

5. Quality Test

Technical Cooperation Project Yangon Urban Development Management Project

Quality test

31th August 2018
JICA Consultant Team

Japan International Cooperation Agency

2. Building use category

Japan International Cooperation Agency

Q1 : Which category this building is categorized?



2. Building use category

Japan International Cooperation Agency

Q2 : Which category this building is categorized?



3

Japan International Cooperation Agency

2. Building use category

Japan International Cooperation Agency

Q3 : Which category this building is categorized?



4

Japan International Cooperation Agency

2. Building use category

Japan International Cooperation Agency

Q4 : Which category this building is categorized?



5

Japan International Cooperation Agency

2. Building use category

Japan International Cooperation Agency

Q5 : Which category this building is categorized?



6

Japan International Cooperation Agency

2. Building use category

Japan International Cooperation Agency

Q6 : Which category this building is categorized?



7

Japan International Cooperation Agency

3. Structure

Japan International Cooperation Agency

Q7 : Which structure this building is categorized?



8

Japan International Cooperation Agency

3. Structure

Japan International Cooperation Agency

Q8 : Which structure this picture is categorized?



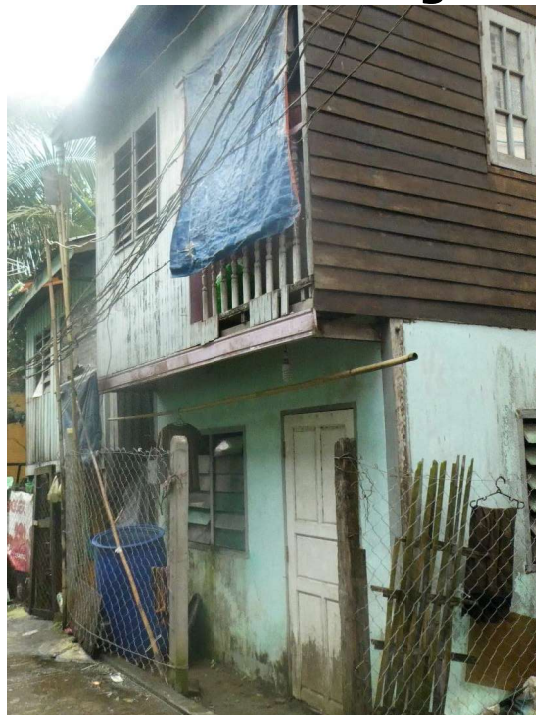
9

Japan International Cooperation Agency

3. Structure

Japan International Cooperation Agency

Q9 : Which structure this building is categorized?



10

Japan International Cooperation Agency

3. Structure

Japan International Cooperation Agency

Q10 : Which structure this building is categorized?



Technical Cooperation Project
 Yangon Urban Development Management Project
 Quality test

31th August 2018

Name _____ Score _____ /10

1	Building use No. 4 (Mixed Commerce)
2	Building use No. 2-1 (Store)
3	Building use No. 4 (Mixed Commerce)
4	Building use No. 7-4 (Shop house Service)
5	Building use No. 7-1 (Shop house Office)
6	Building use No. 7-2 (Shop house Store)
7	Building use No. 1 (Permanent Structure(RC/S/SR) Structure)
8	Structure No. 2 (Stable Wooden Structure)
9	Structure No. 2 (Stable Wooden Structure) ※ If the building is mix structure. Input flammable material in building structure. (i.e. Wood+ RC = Wood for building structure) In memo write the second material structure. (Example "RC")
10	Structure No. 3 (Bamboo & Temporary Structure)

Table 1 : Structure number

Building Structure	
1	Permanent Structure(RC/S/SR) Structure
2	Stable Wooden Structure
3	Bamboo & Temporary Structure
4	Other (cannot be determined)

Appendix 4: Training in Japan Report



Knowledge Co-Creation Program

GENERAL INFORMATION ON

**Knowledge Co-Creation Program for
Yangon Urban Development Management Project**

**「ヤンゴン都市開発管理プロジェクト研修」
*JFY 2018***

From 17th November to 1st December 2018

This information pertains to one of the Knowledge Co-Creation Program of the Japan International Cooperation Agency (JICA), which shall be implemented as part of the Official Development Assistance of the Government of Japan based on bilateral agreement between both Governments.

I. Description

1. Title

Training for Counterparts of the Project for Yangon Urban Development Management and Urban Policy.

2. Course Period in JAPAN

November 17th, 2018 to December 1st, 2018

3. Eligible/Target Organization

This program is designed for Counterparts of The Project for Yangon Urban Development Management and Urban Policy.

4. Overall Goal

To provide proper Urban Development Management Policy and Method and Urban Policy for Myanmar peoples.

5. Program Objective:

At the end of the program, the participants are expected to achieve the following;

- (1) To acquire comprehensive knowledge of Urban Development Policy
- (2) To understand the mechanism of Urban Development Management and effective instruction method
- (3) To understand the mechanism of Zoning Codes and Zoning Regulations

6. Total Number of Participants

8 participants from YCDC

4 participants from DUHD

7. Language to be used in this program:

Myanmar (English is used in documents)

8. Contents:

This program consists of the following components:

**Subjects/Agendas may be changed without notice*

(1) Lecture

- National Urban Development Policy and Urban Development Regulations
- Municipalities' Urban Development Policy and Urban Development Regulations
- Urban Development Project mainly on TOD concept
- Urban Planning Basic Survey
- Urban Infrastructure
- Development Permission Procedure

(2) Site visit

- Urban Infrastructure
- Urban Development Projects

II. Conditions and Procedures for Application

1. Expectations for the Participating Organizations:

- (1) This project is designed primarily for organizations that intend to address specific issues or problems identified in their works. Applying organizations are expected to use the program for those specific purposes.
- (2) In this connection, applying organizations are expected to nominate the most qualified candidates to address the said issues or problems, carefully referring to the qualifications described in section III-2 as below.
- (3) Applying organizations are also expected to be prepared to make use of knowledge acquired by the nominees for the said purpose.

2. Nominee Qualifications:

Applying Organizations are expected to select nominees who meet the following qualifications.

- (1) Be engaged in urban planning with more than three (3) years of occupational experience.
- (2) be in good health, both physically and mentally to undergo the training. Pregnancy is regarded as disqualifying condition for participation in this training course
- (3) Not be serving in the military.

3. Required Documents for Application

(1) Application Form:

The Application Form is available at the JICA Myanmar Office.

***Pregnancy**

Pregnant participants are strictly requested to attach the following documents in order to minimize the risk for their health.

- 1) letter of the participant's consent to bear economic and physical risks
- 2) letter of consent from the participant's supervisor
- 3) Doctor's letter with agreement of his/her training participation.
Please ask National Staffs in JICA office for the details.

- (2) **Organization Chart and Rank System Chart:** Attach the organization chart and the rank system chart of participant's organization. Please clarify participant's position in the rank system chart.

4. Procedure for Application and Selection :

(1) Submitting the Application Documents:

Closing date for application to JICA Myanmar Office: ***** ***, 2018**

Note: Time is of the essence. Please confirm the closing date set by the JICA Myanmar Office to meet the final deadline above in Japan.

(2) Selection:

After receiving the document(s) through due administrative procedures in the respective government, the JICA Myanmar Office shall conduct screenings, and send the documents to the JICA TOKYO in charge in Japan, which organizes this project. Selection shall be made by the JICA TOKYO and the Southeast Asia and Pacific Department of JICA HQ in Japan based on submitted documents according to qualifications. *The organization with intention to utilize the opportunity of this program will be highly valued in the selection.*

5. Conditions for Attendance:

- (1) To follow the schedule of the program.
- (2) Not to change the program subjects or extend the period of stay in Japan.
- (3) Not to bring any members of their family.
- (4) To return to their home countries at the end of the program in accordance with the travel schedule designated by JICA.
- (5) To refrain from engaging in political activities, or any form of employment for profit or gain.
- (6) To observe Japanese laws and ordinances. If there is any violation of said laws and ordinances participants may be required to return part or all of the training expenditure depending on the severity of said violation.

- (7) To observe the rules and regulations of their place of accommodation and not to change the accommodation designated by JICA.

6. Preparation of Inception Report and Final Report:

- (1) Participants are required to prepare Inception Report(IR) and submit to JICA Myanmar Office no later than 8th November, 2018
- (2) The subject of the IR shall be as follows;
 - 1. The current situation of Urban Planning and Urban Development Management in Yangon/Myanmar
 - 2. The issues facing on the field
 - 3. Challenges for the issues
- (3) Participants are required to make a presentation and discussion on the third day of the program.
- (4) Participants are required to draft the Final Report on the 14th day of the program. Presentation and discussion will be requested on the same day.

III. Tentative Program

1. The Contents of program for each batch may change slightly.

Day	Date	AM	PM	Accommodation
1	Sat	-	Yangon to Tokyo Narita	In-flight
2	Sun	Tokyo Narita to JICA Tokyo International Center	Free	Tokyo
3	Mon	Orientation	Inception Report Presentation, Discussion	Tokyo
4	Tue	Courtesy Call to MLIT, Lecture on Urban Planning System	Urban Planning Basic Survey/Building Code	Tokyo
5	Wed	Urban Planning System of Tokyo Metropolitan Government (TMG)	Zoning Regulations and Standard of TMG	Tokyo
6	Thu	Urban Development Project by TOD	Site Survey on TOD Project	Tokyo
7	National Holiday	Holiday		Tokyo
8	Sat	Holiday		Tokyo
9	Sun	Free	Move to Fukuoka	Fukuoka
10	Mon	Urban Development Management of Fukuoka City	Zoning Regulations and Standard of Fukuoka City	Fukuoka
11	Tue	Infrastructure Planning and Management of Fukuoka City	Site visit on Infrastructure Projects	Fukuoka
12	Wed	Urban Planning Basic Survey	Urban Development Project in Fukuoka City	Fukuoka
13	Thu	Discussion	Move to Tokyo	Tokyo
14	Fri	Final Report Drafting	Presentation/Discussion/Closing	Tokyo
15	Sat	Narita to Yangon	-	-

IV. Administrative Arrangements

1. Organizer:

(1) **Name:** Japan International Cooperation Agency (JICA)

2. Travel to Japan:

(1) **Air Ticket:** The cost of a round-trip ticket between an international airport designated by JICA and Japan will be borne by JICA.

