



# CO-CREATION WORKSHOP

IN YANGON

Hosted by **WOMEN FOR THE WORLD (WfW)**

With the support of **COMMUNITY ARCHITECTS NETWORK (CAN)**

9<sup>th</sup>-13<sup>th</sup> NOVEMBER, 2019

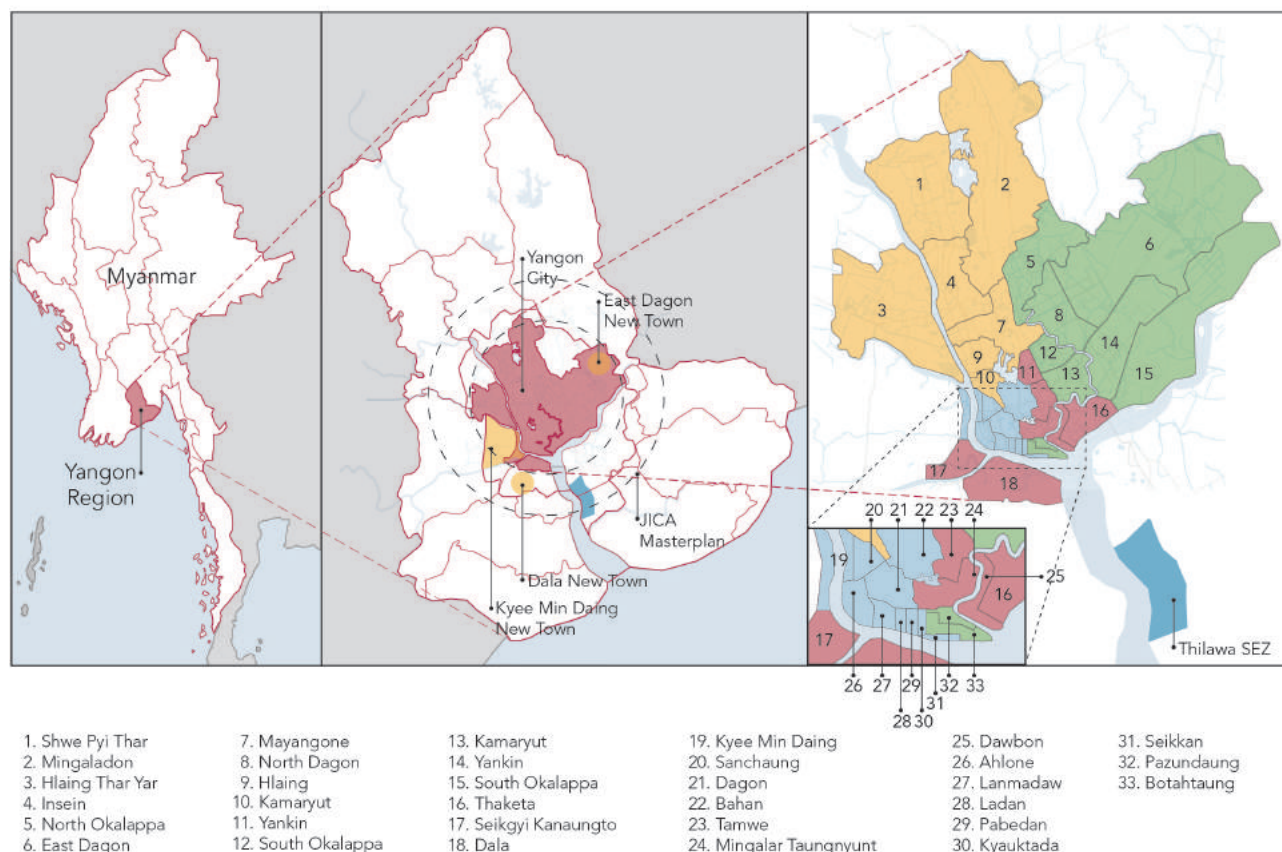
— BRIEF —

## 1. Overview of Yangon and Urban Development Trends

Yangon is the largest city and commercial and industrial hub of Myanmar and the metropolis of Yangon Region. Formerly known as Rangoon, the city served as the administrative capital of the country before 2006, when the government moved the capital to newly-built Naypyidaw. Measured at 10,000 km<sup>2</sup>, Yangon Region is bordered by the Andaman Sea to the south, the Bago Region to the north and east, and the Ayeyarwady Region to the west, and, besides Yangon city, is predominantly rural. This geographical location, as well as the effects of climate change, expose the region to various natural hazards, like droughts, floods, earthquakes, cyclones and fires.

In administrative terms, Yangon Region is divided into 45 townships, 33 of which comprise Yangon City and are divided into smaller units: 630 urban wards and 54 tracts. With a population of 7.3 million, it is the most densely inhabited region in the country. Most of this population is concentrated in Yangon City though, making up an average density of 5,363 inhabitants per km<sup>2</sup> and an urban population of 5,2 million, which is expected to double by 2040. Yangon is also the most diverse hub in the country, being home to multiple ethnic and religious groups alongside the Bamar Buddhist majority; including Indian, Chinese, Karen and Rakhine people, and Muslim, Hindu, Christian and Jewish communities. This diversity can be attributed to the long-standing internal and external migration waves towards Yangon and, although it was largely suppressed during the period of military rule, its display in the life of the city has been increasing again.

In economic terms, Yangon is the commercial, trading and industrial center of Myanmar, accounting for 25%-30% of the national economy. Major sources of employment are the manufacturing sector -especially the garment industry- the construction sector, and increasingly the services sector. Next to these, the informal sector is quite substantial, although no accurate data could be identified about its contribution to the economy. Compared to the rest of the country, Yangon has the most advanced transportation infrastructure, including a railway, a seaport and an international airport, and ranks higher than most



*Locating Yangon Region, Yangon City and its administrative units/townships.*

states and regions in terms of basic services and social development indicators. The city concentrates the most advanced health and education facilities, as well as several religious and cultural institutions and sites. In recent years, Yangon has seen a construction boom in roads, bridges, flyovers, power stations, telecommunication infrastructures, as well as condominiums and office buildings.

Although there is an increasing concern about urban development in Yangon, ongoing planning efforts are still modest, and often unbalanced by focusing on serving certain populations while being oblivious to the issues of others. In the absence of a solid set of governmental policies or guidelines that address the challenges of urbanization, the Japan International Cooperation Agency (JICA), along with the Yangon City Development Committee (YCDC) developed a master-plan for the future development of Yangon until the year 2040. This plan prioritizes development in the north/northeast and south/southwest, and the establishment of new sub-centers as a means to balance the high density of CBD and allow for it to become to some extent also the geographical center of the city. JICA's master-plan envisions the transformation of Yangon into 'an attractive international port and logistics Hub', focuses on industrial and transit-oriented development, and addresses key infrastructures, like water supply and waste management. Another large-scale urban planning project is the New Yangon City development in peripheral Yangon by the New Yangon Development Company. The project plans to develop 20,000 acres of land to the west of the city, between Hlaingtharyar and Twante, and envisions the upgradation of infrastructure, new industrial zones, new resettlement centers, and the expansion of networked services. The New Yangon City project has not come without controversies over the lack of transparency with regards to the plans, an unrealistic financial planning and disregard over its environmental impact.

While it can be argued that the development of new sub-centers in peripheral areas would improve the access of the urban poor -whose presence is already most dominant in the periphery- to healthcare and education facilities, as well as markets and employment opportunities, the absence of any mention of the urban poor as an interest group in this development process, as well as the overall treatment of informal settlements by authorities and investors raises concerns about the actual implementation of the plan and its contribution to urban justice. A further indirect consequence of such development plans is that they fuel land speculation, which is already one of the key challenges for peri-urban Yangon. As an example, since the announcement that Dala Township would be one of the new sub-centers of Yangon, land values skyrocketed



*The vision of JICA and YCDC for Yangon downtown area.*



-in fact 10 times higher from 2014 to 2016. This can be viewed as a very distressing prospect for the future of informal settlements, since people are either increasingly unable to afford the areas they have resided so far, or face the threat of eviction to make way for new urban and infrastructure projects.

