Japan-OECD Policy Forum on Urban Development and Green Growth

Department of Human Settlements & Housing Development
Ministry of Construction
October, 2014
CONTENT

Urbanization and Development

National Spatial Development Concept

Urban Planning Issues, Goal & Strategies

Yangon, Mandalay and other Major City Planning
Part-I

Urbanization and Development
Myanmar is situated at the cross road between two most populous countries in the region (China and India).

Myanmar’s economy is based on agriculture and 70% of the population lives in rural areas where their livelihoods depend on agriculture sector.

Myanmar was once World’s no: 1 rice exporter and today no: 2 exporter of pulses and beans after Canada.

Due to its Geo-strategic location, many Economic Corridors have been identified linking with neighboring countries.

WHERE MYANMAR STANDS TODAY

- Myanmar
  - 0.056 Billion
- India
  - 1.2 Billions
- China
  - 1.3 Billions
- Bangladesh
  - 0.2 Billion
- Asean
  - 0.6 Billion
- Indian Ocean Gateway
  - Malacca Strait Gateway

MYANMAR’S GEO-STRATEGIC LOCATION IN THE REGION
MYANMAR URBANIZATION TREND AND DEVELOPMENT

7 Regions and 7 States

365 Urban Centers and Urban Population

<table>
<thead>
<tr>
<th>No.</th>
<th>States/Regions</th>
<th>Area (km²)</th>
<th>No. of Urban Centres</th>
<th>Urban Population (2010)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Kachin State</td>
<td>89,042</td>
<td>26</td>
<td>417654</td>
</tr>
<tr>
<td>2</td>
<td>Kayah State</td>
<td>11,733</td>
<td>8</td>
<td>109056</td>
</tr>
<tr>
<td>3</td>
<td>Kayin State</td>
<td>30,383</td>
<td>13</td>
<td>250542</td>
</tr>
<tr>
<td>4</td>
<td>Mon State</td>
<td>12,297</td>
<td>13</td>
<td>1,025,113</td>
</tr>
<tr>
<td>5</td>
<td>Chin State</td>
<td>36,019</td>
<td>12</td>
<td>112758</td>
</tr>
<tr>
<td>6</td>
<td>Shan State</td>
<td>155,801</td>
<td>75</td>
<td>1,395,075</td>
</tr>
<tr>
<td>7</td>
<td>Rakhine State</td>
<td>36,778</td>
<td>20</td>
<td>619,003</td>
</tr>
<tr>
<td>8</td>
<td>Yangon Region</td>
<td>10,171</td>
<td>17</td>
<td>6,210,336</td>
</tr>
<tr>
<td>9</td>
<td>Mandalay Region</td>
<td>37,024</td>
<td>31</td>
<td>2,336,794</td>
</tr>
<tr>
<td>10</td>
<td>Sagaing Region</td>
<td>94,623</td>
<td>40</td>
<td>1,157,671</td>
</tr>
<tr>
<td>11</td>
<td>Bago Region</td>
<td>39,404</td>
<td>33</td>
<td>1,410,254</td>
</tr>
<tr>
<td>12</td>
<td>Ayeyarwaddy Region</td>
<td>35,138</td>
<td>34</td>
<td>1,452,470</td>
</tr>
<tr>
<td>13</td>
<td>Magwe Region</td>
<td>44,819</td>
<td>27</td>
<td>999,019</td>
</tr>
<tr>
<td>14</td>
<td>Taninthary Region</td>
<td>43,346</td>
<td>16</td>
<td>481,971</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>676,578</strong></td>
<td><strong>365</strong></td>
<td><strong>1,797,7896</strong></td>
</tr>
</tbody>
</table>

- Increased of Secondary Urban Centers
- Addition of one more city in the range of over one million population

### Class of Urban Centers (population)

<table>
<thead>
<tr>
<th>Population Range</th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>&gt; 1,000,000</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>500,001-1,000,000</td>
<td>-</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>100,001-500,000</td>
<td>28</td>
<td>41</td>
<td>61</td>
</tr>
<tr>
<td>50,001-100,000</td>
<td>51</td>
<td>62</td>
<td>69</td>
</tr>
<tr>
<td>25,001-50,000</td>
<td>67</td>
<td>82</td>
<td>89</td>
</tr>
<tr>
<td>10,001-25,000</td>
<td>106</td>
<td>94</td>
<td>73</td>
</tr>
<tr>
<td>&lt;10,000</td>
<td>110</td>
<td>82</td>
<td>68</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>365</td>
<td>365</td>
<td>365</td>
</tr>
</tbody>
</table>
Corridor and Highway Infrastructure Development
Corridors Developments and SEZ

