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*“Technology Innovation and its Practical Application”*

*Presented by*

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## ***Technology Innovation and its Practical Application***

### **1.0 Introduction**

The most common issues faced by the cities in developing countries are to improve financial mechanism and management in providing shelter, basic urban services and infrastructure. If properly managed, urban settlement can develop considerable share of a country's productivity, improve the living conditions of residents and maintain the environment in a sustainable way.

The population of the Union of Myanmar according to 1998 estimates of about 46.5 millions is growing annually at 1.88 percent. The primacy of Yangon City which accounts for about 8 percent of the total Union population at present has thus the tendency to grow, confronting the socio-economic as well as urban environmental problems of Yangon City.

This is one major factor, which stresses the need for comprehensive Regional Planning for Yangon region as well as the need for comprehensive Strategic Plans to cope with the existing and potential problems of Yangon City.

Prior to 1988 the government was undertaking the policy of self-engagement in the housing provisions rather than encouraging or supporting the housing activities and promoting the housing sector development in general. Therefore the housing backlog was growing greater and greater. There was a great need to solve the problems of housing demand. In solving, the Government tackled in two ways. One is direct housing under the National Housing Scheme and the other is developing sites with social and technical infrastructure, services and allotted to the public who are in slums and squatters to build their own houses.

The drastic change in the policy can be observed from 1989. In the first phase of the change, the government has undertaken a large-scale development of sites and services in new towns to resettle squatter families squatting on the government land and on the religious compounds. Some land in new satellite towns was also allocated to the government employees. Slum upgrading was undertaken in outer urban areas (some townships). Cooperation between the government and private entrepreneurs was initiated through pilot apartment sharing schemes.

In the second phase of change, which took place in 1994, more emphasis has been given to urban renewal and densification rather than the widening the capital city. The private sector has played an important role in the provision of housing through upgrading and redevelopment of inner urban areas and development of “Hut to Apartment project” as part of squatter and slum upgrading schemes. The most important and interesting part in the second phase of the change and in the Hut to Apartment Scheme is the revolving fund financial technique undertaken to involve the private entrepreneurs and utilize the private funds in cross subsidizing the projects. This paper will thus concentrate on such projects and highlight the financing technique, which is in a way the new technology in upgrading and redevelopment of inner urban areas of Yangon, Myanmar.

## **2.0 Background Information**

As mentioned above, in 1994 more emphasis has been given to Urban renewal and densification. The provision of housing through upgrading and redevelopment of inner Urban areas and development “Hut to Apartment Project ” as major part of squatter and slum upgrading schemes.

### **Objectives**

- To enhance area development.
- To provide and improve infrastructure.
- To enhance the general appearance of Yangon City.



The DHSHD had planned and implemented not only new towns construction, but also the upgrading the squatter settlement aiming at:

- To improve standard of the residents through making them legal owner of their property to enhance healthy environment.
- To improve the fire hazards.

### **3.0. Project Description:**

- ❖ Emphasis was placed on private sector participation.
- ❖ Hut to Apartment Projects in Co-operation with private developers.
- ❖ Area development project.
- ❖ The concept of DHSHD change from direct provider of housing to planner, coordinator and supervising agency.



### **Beneficiaries**

- The government enabled to raise the living standards of the Urban poor by eradicating the poverty cycle of squatting.
- To enhance the general appearance of urban areas without any finance from the State Budget.
- The private sector has played an important role in the provision of housing.
- The developers have reasonable profit margin in the development of this scheme, through sales of apartments and land property.
- Squatter dwellers as their entitlement free of charge allocation of new apartment units built in their original place.

## Funding of the Project:

- Revolving fund managed by the D.H.S.H.D the Ministry of Construction.
- Fund from the private sector.

Revolving fund is granted by the Government to implement:

- Development of sites and services in new satellite towns to accommodate squatters and government employees.
- Urban redevelopment & upgrading projects.



The private sector (Developer) has played an important role in the provision of building for squatters within the framework of specifications and constraints specified by D.H.S.H.D. The developer carries out planning and design for resettlement and the rest of project area whatever necessary buildings for profit. Under the guidelines and close supervision of D.H.S.H.D with the cooperation and co-ordination of various local administrative committees concerned, the developer implemented hut to apartment projects.

### **Institutional Setup**

The participation of local community is utmost importance. Hence according to the approval of divisional council, D.H.S.H.D formed a committee as follow:

- |   |                  |
|---|------------------|
| 1. Chairman of District Peace and Development Council                 | <b>Chairman</b>  |
| 2. Chairman of Township Peace and Development Council.                | <b>Member</b>    |
| 3. Deputy Director (Planning) of D.H.S.H.D.                           | <b>Member</b>    |
| 4. Township Police Officer  | <b>Member</b>    |
| 5. Township Immigration Officer.                                      | <b>Member</b>    |
| 6. Township Municipal Executive Officer.                              | <b>Member</b>    |
| 7. Township Electrical Engineer of Myanmar Electric Power Enterprise. | <b>Member</b>    |
| 8. Township Land and Revenue Officer of D.H.S.H.D                     | <b>Secretary</b> |

The committee is responsible for enumerating the existing houses in slum and specify their entitlement based on the houses they owned. If any argument, the committee solves it by reviewing the case. After the completion of the resettlement apartments, the committee resettles those who have proposed to resettle in the original area. Therefore, the duty and responsibility of the committee is from the beginning of the project until it is built and resettled the slum dwellers.

“**Hut to Apartment**” shelter strategic plan has been implemented successfully because of fully local people’s participation and agreement through many discussions among the slum dwellers and the committee, which involved local community responsible personnel.

## **Urban Renewal & Future Consideration**

- ❖ To enhance area development.
- ❖ To provide and improve proper water and sanitation to ensure healthy environment.
- ❖ To upgrade the urban facilities and services.



## **4.0 Innovation and replication**

### **Key Innovative Aspect**

- ❖ Proper water supply and sanitation and infrastructure without affording own budget.
- ❖ Socially motivated status to ensure the healthy environment.
- ❖ Enable to increase living standard, eradicate the poverty cycle and also managed to enhance the general appearance of urban areas without any financing from state budget.
- ❖ Due to the coordination and cooperation of private sector participation to ensure the national development.

In various parts of Yangon Shelter Strategic plans had been implemented successfully. The second Capital City Mandalay had been replicated by the consideration of the followings.

- To enhance the land use planning and management.
- To improve standard of the residents through making them legal owner of their property.
- To develop the safety measure against natural disasters.

## **Conclusion**

The Union of Myanmar is a developing country having absolute belief in the political, economic and social tasks laid down by the state for the emergence of a peaceful, prosperous and a new modern nation. Due to the participation interms of technical know-how and investments from sources inside the country and aboard, the implementation of the national human settlement strategy should be complemented with the development of government policies that provide for security and environmental soundness in housing, planning and management.