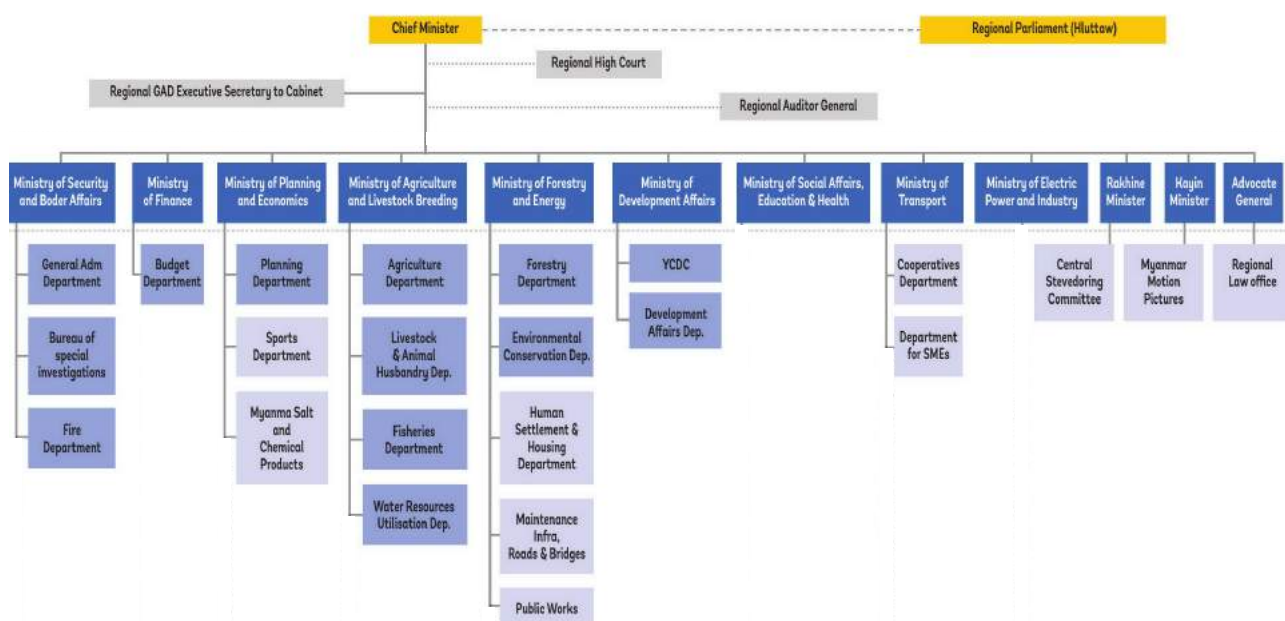
## 2. Urban Governance Structures

Decentralization has been one of the key challenges in Myanmar, especially after a series of authoritarian governments in its recent history. This applies to the governance structure in Yangon in particular, where a centralized and rather complex governance system is in place. Specifically, there are three layers of governance in the city; the Union Government Agencies, the Yangon Region Government (YRG) and the YCDC. The convoluted administration structures contribute -to some extent- to an overlap of functions and therefore create confusion over responsibilities.

At the **Union level**, spatial planning, land administration, housing and urban development fall under the responsibility of the Ministry of Construction (MoC). Within that Ministry, the Department of Urban and Housing Development (DUHD) is concerned with urban development policy-making, spatial planning and urban infrastructure development. At **Region level**, YRG was established in 2011, after the 2010 elections and the transition to a democratic government, and is arguably the most influential government in the country. YRG is led by a Chief Minister alongside 8 other regional ministers, and is overseen by the Yangon Region Hluttaw Parliament, composed of regional MPs. The YRG has mainly two types of roles; supporting regional development through investment in infrastructure, and promoting the rule of law. Lastly, at **City level**, YCDC is in essence the ‘municipal government’, with the mandate to plan and implement urban development work within the city, including land administration, urban planning, municipal infrastructure and delivery of basic urban services (water supply, drainage, sewerage and solid waste management, road construction and maintenance, management of public spaces and public health). Among its 20 departments, the Urban Planning Division under the City Planning and Land Administration Department is responsible for urban planning, although its capacity in this respect is arguably limited.

For the townships outside YCDC jurisdiction, the Department of Development Affairs (DDA) manages the service provision through the General Administration Department (GAD) of each township.

Despite divergences in terms of area and population, the townships share the same organizational arrangements and provisions for citizen participation. The GAD is technically under the Ministry of the





Office of the Union Government, though the regional GAD secretary executive cabinet works together with YRG. The position of GADs in Yangon is said to be less important than in other regions, since YCDC plays an overarching role. Under the township level, each ward office or village tract office allows people to have a more direct relationship to the ward and village leaders, in order to share their concerns and needs.

It shall be noted that urban planning is one of the less developed areas in terms of policy and does not hold a key place in the priorities of central authorities. Adding to that, many of the mentioned institutions lack the human resources with expertise in planning -something that is manifested also in the absence of an Urban Planning Department at local universities. Given these circumstances, international organizations have been implementing capacity building programs at national and city level and providing assistance in the development of urban policies and strategies.

### **3. Challenges in the provision of housing**

The inefficiency and inadequacy of the housing provision scheme in Yangon can be traced back to a number of reasons and circumstances. To begin with, during the long period of a socialist and, later on, military regime, many of the institutions, laws and actors relating to housing and urban development were largely neglected, and any reforms aimed at concentrating more power around the state. This can be viewed in the very low production of low-cost and affordable housing, the large-scale confiscations of land, as well as the treatment of economically poor informal dwellers with evictions from inner-city to peripheral areas.

With land being one of the most crucial aspects when it comes to the provision of public housing, it is important to note that land in Myanmar is owned by the state, and is classified in certain categories that allow for alterations only at the Union level. The legislation that stipulates the administration and ownership of land consists of over 70 different laws, amendments and regulations that amount to a rather fragmented and outdated framework. Furthermore, land governance is convoluted, with around 20 governmental agencies being concerned in different ways with land issues. Adding to that, more recent land reforms that took place since the country's transition to democracy have focused more on attracting investors and economic development, rather than correcting violations of the past. For example, the Farmland Law that passed in 2012 allowed the transfer of vast land areas to very few owners, leaving very little vacant land for



*Housing development by DUHD in Dagon Seikkan township.*

urban purposes under the control of the government. This translated rapidly to a significant rise in the value of land: while an acre of farmland would be typically be valued at 400,000-500,000MMK, by 2015 the price could range from 800,000 to 16,000,000MMK, with the key here being the (technically illegal) subdivision of farmland into plots for residential purposes.

