overcrowding, the latter being sometimes exacerbated by the former.

The leaders brought up infrastructure solutions as a way to address these issues, and particularly asked for advice on dealing with many people in small spaces.

The leaders spoke of wanting seamless city development, in the context of annual flooding and a new railroad line near the city border, and acknowledged a good relationship between city government and community groups.

On top of their list of priorities, the community leaders mentioned:

- completing a masterplan for Ranachai (2);
- mitigating disastrous aspects of the yearly floods (tactics currently include preparing emergency supplies, having a community fund to insure against disaster, and overall neighbourly behaviour towards communities dealing with flooding) while maximising benefits from livelihood opportunities that come with flooding.



Images: Top: Nakhon Sawan river frontage (2013 BUDD); Bottom: Sketch diagram indicating flood risk issues for Nakhon Sawan from surrounding region (2013 BUDD)

# Nakhon Sawan

## Meeting / Interview

Official meeting with municipality/  
government/mayor – 2/5



We were presented an overview of the municipality's priorities and perceived needs.

Flooding is the major issue that Nakhon Sawan must address; the city is located at the confluence of four major rivers and experiences flooding every year, with major floods every few years. So far, the city has built a partially completed flood barrier wall to protect the commercial centre.

Other priorities include building necessary infrastructure for roads, electricity, and the environment, and creating a residential development plan for the 70 residential communities.

The municipality recognises CODI as an essential partner to address this challenge and there is a municipal committee to support the community network. The mayor spoke of becoming a "self-sustained city" and of ending top-down planning by helping people solve their own problems.

It was acknowledged the poorest residents of Nakhon Sawan live on the flood plain on the riverside opposite the city centre, as well as on the mountain slopes. The city is expanding away from the riverside, however.

Nakhon Sawan is also at the junction of four main roads that connect the country, making it a good place for business.

A high speed railway will be constructed soon, connecting Nakhon Sawan to Bangkok and the south, and it was mentioned that while this might be good news for business people, it was not a given benefit to the poor.

The city plans for Nakhon Sawan are prepared by the national government. The municipality sees problems of not knowing how to develop towards the south of the city (across the river, and on the floodplain), that people are settling faster than plans can be made for them, and that information is not easily available to municipality and communities about national plans. It sees CODI ("network is power") as a partner to make alternative plans before more top-down plans are developed and implemented.

Additional site information was given about the three selected communities, included on the next page.



Images: Centre: Local government meeting attended by Mayor, Municipality officials and DPU students (2013 BUDD); Right: Meeting sketch (2013 BUDD)

# Nakhon Sawan

## Site Descriptions:

### Wat Kao Jom Kiri Community (1)



#### Description

48 households

Restoring homes on-site through BMK

On temple property, on the south riverbank of the Chao Phraya river and across from the rest of the city, on a floodplain

Bordering the highway and bridge into Nakhon Sawan from the south

#### Issues

Yearly flooding during rainy season, usually lasting 4 to but sometimes up to 8 months.

Water lines on the exteriors of houses show the maximum height reached during the 2011 flood, reaching the first floor (one story above the ground level) on most houses, with the few exceptions being houses on tall stilts.

The flooding is viewed as a good thing with inconveniences; during the flood months some community members (80% of which are “employees”) find seasonal work in operating water taxis, growing water plants for consumption, moving cars, etc.

Nevertheless, daily household living is interrupted, and

the community is sometimes displaced for months.

Two strategies for dealing with flooding were brought up. One, which seems will be adopted in full, is building a flood barrier wall along the length of the community and installing a pump to remove water that accumulates from runoff from higher ground behind the community.

The barrier wall is already underway, as the community proactively asked the municipality not to carry away sediments leftover from dredging the river but to compact into a flood barrier.

There is also a strong possibility that the World Bank makes a gift to fund the pump.

The other strategy mentioned was to build houses that could float during the flood months, but this doesn't seem to be pursued, at least partly because some houses have already taken CODI loans to rebuild as they are.

In addition to regular community savings for rebuilding and neighbourhood improvements, there is a welfare fund and a disaster fund into which every family must make monthly contributions.

#### Other notes

The community leader is married to the network leader in



WAT KAO JOM KIRI COMMUNITY:  
Riverside community.



= 2010/11.

309 people

167 female

142 Male

52 child

72 elderly

+ group work / work together  
+ community kitchen  
+ tradition that call

Nakhon Sawan, and their daughter works for the municipality in the area that deals with the community network.

The community centre that was recently built in Wat Kao Jom Kiri is adjacent to their house, accessible through the same gate.

Priorities

Build the flood barrier wall with a pump

Images: Centre: Part view of Wat Kao Jom Kiri Community (2013 BUDD); Right: Sketch layout of Wat Kao Jom Kiri Community (2013 BUDD)

# Nakhon Sawan

## Site Descriptions:

### Ranachai Community (2)



#### Description

51 households which will take part of BMK rebuilding on the site once the master plan is approved by CODI

On the north riverside, behind the new flood barrier wall

Central location near market and central business district, with good public transport nearby (bus)

On Treasury property, but land agreement has already been negotiated

Community members or their family members have lived there for 60 years.

#### Issues

Density is the main issue, as the land to be rebuilt is small for the number of homes to be accommodated. Nevertheless, the type of house chosen is a two storey attached or semi-detached, allowing each house to have ground space.

The plots allocated to each family vary slightly in size, as will the future houses, and houses belonging to extended family members will be adjacent to one another to save space and keep the extended family close by.

One large plot will be for the community centre, but other than this there is no public space and most streets are very narrow.

The master plan had to be redone because the municipality required an extra two meter set back from the main road in order to install a water main.

Because of the flood barrier wall this community is not likely to be flooded every year, but in the case of big floods it could experience some flooding.

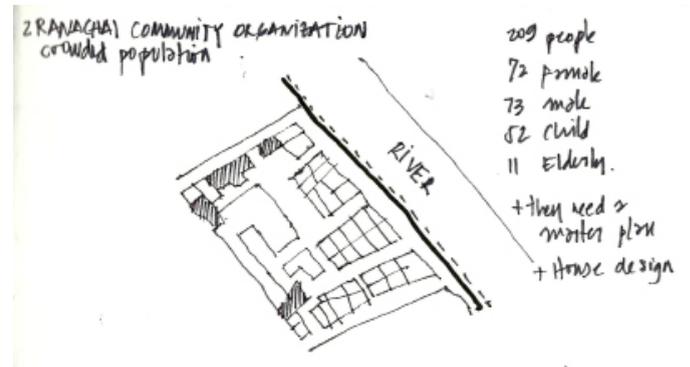
Due to expense, the houses will not be complete with four walls on the ground floor, allowing for incremental building as households are able to afford it.

All but four houses in this community will participate in Bang Mankong; when we asked one person why she didn't want to participate she said that she didn't think it would make a difference to her since she has lived there all her life.

Another women who is participating in the programme brought up lack of trust in community leaders, but that she still saw an overall benefit to participating.

#### Other notes

The community members are currently living in temporary shacks, since they had to take down their previous houses at some point before the negotiation for the land



was finalised.

#### Priorities

To finalise a master plan for the community that includes sufficient public space in order to get started on building.

Images: Centre: Processing produce in Ranachai Community (2013 BUDD); Right: Sketch layout of Ranachai Community (2013 BUDD)

# Nakhon Sawan

## Site Descriptions:

### Krok Phama Community (3)



#### Description

Located on mountain slope, to the west of the city

On Treasury property, but settlement has been there for 90 years

120 households will take part of BMKP, which is roughly a third of of the settlement

#### Issues

During the flood season, this community experiences disruptions caused by dislocations from other communities.

The area is also experiencing rapid expansion due to a growing central business area and migration from the countryside.

The government has asked this community to set a boundary so as to not expand endlessly up the mountainside, which is also a designated municipal park area.

During the rainy season, there is also a risk of rockslides.

A pressing issue seems to be getting a constant supply of water up to the houses because the pressure is weak.

A pump supplied by the municipality works only for a few

hours each day, and households must purchase water that is delivered by truck and store it in tanks at home.

There also needs to be a drainage system installed to carry away waste and rain water.

Another issue is that the streets are too narrow (roughly one lane) and that in the event of an emergency, such as the fire that destroyed one of the houses recently and killed two people, cars block the streets and emergency vehicles can't access the community.

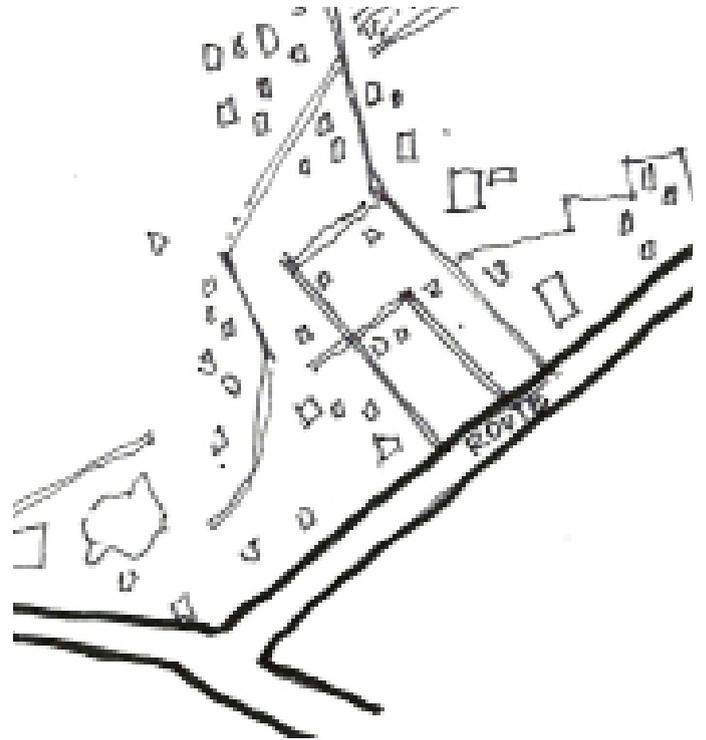
The community sees new infrastructure as the solution to these problems.

The BMK savings scheme is a way to finance neighbourhood improvements, although only those households who make contributions to it are able to take community loans for their individual houses.

#### Other notes

Some of the houses in this community looked very well established, with cars in the garage and nice yards.

Indeed, there are some well-off people in the community. Some of them contribute to the community savings in order to show solidarity with their neighbours.



Priorities

Obtaining a permanent water supply

Widening streets, perhaps through re-blocking

Images: Centre: Presenting the issues facing the Krok Phama Community (2013 BUDD); Right: Extract from sketch layout of Krok Phama Community (2013 BUDD)

# Nakhon Sawan

## Workshop

Held at Nakhon Sawan network centre – 6/5



### Logic:

Using pictures and diagrams, not words, to express relationships and development needs, community members would widen their perspective on how to address city-wide problems.

### Methods:

Divided into four groups, one to discuss each of the following topics – flooding, density, infrastructure provision, and city/regional integration.

There were about four to five community members and two DPU students in each group.

Community members were assigned a role, including mayor, CODI representative, and community member of a different community than one's own in the first three groups, and for the regional integration group there were mayor, president, and CODI representative.

We attempted to assign community members to groups where the issue discussed was not the major issue of their community.

The community members were asked to behave and think according to their role and to brainstorm how to address the group's issue, what partnerships could be made, and what



were the challenges to finding a solution.

### Time:

Including introduction and demonstration of drawing diagrams, about one and a half to two hours.

