

Appendix

Appendix

Table of Appendixes

No.	Title	Page
Appendix 1		
1-1	Project Design Matrix	AP1
1-2	Core Counterparts and Practical Counterparts	AP4
1-5	Activities of Short-term Experts	AP5
Appendix 2		
2-1	Thai Constitution 2007 - Housing-related Provisions –	AP8
2-2	National Strategy for Housing Development	AP9
2-3	Draft of National Housing Strategy Committee	AP16
2-4	Revenue of LA	AP19
2-5	Cooperation Project between NHA and LA	AP21
2-6	Decentralization Act	AP22
2-7	Implementation Plan of Decentralization - Description on NHA –	AP35
2-8	Concept of the NHA Implementation Plan of Fiscal Year - 2008	AP39
Appendix 3		
3-1	General Project Workflow	AP41
3-2	NHA Guideline of Affordable Housing Type for Income Groups	AP42
3-3	Subsidy System	AP43
3-4	The Land Procurement Process by Direct Negotiation Method of NHA	AP44
3-5	The Land Procurement Process by Open Purchase Method of NHA	AP45
3-6	The Implementation Schedule of Din Daeng Community Development Project	AP46
Appendix 4		
4-1	Member List of Trainer Training	AP47
4-2	Curriculum of Trainer Training in Thailand in June 2007	AP48
4-2-1	Outline of the textbooks for CP lecture	AP49
4-3	Trainer Training in Japan - Curriculum and Results -	AP53
4-3-1	Outline of the textbooks for Trainers Training in Japan	AP58
4-4	Project Evaluation	AP67
4-5	Questionnaire of the Trainers Training	AP73
4-6	Name and position list of 50 trainees	AP75
4-7	Curriculum of 50 Staff Training in Thailand in August & September 2007	AP77
4-7-1	Outline of the textbook for 50 staff lecture	AP78
4-8	Schedule of the OJT training in Phuket	AP81
4-8-1	List of trainees according to the study group	AP83
4-8-2	Working Record of OJT in Phuket	AP84
4-9	Evaluation of the Staff Training	AP106
4-10	Questionnaire of the two weeks lecture session for 50 trainees	AP118
4-10-1	Questionnaire for Evaluation by the community	AP121
4-10-2	Questionnaire for Evaluation by phuket municipality	AP122
4-10-3	Questionnaire for Evaluation on the case studies	AP123
4-11	Program of Seminar in February 2008	AP125
4-12	Guideline for Project Manual of Community Development and Slum Prevention Plan	AP126
4-13	Structure of the e-Textbook (DRAFT)	AP129

Appendix 1

Appendix 1-1: Project Design Matrix

1-2: Core Counterparts and Practical Counterparts

1-5: Activities of Short-term Experts

Appendix 1-1: Project Design Matrix

Project Design Matrix

Narrative Summary	Objectively Verifiable Indicators	Means of Verification	Important Assumptions
<p>Overall Goal</p> <p>The know-how of implementing low-income housing development is transferred to local authorities and local authorities (LA) implement low-income housing development.</p>			<p>Local authorities put high priority on housing.</p>
<p>Project Purpose</p> <p>The capacity of NHA in promoting low-income housing development and supporting local authorities to implement low-income housing development is enhanced in Thailand.</p>	<p>Indicators</p> <p>1. At least 2 (two) local authorities request for NHA's support to proceed with their low-income housing programs.</p>	<p>Documents and record of NHA</p>	<p>Decentralization policy in housing continues.</p>

Narrative Summary	Objectively Verifiable Indicators	Means of Verification	Important Assumptions
<p>Output</p> <p>1. The role of NHA and local authorities in the promotion of low-income housing development under decentralization is defined.</p> <p>2. The training to enhance the capacity of NHA to plan, implement and manage low-income housing development that meet various kinds of needs is organized.</p> <p>3. The function of NHA as information/data center of low-income housing is enhanced.</p> <p>4. The supporting system of NHA to local authorities is established.</p>	<p>Indicators</p> <p>1-1. The division of roles in low-income housing development between NHA and local authorities will be studied and documented.</p> <p>2-1. Textbooks for training courses for NHA staff are prepared.</p> <p>2-2. More than 50 NHA staff members join training courses.</p> <p>3-1. The textbooks, materials and related information/data necessary for low-income housing development are available through the internet.</p> <p>4-1. The capacity development program for local authorities is made by NHA.</p> <p>4-2. A seminar for local authorities (in order to disseminate what NHA is doing,) on low-income housing project will be prepared.</p>	<p>Documents and record of the Project</p> <p>Documents and record of the Project</p> <p>Documents and record of the Project</p> <p>Documents and record of the Project</p> <p>Documents and record of the Project</p> <p>Documents and record of the Project</p>	<p>NHA continuously gives high priority to supporting Local Authorities.</p>

Narrative Summary	Objectively Verifiable Indicators	Means of Verification	Important Assumptions
<p>Activities (Japanese side assists the following activities.)</p> <p>1-1. To formulate the Report on the promotion of low-income housing development.</p> <p>2-1. To formulate a training program in Japan for trainers.</p> <p>2-2. To train the core members of the counterpart team (trainers) in Japan in order to acquire Japanese experiences in housing development, as well as technologies and aspects to meet various dweller's needs.</p> <p>2-3. To compile beneficial experiences, enabling environment for decentralization of housing, technologies and aspects of Japan.</p> <p>2-4. To compile good practices of NHA in implementing low-income housing development (in low-income housing supply, slum upgrading, resettlement).</p> <p>2-5. To set the standardized workflow/method/techniques and aspects that need to be considered in implementing low-income housing development.</p> <p>2-6. To review the current guidelines for low-income housing planning/implementation/management.</p> <p>2-7. To compile and integrate both inputs from Japan and Thai.</p> <p>2-8. To make textbooks based on both inputs from Japan and Thai.</p> <p>2-9. To compile a training plan (group training and OJT) for NHA staff.</p> <p>2-10. To train 50 NHA staffs.</p> <p>3-1. To make textbooks, (materials to be made later) and related information/data useful for local authorities in planning and implementing low-income housing development available on the website.</p> <p>4-1. To formulate a capacity development program of local authorities in low-income housing development.</p> <p>4-2. To make brochures/materials of seminars for disseminating NHA's activities and housing knowledge to local authorities.</p>	<p>Inputs</p> <p>Japanese side</p> <p>1. Experts</p> <p>1) A long-term expert, 2) Short-term experts</p> <p>2. Counterpart training in Japan</p> <p>Trainers' training (0.7 month × 10 persons)</p> <p>3. NHA staff training in Thailand</p> <p>Training for the promotion of low-income housing development (0.5 month × 50 NHA staffs)</p> <p>Thai side</p> <p>1. Personnel</p> <p>1) Project Manager, 2) Counterpart, 3) Administrative Staff</p> <p>2. Facilities:</p> <p>A part of NHA and Project Office</p> <p>3. Budget:</p> <p>As necessary</p>		<p>Preconditions</p> <p>The working group is properly organized and supported by the whole NHA.</p>

Appendix 1-2: Core Counterparts and Practical Counterparts

Core Counterparts and Practical Counterparts

Legend: “C” means Core Counterpart, and “P” means Practical Counterparts

	Name	Position	Division	Department
C	Ms. Chamnian Duriyapraneet (At the beginning, Ms. Chantana Chanond	Director		Department of Housing and Development Studies (DHDS)
C & P	Mr. Ruangyuth Teeravanich	Director	Housing Information Division	
C & P	Ms. Natsaran Thongsuk	Policy and Planning Analyst 7		
C	Ms. Pawida Pluettiparppaiboo	Director	Technical Cooperation Division	
C	Ms. Sureeporn Suwannaworn	Policy and Planning Analyst		
C	Ms. Kannikar Viirachati	Director		Human Resoueces Department
C	Ms. Jaruwan Ngamkanokwan	Director	Human Resource Development Division	
C & P	Mr. Ekapol Thepmanee	Officer		
C & P	Mr. Torphong Jamchod	Policy and Planning Analyst 6	Policy and Planning Division	Policy and Planning Department
P	Ms. Suvama Naosoongnoen	Deputy Director (Lawyer 7)	Physical Improvement Division	Special Project Department
P	Mr. Sompop Tonkrongjun	Engineer 7	Production and Construction Division 2	Project Management Department 1
P	Mr. Ratchada Kanbanchong	Architect 7		
P	Mr. Attakorn Thongphet	Architect 7	Production and Construction Division 6	Project Management Department 2
P	Ms. Tidarat Sriakkajan	Architect 7	Production and Construction Division 10	Project Management Department 4
C & P	Ms. Sukumaporn Jongpakdee	Architect 7	Production and Construction Division 11	

Appendix 1-5: Activities of Short-term Experts

Name	Title	Working Terms in NHA	Affiliation	Job Description
Shinsuke NOMURA	Low-income housing/ community planning	(2007) 23 April – 17 May 7 – 28 June 25 Aug. – 7 Sept. 26 Sept. – 5 Oct. 19 – 30 Nov. 11 - 14 Dec.	Sekkei Keikaku Inc.	<ul style="list-style-type: none"> - Formulated a trainers' training plan in Japan and coordinate among the related companies, local governments and organizations, which conducted and gave the training - Made study trips of NHA projects in Thailand - Gave a lecture on low-income community planning and a planning evaluation method in Japan to Trainers - Implemented a trainers' training in Japan - Made technical advises in On-the-Job training - Prepared the Short-term Experts Interim, Final Report, and textbooks for NHA and LA staff training in the future - Made evaluations of the trainings
Yutaka MASUDA	Low-income housing design	(2007) 30 April – 25 May 4 – 29 June 21 Aug. – 7 Sept. 26 Sept. – 12 Nov. (2008) 14 Jan. – 7 March	Sekkei Keikaku Inc.	<ul style="list-style-type: none"> - Made study trips of NHA projects in Thailand - Gave a lecture on Japanese culture and, environmental, universal, and low-income housing design to Trainers - Supported field trips and lectures of the trainers' training in Japan - Made technical advises in On-the-Job training - Prepared the Short-term Experts Interim Report - Completed Final Report, textbooks for NHA and LA staff training in the future and a guideline for the manual of Community Development together with CP and the long-term expert - Assisted to prepare the Seminar and Exhibition at the National Convention Center - Facilitated the project activities
Tomihide CHISHINA	Project Analysis on low-income housing development	(2007) 23 April – 11 May 28 May – 29 June 21 Aug. – 7 Sept.	Sekkei Keikaku Inc.	<ul style="list-style-type: none"> - Made study trips of NHA projects in Thailand - Gave a lecture on marketing method, financial analysis, and sales management to Trainers - Supported field trips and lectures of the trainers' training in Japan - Prepared the Short-term Experts Interim, Final Report, and textbooks for NHA and LA staff training in the future
Ryuji TSUYUKI	Database/ knowledge management for housing	(2007) 28 May – 19 June 28 Nov. – 14 Dec.	Sekkei Keikaku Inc.	<ul style="list-style-type: none"> - Gave technical advice to strengthen NHA function as the information/resource center - Made an e-textbook format and structure draft
Tadashi HANAOKA	Low-income housing engineering*	(2007) 23 - 26 April	Sekkei Keikaku Inc.	<ul style="list-style-type: none"> - Gave technical advice to strengthen NHA housing engineering at Trainers' Training in Japan - Made a lecture to strengthen NHA housing construction techniques at Trainers' Training in Japan

Appendix 2

Appendix 2-1: Thai Constitution 2007 - Housing-related Provisions –

2-2: National Strategy for Housing Development

2-3: Draft of National Housing Strategy Committee

2-4: Revenue of LA

2-5: Cooperation Project between NHA and LA

2-6: Decentralization Act

2-7: Implementation Plan of Decentralization - Description on NHA –

2-8: Concept of the NHA Implementation Plan of Fiscal Year - 2008

Appendix 2-1: Thai Constitution 2007 - Housing-related Provisions -

Thai Constitution 2007 - Housing-related Provisions -

Red descriptions: Important words

Blue descriptions: Comments

New Constitution of Thailand took effect on 18 August 2007.

Chapter 3: The Rights and Liberties of the Thai People

(Article 55) People are entitled to protection against homelessness (mai mii thii yuu). The state is obliged to provide necessary assistance to homeless people.
People living in a slum are not homeless people.

Chapter 14: Local Government

(Article 282) Median standards (models/standards/guide line) are to be set aside for a local administration organization to select one which the local administration organization follows.
There will also be a mechanism, comprised mainly of local people, to monitor its work.
Several methods will be introduced in the standards, then, each local administration organization can select a suitable one.

(Article 284) A special form of local administration organization with a different administrative structure from any given standards can be set up, but the administrators must come from an election.
This provision mentions about the possibility of the local administration organization having a special form of administrative structure (different form from the ordinal form of administrative structure).

(Article 287) People in a locality have the right to take part in the administration of local government.
Before taking any action which would impact on local people, the local government must explain the proposal to them in detail for some time in advance. If requested, the local administration must conduct a public hearing or referendum before going ahead with any such action.

(Article 288) Officials working in local administrative organizations are regarded as government officials. There will be an organization to safeguard the moral standards of these government officials to create a system to ensure morality and ethics in personnel administration.
Under the new constitution, status of officials working in local administrative organizations is changed to be government officials.

Appendix 2-2: National Strategy for Housing Development

National Strategy for Housing Development

On December 18, 2007, the Cabinet approved “National Strategy for Housing Development” in principle, which had been proposed by NHA in October 2007.

Red descriptions are the parts directly concerned with low-income housing development.

Blue descriptions are the comments.

National Strategy for Housing Development

Housing development is the “National Issue” that every part of the society;

- Government,
- Private sector, and
- People

should take part in the development until there is the integration, in order to;

- promote/support the development of
 - economy,
 - society,
 - physical aspect,
 - environment, and
 - quality of life of people in the nation

so that the people have a chance to

- possess housing,
- stay together with happiness, and
- enhance sustainable stability of the nation.

Vision

Thai people

- have adequate number of housing,
- live in good environment, and
- have good quality of life.

Community where people, altogether,

- help and support each other,
- create the fine living and happy society.

Obligation

Government sector, private sector, civil society, and people jointly develop Thai people’s housing that suits the topology-society, by implementing;

- the intellect and
- learning

to muster existing resources to develop the housing that has (decent) quality and conforms to people’s demand for living.

Objective

- To have framework of housing policy in short, medium and long term, by having participation from every sector.
- Every organizations, altogether,
 - has clear duty and responsibility,
 - can perform duty to achieve the goal,in order to respond to the people's demand.

Goal (5 goals)

1. Having adequate number of housing

Everyone has housing with dignity, based on the basic requirements that will be able to adjust according to the increasing demand in the future.

2. Having stability in housing and living

- Having equity and
 - protection of the private rights,
- but not getting other people into the trouble, and not damaging the natural resources and environment.

3. Housing that meets standard (mad tra than)

- Housing units shall
- a. meet the standard (unnecessary to be luxurious),
 - b. be livable, and
 - c. have hygienic public health management.

4. Housing that has (decent);

- **quality, and**
- **physical, social, and environmental appropriateness**

Having community management conforms to the living and culture that support the household's happy livelihood.

5. Having continuity in development and improvement of the housing quality

- Promote and support until there is;
- the development of housing that meets the standard of production and service
 - the supplying of public utility and public assistance for more convenience of the people, in order to maintain and upgrade the quality and standard of the housing, community and society.

Strategy (7 strategies)

Strategy 1: Raise housing matter to be the national issue

Urgent Measure

1. Set up the "National Housing Committee" in order to bring the strategies to the achievement.
2. Policy and direction of housing development must be implemented throughout the country, both with the urban housing and rural housing.
3. Include National Housing Policy and Plan as part of the 11th National Economic and

Social Development Plan 2012 – 2016.

4. Keep evaluating the situation of Housing Development.

Long-term Measure

1. Respond to people's basic requirement of housing as prescribed in the Constitution and National Economic and Social Development Plan.
2. Have system to follow up and evaluate result of the national housing development.
3. Uplift the National Housing Committee to be the organization at the ministry or sub-ministry level.
4. Review and improve laws, regulations, and rules to support the housing development.
5. Improve laws, regulations, rules and procedures concerning with housing development to conform to, support the housing development.
6. Supply the appropriate housing for elderly, retired person, and equally provide Government's welfare assistant service.
7. Government;
 - supports the budget,
 - provides assistance to poor people to get the welfare housing and
 - shares the risk of housing development occurred by the government's policy, work plan, and mechanism.
8. Make the "Quality of Life of Urban Population in Slum Community Development Plan" to;
 - upgrade the standard of housing and community and
 - increase the public service for people

Strategy 2: Government sector performs land development and invests in the public utility and public assistance that conform to and support the housing development

Measure

1. Support and integrate the project of;
 - public utility,
 - public assistance,
 - transportation network, and
 - public transportationthat match with
 - the development goals and directions, and
 - the land usage according to the principal city plan of Bangkok Metropolitan and other cities in each region.
2. Government together with organizations from private sector initiate pilot project to readjust the land in Bangkok and surroundings in order to
 - increase the area of housing development and
 - set up welfare assistant projectfor low-income people.
3. Allocate the central budget to be implemented in the projects about
 - new town development,
 - urban renewal that has an identity matching with culture and people's way of life in each locality,to Local Administrative Organization.
4. Allocate the central budget to set up the system of
 - public utility and public assistance connected with Government's housing development project and

- budget concerning with the management of community's environment, to Local Administrative Organization.
5. Support the gathering of consumers and community residences to set up the council or association of housing for
- treating the community's environment and
 - taking care of and maintaining the public utility and public assistance.

Strategy 3: Government sector promotes the financial and loan systems that support housing possession of the people in every ranges of income.

Measure

1. Promote long-term money saving for purchasing house in the future, by means that both the commercial bank and other financial institutes, established under the Act on the Undertaking of Finance Business, Securities Business, and Credit Foncier Business, give exemption for income tax gaining from deposit interest.
2. Improve regulations related to the usage of investment fund from the Government Pension Fund and Social Security Fund to be able to
 - invest in the housing development project and
 - lend members the housing loan
3. Promote equal chance for low-income people to get access to the loan source with the Government's assistance to share the risk resulted from government's policy and plan about giving loan to low-income people, for example, mortgage loan.
4. Review and improve method of providing;
 - the privilege and
 - what concerning with the tax
 to the entrepreneur investing in the construction of housing for low-income people, including the rental, hire-purchase and selling system.
5. Develop housing financial market that has real estate as the Secondary Mortgage Market.
6. Support the issuing of the Trust for Capital Market Business Act, which will be advantage to the securitization for being the Mortgage-Backed Securities (MBS) and Real Estate Investment Trust (REIT)

Strategy 4: Enhance the capacity and participation of every sector in the development and management of housing

Measure

1. Support the establishment of community's
 - organization,
 - council, or
 - association
 to get people's participation in the
 - management and
 - community development,
 in order to
 - preserve the community's environment and
 - take care and maintain the public utility and public assistance.
2. Support the people organization to share ideas about
 - development project or
 - project related to the investment in the Government's large public utility and public

- assistance network,
which might have some effect on the living of community people.
3. Provide knowledge about housing development and management
 - to Local Authority to have knowledge, understanding and to participate with community in development of housing that conforms to locality's way of life and identity and
 - to the area that has people invading to the historical area.
 4. Adjust working paradigm of the government sector from being the real estate developer to be
 - service provider and
 - person who promotes the participation of private sector in housing development, based on demand of people in different income levels.
 5. Set up the one stop service center to
 - accept the request and
 - connect together the units within the Government's consideration process, in order to facilitate, and respond to the fast and efficient service.
 6. Bring information management system to use in the governmental organization, both in central and local sector, by
 - creating standard in the information exchange between the organizations and
 - enhance the ability to connect and apply.
 7. Support, promote, and develop the capacity of professional association related to housing development to have quality and standard.
 8. Promote role of private sector in paying participation to reduce gap in the construction of housing, which do not conform to the people's demand.
Government sector sometimes construct housing which do not conform to the people's demand. Private sectors are expected to participate to reduce the gap.

Strategy 5: Develop knowledge about housing in every sector of the society.

Measure

1. Study, search, analyze, and research materials, technology and innovative construction in order to
 - reduce construction cost,
 - save energy,
 - undamage environment, and
 - conform to situation of global warming
 under the cooperation with related organization, agency, association or institute.
2. Supply the center for learning, exchanging and distributing knowledge about
 - housing development and housing evolution,
 - making community planning of the country, and
 - housing maintenance in every country's regions.
- 3....
 - Develop knowledge/information to be in the system and
 - collect, store, analyze and distribute information to be conformed to a system of agencies at the national level and local level.
- 4....
 - Develop and connect information network, and
 - make a report that analyzes housing condition in every aspects of government sector, private sector and financial institute, in order to distribute to the

public.

5. Establish the independent agency, which
 - provides knowledge and counsel to the purchaser of the first house or the people having trouble about housing and
 - enables people to ask for the counsel and get access to the housing information conveniently.

Strategy 6: Upgrade Thai people's housing and living

Measure

1. Determine
 - working standard,
 - indicator,
 - material used, and
 - process of production and control
 - checking and evaluationfor the construction of housings style.
2. Prescribe regulations and rules about
 - cleanliness,
 - hygienic condition and
 - maintenance of household 's environment, andhave penalty for offender, which make pollution and get the neighbor and community into the trouble.

Strategy 7: Prescribing standard to achieve the quality housing

Measure

1. Rearrange standard and type of housing that vary to
 - the income, and
 - the people's demands that change and adjust to the environment.
2. Determine
 - standard of materials,
 - process of production, control, monitoring, examining, and evaluation of housing construction style.
3. ...
 - Make a model of housing standard both in the level of urban community and rural community, and
 - have indicating criterion that conforms to the Gross National Happiness (GNH) mentioned in the National Economic and Social Development Plan.
4. Promote, support, and praise the entrepreneurs which develop and design housing that
 - has decent quality and
 - suits to income range, occupation, elderly, and disables.
5. Provide support to the people who want to develop and improve the housing both in urban and rural area, to utilize their own intellect and work force in construction of the housing, by having government agency 's support of finance, materials, and construction skill development.
6. Have measure about tax abating for entrepreneurs in the private sector which
 - develop housing for low-income people,
 - save energy and
 - do research for making the innovation, preserving the environment and reducing

the cost of housing production

7. Arrange some contest for announcing the honor of project administrator/community leader that supports the sustainably patronizing community's way of life.
8. Enhance capacity of people
 - to possess the housing adequately, especially for low-income and unstable-income people,
 - to be able to use their own work force in the construction, by having support from National Housing Authority.
9. Government sector has policy
 - about the housing construction for low-income people and
 - to support the private sector to develop the housing and
 - to develop and promote second-hand housing market and others.
10. ...
 - Develop slum community to have good environment in order to enhance the quality of life of low-income people,
 - Upgrade
 - from the living in invading or slum area to the living in rental house,
 - from the living in low-income housing to the living in higher-income and better quality housing.

Appendix 2-3: Draft of National Housing Strategy Committee

Draft of National Housing Strategy Committee

On 18 December 2007, the Cabinet approved the idea of the establishment of National Housing Strategy Committee in principle, which had been proposed by NHA in October 2007.

This is a draft proposed by NHA. The structure and roles of the Committee is under discussion.

Red descriptions: Important words

Blue descriptions: Comments

(Draft)

Regulations of the Prime Minister's Office Related to the National Housing Policy Committee

This is an extract skipping No. 1, 2, etc.

According to Section 11 (8) of the Organization of State Administration Act, B.E. 2534 (1991),

- **No.3** “National Housing Strategy Committee” refers to the group of person who performs duty of determining the housing policy by
 - implementing any methods that lead to the quality national housing management,
 - implementing policy or measure related to the
 - promotion, support and development of city and housing,
 - effective and fair permission to
 - allocate and
 - construct
- **No.4** Have a committee so-called “National Housing Policy Committee” that includes;

(1)	Prime Minister or Deputy Prime Minister be authorized by the Prime Minister	Chairman
(2)	Minister of the Ministry of Social Development and Human Security	Deputy Chairman No. 1
(3)	Qualified person, appointed by the Prime Minister	Deputy Chairman No. 2
(4)	Permanent Secretary for Social Development and Human Security Ministry	Committee Member
(5)	Permanent Secretary for Finance Ministry	Committee Member
(6)	Permanent Secretary for Interior Ministry	Committee Member
(7)	Permanent Secretary for Natural Resources and Environment Ministry	Committee Member
(8)	Governor of National Bank of Thailand	Committee Member
(9)	Director of the Budget Office	Committee Member
(10)	Secretary to the National Economic and Social Development Committee	Committee Member
(11)	8 Qualified person, appointed by the Prime Minister	Committee Member
(12)	Director of the Community Organization Development Institute	Committee Member
(13)	Governor of National Housing Authority	Committee Member

		And Secretary
(14)	Director of the Office of the National Housing Policy Committee	Committee Member And Assistant to the Secretary

21 people in total.

- **No.9** The committee shall have duties as followings,

(1) Proposing

- strategy policy and
- management and development of housing plan to the cabinet.

(2) - Considering the demand,

- determining the goal and
- evaluating the capacity of the country's housing development.

(3) Considering in the solving of

- problems and obstacles and
- special problems concerned with housing and urban development.

(4) Determining principles and conditions of management and development of the housing to conform to the

- policy,
- framework and
- plan of

the country's management and development.

(5) Determining and considering budget so that it

- is clear, and
- covers all related activities concerning with every housing development activities by performing the duty of determining the budget framework, which is to be proposed to the Cabinet to approve.

(6) Considering in the providing of

- support,
- promoting and
- assistance

to

- people,
- community,
- related agency or organization and
- entrepreneur in private sector,

in order to have equity and enhance the working effectiveness.

(7) Proposing methods to

- promote and
- connect

network of the organizations participated in the housing development.

Organizations from the government sector, private sector, and people organization participate in putting

- policy and
- national housing management and development plan

into the practice.

- (8) Driving and following up the implementation according to the policy and framework of housing management and development of the country.
 - (9) Appointing the sub-committee or working team for working or supporting one or the other work assigned by the committee.
 - (10) - Inviting the concerned people to explain or
 - asking for documents, information and statistics from the related government sector, state enterprise or government agency
 - (11) Performing other duties assigned by the Prime Minister or the Cabinet.
- **No.10** Having the Office of National Housing Policy Committee as an agency under the National Housing Authority to perform as the Office of the Secretary to the Committee and have the following authorities;
- (1) Being responsible to the
 - general task
 - academic task
 - meeting task
 - public relations task and
 - the task of secretary to the Committee and Sub-committee and working team.
 - (2) - Studying,
 - analyzing and
 - searching
 for information, as well as
 - making some suggestions concerned with policy, plan, project, method, and measure about national housing.
 - (3) Joining with the related organization from government sector and private sector, in order to make the implementation of National Housing Policy conform to this Regulation.
 - (4) Promoting, supporting and facilitating the government sector, private sector and people to
 - participate in the determination of policy and plan,
 - projects related to the housing,
 in order to conform to the goal set up by the Committee.
 - (5) Distributing and doing public relations about the working of the Committee.
 - (6) Driving and following up the working according to the
 - policy,
 - framework and
 - plan
 about the housing development that relates to the National Housing Policy.
 - (7) Operating other tasks assigned by the Committee.

Transitory Provision

- **No.13** Before the establishment of the Office of the Committee according to **No.10**, National Housing Authority shall be
 - the office of the secretary to the Committee,
 - perform the duty as necessary as prescribed in **No. 10 (1) to (7)**, and
 the Governor of National Housing Authority shall be
 - committee member,
 - secretary and
 - person who is proposed by National Housing Authority to be the assistant of the secretary to the Committee

until having the office of the Committee as prescribed in **No.10**.

Appendix 2-4: Revenue of LA

Revenue of LA

Final Report – Compilation of Laws and Regulations on Finance of Local Administrative Organization – Book 1

By The Department of Local Administration

Red descriptions: Important words

Incomes of Local Authority (LA)

1. Laws prescribing the sources of LA's incomes

Following Laws mention about the sources of LA's incomes;

- (1) Laws concerning the establishment of LA
- (2) Decentralization law
- (3) Particular laws, for example, law concerning house and land tax, signboard tax, local maintenance tax, and that concerning public health.

Details in each law

- (1) The laws concerning the establishment of LA mention about the main sources of LA's income, for example, the income deriving from
 - house and land tax
 - signboard tax
 - local maintenance tax
 - fee of permit or license
 - properties
 - public facilities
 - commerce
 - subsidy
 - etc
- (2) Decentralization law prescribes
 - the extra income in addition to that prescribed in the laws (1), for example, the income deriving from education tax and airport fee. (LA does not have authority to collect the income by itself), and
 - the allocation of additional incomes to LA, for example, value added tax according to the decentralization law.
- (3) Special law mentions that LA shall have incomes derived from
 - the sources mentioned in 1.2, needless to issue the code of law, and
 - public health law, gambling law, crematory law, etc., unless issuing the code of law

According to the previous laws (1), (2), (3), methods for acquiring the LA's incomes are as followings:

1.3.1 LA collects the incomes by itself

- (1) According to the laws,
 - LA shall issue its code of law relating to the income collection, for example, public health law, crematory law and law for the establishment of the Provincial Administrative Organization,

- the incomes which have been collected shall belong to LA

(2) According to the laws,

- LA shall not issue its code of law relating to the income collection, for example, house and land tax, local maintenance tax, signboard tax, keeping social order and cleanliness tax,

- the incomes which have been collected shall belong to LA.

1.3.2 Some Government Agencies collect the incomes for LA and allocate the income for LA

1.3.3 Central Government shares its income to LA

According to the decentralization law, LA shall receive additional income derived from the value added tax, which to be shared to LA by the Government.

1.3.4 Central Government gives subsidy to LA

According to the laws concerning the establishment of LA, LA shall receive subsidy from the Government. Followings are the types of subsidy;

(1) General subsidy relating to the duty

(2) General subsidy relating to the specified purpose

(3) Ad hoc subsidy

2. Types of income

Types of Provincial Administrative Organization (PAO)'s income

(1) Incomes that PAO collects by itself

(2) Tax and fee that Central Government collects and allocates to PAO

(3) Tax that Central Government shares to PAO, according to the decentralization law

(4) Subsidy from Central Government, for example,

- general subsidy relating to the duty

- general subsidy relating to the specified purpose

- Ad hoc subsidy

Types of Municipality's income

(1) Incomes that Municipality collects by itself

(2) Tax and fee that Central Government collects and allocates to Municipality

(3) Tax that Central Government shares to Municipality, according to the decentralization law

(4) Subsidy from Central Government, for example,

- general subsidy relating to the duty

- general subsidy relating to the specified purpose, for example, social service center, childcare center, and so on.

- Ad hoc subsidy

Types of Tambon Administrative Organization (TAO)'s income

(1) Incomes that TAO collects by itself

(2) Tax and fee that Central Government collects and allocates to TAO

(3) Tax that Central Government shares to TAO

(4) Subsidy from Central Government for example,

- general subsidy relating to the duty

- general subsidy relating to the specified purpose, for example, social service center, childcare center, and so on.

- Ad hoc subsidy

Appendix 2-5: Cooperation Project between NHA and LA

Cooperation Project between NHA and LA

Types of Project	Target Group	No. of LA	Characteristics					Levels						
			Coordination	Construction	Technical support	Establishing pilot project	Supplying budget	Others	Acknowledging	Asking for permission to create the project	Asking for cooperation	Co-planning	Co-managing	Others
Construction of rental housing for government personnel	- LA	14												
Academics / Supports	- Housing Development Plan and - Prevention and Improvement Plan of Slum Community	- LA - Regional organization of CG - Local low-income people	47											
	Workshop “Housing Development through the method of participation”	- LA - Regional organization of CG - Local low-income people	31											
	Strong community	- LA												
	Management of the housing project	- LA	60											
	Trang province project	- LA - Regional organization of CG - Local low-income people	1											
	Creating of database for development of rural housing	- LA in the Rural Area	10											

Appendix 2-6: Decentralization Act

Decentralization Act

Red descriptions: Important words

Blue descriptions: Comments

In 2006, Section 30 (4) was amended.

Determining Plans and Process of Decentralization to Local Government Organization Act B.E.2542 (1999)

BHUMIBOL ADULYADEJ, REX

Given on the 11th of November B.E. 2542

Being the 54th Year of the Present Reign

His Majesty King Bhumibol Adulyadej has been graciously pleased to proclaim that:

Whereas it is expedient to have the law on Determining Plans and Process of Decentralization to Local Government Organization.

Be it therefore enacted by the King, by and with the advice and consent of the National Legislative Assembly, acting as National Assembly, as follows:

Section 1 This Act shall be called "Determining Plans and Process of Decentralization to Local Government Organization Act B.E.2542 (1999)"

Section 2 This Act shall come into force as and from the day following the date of its publication in the Government Gazette.

Section 3 All other laws, rules and regulations, in so far as they deal with matters governed by this Act or are inconsistent with its provisions, shall be repealed.

Section 4 In this Act,

"**Local Administrative Organization**" means Provincial Administrative Organization, Municipality, Tambon (sub-district) Administrative Organization, Bangkok Metropolis, City of Pattaya and other Local Government Organizations Prescribed by law.

"**Committee**" means Committee of decentralization to local government organization.

"**Commissioner**" means Member of the Commission of decentralization to local government organization.

"**Minister**" means the Minister having charge and control of the execution of this Act.

Section 5 The Prime Minister, Minister of Finance and Minister of Interior shall take charge and control of the execution of this Act. Thus, concerning his power and duties and shall have power to issue Ministerial Regulations and Rules for the execution of this Act.

Such Ministerial regulations and Rules shall come into force upon publication in the Government Gazette.

Chapter 1

Committee of Decentralization to Local Government Organization

Section 6 Setting up of a committee called "committee of decentralization to local government organization" composed of:

- (1) Prime Minister or Deputy Prime Minister delegated by the Prime Minister as the Chairman.
- (2) Minister of Interior, Minister of Finance, Permanent Secretary of Interior, Permanent Secretary of Finance, Permanent Secretary of Education, Permanent of Public Health, Secretary - General of the Council of State, Secretary - General of the Civil Service Commission, Secretary - General of the National Economic and Social Development Board, Budget Director of the Bureau of The Budget and Director -General of the Department of Local Administration.
- (3) Twelve representatives of local government organization consisting of two provincial administrators of Provincial Administrative Organization, three municipal administrators, five administrators of Tambon Administrative Organization and Bangkok Metropolis administrator, Pattaya City administrator or other two administrators of local government organization provided by law. Thus, the administrators of each type of local government organization shall be elected according to the regulations and procedures determined by the Prime Minister.
- (4) Twelve qualified persons composed of experts in the field of State administration, local development, economics, local governance, political science and law. Thus, the selection of qualified experts shall be according to the regulations and procedures determined by the Prime Minister.

The chief of the office of committee of decentralization to local government organization shall be the secretary of the committee.

Section 7 The qualified persons must have the following qualifications and no disqualification as follows:

- (1) Being of Thai nationality.
- (2) Being of not less than thirty five years of age.
- (3) Not being a Government official holding a permanent position or receiving salary, an official or employee of a State agency, State enterprise or local government organization, except for being a lecturer in a State university.
- (4) Not being a holder of any political positions.
- (5) Not being a member of a local assembly or local administrators.
- (6) Not being an officer or a holder of any position in a political party.

Section 8 Commissioner under Section 6 (3) vacates office upon resignation by submitting a resignation letter to the Chairman or vacates office from being local administrator.

Section 9 Commissioner under Section 6 (4) shall hold office for a term of four years and may be selected to fill the vacancy and the elected person shall serve only for the remainder of the term of the replaced Commissioners.

During the period of no replacement for the vacant position in paragraph two and the remaining Commissioners are not less than one half of the commissioners, the remainders may continue to perform their duties.

