

## COMMUNITY-DRIVEN DEVELOPMENT PROGRAMME



### SQUATTERS OF YANGON

Yangon has approximately 300,000 squatters, many from Ayerawady Region who arrived after Cyclone Nargis hit in 2008, and others from various rural areas that migrated to the former capital in search of job opportunities. After Hlaingthaya, Dagon Myo Thit (Seikkan), located in the eastern part of Yangon and originally planned as an industrial zone, ranks second in squatter population with over 50,000 squatters. Living conditions in these squatter settlements suffer from overcrowding, inadequate accommodation, limited access to clean water and sanitation, lack of proper waste disposal systems and deteriorating environment.

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## LOW-COST HOUSING PROJECT TO SUPPORT SQUATTER FAMILIES

UN-Habitat received funding from the Government of Japan to assist the Government of Myanmar addressing the problem of squatters through a pilot project to provide housing and basic facilities to most vulnerable families. In this context, a low cost housing project to serve 240 families in Dagon Seikkan with 12 numbers of 5 story buildings was planned for construction with minimum land use. Land was made available by the Myanmar government. UN-Habitat, throughout the project has received support from and coordinated with Embassy of Japan and JICA.

The project is being implemented under the “People’s Process”, a participatory approach adopted by UN-Habitat, in which beneficiaries are involved in decision making processes and are considered major stakeholders in the implementation of the project. After finalization of beneficiary selection and designing of the buildings, Apartment Users’ Committees (AUCs) were formed for each building, and for common works such as compounds and other works, one Integrated Apartment Users’ Community (IAUC) was formed.

Although land for 12 buildings was allocated by the government, some part of land is still occupied by squatter families. As such, all 12 buildings could not be started at once and it was decided that construction would be initiated for only 6 out of the 12 buildings where land was available. The beneficiaries also agreed on starting the construction of the 6 initial buildings, which would provide benefit to 120 families. The construction of second phase (remaining buildings) will take place on a new site already identified and approved by the government. After a process of social mobilization and rigorous beneficiary selection, a Community Implementation

Agreement (CIA) was signed between UN-Habitat and the respective Users’ Committees on 1 April, 2016 for the initial 6 buildings. The funds were planned to be disbursed in 4 installments to the AUCs/IAUC based on the progress of work, and contractors to be paid accordingly.

Since, the scale of the project is large and capacity of the community to manage the construction limited, there was need to hire a contractor. UN-Habitat facilitated the process of hiring through an open bidding process. The bid evaluation was done by a committee represented by Department of Housing and Urban Development (DHUD), Yangon City Development Committee (YCDC), UN-Habitat and a design consultant, S&A Co Ltd. From the final evaluation, “Civil Tech Co. Ltd.” was selected to undertake the construction works. For the design and technical supervision, a design consultant was hired. The consultant carried out a detailed survey, soil investigation, construction design and cost estimating. The consultant is also supporting construction supervision and quality control.

A contract signing ceremony took place on 1 May, 2016 in Dagon Seikkan between the IAUC on behalf of all beneficiaries, and the contractor “Civil Tech Co. Ltd.” with participation of Embassy of Japan, JICA, DHUD and YCDC. The design and supervision consultant “S&A Co. Ltd.”, as the contract manager representing the IAUC on technical matters concerning construction activities was also present, and signed as witness on the agreement. The contractor mobilized its human resources and equipment to the construction site and compound works immediately, and commenced the construction of the buildings.

# COMMUNITY MOBILIZATION

Local NGO Women for the World (WFW) worked as UN-Habitat's partner to mobilize squatter communities in order to select project beneficiaries. WFW has already worked in Dagon Seikkan commissioned by DHUD to survey squatter settlements, therefore rapport between target communities and WFW was already established, which indeed benefited the project very much. During discussion between UN-Habitat and DHUD, it was agreed to identify beneficiaries within one mile of project site, however during implementation the project had to expand to five wards (168, 88, 68, 67 and 93) with squatter population within Dagon Seikkan.