### Production:

Each group produced several A1 pages full of diagrams and pictures which represent their thinking process on how to tackle city-wide problems.

### Problems encountered:

At times it did not appear that community members understood the task.

Sometimes they agreed too much with one another instead of assuming their respective roles.

Some participants were much more active than others and took control of the exercise.



Images: Middle: Community participation workshop (2013 BUDD); Top right and bottom right: Community workshop mapping exercise (2013 BUDD)

# Nakhon Sawan

## Fieldwork Conclusion

Presentation to community leaders – 10/5



We presented a short film with a voice over in English and subtitles in Thai to CODI and the community leaders. Below is the script: (and attached in CD format is the film in full).

Script for Nakhon Sawan film

Introduction:

First impressions:

Hot...

Humid...

Friendly!

We wondered... Would we be useful to communities?  
How would we understand transformation at city scale?

Key to our approach were ideas of financial, environmental and social sustainability and inclusiveness. This meant that the programme should promote processes and material results that are not dependent on long-term financial and political support from CODI.

Instead we argued that sustainable transformation must leverage and strengthen community, government and private sector partnerships that can continue and grow outside and beyond the Baan Mankong housing programme.

The programme should meet the urgent needs of marginalised communities now, without endangering the quality of communities in the future.

Nakhon Sawan:

Nakhon Sawan is built on a floodplain at the confluence of three major rivers and suffers from annual flooding and high densities. The city has begun a major flood barrier to protect the commercial centre but about every 5 years there is a huge flood. In 2011 the flood topped the barrier.

The Baan Mankong network is strong and enjoys a good relationship with CODI, the mayor and municipality but development plans are made at the national level and people are settling faster than plans can be made for them.

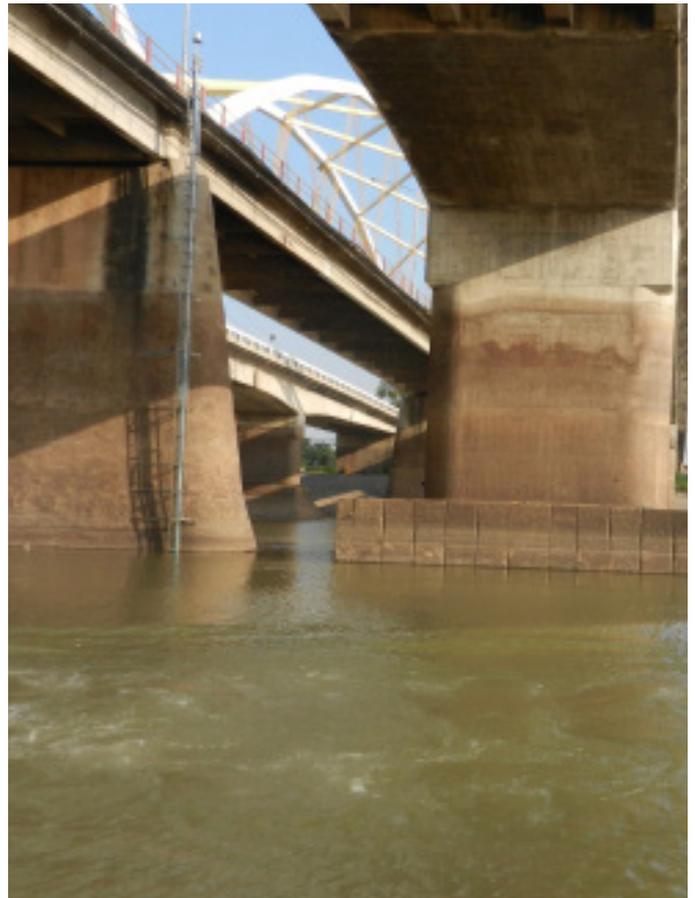
Kroak Phama:

"In some places the rich people live on the hills. In Nakhorn Sawan the poor people live on the hill." (Mayor of Nakhon Sawan).

Kroak Phama is built on Treasury Property, on land designated as a park. It hosts evacuated families each year during the floods. There is inadequate public facilities and infrastructure: narrow roads restrict fire access and low water pressure means that water must be delivered by truck to houses at the top of the hill. The community is renovating houses and public facilities with Baan Mankong.

Ranachai:

At the start of the Baan Mankong process, Ranachai is on the bank



of the river. It is protected by a new flood barrier and located at the centre of the Nakhon Sawan.

Most residents are employed in the city, work as fishermen or sellers, or work at home. The land has been secured from the Treasury Department.

Four CODI prototypes have been selected for the houses, consisting of an open ground level and a closed area on top. A layout plan was developed to fit all the houses in a very small space. But it must be revised with a 2m setback to accommodate a municipal pipeline.

How can Ranachai fit so many houses into such a small space while preserving enough public space for comfort?

Wat Khao:

The community is on the south side of the river and is unprotected by the flood barrier wall. It is flooded between 2 and 5 meters every year.

The community has a binary relationship with the floods; they recognise the special economic opportunities presented by the flood (fishing, water taxi, water gardening) but are planning a dam and pump, mirroring the city's protective flood wall on the north side.

The community are very well organised and motivated to find solutions to their flooding issues.

Images: Middle: Housing solutions in Nakhon Sawan (2013 BUDD); Right: Flood resistant engineering solutions (2013 BUDD)

# Nakhon Sawan

## Fieldwork Conclusion

Presentation to community leaders – 10/5 (continued)



### Methodologies

#### Site visits around the city:

- Tour of the river
- Bike ride through the city
- Visit to municipal water treatment plant
- Visit to history museum

#### Presentations from municipality and mayor

#### Site visits to communities:

- Presentations from community leaders and members
- Walking the territory
- Photography
- Sketches
- Informal interviews
- Spatial analysis walk
- Dinner table conversations

### Workshop

During our first visit, we got an in-depth view of the community and learning about various technical solutions devised by community members. For the second visit, we wanted to encourage people to think about city-wide solutions to problems they faced at a local level.

Community members were divided into four groups

to tackle the issues of flooding, density, city service provision, and regional integration. The roles the members adopted were CODI, the mayor of Nakhon Sawan, and a community leader. We used drawings in order to surpass the language barrier.

### Narrative – Interpretation and Strategies

Nakhon Sawan is vulnerable due to its location on a floodplain and with several cities upstream regulating their own water flow. The city has made important steps to mitigate damage during floods, including a flood barrier wall that protects the commercial centre. Yet, some floods are too big to be contained. This presents an opportunity for Nakhon Sawan to change the way that cities, and maybe even provinces, address flooding at a larger scale.

Flooding sometimes lasts for months, and at other times only for a few minutes after a heavy rain. Communities in Nakhon Sawan can improve local drainage systems to minimise the floodwaters by designing pipes and canals that make use of the area's natural contours. For example, in Wat Khao, the community can install drainage canals that channel rainwater to the lowest lying area, where it can be pumped into the river. This would help prevent water accumulation and stagnation.



Wat Kao may want to consider taking steps to address water erosion of their new sandbag flood barrier. Reinforcing the barrier with long rooted plants could keep the soil in place over the long term.

In Kroak Phama, there are existing drainage pipes but they are sometimes blocked by landslides from the mountain. The residents could agree to periodically removing debris to ensure quick water passage. They could even prevent landslides by strengthening the mountain slopes. And they could collect rain from the roof in jugs that slowly release water in order to prevent overloads on the drainage system. This water could even be used to flush toilets or water plants, supplementing expensive water deliveries by truck. The stored water could help to put out fires. Many of the houses and roads in Kroak Phama were seen to be completely concreted, blocking any potential for the ground to absorb rain water and therefore adding to flood waters. More porous roads and driveways would help to reduce flash floods at a local level, and if used nationally could make an impact on the river heights.

Flooding is exacerbated by rapid urbanisation. In Nakhon Sawan, areas are urbanising faster than the nationally developed plans can keep up with them, creating pockets of density. During intense flooding, some communities must seek emergency shelter elsewhere, and this puts additional strain on dense communities such as Kroak Phama.

Images: Middle: Community participation workshop methodologies (2013 BUDD); Right: Community leaders explaining the participatory mapping information (2013 BUDD)

# Nakhon Sawan

## Fieldwork Conclusion

Presentation to community leaders – 10/5 (continued)



### Narrative – Interpretation and Strategies (continued)

Communities can make plans to minimise the negative aspects of density. In Krok Phama, development has left streets very narrow. This becomes problematic during emergencies, for example, when fire trucks can't access a house up the mountain. The community can develop alternative methods of emergency response to manage fires themselves, or buy time until the fire truck arrives. For example, all houses could install smoke alarms, using savings from the existing welfare fund. They could also assign fire fighting teams, and alert the whole neighbourhood of danger using a loud bell. They could manage traffic flows, such as making some roads one-way only, in order to ease the path for the fire truck. These solutions are less expensive than re-blocking the whole neighbourhood, although they require organisation and dedication from the community.

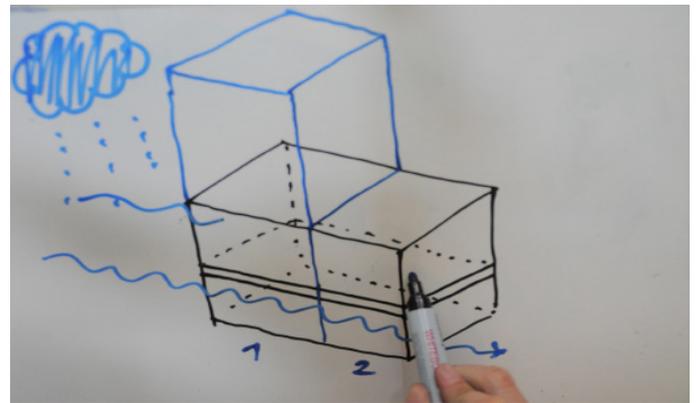
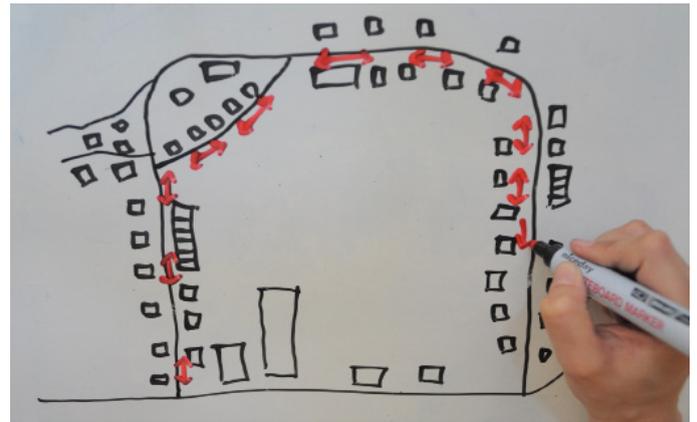
At the moment, Ranachai's biggest challenge is how to accommodate all community members' houses in a small space. The current plan shows narrow roads and very little public space. Community members might want to ask themselves if they could creatively reorganise the houses to leave more open space on the ground. For example, houses that belong to an extended family could consider putting one house on top of another and having more yard space. Another way to accommodate large families is to join the bottom floor and share the kitchen and stair space. Families could also work with the community architect to reinforce the top floor to allow to build another floor some time in the future.

Nakhon Sawan residents have shown how they welcome flood victims from other areas of the city. A reinforced top structure could even allow shelters to be built on the roof, so if there is a huge flood, residents might not have to abandon their houses, or they could even help relatives and friends from other flooded areas. Even though the community has already chosen four CODI house designs, there are ways to adapt these designs to the specific requirements of each family before the house is built.