Section 10 Apart from the termination of position, the qualified persons shall terminate their office upon:

- (1) Death
- (2) Resignation by submitting a resignation letter to the Chairman
- (3) Being a Bankrupt
- (4) Being an incompetent or quasi-incompetent person
- (5) Any disqualification according to Section 7
- (6) Being imprisoned by a final judgement to a term of imprisonment

Section 11 Meetings of the Committee require the presence of at least one-half of its total members to form a quorum.

In a meeting, if the Chairman of the Committee is not present or is unable to perform his functions, the members present shall elect one of them to act as the chairman of that meeting.

Decisions at a meeting require a majority of the votes. In the event of a tie vote, the chairman of the meeting shall cast an additional vote as the deciding vote.

Section 12 The Committee shall have powers and duties as follows:

- (1) To establish decentralization plan to local government organization and implementation plan to be approved by the Council of Ministers and notify to the National Assembly.
- (2) To delineate powers and duties in the management of public services between the State and a local government organization and among local government organizations themselves.
- (3) To improve the ratio of taxes and duties and income between the State and a local government organization and among local government organizations themselves, having regard to burdens of the State vis-a-vis the local government organization and those among local government organization themselves.
- (4) To determine the regulations and procedures in mission transfer from central administration and provincial administration to local government organization.
- (5) To co-operate the transfer of Government officials, local Government officials and State enterprise officers between State agency, State enterprise and local government organization with the Committee, local staff or staff of related agencies in conformity with the delineation of powers and duties, the allocation of taxes and duties, subsidized fund, the budget transferred from central administration to local government organization and the mission transfer according to (2) (3) and (4).
- (6) To give recommendations to the Council of Ministers relating to the approval of decentralization or the authorization as prescribed by law, to ask for the approval or authorization for local government organization in consideration of the convenience and the rapidity in delivery of services to the public and superintend according to these laws.
- (7) To suggest measurements in finance, fiscal policy, taxes and duties, budget, monetary discipline and finance of local government organization.
- (8) To suggest about the enactment of this Act, Royal Decree, the issuance of Ministerial Regulations, Notifications, rules, regulations and orders, which is necessary to proceed according to the decentralization plan to local government organization, to the Council of Ministers.
- (9) To accelerate the enactment of Royal Decree, the issuance of Ministerial Regulations, Notifications, rules, regulations and orders, which is necessary to proceed according to the decentralization plan to local government organization.
- (10) To suggest the Council of Ministers about the increased budget allocation to the local government

organization due to the mission transferred from- central administration.

- (11) To consider the regulations of subsidized fund allocation to local government organization as necessary.
- (12) To suggest and set up the inspection system including the public participation in localities.
- (13) To submit opinions to the Prime Minister for consideration of issuance orders in case the State agency or State enterprise did not proceed as determined in the decentralization plan to local government organization.
- (14) To submit report about decentralization to local government organization to the Council of Ministers, at least once a year.
- (15) To issue Notifications determined in this Act.
- (16) To perform duties as prescribed in this Act and by other laws.

Section 13 The Committee may appoint the Sub-committee to perform any duties delegated by the Committee.

The provisions of Section 11 shall apply to the meeting of the Sub-committee, mutatis mutandis.

Section 14 In performing the duties of this Act, the Committee shall give the power to issue letters to Public sector, State agency, State enterprise and Government official to submit any relevant data or document for the consideration, or may also summon any person to give explanations.

Section 15 Setting up office of the Committee of decentralization to local government organization in the Office of the Permanent Secretary, The Prime Minister's Office by having powers and duties as follows:

- (1) Take charge of administrative work of the Committee
- (2) Collect data, study and analyze about decentralization to local government organization and other data about work of the Committee.
- (3) Coordinate and co-operate with the central administration, provincial administration, local government organization and State enterprise to proceed as prescribed in this Act.
- (4) Follow-up and appraise the performance according to the plan as assigned by the Committee.
- (5) Performing other duties, prescribed by law, as duties of the Office of the Committee of decentralization to local government organization or as assigned by the Committee.

CHAPTER 2

Determination of Powers and Duties in Public Services System

Section 16 The municipality, City of Pattaya and Tambon Administrative Organization shall have power to systematize the public services for the benefit of local communities as follows:

- (1) Establish local self-development plan.
- (2) Provide and maintain land route, water route and water drainage.
- (3) Provide and control of market, wharf, pier and parking.
- (4) Public utility and other constructions.
- (5) Public assistance.
- (6) Promote, train and carry on occupations.
- (7) Commerce and investment support.
- (8) Promote tourism.
- (9) Provide education.
- (10) Social welfare and develop the life quality of children, women, old people and disadvantaged

people.

- (11) Conserve local arts, custom, knowledge and good cultures.
- (12) Improve the slum areas and manage for slum community housing.
- (13) Provide and maintain the recreational areas.
- (14) Enhance athletic sports.
- (15) Enhance democracy equality, rights and freedom of people.
- (16) Enhance the participation of people in development of local organizations.
- (17) Keep clean and keep the city in perfect order.
- (18) Waste management system including waste water.
- (19) Public health, family sanitation and health care.
- (20) Provide and control the cemetery and cremation.
- (21) Control of livestock farming.
- (22) Provide and control of animal slaughter.
- (23) Security measures, public order, sanitary, theatre and other public places.
- (24) Provide, maintain and benefit taking from forestry, land, natural resources and Environment.
- (25) City plan.
- (26) Transportation and traffic engineering.
- (27) Preserve public places.
- (28) Control of structures.
- (29) Prevent and alleviate of public dangers.
- (30) The public order, promote and support the prevention and security measures of life and properties.
- (31) Other activities for the benefit of local communities announced by the Committee.

Section 17 Under Section 16, Provincial Administrative Organization shall give powers and duties to systemize the public services for the benefit of local communities the as follows:

- (1) Establish local self-development plan and coordinate to establish provincial development plan according to the rules determined by the Council of Minister.
- (2) Enhance other local government organizations in development of localities.
- (3) Coordinate and co-operate with other local government organization in performing duties.
- (4) Allocate money, which is prescribed by law, this must be allotted to other local government organizations.
- (5) Protect and preserve forestry, land, natural resources and environment.
- (6) Provide education.
- (7) Enhance democracy, equality, rights and freedom of people.
- (8) Enhance the participation of people in development of local organizations.
- (9) Enhance appropriate technology development.
- (10) Establish and maintain common waste water treatment system.
- (11) Waste management system in common.
- (12) Manage the environment and other pollution.
- (13) Manage and maintain the land route and water route stations.
- (14) Promote tourism.
- (15) Commerce and investment support and operate business alone or join with other people or from the syndicate.
- (16) Construct and maintain land route and water route connected between other local government organizations.
- (17) Establish and maintain central market.
- (18) Enhance athletic sports, local custom and good cultures.

- (19) Provide provincial hospitals, health care, prevention and control of communicable diseases.
- (20) Establish museums and archives.
- (21) Mass transportation and traffic engineering.
- (22) Prevent and alleviate of public dangers.
- (23) Provide provincial order system.
- (24) Perform any activities which is under the powers and duties of other local government organizations in the localities and that activities are appropriate to proceed with other local government organizations or proceeded by Provincial Administrative Organization, thus, according to the Notifications of the Committee.
- (25) Enhance or support public sector or other local administrative organizations in development of local organizations.
- (26) Deliver services to private sector, public sector, governmental agencies, State enterprises or other local administrative organizations.
- (27) Social welfare and develop the life quality of children women, old people and disadvantaged people.
- (28) Proceed any activities, determined in this Act or prescribed in other laws, as powers and duties of Provincial Administrative Organization.
- (29) Other activities which are beneficial to the public in localities according to the Notifications of the Committee.

Section 18 Bangkok Metropolis shall have powers and duties in management of public services systems for the benefit of people in the locality under Sections 16 and 17.

Section 19 Other local government organizations proscribed by law to be local government organizations in a special form non-covering the whole provincial area, having powers and duties in management of public services system for the benefit of the public in its own locality under Section 16

Other local government organizations provided by law to be local government organizations in a special form covering the whole provincial area, having powers and duties in management of public services system for the benefit of the public in its own locality under Section 16 and 17.

Section 20 In case of law prescribed that local government organizations shall have powers and duties concerning the delivery of same or similar public services, the Committee shall have the power to determine that local government organization shall have power and duties and the responsibility in which section.

Section 21 Powers and duties under the responsibility of the State may be delegated to local government organization to proceed.

In proceeding according to the powers and duties indicated in Section 16, Section 17, Section 18 and Section 19, local government organization may coordinate to proceed or may ask the State the State or other local government organizations to proceed, depending on the case.

Section 22 Local government organization may delegate the private sector to proceed a according to the powers and duties. Thus, this shall be in conformity with the regulations, procedures and conditions determined in the Ministerial Regulation.

CHAPTER 3

The Allocation of Taxes and Duties

Section 23 Municipalities, City of Pattaya and Tambon Administrative Organization may receive income from taxes, duties, fee and revenue as follows:

- (1) Land and house tax under the law on land and house.
- (2) Local development land tax under the law on local development land tax.
- (3) Sign tax under the law on signboard.
- (4) Value added tax under the Revenue Code allocated in the rate which amalgamating with the allocation in Section 24 (3) and section 25 (6) shall not exceed 30% of value added tax collected deduct by the return payment. This collection shall be the duty of the Revenue Department.
- (5) Specific business tax under the Revenue Code by issuance of provision to increase the tariff which amalgamating with the tariff in Section 24 (4) "shall not exceed 30% of the tariff collected under the Revenue Code. This Collection shall be the duty of the Revenue Department.
- (6) Excise tax under the law on excise, liquor law under the law on liquor and tobacco stamp under the law on tobacco collected from trade in municipal area, City of Pattaya and Tambon Administrative Organization by issuance of provision to increase the collection tariff which shall not exceed 30% of the tariff collected by The Excise Department and it is considered as taxes and stamps under the law of that matter. The collection shall be the duty of The Excise Department.
- (7) Automobile tax and fee of including the increased money under law on automobile, automobile tax under the law on domestic land and fee for vehicle under the law on vehicle.
- (8) Gamble tax under law on gamble.
- (9) Education tax under law on national education.
- (10) Animal killing duty and for other benefits from animal killing under law on control of animal killing and selling of meat.
- (11) Swallow nest duty under law on duty of swallow nest.
- (12) Mineral royalty fee under law on mineral after deduction for the State income at the rate of 40% as follows:
 - (a) Tambon Administrative Organizations or municipalities with the area covering according to the concession shall be allocated for 20% of the mineral royalty fee collected in that area.
 - (b) Tambon Administrative Organizations and other municipalities in the provincial area covering concession area shall be allocated for 10% of the mineral royalty fee collected in that area.
 - (c) Tambon Administrative Organizations and municipalities in other provinces shall be allocated for 10% of the mineral royalty fee collected in that area.
- (13) Petroleum royalty fee under law on petroleum after deduction for the State income at the rate of 40% as follows:
 - (a) Tambon Administrative Organizations or municipalities with area covering according to the concession shall be allocated for 20% of the mineral royalty fee collected in that area.
 - (b) Tambon Administrative Organizations or municipalities in the provincial area covering concession area shall be allocated for 10% of the petroleum royalty fee collected in that area.
 - (c) Tambon Administrative Organizations and municipalities in other provinces shall be allocated for 10% of the petroleum royalty fee collected in that area.
- (14) Registration of title license fee and juristic act relevant to immovable property with capital within that area. Thus, this shall be in conformity with the Land Code and Condominium Act.
- (15) Airport fee under the law on Air Navigation. Thus, this shall be in conformity with the rate and procedure determined by the Committee.
- (16) The following fees prescribed by provisions to increase the rate of collection shall not exceed 10% of the fees collected by law on that matter.

- (a) Liquor selling license fee under the law on liquor.
- (b) Gamble license fee under the law on gamble.
- (17) Fee, license fee and fine in businesses authorized by law for the municipality of City of Pattaya and Tambon Administrative Organization to proceed in that local area and the income shall belong to the mentioned local government organizations. In case that the law prescribed that the municipalities shall collect fee, license fee and fine, the income shall be allocated with Tambon Administrative Organizations in the provincial area determined by the Committee.
- (18) Fee from using of water from artesian well under the law on water form artesian well. Thus, this shall be in conformity with the ratio determined by the Committee.
- (19) Any fees collected from users or receiving the benefits provided by public services.
- (20) Other incomes, which are prescribed by law, belonging to the municipality, City of Pattaya and Tambon Administrative Organization.

Section 24 Provincial Administration Organizations may have income from taxes, duties and fee and the following incomes:

- (1) Provincial Administration Organization tax for gasoline and the similar types of gasoline, diesel and the similar types of diesel, petroleum gas used as fuel for automobile collected from trade in the provincial area by issuance of provision to increase the collection rate of not exceeding ten Satang per litre for gasoline and not exceeding ten Stang per kilogram for petroleum gas.
- (2) Provincial Administration Organization tax for tobacco collected from trade in the provincial area by issuance of provision to increase the collection rate not exceeding ten Satang per cigarette.
- (3) Value added tax under the Revenue Code allocated in the rate which amalgamating with the allocation in Section 23 (4) and Section 25 (6) shall not exceed 30% of value added tax collected by the return payment. This collection shall be the duty of the Revenue Department.
- (4) Specific business tax under the Revenue Code by issuance of provision to increase the collection in the rate which amalgamating with the allocation in Section 23 (5) shall not exceed 30% of the tax tariff collected under the Revenue Code. This collection shall be the duty of the Revenue Department.
- (5) Automobile tax and fee of including the increased money under law on automobile, automobile tax under the law on domestic land and fee for vehicle under the law on vehicle.
- (6) Education tax under law on national education.
- (7) Swallow nest duty under law on duty of swallow nest.
- (8) Mineral royalty fee under law on mineral allocated for 20% of the mineral royalty fee collected in that area of Provincial Administrative Organization.
- (9) Petroleum royalty fee under law on petroleum allocated for 20% of the petroleum royalty fee collected in that area of Provincial administrative Organization.
- (10) Fee for Provincial Administrative Organization by issuance of provision to collect from the hotel guests under the law on hotel.
- (11) Fee, license fee and fine in businesses authorized by law for the Provincial Administrative Organization and the income shall belong to the Provincial Administrative Organization.
- (12) Any fees collected from users or receiving the benefits from public services provided by Provincial Administrative Organization.
- (13) Other incomes, which are prescribe by law, belonging to Provincial Administrative Organization.

Section 25 Bangkok Metropolis may have income from taxes, duties and fees including the following incomes:

- (1) Land and house tax under the law on land and house.
- (2) Local development land tax under the law on local development land tax.

- (3) Sign tax under the law on signboard.
- (4) Tax for Bangkok Metropolis for gasoline and the similar types of gasoline, diesel and the similar types of diesel, petroleum gas used as fuel for automobile collected from trade in Bangkok Metropolis by issuance of provision to increase the collection rate which shall not exceed ten Satang per kilogram for petroleum gas.
- (5) Tax for Bangkok Metropolis for tobacco collected from trade in Bangkok Metropolis by issuance of provision to increase the collection rate which shall not exceed ten Satang per cigarette.
- (6) Value added tax under the Revenue Code allocated in the rate which amalgamating with the allocation in Section 23 (4) and Section 24 (3) shall not exceed 30% of value added tax collected deduct by the return payment. This collection shall be the duty of the Revenue Department.
- (7) Specific business tax under The Revenue Code provided the increasing collection rate shall not exceed 30% of the tariff duty collected The Revenue Code, which shall be the duty of The Revenue Department to collect.
- (8) Excise tax under the law on excise, liquor law under the law on liquor and tobacco stamp under the law on tobacco collected from trade in the area of Bangkok Metropolis by issuance of provision to increase the collection tariff which shall not exceed 30% of the tariff collected by The Excise Department and it is considered as taxes and stamps under the law of that matter. The collection shall be the duty of The Excise Department.
- (9) Education tax under law on national education.
- (10) Automobile tax and fee of including the increased money under law on automobile, automobile tax under the law on domestic land and fee for vehicle under the law on vehicle.
- (11) Gamble tax under law on gamble.
- (12) Mineral royalty fee under law on mineral collected in the area of Bangkok Metropolis in the rate of 40% of the mineral royalty fee collected by the Department of Mineral Resources.
- (13) Petroleum royalty fee under law on petroleum collected in the area of Bangkok Metropolis in the rate of 40% of the petroleum royalty fee collected by the Department of Mineral Resources.
- (14) Animal killing duty and for other benefits from animal killing under law on control of animal killing and selling of meat.
- (15) Fee of Bangkok Metropolis by issuance of provision to collect from the hotel guest under the law on hotel.
- (16) Airport fee under the law on Air Navigation. Thus, this shall be in conformity with the rate and procedure determined by the Committee.
- (17) Registration of title license fee and juristic act relevant to immovable property with capital within the area. Thus, this shall be comply with the Land Code and the Condominium Act.
- (18) The following fees prescribed by provisions to increase the rate of collection, which shall not exceed 30% of the fees collected by law on that matter.
 - (a) Liquor selling license fee under the law on liquor.
 - (b) Gamble license fee under the law on liquor.
- (19) Fee, license fee and fine in businesses authorized by law for Bangkok Metropolis to proceed within the area of Bangkok Metropolis and the income shall belong to Bangkok Metropolis.
- (20) Any fees collected from users or receiving the benefits from -public services provided by Bangkok Metropolis.
- (21) Other incomes, which are prescribed by law, belonging to Bangkok Metropolis.

Section 26 Other local government organizations prescribed by law to be special form of government organization not covering the whole provincial area shall have income from taxes, duties, fees and other income under Section 23.

Other local government organizations prescribed by law to be special form of government organization covering the whole provincial area shall have income form taxes, duties, fees and other income under Section 23 and Section 24.

Section 27 Other types of taxes and duties apart from those prescribed in Section 23, Section 24, Section 25 and Section 26, may be prescribed as common taxes and duties between the State and local government organization or may be prescribed for local government organization to increase the collection rate in accordance with the mission and the budget transferred from central administration to local government organization. Thus, this shall be comply with the decentralization plan to local government organizations.

The allocation of taxes and duties under paragraph one in each year, the Committee shall determine by having regard to burdens of the State vis-a-vis the local government organization and those among local government organizations themselves.

Section 28 Local Government Organization may have the following incomes:

- (1) Income from the property of local government organization.
- (2) Income from public utilities.
- (3) Income from commerce and operate business alone, join with other people or from the syndicate.
- (4) Taxes, duties, fee, license fee, fine, compensation or other income as prescribed by law as income of local government organization.
- (5) Service fee.
- (6) Subsidized fund from the Government, State agency, State enterprise or other local government organizations.
- (7) Subsidized fund from foreign countries,, foreign organization or international organizations.
- (8) Income from selling the bonds.
- (9) Loans from Ministries, Sub-ministries, Departments, Organizations or other juristic persons.
- (10) Foreign loans, foreign organization or international organizations.
- (11) Donated money and other properties.
- (12) Subsidized money or compensation.
- (13) Income from State properties or income from properties of State enterprise proceeding with the lucrative objective in the area of local government organization.
- (14) Income from special fees.

Issuance of bonds under (8), loans from organizations or other juristic persons under (9), loans under (10) and income under (13) shall be prescribed as local provisions with the approval from the Council of Ministers.

Section 29 Prescription that local government organization shall receive income in this section shall be in conformity with the regulations, procedures, conditions, allocation rate, income submission and income acceptance for the local government organization, in accordance with the prescription of the Committee by publishing in the Government Gazette.

In case the prescription of income of local government organization in some matters have already prescribed by other laws and it is the income determination for local government organization in the same matter, as prescribed in the provision about income of local government organization in this section, the provision of this section shall be applied instead of the provision of that law. Thus, if the determination of income in any matter prescribed by any law about the regulations, procedures,

conditions, allocation rate, income submission and income acceptance has already been in force, such law shall be applied temporary until the notification of the Committee under paragraph one shall be announced. In the reverse case, the income determination prescribed in the provision of this section shall come into force after the notification of the Committee under paragraph one.

Local government organization may delegate the State agency, State enterprise or other local government to collect taxes, duties, fees, license fees, compensation or other incomes for that local government organization, Thus, the expenses shall be charged in line with the regulations, procedure and rate prescribed in the Ministerial Regulations.

CHAPTER 4

Decentralization Plans to Local Government Organization

Section 30 Decentralization Plans to local Government Organization shall be proceeded as follows:

- (1) Proceed the transferred missions relating to the public services managed by the State on the date of enforcement of this Act to local government organization with the period of time as follows:
 - (a) The overlap missions between the State and local government organization or the mission provided by the State in the area of local government organization, the proceeding shall be complete within four years.
 - (b) The missions provided by the State in the area of local government organization which impacted to other local government organizations, the proceeding shall be complete within four years.
 - (c) The missions proceeded under the government policy, the proceeding shall be complete within four years.
- (2) Determine the area of responsibility in delivery of public services by the state and local government organization and between local government organizations themselves according to powers and duties clearly determined in this Act. In the initial period, the missions of local government organization may be different in accordance with the readiness of each local government organization considered from the income and personnel of that local government organization, number of population; expenses in proceeding including the quality of delivery public services to the public. Thus, this shall not exceed the period of ten years,
- (3) Determine the direction and regulations for the State to coordinate and cooperate including giving help to the proceeding of local government organization efficiently.
- (4) Determine the allocation of taxes and duties, subsidized fund and other income to local government organization in harmony with the proceeding according to the powers and duties of each type of local government organization as appropriate. Within the period of not exceeding the year 2001, local government organization shall receive the increased revenue in the ratio of government revenue of not less than 20%, and within the period of not exceeding the year 2006, local government organization shall receive the increased revenue in the ratio of Government revenue of not less than 35%. Thus, by increased ratio according to the period to the period of time appropriate for the development. Local government organization shall be able to proceed the public services by itself and by the fair allocation to local government organization in consideration with the income of that local government organization too.
- (5) Set aside the annual appropriations relating to the public services in local government organization. The State shall allocate subsidized fund according to the necessity and the need of that local government organization.

Section 31 In proceeding according to the powers and duties of local government organization, in case

any law prescribed in the characteristic that local government organization shall not be able to proceed according to the powers and duties by itself or it is redundant with the performing of duties in delivery of public services between the State and a local government organization and among local government organizations themselves and the Committee consider that the law should be revised, the Committee shall notify the Prime Minister for further proceed in the revision of that law.

Section 32 The Committee shall proceed to establish implementation plan to lay down process of decentralization according to the decentralization plan to local government organization, the substance of which shall at least provide for the following matters.

- (1) Prescribe the detail about powers and duties in delivery of public services which each type of local government organization must implement. In such case the powers and duties related to the proceeding of the State or among local government organization themselves, the implementation guideline shall be prescribed to co-operate the proceeding for the purpose of common benefit.
- (2) Prescribe the regulations and the procedure in taxes and duties allocation to be enough for the proceeding in accordance with the powers and duties determined as powers and duties of local government organization. Thus, the mission of the State in deliver of public services in common shall be considered.
- (3) The detail about suggestion to revise or prescribed the necessary saw to proceed in accordance with the decentralization plan to local government organization.
- (4) Systematize the personnel administration of local government organization by prescribing the policy and measurements of personnel dissemination from central administration and provincial administration to local administration by creating the system of personnel transfer to local area and creating the system of appropriate professional advancement.

The implementation plan in paragraph one must prescribe the detail about the implementation method and determine the responsible agencies including the period of time in implementation clearly.

Section 33 After the Committee has established the implementation plan under Section 32, this plan shall be submitted to the Council of Ministers for the approval and notify the National Assembly so as to be published in the Government Gazette for further enforcement.

The implementation plan notified for the enforcement in paragraph one shall be bond the related State agency and must be proceeded in accordance with that implementation plan.

In case of change of the situation during the enforcement of the implementation plan and notify the Council of Ministers in each year. Incase of any obstacles arise and not being able to carry out any implementation plan, the Committee shall notify about the problems, obstacles including giving the solution guideline to the Council of Ministers.

Section 34 The Committee shall consider and revise the powers and duties prescribed including the income allocation for local government organization after implemented the decentralization plan to local government organization by reconsideration in each period, which shall not exceed five years, as from the date of prescribing powers and duties or the date of income allocation. Thus, the appropriateness of prescribing powers and duties and the income allocation shall be considered so as to increase the decentralization to local government organization.

TRANSITIONAL PROVISIONS

Section 35 In the initial period, the Committee shall establish a plan under section 30 and

implementation plan under Section 32 within one year from the performing date of this duty by the Committee, according to this Act.

Section 36 In the initial period, the Prime Minister shall elect the representative of Local Government Organization and select qualified persons under Section 6 within sixty days as from the date of enforcement of this Act.

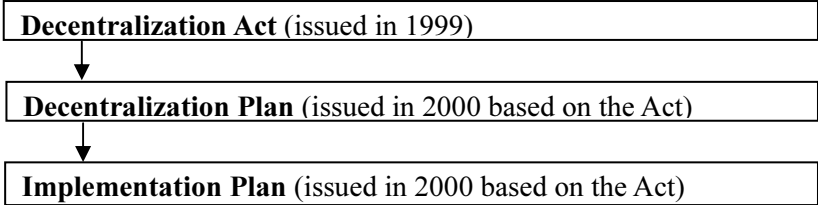
Section 37 In the initial period, for the purpose of implementation according to the powers and duties of Committee of this Act, the Prime Minister may order to related State agencies to help for the implementation of the Committee as appropriate.

Countersign by: Chuan Leekpai, Prime Minister

Remark — The reason for the promulgation of this Act is that under Section 284 of the Constitution of the Kingdom of Thailand provide to issue the law on determining plans and process of decentralization to develop decentralization in localities gradually, with the substance relating to the delineation of powers and duties in public services system and the allocation of taxes and duties of local government organization and shall have Committee consisting, in an equal number, of representatives of relevant Government agencies, perform the mentioned duties, It is, therefore, this law must be enacted.

Appendix 2-7: Implementation Plan of Decentralization - Description on NHA -

**Implementation Plan of Decentralization
- Description on NHA -**



(1) The table below is quoted from the Implementation Plan.

Blue descriptions are supplementary comments.

(2) The role of CODI under the Decentralization Policy is not mentioned in the Implementation Plan.

Item	Governmental organizations which conduct the transfer of the missions / Mission to transfer	Scope of transfer Procedure / Method	Duration of transfer (Year of transfer) / Local Authorities to be transferred to
		<p><u>Scope of transfer</u></p> <p>1. Improvement of living standard and housing in the slum community</p> <p>2. In case there is construction, NHA together with local authorities shall cooperate in the task. However, after the construction finished, management of the public service facilities shall be transferred to the local authorities. (Only the tasks shall be transferred.)</p> <p>In the second column from the left, Mission to transfer is classified into two groups of;</p> <p>1) Solving the problem of slum community</p> <p>2) Management of housing for the low-income people</p> <p>< Scope of transfer for 1) Solving the problem of slum community ></p> <p>1 of Scope of transfer shows a basic policy that the mission to solve the problem of slum community should be transferred to LA from NHA. On the other hand, it is considered that NHA is still expected to implement the project in case where LA is not capable yet.</p> <p>Therefore, project schemes such as;</p> <p>(a) LA gets a budget and gives a grant and/or loan to the people. NHA advises LA, and</p> <p>(b) In case where LA is not capable yet, NHA gets a budget and gives a grant and/or loan to the people in cooperation with LA, can be adopted.</p> <p>In case of (b), 2 of Scope of transfer says that, after the construction finished, management of the public service shall be transferred to LA from NHA.</p> <p>Besides that, in case where NHA is a landowner, NHA is expected to implement the project as mentioned in 3 of Procedure / Method.</p>	

Item	Governmental organizations which conduct the transfer of the missions / Mission to transfer	Scope of transfer Procedure / Method	Duration of transfer (Year of transfer) / Local Authorities to be transferred to
		<p><u>Scope of transfer</u> (quoted again)</p> <ol style="list-style-type: none"> 1. Improvement of living standard and housing in the slum community 2. In case there is construction, NHA together with local authorities shall cooperate in the task. However, after the construction finished, management of the public service shall be transferred to the local authorities. (Only the tasks shall be transferred.) <p>< <i>Scope of transfer</i> for 2) <i>Management of housing for the low-income people</i> ></p> <p>2 of <i>Scope of transfer</i> assumes project schemes such as;</p> <ol style="list-style-type: none"> (a) LA gets a budget and constructs a housing project. NHA advises LA, (b) LA gets a budget and asks NHA to construct a housing project, and (c) NHA gets a budget and constructs a housing project in cooperation with LA. <p>In case of (b) or (c), 2 of <i>Scope of transfer</i> says that, after the construction finished, management of the public service shall be transferred to LA from NHA.</p> <p>In 2 of <i>Scope of transfer</i>,</p> <ol style="list-style-type: none"> (1) “management shall be transferred to LA.” means that public service facilities such as roads constructed in the project area shall be transferred to LA from NHA, and (2) ”only the task shall be transferred to LA.” means that the budget for their management shall not be given to LA from NHA. 	

Item	Governmental organizations which conduct the transfer of the missions / Mission to transfer	Scope of transfer Procedure / Method	Duration of transfer (Year of transfer) / Local Authorities to be transferred to
1.	<p>Ministry of Interior</p> <p>1.1 NHA (State Enterprise)</p> <p>1) Solving the problem of slum community</p> <p>(1) Project on improvement of slum community at the existing area Such as; - Slum upgrading, - Land sharing, and - Re-blocking</p> <p>(2) Project on searching of the new housing area Such as Resettlement</p>	<p><u>Procedure / Method</u></p> <p>- Improvement of living standard and housing in the slum community</p> <p>1. to give some advices concerning implementation of the projects as well as the budgets, This part shows a role of NHA to give some advices regarding; (1) implementation of the projects as well as (2) the budgets.</p> <p>2. to cooperate with local authorities in; - the construction, or - the physical development or social and economic development, This part assumes project schemes such as; (a) LA gets a budget and implement a project with advices by NHA, (b) LA gets a budget and asks NHA to implement a project. and (c) NHA gets a budget and implement a project in cooperation with LA, In case of (b) or (c), 2 of Scope of transfer says that, after the construction finished, management of the public service shall be transferred to LA from NHA.</p> <p>3. within NHA's lands, NHA shall implement the project and then transfer it to the local authorities, In case where NHA is a landowner, NHA is expected to implement the project.</p> <p>4. within lands of the local authorities, NHA shall cooperate in providing some academic consultations, as well as some advices in the social and economic aspects,</p> <p>5. to determine the standard pursuant to the Building Control Act or the local code of law, and</p> <p>6. to dictate, control, monitor the local authorities and NHA.</p>	<p>2002</p> <p>- Municipality, - Pattaya, - Tambon Administrative Organizations, - Bangkok Metropolitan</p>

Item	Governmental organizations which conduct the transfer of the missions / Mission to transfer	Scope of transfer Procedure / Method	Duration of transfer (Year of transfer) / Local Authorities to be transferred to
	<p>2) Management of housing for the low-income people This part mentions about housing supply for low-incomes</p> <p>(1) Management of public services in the community Public services include roads, parks, market, and community center. Only the public service facilities constructed by the project are to be transferred to LA.</p>	<p><u>Procedure / Method</u></p> <p>- Establishment of housing project for the low-income people as followings: This part mentions about a housing supply project done by NHA. Some LAs are allowed to implement a housing supply project based on another Act, and this part does not mention about such LA's project.</p> <p>1. NHA shall set up the project with the cooperation of the local authorities, This part assumes a project scheme of; (a) NHA plans a housing supply project with cooperation of LA, constructs them, and sells them.</p> <p>2. when the construction finished, NHA shall transfer public services to the local authorities to manage (only the task shall be transferred), After the construction finished, management of the public service is to be transferred to LA from NHA in accordance with 2 of Scope of transfer.</p> <p>3. determining the standard pursuant to the Building Control Act or the local authority's code of law, and rural regulations of EGAT, and</p> <p>4. determining the standard pursuant to the community's standard and NHA's housing standard.</p>	<p>2002</p> <ul style="list-style-type: none"> - Municipality, - Pattaya, - Tambon Administrative Organizations, - Bangkok Metropolitan

Appendix 2-8: Concept of the NHA Implementation Plan of Fiscal Year - 2008

Concept of the Implementation Plan of Fiscal Year – 2008

Vision:

To construct the housing and develop the city for stable and sustainable living quality

Missions:

1. To suggest the policy and plan of housing development and urban development in order to create the living stability and improve the living quality of people
2. To encourage and support the working units, local authority, and community organization to develop the housing
3. To develop and disseminate knowledge about the housing in order to develop housing of the country
4. To set up the fund for housing development for low incomes
5. To develop housing project as the housing community, new town, and urban renewal

Main Goals:

1. To construct and develop housing that;
 - has good quality and
 - is sufficient to the demand of the people throughout the country by the year 2012
2. To develop housing in the form of;
 - housing community,
 - new town,
 - satellite town,
 - urban renewal,
 - housing development along the sky train route, mass transportation system, as well as
 - the housing development to support Suvarnabhumi Airport
3. To make preparation for local authority to have knowledge on housing management and development
4. Fund for housing development for low incomes by the fiscal year of 2012
5. Center for providing technical information about the housing at the national level
6. To improve structure of the organization management in order to support the new organization's roles and missions

SWOT

Strengths

1. Having acceptability and reliability from the people, society, and other governmental organization in term of housing development for low incomes
2. Missions of NHA are the missions that have influence on country's citizen

Weaknesses

1. Organization structure is not consistent with the missions
2. Lack of the integrated training and the training is not consistent with the organization's capacity
3. Lack of the experts specialized in each field, who have profound knowledge and ability

Opportunities

1. Being assigned from the Government to perform the mission of housing development for low incomes
2. Having total number of land more than 6,000 rai, which will be able to develop some projects to earn profit for decreasing the deficit situation of the organization

Threat

1. Unstable economy and politics that have impact on the policy of housing development for low incomes and the Government policy concerning the support

Method for making the implementation plan in the fiscal year of 2008

Regarding to the 2008 implementation plan, NHA had established the plan;

- to be consistent with The Tenth National Economic and Social Development Plan, and
- applying;
- the philosophy of Sufficiency Economy,
- Government policy, and
- strategy of the Ministry of Social Development and Human Security concerning in the issue of secure living,

within the following frameworks;

1. The plans according to the Government policy, which stress the problem solving of Baan Eua-Arthorn Project phase 2 – 5. The necessary budget has been estimated according to the necessity to operate the task continuously. It is expected that;
 - there will be the constructed housing unit approximately 76,000 units by the fiscal year 2008,
 - there will be 64,000 housing units being able to perform selling or transferring of the debtors to the financial institute.
 - there will be 45,000 housing units being able to transfer to the purchasers.
2. Plans according to the main missions of NHA, giving importance to the participation of local authority and community, including;
 - 2.1 Project for making the plans concerning
 - the housing development and
 - the prevention and solving problems of slum communityin order to increase capacity of the concerned community and local organizations to have knowledge and understanding in
 - developing the housing and
 - solving the housing problemseffectively.

By doing so, method to create participation among community and the concerned organizations shall be utilized. Community and the concerned organizations shall cooperate in

 - planning,
 - making decision and
 - determining of
 1. housing development and
 2. solving the community's problems.
 - 2.2 The long-term rental housing project for the government officials,
 - to solve the housing problem of the low-income governmental organizations,
 - to create stability in the good standard living within the appropriate living condition.
 - 2.3 Project for upgrading the living quality of community people in order to
 - develop the community organization and create the people's participation,
 - develop the living of community people to the concept "community for community", leading to the sustainable cozy community and city. There are 3 sub projects;
 - 2.3.1 Project for the development of
 - community organization and
 - participation among people and the concerned organizations,in order to increase the capacity of sustainable development.
 - 2.3.2 Project for the development of living quality and living condition.