Note: Expenses for traveling to/from airport in Myanmar is NOT included.

(2) **Travel Insurance:** Terms of Insurance: From arrival to departure in Japan. The traveling time outside Japan shall not be covered.

3. Accommodation in Japan:

JICA will arrange the following accommodations in Japan for the participants:

JICA Tokyo International Center (JICA TOKYO)
Address: 2-49-5 Nishihara, Shibuya-ku, Tokyo 151-0066, Japan
TEL: 81-3-3485-7051 FAX: 81-3-3485-7904
(where “81” is the country code for Japan, and “3” is the local area code)

Accommodation in Fukuoka City will be arranged.

If there is no vacancy at JICA TOKYO, JICA will arrange alternative accommodations for the participants.

Please refer to facility guide of TIC at its URL,

<http://www.jica.go.jp/english/contact/domestic/pdf/welcome.pdf>

!Notice! Please bring your own toothbrush, nightclothes, towels, soap and other daily necessities.

4. Expenses:

The following expenses will be provided for the participants by JICA:

(1) Allowances for accommodation, living expenses, outfit, and shipping

(2) Expenses for study tours (basically in the form of tickets.)

(3) Free medical care for participants who become ill after arriving in Japan (costs related to pre-existing illness, pregnancy, or dental treatment are NOT included)

(4) Expenses for program implementation, including materials

For more details, please see p. 9-16 of the brochure for participants titled “KENSU-IN GUIDE BOOK,” which will be given to the accepted participants before (or at the time of) the pre-departure orientation.

Knowledge Co-Creation Program for “Yangon Urban Development Management Project”

Date		Morning(9:30-11:30)	Afternoon 1 (12:45-14:45)	Afternoon 2(15:00-17:00)	Accommodation	
17-Nov	Sat.				Depart from YGN	in-flight
18-Nov	Sun.	NRT → JICA Tokyo	free			JICA Tokyo (TIC)
19-Nov	Mon.	Opening and Orientation	Keynote, Inception Report Presentation, Discussion			
20-Nov	Tue.	L(Urban Planning System) /MLIT	L(Building Code) /MLIT	Courtsey call on MLIT		
21-Nov	Wed.	Courtsey call on JICA L(Urban Development Project by TOD) /UR	L(Urban Planning System, Zoning Regulation, Development Permission) /Tokyo Metropolitan Government Discussion with J-CODE			
22-Nov	Thur.	L(Urban Development Project by TOD) /UR	SV(Urban Development Project by TOD) /UR			
23-Nov	Fri.	free				
24-Nov	Sat.	free				
25-Nov	Sun.	SV(Urban Development Management in Ushiku City)	Tokyo → Fukuoka City			
26-Nov	Mon.	L(Urban Development Management) /Fukuoka City	L(Zoning Regulations) /Fukuoka City	L(Development Permission) /Fukuoka City		
27-Nov	Tue.	L(Infrastructure Planning and Management) /Fukuoka City	SV(Infrastructure Projects) /Fukuoka City	SV(Infrastructure Projects) /Fukuoka City		
28-Nov	Wed.	L(Urban Development Projects) /UR	SV(Urban Development Projects) /UR			
29-Nov	Thur.	Fukuoka City to JICA Tokyo	Discussion on Zoning Regulations	Discussion for Final Report		JICA Tokyo (TIC)
30-Nov	Fri.	Drafting Final Report	Final Report Presentation	Discussion/Closing		
1-Dec	Sat.	JICA Tokyo → NRT	Arrive at YGN			-

L: Lecture SV: Site Visit

JICA Study Team
MLIT
Tokyo Metropolitan Government
Fukuoka City
UR

Knowledge Co-Creation Program for Yangon Urban Development Management Project

平成 30 年度 JICA ミャンマー「ヤンゴン都市開発管理及び都市政策」研修 研修生名簿

所属略省 : **MOC** = **Ministry of Construction** : 建設省

YCDC = **Yangon City Development Committee** : ヤンゴン都市開発委員会

No	①Name ②氏名	Position, Affiliation 現職	Group 班
1	① Mr. Than Zaw Aye ② タン ゾー エイ	Deputy Superintending Engineer, Department of Urban and Housing Development, MOC(2017)	3
2	① Ms. Nang Lawn NOUNG NOUNG ② ナン ロー ヌン ヌン	Assistant Director, Planner, Department of Urban and Housing Development, MOC (2015)	3
3	① Ms. Aye RUPAR MYAT ② エイ ルパー ミヤツト	Staff Officer, Planner, Department of Urban and Housing Development, MOC (2017)	3
4	① Ms. Phy Thet Ti ② ピョー テット ティ	Assistant Engineer, Department of Urban and Housing Development, MOC -2017	3
5	① Ms. San Yu Mon ② サン ユー モン	Sub Assistant Engineer, Building Department, YCDC (2012)	2
6	① Ms. Su Ei Phy ② スー エイ ピョー	Sub Assistant Engineer, Building Department, YCDC (2015)	2
7	① Ms. Saw Sandar Oo ② ソウ サンダー ウー	Deputy Director, City Planning and Land Administration Department, YCDC (2017)	1
8	① Ms. Khine Moe Ko ② カイ モー コー	Assistant Director, City Planning and Land Administration Department, YCDC (2014)	1
9	① Ms. Nyein Aye ② ニェイン エイ	Assistant Director, City Planning and Land Administration Department, YCDC (2010)	1
10	① Ms. Thin Thin Nu ② ティン ティン ヌー	Staff Officer, City Planning and Land Administration Department, YCDC (2011)	1
11	① Mr. Tin Win ② ティン ウィン	Survey Officer, City Planning and Land Administration Department, YCDC (2010)	1
12	① Ms. Thu Htet Tun ② トゥー テツ トゥン	Assistant Engineer, City Planning and Land Administration Department, YCDC (2011)	1

Yangon Urban Development Management

Presented by
Yangon City Development Committee

19-11-2018


Content

- I Yangon Urban Development
- II Proposed CBD Regulation
- III Land Management Procedure
- IV Building Permit Procedure
- V Conclusion

Yangon Urban Development

Mrs. Saw Sandar Oo (Deputy Director)
City Planning & Land Administration Department

Country Profile



AREA and POPULATION

Total Area 676,577.29 sq-km
Frontier 6,173 km


- 2,206 km with China,
- 2,108 km with Thailand,
- 1,240 km with India,
- 270 km with Bangladesh
- 238 km with Laos

Coastline 2,210 km

51,488,263
(2014 Census)

8 main races among
135 National Races

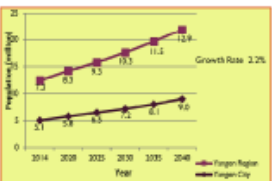
City Profile



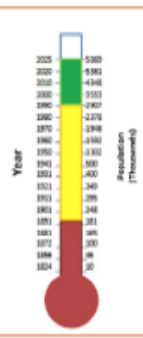
	Yangon	Myanmar
Area	794.43 sq-km (YCDC) 10,277 sq-km (Yangon region)	676,577 sq-km
Population	5.14 mill. (YCDC) 7.4 mill. (Yangon region)	51.5 mill.
Population Density	716 per km ²	76 per km ²
Urban Population	5,160,512 (70.1%)	14,877,843 (28.6%)
Economically Active Population	70.9%	85.6%
GDP (in USD Billion, as of FY 2016/2017)	10.7	58.5
GDP per Capita (in USD, as of FY 2016/2017)	2,103.5	1,360.5
Annual GDP Growth Rate, (as of FY 2016/2017)	8.9%	5.9%

Source: 2014 Population and Housing Census Statistical Yearbook 2017
Source: CSO, 2017

Population Growth of Yangon

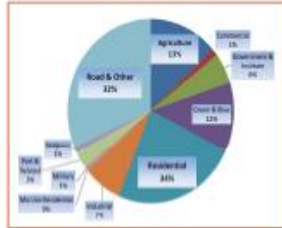
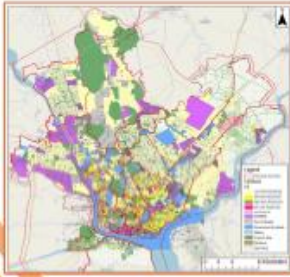


As the Yangon is booming & growing population, the city population will be nearly to 10 million & the whole Yangon Region will be 12.9 million with 2.2% growth rate.



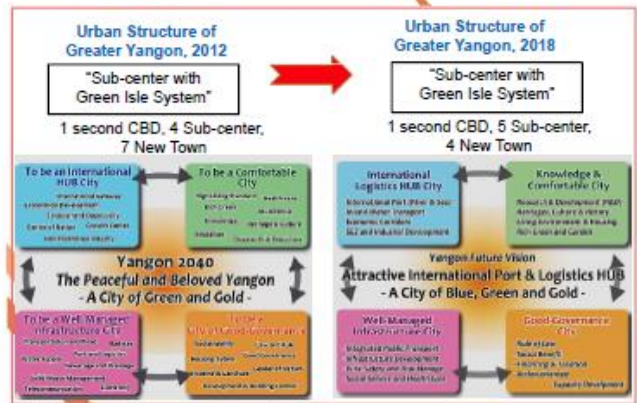
Year	Population (Thousands)
1924	10
1926	46
1972	100
1981	185
1991	181
1991	248
1911	295
1921	340
1931	400
1941	500
1961	148
1990	1302
1990	1562
1970	1946
1990	2378
1990	2607
2000	3653
2010	4348
2020	5361
2025	5869

Land Use of Yangon



Source: Urban Planning Division, 2018

Development Vision



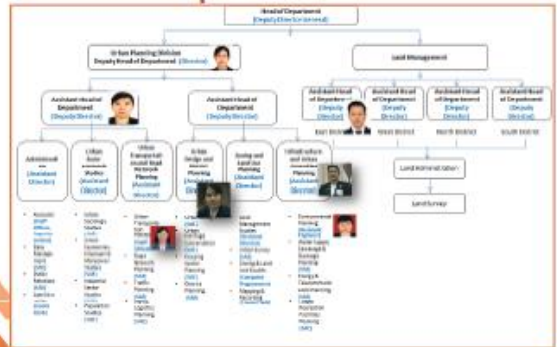
Organization Chart of YCDC

(Yangon City Development Law, 1990 & 2013)