These are neighbourhood initiatives that could make a big impact if the whole city adopted them. And if CODI networks and the Nakhon Sawan municipality communicated these strategies to cities and towns upstream, floods could be prevented there, lessening the amount of flood water that reaches Nakhon Sawan.

There are many reasons Nakhon Sawan is a powerful community. We would like to conclude by suggesting possible ways in which Nakhon Sawan could support community planning even more effectively:

Look into other sources of finance. For example, what would Wat Khao do if for some reason the World Bank loan didn't come through, or if more than one pump were needed? It would be interesting to identify other players that could gain from installing a pump and in this way create the basis for a financial alliance.



The strength of the network and partnership between community, CODI and municipality in Nakhon Sawan are admirable and appears to be achieving substantial improvements in quality of life for residents. Indeed this is the first example that we are aware of where a community is working to secure direct World Bank funding for an infrastructure project. The strength of the partnership between communities and its members was key to attracting the funding.

If the Nakhon Sawan community network can secure this funding it has a huge potential impact for the affected communities and for growth of the city on south of the river. It could be helpful to explore the criteria the World Bank is looking for and to show how Wat Kao fulfills those criteria before their visit, and to plant the seeds of future collaboration with Nakhon Sawan.

Beyond this it also sets an exciting precedent as to the ability of coordinated community action with effective municipal and central government partnerships to achieve common goals at scale. It is important that this process continues to promote good governance in community action, fostering inclusion even as the programme gets bigger in scale and importance.

In the words of Aramsey, leader of the Nakhon Sawan community network, the strength of our success is not in sums of money attracted, but in the community action that has brought financial support to the community.

Images: Centre: Infrastructure adaptation in Nakhon Sawan (2013 BUDD); Right top and below: Extracts from video presentation to community (2013 BUDD)

# Nakhon Sawan

## Fieldwork Conclusion

Presentation to community leaders – 10/5 (continued)



### Principles and Summary

#### Main principles

##### Flexibility

Embrace/Use natural resources well

Plan for the future at the beginning, using lessons of established communities

Continue to develop strength of community organisation to work from community to municipal level of planning and beyond to regional and national

#### Questions for communities:

Flooding in Nakhon Sawan is increased by rainwater upstream. Can the network build partnerships to help communities upstream to implement their successful flood mitigation strategies?

Several residents saw partnerships with business as an opportunity. How could communities build better networks with businesses to co-operate on infrastructure funding and emergency relief efforts?

Could the successes of Baan Mankong communities in addressing density and city service provision be extended to develop a broader city plan that is more in touch with local needs?

#### Questions for municipality:

National government has plans to build a dam on the Yom River upstream from Nakhon Sawan. However, this won't solve Nakhon Sawan's flooding issues. How can there be greater cooperation between municipalities to create a regional flood mitigation plan?

How could the fire, police, water department and other city services help communities to improve their own organisation and support the strategies suggested above?

#### Questions CODI:

How can Baan Mankong help with awareness to include better drainage, rainwater storage in all projects, and especially at initial stages of projects?

CODI has a catalogue of houses. Could CODI make a catalogue of neighbourhood scale designs that deal with issues like density, flooding, drainage that is freely available?

CODI has achieved a great spread of Baan Mankong across Nakhon Sawan, some of which are delving into areas that affect the whole city. However, truly city wide planning may be beyond the capacity of CODI.

Does this involve a new kind of innovation and an evolution of CODI itself?



#### Other Issues

Other issues we were unable to deal with in this short project but feel are worthy of further analysis and consideration:

The team found a limited awareness of Baan Mankong outside of involved communities. Could CODI work more widely with the city's collective inhabitants and private sector business to scale up Baan Mankong programme from informal communities to the city and regional scales?

Some communities not involved and sceptical about central government programmes

Education is seen as a priority for children in communities but some communities can't afford to send their youth to university

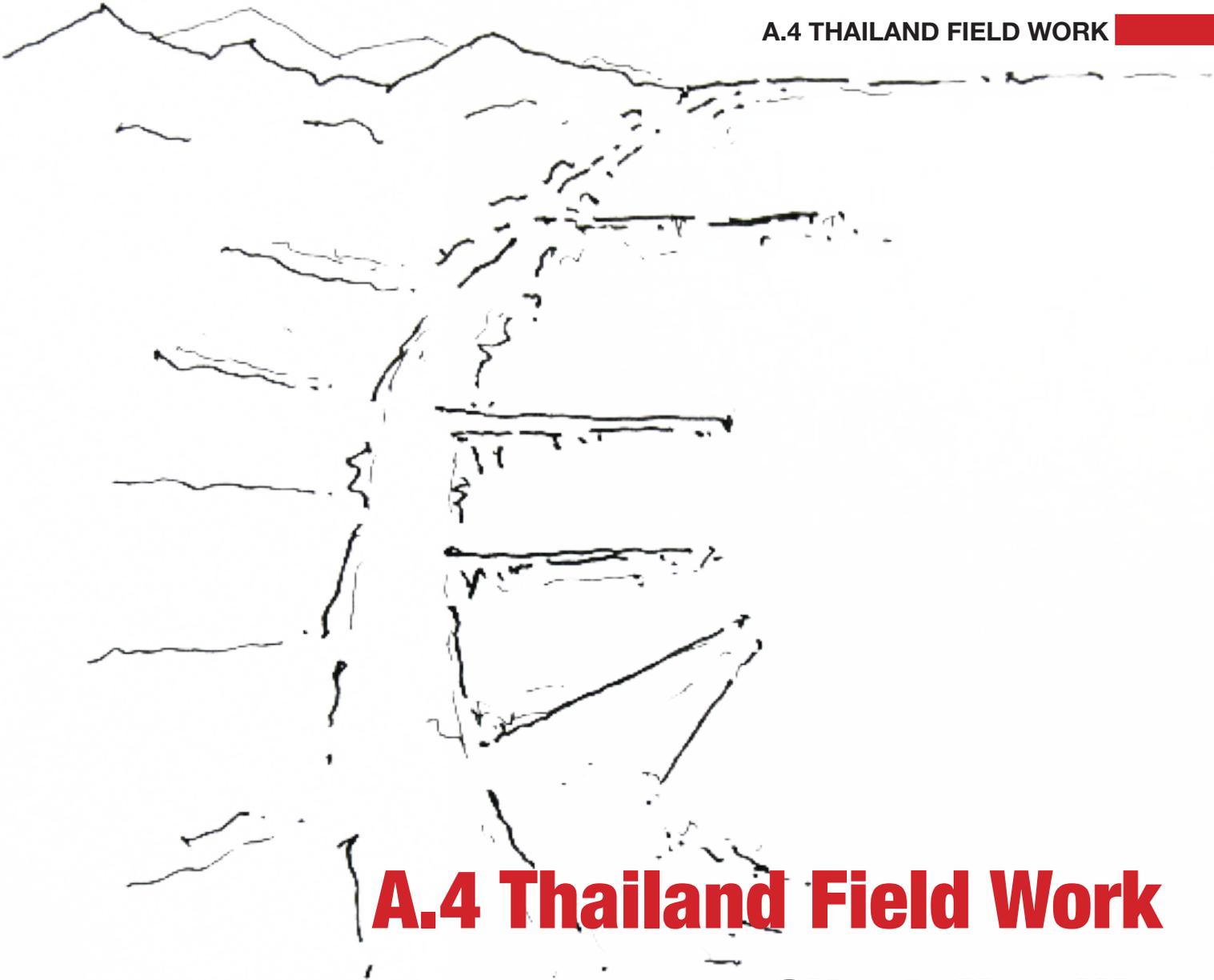
Land access is still restricted in areas of possible future growth of the city, for example, in the military lands

#### Disclaimer:

The strategies suggested above will not solve all flooding in Nakhorn Sawan, a town located on a major flood plain. The strategies will however, if implemented with consideration and at scale, improve the capacity of communities and the city as a whole to manage and overcome challenges with less interruption to lives and property.

Images: Panoramic view across the city (2013 BUDD)





# **A.4 Thailand Field Work**

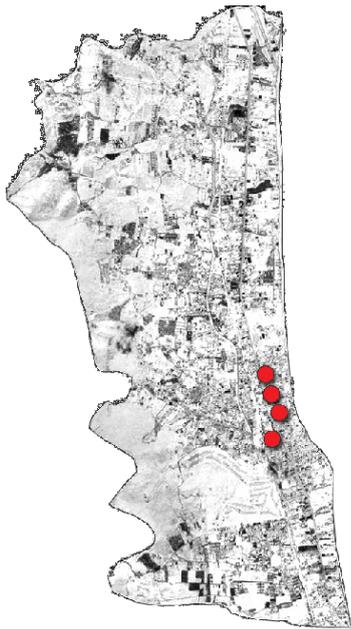
## **Site 4: Hua Hin**

**Yang Luo, Jaiwen Cai and Wenshi Yang (BUDD);  
Ming Li, Adrienne Acioly, JingXuan Zhu, Setura Mahdi and Wang  
Guan (UDP)**

# Hua Hin

## Diary

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### Day 1 – 2.5.2013:

On the first day in Hua Hin, we were trying to understand the general situation of the city and the project by meeting municipality staff, CODI staff and community leaders.

We climbed onto a hill to see the whole picture of Hua Hin and got on a train to see the informal settlements along the railway which are our research focus.

Our initial feeling after this one-day journey was that BMk programme was at a complete standstill. If there was no land, there would not be any BMk programmes. Given that all introductions were given by authority staff, we felt that we were on an officially top-down track from the very beginning.

One of our teammates emphasised on relocation issues, especially the sites for relocation and one translator strongly suggested us spending time in looking for proper relocation sites or drawing community layout maps.

After discussion, we decided to start from community interviews to know more about the issues on community level.

### Day 2 – 3.5.2013:

We did a great amount of interviews in 2 communities: Rim Tang Rod Fai Community (1) and Ban Ang Nam Community (2) on the second days and got some basic informa-

tion about the opinions of community members. This was our first time doing this kind of interview. We stuck to our community-based approach, hoping to find out more clues about how to fit BMk programme better in the city plan from the individual and community scales.

Now we know the complexity and diversity of the constitution of communities. To make BMk programme succeed, the diverse and sometimes conflictual demand of community members have to be tackled.

From the opinions and the demands of community members, we expect to know where the current BMk programme of Hua Hin fails and why it fails to convince people to join or resume joining? This is the primary issue that BMk programme has to solve on the community level.

### Day 3 – 4.5.2013:

This morning we visited Fah See Cram Community (3) and interviews about 3 household for each sub-groups (3 in total). The focus of interviews was still around livelihood, BMk programme and probable eviction.

### Day 4 – 6.5.2013:

Today we mainly did a workshop with community leaders and members and CODI staff. The workshop was made up



of three participatory mapping exercises which have different purposes.

One participatory mapping is about how community members use the urban space in Hua Hin.

Prioritizing exercise is about mapping the perception of community issues of CODI and community member and how their views vary from different angles.

Relation exercise is about mapping how different roles see the network and relations of actors.

Day 5 – 7.5.2013:

Today we presented our findings based on the results of interviews and the workshop, and strategies based on our analysis.