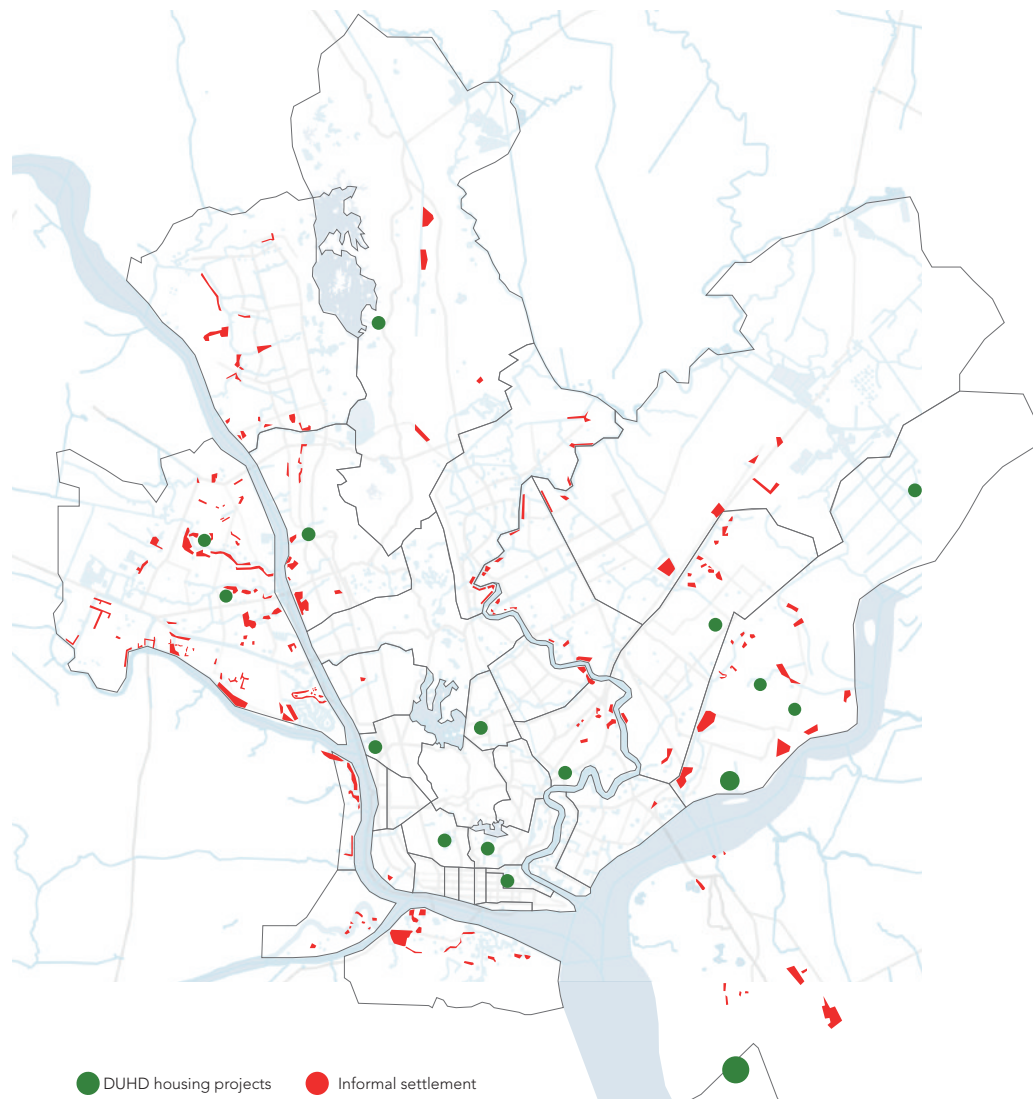
Next to the land issue, the absence of networked services in large parts of the city also poses an obstacle to the establishment of affordable housing in Yangon, and other parts of the country. The lack of infrastructure creates unfavorable conditions for the state and disincentivizes the private sector from developing low-cost and affordable housings solutions, leaving the production of houses at a much lower rate than what would be needed to keep up with the urban growth. Even where governmental solutions are in place, these are often not affordable. Instead, the target group of most so far developed housing projects has been middle or upper class residents, and even what is cast as 'affordable' by real estate providers is not measured against the capacities of the large numbers of low-income population. Adding to that, there lacks variety in the dwellings produced, so that the units often do not cater to the needs of traditional extended families, do not support the continuation of people's lifestyles and jeopardize their livelihood opportunities.

Lastly, what essentially poses a substantial obstacle to the successful delivery of housing is the reluctance of the authorities to recognize informal settlements as valuable components that contribute to the urban fabric. Following this rationale, they do not provide any kind of services or occupancy status to their residents, and the once successful sites-and-services projects have been stopped. On the contrary, the inhabitants of such settlements live permanently under the threat of eviction -something that is often being practiced to make way for large development projects, and is often justified with arguments about the safety and security of the dwellers.

#### **4. Formal and informal channels of housing provision in Yangon**

Generally, the provision of public housing has been limited, and for a large part concentrated in the construction of housing units for public servants alongside a somewhat modest production of affordable housing. DUHD was established in 1951 to become the main housing supply agency and has since planned and implemented several housing projects across the country. Since its emergence until 2016, DUHD had provided around 140,000 housing units, out of which roughly 35,000 were low-cost units, while the rest were middle to high-cost and mostly rented out to civil servants. YCDC functions in this process as a regulator in DUHD's housing supply and provides construction permits. Further measures towards a formalized provision of housing include the establishment of the Construction and Housing Development Bank (CHDB) in 2013, specifically as a housing financing mechanism that offers mortgage loans to individuals and housing construction loans to housing developers.

In order to respond to the rapid urbanization of the city, and especially given the future predictions for accelerated growth, DUHD is planning to strengthen its legislation and policy, as well as focus specifically on the provision of housing. In particular, it prioritizes 'low and middle income' people in the delivery of housing and has set a target of 200,000 dwellings to be constructed by the year 2030 (representing roughly 20% of the assumed demand by that time, and also with a considerable lack of funds to deal with). DUHD expects the rest 80% to be supplied by local governments and the private sector. Although the government has invited the private sector to participate in the production of affordable housing -something that is explicitly stated as a priority by the Myanmar Investment Committee- almost the entirety of housing projects developed by foreign investors are targeting the upper part of the market and remain largely unaffordable for low- and middle-income people. At a much smaller scale, NGOs/CBOs are also involved in the provision and upgrading of housing and infrastructure in informal settlements through community-driven practices, as will be explained below.



*Locating informal settlements and DUHD housing projects.*

#### *Informal Channels:*

As a result of these shortcomings and the exclusion of vulnerable social groups from existing systems, many residents have created alternative, informal systems to meet their housing needs. Especially since the occurrence of cyclone Nargis in 2008, and the economic liberalization of the country soon after, Yangon has experienced a remarkable increase in its population happening in parallel to the rapid privatization of public enterprises and increased foreign investments, often resulting in large-scale evictions and accelerated land speculation. Squatting/leasing (illegally) and self-building has become a coping mechanism for many, despite the widespread absence of basic infrastructure and security. Informal settlements can be found mostly in mid-city and peripheral areas, on empty unplanned urban plots, like government's empty lands, roadsides, river banks, next to railway lines and electric towers, near fencing around religious buildings and near factories.

Individuals usually resort to leasing small plots of land through village leaders or other individuals that manage the land. In some cases a minimal infrastructure is already existent, usually though the individuals of a household are responsible for acquiring materials and commencing with the building process. People start out by constructing their unit with cheap (and often precarious) materials that gradually get replaced by more stable ones, once the residents can afford to purchase them. Contrary to the rigid rules of the formal market, self-building allows people the freedom to design their houses according to their needs, in a





*Locating informal settlements and DUHD housing projects.*

fashion and at a pace that is accessible and feasible to them. In terms of infrastructure, people usually start from building/repairing roads, as they are central to the development of other services and infrastructures, like the management of waste and the transportation of materials. Following that, members of the community use their skills and entrepreneurial capacities to provide for other services, like electricity and drinking water supply.

It should be noted that data on informal settlements are generally very limited and, when available, they are often characterized by discrepancies -for example, estimations about the population of informal dwellers range from 270,000 (according to JICA); 365,000 (according to UN-Habitat), up to 500,000-1,000,000 (according to the International Growth Center).

#### **4. Community-led Housing Projects**

An alternative to the mainstream approaches to housing is being put forward by the national Civil Society Organization (CSO) Women for the World (WfW). By putting communities at the center of the development process, WfW work across a range of areas, including urban upgrading, low-cost housing, community infrastructure, livelihood and food security, disaster-risk reduction, and financial inclusion. Their first housing project, Pyit Tine Taung settlement, was developed in Hlaingtharyar in 2009. The project started with the creation of a saving group from a small number of women who used to live in a squatter settlement and had faced evictions, the demolition of their houses and continuous moving. Although the idea of secure housing had been in people's minds for a long time, not many of them actually believed that it would be possible to ever get a house. Yet, after a period of collective saving -and with a small fund from ACHR's Asian Coalition for Collective Action program- the women managed to find a small plot of agricultural land which was enough for 20 families. After successful negotiations, they purchased the land together at an affordable price.