Source: YCDC, 2018

Current Organization Chart of City Planning & Land Administration Department

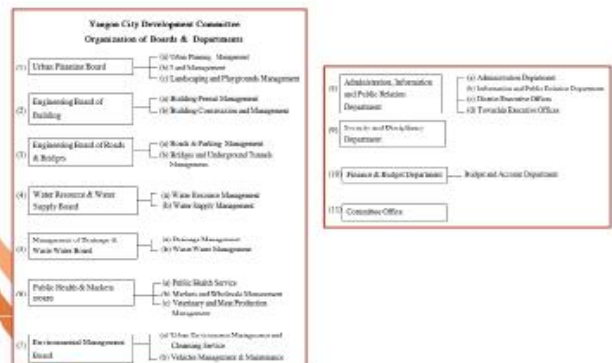


Source: Urban Planning Division, 2018

Yangon City Development Committee Law (2018)

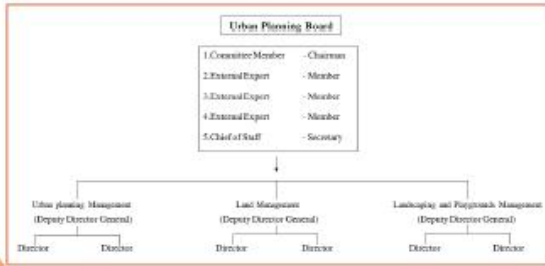


Organization Chart of YCDC (Yangon City Development Law, 2018)



Organization Chart of Urban Planning Board

Yangon City Development Committee 13



• According to Article 336, (a) of YCDC Law (2018), YCDC has the duty to notify Notification and Instruction for rules & regulation according to the approval of Regional Government.

• According to Article (26)(a) (1) of YCDC Law (2018), there has to be formed **Urban Planning Board**.

• According to YCDC Law (2018), Article 24, (a) (9), Urban Planning Board has the responsibility to define the Development Areas, Zoning Regulation for Urban Design Pattern to develop Systematic Urban Development.

Urban Challenges in Yangon City

Yangon City Development Committee 15

Traffic Congestion



Floods



Need for Heritage Conservation



Floods



Water Shortage

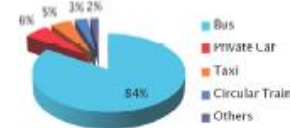


Heritage Conservation

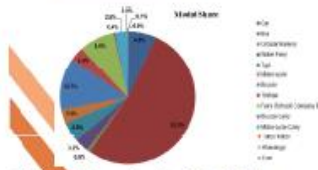


Transportation Mode Of Yangon City

Yangon City Development Committee 16



Source: Seminar on Urban Public Transport Policy Framework, March 2009



Modal Share by Purpose and overall modal share (2012, HIS)

Bus share

84% (seminar paper, 2009)
43% (HIS, 2017)

Circular Railway share

3% (seminar paper, 2009)
1% (HIS, 2012)

Taxi share

5% (seminar paper, 2009)
5% (HIS, 2012)



Coding survey result

Large Size Development Project in Yangon

Yangon City Development Committee 17



Junction City, Downtown



Kantharyar Mixed use Development, Mingalataungnyunt



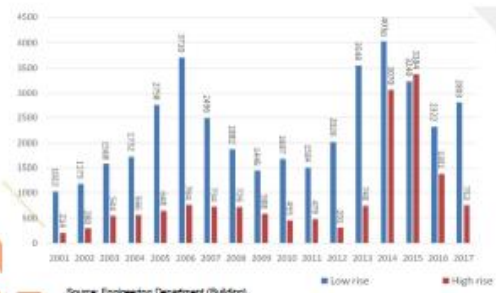
Time City Condo, Kamaryut



HAGL, Kamaryut

Number of Buildings permitted by Building Department from 2001 to 2017

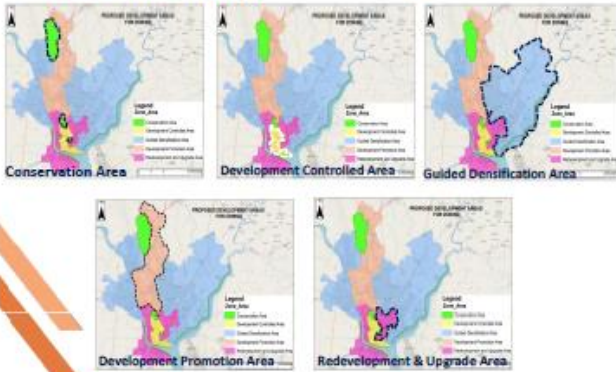
Yangon City Development Committee 18



Source: Engineering Department (Building)

Defined Development Areas for Zoning

Yangon City Development Committee 19



Defined Development Areas for Zoning

Yangon City Development Committee 20

Zone	Definition	Area Photo
Conservation Area	Current identification for sustainable urban development areas of water, green area and only parks and Hlawgar, Kandawgyi, Inrya.	
Development Controlled Area	Controlling of sustainable urban development for assembling of historical heritage area such as Lanmadaw, Latha, Pabedan, Kyauktada, Botahtaung and Pazundaung. Moreover, the other townships' area such as Seikkan, Shwedagon environs, Bahan, Dagon, Kamaryut shall be identified by individually.	

Defined Development Areas for Zoning

Yangon City Development Committee 21

Zone	Definition	Area Photo
Guided Density Area	Promoting area for high density population such as South Dakkalapa, North Dakkalapa, Thakayta, Dawson, Dagon Myothit (East), Dagon Myothit (South), Dagon Myothit (North), Dagon Myothit (Seikkan), Shwepyithar, Hlaingtharyar.	
Development Promotion Area	Identify for development promotion area such as Mayangone, Insein, Mingaladone.	

Defined Development Areas for Zoning

Yangon City Development Committee 22

Zone	Definition	Area Photo
Redevelopment & Upgrade Area	Identify for redevelopment and upgrading area such as Hlaing, Yankin, Dala, Seikkyikhaungtoe, Tarmwe, Mingalartaungnyunt, Thingangyun, Ahlone, Kyimyindine, Sanchaung.	

Yangon Urban Development Management Project (YUDM)

Yangon City Development Committee 23

Overall Goal

Urban development in Yangon will be properly managed according to zoning regulation and development permission system.

Outputs

- ❖ Zoning regulation is formulated in YCDC.
- ❖ Development permission system of YCDC is improved.
- ❖ Formulation of development policies and land use plans in priority areas (district level)



YUDM Kick Off Meeting, 30-8-2018



YUDM Joint Coordinating Committee Meeting, 5-11-2018

Basic Survey & Building Map Work

Yangon City Development Committee 24

Purpose

To conduct existing building survey in Yangon and prepare the current building usage map to improve the environment for urban development, including review of zoning regulations.

- (1) **Counterpart**
YRG and YCDC
- (2) **Main Counterpart for the Implementation**
UPD (YCDC)
- (3) **Project Period**
July 2018 – July 2019
- (4) **Target Area**
33 Townships under YCDC jurisdiction and located inside the outer ring road
 - Total 800km²
 - Inside of red line in the map



Progress of the Survey

Yangon City Development Committee 25



▲ Survey in a Car : 2 surveyors in each team conduct the building survey in a car.



▲ Survey on Walk : Conducting Survey on Walk for the Area that Cannot be Entered by Car



▲ Once in a week, each group (3-4 teams) held meeting to discuss 1 week survey progress



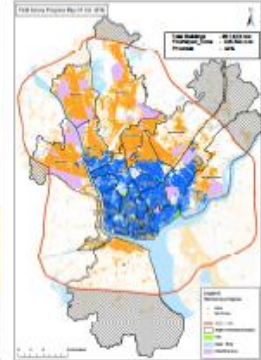
▲ GIS team check inputted data from the field survey

Field Survey Implementation

Weekly Meeting and Data Check

Progress of Building Usage Field Survey Until 22nd Oct

Yangon City Development Committee 26



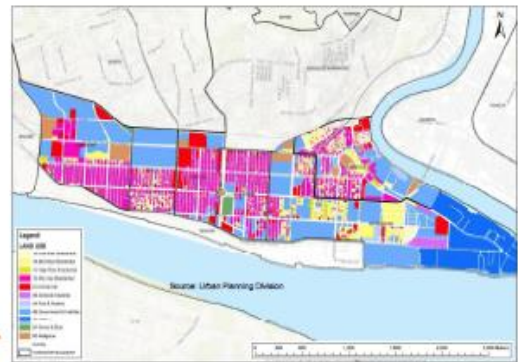
▲ Once in a week, each group (3-4 teams) held meeting to discuss 1 week survey progress

Proposed CBD Regulation

Mrs. Khine Moe Ko (Assistant Director)
City Planning & Land Administration Department

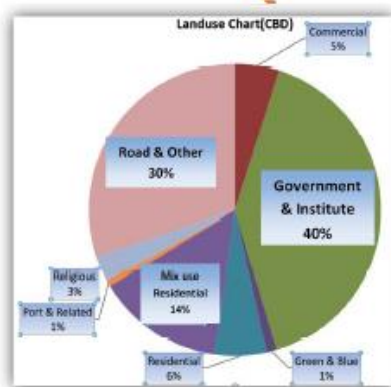
Land use of Downtown Area

Yangon City Development Committee 28



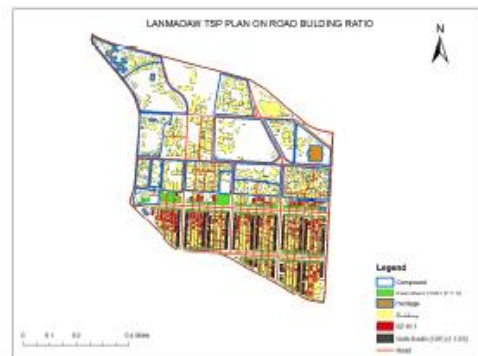
Land use(%) of Downtown Area

Yangon City Development Committee 29



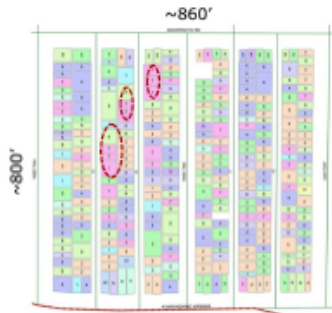
Sample Tsp for Proposed Regulation

Yangon City Development Committee 30



Number of floors within one block in Lanmadaw Township

Yangon City Development Committee 31



Unconformity Buildings of Current Regulations

Sky Line(26th Street)