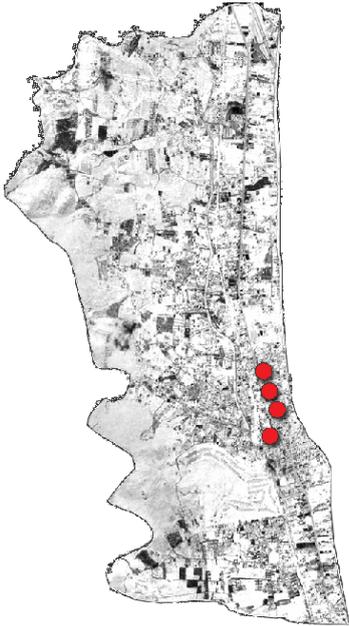
The purpose of our presentation was not merely to present what suggestions we can offer to the authorities but to create a conversation between CODI and the municipality.



Images: Top: Hua Hin panoramic view (2013 BUDD); Bottom: Hua Hin Gateway sign (2013 BUDD)

# Hua Hin

## Introduction/methodology



### Introduction:

Hua Hin is a tourism city with massive real estate development along the seashore. Inside the city, there is a railway track going across, forming as a boundary separating the commercial and residential area and it became a barrier to the further development extending from the coast line. And coming with the increasing tourism related constructions being built and other industries booming in accordance with it, labor migrants were taking up a growing proportion of the city population and many lived as renters along the railway.

A city plan of the old railway expansion from the central government which will be expected to be implemented in the near future did not taken into account the informal community living in the area, which leads to a conflict between the government plan and the current situation. However, neither community nor municipality is in the position of negotiating with the State Railway of Thailand (SRT) about land legitimization and further steps for the influenced community.

Among the influenced communities, there are existing networks, such as CDF and Welfare Fund. But none reached the scale either rooted deep enough into the community or up to a strong city level network.



### Methodology:

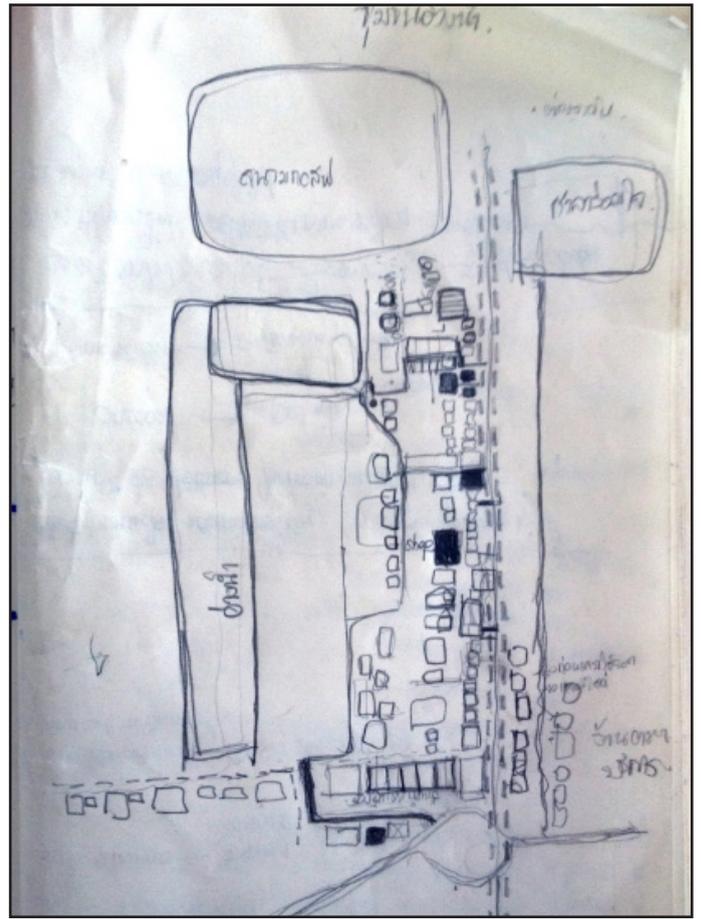
The following is the methodology we used to understand the context so as to come up with our final suggestion:

#### Initial observation:

When introduced to the community here at CODI's offices, they presented the main issues they face. On the first day in Hua Hin, the municipality introduced the development plan for the city and we asked some questions about the high-speed train and its effect on community and migrants, the relationship between community, SRT (State Railway of Thailand) and municipality and how they all communicate. And after that, we were guided through three communities along the railway and asked questions to get a first impression.

#### Detailed interview:

Based on what was discovered on the first day, we asked questions based on eight topics: personal background, livelihood, position in community, involvement in BMk, view on the DT project, participation in citywide issues, opinion on relocation and knowledge sharing.



This information was analyzed and we refined our questions for the third day to focus more on citywide and environmental issues.

Participatory workshop:

Participatory mapping: How they position themselves in the city and views on relocation.

Actor mapping: Perceive power relations

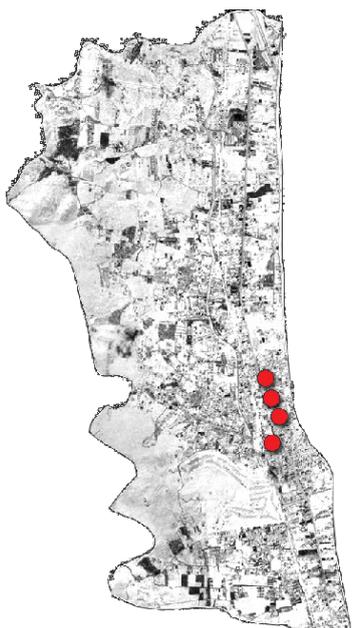
Prioritizing exercising: How they prioritize individual, community and citywide issues.

Images: Centre: Community workshop (2013 BUDD); Top right: Community drawing (2013 BUDD)

# Hua Hin

## Community briefing

From Community Leaders / CODI



In the afternoon session, we were given the opportunity to get general information about the site and communicate with the community leaders from Hua Hin.

The community leaders introduced the High Speed Trains Plan and SRT Double Track Railway Plan in the city, which will affect 18 communities who live along the railway in Hua Hin.

They presented the current situation and future plans with the models and also identified the key issues they have met since the promulgation of the new development plan.

We were made aware that the impact of launching the new development plan would threaten the affected people's livelihood and daily life. At this moment, the whole process got stuck because of the negotiation between community and municipality cannot reach an agreement. Moreover, the central government did not begin the development plan in time, which led to the delay of Baan Mankong projects in Hua Hin.

Drawing on the brief we were given from CODI, we prepared questions regarding the current issues and needs of the communities.

The interview transcript is noted below.

>How about the relationship between the municipality

and community in this case?

At the beginning (i.e. before the double-track development plan), the municipality make the initial agreement to find an empty land for Baan Mankong project.

However, when the double-track development plan launched, the municipality cancelled plan to rent land to the communities for reblocking.

They pass the buck to BRT and Central government and address that the role of municipality is to help negotiation and they cannot make decision.

>Are there any completed Baan Mankong projects in Hua Hin at this moment?

No. There were two communities participating in Baan Mankong Programme, but due to the double-track plan they cannot rent the land from the municipality any more.

The whole project is delayed.

> What is community member's opinion about the development plan?

Most of them have lived here for more than 20 years; they didn't want to move, especially considering their future



and next generations. They are afraid of losing all houses and livelihoods.

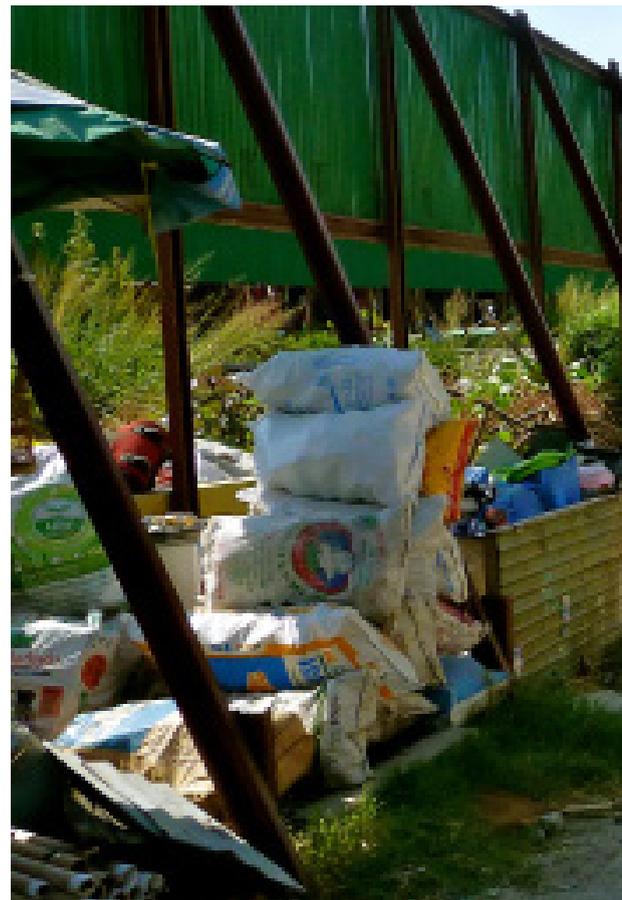
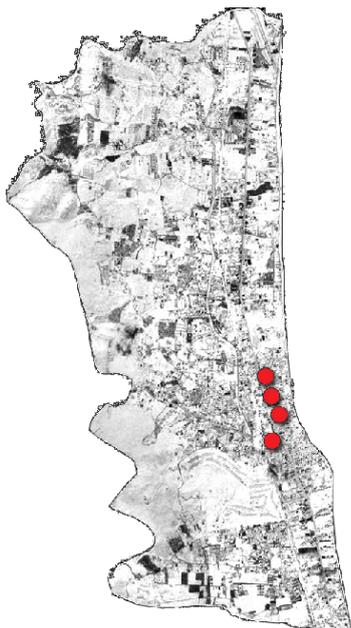
> Are there any alternatives to deal with the land issue for affected people?

CODI is trying to find some empty land that belongs to the BRT and negotiate with them to allow the informal settlements to move there.

Images: Centre: Hua Hin existing railway (2013 BUDD); Bottom: Model of proposed new rail line (2013 BUDD)

# Hua Hin

## Response to community brief



Based on the brief and their explanation, the questions below present the challenges of Hua Hin that are being faced:

What are the appropriate solutions/possibilities for housing development of Hua Hin in the future?

How to deal with the future development plan of Hua Hin proposed by the government?

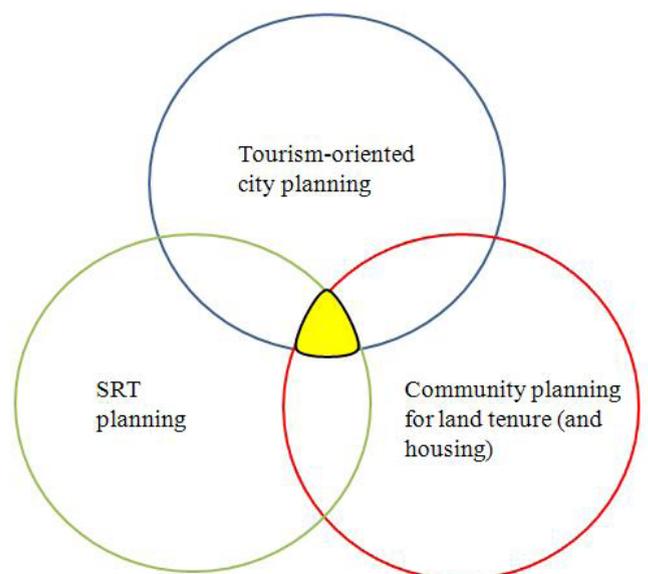
What is the possible solution developed together?