Since then, ten more community-led housing projects emerged in Yangon with the support of WfW, local architects and CAN members that assisted with the housing designs and settlement layouts. Today, these housing projects are spread in the townships Hlaingtharyar, Shwepyithar, North Okkalapa, Dagon Seikkan





*Early construction stage of housing project, and incremental upgradation after years.*



*View of street in La Min Eain housing project, Shwepaukkan township.*



*View of street in Taw Win housing project, Shwepaukkan township.*

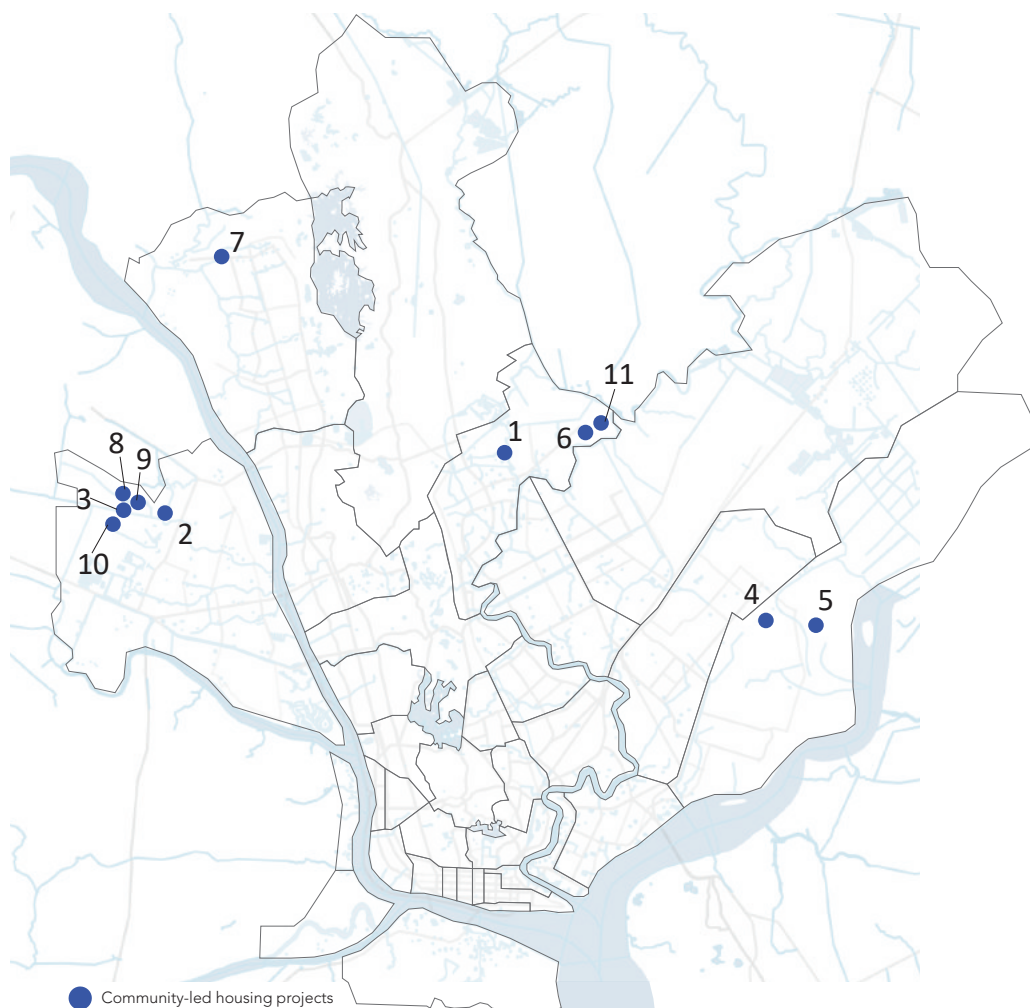
and Shwepaukkan, and combined, they accommodate just under 4,000 dwellers. The cost of building a single house (including the cost of land) is around US\$1,500 to 2,000. After 1-2 years of collective saving, each household receives a small loan from micro-finance institutions, which is then paid off at a monthly rate of US\$20-25 over a period of 5 to 8 years. Considering the typical costs associated with renting a house in a squatter settlement -amounting to 20,000 MMK (US\$13) per month- as well as the quality of the housing, and all kinds of restrictions imposed by landlords, saving groups members can be released from these pressures and end up with owning their own house. A further benefit is the security of financial resources through their membership in the saving groups.

These community-led projects have shown to not only secure access to housing and finance, but also build a strong community foundation through the process. Although WfW and other experts have been providing guidance and support, in essence it has been the women's savings groups' members themselves that did the planning, found and purchased lands, negotiated, constructed at a low cost, formulated rules and manage the housing project. Even after the completion of the construction works, they continue the upgradation and consolidation of their settlement, and maintain the organization of their community through weekly meetings, learning exchanges and visits to other housing projects. It is through these activities that the housing project becomes also a space that serves as an invaluable resource of skills, techniques and stories.

Compared to the formally provided low-cost housing, the community-led model is much more affordable translating to a significantly reduced financial burden for the government; both for construction and maintenance of housing. The model is furthermore more flexible since people can plan and manage their settlement by themselves, adjusting it to their needs and lifestyles. Compared to the imposition of certain apartment typologies typically observed in public housing, community-led housing respects the residents' freedom of choice, while at the same time increasing problem-solving skills among the community.

However, there are also certain challenges associated with this model of housing provision. Within this community-led model, land is purchased collectively in an 'informal' manner since in all cases the plots are classified as agricultural/farm lands, generally not allowing their use for residential purposes unless the land is reclassified in a different category. What is more, in the current legislative system, collective land ownership is not stipulated. This can evidently create unstable conditions, uncertainty over the longevity of the housing projects, and might cause internal disputes within the communities. This insecurity can be resolved with solid structural and institutional reforms that allow informal processes to be eventually recognized and established. It shall be noted that none of the WfW housing projects have received any threats of eviction, and the organization has been advocating since the beginning to local and regional authorities for the full recognition of these settlements and for the integration of alternative models for the allocation of land for housing development into governmental policies and schemes.





*Locating WfW housing projects in Yangon.*

### 1. PAN THAZIN HOUSING, NORTH OAKKALAR

Location: No. 208 Dawna Str., Khine Shwe War Rd, Dhawonbel Ward, North Oakkalar Township, Yangon  
 Land Title: Community Land  
 Land Size: 200' x 100'  
 Plot Size: 14' x 30'  
 Number of Households: 30  
 Population: 61 (M) 54 (F)  
 House Size: 10' x 24.5'  
 Cost per House\*: 1,300,000 MMK  
 Total Budget: 40,000,000 MMK  
 Established in: 2009



### 2. PYIT TINE TAUNG HOUSING, HLAINGTHARYAR

Location: Myint Zu 1st St., Yakhine Yoelay Village, Htan Ta Pin Township, Yangon  
 Land Title: Community Land  
 Land Size: 220' x 210'  
 Plot Size: 15' x 36'  
 Number of Households: 64  
 Population: 291  
 House Size: 10' x 21'  
 Cost per House\*: 1,500,000 MMK  
 Total Budget: 97,500,000 MMK  
 Established in: 2009



### 3. SEE SEIN SHIN HOUSING, HLAINGTHARYAR

Location: Myittar Shin Rd., Nin Kyan Aye Village, Yoe Gyi Village, Htan Ta Pin Township, Yangon  
 Land Title: Community Land  
 Land Size: 1,725 acres  
 Plot Size: 13' x 36'  
 Number of Households: 140  
 Population: 673  
 House Size: 10' x 28'  
 Cost per House\*: 1,770,000 MMK  
 Total Budget: 248,000,000 MMK  
 Established in: March 2017