- East-West Economic Corridor (Myanmar - Thailand – Laos- Vietnam)
  (Mawlamyine, Hpa-an, Kyaukbrate, Myawaddy – Meisok))
- Southern Economic Corridor (Myanmar- Thai)
  (Dawei – Kanchanaburu-Bangkok))
- Yunan-Myanmar Corridor (Kyauk Phyu- Mandalay-Kunming)
  (Kyauk Phyu, Sittwe, Mandalay, Lashio, Muse)
- India –Kaladan-Sittwe Corridor ,
- Morae-Tama-Bagan-Myawaddy-Meisok

Border Trade
- Muse
- Tachilate
- Myawaddy
- Tamu

Source: DHSHD.MOC
Myanmar Government has demonstrated its commitment towards democracy, development and a better future for Myanmar.

- Setting up Policy of “People Centered Development”
- Reform Strategy of “Bottom-Up Approach”
- Establishment of National Planning Commission
- Decentralization and delegation of power to regions and states
- Comprehensive and Concentrated Decentralization Strategies in Planning and Development

- The Reform Process
  - Phase 1. - Political Reform
  - Phase 2. - Economic Reform
  - Phase 3. - Administrative Reform
  - Phase 4. - Restructuring of Public Sector and Private Sector Development
Part-II

National Spatial Development Concept
CONCEPT OF CONCENTRATED AND DECENTRALIZATION DEVELOPMENT STRATEGY

Two-Polar Development Concept (Yangon & Mandalay)

- Capital City
  (Administrative, Transport & Logistic Hub)
- National Economic Growth Centre
  (SEZ, Port, Int. Airport, Trading, Financial)
- Secondary Regional Growth center
- Other Growth center

Town with more than 50,000 inhabitants

Main Corridor
Emerging Regional Corridor
Major Communication Axis

Source: DHSHD.MOC
Potential of SEZ in Myanmar

Middle East, S-Africa, West EU

Multi-functional Type SEZ
Airport Type SEZ
Port Type SEZ
Tourism Type SEZ
Border Trade Type SEZ
Part-III

Urban Planning Issues, Goals and Strategies
Situation and Key Challenges for Urban Development in Myanmar

- Rapid economic growth resulting from change in political and economic policies of the nation, has put a lot of pressure on urbanization as well as the urban development process.
- Need to achieve sustainable and balanced development for the nation as a whole.
- Understanding different potential of Regions and States to attract the expected flow of investments both local and foreign as well as infrastructure project finance due to decentralization.

Source: DHSHD.MOC
Urbanization

The majority of Myanmar’s citizens still live in the rural areas .. that is likely to change—at a rapid speed and on a large scale.

- First, it **needs to plan proactively for its urban expansion**, putting in place a modern planning system.

- Second, Myanmar **needs to invest in the infrastructure** that cities require to run smoothly and to cater to the needs of their citizens.

- Third, it **needs to consider the governance of cities**.

Mc Kinsey Global Institute: Myanmar’s moment: Unique Opportunities, major challenges, June 2013. p. 8
Infrastructure

- Myanmar’s infrastructure is not sufficient ... to support the higher growth and future demand driven by developing industrial sectors and an urbanizing population.
- Between 2010 and 2030, ... Myanmar will need to invest $320 billion in its infrastructure if the economy is to achieve growth of 8 percent a year.
- The majority of infrastructure investment—60 percent—will need to be in residential and commercial real estate, but there is also a huge need for power plants, water-treatment plants and road and rail networks.
Key Strategic Issues

- Increase of urban population and demand for job opportunities;
- Insufficiency of adequate Laws and Regulations;
- Need to establish and implement systematic spatial development and land use planning;
- Sustainable allocation of investments both local and foreign, infrastructure projects as well as limited financial resources throughout the regions and states;
- Provision of sufficient mitigation measures for the natural disasters (such as flooding, earthquake, fire hazard).

Source: DHSHD.MOC
Goals

- Establishment of systematic National Spatial Development Planning System;
- Establishment of integrated, sustainable and resilient urban network system that will lead to balanced development and sustainable allocation of investment and financial resources;
- Upgrading of the organizational and legal setup of the urban development institutions.