- 2.3.3 Project for clean community, without drugs.
- 2.4 Plans for urban development and urban renewal that are for the development and improvement of the deteriorate and unsafe area for urban lifestyle to have
 - the stable and safe living condition and
 - the better living quality and condition, including,
 - 2.4.1 Urban renewal project for Din Daeng Community
 - 2.4.2 Renewal project for Bhon Gai Community
 - 2.4.3 Renewal project for Huay Kwang Community
 - 2.4.4 Renewal project for Bang Plee New Town (Land Readjustment)
 - 2.4.5 New Town Project of Soong Neuan Industrial New Town, Nakorn Ratchasrima Province.
- 3. *Strategy plan for improvement of the management structure to recover the financial status is for NHA to really recover its financial status in systematic way, and reduce the financial dependency with the government sector. There are 4 sub strategies.*
 - 3.1 Strategy to increase the capacity in recovering the financial status by
 - the objective to decrease the organization's expenses,
 - the objective to increase the income,
 - the method of financial management
 for NHA
 - to be able to recover the financial status
 - seriously and
 - systematically.
 - to decrease the financial dependency with the Government sector.
 Followings are the main objectives;
 - 3.1.1 Rush the sale and rental on the existing housing.
 - 3.1.2 Decrease the debt.
 - 3.1.3 Make incomes from the special earning income projects.
 - 3.1.4 Rush the method to earn income from the community facility
 - 3.1.5 Transfer public utilities to the local authority at least 20% of the finished projects.
 - 3.2 Strategy to increase the implementation and management efficiency for NHA to have the effective
 - management system
 - working procedures
 by stressing the management process that reflects the Good Corporate Governance, including,
 - 3.2.1 Evaluation of the progress of
 - comparing EVA outcome with the last year
 - relating EVA outcome with the method of determining the executive's bonus.
 - 3.2.2 Systematic development of the staff's capability in order to be consistent with prescribed tactics and strategies.
 - 3.2.3 Systematic management of the knowledge, provision of the chance to exchange and transfer the knowledge between the organization's staff.
 - 3.2.4 Development of the information and database systems.
 - 3.3 Strategy to develop and increase the capacity of construction technology in order to
 - develop the construction system or
 - search for the substitute materials, and
 - increase the construction efficiency or
 - decrease the construction cost,

by

- encouraging the research and development of the housing construction technology
- adapting the modern housing construction technology with appropriate construction
- transferring the construction technology to the real implementation, and
- managing the information system and innovative housing construction in order to be the national-level database.

3.4 Strategy to be the technical and information center for housing in order to

- be the source of housing information which can be used to solve the problems promptly,
- do the research on housing,
- be the research center providing service about housing information

by

3.4.1 rushing to develop technical and information center for housing,

3.4.2 developing the housing and community database system and connecting to the database system of the concerned organization,

3.4.3 studying about the housing, urban development, action-research for solving the community problem of low incomes,

3.4.4 establishing the information center and electronic library to provide information about the housing.

4. *Plan for community management* is for

- taking care and managing of the community under responsibility of NHA.
- managing of the debt of the community to reduce in amount.

Appendix 3

Appendix 3-1: General Project Workflow

3-2: NHA Guideline of Affordable Housing Type for Income Groups

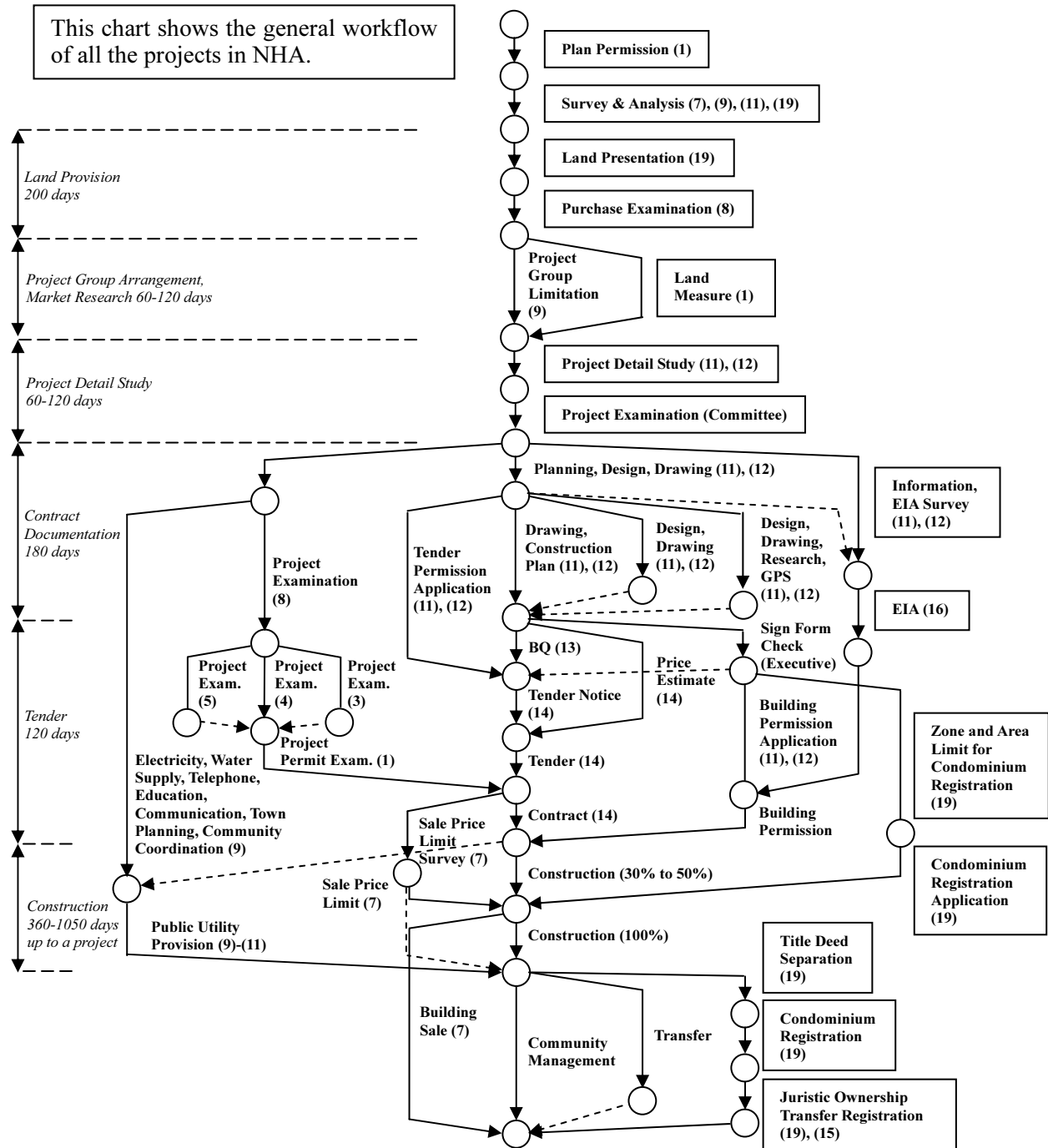
3-3: Subsidy System

3-4: The Land Procurement Process by Direct Negotiation Method of NHA

3-5: The Land Procurement Process by Open Purchase Method of NHA

3-6: The Implementation Schedule of Din Daeng Community Development Project

Appendix 3-1: General Project Workflow




Index: Concerned Organization

No.	Organization Name	No.	Organization Name	No.	Organization Name	No.	Organization Name
(1)	Cabinet	(5)	Bureau of the Budget	(10)	Survey and Land Measure Department	(15)	Community Housing Department
(2)	Ministry of Social Development and Human Security	(6)	NHA	(11)	Project 1, 2 Department	(16)	Natural Resources and Environment Policy and Planning
(3)	Ministry of Finance	(7)	Marketing Department	(12)	New City Project Department	(17)	Bangkok
(4)	National Economic and Social Development Board	(8)	NHA Committee	(13)	Price and Analysis Division	(18)	EIA: Environment Impact Assessment
		(9)	Policy and Plan Department	(14)	Project Service	(19)	Land Center and Condominium

Appendix 3-2: NHA Guideline of Affordable Housing Type for Income Groups

The following tables show the affordable housing types for rent and sale (hire purchase) to several income groups according to the estimated household incomes in each area by the NHA. In those tables, group A and lower A are categorized as low incomes, group B and C as middle incomes, and group D as high incomes by the NHA.

 Low-income group

<Entire Country> Estimated Inflation rate: 6

Income Group	Affordable Housing Type	Per-centile	Estimated Average Household Income in Years							
			2004	2005	2006	2007	2008	2009	2010	2011
Lower than A	Upgrading (No proper types)	10	3,429	3,635	3,853	4,084	4,329	4,589	4,864	5,156
		20	4,779	5,066	5,370	5,692	6,033	6,395	6,779	7,186
A	Rental housing	30	6,111	6,478	6,866	7,278	7,715	8,178	8,669	9,189
	Housing for hire purchase	40	7,574	8,028	8,510	9,021	9,562	10,136	10,744	11,388
	1-story row house	50	9,291	9,848	10,439	11,066	11,730	12,433	13,179	13,970
B	2-story row house	60	11,501	12,191	12,923	13,698	14,520	15,391	16,314	17,293
C	Semi-detached house	70	14,614	15,491	16,420	17,406	18,450	19,557	20,730	21,974
	1-story detached house									
D	2-story detached house	80	19,626	20,804	22,052	23,375	24,777	26,264	27,840	29,510
	Shop house	90	30,234	32,046	33,971	36,009	38,170	40,460	42,888	45,461
Average in total			14,778	15,664	16,604	17,600	18,656	19,776	20,962	22,220

<Bangkok & Vicinity> Estimated Inflation rate: 5

Income Group	Affordable Housing Type	Per-centile	Estimated Average Household Income in Years							
			2004	2005	2006	2007	2008	2009	2010	2011
Lower than A	Upgrading (No proper types)	10	7,704	8,089	8,494	8,918	9,364	9,832	10,324	10,840
		20	10,444	10,966	11,515	12,090	12,695	13,329	13,996	14,696
A	Rental housing	30	12,800	13,440	14,112	14,818	15,558	16,336	17,153	18,011
	Housing for hire purchase	40	15,333	16,100	16,905	17,750	18,637	19,569	20,548	21,575
	1-story row house	50	18,333	19,250	20,212	21,223	22,284	23,398	24,568	25,796
B	2-story row house	60	23,000	24,150	25,358	26,625	27,957	29,354	30,822	32,363
C	Semi-detached house	70	29,500	30,975	32,524	34,150	35,857	37,650	39,533	41,509
	1-story detached house									
D	2-story detached house	80	38,917	40,863	42,906	45,051	47,304	49,669	52,153	54,760
	Shop house	90	61,857	64,950	68,197	71,607	75,188	78,947	82,894	87,039
Average in total			29,696	31,181	32,740	34,377	36,096	37,901	39,796	41,786

<Region> Estimated Inflation rate: 7

Income Group	Affordable Housing Type	Per-centile	Estimated Average Household Income in Years							
			2004	2005	2006	2007	2008	2009	2010	2011
Lower than A	Upgrading (No proper types)	10	3,702	3,950	4,215	4,498	4,800	5,123	5,467	5,834
		20	5,048	5,387	5,748	6,133	6,545	6,984	7,453	7,954
A	Rental housing	30	6,241	6,660	7,107	7,584	8,093	8,636	9,216	9,836
	Housing for hire purchase	40	7,516	8,020	8,559	9,134	9,747	10,402	11,102	11,848
	1-story row house	50	9,052	9,660	10,309	11,001	11,741	12,530	13,372	14,272
B	2-story row house	60	10,885	11,615	12,395	13,228	14,117	15,066	16,079	17,161
C	Semi-detached house	70	13,351	14,248	15,206	16,228	17,320	18,485	19,729	21,057
	1-story detached house									
D	2-story detached house	80	17,270	18,431	19,671	20,995	22,409	23,918	25,528	27,248
	Shop house	90	25,534	27,254	29,090	31,050	33,143	35,377	37,763	40,310
Average in total			13,034	13,911	14,847	15,846	16,913	18,052	19,268	20,566

Source of information: 1. 2004 household income acquired from the National Statistical Office

2. 2002-2005 inflation rate acquired from the Ministry of Commerce

Appendix 3-3: Subsidy System

Subsidy according to the Project Type in2003

Project	Capital/ Unit (baht)	Subsidy/ Unit (baht)	Subsidy/ Capital (%)
1. Existing land improvement - Bangkok/Region	27,600	27,600	100
2. Resettlement			
Land			
- Bangkok (72 m ²)	112,500	112,500	100
- Region (96 m ²)	112,500	112,500	100
Land and Housing			
- Bangkok /Vicinity (48 m ²)	112,500	112,500	100
- Region (48 m ²)	112,500	112,500	100
3. Housing Provision			
5-story Flat Rental Housing for Low Incomes (32 m ²)			
- Bangkok/Vicinity	395,200	228,800	58
- Region	395,200	270,400	68
5-story Flat Rental Housing for Low Labors (24 m ²)			
- Bangkok/Vicinity	312,000	187,200	60
- Region	312,000	208,000	67
4-story Flat Rental Housing for Elderly (24 m ²)			
- Bangkok/Vicinity	353,600	353,600	100
- Region	353,600	353,600	100
Hire-Purchase Housing with Land (72 m ²)			
- Bangkok/Vicinity	572,000	93,600	16
- Region	468,000	135,200	29

Subsidy for Housing Provision between 2002 and 2006

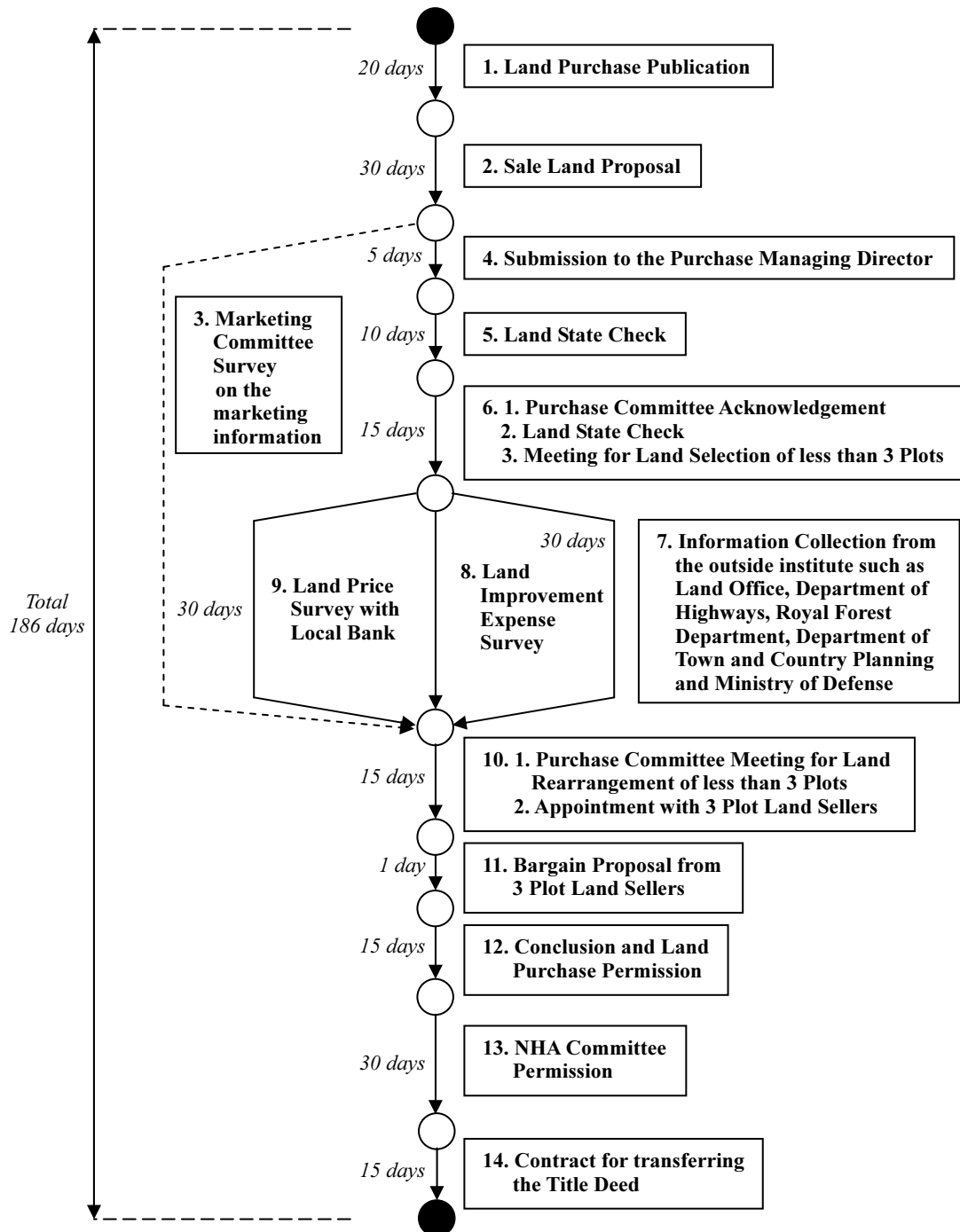
Project	Subsidy/Unit (baht)				
	2002	2003	2004	2005	2006
Rental Housing					
1. 5-story Flat Rental Housing for Low Incomes (32 m ²)					
- Bangkok/Vicinity	220,000	228,800	238,000	247,500	257,400
- Region	260,000	270,400	281,200	292,500	304,200
2. 5-story Flat Rental Housing for Low Labors (24 m ²)					
- Bangkok/Vicinity	180,000	187,200	194,700	202,500	210,600
- Region	200,000	208,000	216,300	225,000	234,000
3. 4-story Flat Rental Housing for Elderly (24 m ²)					
- Bangkok/Vicinity	340,000	353,600	367,700	382,500	397,800
- Region	340,000	353,600	367,700	382,500	397,800
Hire-Purchase Housing with Land (72 m ²)					
- Bangkok/Vicinity	90,000	93,600	97,300	101,200	105,300
- Region	130,000	135,200	140,600	146,200	152,100

Estimated Budget Plan for Low-income Housing

Rental Housing	Income Range (baht)	Average Income (baht)	Expense for Housing	Total Rent/ Month	Inter- est	Period (year)	Rent/ Month (baht)	Capital (baht)	Loan (baht)	Subsidy (baht)	Community Adm. Fee (baht)	Health Service Fee	
For Low incomes													
- Bangkok/Vicinity	9,200- 14,000	11,600	15%	1,700	6%	20	1,100	380,000	160,000	220,000	58%	600	-
- Region	6,000- 10,000	8,000	18%	1,400	6%	20	800	380,000	120,000	260,000	68%	600	-
For Labors													
- Bangkok/Vicinity		8,500	18%	1,500	6%	20	900	300,000	120,000	180,000	60%	600	-
- Region		7,200	18%	1,300	6%	20	700	300,000	100,000	200,000	67%	600	-
For Elderly		4,200	15%	600				340,000		340,000	100%	600	500

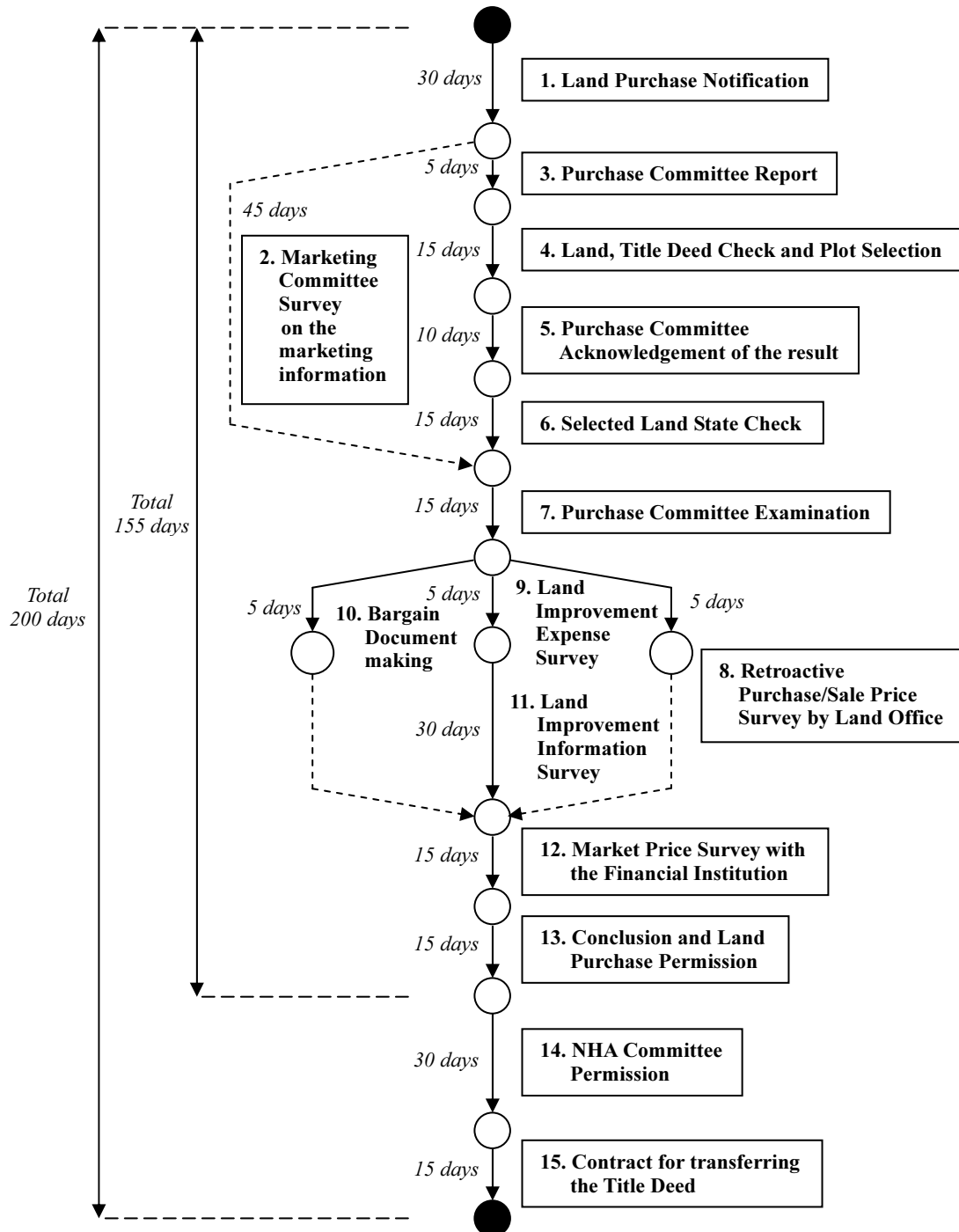
Appendix 3-4: The Land Procurement Process by Direct Negotiation Method of NHA

This chart shows the workflow of Land Procurement by Direct Negotiation Method, which is adopted in the case that NHA has indicated a land to purchase for a project and needs to negotiate with landowners.



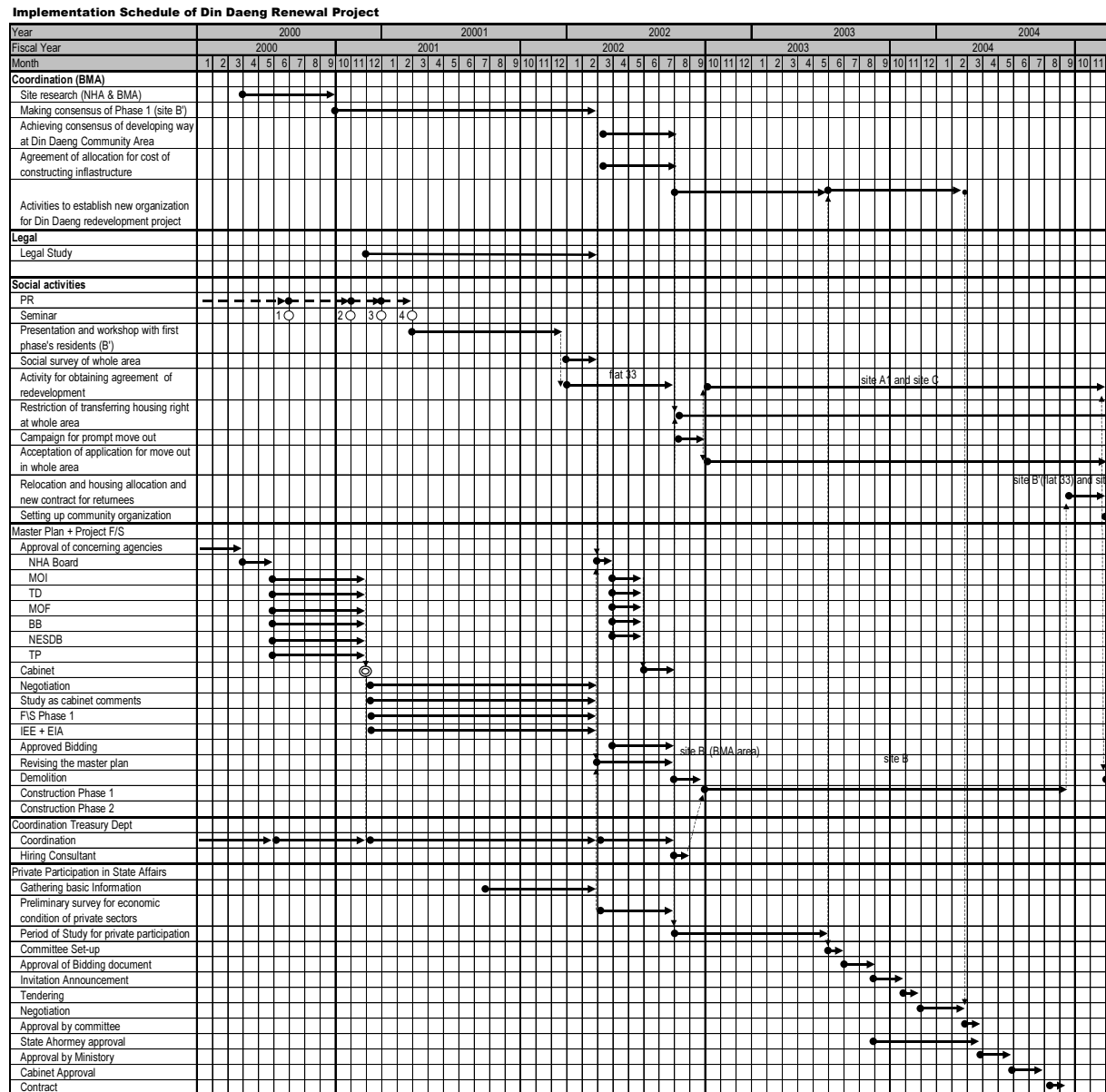
Appendix 3-5: The Land Procurement Process by Open Purchase Method of NHA

This chart shows the workflow of Land Procurement by Open Purchase Method, which is adopted in the case that NHA has not indicated a land to purchase for a project and needs to find a candidate site by public notification.



Appendix 3-6: The Implementation Schedule of Din Daeng Community Development Project

This chart shows the workflow of Din Daeng Community Development Project that involves various stakeholders and organizations in cooperation with the community people. The project activities are rationally planned to implement the project smoothly and effectively among those people.



Appendix 4

Appendix 4-1: Member List of Trainer Training

4-2: Curriculum of Trainer Training in Thailand in June 2007

4-2-1: Outline of the textbooks for CP lecture

4-3: Trainer Training in Japan - Curriculum and Results –

4-3-1: Outline of the textbooks for Trainers Training in Japan

4-4: Project Evaluation

4-5: Questionnaire of the Trainers Training

4-6: Name and position list of 50 trainees

4-7: Curriculum of 50 Staff Training in Thailand in August & September 2007

4-7-1: Outline of the textbook for 50 staff lecture

4-8: Schedule of the OJT training in Phuket

4-8-1: List of trainees according to the study group

4-8-2: Working Record of OJT in Phuket

4-9: Evaluation of the Staff Training

4-10: Questionnaire of the two weeks lecture session for 50 trainees

4-10-1: Questionnaire for Evaluation by the community

4-10-2: Questionnaire for Evaluation by phuket municipality

4-10-3: Questionnaire for Evaluation on the case studies

4-11: Program of Seminar in February 2008

4-12: Guideline for Project Manual of Community Development and Slum Prevention Plan

Appendix 4-1: Member List of Trainer Training

Name	Position	Division	Department
Mr. Ruangyuth Teeravanich	Director (Architect 9)	Housing Information Division	Department of Housing and Development Studies (DHDS)
Mrs. Natsaran Thongsuk	Policy and Planning Analyst 7		
Mr. Ekapol Thepmanee	Officer	Human Resource Development Division	Human Resoueces Department
Mr. Torphong Jamchod	Policy and Planning Analyst 6	Policy and Planning Division	Policy and Planning Department
Mrs. Suvama Naosoongnoen	Deputy Director (Lawyer 7)	Physical Improvement Division	Special Project Department
Mr. Sompop Tonkrongjun	Engineer 7	Production and Construction Division 2	Project Management Department 1
Mr. Ratchada Kanbanchong	Architect 7		
Mr. Attakorn Thongphet	Architect 7	Production and Construction Division 6	Project Management Department 2
Miss Tidarat Sriakkajan	Architect 7	Production and Construction Division 10	Project Management Department 4
Ms. Sukumaporn Jongpakdee	Architect 7	Production and Construction Division 11	

Appendix 4-2: Curriculum of Trainer Training in Thailand in June 2007

Date	Time	Theme	Lecturer	
			Name	Organization
18 (Mon)	9:00-12:00	Orientation	Ruangyuth Teeravanich	NHA
		-	-	
19 (Tue)		-	-	
	13:00-16:00	Slum Improvement	Ruangyuth Teeravanich	NHA
20 (Wed)	9:00-12:00	Green Community Planning & Design	Psinee Sunakorn	Kasetsart Univ.
	13:00-16:00	Vernacular Architecture Eco-Housing	Pun Thiengburanathum	Chiangmai Univ.
21 (Thu)	9:00-12:00	Housing Development Plan	Ruangyuth Teeravanich	NHA
	13:00-16:00	Local Authority and Decentralization	Narong Chuseboonchuay	Ministry of Interior
22 (Fri)	8:30-16:30	Day-trip to Charongkrung and Suanploo	NHA Staff	NHA
25 (Mon)	9:00-12:00	Housing Policy in Japan	Hasegawa Tomohiro	JICA
26 (Tue)	9:00-12:00	Low-income Housing Design	Masuda Yutaka	JICA
	13:00-16:00	Project Analysis	Chishina Tomihide	JICA
27 (Wed)	8:30-16:30	Day-trip to Ayuttaya	NHA Staff	NHA
28 (Thu)	9:00-12:00	Housing and Community Planning	Nomura Shinsuke	JICA
	13:00-16:00	Participation of Housing Development	Thipparat Nopladarom	CODI
29 (Fri)	9:00-12:00	Demand Analysis	Uraiwai Chovichien	Chulalongkorn Univ.
	13:00-16:00	Housing Situation in Thailand	Kunthonthip Panichapak	Chulalongkorn Univ.

NHA: National Housing Authority

CODI: Community Organizations Development Institute

JICA: Japan International Cooperation Agency

Appendix 4-2-1: Outline of the textbooks for CP lecture

June 19 and 21, 2007

Housing Develop Plan and Slum prevention Plan

(Ruangyuth Teeravanich)

“Summary”

According to the Decentralization Act, NHA has to transfer the duty to the local administrative to operate the housing provision for low-income people and solving slum problem. For the capacity enhancement of the local authority, NHA transfer the knowledge, experience and exchange together to the local organization, community, school, related people and related organization. For the project providing, first, study and survey. Then, the related organizations have to make clear and understand the role and duty. After that, every organization would participate in providing the housing development plan together and solve the problem that happens during the operation, also share the work and find the responsible person and continue the development.

June 20, 2007

Green Community Planning & Design

(Pasinee Sunakorn)

“Summary”

Green community planning is the ideas to attain theoretical framework for sustainable urban form in terms of “Urban Ecology” which is an efficient combination of urban elements of functional mix, permeability, small grain, and high density. An example of the theme is “ Compact city (Jenkes, Burton and William, 1996, 2,000) Key elements of the example consists of spatially sustainable, environmentally sound, efficient transport, socially beneficial, and economically viable. The project for housing development for Kasetsart University is presented starting from the viewpoints of super block/urban context analysis, inner block analysis and to site analysis.

June 20, 2007

Vernacular Architecture Eco-Housing

(Pun Thiengburanatham)

“Summary”

Housing development needs to have various types of approaches to think such as Strategical, Economical, Self-sustaining, Architectural and engineering approaches. From his opinion, economic mechanism makes housing design become all the same on construction material price, type of construction material available in markets and affordability, and invasion of economics makes housing identity disappear. The lecturer has a project working with a community people that people participation in housing construction and utilization of local knowledge and material make the people obtain easily and make the environment secured. NHA has to “build up a person, who will build a house afterwards, rather than building a house alone”.

June 21, 2007

Local Authority and Decentralization

(Narong Cgueabounchucy)

“Summary”

This topic includes nine subjects such as Local Administrative in Thailand, Government Policy, Reason for Decentralization, Decentralization Step and Plan ACT in 1999, Decentralization Plan in 2000, Task Transference of the NHA, The Operation of NHA and Local Government after Transference, and The Conclusion of Problem and Obstacles for Transference. The lecturer is a

member of Decentralization Committee to make the plan and to define the duty of local administrative in public service. The conclusion says that the government policy is not clear for related people to understand the transference and that is why the transference and law correction has been delayed.

June 25, 2007

Housing Policy in Japan

(Hasegawa Tomohiro)

“Summary”

The contents of the textbook are categorized as 1.Housing situation, 2.Transition of housing policy, 3.Systems for housing supply, and 4.Systems for living environment improvement.

First, housing situation and transition of housing policy after the World War 2, are described by statistical data. Then, rental housing for low-incomes(koei jutaku), Good quality rental housing(toku-yu-chin), good quality rental housing for elderly(Ko-yu-chin) systems are explained. The roles of Urban Renaissance Agency and Japan Housing Finance Agency are described.

Then, the systems for living environment improvement by the government, slum clearance(kairyo jutaku) and upgrading(missyu jigyo) are introduced by flow charts and photos of before and after the development. As examples of slum clearance, Shiyamashita, Ikuno Ward South, Motomachi, Shakou-Takamatsu, Iwasaki, and Kosei Projects are explained. As an example of upgrading, Kyojima project is explained.

June 26, 2007

Low-income Housing Design

(Masuda Yutaka)

“Summary”

First as an introduction, the location, climate, and seasons of Japan are explained. Then, Japanese traditional house style, vernacular architecture, and ecological design are explained. Traditional Japanese houses are built of wood. The rooms where people sit, such as the living room, are covered with mats called ‘tatami’. There are many topics about Japanese housing styles. And, many kinds of vernacular architecture styles and the dwellings utilized natural environment in Asia, Africa and America are explained. Various ecological approaches to the modern housing design are also listed and categorized.

Then, typology about the plans and sections on Japanese publicly operated housing, are discussed. Also, current housing designs like, ‘Kasai Clean Town’ in Tokyo, ‘Sakuranomiya River City’ in Osaka, and ‘Hodakubo First Housing estate’ in Kumamoto, are introduced. Finally, examples of the barrier free and universal design in Japan are explained.

June 26, 2007

Project Analysis

(Chishina Tomihide)

“Summary”

Key components of marketing are Segmentation, Targeting, Pricing, Management, and Promotion under the consideration of marketing mix of 4C in view of Market-in, instead of 4P for Mass production. Housing supply by government corporations shall competent to Corporate Social Responsibility (CSR) referring disclosure, compliances, and governance. Monitoring the market condition and foresee the next strategy are inevitable for the successful sales activities. In marketing of consumable goods, one of the crucial timing to adjust or change the sales strategy is the stage at the ratio of C/P is 16% (G.A. Moore 1946, C as sum of goods sold and P as sum of the goods

produced)

As a sample case, based on the Progress of Baan Eua-Arthorn Project as of April 30 in 2006, the ratio of the unit handed over (as goods sold) to total number of project having contract (as goods produced) is $64,737 \text{ unit} / 396,152 \text{ unit} = 16.3\%$. This number can be identified as the indicator to review the sales as mentioned previously in which sales are stranded for certain period. This blank period is called “chasm” in marketing research.