## BENEFICIARY SELECTION

### Beneficiary selection criteria

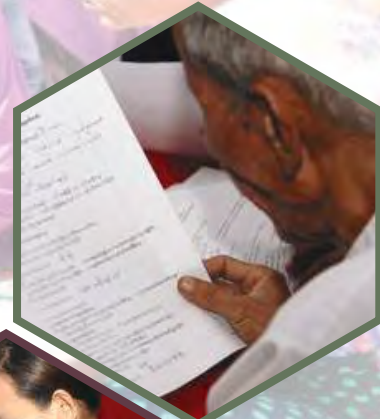
Principles of criteria for beneficiary selection was throughout discussed among DHUD, WFW and UN-Habitat. Final criteria came from communities themselves. WFW mobilized targeted communities, township authorities, political parties, human rights activists, religious leaders, community elders, representatives of savings groups and local NGOs; all stakeholders were invited to series of work-shops and discussions to agree on beneficiary selection criteria.

Stakeholders defined poorest families based on condition of housing assets, income, job stability, children's education and availability to, income supporting relative (migration/remittance), and frequent movement from settlement to settlement (in many cases as a result of forced eviction). Stakeholders also discussed about approach to reach target beneficiaries directly. As a result of many sessions of discussion, beneficiary selection team was formed to develop questionnaire and template to collect data at target squatter settlements. The team developed beneficiary selection criteria format and scoring template based on information of survey and assessment. The final beneficiary selection criteria, developed and agreed by stakeholders, was submitted to UN-Habitat for revision and approval, UN-Habitat submitted it to DHUD for final endorsement.

### Selected beneficiaries

Beneficiaries' selection team was divided in five groups to collect data of nine squatter communities in 5 wards. During beneficiary selecting process, fields visiting, focus group discussion, interviews and rapid assessment were conducted. Next steps were to compile all data (named application forms with content data from survey) in order to analyze it. Initially 1,324 households – measured against criteria – applied to become beneficiaries; all these 1,324 beneficiaries forms were scored based on a set scoring table, where 500 households were selected in the first round of data collection. Then these 500 households were interviewed door to door by the team directly to confirm data to be accurate. Application forms have been cross-checked in second round to select 260 out of 500 households (community mobilization had to identify 240 beneficiaries for 12 apartment buildings, and additionally 20 in case some of beneficiaries would drop out).

Project orientation meeting was conducted to share project aim and objectives, building layout design, tenure, role of communities and participation, selection process, implementing, operations and maintenance of apartment buildings and compound. All 260 households were invited to participate of orientation meetings as well procedure, rules and regulations in order to make the project more effective, as well for beneficiaries to get actively involved during the project, always with the aim of achieving ownership, therefore sustainability. Beneficiaries participated actively and committed to be part of the project process. For construction on initial six buildings, 120 beneficiaries were selected.





## FORMATION OF COMMITTEE

Community meetings were conducted to allocate buildings and units to 220 households. WFW supported beneficiaries with leadership work-shops and importance of having committees to represent beneficiaries. Beneficiaries not only participated but also set rules and regulation of committees in order to have transparent and accountable governance.

Beneficiaries selected committee members according the guidelines defined and agreed by themselves. Consequently, a committee for each building was formed named Apartment Users Committee (AUC), each committee with 5 members; beneficiaries also selected members of Integrated Apartment Users Committee (IAUC) to manage the project, the committee has 7 members.

## APARTMENT ALLOCATION

Selected beneficiaries defined procedure, rules and regulations to allot building and apartment unit. Rules include that ground floor of every building will be allocated to households with disabilities, elderly and children younger than 10 years old. Beneficiaries also agreed to reside in the buildings with previous neighbors, saving group members, and family relations.

Each building has 20 households (20 apartment units). A member of each building AUC was selected to represent the beneficiaries to choose building number, after number of building were assigned, beneficiaries choose apartment units.

## COMMUNITY AGREEMENTS

All AUCs and IAUC signed a social contract, which means their commitment to the project and the people they represent. Following, all committees prepared – with support of WFW under UN-Habitat’s guidance – Community Implementation Agreements (CIAs), which is the legal instrument between UN-Habitat and beneficiaries to transfer funds.

AUCs and IAUC opened bank accounts to receive from UN-Habitat payments, in turn they paid construction company.

## ENGINEERING DESIGN

An engineering consulting firm (S & A Co. Ltd.) was hired to prepare detailed engineering / architectural design of the project. The design work included were detailed site survey, soil investigation for proper foundation designing, layout plan and floor plan preparation, detailed structural design, cost estimating. S&A was also involved during preparation of contract document between Users and contractor and also signed contract as contract manager on behalf of community. The firm had advisory role during construction supervision and quality control.