Yangon City Development Committee 32



Sky Line(Bokalay Zay Street)

Yangon City Development Committee 33



List of buildings which out of present accepted rule regarding with height in central business district

Yangon City Development Committee 34

Township	Total building	Building out of Current regulations	Building out of New regulations
Lanmadaw	1967	144	103
Latha	997	60	79
Pebotan	1067	84	37
Kyattada	841	52	37
Botataung	1089	38	157
Pazundaung	1943	48	142
Total	7804	428	666

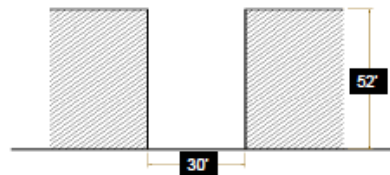
981(12%)

- ❖ Basic
- ❖ Special Treatment for Named Road
- ❖ Incentives
- ❖ Large Sized Development

Basic

Yangon City Development Committee 36

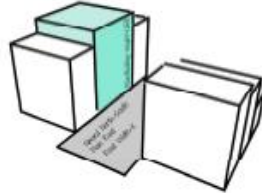
- 25'x50' plot located on the 30' wide North-South road can be built 52' height 5 stories building(FAR 4.9 and BCR 98%)



Special Treatment for Named Road

Yangon City Development Committee 37

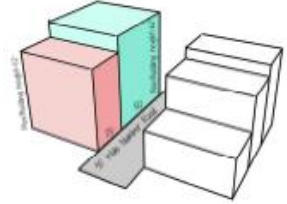
- The building height allows 1.25 times of the road width on the Named North-South main road
- For the parking on the North-South main road should have the proper plan by cooperation with relevant organizations.



Incentives

Yangon City Development Committee 38

- More than 25'x50' plot can be build 62' height 5 storied building including lift (FAR 5.88 and BCR 98%)



Incentives

Yangon City Development Committee 39

- The new construction in CBD area which can benefit for the solution of the urban problem (eg. public parking, bus-stop, and public amenities), the taxation and building height or area will be as an incentive for permitting



Large Sized Development

Yangon City Development Committee 40

- For Large Sized development, allow maximum BCR is 50%
- For Large Sized development, allow maximum FAR is 6
- In the Large Sized development plan, the green area must have at least 20%
- Block wise development means the development of the sectors included in the master plan which has the area of 2 acres and above by one developer
- The new construction in CBD area which can benefit for the solution of the urban problem (eg. public parking, bus-stop, and public amenities), the taxation and building height or area will be as an incentive for permitting

Heritage Conservation

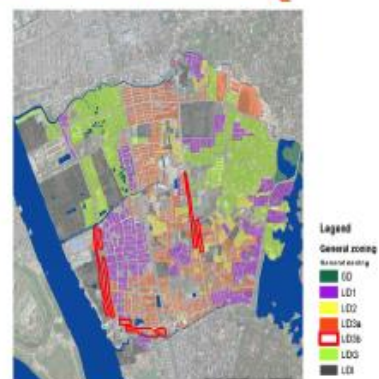
Yangon City Development Committee 41

- Coordinate with relevant organizations to define specific guidelines for development of containing heritage buildings.
- Guidelines and standards shall be drawn in the future.



Existing Land Use(Hlaing Township)

Yangon City Development Committee 42



Land Management Procedure

Mr. Tin Win (Assistant Director)
City Planning & Land Administration Department

Types of Permission Map

Yangon City Development Committee 44



Certification Map

Yangon City Development Committee 45

- Map/Chronical for construction
- Map/Chronical for fence
- Map/Chronical for bank loan
- Map/Chronical for record
- Map/Chronical for sell
- Map/Chronical to accord
- Map/Chronical to inherit, etc.



Dissection Map

Yangon City Development Committee 46

Note : Dissection map is for dissection guaran.



Demarcation Map

Yangon City Development Committee 47



Explanation	
B.D.S	= Back Drainage Space
(အနောက်ဘက်)	
S.D.S	= Side Drainage Space
(ဘက်ဘက်)	
Block Map	= ကြေးမုံစာရွက်
Town land Roll	= မြေပိုင်ဆိုင်မှုစာရင်း
Assessment Roll	= ငွေကြေးခွန်စာရင်း (ခရစ်)
G.I.S	= Global Information System

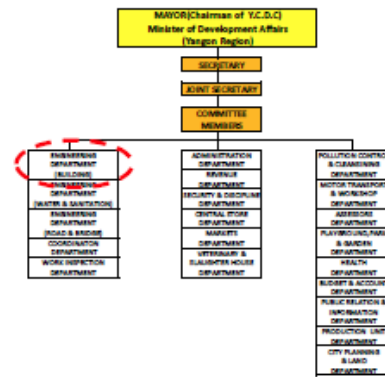
II. Dispense sixty years guaran, license, land order, (B) land, Road, S.D.S and S.D.S survey.

III. Other

- Maintaining land record which assign from Municipal Department of Urban and Housing Development and Local Government.
- Maintaining land records and Block Map.
- Maintaining Block MAP for each block of thirty-three townships of Y.C.D.C campus.
- Amending for accordance land
- Maintaining Guarant and Licenses with Computer (G.I.S) for each block, township and private owner within thirty-three townships in Y.C.D.C campus.
- Maintaining with T.L.R

Organization Chart of YCDC

Yangon City Development Committee 50



Inspection Procedure

Mrs. San Yu Mon & Ms. Su Ei Phyo
Engineering Department (Building)

Overview of Yangon City Area

Yangon City Development Committee 51



Functions of the Engineering Department (Building)

Yangon City Development Committee 52

- ◆ Draw plans to construct, renovate, repair and demolish buildings, prepare list of priorities, allocate plans according to the financial year, draw building and foundation specification, make property lists and give confirmation.
- ◆ Construction of buildings, renovations, maintenance and demolitions, or by way of contract, or by land lease within specific period.
- ◆ Accept, scrutinize then permit or refuse the application for construction of buildings.
- ◆ Grant, for use and occupation, of the completed building, if it is in conformity with the permitted specification and plan.
- ◆ Direct the owner or the occupier of the building to repair, repaint, renovate or rebuild the same, as required, for the purpose of fulfilling the standard required to create scenic, landscape and views, and to upgrade the features of the city.
- ◆ Declare the building's type, specification, plan, foundation, height, stories or floors, building line, road alignment and the distances in between in respective townships.
- ◆ Direct to take precautionary measures, in the residential buildings, in case of natural disasters.



Required Data for Application of Buildings (Construction Permit)

Yangon City Development Committee 53

- ◆ Application Form
- ◆ Certified Map (Issued within 3 years)
- ◆ Original Grant Copy or Demarcation Map
- ◆ A copy of National Registration Card of the person who applied
- ◆ Approval for the clearance of Revenue from Township Officer Y.C.D.C
- ◆ Recommendation of Tenant
- ◆ Three sets of drawings with assigned by Senior Licensed Engineer
- ◆ Recommendation of Fire Department

Required Data for Application of Buildings (Construction Permit)

Yangon City Development Committee 54

- For 4 Storeyed and Above, additional requirements are as followed:
 - ◆ Bond Between Owner, License Engineer, License Contractor and Structural Engineer concerning with followed by YCDC rules and regulations
 - ◆ Recommendation of Fire Department
 - ◆ One set of structure calculation assigned by Structural Engineer
 - ◆ Theodolite Reading for adjacent building (above 3 Storeyed)

Releasing Documents for Application of Buildings (Construction Permit)

Yangon City Development Committee 55

- ◆ The person who applied is still alive and he himself has applied for the above mentioned request and the recommendation of Ward Officer

- ◆ Bill of Quantity

For Under 3 Storeyed Building

- ◆ Structure calculation assigned by Structural Engineer
- ◆ Soil Investigation Report

For Above 4 Storeyed Building

- ◆ Bond of Owner to build with only License Contractor
- ◆ Bond of License Contractor to construct itself

Requirements for Application of BCC (Building Completion Certificate)

Yangon City Development Committee 56

> Up to 3 1/2 Storeyed Buildings

- ◆ Application Form
- ◆ A copy of National Registrations Card of the person who applied
- ◆ A Copy of Construction Permit and Drawing
- ◆ A Copy of receipt for Submission fees of Construction Permit
- ◆ Record Book(Log Book) which is recorded by Inspection Engineer and License Engineer for Building Completion

Requirements for Application of BCC (Building Completion Certificate)

Yangon City Development Committee 57

> For 4 Storeyed and Above, additional requirements are as followed:

- ◆ Recommendation of Yangon Electricity Supply Board (YESB)
- ◆ Recommendation of YESB for Transformer(18 Units and above)
- ◆ Recommendation Electrical Inspection Department for Lift
- ◆ Purchasing Receipt from Cleaning Department
- ◆ Recommendation of Engineering Department(Water Sanitation)
- ◆ Recommendation of Engineering Department(Road & Bridge)
- ◆ Recommendation of Electrical Department for internal installation
- ◆ Theodolite Reading For Applied Building

Releasing Documents For BCC

Yangon City Development Committee 58

> For up to 3 1/2 Storeyed Building No more recommendation from other departments.