June 28, 2007

Housing and Community Planning

(Nomura Shinsuke)

“Summary”

Examples of the people’s participation development, which will be visited in the Trainers Training in Japan, are introduced as the first topic with some statistic information by comparing the difference of Japan and Thailand. The points to be observed about community participation on Kyojima, Hikarigaoka, Shinosaka-Awaji, Minoo-kitashiba projects are explained for the trainees who are going on an excursion to Japan. The mechanism of community development is based on the community organization system called ‘chonaikai’. Town development committee called ‘machizukuri-kyougikai’ is an organization, which acts to negotiate, discuss and work with related organizations and the community people. ‘Chonaikai’ organization is a traditional community system, which is organized under the guidance of local authority. It is sometimes a core organization of ‘machizukuri-kyogikai’.

The second topic is a practical evaluation method of housing as a development technique. Example of statistical real estate appraisal is introduced based on the dweller’s evaluation in Phuket housing projects.

June 28, 2007

Participation of Housing Development

(Thipparat Nopladarom)

“Summary”

Housing components of low-income housing and community planning are described as target group, land, public utilities, construction, role of community and related authorities, funding resources, and law.

In the design and community planning, the design is divided into two cases that are slum upgrading and creating new community in new land. For the slum upgrading method, community survey including social and physical aspects is essential. In creating new community in new land, there are two methods such as cooperative design with the community and separate design with groups in the community.

And in the community planning, new neighbors, community plan, the size and form of plot, and providing the center area for the community are to be considered.

June 29, 2007

Demand Analysis

(Ouraiwan Chowichien)

“Summary”

The expected housing demand has divided into four sections; which are the levels, the process of expected housing demand, the expected housing demand of NHA and the housing development plan. First, there are two levels; Macro level and Micro level. There are three factors to consider in the Macro level: an increase of the population, the lack of housing in the present and income. Another is

Micro level, there are two things: the location and economic/social condition/ vision. Second, the process of expected housing demand, which is assumed from the amount of population in the future, the increase of family in the future and the amount of housing demand following the income. Third, the expected housing demand of NHA, we have to analyze the housing needs and effective demand and limit family structure according to the dwelling quality and housing type of Mason. The last, housing development plan is according to the Macro and Micro level.

June 29, 2007

**Housing Situation in Thailand
(Kuldoldip Panitchpakdi)**

“Summary”

The housing situation in Thailand could be divided into two levels, which are macro level and micro level.

In macro level, there were many charts that show the data such as population in 1975-2005, the housing type of whole country in 2000, toilet use in 2005, the amount of low-income community in 2000, the amount of low-income family in 2000 and the population of low-income people in 2000. For example, according to the chart of the amount of low-income community in 2000, it says that the south has 370 communities (7%), the perimeter of Bangkok 389 (8%), the central part 742 (15%), the north 1,041 (20%) and the northeast 1,323 (26%). We can see that the northeast part has the most low-income communities and the south does the fewest.

In micro level, the topic is the problems of housing in the present that includes physical and social problems. For example, physical problems are that the community and housing are in low quality condition and the housing construction method is not in standard.

Appendix 4-3: Trainer Training in Japan - Curriculum and Results -

Training of trainers in Japan was implemented in July 2007.

Curriculum and results are as shown in below.

"TIC" stands for JICA Tokyo International Center.

"UR" stands for Urban Renaissance Agency.

Date	Schedule	Theme / Lecturer Results	Place
9 Mon	9:30-11:00	Briefing / JICA Obtained basic information for staying in Japan.	TIC
	11:00-12:10	Orientation of the program / JICA Confirmed the program of 3 weeks training in Japan.	
	14:00-16:30	The history of the government housing agency of Japan / Dr. Yokobori Studied the history of the government housing agency of Japan in correspondence to the changes of the housing & social conditions. -1955 Japanese Housing Corporation (JHC) -1982 Housing & Urban Development Corporation (HUDC) -1999 Urban Development Corporation (UR)1955)	Minato-ku Tokyo
	16:30-18:00	Role of UR / Staff of UR Studied the organization of UR and its activities.	
	18:10-18:40	Presentation on outlook of NHA / Mr. Ruangyuth Made a presentation on an outline of NHA.	
	19:00-20:30	Welcome party	
10 Tue	10:00-12:10	Eco-friendly housing development / Staff of Setagaya-ku / Mr. Miisho Visited Fukazawa Housing, which is a reconstructed publicly-operated housing. A day service center is constructed in the same site. studied; (1) A process of reconstruction of publicly-operated housing, and (2) Eco-friendly housing and technologies such as a biotope garden, etc.	Setagaya-ku Tokyo
	15:00-17:10	Upgrading-project of a dense housing area (Kyojima) / Staff of Sumida-ku Visited Kyojima project area, where wooden low-rise houses are densely built, and studied 'the upgrading-project of a dense housing area' implemented by a local government (Sumida-ku).	Sumida-ku Tokyo

Date	Schedule	Theme / Lecturer Results	Place
11 Wed	9:10-10:30	Housing policy of a local government (One of 23 Wards in Tokyo) / Staff of Nerima-ku Studied housing policy of a local government (Nerima Ward)	Nerima-ku Tokyo
	11:00-12:20	Publicly-operated rental housing especially for elderly people / Staff of Nerima-ku Visited Toshida Housing, which is a publicly-operated housing especially for elderly people. A day service center is constructed in the same site. Renovation of publicly-operated housing / Staff of Nerima-ku Visited Kitamachi Housing, where an old publicly-operated housing was inovated for the use of elderly	
	14:00-17:00	New town development / Dr. Fujii Visited Hikarigaoka New Town, one of the biggest new towns in Tokyo, and studied the project. Residents' association of a condominium / Dr. Fujii Studied a system of a residents' association of a condominium.	
12 Thu	9:50-12:20	Development of a Disaster-Resistant City / Mr. Hamada Studied the strategy for prevention of the disaster in Tokyo. Upgrading-project of a dense housing area (Higashi-ikebukuro) / Mr. Hamada Studied the process how to coordinate the project with people participation in case of Higashi-ikebukuro Project.	TIC
	14:00-15:00	Urban renewal project / Staff of Toshima-ku Visited a city hall of Toshima Ward, and discussed urban renewal projects.	Toshima-ku Tokyo
	15:00-17:00	Upgrading-project of a dense housing area (Higashi-ikebukuro) / Staff of Toshima-ku Visited Higashi-Ikebukuro project area, where wooden low-rise houses are densely built, and studied 'the upgrading-project of a dense housing area' implemented by a local government (Toshima-ku).	
13 Fri	10:00-12:00	Cooperative housing in Japan / Mr. Nakabayashi Studied the process of a cooperative housing development in Japan.	TIC
	14:00-17:00	Progressed housing construction techniques / Staff of UR Visited Urban & Housing Technology Research Institute of UR, and studied progressed housing construction techniques such as a skeleton housing, barrier free, earthquake resistance, etc.	Hachioji-shi Tokyo
16 Mon	13:30-15:00	Hiroshima Peace Memorial Museum Visited Hiroshima Peace Memorial Museum.	Hiroshima-shi Hiroshima
	15:00-16:30	Slum clearance project / Dr. Yokobori Visited Motomachi project area, where a previous slum area was renewed as a residential area of high rise housings.	

Date	Schedule	Theme / Lecturer Results	Place
17 Tue	9:00-10:00	Public housing development methods in Japan / Mr. Hasegawa Studied a segment of each public housing development methods in Japan.	Higashi-Hiroshima-shi Hiroshima
	10:00-12:00	Housing policy of a local government (Medium size city) / Dr. Yokobori, Staff of Higashi-Hiroshima-shi Studied the housing policy of a local government (Higashi-Hiroshima-shi).	
	13:00-15:30	Various types of publicly-operated housings / Dr. Yokobori, Staff of Higashi-Hiroshima-shi Visited various types of publicly-operated housings such as a low-rise, middle-rise and wooden housing in Higashi-Hiroshima-shi, and interviewed a resident in the housing.	
18 Wed	9:30-11:45	Reconstruction of a publicly-operated housing / Staff of Okayama prefecture, Staff of Kurashiki-shi Studied the process of reconstruction of publicly-operated housing, taking example of Nakasho housing estate, including change of rental fee and tentative dwellings Preservation of a historical town / Staff of Okayama prefecture, Staff of Kurashiki-shi Studied city planning method for preservation of a historical town.	Kurashiki-shi Okayama
	12:20-12:50	Supplementary lecture	
	13:30-14:30	Publicly-operated housing (Reconstruction project) / Staff of Okayama prefecture, Staff of Kurashiki-shi Visited Nakasho housing, and studied a publicly-operated middle-rise housing with a good design and planning for community and barrier free.	
	15:00-16:00	Historical town / Staff of Kurashiki-shi Visited a historical town of 'Edo' period located along a canal, where traditional architecture and townscape are preserved through city planning.	
19 Thu	9:35-12:00	Housing policy of a local government (Osaka Prefecture) / Staff of Osaka Prefecture Studied; - Housing policy of Osaka Prefecture, - Osaka Housing Supply Corporation.	Osaka-shi Osaka
	14:00-15:00	Housing projects by Osaka Housing Supply Corporation / Staff of Osaka Prefecture Visited reconstruction housing projects by Osaka Housing Supply Corporation in Senri New Town.	Senri Osaka
	15:30-17:30	Redevelopment project in densely-built residential area / Staff of Osaka Prefecture Visited Kayashima-higashi project area, where wooden privately-operated rental housing are densely built, and studied the project methods implemented by the local government (Neyagawa-shi) and Osaka Housing Supply Corporation.	Neyagawa-shi Osaka

Date	Schedule	Theme / Lecturer Results	Place
20 Fri	10:00-12:00	Reconstruction of publicly-operated housings constructed in a slum clearance project in the formerly-disclimated area / Staff of Kyoto-shi, Dr. Terakawa Visited Senbon project area, and studied; (1) History and culture of the formerly-disclimated area, (2) Reconstruction of publicly-operated housings constructed around 40 years before in a slum clearance project (3) Cooperative housing project nearby	Kyoto-shi Kyoto
	13:40-15:30	Traditional urban housings / Staff of Kyoto-shi Observed a preservation project of an old city center.	
21 Sat	10:00-12:30	Cooperative Housing / Dr. Terakawa Visited TEN Project, a cooperative housing in Nishi-awaji area, and studied the way to cordinate the cooperative housing.	Osaka-shi Osaka
	13:45-17:30	Housing and social development in the formerly-disclimated area / Dr. Terakawa, Leader of the community Visited Kita-shiba area, and studied; (1) History and culture of the formerly-disclimated area, (2) Slum crearance project, (3) Social development by the community group (4) People participation to the development.	Minoo-shi Osaka
23 Mon	9:30-11:30	Experimental housing project / Staff of Osaka Gas Corporation Visited NEXT 21, an experimental housing managed by Osaka Gas Company, and studied; (1) Skeleton housing, (2) Energy co-generation system, etc.	Osaka-shi Osaka
	13:00-14:30	Osaka Museum of Housing and Living Visited Osaka Museum of Housing and Living to know the old Japanese living style.	Osaka-shi Osaka
24 Tue	9:30-11:10	Construction method for low-cost housing / Mr. Hanaoka Studied recent movements of reinforced concrete method for low cost housing construction.	TIC
	14:10-16:10	Construction sites of low-cost housing / Staff of You-me Construction company Visited three construction sites of low-cost housing of reinforced concrete structure.	Utsunomiya -shi Tochigi
	17:25-17:50	Lecture on housing development in Thailand and Japan / Mr. Ruangyuth Gave a lecture on housing development in Thailand and Japan as a special lecture for the students of the Faculty of Regional Development in Toyo university.	Itakura-cho Gunma

Date	Schedule	Theme / Lecturer Results	Place
25 Wed	9:20-11:40	Urban Redevelopment by UR / Staff of UR Studied urban redevelopment projects in the waterfront areas of Tokyo managed by UR through redevelopment methods such as; 1. Urban Renewal Project based on the Urban Renewal Act, and 2. Land Re-adjustment Project based on the Land Re-adjustment Act.	Chuo-ku Tokyo
	11:40-12:00	Urban Renewal Project by UR / Staff of UR Visited Harumi Island Triton Square project site, where UR managed Urban Renewal Project.	
	12:10-12:20	Urban Renewal Project by UR / Staff of UR Visited Harumi San-chome Nishi project site, where UR managed Urban Renewal Project.	
	12:20-12:30	Urban Renewal Project involving UR / Staff of UR Visited Kachidoki Roku-chome project site, where UR was involved in Urban Renewal Project.	
	12:30-12:40	Urban Renewal Project by UR / Staff of UR Visited Kachidoki Ekimae project site, where UR managed Urban Renewal Project.	
	14:00-15:10	Contemporary-designed rental housing by UR / Staff of UR Visited Shinonome Canal Court project site, where UR operates rental housings which are designed in contemporary stile.	
	15:20-16:00	Land Lease Project by UR / Staff of UR, Staff of Daiwa House Corporation Visited Toyosu San-chome project site, where UR managed Land Lease Project.	
16:10-17:00	Land Re-adjustment Project by UR / Staff of UR Visited Toyosu Ni-chome project site, where UR managed Land Re-adjustment Project.		
26 Thu	9:00-10:40	Housing Development for Low-incomes in Asia / Dr. An Studied changing patterns of housing development for low-incomes in Asian countries.	TIC
	10:50-12:10	Review of planning and housing in Tokyo / Dr. Fujii Studied the urban development history of Tokyo.	
	13:30-18:00	Summary of the 3-week training in Japan / Dr. Fujii, Dr. An, Dr. Yokobori, Mr. Sera, Mr. Morishita Every member reported his/her own impressive results of the training course. Then advisors gave suggestions to us.	
27 Fri	10:00-12:00	Evaluation method / Dr. Yonehara Evaluation of the training by JICA Expert Team	TIC
	12:00-12:30	Evaluation of the training / JICA Evaluation of the training by TIC	
	12:30-14:00	Farewell party	

Appendix 4-3-1: Outline of the textbooks for Trainers Training in Japan

9 July 2007

Transition of “National Housing Corporation of Japan” and its background (Yokobori Hajime)

“Summary”

The history of Japanese publicly operated housings after the Earthquake attacked Toyo in 1923. The transition of the role of national housing institution was explained after the World War 2. Japan Housing Corporation (JHC) was founded in 1955 to improve housing condition according to the growth of the economy and population. In 1982, JHC changed its name to Housing & Urban Development Corporation (HUDC) because of the shift in housing needs and environment. In 1999, HUDC changed its name to Urban Development Corporation (UDC) because of the decay of the requirement for new housing supply and of the necessity of the housing development by the government organization. UDC was changed its role from new housing development into urban redevelopment. In 2004 and upward, UDC abolished its name and established Urban Renaissance Agency (UR) to concentrate into urban renewal projects. Some project examples are explained.

10 July 2007

1) Fukasawa Symbiotic Housing Complex/ A Model Project of Rebuilding Public Housing Complex in Tokyo towards “a Sustainable Urban Community”

2) Sustainability of Housing, Embedded in Local Context

(Miisyo Kiyoshi)

“Summary”

The first paper was prepared by Professor Kazuo IWAMURA who designed the Fukasawa Housing Complex, which is one of publicly operated housing in Setagaya-ku in Tokyo. The background of the project, method of the design, site situation analysis, concept of the building, social aspect, some drawings, environmentally symbolic elements, pictures, etc. were explained. Then, the result of the measurements on environmental factors like thermal condition and energy consumption after the construction was shown in the paper.

The second paper was also prepared by Professor Kazuo IWAMURA to explain the movement of Environmental Symbolic Housing (ESH) in Japan. He concluded the issues concerning ESH are not extraordinary in themselves. It is time to use these ideas, reconstructing our techniques, administrative systems, and attitudes accordingly.

10 July 2007

Public facilities in Kyojima upgrading project area (maps only)

(Sumida-ku)

“Summary”

The maps of public facilities like pocket parks, schools, police stations, fire stations, hospitals, evacuation places, and meeting places in Kyojima district in Sumida-ku in Tokyo Metropolitan are shown.

11 July 2007

The guidance for the apartment for the elderly

(Nerima-ku)

“Summary”

Outline of the policy of Nerima-ku in Tokyo Metropolitan by the reform of the publicly operated

housing for elderly are explained. Five examples of the elderly apartments are shown.

11 July 2007

**Hikarigaoka New Town
(Fuji Toshinobu)**

“Summary”

Hikarigaoka New Town located 15km northeastern area from the center of Tokyo was developed in 185ha where was once an US military campground surrounded by urbanized area, by JHC and completed in 1992. The characteristic of Hikarigaoka is described as a compact town because necessary urban amenities and services like subway, a large park, incineration facilities, shopping center, green corridor, and public centers. The history and background of the development, and the types of the housing are described in short.

12 July 2007

**Development of a Disaster-Resistant City in Tokyo, and Community Development in the Eastern Ikebukuro District
(Hamada Jinzaburo)**

“Summary”

Many of the congested areas have been redeveloped according to the disaster resistant policy. Eastern Ikebukuro district is one of the areas to be developed to prevent lose of human life and wealth caused by various disasters. The reason why the policy is needed is explained by using statistical information. The necessity of community based disaster resistant development is also discussed. The district based disaster resistant development is required because of the necessity of wrapping and stuffing method, the necessity of improvement of district based vulnerability, and the necessity of resident participation according to the text. Then the features of Eastern Ikebukuro community development for disaster prevention were explained.

12 July 2007

1) Outline Diagram for the Project in Eastern Ikebukuro District

2) “Machizukuri” in Higashi Ikebukuro 4 and 5-chome / Japanese only

(Toshima-ku)

“Summary”

The first one is an urban planning chart in Eastern Ikebukuro district by Toshima-ku in Tokyo Metropolitan. The second one is an introduction of the community organization in Eastern Ikebukuro. The history and activities of the town planning committee called “Machizukuri-Kyogikai” are explained in Japanese.

13 July 2007

**Co-operative Housing in Japan
(Nakabayashi Yoshiyuki)**

“Summary”

The history and the recent tendency of cooperative housing are introduced with pictures of the examples of the apartments and statistics. The first cooperative house was constructed at Sendagaya in Tokyo in 1968. The characteristic of Japanese style cooperative house is explained as coordinator initiative or public sector initiative method. About 90% of the cooperative housing projects in Japan have been developed by the initiatives. Only 5% of the cooperatives have been constructed by people’s initiative. Many examples and types of cooperative housings are shown in pictures.

13 July 2007

**Urban & Housing Technology Research Institute
(Urban Renaissance Agency)**

“Summary”

This is a brochure of Urban & Housing Technology Institute (UHTRI) by UR. UHTRI is an institute with laboratory and museum about housing and environmental studies in UR. The purpose of the foundation of UHTRI is to investigate and analyze the current urban trends, to implement researches and technology developments, to apply the outcomes to the future UR projects, and also to disseminate the outcomes to the society. In 2.6ha site, the Institute has 10 facilities for experiment and research, 6 facilities for exhibition and physical experience. The facilities, are well equipped to allow diverse experiments and testing, including the prevention of earthquake disaster, superior durability, housing performance, maintenance and rehabilitation of existing housing, saving resources and energy, recycling system enhancing environmental consciousness. Among 16 facilities, 6 facilities, Kodan (JHC) Skeleton Infill Experimental Housing, Environment Conscious Experimental Yard, Housing & Environment Hall, Living Quality & Performance Hall, and Housing Apartment History Hall, are open to the public.

17 July 2007

The Restoration of Hiroshima Motomachi High-rise Housing Estate / Japanese with partial English

(Yokobori Hajime)

“Summary”

The reconstruction history of Hiroshima after the atomic bomb and the development of Motomachi area near Hiroshima Castle, which was used as a temporarily housing construction for war refugees after the World War 2, are explained. The area was turned to congested slum housing called “A-bomb slum” which caused the fires 5 times during 1947 and 1957. The Municipality, together with the Government, made a redevelopment plan, and changed the area into high-rise apartments and a large urban park. The restoration project of the area was implemented during 1969 and 1978 and 4,500 publicly operated housings were constructed at Motomachi area. The history and the physical aspects of Motomach Housing Complex are explained.

17 July 2007

An example of Public (Rental) Housing System in Local city, Higashi-Hiroshima / Japanese with partial English

(Yokobori Hajime)

“Summary”

Higashi-Hiroshima shi is situated at 30 km east of Hiroshima City. The old name of the city called Saijo and well known as a town of Sake wine breweries. The housing policy and the examples of publicly operated housings are introduced.

17 July 2007

**Location Map of Publicly Operated Housings and Visiting Schedule
(Higashi Hiroshima Shi)**

“Summary”

Two maps of the locations of publicly operated housings in Higashi-Hiroshima shi are shown.

18 July 2007

1) Rebuild Program Nakasho Housing Complex by Okayama Prefecture

2) Nakasho Housing Complex / Japanese only

(Okayama Prefecture)

“Summary”

The Nakasho Housing Complex is located in eastern Kurashiki City in Okayama prefecture. It is approximately 2 km from JR Kurashiki Station, amongst an area of rice fields and vegetable fields. To the east is a lush green and gently sloping hilly area, and to the west is the Rokkengawa River irrigation canal drawn from the Takahashi River, as well as a suburban housing complex blessed with a rich natural environment. The history of the reconstruction and notable aspects of the publicly operated housing lead by the citizen's commitment system organized by the Municipality called “Creative Town Okayama” with unique architectural design concept, are introduced.

18 July 2007

1) Outline of the Nakasho Housing Complex Rebuild Program by Kurashiki Shi

2) Special Case of Rent paid by Tenants moving into New Housing under a Rebuild Program

3) Temporary Housing Support for the Nakasho Housing Complex Rebuild Program

4) Types of Nakasho Housing /Japanese only

(Kurashiki Shi)

“Summary”

The Nakasho Housing Complex was constructed in the early 1960s. Even before the statutory number of years for rebuilding had passed, deterioration was notable. Also, from the perspective of effectively utilizing the land, the rebuild program was implemented based on provisions of the Public Housing Law including subsidy system. Kurashiki Shi explains the basic ideas and the policy underlying the reconstruction of the publicly operated housing. The unit number of reconstruction was 378. It was the same number of the units before the project had started. The planning process and rental price reduction system as the compensation of the rent increase after the completion are explained. The design concepts of each phase, Phase 1 to 4, are also introduced. Along with the introduction of Nakasho Housing, the housing policy of Kurashiki Shi was explained in the three textbooks.

18 July 2007

1) Townscape Preservation in Kurashiki City

2) Urban Planning Policy of Kurashiki Shi /Japanese only

(Kurashiki Shi)

“Summary”

The townscape preservation policy of Kurashiki Shi was explained in the texts. First, the history of the development from 16th Century of Kurashiki and necessary landmarks and townscapes to be preserved were introduced. Then, the ordinances for the preservation of traditional beauty of townscape were explained. In 1968, an autonomous ordinance was enacted. The “Kurashiki Shi Ordinance for the Preservation of Traditional Beauty” aimed to preserve the historical townscape, with a focus on the district along the Kurashiki River. In 1978, the “Kurashiki Shi Ordinance for the Preservation of the Preservation District for the Group of Historic Buildings” was enacted. Then, Kurashiki Shi enacted its own ordinance in 1990, and Japan's first ordinance for protecting the background scenery to the “Historic Buildings District”: the “Kurashiki Shi Ordinance for the Preservation of Background Scenery in the Preservation District for a Group of Historic Buildings along the Banks of the Kurashiki River” known as the “Background Ordinance”. In April 2000, the

“Kurashiki Shi Ordinance on the Landscape of the Bikan Historical Quarter”, known as the “Landscape Ordinance”, was enacted, giving legally binding force to building height restrictions, etc. in each of the districts.

19 July 2007

1) Briefing on Osaka Prefectural Housing and City Development Policies / Japanese only

2) The Outline of the Project of Urban Development at Kayashima East District in Neyagawa Shi

3) Reference for the Visit by NHA

(Osaka Prefecture)

“Summary”

In the first paper, housing policy by Osaka Prefecture was explained. The contents are, the recent role of the administration for housing development, the activities of the Department of Town Planning, the policy of Zoning Control for Urbanization, the statistical situation of the housing supply in Osaka Prefecture, the system of subsidy for low-income housing, the role and activities of Osaka Housing Corporation, the upgrading projects in densely built housing areas, the slum clearance and renewal projects, and the introduction of Senri New Town Project started as the first new town project in 1960 and finished in 1969.

The other papers are the introduction of the visiting places, Senri New Town and Kayashima district in Neyagawa Shi by the tour.

20 July 2007

1) Current Conditions of the Senbon District

2) Kyoto City Planning

3) Preservation Districts for groups of Historic Buildings in Kyoto

(Kyoto Shi)

“Summary”

The first paper is the explanation of the history of a discriminated community and the recent policy to improve living situation by Kyoto Shi. The Senbon district is located in the northwestern part of Kyoto Shi. The district is dotted with places of natural beauty and historic interest. The district is next to a university, schools and residential areas. An urban planning road with a width of 22 m runs across the district. Although local people have called the district “Senbon,” the administrative name “Rakushi” also has been used since a prewar survey on slum residential areas. Kyoto Shi tried to improve the condition of the community through its policy like housing reconstruction, foundation of community facilities, job creation, and educational effort by anti-discrimination guidance for school children. In April 2002, a building which was called by the nickname “Rakushi 21”, six-story reinforced concrete building of the Rakushi municipal housing was completed under the project for reconstructing old publicly operated housing. The key issues of how “Rakushi 21” was born were introduced.

The second paper is excerpt on landscape policy from the brochure about city planning of Kyoto Shi. In order to promote the utilization of both the historic and modern aspects of the city, Kyoto Shi expanded its landscape districts that were first designated in 1930. In 1972, Kyoto Shi became the first the first city in Japan to establish urban landscape ordinances, and the central government and other local authorities later adopted a system of special preservation and landscaping districts based on the Kyoto ordinances. Kyoto Shi landscape system consists of four natural scenery control and seven urban scenery control ordinances. The natural scenery ordinances control the development and construction in the areas specified by Landscape Districts, Special Historical Features Preservation

Districts, Natural Beauty Preservation Districts, and Special Green Zone Preservation Districts. The urban scenery ordinances for scenery reservation control the development, construction and repair in the areas specified by Aesthetic Districts, Landscape Adjustment Districts, Scenic Formation along Roadways Districts, Historical Landscape Preservation and Adjustment Districts, Community Landscape Development Districts, and Traditional Structures Preservation Districts, and also controls outdoor commercial displays as an important element of city landscape in the areas specified by Regulations Related to Outdoor Commercial Displays.

The third paper is the brochure on Preservation Districts for groups of Historic Buildings in Kyoto. After the introduction of the districts, “Sanneizaka”, “Gionshibashi”, “Sagatoriimoto”, and “Kamigamo”, the system of the preservation policy and the instances of the preservation methods were explained.

21 July 2007

1) Senbon Cooperative Housing Project

2) “Machizukuri” with Human Rights

3) Community Development as Community Work – Attempt to Revitalize Communities in Public or Improved Housing Complexes

4) Kitashiba Network / Japanese only

(Terakawa Seiji)

“Summary”

The first brochure is the explanation of the background, development process, and outline of the building about Senbon Cooperative Housing Project in Kyoto. This is the first reconstruction project in Japan by cooperative housing for sale on the publicly owned land with long-term (60 years) lease of the land.

The second brochure is mainly an explanation of the method of community planning. There are seven elements necessary for participatory development. Along with it, the target groups for cooperative housing are explained. The most cooperative housing residents are belonging to the group of young and middle-income category.

In the third paper, the necessary viewpoints to be considered for the community development are explained. There are four viewpoints, of community revitalization by limited households in public or improved housing complexes, of revitalization of decrepit housing complexes as community development, of human rights community development, and of changes in the roles of government and community as a result of delegation of authority over public services. Then, two practices of the community development, Shin-Osaka/Awaji in Osaka Shi, and Kayano (Kitashiba) in Minoo Shi, are introduced. The Shin-Osaka/Awaji district is located in Yodogawa Ward of Osaka Shi. The community is located around the JR Shin-Osaka bullet train terminal, which is an important transportation hub in Osaka. The various activities lead by the community, were introduced including the “TEN” cooperative housing. The Kayano community was formerly one of discriminated villages and had suffered problems of unstable groups such as illiterate persons and persons who do not join any pension program. In 1990s, to settle these problems, discussions were held to lessen the community people’s “unsocial disposition due to a closed environment,” recover the community’s pride and promote the residents’ voluntary and collaborative community development, having exchanges with neighboring districts. As the result of the discussions, there have been planned and implemented many activities to improve the condition of the community.

The fourth document is a photo album of the activities by Kayano Kitashiba community.

23 July 2007

**NEXT 21, Experimental Multi-Unit Housing Complex
(Osaka Gas Company)**

“Summary”

NEXT 21 is an experimental middle rise condominium building constructed by Osaka Gas Company in Osaka Shi. The various technical experimentations including building and housing component planning with recent environmental and housing appliance technology in an actual residential district has been tested after 1993. The experiments of phase-1 and 2 are focused in energy conservation, in environmental protection, and in daily life quality by using various technological energy saving methods like solar cell and heat-based gas-engine cogeneration. Also, greening, wastewater and garbage recycle system were tested. The phase-3 period has begun in 2007 to find a solution for housing and energy systems that support a sustainable urban residence. The technical issues of the experiments of phase-3 are PEFC (Hydrogen Fuel Cell) cogeneration with neighborhood heat-sharing system and solid oxide fuel cell cogeneration system. The experimental housing unit design for infill research and equipment flexibility study for the aging society, and verification experiment for energy conservation through the use of natural energy are the contents of the phase-3 project.

24 July 2007

**Recent Movements of Reinforced Concrete Method for Low Cost Housing Construction
(Hanaoka Tadashi)**

“Summary”

The characteristics of concrete used for building construction are fabrication by casting, fabrication by cycle time, and mass production. However, the best scale of production units per year in a factory in terms of economy is not match for the recent construction industry using large PC panels according to the decay of the mass production of the housings and the cost up of transportation. It is only expected to rationalize the construction method of the poured-in-place-concrete for the improvement of the cost efficiency in these days instead of PC fabrication method in factory in Japan. A model of low-cost housing construction made of reinforced concrete was explained in the paper. The key issue of the success of the cost down of the housing will be the efficiency and standardization of building parts. The half PC method to use partial blocks manufactured in a factory was introduced as a reference.

25 July 2007

1) The Model of Tokyo Seaside Urban Area

2) Harumi Island Triton Square

3) Kachidoki Project / Japanese only

(Urban Renaissance Agency)

“Summary”

These three texts introduce recent UR redevelopment projects in Tokyo Seaside. In the first paper, the project outlines of “River City 21”, “Harumi Island Triton Square”, “Harumi Sector3”, “Front of Kachidoki Station”, “Kachidoki Sector6”, “Toyosu Sector 2 and 3”, “Shinonome Canal Court”, “Daiba District and Seaside Sub-center”, and some other projects, are introduced by photos and plan drawings. Projects of Harumi Island Triton Square and Front of Kachidoki Station are explained in detail in the second and the third papers. In addition, a proposal of the future redevelopment in Harumi district by Harumi Improvement Association is introduced.

26 July 2007

Changing Patterns of Housing Provision for Low Income Groups in Asian Countries

(An Sang-Kyong)

“Summary”

The history and the differences of the policy and the tendency of the people on housing provision and slum improvement between two cities (countries), Seoul (Republic of Korea) and Bangkok (Thailand), are explained in the paper. Seoul was witnessing one of the world's most aggressive residential redevelopment programs. In the early 70's, strict demolition and relocation policies were applied and as the result, many redevelopment areas confronted the violent protests on the part of the residents. In the early 90's, radical changes in squatter development by slum upgrading programs and resettlement of renters in squatter area into public rental housing have started. On the other hand, in spite of the dramatically increase of slums, government agencies interacted with community leaders and organizations on a limited basis and did not provide adequate resources for slum improvement in Bangkok. Since 1980's, elected municipal authorities did not have adequate power for the slum improvement. And most of the squatter inhabits lived on a temporally basis by paying nominal rent without a chance to own their house. Inauguration of UCDO in 1992 was dramatic change in slum and squatter development in terms of development process.

26 July 2007

Review of planning and housing in Tokyo

(Fujii Toshinobu)

“Summary”

The history of Tokyo, which was called “Edo” before 1868, was explained from the points of land use pattern and housing development. There are two major disasters attacked Tokyo after Meiji Era, the great Kanto earthquake in 1923 and the damage of the World War 2. After the disasters, the government set plans of the redevelopment. After the War, because of the shortage of houses, the government established housing policy to promote home ownership through low-interest loans, public rental housing for low income people with subsidy, and housing construction by housing corporation for middle-income workers. However, the social concentration of the capital and the expansion of the population have made Tokyo Metropolitan face environmental issues like, concentration of the commercial business land use in the central area, expansion of homogeneous residential areas in suburbs, redevelopments in coastal areas with high-rise offices and housings, and increasing rate of edging population with shortage of welfare facilities. There are two types of urban forms, mixed land use and zoning. The features of mixed land use are explained as sustainable environment, community-based society, human scale, heterogeneous life style and workplace adjacent to home. On the other hand, the features of zoning are explained as segregation environment, associational society, machine scale, homogeneous life style, and long distance commuting. As the example of multi-habitation and mixed land use, Kyojima in Sumida-ku is introduced.

26 July 2007

1) How to Evaluate The Training Programs

2) Project evaluation sheet for the trainers training course

(Yonehara Aki)

“Summary”

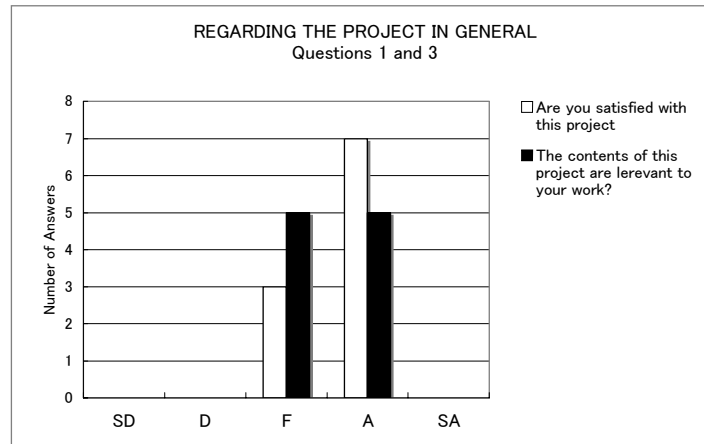
This is the textbook to teach an evaluation theory and practice in academic manner. The training session aims at providing a theoretical background of training program evaluation, and providing a practical knowledge and experience of training program evaluation. The definition, purpose, function, and effective training program, are explained as the general theory of evaluation.

Data collection and lab test method with the explanation of statistical analysis technique including T-test and Chi-square, was taught in the text. Also, an instruction for running T-test by MS Excel was explained.