Source: DHSHD.MOC
Goal 1

- **Establishment of systematic National Spatial Development Planning System;**

  **Strategy 1:** Drafting of Myanmar National Spatial Development Plan that will support and materialize National Comprehensive Development Plan (NCDP);

  **Strategy 2:** Integration of urban land use in drafting National Comprehensive Land Use Plan to systematically allocate reserved land for future urban development;

Source: DHSHD.MOC
Goal 2

- **Establishment of integrated, sustainable and resilient urban network system that will lead to balanced development and sustainable allocation of investment and financial resources;**

**Strategy 1:** Developing Integrated Urban Network System through survey and analysis of the socio-economic potentials of the individual urban centers;

**Strategy 2:** Building resilience of the urban centers and the urban network system;

Source: DHSHD.MOC
Goal 3

- **Upgrading of the organizational and legal setup of the urban development institutions.**

**Strategy 1:** Setting up spatial development planning policies and guidelines for National, as well as Region and State levels;

**Strategy 2:** Modification of existing laws and drafting and enforcing new spatial development planning laws, rules and regulations;

**Strategy 3:** Strengthening and continuous upgrading of the urban development institutions.

Source: DHSHD.MOC
Establishment of National Comprehensive Development Plan

- Economic Planning (Ministry of National Planning & Economic Development)
- Spatial Development Planning (Ministry of Public Works and Urban Development)
- Sectoral Planning (Each and Every Ministry)

Spatial Development Planning Law (Town & Country Planning Act)

- National Spatial Development Plan
- State/Regional Structure Plan
- Local Plan
- Special Plan/Detail Plan

- Long/Medium/Short Term Socio-economic Plans / Policies
- Cooperation with Regions/States Level Organizations

- National Level Policy
- Technical Assistance

- Sectoral Policies / Plans

Planning Regulations & Development Control Guidelines by the PWUD Ministry

Source: DSHHD.MOC
Proposed National Spatial Development Planning System

- Laying down Policies and Guidelines
  - Urban System
  - Urban Development
  - Housing Development
- Drafting, Enforcing and Monitoring
  - National Spatial Development Planning Law
  - National Housing Development Law
- Drafting, Enforcing and Monitoring National Spatial Development Plan
  - National Integrated Urban Network Plan
  - National Comprehensive Land Use Plan
  - National Resources Sustainable Utilization Plan
- Evaluating & Approving Regional & State Spatial Development Plans

Region or State Level

- Laying Principles and Objectives for the Region or the State in line with the National Urban and Housing Policies and Guidelines
- Region or State specific Development By-laws and Regulations
- Region or State specific Urban Planning and Building Regulations
- Developing and Implementing Regional & State Spatial Development Plans

Township or Town Level

- Land use principles and objectives for local/municipal area
- Preparation and execution of legally binding urban land use plans
- Execution of urban development schemes
- Execution of housing development schemes
- Implementation of Special Plans

Source: DHSHD.MOC
Current Situation of Urban Planning & Housing Development Activities

Ministry of Construction

Public Works
- Road and Bridge construction
- Building and Airport Run- Way Design & Construction
- Construction Sector Development

Dept. of Human Settlement and Housing Development
- Urban and Regional Planning
- Urban Development Plan,
- New town developments
- Housing development schemes
- Industrial Zone Planning & Developments
- Joint Venture Investment Programs

The Ministry of Construction with an envisaged role of undertaking Urban Planning, Housing Development and construction of Road & Bridge Infrastructure throughout the nation

Source: DHSHD.MOC
Urban Planning Unit - Myanmar

Urban and Regional Planning Division

Established in 1951 (Town Planning Section) (National Housing, Town & Country Planning Act)

Total Number of Staffs – 110 persons

1953 - Urban & Regional Planning Division

Physical Planner – Architect / Engineer / Planner – 27 persons
(Urban & Regional Planning, Town Planning, Urban design, Infrastructure Housing Estate Planning & Design)

Private Sector – Architect / Planner – 10 persons

Total Physical Planner – 37 persons

Ratio of Town Planner & Population - 1: 2.22 million
Housing Development Process & Changes