> Above 4 Storeyed Building

- ◆ Recommendation of Respective Township Authority
- ◆ Recommendation of Revenue department
- ◆ Recommendation of Fire Department

The 11 areas of business regulation measured by Doing Business affect firms throughout their life cycle

Yangon City Development Committee 59



Doing Business 2014 - 2019 (Myanmar) Ranking

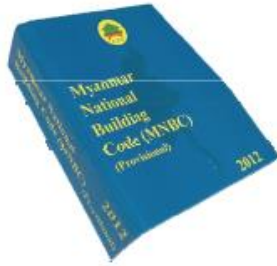
Yangon City Development Committee 60

	Topic	DB 2019 Rank	DB 2018 Rank	DB 2017 Rank	DB 2016 Rank	DB 2015 Rank	DB 2014 Rank
1	Starting a Business	152	155	146	160	189	189
2	Dealing with Construction Permits	81	73	66	74	130	134
3	Getting Electricity	144	151	149	148	121	124
4	Registering Property	136	134	143	145	151	151
5	Getting Credit	178	177	175	174	171	169
6	Protecting Minority Investors	185	183	179	184	178	178
7	Paying Taxes	126	125	119	84	116	115
8	Trading Across Borders	168	163	159	140	103	135
9	Enforcing Contracts	188	188	188	187	185	185
10	Resolving Insolvency	164	164	164	162	160	159
	Overall	171	171	170	167	177	182

Checking Quality Control

Yangon City Development Committee 61

- ❖ YCDC Rules and Regulations
- ❖ YCDC Building Law (2014)



Conclusion

Yangon City Development Committee 62

Prospect for Future Yangon

- ❖ Heritage & Environmental Conservation (Rules & Regulations)
- ❖ Identify the Development Permission Procedures
- ❖ Create Transit Oriented Development (TOD)
- ❖ Upgrade On Line Permission System

I do hope that experience sharing of this programme will enhance the implementation of above prospect for Future Yangon.

Yangon City Development Committee 63

Thank you so much for everyone who participate in this program.

Thank You for Your Attention!

Yangon City Development Committee 64



" Counterpart Training for Yangon Urban Development Management and Urban Policy" (From 17th November,2018 To 1st December,2018)



INCEPTION REPORT OF DEPARTMENT OF URBAN AND HOUSING DEVELOPMENT MINISTRY OF CONSTRUCTION

JAPAN INTERNATIONAL COOPERATION AGENCY(JICA)

Counterpart Training for Yangon Urban Development Management and Urban Policy



OUTLINE

1. Urbanisation Trend in Myanmar
2. Urban Planning System in Myanmar
3. Town Development Planning Process in Myanmar
4. Challenges and Issues
5. Housing and Infrastructure Project in Yangon
6. Problems and Issues

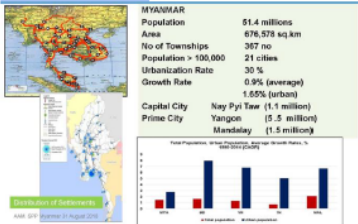
Presented By

1. U Than Zaw Aye, DHUD, MoC
2. Daw Nang Lawn Noun Noun, DHUD, MoC
3. Daw Aye Yapar Myat, DHUD, MoC
4. Daw Phyto Thet Ti, DHUD, MoC

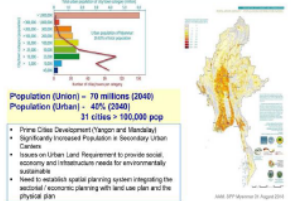
1. Urbanisation Trend in Myanmar



Country Profile



Population, Urban Center & Linkages



Urban Center Classification & Population Distribution

National Spatial Development Framework Plan

- Adopted Yangon and Mandalay Bi-Polar Development Concept
- Practice Concentrated Decentralization and Balanced Development Strategy

National Growth Center

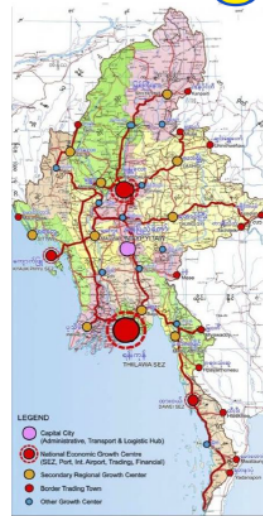
- Yangon, Mandalay and Special Economic Zone

Regional Growth Center

- Capital and Major Cities of States and Regions

Special Function Growth Center

- Border Trading and SME
- Tourism and Services Based Zone
- Resource Based Industrial Zone



2. Urban Planning System in Myanmar



Establishment of Urban System Plan

Implementation of URDP Law & National Urban Policy

National framework for New Urban Agenda UN-HABITAT

- National urban policy is under development – with support from UN Habitat, National Urban Policy Framework has been prepared



To create a spatially integrated and orderly development of urban settlements with adequate infrastructure, efficient institutions, effective legal framework and a sound living and working environment to support the socio-economic development of Myanmar

Priority Areas: Municipal governance and finance, Urban and regional legislation, Land governance, Housing and Environmental and climate change issues related to urban development



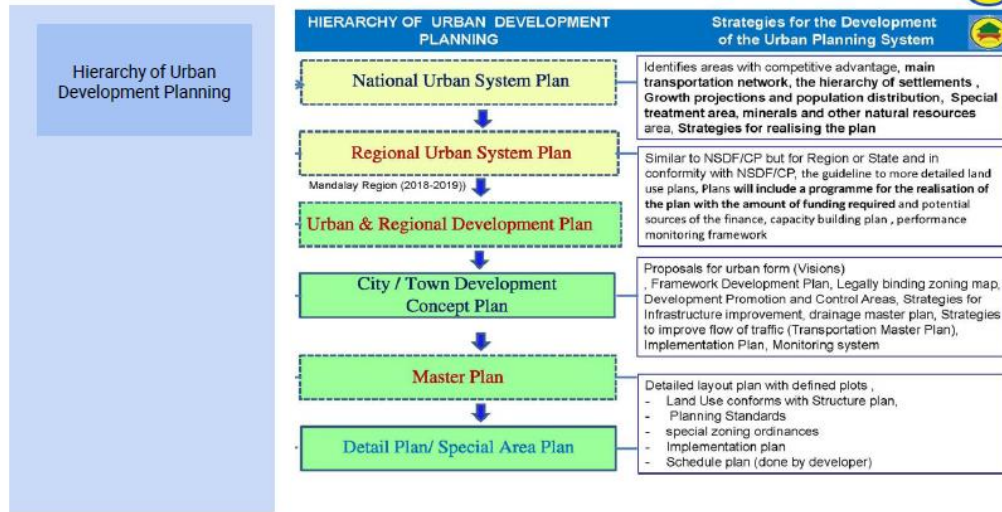
Five Years Training and Capacity Development Program (URDI, DUHD of MOC)

Governance, Transparency and Accountability in urban planning and urban management

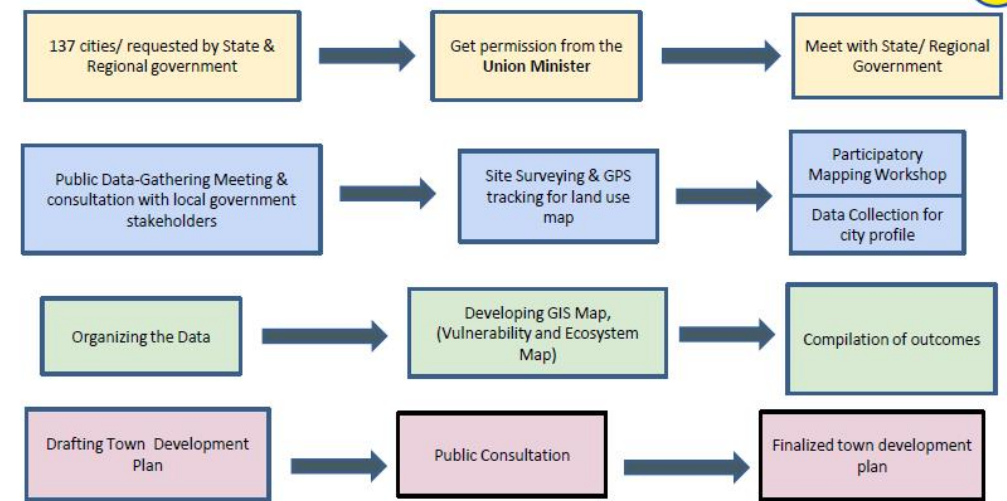
New Law (Draft 2015, 2016, 2017, 2018...) Urban and Regional Development Planning Law (now under the approval process at the Parliament.)

- Definitions
- Objectives
- Planning Principles and Policy Framework
- Formation of Central, Regional URDP Committee and their responsibilities
- Function and Responsibilities of the Ministry
- Classification of Towns and Urban Planning Hierarchy
- Plan preparation, Assessment and approval for three administrative levels (National, Region/state and Local), different types of urban plans, Revision and Revised
- Zoning and Land use changes
- Financial Resources for the Investment
- Planning approval and development permission.
- Administrative Sanctions for Penalties
- Appealing, Prohibition, Miscellaneous

2. Urban Planning System in Myanmar



3. Town Development Planning Process in Myanmar



3. Town Development Planning Process in Myanmar



City Profile

- Location
- Inhabitants
- City Area
- Electricity Distribution
- Water Supply
- Waste Collection

Population Projection, land use & Socio-economic data

Year	Future Population (No.)	Increase Population (No.)	Increase Households (No.)	Increase Area (Ha)
2018	93730			
2028	94754.12	1024.12	272.81	93.07
2038	95778.24	2048.24	545.62	186.14
2050	98446.66	4716.66	1229.73	413.37

Year	Future Population (No.)	Increase Population (No.)	Increase Households (No.)	Required Residential Area (Acre)
2018	62370			
2028	64408.00	2038.00	540.00	155.76
2038	66446.00	4076.00	1080.00	311.52
2050	74745.66	12375.66	3251.11	908.28

3. Town Development Planning Process in Myanmar



Developing GIS Map

- Climate hazards mapping
- Vulnerability Assessment Map
- Ecosystem services mapping
- Overlaying with land use Maps

Proposed Conceptual Plan

4. Challenges and Issues



- **Limited** number of well-trained urban planner at the Union Level though there are more than 370 cities and towns
- Weak **institutional set up and poor ministerial and departmental cooperation and coordination and governance system**
- **Unclear policy** for urban development
- **Lack of human resources** at the local level
- **Lack of integrated** urban plan, land use plan, housing and urban services
- Lack of **legal basis for the government** to intervene unused and underuse urban land, land taxation, improper land subdivision and urban expansion, land acquisition for public uses, efficient allocation and utilization of urban space and housing finance system.