## CONSTRUCTION

Since the scale of the project was large and capacity of the community is limited to manage the construction, a contractor was necessary to hire. UN-Habitat facilitated the process of hiring contractor through open bidding process. First, an Expression of Interest (EOI) was published in October 2015 and 10 construction submitted their EOI for bid submission. After evaluation by evaluation committee, 5 construction companies were qualified for bid submission. These 5 pre-qualified companies were asked for submission of their bids.

The bid evaluation was done by the evaluation committee represented by DUHD, YCDC, UN-Habitat, Women for the World (WfW) and the design consultant. From the final evaluation “Civil Tech Co. Ltd.” was selected to undertake the construction works being lowest bidder. A contract signing ceremony took place on May 1, 2016 in Dagon Seikkan between the Integrated Apartment Users committee (IAUC) on behalf of all beneficiaries and the contractor “Civil Tech Co. Ltd.” Design and supervision consultant “S&A Co. Ltd.” as contract manager representing IAUC on technical matters of the construction activities was also present and signed as witness on the agreement. Contractor mobilized its human resources and equipment to the construction site and construction work immediately and started the construction of the buildings. The construction activities went very smoothly despite of poor weather condition during rainy season. All six buildings are completed and ready to handover the key to the selected beneficiaries. The project completed in 6 months (May – October, 2016).



## MAJOR WORKS AND FACILITIES

Immediately after signing the contract by contractor and IAUC, contractor (Civil Tech Co. Ltd.) started mobilization of its equipment and man power at the construction site. Construction works started from layout and pile driving work (8" x 8" concrete piles) in which minimum depth of piles was 80' and maximum went up to 120' deep. Pile driving work was luckily completed before rainy season otherwise it would be very challenging. 56 piles for each building (total 336 piles) were driven and capping for piles and foundation work started. Other super-structural components were started after the completion of foundation works.

All buildings construction activities went smoothly according to the schedule prepared and completed on time. Finishing works such as plastering and painting, wiring and plumbing took significant time after completion of structural components. A borehole for water supply has been drilled and a ground tank is also constructed, from which water is being supplied to underground tank of each building. Internal road and drainage also constructed with concrete pavements to facilitate users' smooth movements. Chain-link fencing has been provided to maintain the safety and security of the dwellers. All apartments are connected to electrical supply with separate meters and users are responsible to pay the electrical tariff based on usages.

## OPERATIONS AND MAINTENANCE

Apartment Users' committee (AUC) for each building is formed to take care of the facilities, maintenance works and cleaning of the building. Each committee will be responsible to social works, conduct meeting, fund collection etc. for their building.

For common works for all 6 buildings, Integrated Apartment Users' committee (IAUC) will take responsibility and maintain the common services and facilities. Regular fund will be collected and maintained the cleanliness of the compound. Each family is going to collect an agreed amount of money per month as operation and maintenance fund. They also decided to collect more fund, when collected fund is insufficient for major maintenance work. The decision was taken collectively by all users meeting. An operation and maintenance plan has been prepared before handing over rooms to the beneficiary families. All family should agree on the terms and condition of the operation and maintenance plan. Most of the issues of operation and maintenance plan are already discussed during the community mobilization process.



## ENVIRONMENTAL SANITATION

Proper drainage system around the house and road has been constructed and connected to the main sewer line provided by the government. 2 septic tanks are provided as on-site treatment of faecal waste for each building. Similarly, waste water soak pits are also provided which are connected to septic tanks.

To protect the area from flooding, plinth level was raised to 4' from existing ground level and 2' from the road level and proper storm drainage system provided.

A system of management has been established for the collection of solid waste and linked with the township garbage collection system. IAUC and AUCs will take care of cleanliness of the compound and surrounding of the building. Some additional works regarding drainage and apron has been added and expected to be completed by November 2016. Each building will be surrounded by 5 feet wide apron and drainage system is provided to manage storm water. Remaining area between road and apron are kept for greenery and flower/ tree plantation.

## PROGRESS AS OF TO DATE

The construction of the buildings was started immediately after signing of the contract with contractor on 1st May 2016. All 6 buildings including road, drainage, tube well, water storage tanks and plumbing works are completed. Electrical works like wiring in and out of the building are also completed but the connection from High Tension line to transformer to be connected by Yangon Electrical Service Corporation (YESC).

The process for final approval and project completion certification (PCC) for use from YCDC will be started after connection to electrical supply from YESC., after that beneficiaries will be issue occupancy certificates and will move in.