**Pre-Independent**
- **Shelter/Space Local needs**
- **1920**
- **Colonization & Urbanization**
- **RDT (1920)**

**Traditional**
- **1920-1947**
- **Lack of Housing Policy for Low income people and Rural Housing Needs**

**1950-1970**
- **1951 NHB Act, Public Housing Social needs**
- **Market Orientation & PPP in Housing**

**1980-2000**
- **Private Sector Participation in Housing Delivery**

**2000-2011**
- **From Provider to Facilitator**
- **Adequate Housing for All Citizen**

Source: DHSHD.MOC
## Existing Practice of Land Utilization for Urban Planning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road and Open Space</td>
<td>30%</td>
</tr>
<tr>
<td>Institutional Area</td>
<td>20%</td>
</tr>
<tr>
<td>(offices, school, hospital, etc)</td>
<td></td>
</tr>
<tr>
<td>Commercial Area</td>
<td>5%</td>
</tr>
<tr>
<td>Park and Playground</td>
<td>5%</td>
</tr>
<tr>
<td>Residential Area</td>
<td>40%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
# Requirement for Social Infrastructure Based on Household Units

<table>
<thead>
<tr>
<th>Household</th>
<th>Market</th>
<th>P-School</th>
<th>M-School</th>
<th>Clinic</th>
<th>Park/Playground</th>
<th>H-School</th>
<th>Nursery School</th>
<th>16 bedded Hospital</th>
<th>Community Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Planning Phases

- **Perspective Plan (2011-2040)**
  - To guide the cities in long-term development.

- **Structure Plan (30 Years)**
  - To provide a long-term strategy to the year 2040 for the development of the cities and its environs. This plan to be composed of report and a map at 1:10,000 scale.

- **Urban Area Plan (10 Years)**
  - To serve as a guide to development together with the control of land use of the urban areas in Cities. This plan is recommended for a period of 10 years.

- **Detailed Area Plan (3-5 Years)**
  - A series of detailed spatial development plans of different types, formulated for execution in a period of 3-5 years.
## Planning Phases and DRR Integration

### Structure Plan (Regional Scale)

<table>
<thead>
<tr>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Boundary Demarcation</td>
</tr>
<tr>
<td>2. Exposure Inventory and database Development</td>
</tr>
<tr>
<td>3. Demographic Aspect Information and Study</td>
</tr>
<tr>
<td>4. Social Sector Information and Study</td>
</tr>
<tr>
<td>5. Economic Sector Study</td>
</tr>
<tr>
<td>6. Natural Hazard Study</td>
</tr>
<tr>
<td>7. Environment and Climate Change Study</td>
</tr>
<tr>
<td>8. Study on Hydrology</td>
</tr>
<tr>
<td>9. Study on Transportation</td>
</tr>
<tr>
<td>10. Study on Housing</td>
</tr>
<tr>
<td>11. Land Ownership and Land Value Study</td>
</tr>
<tr>
<td>12. Legal Issue Study</td>
</tr>
<tr>
<td>13. Local Resources and Tourism Study</td>
</tr>
<tr>
<td>14. Institutional Arrangement Study</td>
</tr>
</tbody>
</table>

### Urban Area Plan

<table>
<thead>
<tr>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Spatial Growth Trend Analysis.</td>
</tr>
<tr>
<td>3. Transport Mobility Analysis.</td>
</tr>
<tr>
<td>4. Housing pattern and Trend Analysis.</td>
</tr>
<tr>
<td>5. Land Use Classification.</td>
</tr>
<tr>
<td>6. <strong>Vulnerability Assessment in relation to prevailing Hazards.</strong></td>
</tr>
<tr>
<td>7. <strong>Natural Risk Assessment considering prevailing Hazards.</strong></td>
</tr>
<tr>
<td>8. Land Use Zonation</td>
</tr>
<tr>
<td>9. Setting of Standards</td>
</tr>
</tbody>
</table>

### Detailed Area Plan

<table>
<thead>
<tr>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Building Vulnerability and Risk Assessment.</td>
</tr>
<tr>
<td>3. Building safety monitoring.</td>
</tr>
<tr>
<td>4. Construction Monitoring</td>
</tr>
<tr>
<td>5. Building Code Implementation</td>
</tr>
</tbody>
</table>