### 4. BAWA PAN TINE HOUSING, DAGON DEIKKAN

Location: No.448, Myanandar St., 85 Ward, Dagon Seikkan Township, Yangon  
 Land Title: Community Land  
 Land Size: 0,935 acres  
 Plot Size: 13' x 30'  
 Number of Households: 83  
 Population: 147 (M) 145 (F)  
 House Size: 10' x 15'  
 Cost per House\*: 1,250,000 MMK  
 Total Budget: 103,750,000 MMK  
 Established in: April 2017



## 5. MOE SAN PAN HOUSING, DAGON DEIKKAN

Location: No.449, Hla Theingi St., 89 Ward, Dagon Seikkan Township, Yangon  
Land Title: Community Land  
Land Size: 0,629 acres  
Plot Size: 13' x 30'  
Number of Households: 59  
Population: 99 (M) 103 (F)  
House Size: 10' x 15'  
Cost per House\*: 1,250,000 MMK  
Total Budget: 73,750,000 MMK  
Established in: April 2017



## 6. TAW WIN HOUSING, SHWE PAUK KAN

Location: No.468/78, Aung Mingalar St. and Taw Win St., 11th Ward, Shwe Pauk Kan, North Oakkalar Township, Yangon  
Land Title: Community Land  
Land Size: 300' x 300'  
Plot Size: 15' x 30'  
Number of Households: 120  
Population: 629  
House Size: 10' x 21'  
Cost per House\*: 2,200,000 MMK  
Total Budget: 264,000,000 MMK  
Established in: July 2017



## 7. KHIT THIT MAY HOUSING, SHWE PYI THAR

Location: 21 Ward, Lain Gone Village, War Tayar Rd., Shwe Pyi Thar Tsp., Yangon  
Land Title: Community Land  
Land Size: 100' X 680'  
Plot Size: 14' x 36'  
Number of Households: 88  
Population: 410  
House Size: 12' x 24'  
Cost per House\*: 2,276,655 MMK  
Total Budget: 200,345,616 MMK  
Established in: August 2017



## 8. SAN THIT SA HOUSING, HLAING THAR YAR

Location: Yakhine Yoegy Village, Htan Ta Pin Township, Yangon  
Land Title: Community Land  
Land Size: 2,026 acres  
Plot Size: 15' x 30'  
Number of Households: 96  
Population: 480  
House Size: 10' x 18'  
Cost per House\*: 3,000,000 MMK  
Total Budget: 2,880,000 MMK  
Established in: January 2018



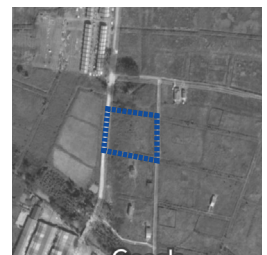
## 9. HNIN SAN PAN HOUSING (I), HLAINGTHARYAR

Location: Yakhine Yoegy Village, Htan Ta Pin Township, Yangon  
Land Title: Community Land  
Land Size: 1,526 acres  
Plot Size: 14' x 35'  
Number of Households: 69  
Population: 276  
House Size: 10' x 25'  
Cost per House\*: 3,000,000 MMK  
Total Budget: 207,000,000 MMK  
Established in: April 2018



## 10. HNIN SAN PAN HOUSING (II), HLAINGTHARYAR

Location: Yakhine Yoegy Village, Htan Ta Pin Township, Yangon  
Land Title: Community Land  
Land Size: 0,628 acres  
Plot Size: 14' x 35'  
Number of Households: 29  
Population: 145  
House Size: 10' x 25'  
Cost per House\*: 3,000,000 MMK  
Total Budget: 87,000,000 MMK  
Established in: April 2018



## 11. LA MIN EAIN HOUSING, SHWE PAUK KAN

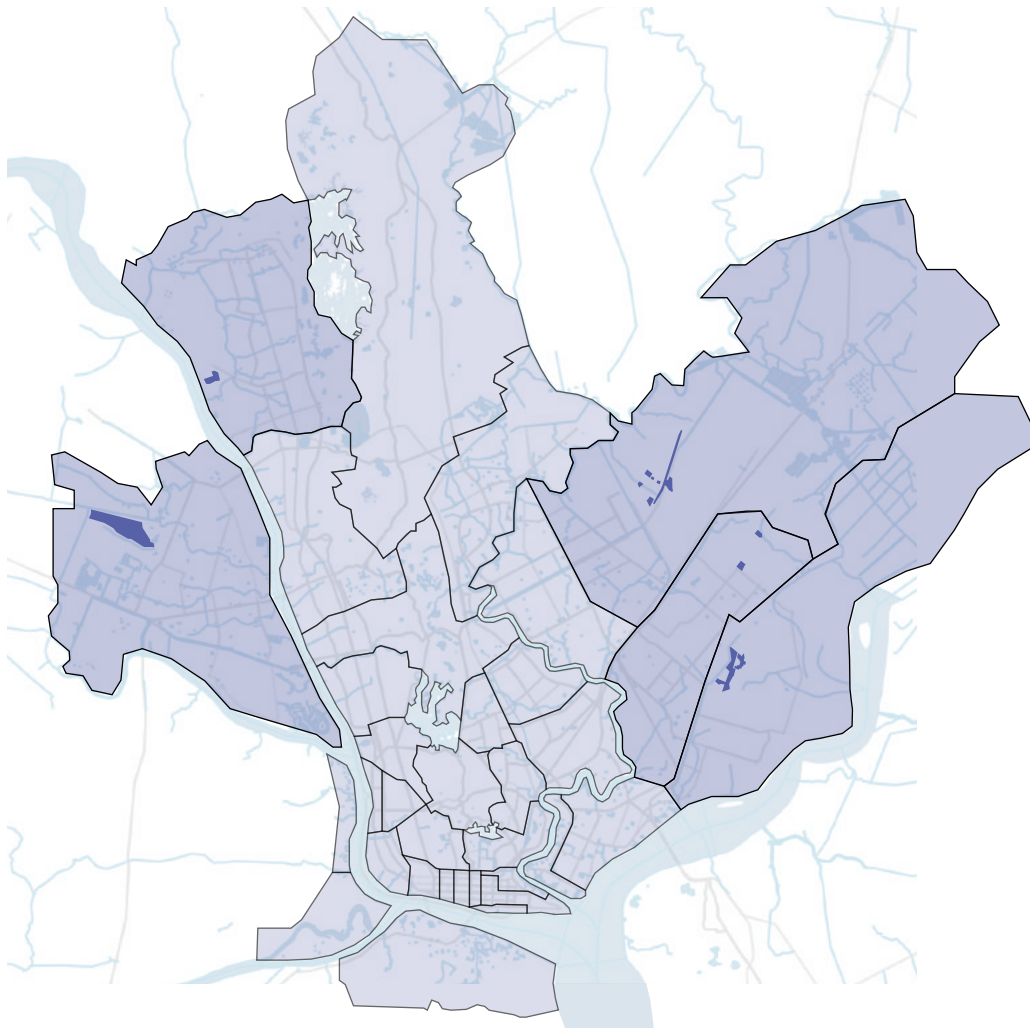
Location: Tawwin St., 11th Ward, Shwe Pauk Kan New Town, Yangon  
Land Title: Community Land  
Land Size: 1,04 acres  
Plot Size: 14' x 38', 13' x 42'  
Number of Households: 58  
Population: 290  
House Size: 10' x 26'  
Cost per House\*: 3,000,000 MMK  
Total Budget: 174,000,000 MMK  
Established in: December 2018



## 5. A new trajectory in community-led housing.

In March 2019, the Yangon Regional Government invited WfW to collaborate in the implementation of large-scale low-cost housing settlements for 60,000 households, spread across six townships within Yangon City. Therein, WfW were asked to implement their model of community mobilization, collective saving and self-help housing development. Land and basic infrastructures would be made available at no cost by DUHD/YRG, and micro-finance institutions would assist the savings groups members with loans for the construction of the housing units. Following their long-established scheme, WfW has been responsible for the mobilization of communities and the selection of the future residents of these projects. This task consisted in disseminating information about the upcoming pilot projects, conducting surveys with communities of informal dwellers, and offering training around collective saving. At the same time, with the support of CAN and WfW, a group of architects, planners, researchers and students was mobilized to facilitate the participatory process of designing the houses and overall schemes.