What is the mechanism?

What are alternative plans and solutions for the people who will get affected by the future development of the city?

What is an appropriate direction for the future development of Hua Hin?

What is an alternative for the mega-projects to be developed in this city?





Trying to make the complex facts more clear, we generated this diagram to illustrate the challenges and realities in Hua Hin.

Conflicts between SRT Planning and Tourism-oriented City Planning: Inconvenient traffic, inadequate street network in the city makes some land inaccessible, especially the areas owned by SRT.

Conflicts between Tourism-oriented City Planning and Community Planning for Land Tenure: The poor cannot access the resources of public and private organisations in any dimensions.

Conflicts between SRT Planning and Community Planning for Land Tenure: Inadequate affordable houses for the low-income have created informal settlements on the public land, especially the SRT's land.

# Hua Hin

## Meeting / Interview

Official meeting with Municipality / government / mayor – 2/5



During the morning of our first site day, we attended a meeting at Hua Hin Government Offices with the Deputy mayor, CODI representatives and community leaders.

Received presentation on the role of the municipality in relation to double-track development plan; issues around implementation of the plan; and challenges which local government faces in wider city context.

In accordance with the brief and the briefing session at CODI, we prepared interview questions regarding different key issues that the Baan Mankong projects have faced.

The development plan of the city (high speed train):

What is the initial reason for the creation of the development plan of the high speed train?

What is your view on the impact of the railway on community/national/regional level? (environmental impacts? A lot of traffic in Hua Hin, social/economic impacts?)

How will informal and formal communities be impacted?

Was the municipality involved in the process?

What was your process during the implementation of the proposals?

Are there any alternatives for the railway?

Have you included the informal community?

Consideration of community:

Which stage/phase is the plan in?

What is the municipality's opinion on the potential evictions

of the community?

Is there any way you could offer assistance in compensation or relocation? (relation government and municipality)

Is the municipality able to assist the community in securing a relocation site?

Who will be relocated first? Informal/formal communities?

How much of the municipal funding will go into the funding of this project?

Would you consider redirecting some other funds into assisting those that are affected by the plans including the informal communities?

Relationships:

How do you communicate with the SRT and the community?

Is there a forum available for you all to collaborate?

Dissemination of information:

We understand there was a public hearing? Are you able to elaborate further?

Where was it held? Who was there/invited? Who was it organized by?

What was the format of the public hearing (what was discussed)? (in case they don't mention the communities)

Why were the communities not invited/informed?

Are there alternative ways to disseminate information?



Migrants

We are aware that this is an area that is popular for tourists. Is there an immigration policy to support the migrants with finding housing? (Expansion of the city)

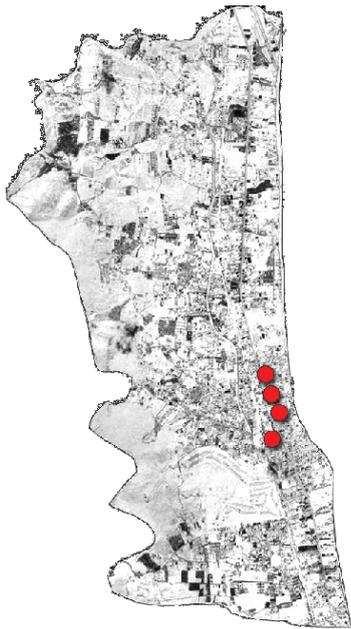


Images: Top: Local government meeting attended by Mayor, Municipality officials and DPU students (2013 BUDD); Below: Interview with government officials (2013 BUDD)

# Hua Hin

## Interviews

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Our findings related to BMk programme basically have three points.

The first one is about information delivery. From individual scale to city, community members are unclear about the relationship of involving actors, especially CODI and BMk. According to interview results, we found that information delivery and updating within communities is incomplete or distorted. And public awareness is still not enough on city or national level.

In terms of the second point, we observe that there might be too much reliance on the leadership of community leaders. Community members basically have only three ways to gain related information, community leader informing, neighbourhood words of mouth and public media.

Based on our findings from interviews, community members have no confidence in the BMk programme since Double-track project emerged many people have dropped BMk programme. Many of community members have encountered eviction at least once before; and the migrants tend to consider themselves as floating population, that is to say, even if there is an eviction, they will just accept it and consider to move to somewhere else or back to their home places. Some community members mentioned the smaller size of BMk houses which may largely reduce the profits of those live on rents. Therefore personal experience and background influence a lot their motivation to join BMk programme.



Neighbourhood rumour influences a lot the community members' attitudes towards BMk programme, like whether to join, quit, continue the BMk programme or not. Same as the mistrust between some community members and their community leaders, for example one interviewee has a strong opinion against him such as discrimination against the poor and therefore do not trust him. Also some community members are concerned about where the savings are used.

In terms of communication issues, although not all community members know their entire neighbourhood, the social network still can reach all the households with the help of some key connection points like community grocery shops. Community members rely a lot on the rumour between neighbourhoods to know progress and news about the BMk programme within the community and city-level issues and to share opinions on whether to join, quit, continue the BMk programme or not. BMk programme can also expand and reinforce the social network.

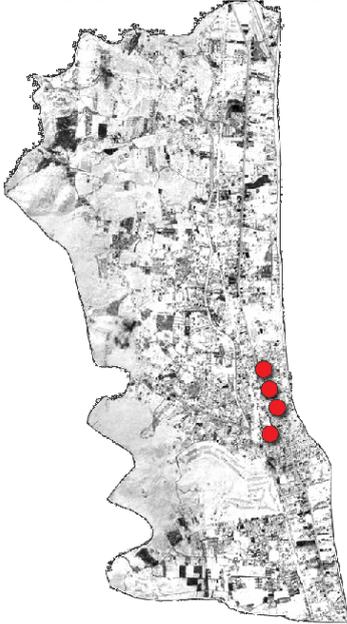
The BMk programme is acceptable for the community members but because of the change of the Double-track railway project, there is some uncertainty in decision-making by the community committee and therefore the community leader felt reluctant to inform all the members of the progress, which may start to lead to mistrust of leaders and a lack of confidence in the BMk programme.



Images: Centre: Interviews with local community (2013 BUDD); Right: Local community members interviewed (2013 BUDD)

# Hua Hin Workshop

With community leaders / members and CODI staff – 6/5



A workshop was designed to tease out the issues around BMK programme in Hua Hin.

## 1. Prioritizing exercise:

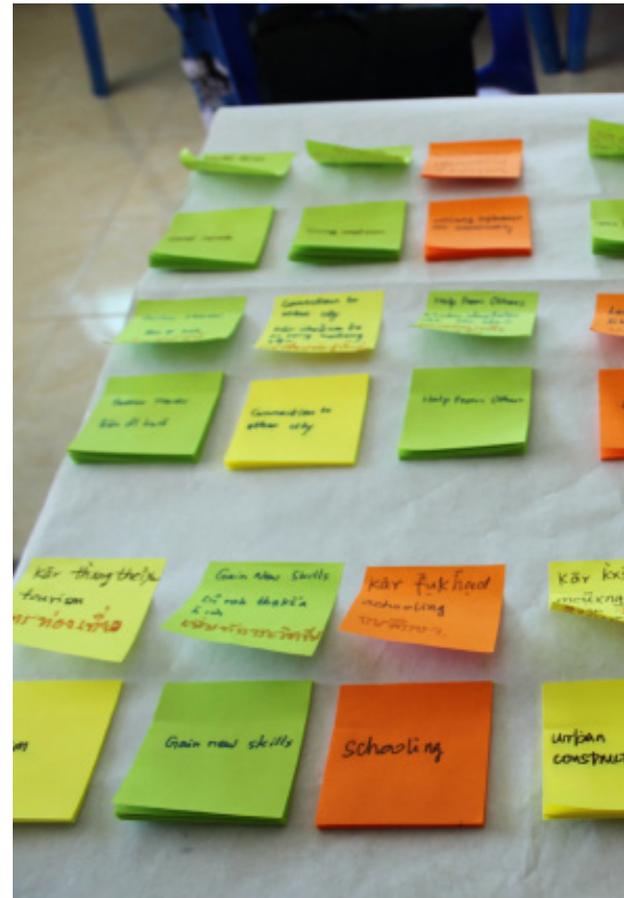
Participants of the prioritizing exercise were separated into community members and CODI members. They were given postits with issues they may or may not face in the process of community development. And then they were asked to categorize the issues into high, medium and low priority column.

The findings we have are based on both the people's behavior when placing the post-its and the results shown from the chart of priorities.

### Findings from prioritizing exercise.

The perception on the high priority issues is almost the same between CODI and community members. They are focused on land issue, land price, living condition and government support.

The biggest difference between the two groups in regards of the high-level is CODI member has gain new skills in the high priority and the community has it in low or medium priority. In this consideration, there is a lack of awareness about the importance on learning skill and knowledge exchange so as to empower individuals and community. In the response of the community, one community leader mentioned it was because of the elder age that they do not to learn new skills but would rather find a place where they old job is. It shows in some extend that the community is not considering about the sustainability under the situation of uncertainty.



CODI member posted strong community and land issue as the most important of problems that the community is facing. They explained strong community as the one with strong and reinforced network.

CODI member posted a way of the linkage between different key issues: near to job location will lead to an easier start of saving group, which will contribute to the confidence of the individuals and the relationship within the community. With the community saving, people's living condition can be improved on a larger scale, which will lead to a stronger community to solve the problem from foundation of the issue.

No matter what the position the individual is on (community member, community leader and CODI member in this case), everyone is concerning the issues they are facing on different scales, from body level to city level.

Community members are concerned about top-down policies are hard to be implemented down to the community. And this can work as a starting point to introduce more in the methodology CODI use to make a change in community and influence the community people.

## 2. Relation exercise:

By actor mapping, we want to know:

How do community members perceive themselves and the actors in society in the hierarchy of society.

How does knowledge sharing go within one's relationship network?  
Where are strong bonds and weak bonds of community members' relationship network?



Participants firstly will be asked to put a card representing himself anywhere within a 7x7 grid. They will be asked to put the rest of cards representing different actors in the grid that have relations with them. If they feel no connection, they can leave the cards outside the grid. If they feel some actors missing, they can write a new actor card and put it in the grid. The location of actors within the grid depends on the perception of the participants. If they feel the actor is powerful than them, put its card above that of themselves, more powerful higher. If they feel the actor is closed to them, they can put its card next to them either on right or left side.

Community member actor mapping findings:

Community member perceives himself has closed relationship with community saving group, CODI and BMk. And he puts CODI and BMk on the same power level, assuming that CODI and BMk programme work as two actors. He also perceives Community Development Fund farther than city-level committee on the same power level. The most distant relationship is between community member and SRT. Many actors are left aside such as NULICO, University, Central Government, community committee, community leader, and community representative.

CODI staff actor mapping findings:

Unclear about the power relation between Central Government and SRT

Not familiar with the power dynamics within communities

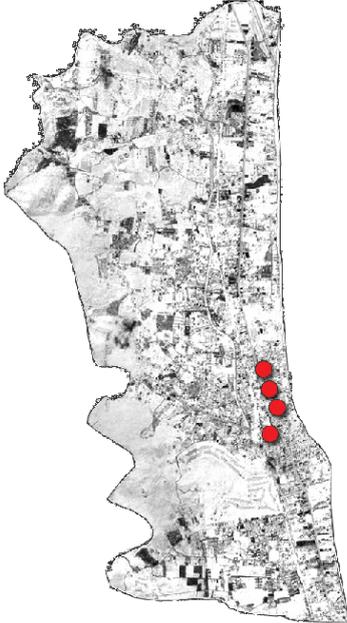
The financial actors are more closed to communities and their members than other actors.