### Mitigation Measures and Risk Reduction Initiatives/ Risk Treatment/ Reduction

Hazard Assessment Results and Hazard Maps

Exposure, Vulnerability & Risk Assessment Results and Maps
<table>
<thead>
<tr>
<th>Zone</th>
<th>Permitted Use</th>
<th>Conditional Use</th>
<th>Restricted Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Residence</td>
<td>Small business shops like confessionary</td>
<td>Commercial Activities; Any type of Industry; Polluting Activities</td>
</tr>
<tr>
<td>Commercial</td>
<td>General Merchandise store; Food Market; Books and Office Supplies etc.</td>
<td>Light industries with limited manpower/ types</td>
<td>Residence; academic like school/ college</td>
</tr>
<tr>
<td>Industrial</td>
<td>Heavy, medium and light industries</td>
<td>Commercial activities with limited categories</td>
<td>Residence; academic like school/ college</td>
</tr>
<tr>
<td>Educational</td>
<td>School; college; university</td>
<td>Student Dormitory</td>
<td>No urban use like commercial, industrial, residential</td>
</tr>
<tr>
<td>Agriculture</td>
<td>Agriculture, forestry; gardening</td>
<td>Fisheries; livestock</td>
<td>No urban use like commercial, industrial, residential</td>
</tr>
<tr>
<td>Open Space</td>
<td>Park; play ground; lake; zoo;</td>
<td>Temporary structure (to be specified) with light activities</td>
<td>No urban use like commercial, industrial, residential</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>Combination of Residential, Commercial, offices etc.</td>
<td>Special type of activities (specify)</td>
<td>Any type of Industrial Use</td>
</tr>
<tr>
<td>No Development Zone (Hazard Prone Area)</td>
<td>Temporary use like Agriculture, gardening, forestry</td>
<td>Temporary structure (to be specified) with light activities</td>
<td>Power plant; heavy structure; industry;</td>
</tr>
<tr>
<td>Urban Reserve (Risk Prone Area)</td>
<td>Existing infrastructures without further extension</td>
<td>Improvement of existing infrastructures</td>
<td>Any type of new construction</td>
</tr>
</tbody>
</table>
Part-IV

Yangon, Mandalay and other Major City Planning
Yangon City Concept Plan (2040)
- Urban Centers & Sub Centers
- Conservation Zones, Green Zone
- Housing Development Area
- Industrial and SEZ Development Area
- Ring Road

Housing Development Plan (2040)
- Designate Development Promotion Area in Smaller Urban centers around Yangon
- Urban Densification Area through Upgrading
- Existing Estate Redevelopment

Yangon – Vision 2040 (DHsHD)
- The Economic Hub of the Nation;
- City of Inland and International Port Integration;
- Green and Healthy City;
- Multi-Ethnical City of Heritage, Culture and Tourism;
- City of Education and Knowledge.

Source: DHSHD.MOC
PROPOSED YANGON STRUCTURE PLAN
By JICA STUDY TEAM and YCDC

Development Vision
- International Hub City
- Comfortable City
- Well Managed Infrastructure City
- City of Good Governance

Secondary CBD
Sub-Centers
New Towns Core Areas

New Towns Development

Ring Roads &
Transportation Network
Infrastructure Development Plan

Zoning Plan
- JICA Team
- YCDC
- DHSHD. MOC
- Density
- PAR, BCR
- Heritage Conservation
- Building Usage
- Green Space
- High Limitation
Mandalay City & Regional Development Plan. DHSHD. MOC (2040)
According to the Yangon Vision 2040, with present population growth rate, Yangon city will become mega city with 10 million populations in 2040. Long term, medium term and long terms plans are laid down after the follow up discussions among urban professionals.

With more than 50% of city population belongs to lower income bracket, effective and efficient housing policy is an urgent necessity. The government has the responsibility of looking after the long term interests of the community as a whole, so that future generations will inherit a city which is convenient and pleasant to live in.

Affordable Housing Program with public private partnership programs will motivate the construction sector as well as generate the cities’ economy through improving socio-economic conditions of the people.

Housing financing mechanism is fundamental to introduce the long term sustainability of various housing sector development.

In this context DHSHD under the Ministry of Construction will play the leading role in the establishment of housing policy, development strategy and implementation of affordable housing scheme in Myanmar.
(1) Establishing & Modifying Necessary Laws, Rules and Regulations
(2) Development of the National Housing Policy
(3) Development and Upgrading of the National Urban System
(4) Capacity Building in Human Settlement Sector;
(5) Development of Pilot Housing Schemes
(6) Support to Regional Governments in Urban Planning and Human Settlement Sector and
(7) Preparation of Concept plan, master plan and Detail Guided plan for Yangon, Nay PyiTaw and other major cities
Formulation of Spatial, Urban, Housing Development Policies and Strategies;

Systematic development of urban system through Spatial Planning for creation of safer housing and livelihood for the people;

Promotion of capacity building and human resources development in human settlement sector

Planning and implementation of appropriate housing and urban infrastructure development schemes by promoting Construction Industry Development in line with the National Development Policy.
DHSHD’s Development Activities & PPP

- Planning and Implementation of Urban Development Projects
- New Town Developments
- Various Types of Housing Development Schemes
- Management and Development of the Government Land
- Industrial Zone Development
- Joint Venture Investment Programs

Public – Private Partnership is widely practiced in the activities of housing development, infrastructure projects and industrial zone development since 1990 up to now.