Appendix 4-4: Project Evaluation

(1) Project Evaluation in General

The 3 questions were set to evaluate all of the lectures and excursions in Thailand and Japan in general. The answers for the questions 1. "Are you satisfied with this project as total? ", 2. "Do you think the length and schedule of this project were appropriate? ", 3. "Do you think the contents of this project are relevant to for your work? " are as follows;

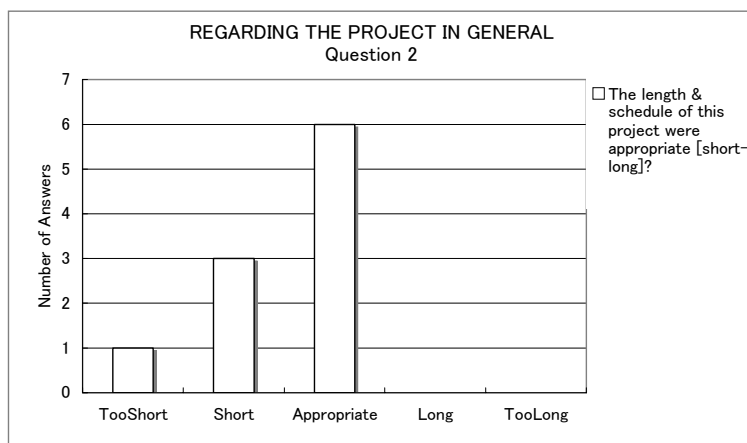


Note: SD=Strongly Disagree, D=Disagree, F=Fair, A=Agree, SA=Strongly Agree

Because 70% of the trainees answered "being satisfied" for the question 1., and all the trainees answered "fair or agreed" with the effectiveness of the project for the question 3., it can be judged that the degree of the satisfaction for the Project in general was high. It means that the curriculum, schedule and the course selection were almost appropriate as the trainers training of the project. It may said that the trainees, who would be the core members to solve the organization problems, would be aware of the necessity of the training of NHA staff and of the responsibility as leaders of the reformation through the trainings. However, they were still skeptical the study and the contents of the training would be really useful to their work or not.

Regarding the answer for the question 2., although 60% of the trainees answered "appropriate", 40% answered "short or too short", it can be understood that the extension for the period of the project is desired.

It may said that in spite of the professional background the trainees had, only one general curriculum was designed to make the schedule effective in short time, the trainees got confused and could not assimilate the contents of the study sufficiently.

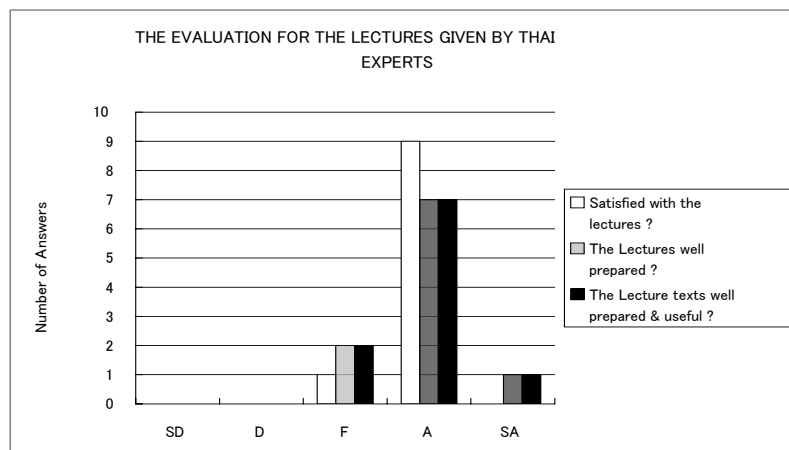


(2) The Lectures in Thailand

The questionnaire for this evaluation was treated under three heads from 1) to 3).

1) The Evaluation for the Lectures given by Thai Experts

For three questions 1."Are you satisfied with the lectures? " 2."Were the experts well prepared for giving the lectures? " 3."Were the lecture texts well prepared and useful for you? ", the answers are as follows;



Note: SD=Strongly Disagree, D=Disagree, F=Fair, A=Agree, SA=Strongly Agree

Because 90% of trainees answered as being satisfied for the question 1, and the evaluations of the answers for the question 2. & 3. are also satisfactory, it is judged that the degree of satisfaction for Thai experts is high. It means that lecture contents were relevant and the course in Thailand was appropriately designed as a pre seminar before going to the study trip to Japan. As the lecture topics in Thailand were well planned with the lecture and excursion study in Japan, the trainees were easily compare the differences and similarities of two different culture and society through the study.

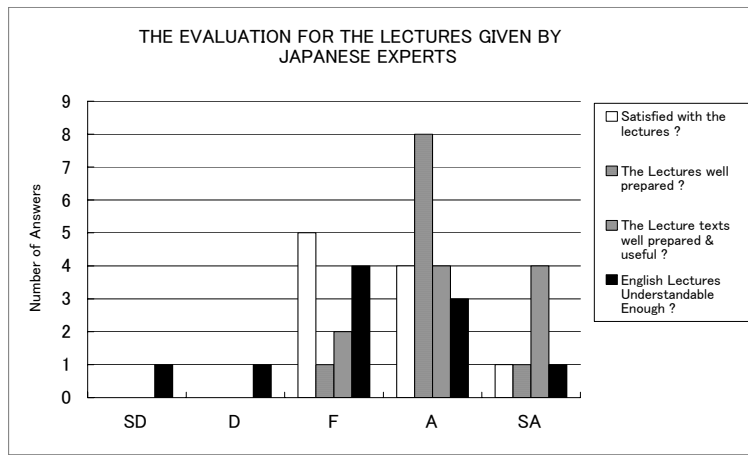
2) The Evaluation for the Lectures Given by Japanese Experts

Regarding the question for the evaluation of the lectures given by Japanese experts, in addition to the three questions 1."Are you satisfied with the lectures?" 2."Were the experts well prepared for giving the lectures?" 3."Were the lecture texts well prepared and useful for you?", one question 4."Were the English lectures understandable enough?" is added.

The answers given are as follows;

Compared with the lectures given by Thai experts, even though the degree of satisfaction of 1. is relatively low (half of the trainees answered as faire), the contents of lectures and textbooks for lectures are evaluated high as indicated in the answers for the questions 2. & 3. The low degree of satisfaction for the question 1, can be judged to be caused by the lack of the understanding of English used in the lectures as indicated in the answer for the question 4. It was presumed that there would be no problem in conducting lectures in English, but the capability of the trainees for English was varied, thus 20% of trainees had difficulties in understanding as a result.

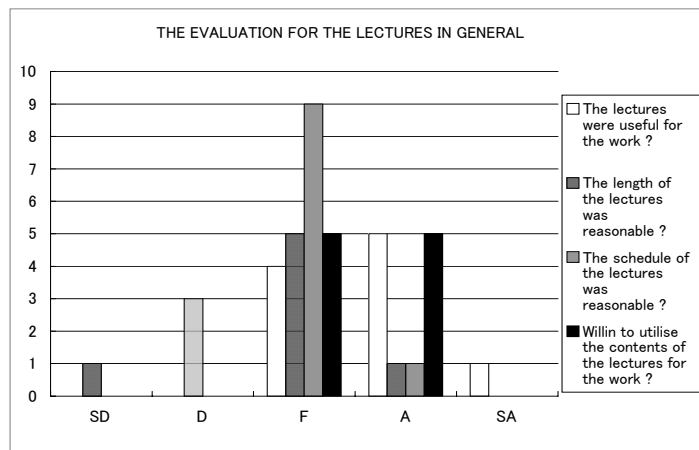
Another presumption of the result may the lecturers did not explain enough about the contents of the lectures according to the interest of the trainees. As the other notable result, 8 of 10 trainees pointed out the lectures were well 'prepared' as 'pre explanation of the study trip to Japan'.



Note: SD=Strongly Disagree, D=Disagree, F=Fair, A=Agree, SA=Strongly Agree

3) The Evaluation for the Lectures in Thailand in General

For four questions 1."Dou you think the lectures were meaningful and useful for your work?" 2."Dou you think the length of the lecture (about 2 hours/ session) was reasonable? " 3."Do you think the schedule of the lectures was reasonable? " 4."Are you willing to apply or utilize what you learned from the lectures to lectures to your work? ", the answers are as follows ;



Note: SD=Strongly Disagree, D=Disagree, F=Fair, A=Agree, SA=Strongly Agree

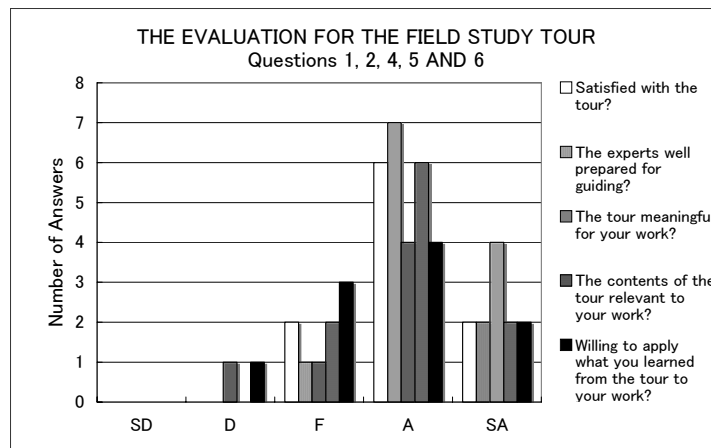
As of the answers for the question 1., it can be recognized as useful to a certain degree because more than half of the trainees answered "Agree" or "Strongly Agree" and none of the trainee answered "Disagree". Although it is necessary to lengthen the hours of lectures in the future because 40% of the trainees responded that they felt short or too short as the answer for the question 2.. As there is no complaint with regard to the schedule of the lectures in the answers for the question 3., it can be presumed that the present direction shall be kept in the future. Regarding the answers for the question 4., half of the trainees answered that the contents of the lectures can be useful for their works, and the remaining half of the trainees answered as faire. Major reason of the difference can be presumed being caused by the differences of the positions of the trainees. This can be presumed that the different positions of the trainees affected their answers.

(3) The Training in Japan

The questionnaire for this evaluation was treated under three heads from 1) to 3).

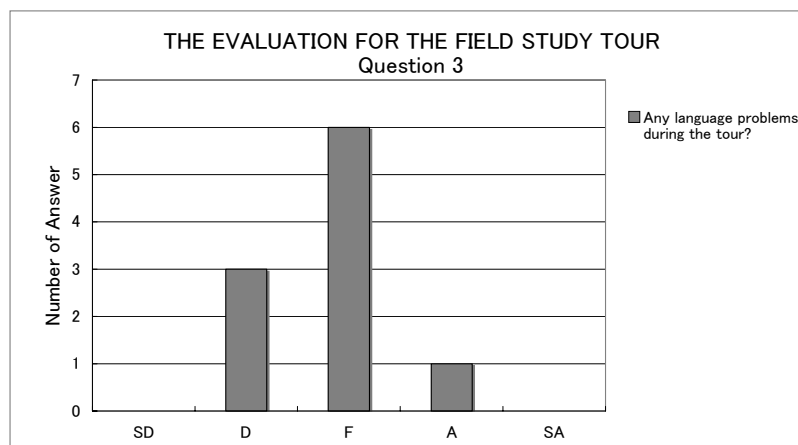
1) The Evaluation for the Case-Study Tour

Regarding six questions 1.” Are you satisfied with the tour? ” 2.” Were the experts well prepared for guiding the tour? ” 3.” Did you have any language problems during the tour? ” 4.” Do you think the tour were meaningful and useful for your work? ” 5.” Do you think the contents of the tour were relevant to your work? ” 6.” Are you willing to apply or utilize what you learned from the tour to your work? ” , the answers are as follows;



Note: SD=Strongly Disagree, D=Disagree, F=Fair, A=Agree, SA=Strongly Agree

Concerning the answers for the question 1., 80% of the trainees are satisfied and as of the answers for the question 4., 80% answered meaningful for their works in the future. Thus, it can be judged that the degree of the satisfaction for the case-study tour is high. As the evaluation for the guide of the tour by the experts inquired in the question 2. is also high, it is understood that the field training during the whole period of the tour is appreciated positively. Also, about the answers for the question 3., it is observed that the trainees who have the difficulties in understanding English during the tour are fewer in comparison with the lectures in English.



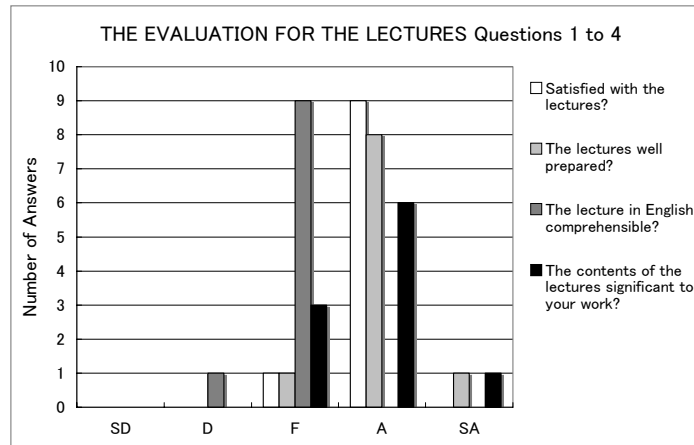
Note: SD=Strongly Disagree(No problems), D=Disagree, F=Fair, A=Agree, SA=Strongly Agree(Many problems)

Regarding the answers for the question 5., 40% of the trainees answered tight or too tight for the schedule of the tour, it seems that the schedule was a little bit congested for the trainees because of the limited availability of time in Japan. As of the answers for the question 6., 40%

of the trainees answered positively while 40% answered fair or disagree.

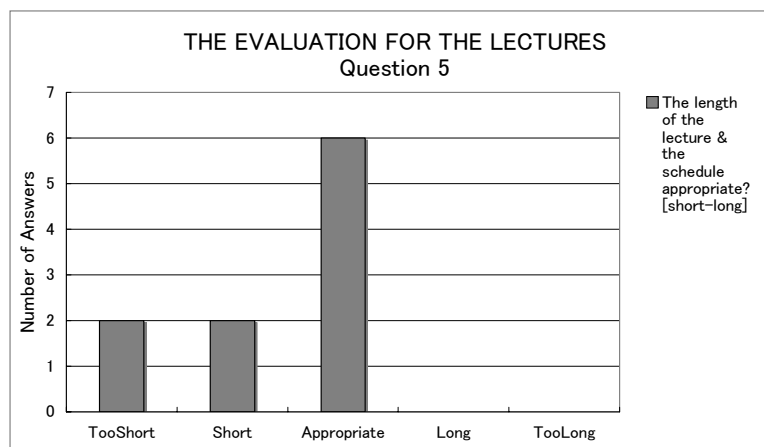
2) The Evaluation for the Lectures during the Study

Regarding 5 questions 1."Are you satisfied with the lectures?" 2."Were the experts well prepared for giving the lectures?" 3."Did you have any language problems during the lectures?" 4."Do you think the lectures were meaningful and useful for your work?" 5."Do you think the schedules & length of the lectures were appropriate?", the answers are as follows;



Note: SD=Strongly Disagree, D=Disagree, F=Fair, A=Agree, SA=Strongly Agree

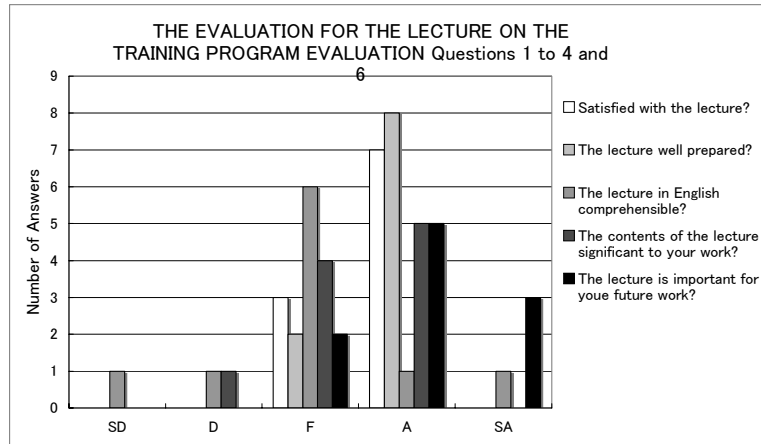
By observing the answers for the question 1. & 2., it can be judged that the degree of the satisfaction of the lectures is high. There were a few trainees who felt difficulties in understanding English as shown in the answers for the question 3. In most tours and lectures, a Japanese-Thai interpreter was accompanied with the team. In some lectures, experts directly explained in English. It might cause difficulty for trainees. Even though 70% of the trainees answered the contents of the lectures significant as indicated in the answers for the question 4., it is observed that the degree of the satisfaction of the lectures in Japan is higher compared with the lectures in Thailand. It can be presumed that this is caused by the fact that the lectures in Japan are accompanied with the case-study tour. Regarding the answers for the question 5., 40% of the trainees answered short or too short. Thus, it is expected the length and schedule of the lecture during the tour to be improved in the future.



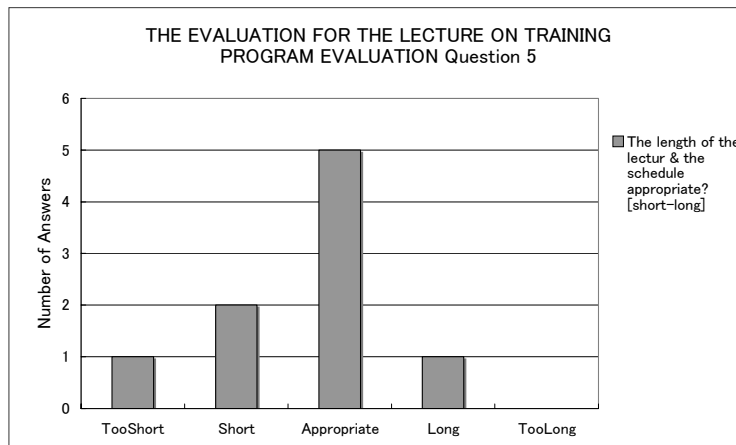
3) The Evaluation for the Lectures on the Training Program Evaluation

In this Project, in order to conduct trainers training for the trainees who will be the trainers after returning to Thailand, in addition of the lectures for housings development, the lectures

for evaluation were conducted in order to learn the methods how to evaluate the result of the training or the lectures conducted by the trainees as lecturers. For the six questions 1.”Are you satisfied with the lecture? ” 2.”Was the expert well prepared for giving the lecture? ” 3.” Was the English lecture understandable enough? ” 4.”Do you think the lecture was meaningful and useful for your work? ” 5.” Do you think the schedule & length of the lecture was enough and reasonable? ” 6.” Do you think the training-program evaluation is important for your future work? ”, the answers are as follows;



Note: SD=Strongly Disagree, D=Disagree, F=Fair, A=Agree, SA=Strongly Agree



As indicated in the answers for the question 3., although there are a few trainees who have difficulties in understanding English, yet as shown in the answers for the question 1 & 2, it is judged that the degree of the satisfaction is high. Regarding the answers for the question 4, the half of the trainees answered “yes” and remaining half answered “faire or disagree”, as same as the responses observed in the answers for the question for other lectures. This variation of the answers is caused by the different positions of the trainees. On the other hand, as 80% of the trainees acknowledge the importance of the evaluation for the trainings, as indicated in the answer for the question 6, it is understood that the signification of the trainers training is understood even though the trainers training has no direct relation with the housing development. Concerning the answer for the question 5., it is indicated that there were trainees who felt tight for the schedule, & length of the lectures, which is the same response observed in the other answers.

Appendix 4-5: Questionnaire of the Trainers Training

Project Evaluation:

The Project on Capacity Development for Promoting Low-Income Housing Development in the Kingdom of Thailand

Thank you very much for joining this project and coming to Japan for this training program. We hope you had a good time during this project.

In order to improve our future projects, we would appreciate your frank & honest comments and suggestions on this project. All the information provided in this questionnaire will be treated completely anonymous. Your answer and comments will be very helpful to develop future projects. We appreciate your cooperation very much.

I. Please give us your general information

1. Your gender (please circle one) Male / Female
2. Your age group (please circle one) 30-34 / 35-39 / 40-44 / 45-49 / over 50
3. Your work position (please write)

II. Please give us your feedback

1. About the lectures in Thailand:

1.1. Regarding the lectures given by Thai experts,

- (a) Are you satisfied with the lectures? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Were the experts well prepared for giving the lectures? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Were the lecture texts well prepared and useful for you? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.2. Regarding the lectures given by Japanese experts,

- (a) Are you satisfied with the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Were the experts well prepared for giving the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Were the lecture texts well prepared and useful for you?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (d) Were the English lectures understandable enough?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.3. Regarding the lectures in Thailand in general,

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 2 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Do you think the schedule of the lectures was reasonable?
Too busy — Busy — Reasonable — Boring — Too boring
- (d) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

2. About your experiences in Japan:

Regarding the case-study tour (in Tokyo, Hiroshima, Osaka, Kyoto, etc.),

- (a) Are you satisfied with the tour? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Were the experts well prepared for guiding the tour?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Did you have any language problems during the tour?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (d) Do you think the tour were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (e) Do you think the contents of the tour were relevant to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (f) Do you think the schedule of the tour was reasonable?

- Too busy — Busy — Reasonable — Boring — Too boring
(g) Are you willing to apply or utilize what you learned from the tour to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

Regarding the lectures during the tour,

- (a) Are you satisfied with the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(b) Were the experts well prepared for giving the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(c) Did you have any language problems during the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(d) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(e) Do you think the schedule & length of the lectures were appropriate?
Too short — Short — Appropriate — Long — Too long

Regarding the lecture on the training-program evaluation,

- (a) Are you satisfied with the lecture?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(b) Was the expert well prepared for giving the lecture?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(c) Was the English lecture understandable enough?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(d) Do you think the lecture was meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(e) Do you think the schedule & length of the lecture was enough and reasonable?
Too short — Short — Appropriate — Long — Too long
(f) Do you think the training-program evaluation is important for your future work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

3. About this project in general:

- (a) Are you satisfied with this project as total?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
(b) Which part(s) of this project is/are useful for you? (please select the item(s) below)
1. Lectures in Thailand by Thai experts
2. Lectures in Thailand by Japanese experts
3. Study tour in Japan
4. Lectures during the study tour in Japan
5. The program-evaluation lecture in Japan
6. Other (please write specifically) _____
(c) Do you think the length and schedule of this project were appropriate?
Too short — Short — Appropriate — Long — Too long
(d) Do you think the contents of this project are relevant to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

III. Please give us your comments and suggestions

Please write anything you thought and/or felt about this project as concrete as possible. Your suggestions, critiques, and requests for future projects will be gratefully appreciated.

Thank you very much for your cooperation!
We sincerely wish you our best...

Appendix 4-6: Name and position list of 50 trainees

Name	Position	Division	Department
Name list of NHA staffs for Tokyo Trip			
MS. SINEERUT CHOEICHUM	Analyst level 4	Risk Management	Policy and Plan
MRS. SUREEPORN SUWANNAWORN	Analyst level 6	Study Coordination	Housing Study and Development
MS. WARAPORN SERTTHIKUL	Accountant level 6	Management Accounting	Accounting
MR. WIWAT CHOWWASET	Engineer level 5,	Construction System and Material Development	Construction System and Material Development
MRS. MUNTANA SUVANKES	Lawyer Level 6		Legal Center
MR. PUNNAWAT SAOCHAPAN	Human Resources Officer level 6	Human Resources Development	Human Resources
MR. KRIT GOENCHANART	Deputy Director	Production and Construction 1	Project Management 1
MR. VIJIT NAMPISAI	Engineer Level 7	Production and Construction 2	Project Management 2
MR. CHANPASAKON DANKHUNAKUL	Architect level 7	Production and Construction 3	Project Management 1
MS. TIPAWAN OLARAWAT	Economist level 6	Financial and Project Accounting Management 1	Project Management Department 1
MR. SAKJAWAT PAREEPART	Architect level 7	Production and Construction 5	Project Management 2
MR. ANGKARN SAKRANUKIT	Architect level 3	Production and Construction 6	Project Management Department 2
MRS. MALINEE VISITPANYAKUL	Engineer level 5	Public Utility and Environment 2	Project Management 2
MS. PRAPATSORN SUPANKLANG	Architect level 3	Production and Construction 7	Project Management Department 3
MS. SIRICHAT POOLRAK	Architect level 3	Production and Construction 8	Project Management Department 3
MRS. SUPREEYA RUXSAPUN	Architect level 7	Production and Construction 9	Project Management Department 3
MS. ATCHARA MAHATHARA	Analyst level 6	Financial and Project Accounting Management 3	Project Management Department 3
MR. TERAWAT SUMOUNGKALO	Engineer level 7	Production and Construction 11	Project Management Department 4
MR. KRAIRAVEE TANINTHARANGKURA	Architect level 7	Production and Construction 12	Project Management Department 4
MS. ORN RUNGRUANGWAT	Engineer level 3	Public Utility and Environment 4	Project Management Department 4
MR. JANOPARS ANGKAEW	Lawyer Level 6	Community Improvement	Special Project
MR. WITCHAYA SIRICHAIJAROENKOL	Architect level 7	Urban Renewal	Special Project
MR. YOUNGYUT CHANTHARAAMPHORN	Architect level 3	Urban Development	Special Project
MR. BOONLERT AUNAEMCHAI	Head of Chonburi province's Community Management Office	Provincial Community Management 1	Community Management 1
Name list of NHA staffs for Osaka Trip			
MRS. SRISUDA SITTA	Management Officer level 6, Thonburi Community Management Office	Provincial Community Management 4	Community Management Department 4
MS. TEERANUCH JIRAKITTAYAKORN	Engineer level 3		Repair and Maintenance Center
MS. SOMYING AMORNYOTHIN	Analyst level 6	Monitoring and Evaluation	Policy and Plan
MRS. ORANEE BOONPHAN	Analyst level 6	Housing Information	Housing Study and Development
MS. SUNAN BUNKERD	Analyst level 3	Housing Information	Housing Study and Development
MRS. RUDEEKAN SRAKAEW	Financier level 6		Financial and Investment Management

MR. SUNYA HAWAHSUWAN	Deputy Director	Legal Acting	Legal Center
MRS. WARAPORN CHANAMRUNG	Human Resources Officer level 6	Human Resources Management	Human Resources
MR. CHITTISAK UTANA	Deputy Director	Production and Construction 2	Project Management Department 1
MRS. MANUSVEE PROMPHUT	Architect level 7	Production and Construction 3	Project Management Department 1
MS. SUNHATAI SURIYE	Engineer level 5	Public Utility and Environment	Project Management Department 1
MR. DULMONCHAI VIWATBORVORNWONG	Deputy Director	Production and Construction 4	Project Management Department 2
MS. THANAPAT ARNMANEE	Architect level 3	Production and Construction 5	Project Management Department 2
MR. TEERA KAENGTHONGLANG	Architect level 3	Production and Construction 6	Project Management Department 2
MRS. RACHANIKORN SIRISUVANARAT	Economist level 6	Financial and Project Accounting Management 2	Project Management Department 2
MR. ANUSAK LIMPRASERT	Engineer level 7	Production and Construction 8	Project Management Department 3
MR. NARIS PHOOSANAM	Engineer level 5	Public Utility and Environment 3	Project Management Department 3
MR. KRITTANOO JANPETKUL	Architect level 3	Production and Construction 10	Project Management Department 4
MR. WINIT KEAWNUNUAL	Architect level 3	Production and Construction 11	Project Management Department 4
MR. MUHAMMUDROZO MAHILEH	Architect level 3	Production and Construction 12	Project Management Department 4
MRS. NARA BOONLOY	Deputy Director	Financial and Project Accounting Management 4	Project Management Department 4
MS. ANURAT SANGTHONG	Analyst Level 3	Community Improvement	Special Project
MS. HATHAICHANOK KANGHAE	Architect level 3	Urban Renewal	Special Project
MR. PRAT DAUNSWANG	Architect level 5	Urban Development	Special Project
MRS. SIRIRAT WHANGSRI	Management Officer level 6	Provincial Community Management 2	Community Management 2
MRS. PRANEE SERMSAB	Management Officer level 6	Provincial Community Management 3	Community Management 2
Project Coordinators (C/P)			
MR. RUANGYUTH TEERAVANICH	Director	Housing Information	Housing Study and Development
MRS. JARUWAN NGAMKANOKWAN	Director	Human Resources Development	Human Resources

Appendix 4-7: Curriculum of 50 Staff Training in Thailand in August & September 2007

Date	Time	Theme	Lecturer			
			Name	Organization		
Aug	27 (Mon)	9:00-12:00	Orientation	Mr. Ruangyuth Teeravanich	NHA	
		13:00-16:00	Local Authority and Decentralization	Mr. Narong Chueaboonchuay	Ministry of Interior	
	28 (Tue)	9:00-12:00	Marketing Analysis	Mr. Adirek Sangsaikaew		
			None			
	29 (Wed)	9:00-12:00	Housing Components	Ms. Thipparat Nopladarom	CODI	
		13:00-16:00	Housing Demand	Ms. Yuwadee Siri	Chulalongkorn Univ.	
	30 (Thu)	9:00-12:00	Green Community Planning & Design	Ms. Pasinee Sunakorn	Kasetsart Univ.	
		13:00-16:00	Vernacular Architecture, Eco-Housing	Mr. Pun Thiengburanathum	Chiangmai Univ.	
	31 (Fri)	9:00-12:00	Public Participation in Human Settlement Development	Mr. Sayam Nonkamchan	CODI	
		13:00-16:00	Lesson Learned from Low-income Housing Development	Mr. Chawanat Leonseng	Independent Academician	
	Sep	3 (Mon)	9:00-16:00	Site visit to TEN project and Suanplu	NHA Staff	NHA
		4 (Tue)	9:00-12:00	Urban Development Plan / Slum Prevention Plan	Ms. Suwama Naosoongnoen	NHA
13:00-16:00			Dwelling Unit Design for Low-income and for Disabled people	Mr. Ruangyuth Teeravanich	NHA	
5 (Wed)		9:00-12:00	Housing Policy and Housing Situation in Thailand	Ms. Kuldoldip Panitchpakdi	Chulalongkorn Univ.	
		13:00-16:00	Housing Finance	Ms. Bussara Sripanich	Chulalongkorn Univ.	
6 (Thu)		9:00-12:00	Housing Development in Japan (10 topics)	10 trainers	NHA	
	13:00-16:00	Housing Development in Japan	Mr. Hasegawa Tomonhiro	JICA		

NHA: National Housing Authority

CODI: Community Organizations Development Institute

Appendix 4-7-1: Outline of the textbook for 50 staff lecture

August 27, 2007

Local Authority and Decentralization

(Narong Chueaboonchuy)

“Summary”

This topic includes nine subjects such as Local Administrative in Thailand, Government Policy, Reason for Decentralization, Decentralization Step and Plan ACT in 1999, Decentralization Plan in 2000, Task Transference of the NHA, The Operation of NHA and Local Government after Transference, and The Conclusion of Problem and Obstacles for Transference. The lecturer is a member of Decentralization Committee to make the plan and to define the duty of local administrative in public service. The conclusion says that the government policy is not clear for related people to understand the transference and that is why the transference and law correction has been delayed.

August 28, 2007

Marketing Analysis for Low-middle Income Housing (BOI)

(Adirek Sangsaikaew)

“Summary”

In Marketing Research, several aspects, such as the demand and supply, factors in buying, customer behavior, and satisfaction corresponding to customer needs and purchasing power (affordability), need to be considered. “Seven Ps Method” is introduced in this topic that sales management takes care of seven Ps such as Product, Price, Place, Promotion, Positioning, People, and Prestige.

BOI supports the private developers who provide housing of less than 600,000 baht to the low-incomes by tax exemption.

August 29, 2007

Housing Components

(Thipparat Nopladarom)

“Summary”

Housing components of low-income housing and community planning are described as target group, land, public utilities, construction, role of community and related authorities, funding resources, and law.

In the design and community planning, the design is divided into two cases that are slum upgrading and creating new community in new land. For the slum upgrading method, community survey including social and physical aspects is essential. In creating new community in new land, there are two methods such as cooperative design with the community and separate design with groups in the community.

And in the community planning, new neighbors, community plan, the size and form of plot, and providing the center area for the community are to be considered.

Housing Demand

(Yuwadee Siri)

“Summary”

This topic emphasizes that data error is a very important issue to look at and has to be cut off as much as possible since data indicating housing demand is varied and might give some misunderstandings to people. For finding housing demand, data collection method including how

data shows a result in process needs to study. So that, the more you can cut off the data error the more your data is reliable.

August 30, 2007

Green Community Planning & Design

(Pasinee Sunakorn)

“Summary”

Green community planning is the ideas to attain theoretical framework for sustainable urban form in terms of “Urban Ecology” which is an efficient combination of urban elements of functional mix, permeability, small grain, and high density. An example of the theme is “Compact city (Jenkes, Burton and William, 1996, 2,000) Key elements of the example consists of spatially sustainable, environmentally sound, efficient transport, socially beneficial, and economically viable. The project for housing development for Kasetsart University is presented starting from the viewpoints of super block/urban context analysis, inner block analysis and to site analysis.

Vernacular Architecture Eco-Housing

(Pun Thiengburanatham)

“Summary”

Housing development needs to have various types of approaches to think such as Strategical, Economical, Self-sustaining, Architectural and engineering approaches. From his opinion, economic mechanism makes housing design become all the same on construction material price, type of construction material available in markets and affordability, and invasion of economics makes housing identity disappear. The lecturer has a project working with a community people that people participation in housing construction and utilization of local knowledge and material make the people obtain easily and make the environment secured. NHA has to “build up a person, who will build a house afterwards, rather than building a house alone”.

August 31. 2007

Public Participation in Human Settlement Development

(Sayam Nonkamchan)

“Summary”

This section explains the steps to be carried out for the community development with people participation. Those steps are, from beginning to end, to conduct community survey to collect information on community, land and housing, to set up the committee and planning of solving, and before receiving the operation permission, to managing the community to consider and design the process, to discuss the land, then to present the project proposal. The following steps are, after the operation permission, to make conclusion and analysis before the construction, and during the construction to plan the construction and operation.

Lesson Learned from low-income housing development

(Chawanat Leonseng)

“Summary”

In this lecture, the subject is not practical but philosophical suggestion to the NHA staff. To operate the low-income housing development, they need to know the real situation of community people such as life style, thinking way, living condition, etc. And what the lecturer found through this kind of project is that short-term research and survey in a community are not enough to truly understand the people, but living together with the community people as a member of the community for some period gives you well understanding on them. NHA staff needs to be involved

in their actual life rather than studying outside community.

September 4, 2007

Urban Development Plan Slum Prevention Plan

(Suwama Naosoongnoen)

“Summary”

After the operation of NHA in 1976-2006, NHA had solved the Slum problems that were lack of income/employment, increase of expense, debt and society change by improving the land and providing new housing.

In the process of solving problems, there are the community people and the organizations in cooperation, however, the purpose of the participatory was for making the low-income people have a better quality of life in housing, learning together between the related institutes, and enhancing knowledge and abilities.

To manage a prevention Plan and solving Slum, preparation of the project, data survey and community study, analysis of the community problems, consideration of the alternative plan, management of the plan and monitoring, and the last, review of the solutions and obstacles.

Dwelling unit design for low-income and disabled people

(Ruangyuth Teeravanich)/

(Originally the title was “Urban development plan /slum prevention plan”_

“Summary”

The design of dwelling unit for low-income and disabled people is discussed based on the analysis of the “Universal design”, the definition of which is the design of all products and environments to be usable by people of all ages and abilities to the greatest extent possible. Principle of universal design consists of equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance for error, low physical effort, size and space viable for approach and use.

Walk way with guide block for those with eyesight difficulty is an example of the design for public facilities. Other examples are the design of kitchen and bathroom for those using wheel chair explained by photos taken in study tour in JAPAN.

September 5, 2007

Housing Policy and Housing Situation in Thailand

(Kuldoldip Panitchpakdi)

“Summary”

The housing situation in Thailand could be divided into two levels, which are macro level and micro level.

In macro level, there were many charts that show the data such as population in 1975-2005, the housing type of whole country in 2000, toilet use in 2005, the amount of low-income community in 2000, the amount of low-income family in 2000 and the population of low-income people in 2000. For example, according to the chart of the amount of low-income community in 2000, it says that the south has 370 communities (7%), the perimeter of Bangkok 389 (8%), the central part 742 (15%), the north 1,041 (20%) and the northeast 1,323 (26%). We can see that the northeast part has the most low-income communities and the south does the fewest.

In micro level, the topic is the problems of housing in the present that includes physical and social problems. For example, physical problems are that the community and housing are in low quality condition and the housing construction method is not in standard.