Images: Community workshops  
(2013 BUDD)

# Hua Hin

## Workshop

With community leaders / members and CODI staff – 6/5 (continued)



### 3. Participatory mapping:

Purpose: How people position themselves in the city and views on relocation.

#### Findings:

Why people want to stay or why they want to move?

Community members seemed happy to relocate, some migrants, as long as it is formalized land and don't need to move more than once. Opposite why the community leaders do want to stay, some have been living there their whole life. If you would be relocated what would there need to be.

Why people don't want to move? Land ownership is unclear. They have been offered Temple land but it was too small to move the whole community.

Community members that we interviewed prefer to stay but are open to relocation because they see the positive impact that the development might have for the country and city + that their new generation might be able to profit from the new train.

- brings tourism and income. (many income depends on tourism).
- lots of migrants come for employment

Questions about the impact of the high-speed train on community level, how will they benefit? Will they be able to use the train as well?

They believe it will benefit their business by generating more tourists.

Relocation within 5 km preferable because of transportation and need to be near the Chat Chai Market.

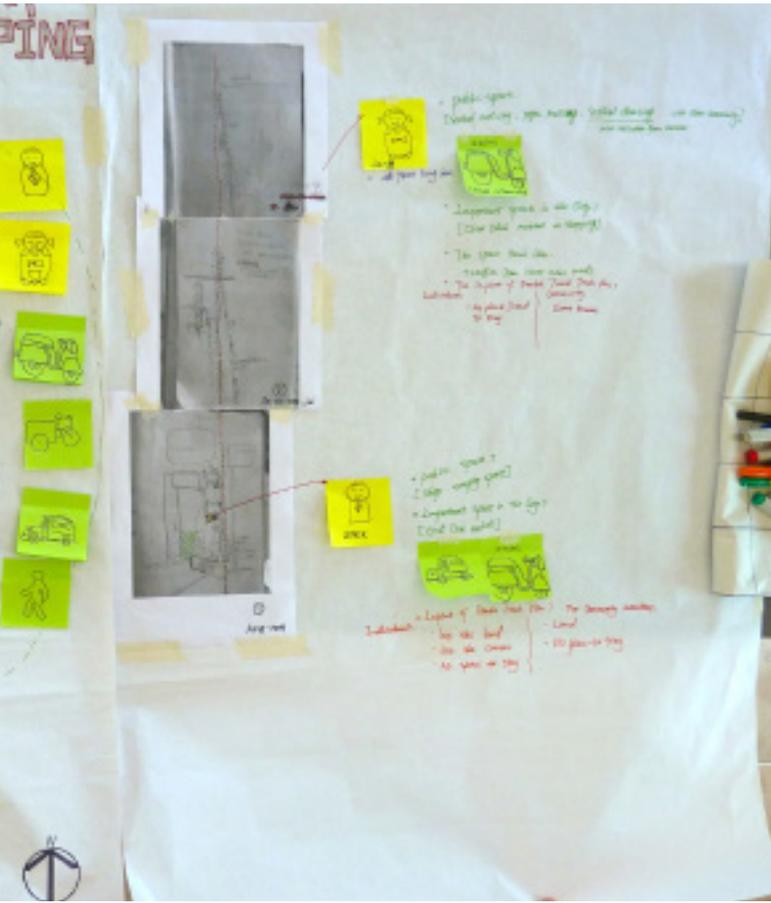
- Outside 5 km range need to have market, schools, hospitals nearby.
- The community members are dependent on the location of work.

Many of the interviewers feel vulnerable and uncertain about their situation, mainly community members that have been living for more than 10 years. "new comers" (migrants) often have other options and are open to relocate to another area.

Railway investment is cutting the area already by their fences, instead of including them.

Some interviewers (higher income groups with own businesses) mentioned they would have enough money in 5 years to buy formally a house and staying informally is generating savings.

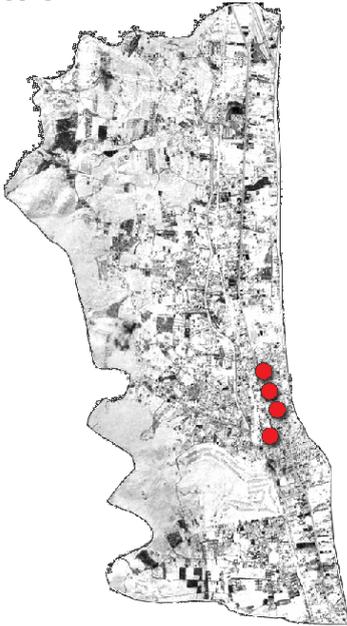
The commercial zone will suffer too. Interviewer mentioned having done a significant investment in his property (was sub-renting from a contractor who was renting from SRT) and does not know what to do next.



Images: Community workshops (2013 BUDD)

## Fieldwork Conclusion

Presentation to community leaders – 10/5



### Strategies

#### BMK:

1. Successful story dissemination; instant, physical and collective outcome led by BMK programme constructed by community.

We suggest that seeing the success of implementation of any BMK constructions can maintain the community members' confidence in BMK programme. Beyond community level, city-level committee should increase BMK successful cases sharing. On community level, not only make future plan but also visualize it to reinforce the confidence.

2. Create more roles within the community

We suggest that community create more roles probably by election to take over the management of saving group and updating of BMK-related information in order to relieve the probable mistrust of community members towards the community leader. New roles could gain BMK-related skills from CODI.

#### Communication/power relation:

1. Community leaders should use diverse ways of communicating information: bulletin board.
2. Communicate actively with municipality about



## Relocation

### Strategies For Regene

#### ■ Awareness through



All affected

their community activities through booklets in order to get recognized and let municipality know how to help them.

#### Relocation or regeneration:

1. Raise awareness through federation for railway dwellers (and how to build federation?) the role of the federation can be to design and planning, negotiation with authorities and collect information (make use of strong cohesive communities, aim to have ownership of the process).
2. (Regeneration) Attract tourism to increase interest, for example B&B hostel, creating market nearby communities, motorcycle taxi.
3. Enhance participation, to map the city together to find more land options.

# ... or regeneration ?

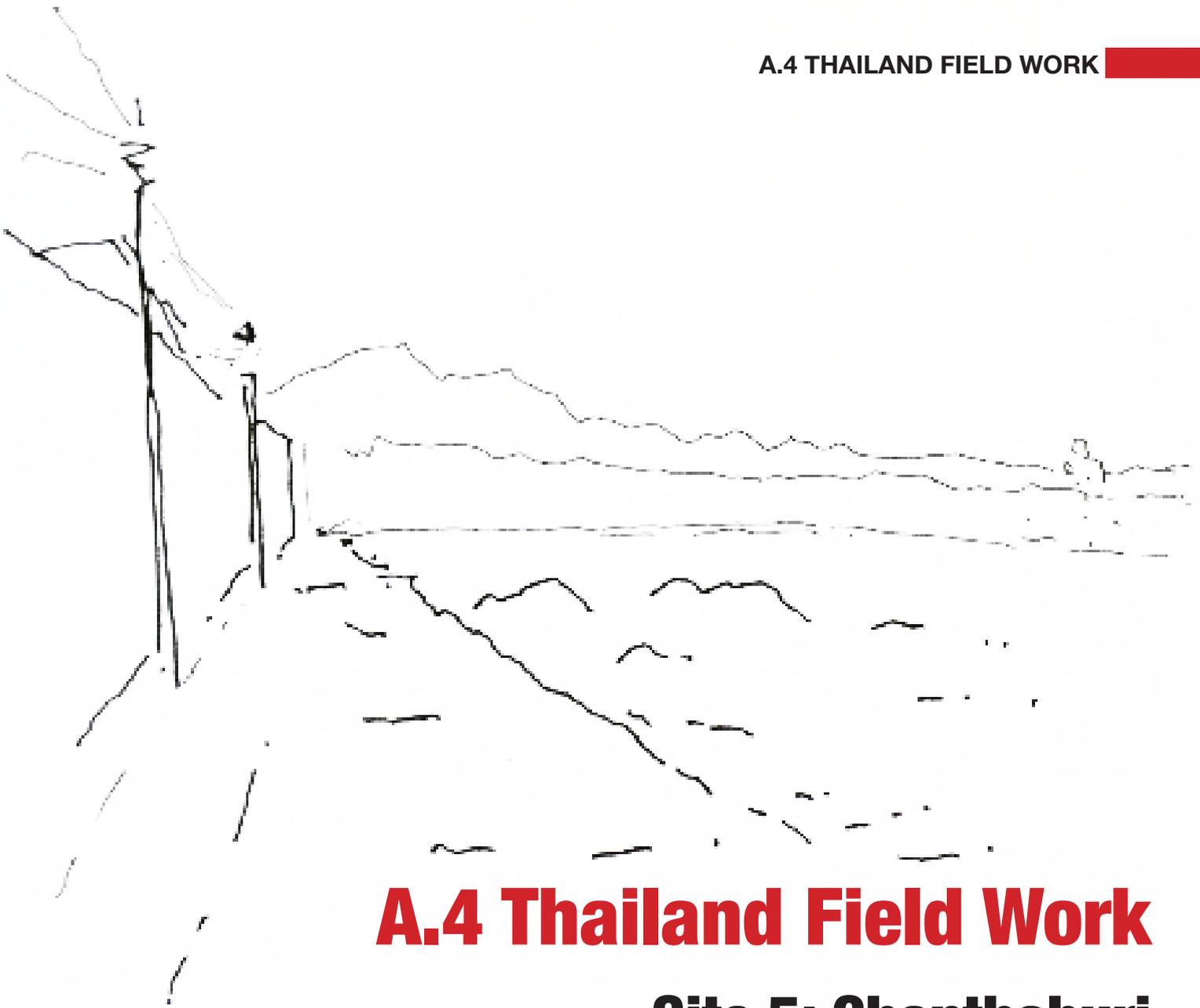
...eration

## ...h federation for Railway dwellers



Images: Middle: Extract from presentation to community (2013 BUDD); Right: Hua Hin beach (2013 BUDD)





## **A.4 Thailand Field Work**

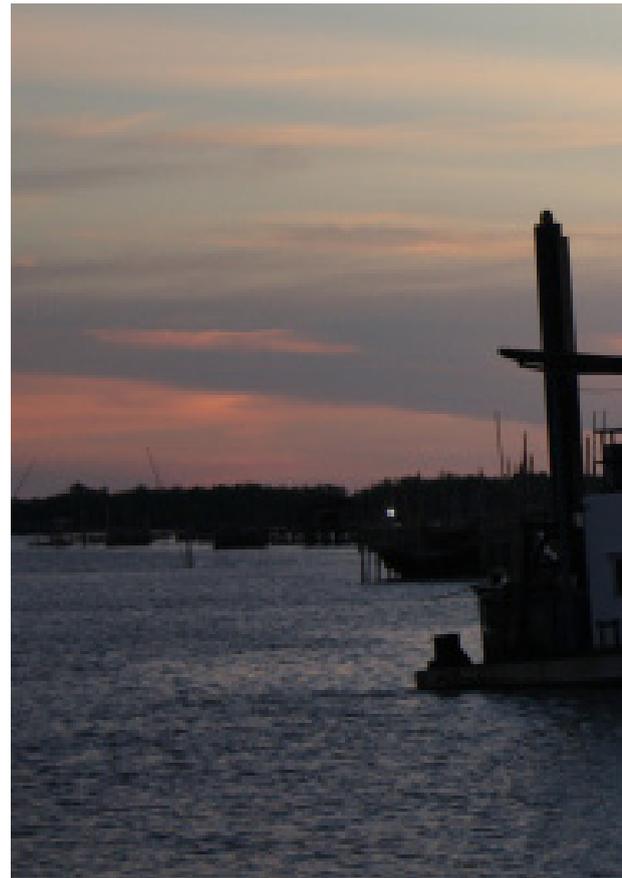
### **Site 5: Chanthaburi**

**Francisco Vergara Perucich, Anna Koledova, Aubrie Eisenhart and  
Anuar Makhayev (BUDD);  
Maria Regina Aberin, Emma Sauvanet, Simon Zelestis and Hanui Lee  
(UDP).**

# Chanthaburi

## Diary

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### Day 1 – 2.5.2013:

Started off morning with presentations at the local health center. Presentations centered on an introduction to the area including area attractions and what the local economy was based on (fruit, such as durians and mangosteens, make up a good portion of this, along with gem cutting).