PPP Practice in Urban Area Development Projects
(approx. 20,000 dwelling units have been built from 1989-2009)
- Land readjustment through area development schemes
Types of Foreign Direct Investment and Land Lease System currently practiced by DHSHD

a) **Development of International Industrial Zone**
   (Joint Venture System between DHSHD and a Foreign Company)

b) **Hotel & Service Apartment Sector**
   (Foreign Company invests 100% FDI through BOT system by renting the land from DHSHD)

c) **Industrial Manufacturing Sector**
   (Foreign investors operate their business with 100% FDI by renting the industrial land plot owned by DHSHD)

d) **Leasing land and buildings** to Embassies and UN organizations.

There are slight differences among the systems in rental fee, rental period, rules and regulations.
Real Estate and Property Development Sector

housing & commercial building, hotel and service apartment and industrial property related sectors are the sector where foreign investors are mostly interested.

At this moment foreign investment in the property development has some restrictions such as the transfer of immoveable Properties as, FDI is permitted only on BOT and Joint venture basis.

However, new Condominium Law which is under processing will be in favor of Foreigners buying and transition of apartments under certain conditions.

FDI OPPORTUNITIES in development of economic and social infrastructure are growing gradually and significantly.
Urban and Regional Planning of Potential Cities in Myanmar

Land Use Map of Tachileik

Legend
- Airport
- Industrial Zone
- Agriculture
- Commercial
- Institution
- Lake
- Green
- Religious
- Park
- Play ground
- Residential
- Military
- Land
- School
- Mix Use
- Other
- Cemetery
- Farm_Land
- Creek

Source: GAD-Tachileik
Urban and Regional Planning of Potential Cities in Myanmar
Urban and Regional Planning of Potential Cities in Myanmar

Conceptual Development Plan of Muse Region
Shan State (North)
Urban and Regional Planning of Potential Cities in Myanmar

Proposed Location of Planning Area in Muse (Shan State)
Urban and Regional Planning of Potential Cities in Myanmar

Town Expansion Plan of Muse (Shan State)
Affordable and Rental Housing – Pilot project

Dagon Seikkan, Yangon
Ayarwun -adana Housing Project
198504 dwelling units (90 ha)

Target Group
Government Employee, Public
Varies from 20 millions to over 20 millions

State Contributions
Infrastructure Development Cost

Housing Loan Scheme
10-20 % down payment
Loan amount / loan duration
installment ( Housing banking system )

Population Density
120-160 pop/ha

Source: DHSHD.MOC
Affordable and Rental Housing Scheme

20 years Long-term Development Plan in Housing Sector (2011-2031) - one million housing scheme
2013-2016 – 100,000 Housing Scheme

Location - Regions/State’s capital cities & secondary towns
Target Group - Priority for government servants and low-income people
Delivery - income level & status accordingly
Financing - Housing Mortgage Loan for 10 to 20 years
- Housing Financing System (CHD Bank)
Investment - Government Budget/ Revolving Fund/ PPP & Loans, grant
Planning – Township Development with neighborhood concept
Infrastructure - water, sanitation, electricity supply, waste management, road & drainage
Operation & Management – DHSHD + ward council + community

Source: DHSHD.MOC
(1) MoU with UN- Habitat in (5) project areas such as Urban Research and Studies through Urban Research and Development Institute-URDI, disaster risk reduction, technical assistance in low cost housing sector(URDI is an institution platform to undertake Urban Related Research and Studies linked to policy formulation and to establish capacity building initiatives)

(2) Items under MoU is signed with Cologne University in the area of city profiling focused on 56 major urban centers+++++ Survey and Analysis of the data connected with development potentials of selected major urban centers plus cities of State and regions, and border areas) in Myanmar

(3) Technical Assistance in formulating the conceptual Plan for Yangon city and surrounding areas collaboration with URDI in the area of capacity building
DHSHD ALWAYS SERVING FOR BETTER LIVING

Further Corporation with International Community in Urban & Housing Development Activities

Towards Integrated, Balanced Growth and Sustainable Development

For more information:
mietinmie@gmail.com
ayengemmt@gmail.com
hlaingmawooehock@gmail.com
Zawzawayedhshd.71@gmail.com

Thank You