Housing Finance

(Bussara Sripanich)

“Summary”

In this section, a definition of housing, the overall image of housing finance system, and housing finance for the low-income people are mentioned.

For the overall image of housing finance system, it consist of mortgage, mortgage type, real estate credit, housing finance, housing finance system, finance system for housing type and primary and secondary market.

In the housing finance for the low-income people, it is described on money supply and income to pay a debt for long term. Method for paying a debt is based on the type of occupations. However, there are many different securities for the poor.

Housing Development in Japan

(Hasegawa Tomohiro)

“Summary”

In this lecture, the contents of the textbook are categorized as 1.Housing situation, 2.Outline of housing development policy, 3.Transition of housing development policy, 4.Systems for housing supply, and 5.Systems for living environment improvement.

First, housing situation and housing policy after the World War 2, are described by statistical data. Rental housing for low-incomes(koei jutaku), Good quality rental housing, good quality rental housing for elderly systems are explained. The classification and the roles of local government, organizations related with housing development are shown. Then, various housing development methods supported by public organization are described. The roles of Urban Renaissance Agency(UR), local housing supply corporation, and Japan Housing Finance Agency are described. Pictures and statistical information with the explanation of the subsidy system concerning with publicly operated housings(koei jutaku) are explained. Also, examples of the development by UR like Tama New Town, Kohoku New Town, Akabane, etc. are explained.

Then, the systems for living environment improvement by the government, scrap and build projects, and upgrading projects, are introduced by charts and photos of before and after the development. As examples of slum clearance, Shiyamashita, Ikuno Ward South, Motomachi, Shakou-Takamatsu, Iwasaki, and Kosei Projects are explained. As examples of upgrading, Kyojima and Higashi-ikebukuro projects are explained.

Appendix 4-8: Schedule of the OJT training in Phuket

Schedule

The first OJT session	
28-Sep-07	Move to Phuket
	Courtesy visit to Phuket Municiparity
	Traditional town visit
	The first meeting with the communities
29-Sep-07	NHA trainee work shop
	The secind community meeting and survey
30-Sep-07	NHA trainee work shop
	Additional survey
01-Oct-07	NHA trainee work shop
	Presentation and discussion with Phuket Municiparity
02-Oct-07	Presentation to the communities
03-Oct-07	Report to Phuket Municiparity
	Move back to Bangkok

The second OJT session	
26-Oct-07	Move to Phuket
	Meeting with the Governor of Phuket Municiparity
	Workshop with Luang Po Community
	Presentation to 40 Hong Community
27-Oct-07	Workshop with Luang Po Community
	NHA trainee work shop
28-Oct-07	Workshop with Luang Po Community
	Additional survey and discussion with 40 Hong Community
29-Oct-07	Report to Phuket Municiparity
	Move back to Bangkok

The third (final) OJT session	
25-Nov-07	Move to Phuket
	Final Presentation to Phuket Municiparity and discussions
	Final Presentation to Luang Po Community and discussions
26-Nov-07	Final Presentation to 40 Hong Community and discussions
	Additional survey in the communities
27-Nov-07	Final discussion with the municiparity, Luang Po and 40 Hong communities togrther
	Move back to Bangkok

Appendix 4-8-1: List of trainees according to the study group

Name list of trainees

Workshop Team 1 (Luang Por)		Workshop Team 2 (40 Hong)	
No.	Name	No.	Name
1	MR. CHANPASAKON DANKHUNAKUL	1	MR. KRIT GOENCHANART
2	MR. TEERA KAENGTHONGLANG	2	MRS. MANUSVEE PROMPHUT
3	MS. PRAPATSORN SUPANKLANG	3	MS. THANAPAT ARNMANEE
4	MS. SIRICHAT POOLRAK	4	MR. SAKJAWAT PAREEPART
5	MRS. SUPREEYA RUXSAPUN	5	MR. ANGKARN SAKRANUKIT
6	MR. KRAIRAVEE TANINTHARANGKURA	6	MR. KRITTANOO JANPETKUL
7	MS. HATHAICHANOK KANGHAE	7	MR. WINIT KEAWNUNUAL
8	MR. YOUNGYUT CHANTHARAAMPHORN	8	MR. WITCHAYA SIRICHAJAROENKOL
9	MR. PRAT DAUNSWANG	9	MRS. MALINEE VISITPANYAKUL
10	MS. SUNHATAI SURIYE	10	MR. CHITTISAK UTANA
11	MR. NARIS PHOOSANAM	11	MR. DULMONCHAI VIWATBORVORNWONG
12	MR. VIJIT NAMPISAI	12	MR. ANUSAK LIMPRASERT
13	MR. TERAWAT SUMOUNGKALO	13	MS. ORN RUNGRUANGWAT
14	MS. TEERANUCH JIRAKITTAYAKORN	14	MR. WIWAT CHAORET
15	MS. TIPAWAN OLARAWAT	15	MRS. RACHANIKORN SIRISUVANARAT
16	MS. ATCHARA MAHATHARA	16	MRS. NARA BOONLOY
17	MRS. SIRIRAT WHANGSRI	17	MR. BOONLERT AUNAEMCHAI
18	MRS. PRANEE SERMSAB	18	MRS. SRISUDA SITTA
19	MRS. ORANEE BOONPHAN	19	MS. SINEERUT CHO Eichum
20	MS. SUNAN BUNKERD	20	MS. SOMYING AMORNYOTHIN
21	MRS. RUDEEKAN SRAKAEW	21	MRS. SUREEPORN SUWANNAWORN
22	MS. MUNTANA SUVANKES	22	MS. ANURAT SANGTHONG
23	MR. JANOPARS ANGKAEW	23	MS. WARAPORN SERTTHIKUL
24	MR. PUNNAWAT SAOCHAPAN	24	MR. SUNYA HAWAHSUWAN
25	MRS. WARAPORN CHANAMRUNG		
26	MR. MUHAMMUDROZO MAHILEH		

Appendix 4-8-2: Working Record of OJT in Phuket

Project Title: The Project on Capacity Development for Promoting Low-Income Housing Development in The Kingdom of Thailand	
Date/Time	September 26, 2007/ 4:30 pm – 6:00 pm
Place	Conference room on 15th floor of NHA
Attendants	C/P and 50 trainees of NHA Masuda
Contents	<p>“The presentation on 50 trainees’ study trip to Japan”</p> <p>The presentation was given to the C/P without any executive’s attendance. Only Mr. Hasegawa among the JICA experts could join this presentation because the room was not available on the next day when it was scheduled to have. According to his comment, both groups to Tokyo and Osaka explained what they did and saw in Japan as showing pictures taken in the visit sites, and the presentation was fair although 50 trainees did not have enough time to prepare right after the study trip.</p> <p>After the presentation, 50 trainees and the C/P had a meeting to organize and confirm the schedule for the OJT program.</p> <p>“A meeting with the C/P”</p> <p>The C/P discussed the way to manage the OJT, the role of trainer and some possible future projects of NHA after the meeting with 50 trainees.</p>

Date/Time	September 27, 2007/ 2:30 pm – 4:30 pm
Place	Meeting room at DHDS
Attendants	Mr. Yuai, Ms. Kieng, Ms. Tooky, Mr. Moo, Mr. Tor, Mr. Nok, Mr. Kunsue, Ms. Jay and Ms. A of the C/P Hasegawa, Nomura, and Masuda
Contents	<p>“A meeting with the C/P”</p> <p>We had a meeting to clarify the purpose of the OJT in Phuket. The experts explained that the OJT is not only to build the capacity of NHA staff but also to find new project approaches for the future NHA as mentioning the JICA opinions. Basically they understood the idea as being overwhelmed by the capacity building that was not familiar with (see the meeting report of September 27).</p> <p>In the meantime of two meetings, Mr. Hasegawa explained the short-term experts about his plan that he would discuss the Project, especially the future role of NHA with the executives and with the other organization people, and he would submit another proposal to the NHA top team afterwards. For this discussion, he has already requested Ms. Chamnian, new director of DHDS, to make a name list. The short-term experts suggested that discussions with the other people to collect various ideas would be recommendable, however, this activity should be informed to the C/P in order to avoid their confusion, and it would be better to show the different opinions as a reference for the proposal to be prepared by the C/P.</p>

Date/Time	September 28, 2007/ 10:30 am – 4:30 pm
Place	Phuket city
Attendants	C/P and 50 trainees of NHA Nomura and Masuda
Contents	<p>“Study tour in Phuket”</p> <p>After arriving at the Phuket airport, the OJT group moved to the hotel located in the central area of Phuket city, as receiving Mr. Yuai’s guidance on housing developments by NHA or private sectors and some specific topics in Phuket city.</p> <p>In the afternoon, the OJT group with Mr. Hasegawa and some counterparts, who had a meeting with Phuket mayor in the morning, visited or passed by several project sites including two OJT ones where the JICA experts have already done before.</p>

Date/Time	September 28, 2007/ 6:30 pm – 8:00 pm
Place	Meeting hall in a fire station next to 40 Hong community
Attendants	Phuket mayor, Phuket municipality staff: 3 persons, Community people: approximately 30 persons 40 Hong project team from NHA, Masuda

Contents	<p>“A meeting with the community”</p> <p>This was the first meeting with community people accompanied with Phuket mayor and city staff. At first, the mayor introduced this project to the people and asked them to work together with NHA staff. Then she explained the expected work of NHA that would be a proposal for reconstruction of the existing rental housing including drawings and cost estimation according to the community demands, while Phuket city would consider the financial support for the community as well as the project. She also mentioned assistance from JICA that the city had some experiences working with JICA in the past and this is another chance to cooperate with them.</p> <p>Mr. Yuai explained the outline and schedule of the project to the people. People requested that each housing unit should face to the front road.</p> <p>This meeting was ended in the friendly and calm atmosphere.</p>
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Date/Time	September 28, 2007/ 18:30 pm – 20:00 pm
Place	Meeting at the community open space
Attendants	Phuket municipality staff: 3 persons, Community people: approximately 40 persons LuangPor project team from NHA, Hasegawa, Nomura
Contents	<p>“A meeting with the community”</p> <p>This was the first meeting with community people accompanied with Phuket city staff. At first, a community worker of the city introduced this project to the people and asked them to work together with NHA staff. Then he explained the expected work of NHA that would be a proposal for re-blocking and reconstruction of the housing including drawings and cost estimation according to the community demands.</p> <p>Ms. Kieng explained the outline and schedule of the project to the people. Also, she introduced JICA assistance to coop with NHA for the development. She also, explained that NHA staff would visit tomorrow to make questionnaire and site survey. Most community members listened her explanation. However some community residents shouted that they could not understand the purpose of the meeting and would not agree with the survey. The points they disagreed with were:</p> <ul style="list-style-type: none"> - Some people did not informed about the meeting and the visit of NHA staff from the community leader, - The community leader is not reliable , - They would not agree with the survey itself. - The city might not give civil services to unregistered people who are living in the community. - The community path way is too narrow to reconstruct all the housing by getting more space for the community, etc. <p>Mr.Kunsue and some of NHA staff discussed with these opposite opinion residents directory and tried to listen what they would like to insist.</p> <p>However, this meeting was ended in the very bad atmosphere.</p>

Date/Time	September 29, 30 and October 1, 2007/ 9:30 pm – 18:00 pm
Place	The Community and the meeting room at Merlin hotel
Attendants	Phuket city staff: 3 persons, Community people 40 Hong project team from NHA, Masuda
Contents	<p>“The survey of the community”</p> <p>In the afternoon and the evening in September 29, social and technical survey of the community was carried out and completed except one house. The method of the survey was that all of the 51 households in the community were called to get social information like family income and technical information like the size and the condition of the house by separating into twelve teams, each team consist of social surveyor and technical surveyor. Then, Engineer team organized according to the specialty made necessary technical survey like plot boundary, site measurement by using GPS, electric intake points and the location of the meters, existing drainage system, etc.</p> <p>In September 30, supplemental and additional survey was carried out to get missing data. And the team started assembling and analyzing the corrected information and made preliminary plan and design.</p> <p>The workshop to prepare the presentation documents had going on until October 2.</p> <p>It was found that accuracy of the measurement by GPS was not reliable because the differences of the GPS points from in situ survey points was 8 to 10 meters.</p>

Date/Time	September 29, 30 and October 1, 2007/ 9:30 pm – 18:00 pm
Place	The Community and the meeting room at Merlin hotel

Attendants	Phuket municipality staff: 3 persons, Community people LuangPor project team from NHA, Hasegawa, Nomura
Contents	<p>“The survey of the community”</p> <p><u>The community</u></p> <p>The number of the household are 56, the number of the houses are 49. The whole story of the development was not found. 53 households accepted and answered to the questionnaire prepared by the staff. The population of the community is 234, including 82 children and 8 elderly, according to the result. The property of the community owned by the municipality is about 2 rai (about 3,200 sq m). Some of the households do not pay recurrent cost and lent for the plot and do not have registration number. The lent for the land is varied according to the plot area. Some of the prime land renters are subletting. Some of the households use electricity by sharing one meter. The shape of the land is not same with the registration map. It is difficult to measure the size because of the closeness of the houses. The municipality does not have precise site information yet. Luang Por street side is about 2 meters higher than the other end of the land. The site is gradually ascending towards Luang Por street. The altitude of the Luang Por street side is about 10 meters above sea level. The almost whole community area is damaged by flood some times in the year because of the overflow of the covered ditch in the east side of the community. The houses without increase of the basement height are inundated above the floor level. Among the community people, the roadside shop house owners are relatively higher income, with the earning of above 8,000 baht per month. In the other hand, residents in unregistered houses or in sublet houses are low incomes, with the earning of less than 1,000 baht per month. Many of the residents are working in construction or painting industry. The municipality designated whole the area of Luang Por area as a business district and is planning to redevelop the area for tourism and business.</p> <p><u>The activities in the community and workshop (9/29～10/1)</u></p> <p>The small groups of trainees visited 53 households(49 houses) among 56, including the residents who are not agree with the development. A resident explained that there are drug dealing youths living in the community.</p> <p>The findings are:</p> <ul style="list-style-type: none"> - The non-registered resident house has no housing number. - Some of the residents do not pay land lent to the municipality. - The community is grouped by relationship. - The leader has no strong leadership. - Most of the residents will stay in the area from now onward. The relocation of the community will be difficult. <p>As it is difficult to make precise plan, the team concluded that they would make a schematic design with typical housings by reconstruction and present it to the community at the end of the survey.</p>

Date/Time	October 1, 2007/ 18:30 pm – 20:00 pm
Place	Meeting room at Merlin hotel
Attendants	Phuket mayor, Deputy mayor, Phuket municipality staff: 4 persons C/P and 50 trainees, Hasegawa, Nomura and Masuda
Contents	<p>“ Presentation to the Mayor”</p> <p>NHA staff explained the result of the survey of two communities.</p> <p>The mayor requested to NHA:</p> <ul style="list-style-type: none"> - It is necessary to take the request from community into consideration, - It is necessary to develop the communities according to the zoning requirements of the areas which is assigned as a commercial district, - The municipality can not afford direct financial assistance to each household for house reconstruction because of the financial difficulty but maintain infrastructure, - etc. <p>The mayor gave the comments on each project to NHA:</p> <p><u>Discussion about Luang Por community :</u></p> <ul style="list-style-type: none"> - The contract term of the land lease will be extended for 20 years instead of 3 years after the development, - There is no perfect measure for flood because of the landform of the area, - The municipality will bear a half of the construction cost for the public facilities and the facility administrator will bear the other half,

	<ul style="list-style-type: none"> - The municipality will give temporary housing registration numbers to the illegal residents to promote the developments, - The suitable plots for commercial activities facing to the main road will be rent to merchants and will ask them to develop infrastructure. The plots will be returned to the municipality at the end of the contract, - Municipality is trying to give the community people technical training. However there is a few successful case, <p><u>Discussion about 40 Hong community :</u></p> <ul style="list-style-type: none"> - It is necessary to take the requests from the people into consideration on planning. At the same time, the plan has to be prospective development, - It is preferable to design the place where the tourists visiting the sight seeing spots in the south of the city can stop by, - The municipality will develop infrastructure. Housing reconstruction has to be bore by the community, - The minimum frontage width according to the ordinance is 4 meter. The municipality will consider relaxation of the regulation to the development to 3.5 meter.
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Date/Time	October 2, 2007/ 18:00 pm – 20:00 pm
Place	Conference room in Phuket Municipal Hall
Attendants	Deputy mayor, Phuket municipality staffs, LuangPor Community people C/P and 50 trainees, Hasegawa, Nomura and Masuda
Contents	<p>“A presentation for Luang Por community”</p> <p>Almost all the people of Luang Por community took part in the presentation. After the presentation of the result of the survey and the proposal, some residents asked the questions like:</p> <ul style="list-style-type: none"> - construction cost and monthly loan, - life style and housing plan, - difficulty of the loan to some households, - etc. <p>NHA staff explained that monthly repayment is 1,700 baht in case of 4% interest for 2 storied housing as an example. A community residents who can understand economy expressed it is very good condition. In the other hand, low-income community members expressed they will not agree with the development because it is difficult to pay. At the end of the discussions, all of 53 households agreed with the plan developed by NHA in general. NHA staff explained that the next survey will be mid October.</p>

Date/Time	October 3, 2007/ 18:00 pm – 20:00 pm
Place	Meeting hall in a fire station next to 40 Hong community
Attendants	Phuket deputy mayor, Phuket municipality staff: 3 persons, 40 Hong Community people: approximately 50 persons C/P and 50 trainees, Hasegawa, Nomura and Masuda
Contents	<p>“A presentation for 40 Hong community”</p> <p>About 50 people of 40 Hong community took part in the presentation. After the presentation of the result of the survey and the proposal, discussions are like:</p> <ul style="list-style-type: none"> - If possible they would like to stay at the same place. However, it may be possible to move by group according to the floor level. If someone who would like to stay at the same place, inform to NHA staff, - Residents inform the floor level, necessary rooms, and purpose of the use to NHA staff, - Residents inform neighboring preference among residents inform NHA staff, - All the units have to be planned with 4 meters wide frontage. If it is difficult, NHA will ask the municipality of the relaxation, - some resident does not like to live on the second floor, - The residents without direct contract with municipality will be able to live in the new housing if the community accepts, - Monthly rent after the development will be between 2,000 and 3,000 baht per month. More than half of the residents will be able to afford to pay, - NHA staff explained the finishing materials, - The municipality will prepare temporally housing during the construction, - If NHA or the municipality will introduce low rate loan, please introduce, - Accumulate 300 baht per month by community saving fund may be helpful, - NHA staff explained the possibility to develop the community as a combination of the housing and market to sell local products.

Date/Time	October 5, 2007/ 1:30 pm – 5:00 pm
Place	Meeting room at DHDS
Attendants	Mr. Yuai, Ms. Tooky, Mr. Moo, Mr. Tor, Mr. Nok, Mr. Kunsue, Ms. Jay and Mr. Ek of the C/P Hasegawa, Nomura and Masuda
Contents	<p>“A meeting with the C/P”</p> <p>The C/P and experts had a meeting to review the 1st OJT in Phuket and to discuss the schedule for the next step. The three experts had discussed these issues before this meeting. The topics for this meeting were as follows.</p> <ol style="list-style-type: none"> 1) Observation 2) Problems during OJT 3) Next Workshop Arrangement 4) Evaluation <p>Comments given by each trainer were shown below.</p> <ol style="list-style-type: none"> a) The targets and outcomes of these projects should be clarified to trainees. b) Cooperation between social and engineer groups are necessary. <ul style="list-style-type: none"> - Social, financial and architectural staff worked together well on Luang Por project. (Mr. Kunsue) - It didn't happen on 40 Hong project. (Mr. Yuai) c) It is unclear who would implement these projects afterwards. d) Trainers had better let the trainees do these projects by their own ways based on the discussion with the community people and with the OJT group. e) Trainees also need to have this kind of meeting to review these. f) We may use models for the presentation to the community or workshop and take a video of those in order to show the other project group. <p>Coming schedule: A meeting among trainers for the next workshop, on Monday of October 8 : A meeting among trainers and trainees for the review of projects and the presentation to the executives, on Tuesday of October 9</p> <p>Leave of absence: Mr. Yuai and Ms. Kieng Oct. 6 – 8, Oct. 11 – 15, Oct. 19 – 22 (to visit local areas for the other projects)</p> <p>After this meeting, Mr. Kunsue explained us one idea for new project that is Cooperative Housing applied with a modular system. Naturally cooperative housing takes much time and money than the normal project of NHA. He assumes that application of modular system would reduce the construction cost. The suggestion from a short-term expert is that his idea might be fine, but it is necessary to figure out the market of standardized materials in Thailand and to think about a risk against free design for each housing.</p>

Date/Time	October 9, 2007/ 9:30 am – 10:30 am
Place	Meeting room on 12th floor of NHA
Attendants	C/P and 50 trainees of NHA Masuda
Contents	<p>“A meeting among the OJT group after the 1st training in Phuket”</p> <p>Mr. Yuai talked about the objectives of OJT such as “Learning by doing” and “Starting point for the implementation”. He explained the trainees on contents of “Learning by doing” that are,</p> <ol style="list-style-type: none"> 1) General data collection 2) Data collection for workshop 3) Real data usage 4) Community process: Data, Opinion and Conclusion 5) Process of design according to the real data gained from the community 6) Process of project implementation 7) Cooperation with local authority <p>He suggested the OJT group to discuss their impressions on the last training in Phuket and working schedule for the next step.</p> <p>Then Ms. Kieng told that she would step back from the other trainers and trainees to let them work on the projects by their own ways because she felt her activity forced them to do.</p>

Date/Time	October 9, 2007/ 10:30 am – 0:00 pm
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Place	Meeting room on 11th floor of NHA
Attendants	40 Hong project team from NHA (around 15 staff)
	Masuda
Contents	<p>“The 1st 40 Hong project team meeting in NHA”</p> <p>The staff freely discussed several issues on 40 Hong project. Major topics were as follows.</p> <ol style="list-style-type: none"> 1) Some community people didn’t request to reconstruct their houses but to repair those while hearing from them. 2) In case of that the width of each house follows 4 m of city standard, all the houses would not be fit in the site. 3) Since we have not received an accurate site map from the city, it is difficult to make a plan. While we ask the city staff to provide it, we had better to develop some schematic designs based on the alternatives from the last meeting. 4) The housing for illegal residents might be planned as a separate group from legal ones. 5) For a presentation to the community people, it is necessary to use three-dimensional methods such as perspective drawings and models. <p>Conclusion: Alternative schematic designs will be provided to present to the community based on the conditions that all the houses with 3.5m wide should face to the front road and the depth of site is 20m tentatively until receiving the accurate site map. A short-term expert emphasized the staff to make an alternative plan provided public spaces in the site.</p> <p>Schedule: Regular meetings at the meeting room on 11th floor stating from 10 am on Mondays and Thursdays</p>

Date/Time	October 11, 2007/ 10:30 am – 0:00 pm
Place	Meeting room on 11th floor of NHA
Attendants	40 Hong project team from NHA including 16 trainees and 3 trainers
	Masuda
Contents	<p>“The 2nd 40 Hong project team meeting in NHA”</p> <p>The staff discussed several issues on 40 Hong project as Mr. Mwe, one of trainees, was leading this meeting. They talked about some preliminary site plans and house unit plans. Besides Mr. Mwe, some staff such as Ms. Goy, Ms. Men, Mr.Boonlert, Mr. Toon, Ms. Nutch, Ms. Ning, Mr. Tu, Ms. Ying and Ms. A actively participated in the discussion.</p> <p>Conclusion:</p> <ol style="list-style-type: none"> 1) 2 alternative schematic site plans including 55 housing units, in which houses with 3.5m x 16m and 4m x 14m 2) Single story house provided 2 bedrooms, separated bathroom and toilet and separated kitchen, and Two story house provided 2 bedrooms on the upper floor, separated bathroom and toilet on the lower floor, terrace at rear side, the fixed design not to allow expansion at front side, and no bathroom on the upper floor provided but estimate preparation in case of the people’s request 3) Cost estimate according to the proposal plans 4) On Monday, Oct. 15, there will be 2 alternative schematic site plans 5) On Thursday, Oct. 18, housing unit plans will be developed to start cost estimate 6) From Oct. 22, they will prepare some models for the presentation in Phuket. <p>Schedule for the next OJT: Presentation to the community people; Oct. 26 Discussion and collection of important data in the community; Oct.27 & 28 Revised schedule on the 3rd OJT in Phuket: Nov. 16 – Nov. 19</p>

Date/Time	October 12, 2007/ 1:30 pm – 3:30 pm
Place	Meeting room on 11th floor of NHA
Attendants	Luang Por project team from NHA including 19 trainees and 4 trainers
	Hasegawa, Masuda
Contents	<p>“The 1st Luang Por project team meeting in NHA”</p> <p>The staff discussed several issues on Luang Por project as Mr. Kunsue and Mr. Tor of trainers were leading this meeting. All the staff actively participated in the discussion.</p> <p>Conclusion:</p> <ol style="list-style-type: none"> 1) “Salad Bar” or “Shopping” concept that the community people play with some models of rooms prepared by NHA staff, which are to select different rooms for their houses and to figure out the construction costs and how their houses fit into the site, will be applied for the workshop with the people.

	<p>2) The number of 300 piece models of rooms will be prepared on Monday, Oct. 15 and a frame (a preliminary site model) on which the models will be put as well.</p> <p>3) An image of the new community will be prepared to present to the people.</p> <p>4) The project team would like to offer the construction to the people living in the commercial building along the road who want to construct the new ones by themselves. So 2 or 3 housing designs will be prepared for presentation to the project team.</p> <p>5) The objectives of 2nd workshop are to have a master plan and drawings for this project.</p> <p>Next meeting schedule: Discussion between architecture and finance staff regarding the construction costs at 10 am on Oct. 17 : Team rehearsal for the presentation to the community at 10 am on Oct. 19</p> <p>Schedule of the 2nd OJT: Oct. 26; 9:00 Departure from BKK 13:00 Visit the community (until 19:00)</p> <p>Oct. 27; 9:00 Meeting at the hotel 13:00 Visit the community for the workshop (selection part) 19:00 Workshop (placing part)</p> <p>Oct. 28; 9:00 Workshop (placing part) and discussion at the hotel 13:00 Visit the community to present the tentative design</p> <p>Oct. 29; 9:00 Meeting with the municipality 16:00 Departure from Phuket</p>
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Date/Time	October 15, 2007/ 10:30 am – 0:10 pm
Place	Meeting room on 10th floor of NHA
Attendants	40 Hong project team from NHA including 16 trainees and 4 trainers Masuda
Contents	<p>“The 3rd 40 Hong project team meeting in NHA”</p> <ol style="list-style-type: none"> 1) The project team should find some good points of the 4m house to discuss with the community people because some housing units will face to the other direction instead of the front road although the team will present two alternatives. 2) If the 3.5m wide houses are not allowed for new construction project, the project team will ask the people to request the municipality for an exemption. 3) The project team also needs to explain the benefits of public space provided in one of alternative plans because some people would not agree with it. 4) Structure system was simplified and the distance between houses and the boundary line should be 3m according to the building code. 5) The team had better to introduce the southern style to this project, however the construction cost must be considered together with it. 6) The financial staff needs the details of the proposals to estimate them accurately. 7) The cost estimation will be separately prepared for the structure part, and the finishing part that might be included in the municipality budget for the decoration of building. <p>Schedule of a rehearsal for the presentation: Oct. 25</p> <p>In this afternoon, the project team including 6 architects and 2 engineers as trainees continued to discuss the housing unit plans, elevations and perspective drawings for the presentation to the community people.</p>

Date/Time	October 16, 2007/ 3:20 pm – 5:30 pm
Place	Meeting room at DHDS
Attendants	9 C/P except Ms. Kieng Hasegawa, Masuda
Contents	<p>“A meeting with the C/P”</p> <p>The C/P and experts had a meeting to discuss the presentation to the executives of NHA. Main issues were the contents and the order to present. They concluded this meeting with the idea covering these issues as follows.</p> <ol style="list-style-type: none"> 1) Achievement that they (10+50 staff) learned from the Project including the lectures, study trips to Japan and OJT 2) Consideration on the Role of NHA Their idea for the Role of NHA is divided into Policy making, Supporting LA, Housing Provision, Urban Renewal, Research Center and Information Center. 3) Suggestion on the Future NHA as a Goal 4) Explanation of Improvement and Reorganization Measures for the Future NHA <p>They will arrange topics for the executives to clearly understand their proposal on several issues such as</p>

	<ul style="list-style-type: none"> a) Policy Making b) Supporting Local Authority c) Housing Provision d) Urban Renewal e) Research Center f) Information Center
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Date/Time	October 17, 2007/ 1:00 pm – 3:00 pm
Place	Meeting room at DHDS
Attendants	10 C/P Hasegawa, Masuda
Contents	<p>“A meeting with the C/P”</p> <p>The C/P and experts had a meeting to continue to discuss the presentation to the executives of NHA. A copy of Implementation Plan 2008 prepared by NHA top team was distributed to each attendant. They discussed how to deal with this plan on the presentation and how to present the proposal with 50 trainees.</p> <p>Conclusion: The C/P will explain the tentative chart of Role of NHA on Oct. 29, the last day of the 2nd OJT in Puket and let them complete it.</p> <p>Others: They may invite a CODI staff who gave them a lecture in the 50 staff training program in order to give some advices on finance of projects.</p>
References	A chart of Role of NHA (draft) and a copy of Implementation Plan 2008 received from C/P

Date/Time	October 18, 2007/ 10:30 am – 0:30 pm
Place	Meeting room on 11th floor of NHA
Attendants	40 Hong project team from NHA including 15 trainees and 4 trainers Masuda
Contents	<p>“The 4th 40 Hong project team meeting in NHA”</p> <p>They discussed two alternative site plans, unit plans and section & elevation drawings that were already revised according the last meeting. The short-term expert suggested that some part of design needed to develop more according to the real function and climate condition.</p> <p>Other information: An accurate site map from Phuket municipality has been received. Some team members will visit the municipality to confirm their decision about issue of house width on Oct. 25 in advance.</p>

Date/Time	October 19, 2007/ 10:30 am – 0:00 pm
Place	Meeting room on 11th floor of NHA
Attendants	Luang Por project team from NHA including 15 trainees and 4 trainers Masuda
Contents	<p>“The 3rd Luang Por project team meeting in NHA”</p> <p>They discussed alternative house unit plans with construction costs and rental fees. They prepared a menu with a variety of rooms and equipment for the community people to choose from, which is a game to invite the people to participate in this project and to solve problems with NHA staff.</p> <p>In this day, the short-term expert gave a paper showing Mr. Murooka’s comments to 10 trainers and asked to think the issues of the Project after explaining this to Mr. Hasegawa.</p>
References	Comments from Mr. Murooka

Date/Time	October 22, 2007/ 10:30 am – 0:00 pm
Place	Meeting room on 11th floor of NHA
Attendants	40 Hong project team from NHA including 15 trainees and 3 trainers Masuda
Contents	<p>“The 5th 40 Hong project team meeting in NHA”</p> <p>They confirmed the two alternative site plans including elevations and sections to show the community. They also talked about the method of explanation, the project concept, the financial aspect and the architectural ideas.</p> <p>Next meeting: A rehearsal for the presentation will be held on Oct. 25.</p>

Date/Time	October 25, 2007/ 10:20 am – 0:00 pm
Place	Meeting room on 11th floor of NHA
Attendants	40 Hong project team from NHA including 18 trainees and 4 trainers Masuda
Contents	“The 6 th 40 Hong project team meeting in NHA” They confirmed the drawings, models and construction cost estimate to show the community people and the municipality. They will have a meeting with the mayor to make sure the issues on the ownership, the way of implementation and the dimension of the width of housing unit on Monday morning of Oct. 26.

Date/Time	October 26, 2007/ 1:00 pm – 2:30 pm
Place	Meeting room in Metropole Phuket Hotel
Attendants	C/P and 50 trainees of NHA Hasegawa, Masuda
Contents	“A meeting to hear the result from the mayor meeting held in this morning” After arriving at the hotel, the OJT team had a meeting to hear the municipality opinions on the projects, which are mostly on 40 Hong project as follows. <ol style="list-style-type: none"> 1. The municipality will not include the people who don't have direct contracts with the municipality in the projects. But it is not the NHA's concept of the projects. 2. The municipality will not accept the housing unit plan of 3.5m wide but 4m according to the building code in Thailand. 3. The boundary line is not same as shown in the site map that NHA has received from the municipality before. The new line is located inside of the old line, which means the site area is smaller than before. 4. Even the houses of which construction paid by the community people will be owned by the municipality after 20 years from the completion of the construction. 5. The municipality strongly recommends NHA to apply the Chino-Portuguese style on the façade of the housing. <p>After this meeting, 40 Hong team visited the community to confirm the people eligible for stay and their preferable type of door for the entry, while the Luang Por team went to the community to explain the schedule and how to play with the game called “Shopping” as a tool for community participation work shop.</p>

Date/Time	October 26, 2007/ 7:00 pm – 9:00 pm
Place	Meeting hall in a fire station next to 40 Hong community
Attendants	Phuket deputy mayor, Phuket municipality staff: 3 persons, Community people: approximately 30 persons C/P and 50 trainees of NHA, Hasegawa, Masuda
Contents	“A meeting with 40 Hong community” Before the presentation by the 40 Hong project team, the deputy mayor told the community people that the municipality would follow the building code on any aspect of this project. The team explained the housing unit plans with 3.5m and 4m wide, and told that the number of houses would be 51 that is less than one of the existing houses according to the approved site dimensions received from the municipality in this day. They showed the drawings such as plans, elevations, sections and perspectives as well as models. Then they answered some questions raised from the community people.

Date/Time	October 27, 2007/ 9:20 am – 0:00 pm
Place	Meeting room in Metropole Phuket Hotel
Attendants	40 Hong project team Masuda
Contents	“A meeting of 40 Hong project team” They made sure about the following issues as shown below. <ol style="list-style-type: none"> 1. To check the data from yesterday interview with the community people. <ol style="list-style-type: none"> 1.1 The number of housing units 1.2 The number of floors requested from each family 1.3 Grouping that the people want to live next each other 1.4 Unit usage such as residential or business 2. To make a chart A chart of those items mentioned 1.