Another presentation, in part presented by the district mayor, detailed a district-wide program of breast-feeding. This, they explained, fit into their district wide philosophy of taking care of everyone from ‘cradle to grave’. Encouragement of breast-feeding was seen as a core solution to the community’s problems.

After lunch we visited a pilot project consisting of 200 households in the area. We were also shown a small-scale enterprise of concrete block making that was taking place at the site.

The rest of the afternoon was spent touring local attractions, including historical sites that gave insight into the area’s heritage (included were a visit to a place that was once a shipbuilding area that supplied ships for a King that defeated the Burmese and a Buddhist temple).

### Day 2 – 3.5.2013:

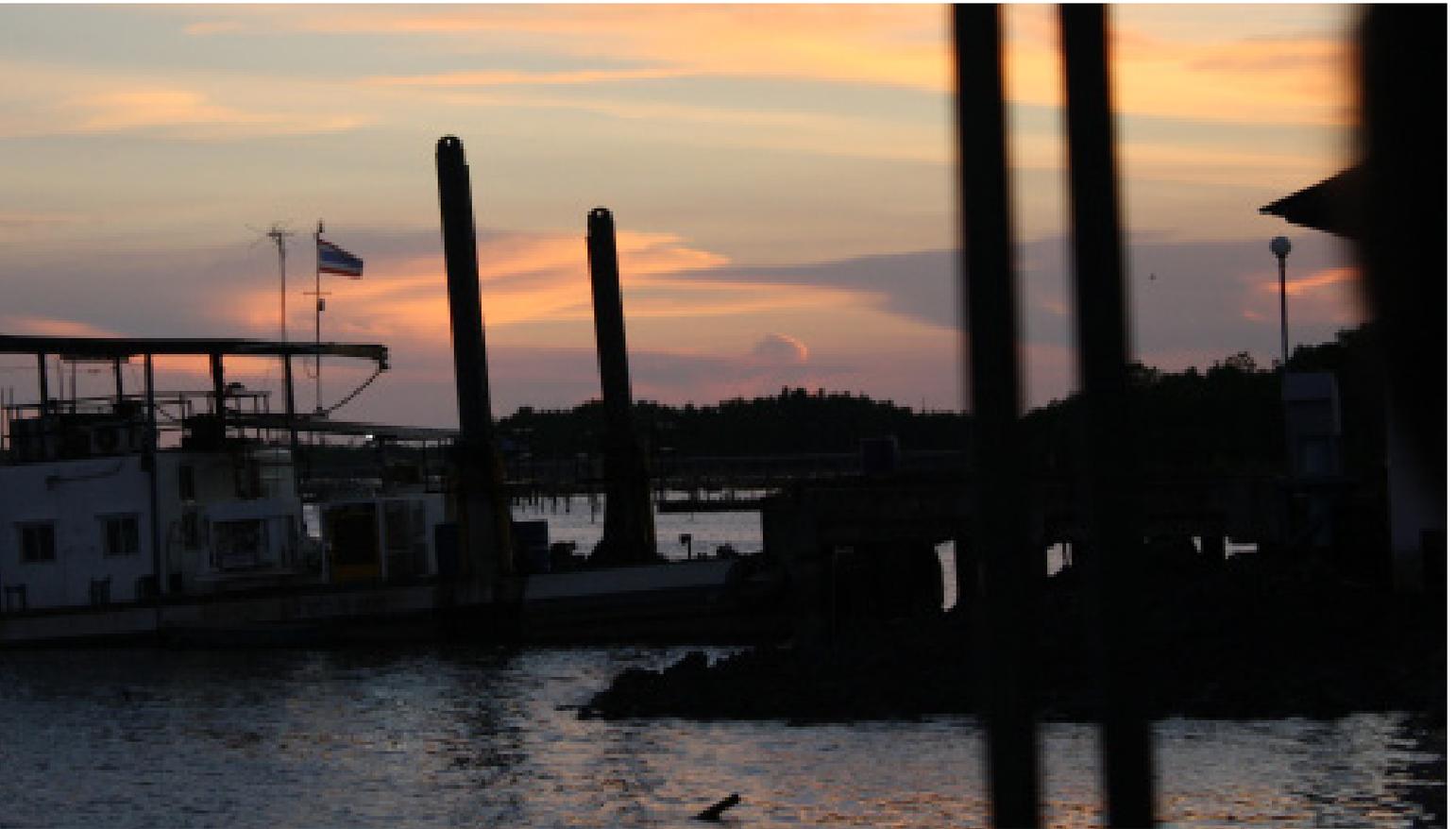
In the morning we had presentations from a land manage-

ment bureau representative, CODI staff and the Bangkok students that came with us. What we learned from the land management staff person was that the planning process lacks participation and transparency. There is a need for comprehensive data collection especially since the area has been identified as an ideal spot for industrial development (it’s rich in resources). This presents possibilities but also challenges to the population and their livelihoods. Currently, Chanthaburi authorities have a master plan they are developing.

The Land Reform Network was also introduced. This was explained to us as an organization outside of the government that teaches people GIS and GPS skills to map their area.

CODI staff spoke to us about the three important stakeholders in Thailand, the state, capital and the people. People must be encouraged to participate instead of just the state and capital participating. Baan Mankong should be used as a tool to create a strong organization of the poor in addition to a livelihood plan to better people’s lives. The Bangkok students presented the need for public garbage collection and participatory methods to be implemented in housing design while considering creativity and budget.

In the afternoon we split into two groups and visited two Baan Mankong projects in Koh Kwang. In Rung Rueng Patana there were 220 houses for 250 people and livelihoods were mainly concentrated in gem and food sales (most



low-income). Infrastructure-wise the water was supplied from the city, the road was built with money from CODI and the land was purchased with community savings. The land belongs to a cooperative and housing design was participatory. Four typologies were selected based on people's incomes (two-story, one-story). Livelihood opportunities within the community are water purification and bottling, chicken and mushroom farming.

Day 3 – 4.5.2013:

At the community center the day started with a mapping exercise initiated by the community leader. Post-it note colors denoted strengths, weaknesses and solutions. People from the community along with community leaders were in attendance to participate in this exercise along with the workshops we had set up for the afternoon. Conducted entirely in Thai it was a little hard to follow at times but the dominance of the men speaking with little input from the women was observed.

Strengths included no pollution from industry, good transportation, good social network and welfare support among other things. Weaknesses included no zoning for residential area, people were lacking soft skills, no official financial institutions and limited entrepreneurial activity.

In the afternoon the group was split into smaller groups to attend workshops pertaining to planning, housing and



Images: Top: Chanthaburi view (2013 BUDD); Bottom: Chanthaburi Baan Mankong housing (2013 BUDD)

# Chanthaburi

## Introduction/methodology



Koh Kwang is a small, semi-rural, peri-urban sub-district with a population of around 14,000 south of Chanthaburi's city centre.

The space is becoming increasingly urban, yet rural mentalities are still present. This dichotomy is presenting many challenges ranging from appropriate housing typology to relevant and adaptable livelihood opportunities.

At the same time the population is increasing, due in part to an influx of migrants, and land prices are rising.

Comprehensive strategic planning for the space is hampered by a national top-down planning approach along with fragmented accountability and communication in regards to planning in general.

Koh Kwang is unique in that it has an active district committee comprised of many key actors including representatives from within the community, city council, municipality, Baan Mankong communities, city land department, community development fund and social development department. This committee negotiates local interests with the central government, treasury and landlords. It can also play a representative role when problems arise. It was established through NULICO and remains unofficial. After conducting workshops that focused on planning, housing and livelihoods several key strategies were identified.



A comprehensive planning strategy was outlined, incremental, flexible and geographically suitable housing typologies were introduced in addition to ideas on how to cultivate additional ones and ways to improve livelihoods and financial independence through community enterprises and community banks was presented.



Images: Centre: Community workshop (2013 BUDD); Top right: Community drawing (2013 BUDD)

# Chanthaburi

## Community briefing

### Initial meeting with Koh Kwang



9 communities facing eviction  
40% involved with BMK program  
Housing estate dominating the nearby area  
965 households, 80% of houses are finished  
Water system installed but the main road is still under construction.

Finance: 50/50 CODI and municipality

1. Housing
2. Integration with a strategic city planning

Students in collaborative project

3. State level policy/major plan for this part of Thailand to use it for industry development:

Region is rich with resources  
Looking how people can organize themselves and get a system to manage local resources (equal system)  
Masterplan for the area to make it more sustainable  
Threat of industrial development from the authorities  
Legitimize the area to protect

Q and A's Day One on site:

Only survey of district-wide, not city-wide

1200 households in Koh Kwang (including BMK) 900 have housing  
Takes less than 4 months to build a house

In relation to construction materials:

Timber rare  
Concrete hard to produce, yet considered luxurious  
Bamboo traditional and possible to grow but has effects on natural environment

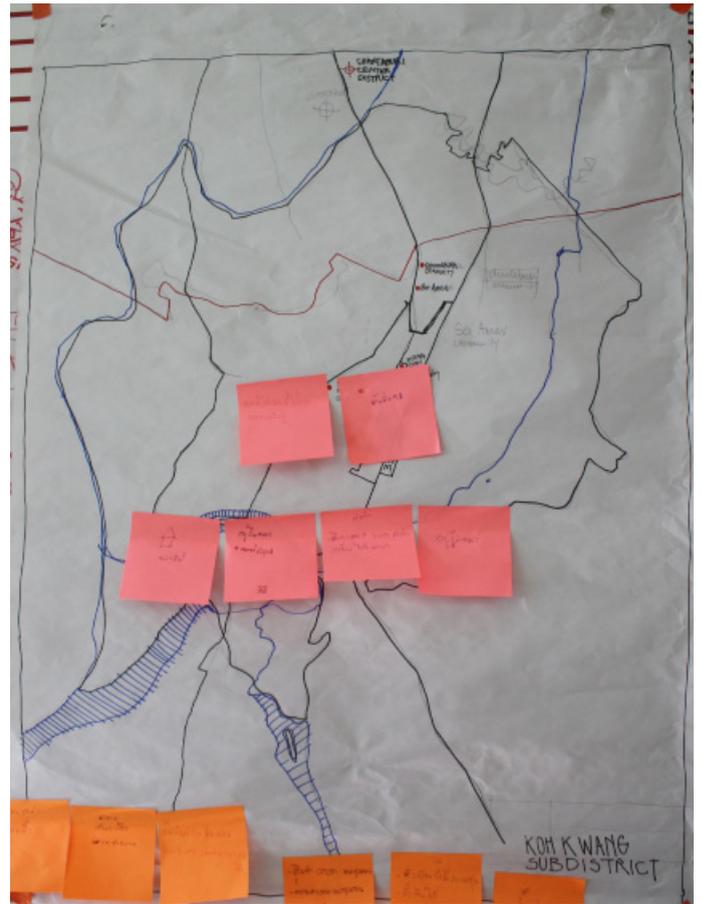
Debrief Day One on site:

What does the community need?  
What do we want for the report?  
The issue in Chanthaburi is fragmented development.