5. Housing and Infrastructure Project in Yangon



Low Cost Housing Scheme

- ❑ 11 Low Cost Housing Projects in Yangon and 100 Housing Unit Projects in other cities
- ❑ Target Group - Government servants and low-income group.
- ❑ Infrastructure - water and sanitation, electricity supply, waste management, road & drainage.



5. Housing and Infrastructure Project in Yangon



Affordable Housing Scheme



MINGALADON PEARL HOUSING PROJECT



DAGON SEIKKAN AYARWUN HOUSING PROJECT

- Target Group
- Civil Servants and public with stable income
 - Middle income group

5. Housing and Infrastructure Project in Yangon



Estate Redevelopment Scheme

- Public Rental Housing Estates
 - ✓ 10 Housing Estates in Yangon
 - ✓ 3 Housing Estates in Mandalay
 - ✓ 29 Housing Estates in Other Cities
- Redevelopment with the participation of private sector.
- Mixed development for residential and commercial to utilize scarce and valuable land effectively.



Shwegon Housing



BOTATAUNG HOUSING

6. Problems and Issues regarding City Planning



- Improper management of solid waste disposal system
- Flood issue due to the improper drainage system
- Transportation System
- Necessity of low income housings
- Weak Estate Management
- Labor migration from Rural to urban(Urbanization)



Thanks for your attention



Ministry of Construction
Department of Urban and Housing Development

Inception Report (Counterpart Training for Yangon Urban Development Management
and Urban Policy)

Myanmar with the 51.4 millions inhabitants with area 676,578 square kilometer composed with 367 number of townships in which population more than 100,000 cities are 21 cities. One third of population are living in Urban area with urban population growth rate is 1.65% when average population growth rate is 0.9%, it is still slow rate compare with other neighbouring countries such as Malaysia, Vietnam, Thailand. Nay Pyi Taw is Capital city of Myanmar which has 1.1 million population while former capital city, Yangon has 5.5 million inhabitants that is the largest city in Myanmar and the second largest city, Mandalay has 1.5 million population.

In 2011, Myanmar has been opened up in every sectors due to its political transition with new government, during this time the economy of prime city Yangon and Mandalay has been developed rapidly. On the other hand, the population in secondary urban center has been increasing significantly. There were several challenges and issues in Urban Management sectors such as land requirement to provide social, economy and infrastructure since there is not enough human capacity in planning fields.

Department of Urban and Housing Development (DUHD) under Ministry of Construction is the government agency responsible for housing and urban development of Myanmar by undertaking planning, implementation and provision of housing, Urban and Regional Planning, making laws for land tenure and sustainable urban development including sustainable infrastructure development.

The department is thriving to set National Urban Policy 2040 to achieve balanced sustainable development of the country to outcome green, compact and climate change resilient cities.

According to urban development strategies, the main aims are to draft urban development plan, to strengthen institutional setups and capacity building in urban and land use planning, regional and spatial development planning as well as to develop capacity enhancement programme and integrated sectorials development plan.

Main activities:

Housing Provision – One of the main activities of DUHD is to establish green cities providing adequate housing and infrastructure to upgrade living standard for all. So, the department has been undertaking affordable housing projects across the country.

Urban and Regional Planning - DUHD focuses on such activities as developing urban systems contributing towards balanced and sustainable and comprehensive urban and regional development. The department formulates town development plans of cities and towns for systematic development of urban green areas & eco-systems, mixed and compatible land use, supply chain management and integration of different urban sectors.

Policy and Strategy in Urban Development – DUHD is undergoing policy making, guidelines development, monitoring and implementation of urban infrastructure development to create cities greener and climate-change resilient.

Urban Systems in Myanmar

Myanmar’s vision for 2040 was set in 2014, under this vision the National Spatial development Framework plan has been developed to develop an urban system that contribute Bi-polar development of Yangon and mandalay and to the decentralisation, balanced, sustainable and comprehensive urban and regional development. In this framework plan, three growth centers were classified National growth center (Yangon, Mandalay and special economic zones), regional growth center (capital and Majors cities of states and regions) and Special region growth center (border trading and SME, Tourism and services based zones, resources based industrial zone). Based on the

national plan, cities and towns in Myanmar are classified (classes A,B,C,D,E) based on their characteristics such as being capital cities, major cities of state and regions and also other attributes like population size.

Myanmar has economic plan develop by Ministry of National Planning and Finance and other Sectoral plans by ministries. However, it is still need to develop National Spatial Development Plan to integrate these economic Plan and other ministerial sectoral plans. To establish the integrated sectoral plan and to establish national Urban System Plan, Urban and regional development planning law is under the approval process at the Parliament, however, it still need to develop good governance system, transparency and accountability in urban planning and management.



There are six urban hierarchy in Myanmar, the department current main responsibility is the 4th level of “city and town development conceptual plan”. The department and JICA have been initiated to develop Mandalay Regional Urban System plan as a pilot project in 2018-1019 which is similar with National Spatial Development Framework .

National Urban Policy Framework and urban diagnosis report have been develop with the support of UN-Habitat and National Urban Policy have been preparing, it will be discussing to finalize at the Urban Forum in 2019. Based on the Rapid Urban Diagnostic Report Myanmar (February 2016), the National Urban Policy Framework outlines five priority areas for further work on the National Urban Policy. The priority areas cover the following themes: (i) municipal governance and municipal finance, (ii) urban legislation, (iii) land governance, (iv) housing, and (v) environmental and climate change issues with regard to urbanization.

NUA IMPLEMENTATION: URBAN DEVELOPMENT PLAN

Spatial Policies and Guidelines for Urban Development
 INTEGRATED, SUSTAINABLE, GREEN, RESILIENT AND FIVE PLANNING PRINCIPLE of UN-Habitat

Step-By-Step Planning
 PHYSICAL LAYOUT
 PLANS/DOTY EXTENSION, PLANNED CITY IN-FILL, URBAN PATTERN AND FABRIC IMPLEMENTATION

Legalization of Urban Development
 URBAN AREA BOUNDARY, CITY PLANNING FORMATION AREA, CONTROLLED AREA, PLANNING AND ZONING REGULATION, BUILDING REGULATION

Key Organizations, Stakeholders for Implementation
 MINISTRIES CONCERNED, REGIONAL GOVERNMENT, YCOG, MOCG, MDC, CDDs and People's Participation, PRIVATE SECTORS

Promote Private Sector Participation (PPP)
 Urban Infrastructure and Housing Development, Industrial Park Development, PROMOTE PPP

Institutional Strengthening, Capacity Building and Training
 urban governance and improve Urban Management

APM 2017 Myanmar 21 August 2018

National framework for New Urban Agenda UN-HABITAT

- National urban policy is under development – with support from UN Habitat, National Urban Policy Framework has been prepared




- National Urban Policy Consultation, Urban Diagnosis Report
- National Urban Policy Framework Report
- To organize a national urban forum in 2019 to set the agenda – National Urban Policy Framework a blueprint for action
- To form the National Urban Committee

To create a spatially integrated and orderly development of urban settlements with adequate infrastructure, efficient institutions, effective legal framework and a sound living and working environment to support the socio-economic development of Myanmar

- 5 Priority Areas: Municipal governance and finance, Urban and regional legislation, Land governance, Housing and Environmental and climate change issues related to urban development

APM 2017 Myanmar 21 August 2018

Establishment of Urban System Plan : Implementation of RUPD Law



New Law (Draft 2016, 2016, 2017, 2018...)
 Urban and Regional Development Planning Law (draft until the approval process at the Parliament)

- Definers
- Objectives
- Planning Principles and Policy Framework
- Formation of Central, Regional URDP Committee and their responsibilities
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- Zoning and Land use changes
- Financial Resources for the Investment
- Planning approval and development permission
- Administrative Sanctions for Penalties
- Appealing, Prohibition, Miscellaneous

APM 2017 Myanmar 21 August 2018

National Spatial Development Framework Plan



- Adopted Yangon and Mandalay Bi-Polar Development Concept
- Practice Concentrated Decentralization and Balanced Development Strategy

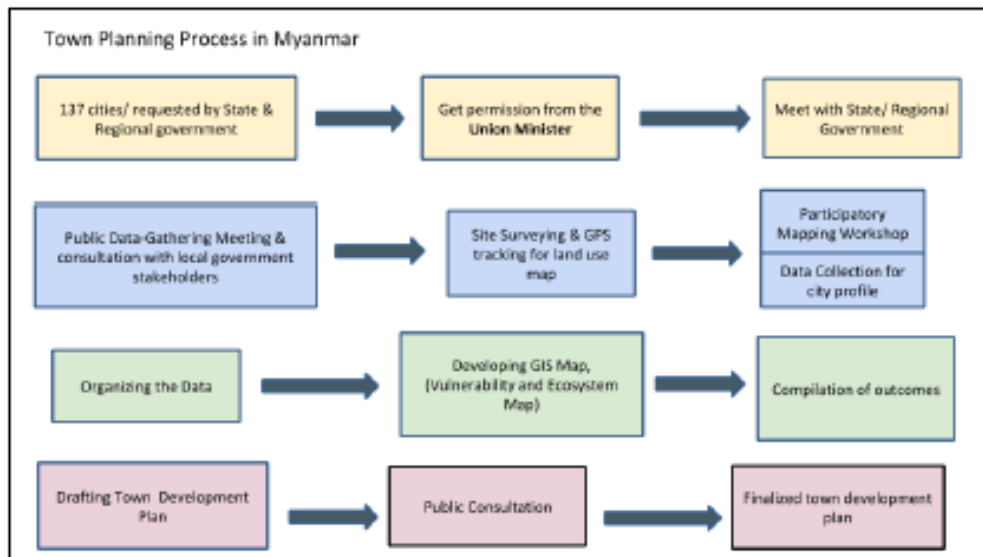
National Growth Center	<ul style="list-style-type: none"> Yangon, Mandalay and Special Economic Zone (SEZs) (Thilawa, Dawu, Kamohay, Naypyi Taw)
Regional Growth Center	<ul style="list-style-type: none"> Capital and Major Cities of States and Regions (Sittoung, Patheingyi, Bhamo, Mandalay, Dagon, Mawlaikya, Myittha)
Special Function Growth Center	<ul style="list-style-type: none"> Border Trading and SME (Thon-Myaikady, Tada-U, Chana-Nya, India-Tamu, Bangladesh - Maungdaw) Tourism and Services Based Zone (Bagan, Inlay, Coastal area) Resource Based Industrial Zone (water, mineral, agriculture, ...)