	<p>3. To design 3.1 Site plan (master plan) 3.2 Housing unit plan 4. To estimate the building cost 5. To prepare the alternatives</p> <p>During this meeting, they checked the building code that every 10 units need 4m spaces in between and every 5 units need to have a firewall also.</p> <p>A short-term expert suggested two alternative master plans to them, one of them is almost same as the idea from the project team and the other seems to cost much. So that they decided to develop the plan sharing the same idea among us as a final preliminary master plan.</p> <p>In this afternoon, the team worked on the data analysis and the revised master plan and model.</p>
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Date/Time	October 27, 2007/ 7:00 pm – 9:30 pm
Place	Conference room in Phuket Municipal Hall
Attendants	Phuket deputy mayor, Phuket municipality staff: 4 persons, Community people: approximately 70 persons C/P and 50 trainees of NHA, Hasegawa, Masuda
Contents	<p>“A meeting with Luang Por community”</p> <p>This meeting was a workshop to make a plot plan together with the community people. The people have been already explained how to make the plan and selected the housing models to stay. The way to make an order to put their models on the site plan showing the boundary line and the locations of existing commercial and public buildings is the lot that the people having direct contract with the municipality (34 households) are first to draw and ones without direct contract (30 households) are next.</p> <p>62 households out of the total 64 attended this meeting and joined the game. They placed their house models on the site map one by one as leaving area for 2 households.</p> <p>The Luang por project team would make a master plan according to the result of this game.</p>

Date/Time	October 28, 2007/ 9:00 am – 11:00 am
Place	Meeting room in Metropole Phuket Hotel
Attendants	40 Hong project team Masuda
Contents	<p>“A meeting of 40 Hong project team”</p> <p>They discussed the Alternative Implementation of the Project prepared by Mr. Yuai.</p> <ol style="list-style-type: none"> 1. The municipality prepares the whole budget and lends houses to the people. 2. The municipality guarantees the loans to the banks for the people individually and lends the land only. 3. NHA rents the land from the municipality and builds rental houses (single story row house or flat) subsidized 200,000bht to each unit. 4. Like Eua Arthon project, NHA rents the land from the municipality and builds houses for sale with 80,000bht subsidy, and 20 years later, the houses will belong to the municipality. 5. NHA provides the loans with low interest rate and the people get the loan through the cooperative housing set up by the community. 6. CODI manages the project as a Baan Mankong that has the ceiling construction cost of 300,000bht for each. 7. A Joint Venture of the municipality and NHA for rental housing. <p>Conclusion:</p> <ul style="list-style-type: none"> - 1. and 7. are impossible to implement because the municipality does not have enough budget for it. - 2. is up to the municipality but difficult to do. - 3. and 4. need to negotiate with NHA executives and the municipality. - 5. is difficult to proceed. - 6. is not applicable because the cost estimate for a house is over 300,000bht. <p>After this meeting, the C/P from two projects had a meeting to discuss the same issues mentioned above.</p>

Date/Time	October 28, 2007/ 1:00 pm – 4:00 pm
Place	40 Hong community
Attendants	Phuket municipality staff: 3 persons, Community people: approximately 40 persons

	40 Hong project team of NHA and Masuda
Contents	<p>“A meeting with 40 Hong community”</p> <p>The team explained the building code on space between houses and a new preliminary site plan to the people. They also asked the people if they would like to move to 4 houses at the back shown on the site plan and asked the people requesting to live in single story house if they would like to have 2 story house in case the construction cost is almost same as the single one. The façade design for this project was also explained to the people.</p> <p>During this meeting, a resident in this community, who has already built some houses for rent, came to tell the opposition of the project to the community.</p>

Date/Time	October 29, 2007/ 9:00 am – 11:00 am
Place	Meeting room in Metropole Phuket Hotel
Attendants	40 Hong project team Masuda
Contents	<p>“A meeting of 40 Hong project team”</p> <p>They discussed the issues raised by Mr. Yuai such as Objectives of the project, Priority of the housing ownership and problems found. The contents are as follows.</p> <p>Objectives of the project</p> <ol style="list-style-type: none"> To improve the housing as a living community with good living condition. To develop the community to have good physical, economic opportunity and social conditions. To develop the urban area to have better living condition. To solve the entire problems of community and city with the people’s participation. To get advantage for the community and the city on the basis of WIN-WIN situation (Each party gets what it wants, but not all that it wants). <ul style="list-style-type: none"> - Everyone can stay in the community. - Everyone has appropriate rights to occupy plots of land. - The community layout and house design should follow the building regulation as much as possible. - The municipality satisfies with the fine buildings. - The price is affordable. - The municipality receives more and regular incomes from the rental and public facility service fee. - It is possible for the community to expand its commercial opportunity in the future. - The community has a strong community organization. <p>Priority of the housing ownership consideration</p> <p>1st priority</p> <ul style="list-style-type: none"> - having contract with the municipality and - actual living in a house (rent houses: 39, rent the land: 7) <p>2nd priority</p> <ul style="list-style-type: none"> - having sub-contract and - actual living in a house (for long time: 6) <p>3rd priority</p> <ul style="list-style-type: none"> - having contract and - not actual living in a house (having pieces of land and extra houses more than others: 6) <p>4th priority</p> <ul style="list-style-type: none"> - living with relatives (for long time: 1) - Others, for example, rent the land from the municipality and construct the houses for rent (: 1) <p>Problems found</p> <ol style="list-style-type: none"> Some people have made contract to rent the large piece of land with the municipality but are not actually living there, and the other people have ownership more than one. To the latter, NHA will discuss with the municipality to improve the rental contract or discuss with the people who have that kind of ownership. There is 1 household disagrees with any improvement. In this case, NHA will try to negotiate and if not success, may have to use the majority vote with the municipality control to manage. Some households would like to construct the houses by their budgets or loans. Some households which have less priority, agreed to locate their houses on the behind plots. However, there might some problems regarding the municipal law. Some households are still not members of cooperative so that the committee of the community should

	attempt to include them as the members.
Date/Time	October 29, 2007/ 11:00 am – 0:00 pm
Place	Meeting room in Metropole Phuket Hotel
Attendants	Phuket deputy mayor, Phuket municipality staff: 2 persons, 1 person from Community and 40 Hong project team Masuda
Contents	<p>“A meeting with the deputy mayor”</p> <p>The project team requested the municipality to present the following information.</p> <ol style="list-style-type: none"> 1. The house numbers of households that have contract with the municipality. 2. Possibility to locate 4 houses at the back of the houses facing the front road. 3. Possibility to send some social organizations to the household that disagrees with this project. 4. Possibility to send some organization to the community for starting their money saving toward this project. 5. The local construction material prices for public facilities. 6. Possibility to prepare the temporary houses under construction, for example, the houses used for the people evacuated from Tsunami.
Date/Time	October 31, 2007/ 10:20 am – 0:00 pm
Place	Lecture room on 2nd floor of NHA
Attendants	C/P and 50 trainees of NHA Hasegawa, Masuda
Contents	<p>“A meeting for the presentation to the executives”</p> <p>50 trainees were asked to discuss some issues and the presentation to the executives on Nov. 21.</p> <p>The issues were,</p> <ol style="list-style-type: none"> 1. What we have acquired from the study trip to Japan. 2. What we have acquired from the trainings in Phuket. 3. What shall be the future roles of NHA? <p>Their topics of the discussion were,</p> <ul style="list-style-type: none"> - Though the roles of NHA had been stated, we would like to get opinions from the trainees. - NHA might perform as the national information center since it possesses a very large database on housing which has not been brought out to use. NHA might be the information center that everyone recognizes when he/she needs the housing information. NHA might earn some incomes by selling housing information to the private sector. <p>Presentation on Nov. 21:</p> <ul style="list-style-type: none"> - should be brief and compact; get each topic done within 10 minutes - should be well organized in terms of the topics to be discussed - in general, should be able to show the background of this project, what the project shall generate and shall contribute to NHA - will consist of the following topics; <ol style="list-style-type: none"> 1. Objectives of the project 2. Evolution of Japanese housing development organization since World War II 3. Housing policies of Osaka, Kyoto and Tokyo 4. Japanese case study in the following topics <ul style="list-style-type: none"> - Newtown - Community improvement - Cooperative - Future housing; Next 21 5. On the Job Training in Phuket: 40 Hong and Luang Por <ul style="list-style-type: none"> - The training could reflect how the two cases can be applied to the jobs of NHA - In the presentation of this topic, it should consist of these topics such as <ol style="list-style-type: none"> 1) Objectives of training 2) SWOT Analysis 3) Training procedure 4) Present situation of the training 5) As a pilot project, it shall be used as a model for the other future projects 6. Suggestions in terms of NHA policy and NHA future mission

Date/Time	November 5, 2007/ 10:10 am – 0:00 pm	
Place	Meeting room on 11th floor of NHA	
Attendants	40 Hong project team from NHA including 15 trainees and 5 trainers	
	Masuda	
Contents	<p>“The 7th 40 Hong project team meeting in NHA”</p> <p>They discussed three major issues on this project such as Right of tenants, Price of housing and Design of housing. Regarding the design, they need to develop the Chino-Portuguese style on the elevation of the housing to have good relation with the municipality and the landscape design as well. As one choice of the financial assistances, they need to talk with the Credit Union Cooperative Limited to study their rule and regulation.</p> <p>A copy of “the methods for Project Implementation – 40 Hong Community” prepared by the C/P was distributed to the team member that is as follows,</p>	
	Methods	Problems/ Notes
	<p>1. Municipality</p> <ul style="list-style-type: none"> - borrows money to invest in the project, - manages the project by itself and - lets the community people rent. 	<p>Municipality is not able to borrow the money anymore as it has overwhelming debt.</p>
	<p>2. Municipality guarantees a loan for community people individually.</p> <p>Community people</p> <ul style="list-style-type: none"> - rent the municipality’s land and - construct houses by themselves. 	<p>The banks might not approve some community people like in a Baan Eua Arthorn case.</p>
	<p>3. Joint Venture between Municipality and NHA that has community people as tenants</p>	<ul style="list-style-type: none"> - Municipality does not have money. - Municipality might invest in public facility and public assistance.
	<p>4. Join Baan Mankong project</p> <p>Community people</p> <ul style="list-style-type: none"> - borrow money from CODI to implement the project by themselves and - rent the land from Municipality <p>Municipality provides the public facilities.</p>	<ul style="list-style-type: none"> - Price of building might be over 300,000 baht. - After 15 years, buildings shall belong to Municipality. - Community people shall continue renting the building and land from Municipality.
	<p>5. NHA borrows money to invest in the construction of rental housing on the land where NHA rents from Municipality.</p> <p>Municipality</p> <ul style="list-style-type: none"> - invests in public facility and - manages the project. <p>Municipality and NHA are contractual parties,</p> <p>NHA gets subsidy of 200,000 baht for flat and 100,000 baht for one story row house.</p>	<ul style="list-style-type: none"> - Rental housing in the project of NHA can be constructed as row house only. It cannot be constructed as a 2-story building. - Rental housing project of NHA faced the deficit situation in the past as it could not collect the rental fee on time. As a result, Government may not agree to establish other projects. However, it depends on the discussion in detail with the government. - Regarding the former rental projects of NHA, tenants come from different places, however, tenants in 40 Hong have been residing in the community for long time. People have done the saving together, have enough incomes to afford the rental fee. - Regarding the community management, there might be the establishment of community organization to perform the task of management together with Municipality.
	<p>6. NHA</p> <ul style="list-style-type: none"> - implements project which is similar to Baan Eua Arthorn project and - rents Municipality’s land. <p>Municipality</p> <ul style="list-style-type: none"> - invests in public facility and - manages the project <p>To implement this method, it is able to acquire subsidy of</p>	<ul style="list-style-type: none"> - Buildings should be designed to be in the cost of 300,000 baht excluding the cost of land and public facility (construction cost for single house with 2 story is 265,000 baht). - There might be the problem of rights over the building after people settle the debt.

	80,000 baht per unit.	
	7. NHA finds financial sources given low interest rate for the community people to borrow money to be implemented in the project under the name of “Cooperative”.	NHA has limitation of staff who implement the project. - NHA’s procedures overlap with those of CODI, but those are different in the source of money.
	8. NHA finds loan/ fund to implement the project by itself. Community people pay installment to NHA. Cooperative collects the debt for NHA. Municipality - provides public facility and takes care of the community.	Every community people can borrow the money.
	9. NHA sells the project to Credit Union Cooperative Limited. Then Credit Union Cooperative Limited will collect money or debt from the people directly.	NHA has to discuss with the Credit Union.
References	Methods for Project Implementation – 40 Hong Community received from the team	

Date/Time	November 6, 2007/ 2:00 pm – 3:00 pm
Place	Short-term expert room at DHDS
Attendants	Ms. Men and Mr. Toon from 40 Hong project team Masuda
Contents	“Design discussion on 40 Hong project” We discussed the landscape design and elevation design that they are working on. We explained our ideas for those designs each other and we had some agreements to show the community that the context of the original land should be expressed for the people’s memory and the future generations through the landscape design and we had better to show another elevation idea with our thoughts besides the Chino-Portuguese style.

Date/Time	November 7, 2007/ 10:30 am – 0:00 pm
Place	Meeting room on 11th floor of NHA
Attendants	40 Hong project team from NHA including 9 trainees and 3 trainers Masuda
Contents	<p>“The 8th 40 Hong project team meeting in NHA”</p> <p>They, mostly from the architecture divisions, discussed the site plan shown the landscape design and housing unit plans and some points to be developed on those designs. In this meeting, the trainees were informed the schedule for the 3rd OJT in Phuket which is,</p> <p>Nov. 25 9:00 am; Depart from Bangkok, 7:00 pm; Presentaion to the Luang Por community Nov. 26 7:00 pm; Presentation to the 40 Hong community *Nov. 27 1:30 pm; Meeting with the municipality Nov. 28 4:00 pm; Back to Bangkok *Time schedule might be subject to the mayor’s availability.</p> <p>They received a format for the report on the project prepared by the C/P, in order to present the report to the communities and the NHA top team.</p> <p>“Report on the overall operation of the housing development for low-incomes project (outline)” Project overall image (<i>This part shall be done by counterparts</i>) Rationale Objectives Goals 1) Target group of people 2) Target area Operation Method Operation Plan Expected Outcomes Project details (<i>This part shall be done by trainees</i>) Phuket Municipality overall image of the city and community Summary of the information acquired from the community 1) General information of the target community - Group of people - Physical aspect</p>

- Economic aspect
 - Social aspect
 - Environmental aspect
 - Others
- 2) Current living condition and problem
- 3) Demands of target group of people
- Method of problem solving**
- 1) Framework for problem solving
 - 2) Important restrictions for solving problems
 - Limitation of time, information and cooperation
 - Restrictions of target group of people
 - Restrictions of NHA
 - Restrictions of Phuket Municipality
 - 3) Operational procedure
 - 4) Operational plan
 - 5) Operational details
 - 6) Method/ Alternatives/ Project implementation style
 - Planning in the physical aspect
 - ; Setting up the project site plan
 - ; Design buildings
 - ; Design public facility or public assistance system
 - ; Managing of environmental aspect
 - ; Other details
 - Planning in the financial aspect
 - Planning in the financial aspect
 - Others, for example, giving priority in living, chances/ alternatives of people who are affected by the project and etc..

Suggestion for operation in the next step

Summary

While 40 Hong team having a meeting, Luang Por team also had a meeting at the other room and the team member received a paper prepared by the C/P that is Methods to search for project funding – Luang Por Community.

“ Methods to search for project funding – Luang Por Community”

Method	Problems and obstacles
1. Municipality - guarantees loan for community people who have rights to stay in the community. - shall issue rental rights for tenants to be used as the loan guarantee.	- Consideration of qualification of people taking the loan is varied to the banks. Some people might not meet the bank’s requirement.
2. CODI - Community needs to have saving group and household account so that CODI is able to consider people’s expenses and affordability. - Supplying sources of investment fund that provides low interest rate (not over 4%) in order to implement the project. However, the assistance from financial institutes is necessary. - Supplying source of housing loan for target group of people to let them perform hire-purchase with financial institutes under the condition of 4 to 6% simple interest rate, adjusting the rate every 3 to 5 years, and period of payment not exceed than 30 years. Moreover, the progressive rate of 2.5 to 5% shall be applied and the amount of installment shall not exceed that 15% of household income per month. - For establishing the cooperative, it is not necessary to register as the juristic person since it is the rental land.	- Every household needs to be a member of the saving group in order to receive financial support, in terms of the construction cost from CODI. - When the project finishes, it will be the accomplishment of CODI not NHA.
3. NHA - implements the project with subsidy acquiring from the government.	- Clear determination of the rights shall be made. - Approval to conduct project under NHA’s

	- implements the project with loan from NHA's fund.	working plan is necessary in order to ask for subsidy or search for loan. - Building style and Building Control Act
	4. Credit Union Cooperative Limited - membership with the cooperative is needed as well as the attendance in the cooperative's training course. - Cooperative membership is needed and - 12% interest rate per year, period of installment depends on amount of loan.	- Time consuming procedure - Relatively high interest rate - Community people need to contact with the cooperative by themselves.
	5. Different financial institutes - Decision depends on each financial institute's conditions. Mostly the bank account showing previous transactions and the collateral are necessary.	- It is difficult for low incomes to ask for loans as they usually save money by themselves, do not have bank statement, and have insecure incomes.
References	Report on the Overall Operation of the Housing Development for Low-incomes Project (Outline), Methods to search for project funding – Luang Por Community	

Date/Time	November 9, 2007/ 10:20 am – 0:00 pm	
Place	Lecture room on 2nd floor of NHA	
Attendants	C/P and 50 trainees of NHA	
	Masuda	
Contents	<p>“A meeting for the presentation to the executives”</p> <p>The presentation topics are the same as discussed on Oct. 31, however one of trainees Mr. Dul, a leader for the presentation, explained the others about his idea shown below.</p> <ol style="list-style-type: none"> 1. Regarding Japanese housing policy, the project team should emphasize that Japanese people started the housing development after World War II when the housing was totally destroyed and have successfully done it. 2. Regarding an Information Center as a Future Role of NHA, the information center might manage to exchange the database collected from housing owners. For instance, when someone wants to move out from a house in Chiang Mai to Bangkok, he/she may find a house in Bangkok through the housing information of the information center. And he/she may also sell or rent the house in Chiang Mai to the other people by putting the housing data in the center. They call this Housing Exchange Project “Baan Laag Baan” in Thai. 3. Regarding an issue of Sustainable Housing which is called “Baan Yung Yeun” in Thai, NHA might be able to provide housing meeting the local people's lifestyle and culture by using the local building material, for example, the fast-growing tree (eucalyptus tree), and the local environment shall be preserved. Concerning this issue, Mr. Moo from C/P mentioned a project established by NHA that encourages people in Chachengsao Province to cultivate the fast-growing tree. However, there are some problems such as finding the market channel for the people and environmental changes in this material. <p>Next meeting: November 12 at a Lecture room on 2nd floor of NHA They will discuss the chart of Future Roles of NHA again.</p>	

Date/Time	November 12, 2007/ 10:20 am – 0:00 pm	
Place	Meeting room on 11th floor of NHA	
Attendants	40 Hong project team from NHA including 15 trainees and 5 trainers	
	Masuda	
Contents	<p>“The 9th 40 Hong project team meeting in NHA”</p> <p>The project team discussed the information received from the municipality last Friday, which is shown below with opinions from the team (with bold italic letters).</p> <ol style="list-style-type: none"> 1. Give rights to those who have rental contracts with Municipality <ol style="list-style-type: none"> 1.1 Building Rental: 40 rights 1.2 Land Rental: 11 rights <ol style="list-style-type: none"> 1) 51 rights in total (based on the site plan designed by Municipality and the house registration) <i>In the drawing, there are 50 housing unit instead of 51 claimed by the municipality.</i> 2) Some tenants possess duplicate rights (over the land and the house), as following, <ul style="list-style-type: none"> - 2 in 51 rights are belong to the tenant of house no. 137 - Another 2 in 51 rights are belong to the tenant of house no. 155 <p>The rights of each tenant were reduced to 1 right.</p> 	

	<p>3) 49 rights are remaining, after deducting the duplicate rights.</p> <p>2. The 2 rights deducted shall be utilized for 2 center housings (each housing is 2 story, whose 1 story is for residential use and another one for a community office). There are 6 people requesting for the tenant over these 2 center houses (social welfare facilities).</p> <ol style="list-style-type: none"> 1. Ms. Nipaporn Nunbood from the house no. 95/1 2. Ms. Laweng Nuanseng from the house no. 97 3. Ms. Wandee SaePaank from the house no. 97/1, 97/2 4. Ms. Lamaiy Keensoon from the house no. 115/2 5. Sister of Ms. Walaiporn Kittitaraporn (disabled) from the house no. 151 6. Ms. Suraida Sakda from the house no. 155/1 <p>Committee members of the community shall select 2 out of the 6, which are the poorest people to reside in the center housings.</p> <p><i>The NHA project team attempts to provide housing to all the people who have either official or unofficial rights to stay if they have lived for long time in this community. This is a NHA concept of the fairness for the people and also an appropriate and smooth implementation way for the community working together with NHA.</i></p> <p>a) <i>Based on the information from the municipality, only 51 rights shall be assigned to the tenants. In fact, 54 rights are required for all existing tenants. If it is possible, NHA may ask for the additional discussion with Phuket Mayor before the discussion on 26th November. This is to convince her with the information we have acquired in the community.</i> Mr. Yuai mentioned that the 40 Hong staff needed to prepare the precise and clear information as well as the concrete image of the community in order to show the Mayor how houses (including 4 units behind rows of houses) will look like.</p> <p>b) According to the Director of the construction department of the municipality, he does not agree with 4 housing units on the back side of the community as no one would like to stay behind the other houses.</p> <p><i>The NHA project team has already made sure who would like to be the residents on the back through the meeting with the community people. The director should have known it by the report from the municipal staff working with NHA project team before telling this.</i></p> <p>New schedule of the 3rd visit to Phuket: The departure time from Bangkok on November 25 has been changed to 10:20 am.</p>
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Date/Time	November 12, 2007/ 1:30 pm –
Place	Lecture room on 2nd floor of NHA
Attendants	C/P and 50 trainees of NHA Masuda
Contents	<p>“A meeting for the presentation to the executives”</p> <p>They had a meeting to discuss the future role of NHA but they did not show any other idea from last time. So, the C/P asked the trainees to think more about it. Mr. Yuai said to me that the C/P needed to lead them with different way to develop ideas.</p> <p>While the trainees discussing, the C/P discussed the schedule for meeting with the Mayor and found that they had to change the date for the meeting to 26th instead of 27th since she would be available only on 25th or 26th of November.</p>

Date/Time	November 25, 2007, 13:30~16:30
Place	At Phuket Municipality
Attendances	Phuket Mayer and Municipality staff members , C/P and 49 trainees of NHA Nomura
Contents	<p>Discussion about 40 Hong Community</p> <p>-Khun Yuay: Municipality should make a letter to NHA’s Governor to inform about this project, to ask opinions that NHA’s executives have to this project, and to ask for their cooperation and assistance.</p> <p>-Khun Kieng: A letter from Phuket Municipality might be a chance to make this project possible and successful.</p> <p>-Phuket Mayer asks Director of Financial Department of Phuket Municipality to draft the letter. The Mayer mentioned if subsidy from NHA is approved, the entire subsidy shall be provided to the community people. Moreover, if this housing project is done successfully, it shall be a development pattern for other communities in Phuket. By the way, Municipality can’t invest more on any housing projects as the reason of budget constraint.</p>

	<p>-Regarding to the decentralization issue, Phuket Mayer mentioned that the issue has been heard and talked about very often but financial or human resources from the central Government have not yet provided to the Local Authority. Phuket Municipality itself already invested around 50 million baht for development projects according to the decentralization act.</p> <p>-Director of Financial Department: At the moment, Phuket Municipality is searching from some financial institutes. Different financial institutes seem to have different loan conditions. How can NHA provide assistance concerning the financial issue?</p> <p>-Khun Kieng: A letter from Municipality sending to NHA may help a lot.</p> <p>-Phuket Mayer: According to the temporary housing, Municipality may use a piece of land behind the community to construct the temporary houses for community people. By the way, is it possible to construct a lane or a narrow road behind the community?</p> <p>-A Municipality staff member: As some households will need to stay in the houses behind the community, how is the method for selecting the specific households to stay in those houses?</p> <p>-NHA staff member: The 4 households that sublease the land with Municipality shall stay in the 4 houses behind. NHA already make understanding and discussed with those households.</p> <p>-Phuket Mayer has established a Municipality working team to responsible for this housing project. The team is included of Deputy Mayer, a representative from technical office, a representative from financial office, and a representative from academic office.</p> <p>-Regarding to the central house of 40 Hong community, as part of the house will be used as the community office of Municipality, Phuket Mayer thinks that Municipality need to invest in the construction of this house.</p> <p><u>Discussion about Luang Poh Community</u></p> <p>-Khun Kieng: Regarding to the saving system in Luang Poh community, NHA found that community people start realizing the importance of saving. However, most community people do not want to join the saving group led by Uncle Jane (community leader). We may help community people to establish a new saving group and have a new management team, which is different from the community management team.</p> <p>-Phuket Mayer: Please be concerned about the necessary space along the canal. We always need some space when cleaning up the canal. In addition, we want a lane or a narrow road along the rear of the community as well. The lane or the narrow road can make the community look less crowded and will be useful to evacuate people in case of fire accident.</p> <p>-NHA staff member: There is less possibility to construct a road behind the community as there is very limited area. However, we can add more a small lane between the houses which we think it can solve the problem. Moreover, we have already designed the system to solve the problem when there is fire accident.</p> <p>-Phuket Mayer: Is there any publicly-used building for the community people?</p> <p>-NHA staff member: No sir.</p> <p>-A Municipality staff member: We are worried about the community people's intention to use construction materials from the demolished house. To do so is against the law as the construction materials after demolished shall belong to Municipality.</p> <p>-Phuket Mayer asks some Municipality staff members to search for more information about this law if there is any exception. If possible, we will allow community people to use the construction materials from the demolished house to construct the new house.</p> <p>-Phuket Mayer: Regarding to the report NHA is compiling for Phuket Municipality, if possible, we would like to receive it by January or before February. This report will be included in the Community Plan, which will be a part of the Municipality Development Plan.</p>
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Date/Time	November 25, 2007, 19:00~22:00
Place	At Metropole hotel
Attendances	Luang Poh Community members, Phuket Municipality officers, C/P and 26 NHA trainees Nomura
Contents	<p>-Community people are invited to join the meeting at Metropole hotel.</p> <p>-NHA prepared some vans for picking up the people from their community.</p> <p>-At the meeting room, there are different posters showing details of the house selected by each household.</p> <p>-People came to the hotel with the paper described details of their own house. Upon arrival people were led to the poster showing details of their own house and were asked to check the accuracy of their housing details and housing location at the poster. This process took quite long time as some households found the wrong information regarding to their houses. For example, housing plan,</p>

	<p>housing location, and monthly payment different from what had been discussed before. Every staff members concerned with the topics needed to recheck the information and record the new one.</p> <p>-For people who had no problem, they were asked to inform the other staff members if they were satisfied with their house.</p> <p>-It was found that some households were dissatisfied with the housing price when included with the amount of interest they have to pay. In addition, some households would like to increase their housing size. To the prior case, the staff members decided to discuss with them again on the next day. To the latter group, they were asked to discuss and negotiate with their neighbor by themselves.</p> <p>-After that, people were asked to take the seat and discussed about the saving system which needs to be established within Luang Poh community.</p> <p>-Some staff members gave community people the information about the saving system. People were told that if Luang Poh housing project was approved, every community people would have responsibility to pay for their own house. So far NHA found not so many financial choices for the people. If people borrow money from the bank, they might be rejected as they did not have financial statement. However, people could save their money through the community saving group. And people could start saving soon while waiting for the construction starts.</p> <p>-People were told about the advantage of having community saving group that the saving group would be an important qualification of the people and would be judged by the bank when the bank approved for the loan. In addition, the saving group would be a warranty and would indicate that people have good conduct in saving.</p> <p>-Khun Kieng mentioned about the existing saving group led by Uncle Jane and asked if the community people would like to join the saving group or establish the new one. The majority of people would like to set up the new group, therefore, the committee members of the new saving group were selected after that.</p> <p>-Methods for selecting the committee members are as followings:</p> <ol style="list-style-type: none"> 1. All 64 houses in the community were divided into 12 groups. Each group comprises of 4-6 houses which locate close to one another. 2. Each group was asked to vote for a group leader who would later perform as person who collects the money from each group member. 3. After 12 group leaders were selected, these group leaders were asked to vote for a chairman of the saving group. The chairman would be a person who collects the money from 12 group leaders. <p>-Khun Kieng also mentioned about the management of the saving system. In the beginning, 5 committee members, including the chairman, need to open the bank account. The names of these 5 committee members would appear in the bank account, and the agreement of 3 from 5 committee members is needed when withdrawing the money.</p> <p>-After the voting process, Khun Kieng asked the community people about the amount of money they intended to save in each month. They came to the conclusion of 300 baht per household per month. In addition, they will start the saving from December 1st.</p> <p>-Regarding to the money deposited to the bank, it shall not be withdrawn unless the construction project started or the member joining the saving group would like to move out from the community.</p> <p><u>Discussion among Luang Poh staff members</u></p> <p>-As some household requested to increase the size and to move the position of their house, the staff members decided not to accept these requests.</p> <p>-The staff members were asked to recheck the housing price.</p> <p>-On the next day, some staff members would visit Luang Poh community, they were told to visit only households that had some trouble. On the meeting day, every household satisfied with the discussion, except 2 households, which one of them did not join the meeting and the other one was in the misunderstanding.</p>
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Date/Time	November 26, 2007, 09:00~12:00
Place	At 40 Hong Community and Phuket Municipality
Attendances	40 Hong Community members, Phuket Municipality officers, C/P and 23 NHA trainees
Contents	<p>Assigning jobs to staff members. One group will go to 40 Hong community and the other group will go to Phuket Municipality.</p> <p>-Topics to be discussed at Phuket Municipality are as followings:</p> <ol style="list-style-type: none"> 1. Land boundary (which includes the signboard shop) – to confirm the accuracy of the boundary.

	<ol style="list-style-type: none"> 2. Design – concerning the set back and building clustering (to be discussed by architects and engineers). 3. Central house – Type of house as understood by Municipality, 3-housing-unit type is acceptable or not. <p>-Topics to be discussed with community people</p> <ol style="list-style-type: none"> 1. Confirmation of the housing position by community people. 2. Confirmation of the type of house. 3. Decision about the household which will reside in the central house. 4. Discussion about saving system within the community – people to be appointed as committee members of the community’s saving group¹. 5. Asking people’s opinion about the housing project done by NHA and Municipality and asking about some addition requirements of people – This is done by interviewing method and the interviewing is video recorded. 6. Distribution of the questionnaire. 7. Discussion about the design of arcade on the upper floor. 8. Asking people’s opinion about adding more parking lots for motorcycle inside the community area and along the road.
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Date/Time	November 27, 2007, 09:00～10:00
Place	At Metropole hotel
Attendances	C/P and 49 trainees of NHA Nomura
Contents	<p>-At beginning of the meeting, evaluation form by Japanese side had been distributed to the trainees.</p> <p>-As NHA had informed Phuket Municipality that it would inform the result of discussion with community people to Phuket Municipality, on that day NHA would have meeting with the Municipality again.</p> <p>-40 Hong - Important topic to be discussed at Phuket Municipality is the existing problems of some households. NHA would discuss with the Municipality about the solutions for these households.</p> <p>-40 Hong - The existing problems found at 40 Hong are as followings:</p> <ol style="list-style-type: none"> 1. A tenant of house number 95 and 95/1 claimed that his houses were reduced in the area of the houses. In addition, he could not afford the housing price as he already had too much burden about his family. He did not see any advantages having to him and his family from this housing project. However, he would be satisfied if NHA and Phuket Municipality provided assistance to him and his family. 2. Some households have never attended the meeting, so they don’t have enough information about this project and their problems had not been recognized and considered. <p>-Khun Yuay: To the existing problems of some households in 40 Hong communitiy, we might be able to ignore or disregard them. However, we did not want to do so. We need to consider in detail, and take into consideration the people’s heart and soul. This shall be our good working experience in the future.</p> <p>-Khun Kieng mentioned about the saving issue of Luang Poh community. So far Luang Poh community has 2 saving groups. NHA asked community people to give more importance to the new saving group rather than the previous one. This is because the new saving group can reflect well the group strength. If any households joined both saving groups and found difficulties in depositing the big amount of money, they might reduce the amount of money deposited to the previous saving group and deposit more money with the new saving group.</p>

Date/Time	November 27, 2007, 10:30～12:30
Place	At Phuket Municipality
Attendances	Deputy Mayer, Municipality staffs, and some community people from 40 Hong and Luang Poh community C/P and 49 trainees of NHA, Nomura

¹ Currently, there are 41 households being members of the saving group, 1 household (house number 85) having not enough money for saving, 2 households (house number 95 and 155/2) denying to join the saving group, and 6 households willing to pay for the construction cost by cash.

Contents

Discussion about 40 Hong Community

-Khun Yuay:

1. Most households in 40 Hong community agreed with the housing project.
2. NHA had faced many limitations, for example, the decreasing in boundary area and the rules and regulations of Municipality law.
3. So far 40 Hong team nearly get success about the rights of tenants and the site plan. What we are going to do next is to discuss with NHA's executives about the financial assistance.

-Deputy Mayer (Ms. Sornsiri)

1. What NHA and Phuket Municipality always keep in mind is to keep people who actually live in the community to continue living in the same community.
2. I heard that NHA had tried so hard to adjust the site plan for all community people to stay in the same area. At the same time, NHA has tried to search for financial institutes which provide the low interest rate.
3. I think it is so worthwhile for people who get the chance to stay in this community as this community locates in the heart of the city. Therefore, community people should give us the good cooperation.
4. For the residences of housing number 95/1, we will supply them a house which is constructed for the residential purpose rather than the commercial purpose.
5. Latest site plan is included of 50 housing units in front and 4 housing units behind the community.

Discussion about Luang Poh Community

-Khun Kieng

1. The objective of Luang Poh community is to keep people actually living in the community to continue living in the same community as well.
2. For people who live in shop houses along the road, they will manage about the financial issues by themselves.
3. According to the community's saving system, we encouraged community people to establish the new saving group, in addition to the existing one led by Uncle Jane. This is to let the community people show their real and strong intention of saving for the specific purpose of housing development. Therefore, money in the bank account shall not be withdrawn unless the housing project starts the construction and the person joining the saving group would like to move out from the community.
4. In the morning, 5 committee members of Luang Poh community's saving group went to Bank for Agriculture and Agricultural Cooperatives to open the bank account. The leaders of each saving group will start collect the money from December 1st. We would like to ask some representatives of the office of Community Development of Phuket Municipality to visit Luang Poh community regularly and give some suggestion to the community's saving group.

Q & A

Topic 1

Q: Luang Poh community

How will Municipality manage about the temporary housing?

A: Municipality

We will rent a piece of land behind Luang Poh community. Municipality will pay for rental fee of the land, however, community people have to pay for the construct cost.

Q: Luang Poh community

If we have to be responsible for the construction by ourselves, we will be in trouble. Where shall we stay during the demolishing of the house? Where shall we store our belongings? We would like to ask Municipality to construct the temporary house for us and construct the house one after another.

A: Municipality

We will consider your request.

Topic 2

Q: 40 Hong community

I live in the house number 95/12. If I need to construct the new house regarding to this housing

project, I will have a lot of trouble, for example, decreasing in the size of the house and having more financial burden. This day I have to look after my old parents, and a disable younger sister. I have no idea how to find the demolishing and the construction cost.

A: NHA

Formerly, we didn't know this information. Right now we understand your reason very well and we will try to help you.

A: Municipality

For household that has serious problem, we will provide the assistance. However, the households that can depend on themselves may need to find their own solutions, for example, moving out to stay with their relatives' house.

Topic 3

Q: Community people

When construction of the house finished and monthly payment for the house completed, whom will the house belong to?

A: Municipality

According to the law, the house shall belong to Municipality, unless there are some additional conditions specified in the contract. In case people construct the house by themselves, they do not need to pay rental fee for the house. Nevertheless, when rental contract terminated, the house shall belong to Municipality.

Topic 4

Q: Leader of 40 Hong community

Is it possible to extend the duration of the rental contract from 20 to 30 years?

A: Lawyer of Phuket Municipality

To this issue, we need to discuss with many parties, for example, financial institutes and the management team.

Topic 5

Q: NHA

What is the opinion of Municipality if some household would like to transfer the tenanship from one to another person?

A: Municipality

It is possible to transfer the tenanship but it is necessary to follow the rules and regulations of Municipality. In addition, person to be transferred the tenanship must be heir / heiress of the contract tenant.

There is a case that some contract tenants had been disappeared for 10 years.

Municipality will set up a special committee to prove their current status.

Miscellaneous

1. We would like to ask the concerned people to make new judgment about ownership of the house that is constructed and paid by the people. We understand that the house should belong to Municipality, however, we would like to know if there is any chance to amend the law in order to let people have ownership over the house they constructed and paid.
2. We would like Municipality to issue the written documents which identify that Municipality will be responsible for the construction cost of community's infrastructure. Additionally, we would like Municipality to be responsible for the issue of community's elderly and children.
3. Every time there is a meeting, may Municipality send the letter to inform every household? This is for some households that always claimed that they do not know and get the information.