In order to confront national development plans the community should generate better and richer data about themselves (ie land use, demographics, etc).

Exploit/emphasize existing networks across the district.

Lack of integration with the city through these networks and actors.



Images: Centre: BMK Project (2013 BUDD); Left: Community Mapping (2013 BUDD)

# Chanthaburi

## Workshops

With community & community leaders



### Workshops

After the two days in communities we went back to Bangkok to analyze the data we collected.

Through the analysis we identified we decided to do a workshop to identify three important components of the community:

- housing,
- livelihood; and
- planning.

The idea of the workshop was to involve the local residents and find out their main issues in three different themes.

The workshop was helpful for us to figure out further questions as well as aspirations and tackle them from the perspectives of community residents.

We also conducted interviews with local residents which gave us other views and opinions about relationships within the communities and particularly with other actors such as CODI, BMK and local government.

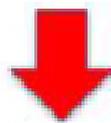
PLANNING WORKSHOP	HOUSING WORKSHOP	LIVELIHOOD WORKSHOP
<p><b>1. IMAGES EVALUATION EXERCISE</b> (PRESENTING 3 IMAGES OF DIFFERENT MODELS OF PLANNING, DENSITIES AND SPATIAL ELEMENTS); COLLECTING 'POSITIVE' AND 'NEGATIVE' OPINIONS ON EACH IMAGE FROM PARTICIPANTS)</p> <p><b>2. ROLE PLAY ACTIVITY</b> (BASED ON A PARTICULAR SCENARIO ALLOCATE ROLES TO PARTICIPANTS AND ASK THEM TO ACT RESPECTIVELY; EVALUATE AND DISCUSS PERFORMANCE OF EACH ACTOR)</p>	<p><b>1. BUILDING YOUR IDEAL HOUSE EXERCISE</b> (CONSTRUCTING 3D BOXES AND ANSWERING QUESTIONS ON LOCATION, MATERIALITY AND OTHER DETAILS)</p> <p><b>2. WHAT IS HOME FOR YOU? DISCUSSION</b> (COLLECTING 'POSITIVE' AND 'NEGATIVE' OPINIONS FROM PARTICIPANTS)</p> <p><b>3. IDEAL COMMUNITY MAPPING EXERCISE</b> (USING EXISTING MAP OF THE SITE TO MAP THE VISION OF PARTICIPANTS ON AN 'IDEAL' COMMUNITY)</p>	<p><b>1. QUALITY OF LIFE ASPIRATIONS DISCUSSION</b> (PRESENTING A COLLAGE OF MAGAZINE IMAGES TO THE PARTICIPANTS AND ASK THEM TO THINK OF WHETHER WHAT THEY SEE CORRESPOND OR NOT TO THEIR ASPIRATIONS OF LIFE QUALITY)</p>

**FINDINGS**

**PLANNING:** FINANCE IS A DRIVE BEHIND EVERY DECISION IN RELATION TO SETTLEMENT PLANNING AND HOUSING CONSTRUCTION  
LIMITED FLEXIBILITY OF HOUSING DESIGNS AND TYPOLOGIES  
PUBLIC/OPEN SPACE IS VALUED BUT NOT IN PREFERENCE  
NEGATIVE PERCEPTION OF PRIVATE DEVELOPMENT COMING INTO THE AREA  
HIGH DEPENDANCE ON COMMUNITY REPRESENTATIVES AND CODI  
LIMITED PARTICIPATION IN CITY WIDE PLANNING  
LACK OF ACCESS TO OFFICIAL DATA ON LAND USE AND NATIONAL DEVELOPMENT PLANS

**HOUSING:** PEOPLE PRIORITISE CONSENSUS ON DESIGN RATHER THAN INDIVIDUAL ASPIRATIONS  
TRADITIONAL TYPOLOGY FOR HOUSES IS A FAVOUR BUT MATERIALS ARE UNAFFORDABLE  
PREFERRECE OF MULTI PURPOSE PUBLIC/OPEN SPACES BUT HOUSES ARE THE FIRST IN LAND USE  
THE SPATIAL MODEL OF THE 'IDEAL' COMMUNITY IS QUITE SPREAD OUT  
CONSENSUS ON BUILDING MATERIALS IS ALWAYS TRIED TO BE ACHIEVED

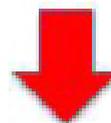
**LIVELIHOOD:** SHARED VISION ON QUALITY OF LIFE  
COLLECTIVE STRATEGIES ON HOW TO ACHIEVE THE QUALITY OF LIFE  
BMK AS AN IMPORTANT SUPPORT IN ACHIEVING THE QUALITY OF LIFE BUT COMMUNITY REALISES THAT IT IS JUST ONE OF THE WAYS TO REACH CERTAIN LIFE STANDARDS



**PRELIMINARY**



**STRATEGIES**



- INVESTING INTO HUMAN CAPITAL
- IMPROVING ACCESS TO EDUCATION
- CAPITALISING ON EXISTING FINANCIAL RESOURCEFULNESS OF THE COMMUNITITES TO OPEN UP NEW AVENUES OF FINANCING AND TO ENHANCE EASE OF ASSETS
- EXPLORE ALTERNATIVES OF HOUSING DESIGN TYPOLOGIES INCLUDING PUBLIC/OPEN SPACE AND PUBLIC FACILITIES THROUGH PARTICIPATORY
- BUILD ON FRMS OF URBAN PLANNING TO ADDRESS FUTURE CITY NEEDS PROMOTE INCLUSIVE AND PARTICIPATORY COMPREHENSIVE PLANNING ADDRESSING KEY FUTURE CITY CHALLENGES.

# Chanthaburi

## Interviews

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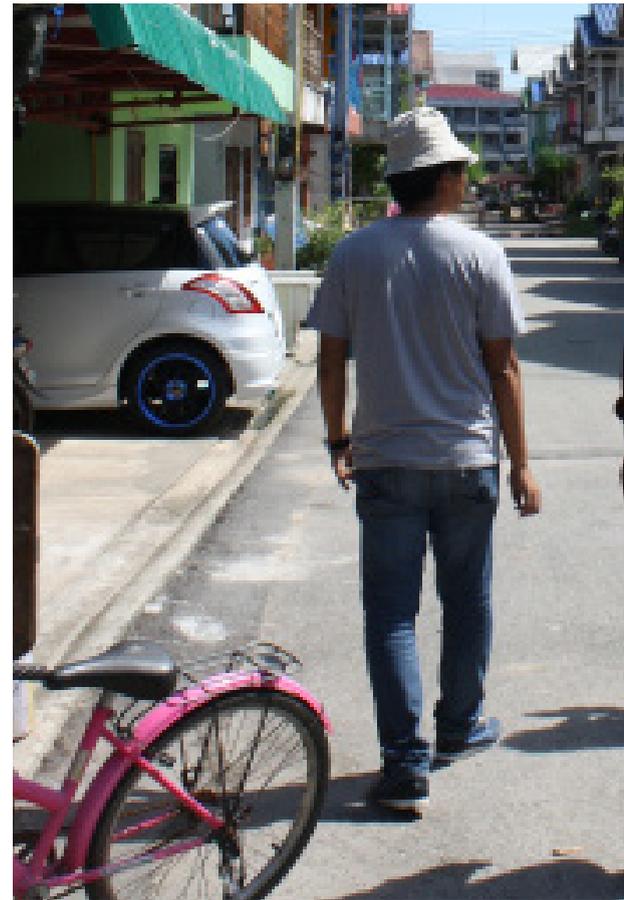
### Interviews

#### Shop keeper- Benja

She was among those who settled to the bought land as a number of 70 people. Her family extended and redesigned their house to make a shop in a room.

Also in order to extend their house they had to pay extra money. In a previous community from where they were evicted she also had a shop and apart from that cut gems. Her husband works in the city as a security man in the mall. Their community still had 170000 Baht debt for the land. The price of the land was 1000000 Baht. The amount of saving is 600 Baht per household.

According to her the dynamic within the community and the collaboration with government is positive. However, as she continued the relationship between municipalities as one of the main reasons was that the community did not have any documentation. Moreover CODI did not participate and help enough to build their community. They had to tackle a lot on initial phase of the community building process and they had to face most problems on their own. But now the atmosphere in the community is very friendly, everyone helps to each other, also there is a big support from CODI. The community leaders arrange several times meetings every month and if needed more than that.



#### Community construction worker.

When we met he was working on construction of someone's house. He said that he also cut gems. He started to his construction career as a concrete builder and was one of those who was trained by BMK. However, currently most workers train among themselves, so there is a knowledge sharing within the community. He is paid by the owner of the house and people borrow money from the community savings in order to pay for the construction.

The community leader also said that the community tries to involve the residents in construction in order to provide a job. If there is not enough construction for people, the residents go to other communities.

He shared with us also some information particularly about the construction and materials used. According to him 53000 Baht is needed for labour to complete a one house. Although he did not know the whole cost of the house (later we found that for the one story house the cost is 180000 Baht and for the two stories is 200000 Baht), he continued that the cost of the materials increase during the construction period and the families have to save additional money.

They have set of plans for the construction where they divide the completion of the houses in different



phases so to ease the construction and finish them in time. The community constructors always try to minimize the cost of the houses by making own concrete bricks and using local materials such as wood timbers for basement and making prefabricated parts of the houses.

# Chanthaburi

## Fieldwork Conclusion

Presentation to community leaders – 10/5



The presentation to community leaders at CODI was our last presentation about the field trip in Thailand.

After the several visits to the communities and the workshops we identified some key issues and proposed a set of strategies which we presented at CODI.

The main recommendations in conclusion were to participatory design, utilizing financial resources through people centred approach.

Another important issue we identified that the government should in collaboration with CODI promote alternative methods of development in a national and regional scales. As was identified the of segregation of the community from the city wide scale we proposed comprehensive planning process which would incorporate with community drivers with other communities and rural areas.

And finally we conclude that there should be principally new design and architectural methods of development as the new mode of development has emerged.

After the presentation we had a panel discussion where community leaders and residents could express their own vision about problems reflecting on the presentations of all the groups. It was very helpful discussion as people had chance to be heard by some authorities.

The panel discussion played a role of the platform for ne-

gotiation for all people from the different communities. Strategy proposal / Assignment

Future development plan needed

- 500-600 people in the community have insecure housing
- existing plan has not been implemented
- want affordable housing (characteristics, typology, materials)
- land that is affordable is far away

Advice on how to organize the city fund and livelihood ideas

Analyze and exchange ideas about the future development plan for the city and nearby areas

- land negotiation with the government



Images: Middle: Extract from presentation at Mayor's Office (2013 BUDD); Right: Mayor's Presentation (2013 BUDD)