The planning for the first two sites, in the townships Hlaingtharyar and Shwepyithar, began already in late May 2019. The process followed the principles of participation, with a series of workshops being held in the respective sites, that brought together future residents of the new settlements; members of existing WfW housing projects that shared their experiences and learnings; local technicians, like carpenters and construction workers; as well as the architects, students and planners, who assisted the communities in the design process of their housing units, and the site master-plans. Since then, the sites of South Dagon and East Dagon and Dagon Seikkan have also been under planning and are expected to be delivered in the coming months.



*The locations of the allocated lands for the implementation of new housing projects.*





*Participatory design workshop in Hlaingtharyar township, at Yoe Lay Community Center.*



*Participatory design workshop in Hlaingtharyar township, at Yoe Lay Community Center.*



*Images from the site visit in Hlaingtharyar, and the proposed housing model.*



Because of its approachable size, and overall favorable conditions, the project in Shwepyithar is the first one to enter the implementation phase in October 2019. Upon confirmation of the master-plan, plot size and housing design with the community, the 264 women who joined the savings groups were allocated their plots in mid October, and the measurement of the plot boundaries began soon after. Within a couple of weeks, the first houses have already been constructed and the settlement is expected to be completed within December 2019.

This collaboration initiates a new chapter in the context of community-led housing, as for the first time the government allocates land for a project of this nature, and most importantly, under the title of 'community common land' -recognizing the collective ownership of land rights by the community for a period of 30 years (that can be extended).



*"Yangon Regional Government -Community-Led Housing Project" -sign on the plot of Shwepyithar project.*



*The community that will move in the Shwepyithar housing project marking the boundaries of the settlement.*





*The construction of the first houses has already begun.*

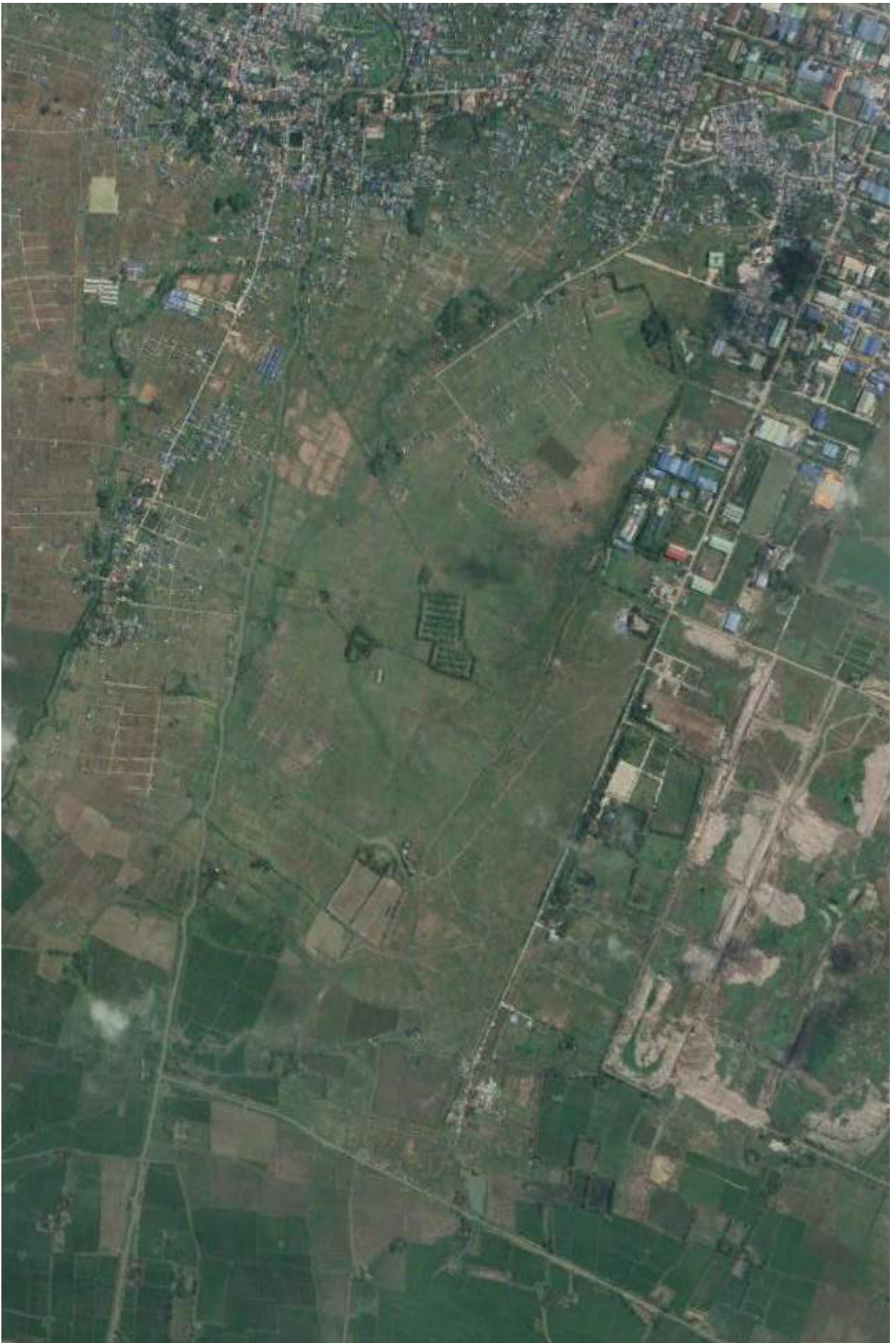
## 6. Objectives of the CO-CREATION workshop

Within this context, this workshop aims to create a platform for the exchange of ideas, experiences and knowledge stemming from practices in Myanmar and across Asia. Bringing together architects, students and urban practitioners from Yangon; members of the Community Architects Network from India, Bangladesh, the Philippines, Thailand and Indonesia; as well as community members from across the townships where housing projects are being developed, we set out to develop strategies that inform the ongoing processes of community-led housing. Specifically, we will look at four different but interconnected themes:

1. Community planning and housing design,
2. Land and infrastructure development at project and township level,
3. Financial models of housing development, and
4. Mechanisms to connect to and collaborate better with governments.