Main Corridor, Emerging Corridor, Major Communication Axis

APM 2017 Myanmar 21 August 2018

Town Development Planning Process

The guideline of Climate Change Mainstreaming Town Development Planning process in Myanmar have been development by our department by the support of UN-Habitat, Myanmar Climate Change Alliance (MCCA), Institute for Urban and Housing Development Studies (IHS), Netherlands that will be published and distributed to the public on end of the year 2018. In this guideline, the planning processing was upgraded and the steps of Vulnerability assessment and hazard and ecosystems mapping by GIS process were added. There are five phases in the town development



process such as preparatory phase, Current situation analysis, participatory mapping and identifying Vulnerable locations, conceptual town development plan. Two towns PAKokku and Taunggyi were selected as a pilot town to develop the guideline by learning and doing process.

According to the towns and cities requirement and existing situation, the department have been developing the plan of upgrading and renewing urban area, densification and infill urban area, urban extension and new town development. More

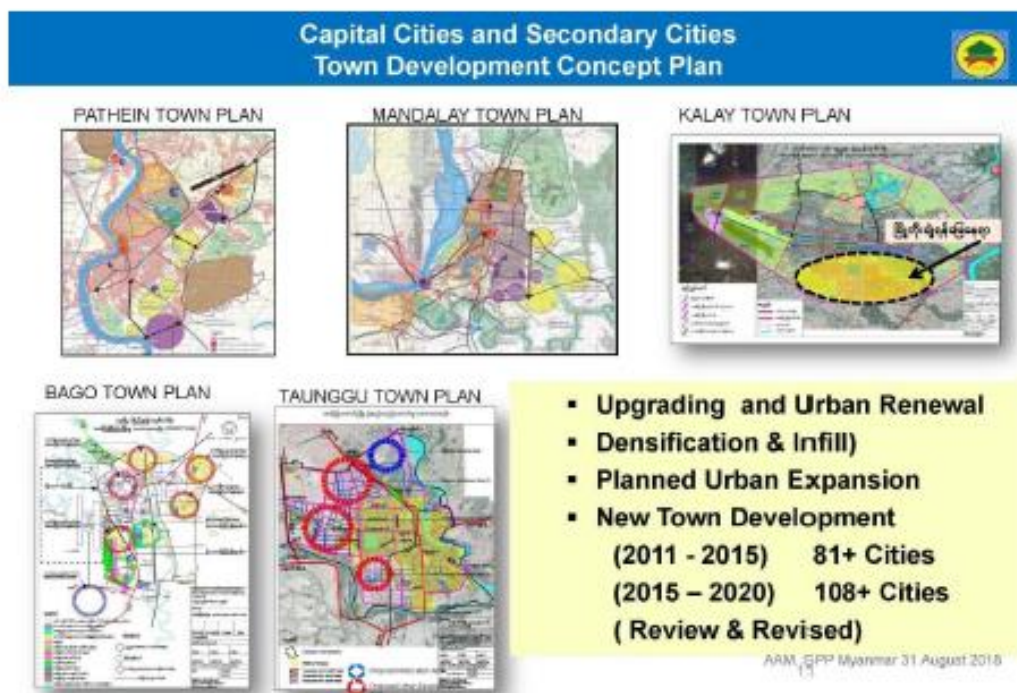


မြို့နယ်အတွင်း အခြေခံအဆင့်မြို့ပြစီမံကိန်း

than 81 cities and town development conceptual plan have been implemented by the department from 2011 to 2015 and 193 towns are prioritized for planning until 2021.



Limited number of well-trained urban planner is one of the main issue of our country though there are more than 370 cities and towns. The department need to train to become competent planner and to find out the right issues and challenges of towns and cities which can lead to formulate the right policy for our country. Currently, the country is facing several challenges such as weak institutional set up, poor ministerial and departmental cooperation and coordination and governance system, unclear policy



for urban development, lack of human sources at the local level. Lack of integrated urban plan, land use plan, housing and urban services and lack of legal basis for the government to intervene unused and underuse urban land, land taxation, improper land subdivision and urban expansion, land acquisition for public uses, efficient allocation and utilization of urban space and housing finance system.

Housing and Infrastructure Project in Yangon

Myanmar has been continuously striving towards providing adequate housing to its population. The Department of Urban and Housing Development is the central responsible agency for the housing sector development of the nation. In its efforts to

provide adequate housing in urban areas, the department has introduced and implemented several housing programs such as:

- Public and Rental Housing
- Affordable Housing
- Estate Redevelopment Projects
- Low-Cost Housing Development

Though not much has been achieved yet in providing adequate housing to the whole rural population, noticeable efforts can be seen in providing adequate housing in disaster stricken areas. One of the most recent examples is the housing provision in the areas struck by Cyclone Nargis. The Government's aim in the housing sector of Post Nargis Recovery and Preparedness Plan is not merely to replace damaged or destroyed structures but to build back better with buildings that are safer, that provide improved, pleasant and healthy living conditions and that create an atmosphere conducive to productive work.

Efforts to Provide Adequate Housing in Urban Area

(a) Public and Rental Housing

The Department of Urban and Housing Development presently owns around 20000 rental units in which 68% of rental housing are in Yangon and 32% spread in some other cities. The public housing supply during 1960s was around 1000 dwelling units yearly and it went down gradually to 100 units per year in the mid of 1980s. From 1995 to year 2000, only 98 units of public housing had been constructed at the expense of the government budget.

However, since 2003, around 20,000 more public rental housing units had been completed to house the government staff in Naypyitaw, the new administrative capital city of Myanmar.

(b) Estate Redevelopment Projects

The Estate Redevelopment Projects had also been launched since 1989 to enhance the general physical appearance of the urban area and to free important sites for public uses such as park and commercial developments. There were altogether about 56 urban development projects developed and managed by the Department of Urban and Housing Development in coordination with private developers through public-private partnership and sharing basis.

(c) Low-cost Housing and affordable Housing Development

Since 1997, low cost housing programs such as housing in Thaketa, Dagon, Hlaingthaya, North Okkalapa and Danyingone have been introduced and 2872 apartment units have been constructed for the benefits of lower and middle-income people. The units have been charged only for the construction cost of buildings and basic infrastructure excluding land cost to make them affordable. Current housing projects developed by DUHD are, for instance, Kyan Sitt Min Housing, Yazana Housing, Thilawa Housing, etc. Targeted buyers for the low-cost housings are civil servants and low income families. Housings are provided with physical and social infrastructures such as water and sanitation, electricity, parks, etc to be a pleasant and enjoyable environments for the families. Also, affordable housing for middle-income families are implemented by DUHD in Yangon.

Low Cost Housing and Affordable Housing Projects



Urban Redevelopment Projects



Problems and Issues on Housing Development

The most common issues faced by urban developments in Myanmar, still needs to be improved financial mechanism and management in providing shelter, basic urban services and infrastructure.

The main issues which cause difficulties in implementing housings are the following reasons, Poor drainage system around Yangon City and adjacent townships caused by improper use of land space and solid waste disposal.



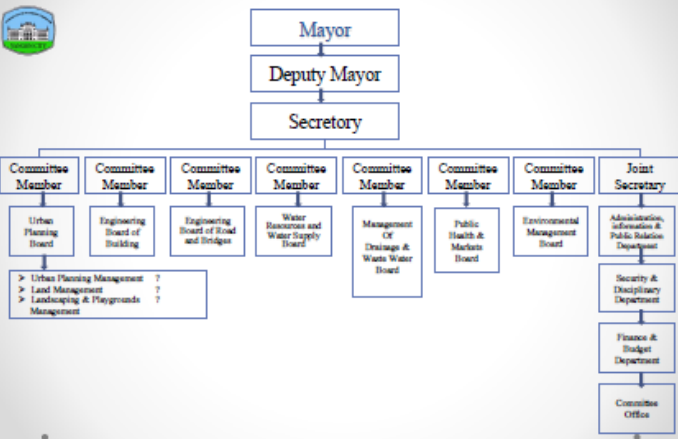
- Weak solid waste management system and waste water treatment system are still need to improve within the city area
- Weak transportation system which can be the hinder for people who live outside the city and difficulty to travel around the city in short time because of traffic congestion
- There is no control for rural-urban movement, urban-urban movement because of the difficult economy in rural areas, disasters and unstable political situations.

Therefore, there is not enough rental housing and low cost housing in Yangon for all migrants.

If the issues can be properly managed, urban settlements can be developed considerable share of country's productivity, improving the living conditions and maintaining the environment in a sustainable way.

Submitted By

1. U Than Zaw Aye, DHUD, MoC
2. Daw Nang Lawn NOUNG NOUNG, DHUD, MoC
3. Daw Aye YUPAR MYAT, DHUD, MoC
4. Daw Phyo Thet Ti, DHUD, MoC

 <p style="text-align: center;">Yangon Urban Development Management Project and Urban Policy</p>  <p style="text-align: center;">Yangon City Development Committee Myanmar 30th November 2018</p>	<p style="text-align: center;">Content</p> <ul style="list-style-type: none"> I. New Organization Chart II. Current Procedure For Development Permission III. Parking Regulation IV. Conservation and Controlled area V. Urban Regulation Guidelines VI. Action Plan Of Regulation For Each Zone
<p style="text-align: center;">Organization Chart of Yangon City Development Committee</p>  <pre> graph TD Mayor[Mayor] --> DeputyMayor[Deputy Mayor] DeputyMayor --> Secretary[Secretary] Secretary --> CM1[Committee Member] Secretary --> CM2[Committee Member] Secretary --> CM3[Committee Member] Secretary --> CM4[Committee Member] Secretary --> CM5[Committee Member] Secretary --> CM6[Committee Member] Secretary --> CM7[Committee Member] Secretary --> JS[Joint Secretary] CM1 --> UB[Urban Planning Board] CM2 --> EB[Engineering Board of Building] CM3 --> ERB[Engineering Board of Road and Bridges] CM4 --> WRWB[Water Resources and Water Supply Board] CM5 --> MDWB[Management of Drainage & Waste Water Board] CM6 --> PHMB[Public Health & Markets Board] CM7 --> EMB[Environmental Management Board] JS --> AIPD[Administration, Information & Public Relation Department] JS --> SD[Security & Disciplinary Department] JS --> FD[Finance & Budget Department] JS --> CO[Committee Office] UB --> UPM[Urban Planning Management ?] UB --> LM[Land Management ?] UB --> LP[Landscaping & Playgrounds Management ?] </pre>	<p style="text-align: center;">Current Procedure For Development Permission</p> <ul style="list-style-type: none"> ❖ Requirements For Proposal 1. Certified Map 2. Demarcation Map 3. Location Plan 4. Layout Plan 5. Architectural Drawing
<p style="text-align: center;">Factors to be considered</p> <ol style="list-style-type: none"> 1. Building Usage 2. Location 3. Street width 4. Plot size 5. Set back 6. FAR, BCR 7. Protection of Architectural heritage 8. Visual aspects 9. Analysis 10. Submit to ----- 	<p style="text-align: center;">Criteria of Development Permission</p> <ul style="list-style-type: none"> ❖ Standard Operation Procedure (SOP) ❖ Define to check for permission (Rules & Regulations) ❖ Need to form the Committee ❖ Need to consider which persons for coordination & cooperation(Committee members) ❖ Term of Committee ❖ How to held the meeting to decide the permission