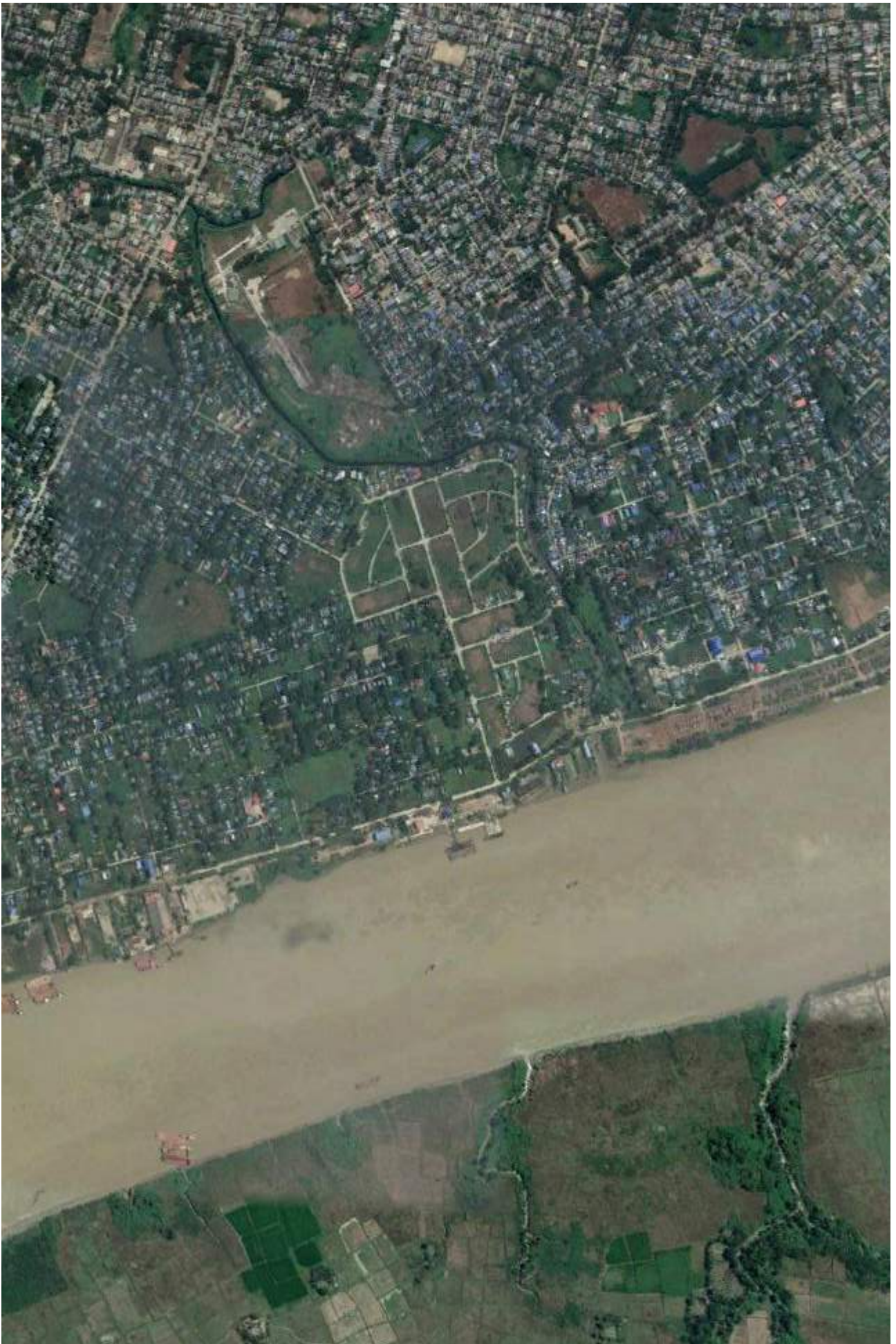
The broader aim of the CO-CREATION workshop is to **strengthen** the work of WfW and their partners, and to **link** this initiative to different agents of urban change. Furthermore, we wish to **contribute** to the young but growing **movement** of community architects in Myanmar, and we envision alternative approaches to the development of Yangon, that put people and communities at the center. Convinced of the importance of **grounding** our design ideas into the daily practices, the **knowledge** and the wisdom of the communities, we will spend time with them, test, explore, learn and develop together.





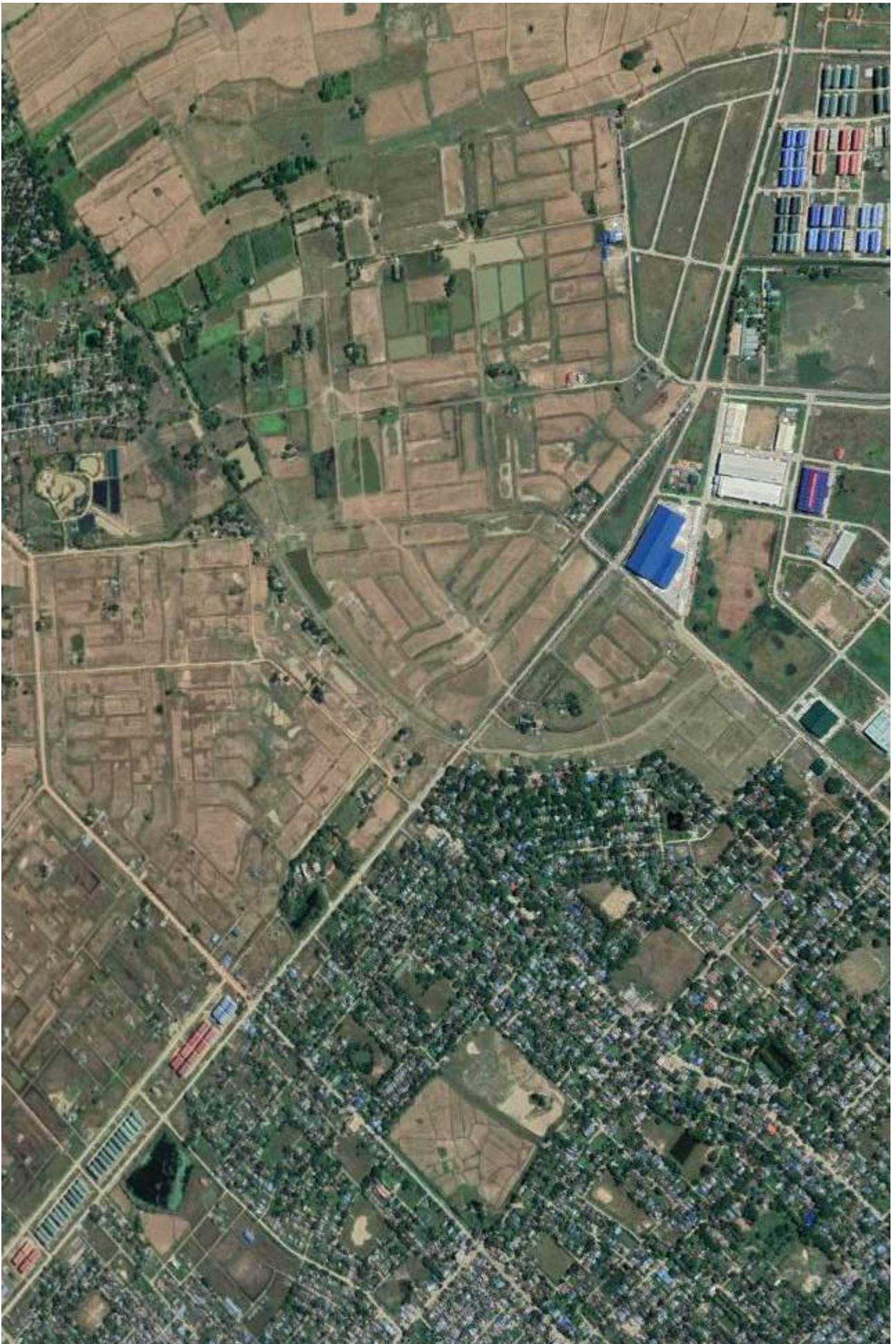
*Surroundings of Hlaingtharyar plot.*





*Surroundings of Shwepyithar plot.*





*Surroundings of South Dagon plot.*



## 7. Tentative Schedule

Please note that there might be changes to the schedule, about which you will be notified on time.

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Saturday, 9 <sup>th</sup> November 2019		
Time	Activity	Venue
08:30 - 09:00	Registration	Industrial Zone (1) Management Council [South Dagon township]
09:00 - 09:15	Welcoming remarks – by MPs	
09:15 - 09:30	Introduction to CO-CREATION – by CAN	
09:30 - 10:30	CAN members share practices from their countries [India, Bangladesh]	
10:30 - 11:00	<i>Tea Break</i>	
11:00 - 12:30	CAN members share practices from their countries [Indonesia, Philippines, Thailand]	
12:30 - 13:30	<i>Lunch Break</i>	
13:30 - 14:30	City profiling and the scope of WfW's work – [TBC]	
14:30 - 15:00	<i>Tea Break</i>	
15:00 - 17:00	Myanmar community architects share what has been done so far [process, designs, learnings]	

Sunday, 10 <sup>th</sup> November 2019		
Time	Activity	Venue
09:00 - 09:30	Division of participants into groups/ themes	Industrial Zone (1) Management Council [South Dagon township]
09:30 - 10:30	Learning from the Women's Saving Groups	
10:30 - 11:00	<i>Tea Break</i>	
11:00 - 12:30	Development of 'action plan' within each group for aspects to explore, address and research on	
12:30 - 13:30	<i>Lunch Break</i>	
13:30 - 17:00	Field work	Project site/ other
17:00 - 18:00	Reflections of the day	Ind. Zone (1) Mgmt. Council