Parking Regulation

Sr No	Usage	Minimum Car parking	Remark
1	Residential	1 Lot for each room (add 20%)	
2	Commercial • Offices • Shops • Restaurants • Hotels	1 Lot for 100 m ² 1 Lot for 100 m ² 1 Lot for 50 m ² (add 20%) 1 Lot for 200 m ² (add 20%)	Calculated by net floor area Calculated by net floor area Calculated by net floor area Calculated by area except Stair, Lift, M&E areas
3	Theater	1 Lot for 10 seats (add 20%)	
4	Warehouse	1 Lot for 800 m ² (add 20%)	
5	Factories	1 Lot for 350 m ² (add 20%)	1 Lot for 3000 m ² (pick up & drop)
6	Swimming Pool	1 Lot for 40 m ² (add 20%)	
7	Gym	1 Lot for 300 m ² (add 20%)	
8	Special Clinic	1 Lot for 150 m ² (add 20%)	
9	Hospitals	1 Lot for 4 Beds (add 20%)	



Conservation and Controlled area

Conservation and Controlled areas Contain

- Heritage Buildings and Surrounding Areas
- CBD Area
- Landmark of Myanmar
- Unique of Downtown Area
- Green and Blue Area
- Forest and Farmer Land



Landmark of Myanmar



Source: Urban Planning Division

4 Storeyed and above Building List around Shwe Dagon Pagoda (500 meter)			
No.	No. of Floor	No. of Building	Percentage
1	4	27	69
2	5	5	13
3	6	5	8
4	7	1	3
5	8	1	3
Total		39	10
Total Buildings within 500 Meter		374	

7 Storeyed and above Building List around Shwe Dagon Pagoda (1000 meter)			
No.	No. of Floor	No. of Building	Percentage
1	7	12	4.26
5	8	8	3.17
6	9	1	0.4
7	13	1	0.4
8	14	1	0.4
9	15	1	0.4
Total		24	1.7
Total Buildings within 1000 Meter		1387	



Unique of Downtown Area



Urban Regulation Guidelines



9 Categories for Each Zone

- 1.Low Rise (Villa)
- 2.Low Rise (Under 40'x60' plot)
- 3.Low Rise (Small house)
- 4.Mid Rise (Collective)
- 5.Mid Rise (More than one plot)
- 6.High Rise (only one building)
- 7.High Rise (Block-wise)
- 8.Green(Green spaces whose functions are ecological and recreational)
- 9.Industries



Regulation Table

Sr. No	Items	FAR	BCR	Maximum Height
1.	Low Rise (Villas)	175%	50%	42'(3 1/2 storeyed)
2.	Low Rise (Under 40'x60' plot)	245%	70%	42'(3 1/2 storeyed)
3.	Low Rise (Small house)	180%	95%	25'(2 storeyed)
4.	Mid Rise (Collective)	450%	86%	52'(5 storeyed)
5.	Mid Rise (More than one plot)	550%	86%	62'(6 storeyed)
6.	High Rise (only one building)	1200%	80%	-
7.	High Rise (Block wise)	1200%	50% to 70%	-
8.	Green and Blue	30%	10%	42'
9.	Industries	300%	70%	60'



Regulation Table

Sr. No	Items	Set Back from Side	Set Back from Back	Set Back on Front	Remarks
1.	Low Rise (Villa)	6'(-40' width)	6'	12', 20'	-
2.	Low Rise (Under 40'x60' plot)	3'	6'	12'	-
3.	Low Rise (Small house)	-	-	7'	From centre of the street
4.	Mid Rise (Collective)	1'(no window) 3'(with window)	1'(with BDS) 6'(without BDS)	5'	-
5.	Mid Rise (More than one plot)	1'(no window) 3'(with window)	1'(with BDS) 6'(without BDS)	5'	-
6.	High Rise	6'	12'	12'	-
7.	High Rise (Blockwise)	15'	15'	20'	- Face to face distance between two buildings - Minimum 30'
8.	Green and Blue	-	-	12'	-
9.	Industries	6'	15'	20'	-



Land Re-adjustment Projects

Advantages

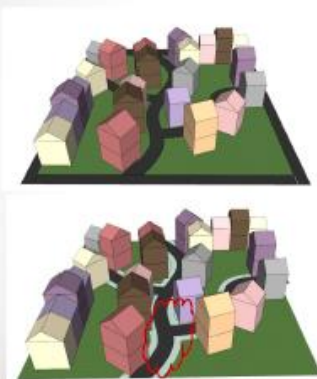
- Good subdivision design and layout
- Safety for disaster
- Higher for Living Standard
- Proper Facilities of Infrastructure
- Increase Land Price
- Develop more public spaces for residents

Disadvantages

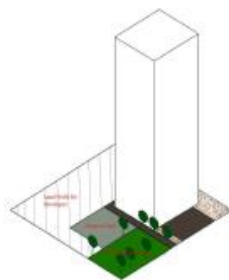
- Available budget is needed
- Change their life styles
- Difficult for negotiate to redevelop
- Relocate the residents for staying during construction



Before



After



Developed By Contractor



Action Plan Of Regulation For Each Zone

No.	Area	Townships	Period
1	CBD, Conservation & Control Area	10	2019
2	Redevelopment Area	10	2019- 2020
3	Promotion Area	3	2021
4	Guided Densification Area	10	2022



THANK YOU FOR YOUR ATTENTION



2. Outcomes from this Training

(2.1) Composition of the Standard laws

- Myanmar National Building Code (MNBC)
- Guidelines for urban planning (UN-Habitat)
- National Urban Policy Framework (UN-Habitat)
- Housing Policy (UN-Habitat)



•Urban and Regional Development Planning Law (URDP Law) (Draft)

• Urban Policy Review (OECD)

• National Land Use Council (led by Vice President)

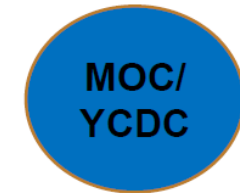
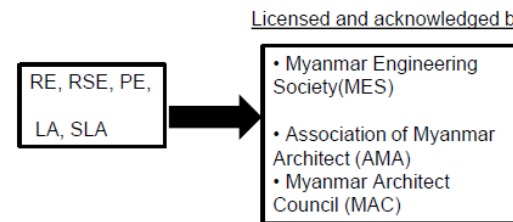
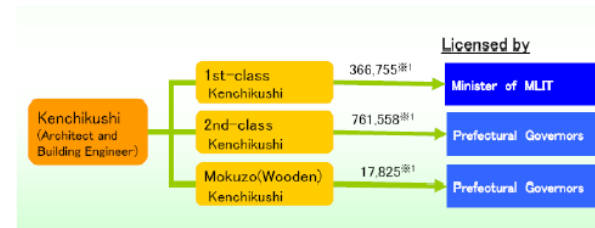
It needs to be captured hereunder;

- Implementing Systematic Land Use and Zoning Plan
- Strong Rules and Regulation
- Specific consideration of Infrastructures in rules and regulation
- City planning system with PDCA cycle like MLIT
- Linking and adjusting with the other respective laws



2. Outcomes from this Training

(2.2) Architect and Building Engineer



2. Outcomes from this Training

(2.3) Council for Urban Planning

Institution for Urban Planning;

- DUHD of MOC
- YCDC
- MCDC
- NPTDC

Challenges for Urban Planning;

- Less of human resources: skillful planners and professionals
- Weakness in strong law, rules and regulation
- Lack of consideration the increased population in the future and review
- Weakness in departmental communication and cooperation
- Lack of exact and specific data



2. Outcomes from this Training

(2.4) Transit Oriented Development (TOD)

- Weak in TOD Projects

Benefits of Transit Oriented Development



Ways forward to develop TOD in Yangon and secondary cities *(The city must be the centre of economic and creative opportunities)*

- To select the appropriate locations for TOD coordinating with respective ministries and organizations
- To find the way how to acquire the land for TOD
- To set the strategy for implementing TOD
- Public Participation in planning and formulation for TOD (Consultation, Dialogue, Public Hearing, etc.)
- Exact and specific road space utilization
- Concentration of urban facilities
- Fare price
- Affordability
- Review



3. Action Plan (One year)



- Capacity Building for Planning and Implementation

Processing-

- Establishment of URDP Law, Rules and Regulation

Proposed Plan-

- City Profile Data and Mapping
- National Urban System Plan
- Regional Urban System Plan (MRUSP)
- Special Area Development Plan
- Polycentric Development and Rural Urban Linkages
- Climate Change and Resilient City Planning
- Green Growth and Sustainable Development

3. Action Plan (Three years)



- Capacity Building for Planning and Implementation
- Risk and Safety Management
- Estate Management
- Developing TOD System in Yangon and secondary cities

3. Action Plan (Five year)



- Capacity Building for Planning and Implementation
- Urban Research Development Institute (URDI) coordinating with UN-Habitat (5 years Training Programs)
- Improving TOD System in Yangon and developing TOD system in secondary cities

4. Discussion