Monday, 11 <sup>th</sup> November 2019		
Time	Activity	Venue
09:00 - 10:30	Group Work /Field work based on needs	Project site/
10:30 - 11:00	<i>Tea Break</i>	Industrial Zone (1)
11:00 - 12:30	Group Work /Field work based on needs	Management Council /
12:30 - 13:30	<i>Lunch Break</i>	Other [based on needs]
13:30 - 15:30	Group Work	
15:30 - 16:00	<i>Tea Break</i>	
16:00 - 18:00	Group Work	

Tuesday, 12 <sup>th</sup> November 2019		
Time	Activity	Venue
09:00 - 10:30	Group Work /Field work based on needs	Project site/ Industrial Zone (1) Management Council / Other [based on needs]
10:30 - 11:00	<i>Tea Break</i>	
11:00 - 12:30	Group Work /Field work based on needs	
12:30 - 13:30	<i>Lunch Break</i>	
13:30 - 15:30	Group Work	
15:30 - 16:00	<i>Tea Break</i>	
16:00 - 18:00	Group Work	

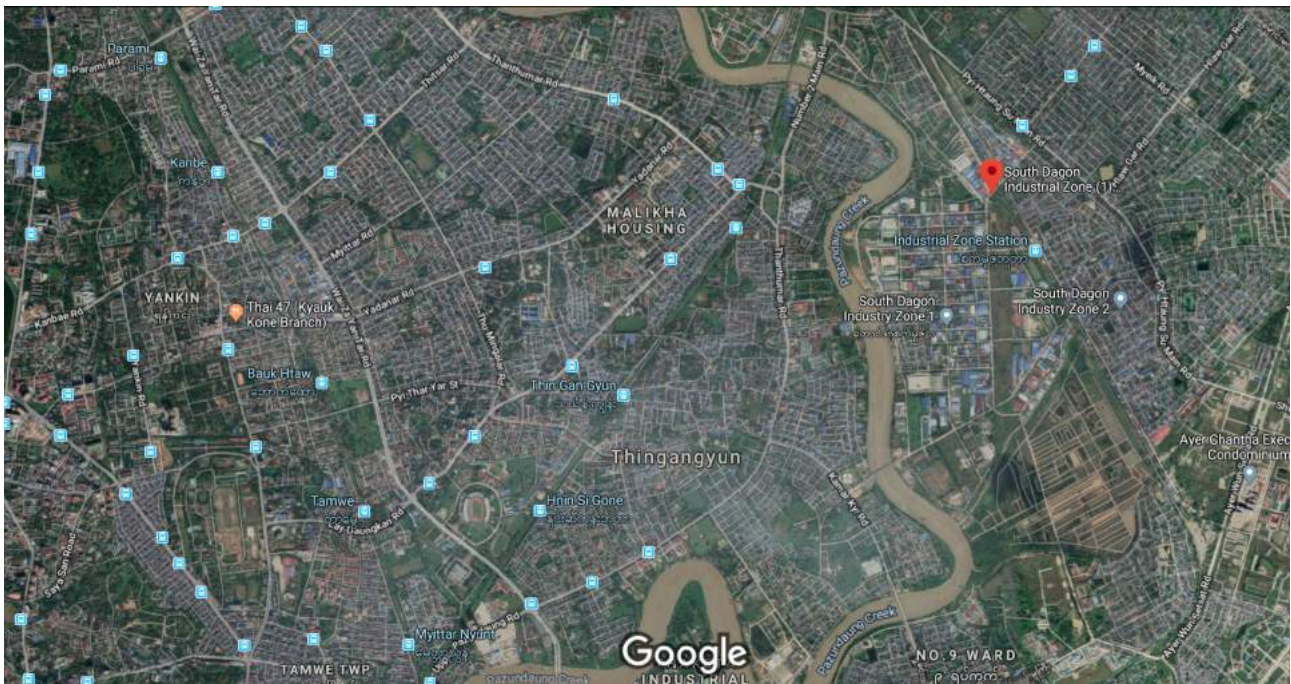
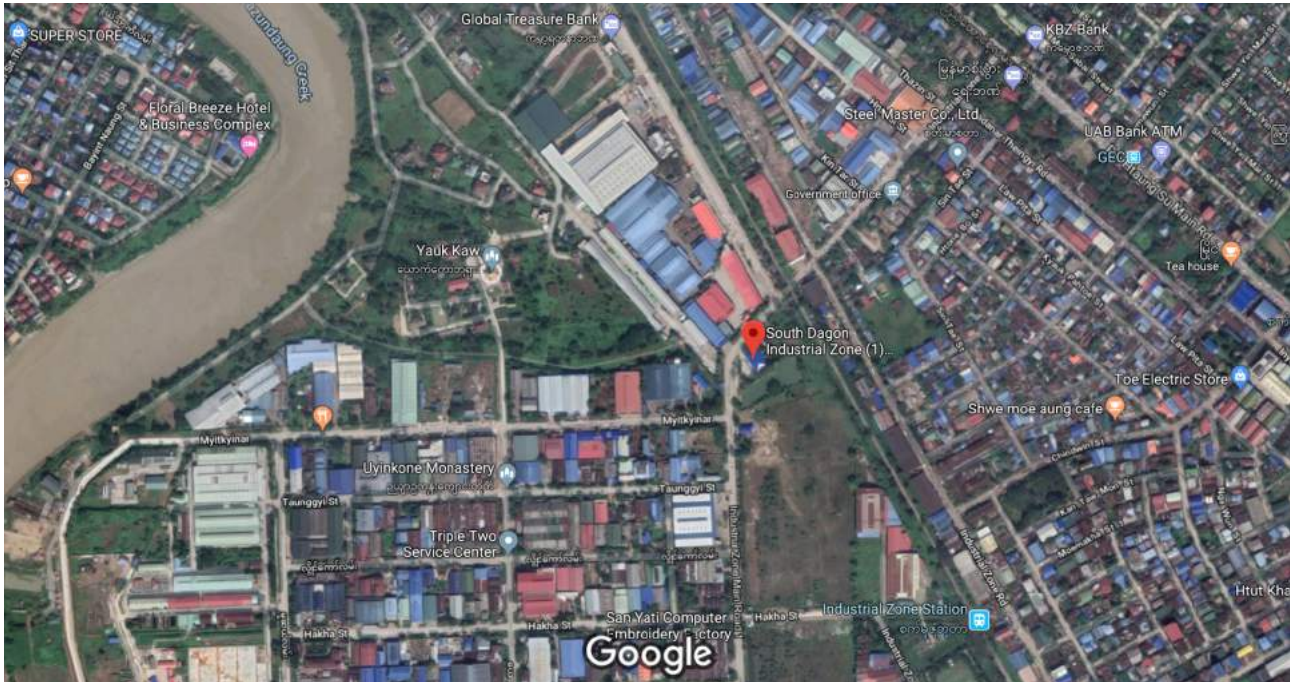
Wednesday, 13 <sup>th</sup> November 2019		
Time	Activity	Venue
09:00 - 10:30	Presentation [Part I]	Industrial Zone (1) Management Council [South Dagon township]
10:30 - 11:00	<i>Tea Break</i>	
11:00 - 12:30	Presentation [Part II]	
12:30 - 13:30	<i>Lunch Break</i>	
13:30 - 15:00	Group discussion, sharing reflections and identified entry points for continuing co-creation	
18:00 - 21:00	Dinner and free time	TBD

## 8. The workshop venue

### Address:

South Dagon Industrial Zone (1) Management Council  
Industrial Zone Rd, South Dagon Township, Yangon

Google Maps Link: <https://goo.gl/maps/dG3ScrPquu7aZbo16>



**WE LOOK FORWARD TO MEETING YOU!**