Appendix 4-9: Evaluation of the Staff Training

(1) Two weeks lecture session in Thailand

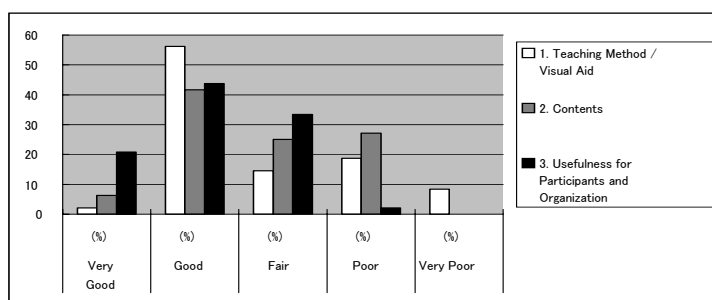
The questionnaire for the evaluation was conducted to 50 trainees at the end of the session. Major items of the questionnaire are about the lectures in Thailand before going to the study trip to Japan. This evaluation shall be a textbook review prepared by the lecturers to make a manual for future trainings. The questionnaire is shown in Appendix 4-10. The result of analysis & evaluation of the questionnaire are as follows.

1) Local Authority and Decentralization

Lecturer : Mr. Narong Chueaboonchuay

(Refer to the result of the questionnaire; answering ratio 96%, N=48).

The content had not rated high according to the evaluation of trainees. A trainee gave a comment as “A detailed of operation budget about decentralization should be studied”. This topic

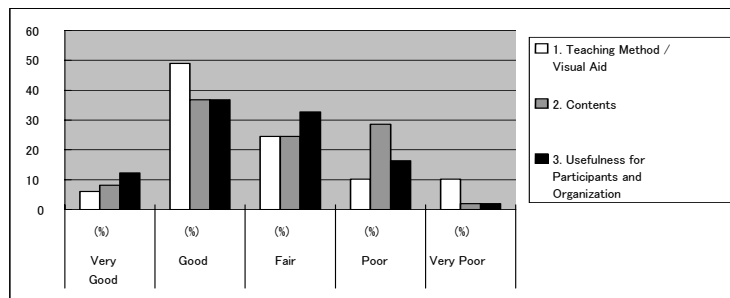


might be difficult for young NHA staff working in their own duty everyday.

2) Marketing Analysis for Low-middle Income Housing (BOI)

Lecturer : Mr. Adirek Sangsaikaew

(Refer to the result of the questionnaire; answering ratio 98%, N=49).

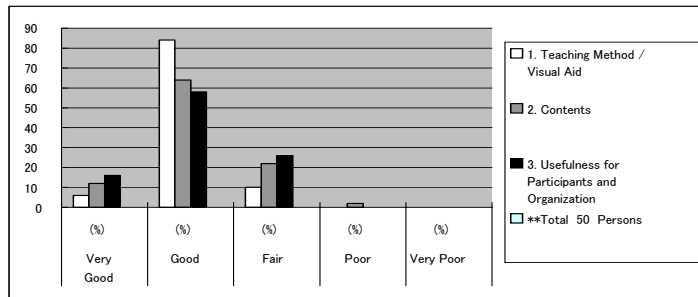


A trainee gave a comment as “Lack of research about marketing demand, NHA should study this matter from private sector”. The evaluation range was relatively wide spread. The contents of the lecture may be relatively difficult to understand compare with other lectures about housing technology especially for engineers and architects.

3) Housing Components

Lecturer : Ms. Thipparat Nopladarom

(Refer to the result of the questionnaire; answering ratio 100%, N=50).

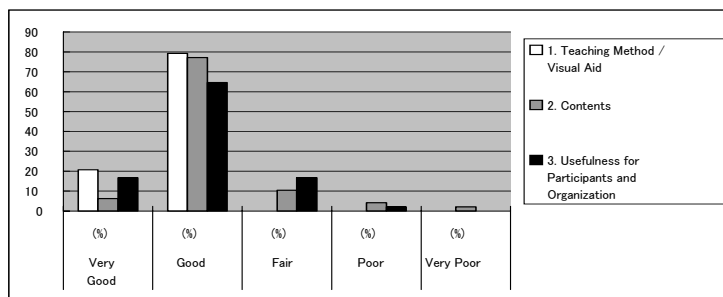


Some of trainees gave comment as “The CODI’s mortgage system have to introduce to NHA customers” and “Demand investigation should be done before project operation”. This topic might be pointed out some familiar problems on housing development for staffs of NHA.

4) Housing Demand

Lecturer : Ms. Yuwadee Siri

(Refer to the result of the questionnaire ; answering ratio 96%, N=48).

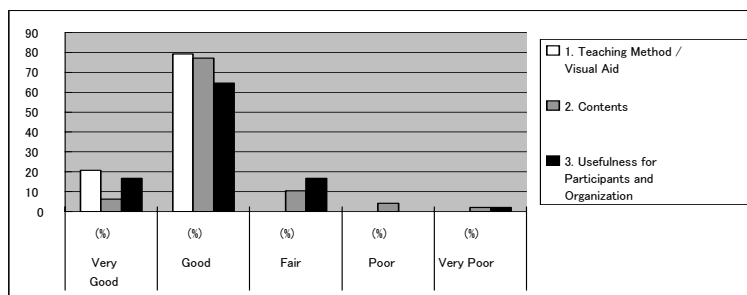


This topic might be useful for planning stage of housing development to the staffs of NHA. Some of trainees gave comment as “Invite this lecturer to give a lecture to NHA executives” and “NHA housing development should concentrate on community demand”.

5) Green Community Planning & Design

Lecturer : Ms. Pasinee Sunakorn

(Refer to the result of the questionnaire ; answering ratio 96%, N=48).

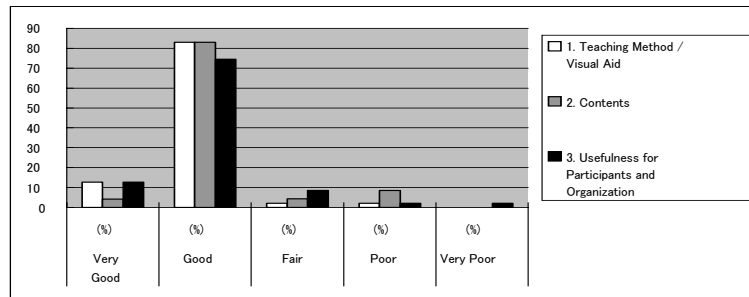


This topic might be interesting for most of the trainees. Some trainees were proposing to set a “guideline about ecology oriented planning”.

6) Vernacular Architecture, Eco-Housing

Lecturer : Mr. Pun Thiengburanathum

(Refer to the result of the questionnaire ; answering ratio 96%, N=48).

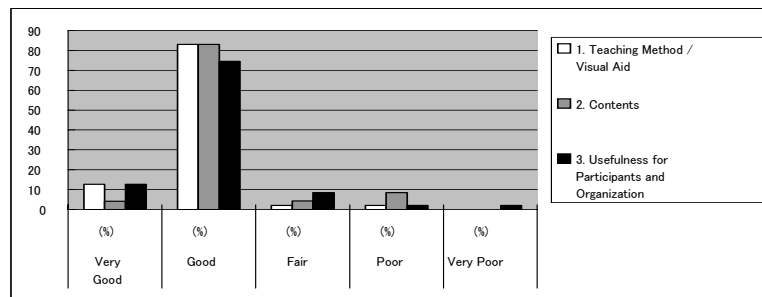


This topic might be very interesting for most of the trainees. Some trainees were proposing to set a “guideline to use local materials”.

7) Public Participation in Human Settlement Development

Lecturer : Mr. Sayam Nonkumchan

(Refer to the result of the questionnaire ; answering ratio 94%, N=47).

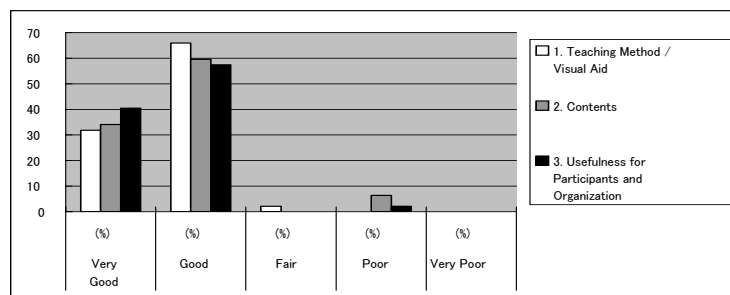


This topic also might be interesting for most of the trainees. Many trainees pointed out the necessity to apply community participation method like CODI according to their comments. This topic will be highly rated to compile as a textbook for training.

8) Lesson Learned from Low-income Housing Development

Lecturer : Mr. Chawanat Leonseng

(Refer to the result of the questionnaire ; answering ratio 94%, N=47).

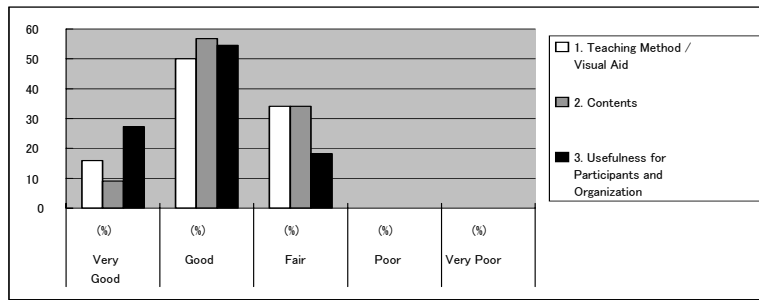


Many of the trainees rated this lecture “very good” or “good”.

9) Urban Development Plan/Slum Prevention Plan

Lecturer : Mr. Ruangyuth Teeravanich

(Refer to the result of the questionnaire ; answering ratio 88%, N=44).

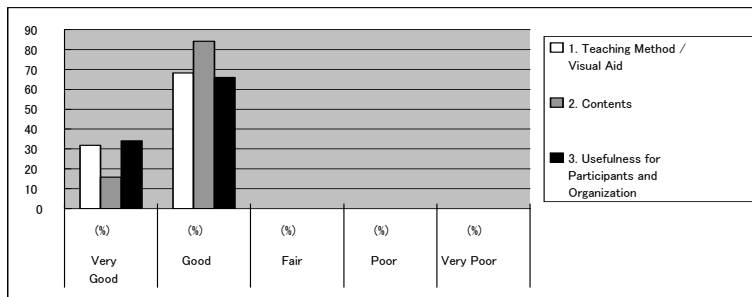


Many of the trainees rated this lecture “very good” or “good”.

10) Universal Design for Low-income and for Disabled People

Lecturer : Mr. Ruangyuth Teeravanich

(Refer to the result of the questionnaire ; answering ratio 88%, N=44).

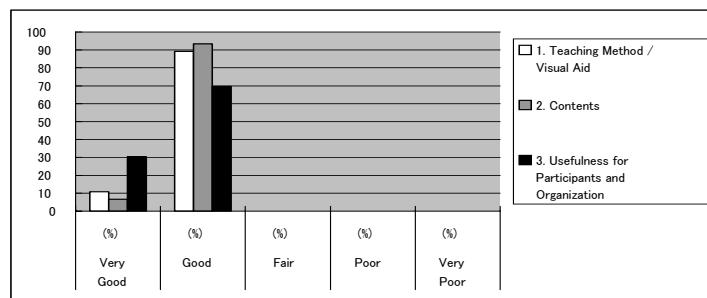


All of the trainees attended the lecture rated this lecture “very good” or “good” in contents and usefulness. This topic will be one of important topics for training textbook for trainees.

11) Housing Policy and Housing Situation in Thailand

Lecturer : Ms. Kuldoldip Panitchpakdi

(Refer to the result of the questionnaire ; answering ratio 92%, N=46).

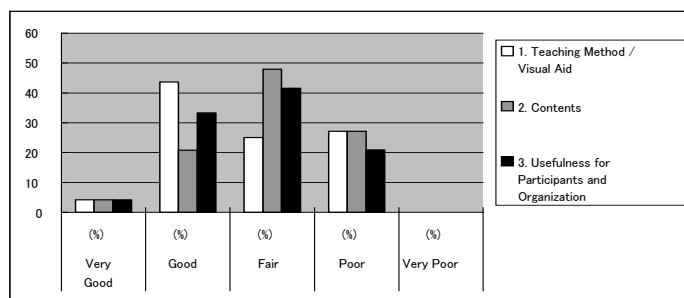


All of the trainees attended the lecture rated this lecture “very good” or “good” in contents and usefulness as well as the topics about “Universal Design”. This topic also will be one of important topics for training textbook for trainees.

12) Housing Finance System

Lecturer : Ms. Bussara Sripanich

(Refer to the result of the questionnaire ; answering ratio 96%, N=48).

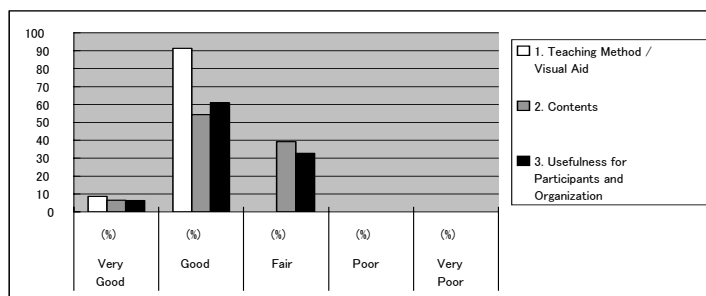


This topic will be important to understand trainers about the financial aspect of the housing development. Some of the trainees gave comment like “It is necessary to create a system for low-income people to be able to reach source of fund easily”. The evaluation range was relatively wide spread. The contents might not fit for all the trainees’ interest, from the result of the evaluation, because some of the trainees evaluated the topics “poor”.

13) Housing Development in Japan

Lecturer : Mr. Ruangyuth Teeravanich

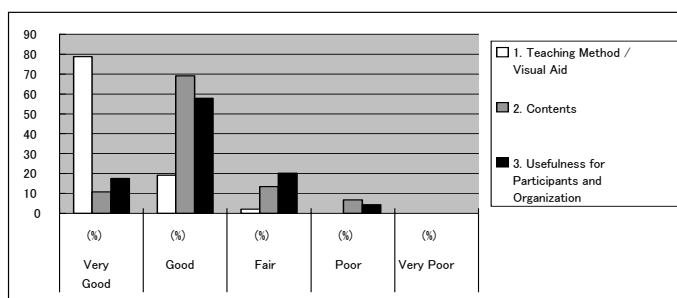
(Refer to the result of the questionnaire ; answering ratio 92%, N=46).



This was the presentation what 10 trainers have learned in Japan. This was good visual presentation for trainees who will go to study tour in the next week to Japan.

14) Housing Policy in Japan

Lecturer : Mr. Tomohiro HASEGAWA



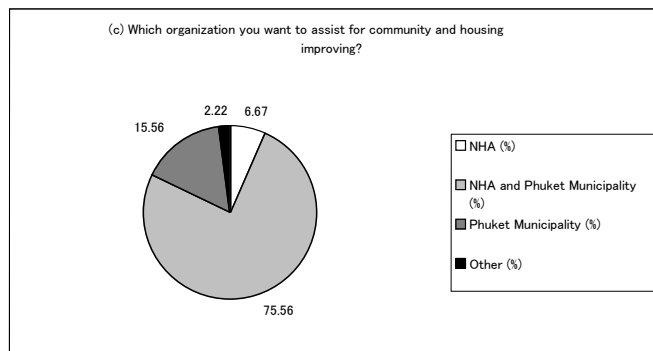
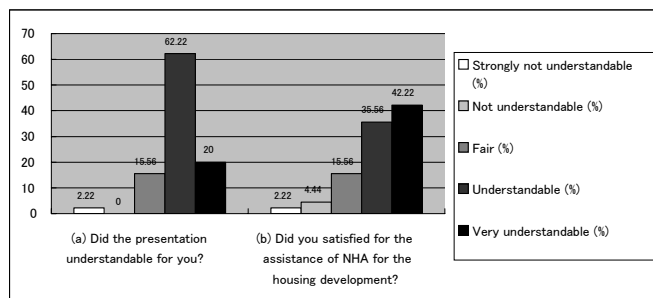
(Refer to the result of the questionnaire ; answering ratio 94%, N=47).

The evaluations to the contents by trainees were various. The topic may be difficult to understand before having knowledge on housing policy in abroad. This was good visual presentation for trainees who would go to study tour in the next week to Japan.

(2) OJT in Phuket

1) Evaluation of the NHA project by 40 Hong Community

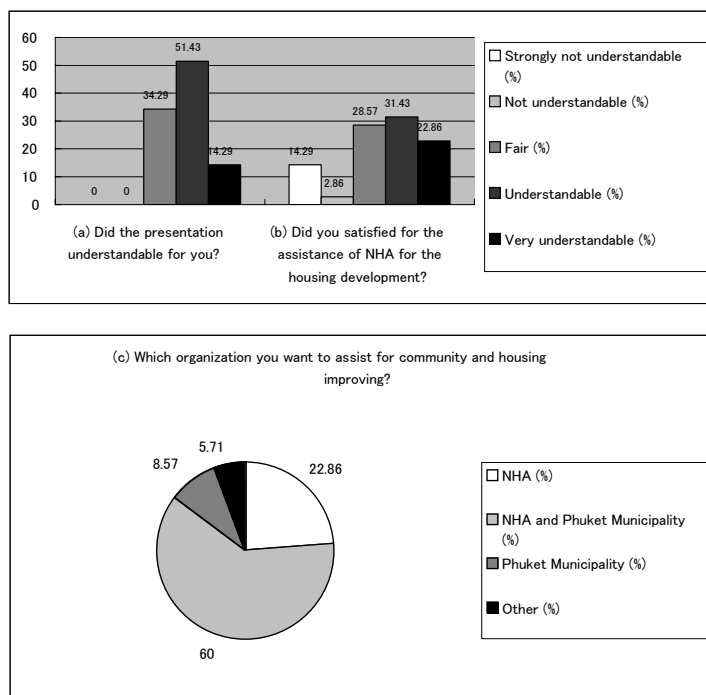
Most of the community members were satisfied for the presentation and would ask NHA continue developing the community with Phuket Municipality. It was notable that most of them thought the cooperation of the Municipality with NHA was the best way for the development. Many of the community members gave comments like “Please build a house soon” and “Municipality builds the houses and let community people lives in”. The other comments pointed out from the community members were like “Let Municipality builds it and between the operation period, please provide the temporary house until the project finished”, “Let Municipality finds out a loan centre where give us low interest and group insurance” and “Thank you very much!”



Note :45 samples, Average age of the answerer is 46.5.

2) Evaluation of the project by Luang Por Community

According to the result of the survey, the level of the satisfaction of the community members of Luang Por was relatively lower than the level of the 40 Hong Community. Then, the result of question (c) means the community members were not really trust the Municipality well if compared with the community of 40 Hong. The members of Luang Por Community might need a assistance of a person or a organization who could intervene between the community and the Municipality. In the other word, it will be a good opportunity for NHA to develop a slum improvement method from the neutral standing point in local communities.

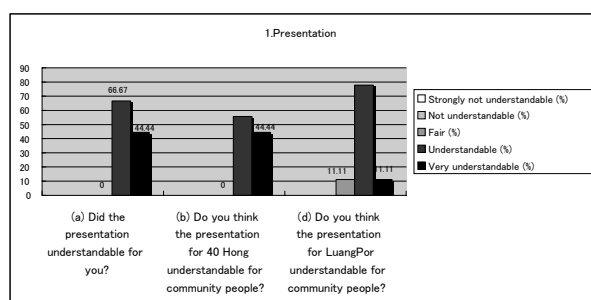


Note : 35 samples

3) Evaluation by Phuket Municipality Officials

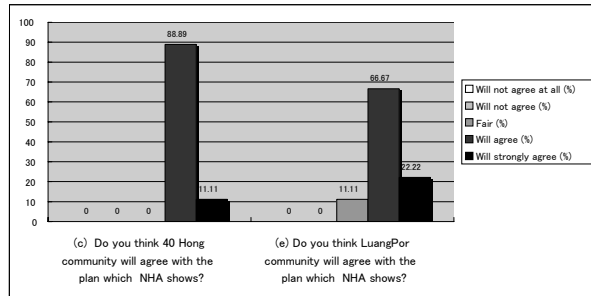
Nine officers of the Municipality who joined the activities with NHA trainees answered the questionnaires. Because the training of local authority staff was a part of the project, they had participated in the practical survey, analysis, and evaluation together with NHA trainees. The case study areas were the communities which really need improvement and had conflict with the municipality concerning with the improvement method and budget.

Average age of the officers is 33.3 years.

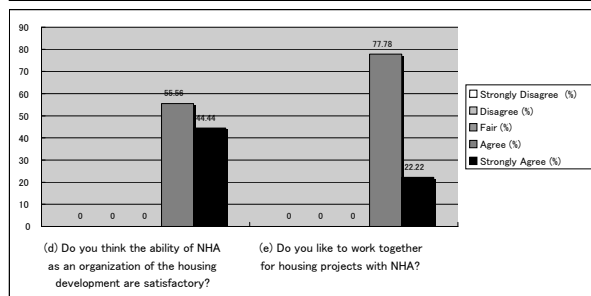
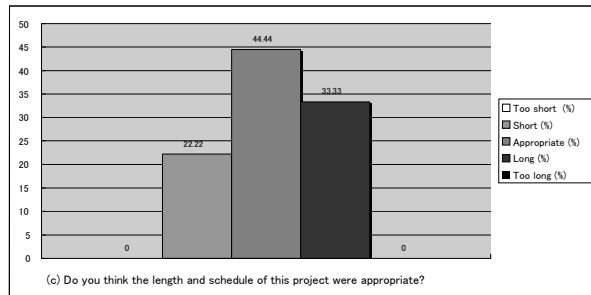
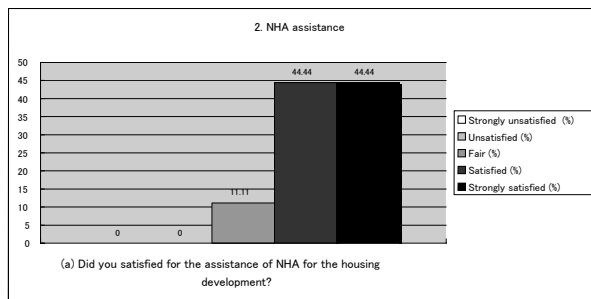


Note : 9 samples

Most of them evaluated the presentations by NHA were good not only for the Municipality but also for the communities. For the officers, presentation of 40 Hong group had looked very good according to their evaluation. According to the question (c) and (d), the officials thought that both of the communities had almost agreed with the plans by NHA. However, their observation might show that some members would not agree with the plan by NHA in Luang Por community.



Note : 9 samples



Note : 9 samples

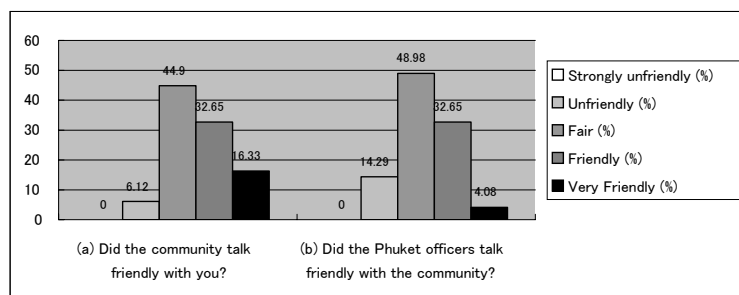
Many officers think the assistance of NHA is quite good and satisfactory according the questions (a) and (d). Also, most officers would like to work together for housing development according to the result of question (e).

4) Evaluation by 50 trainees

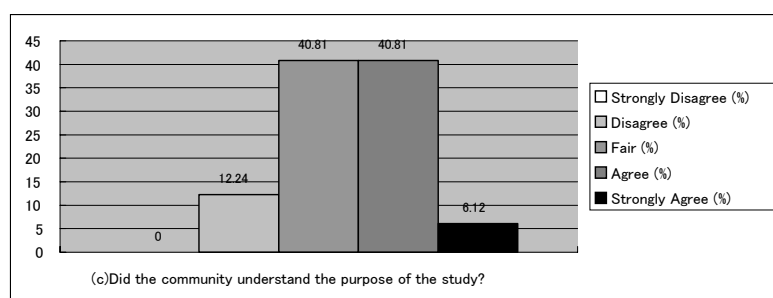
From the result of the trainees' evaluation, it is concluded that the on-the-job training in Phuket gave a certain impact by taking part in the community participation approach for low-income housing development.

A. About the survey in the community:

a. Regarding the discussion



Note : 49 samples

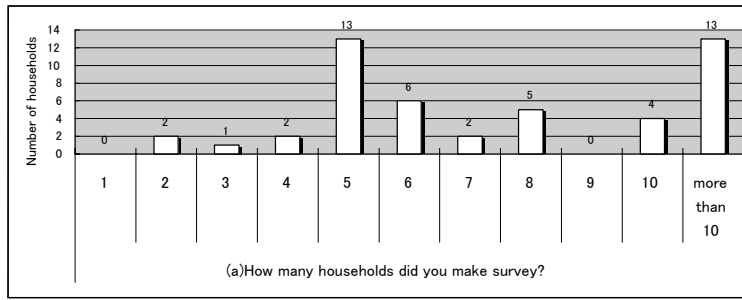


Note : 48 samples

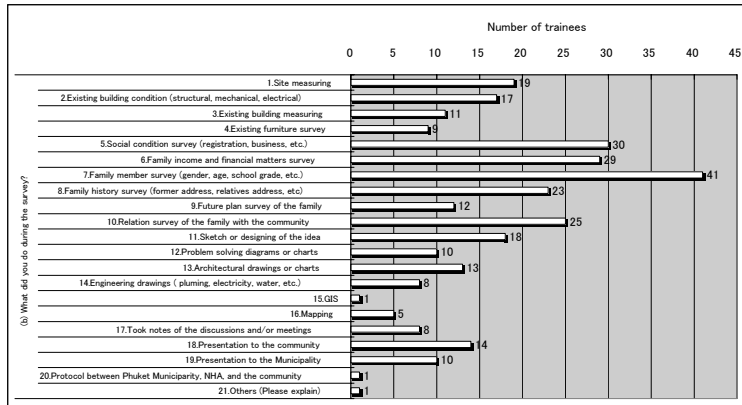
The survey of the community might give some difficulties for trainees. According to the evaluation of the trainees on (b), more than half of them observed not friendly or fair atmosphere about the communication between the community and the Municipality. However, the trainees thought the community members had been much friendlier to trainees than to the Municipality officers. The trainees could not evaluate clearly which the community members understood why NHA had been working for the communities or not.

b. Regarding the survey of the community

Most of the trainees visited and discussed with more than 5 community households. Almost all the trainees made a 7.Family member survey, and more than a half of the trainees made a 5.Social condition survey, 6.Family income and financial matter survey, and 10.Relation survey of the family and the community. The collected information about the households had analyzed and shared the idea based upon the experience among the trainees, and had used to make proposals for the communities and the Municipality.

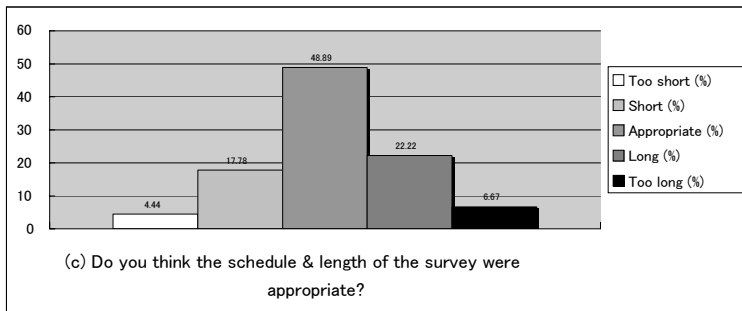


Note : multiple choice



Note : multiple choice

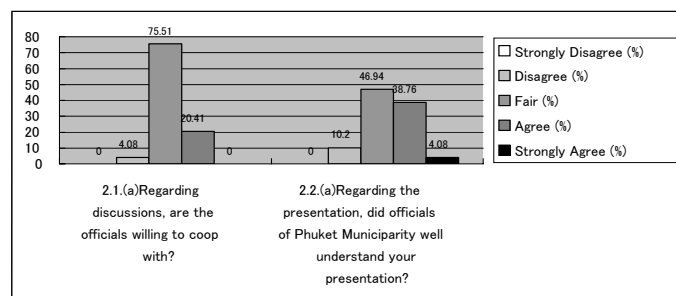
The schedule and the length might be appropriate according to the trainees' evaluation.



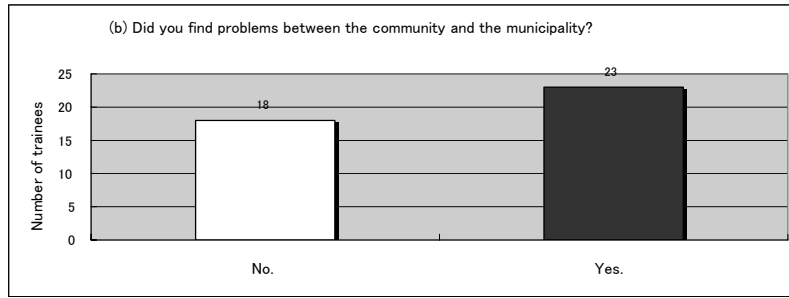
Note : 45 samples

B. About Phuket Municipality:

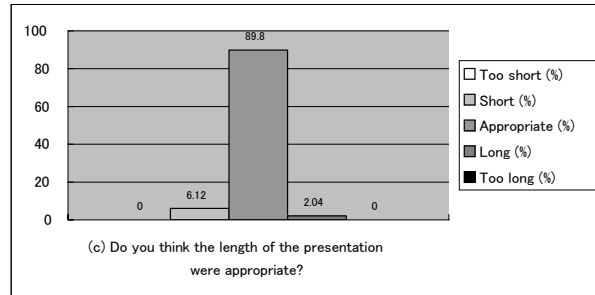
The trainees evaluate the officers of the Municipality as 'willing to coop with and well understood the contents of the presentation very well'. However, more than the half of the trainees feels some problems between the community and the Municipality exist.



Note : 49 samples



Note : 41 samples

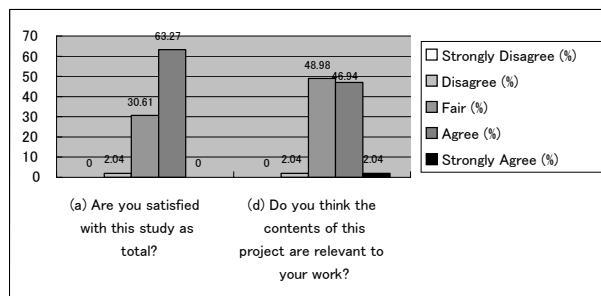


Note : 49 samples

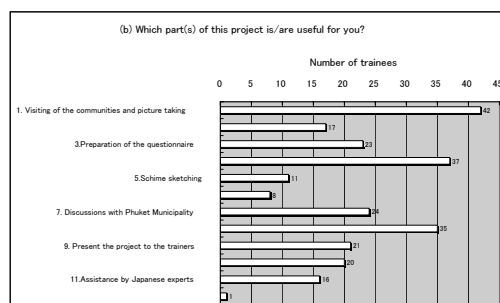
The length of the presentation to the Municipality might be appropriate. The length was about 1 to 2 hours except the discussions with the governor and officers of the Municipality in each stage.

C. About this case study in general:

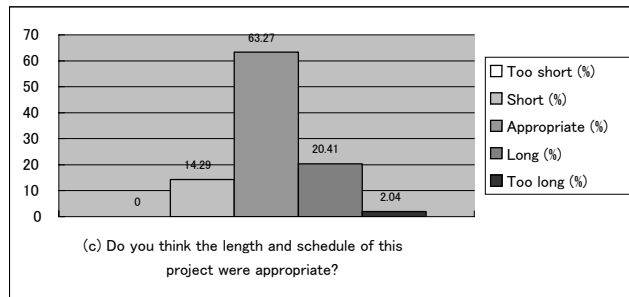
Most trainees had satisfied with the case study in Phuket and thought it to be relevant with their present work. According to the question(b), more than 70% of the trainees thought, 1.Visiting of the communities and picture taking, 4.Data analysis, and 8.Discussions with the community would be useful for their work. Then, nearly half of the trainees thought, 3.preparation of questionnaire, and Discussions with Phuket Municipality would be useful for them.



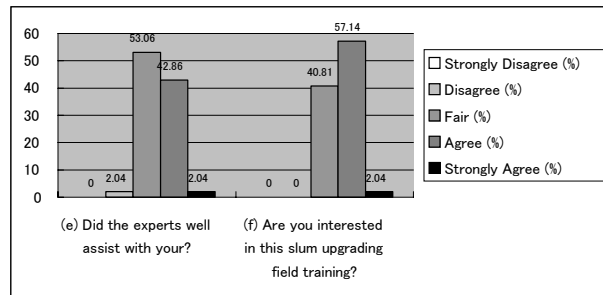
Note : 48 samples



Note : multiple choice



According to the questionnaire, 60% of the trainees are very interested in the slum improvement project. The other 40% trainees think not attractive but good experience. There are comments from the trainees like “I feel good to very good about this project. This project makes new generation in idea about housing, especially for low-income Housing Development. All of this will be very helpful to develop future my work”, “I think this study is very useful for people in the community and hope it will come true in the future” and “I learn a lot of problems, process, relationship, knowledge and other”. On the other hand, there are trainee’s pessimistic comments like “This project can not extend, cause of NHA management does not interest”.



Appendix 4-10: Questionnaire of the two weeks lecture session for 50 trainees

Project Evaluation for 27/08 - 07/09:

The Project on Capacity Development for Promoting Low-Income Housing Development in the Kingdom of Thailand

Thank you very much for joining this project for this training program. We hope you had a good time during this project.

In order to improve our future projects, we would appreciate your frank & honest comments and suggestions on this project. All the information provided in this questionnaire will be treated completely anonymous. Your answer and comments will be very helpful to develop future projects. We appreciate your cooperation very much.

I. Please give us your general information

1. Your gender (please circle one) Male / Female
2. Your age group (please circle one) 30-34 / 35-39 / 40-44 / 45-49 / over 50
3. Your work position (please write)

II. Please give us your feedback

1. About the lectures

1.01. Regarding the orientation (27th of August),

- (a) Are you satisfied with the orientation? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Were the experts well prepared for giving the lectures? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Were the lecture texts well prepared and useful for you? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.02. Regarding the lecture of 'Local Authority and Decentralization',

- (a) Are you satisfied with the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Were the experts well prepared for giving the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Were the lecture texts well prepared and useful for you?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.03. Regarding the lecture of 'Marketing Analysis',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.04. Regarding the lecture of 'Housing Components',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.05. Regarding the lecture of 'Housing Demand',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.06. Regarding the lecture of 'Green Community Planning & Design,

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.07. Regarding the lecture of 'Vernacular Architecture, Eco-Housing',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.08. Regarding the lecture of 'Public Participation in Human Settlement Development',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.09. Regarding the lecture of 'Lesson Learned from Low-income Housing Development',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Were the lecture texts well prepared and useful for you?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.10. Regarding the lecture of 'Urban Development Plan/Slum Prevention Plan',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.11. Regarding the lecture of 'Dwelling Unit Design for Low-income and for Disabled People',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.12. Regarding the lecture of 'Housing Policy and Housing Situation in Thailand',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.13. Regarding the lecture of 'Housing Finance',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.14. Regarding the lecture of 'Housing Project Evaluation Method',

- (a) Do you think the lectures were meaningful and useful for your work?

- Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Are you willing to apply or utilize what you learned from the lectures to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.15. Regarding the lecture of 'Housing Development in Japan',

- (a) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length of the lectures (about 3 hours/ session) was reasonable?
Too short — Short — Appropriate — Long — Too long
- (c) Were the lecture texts well prepared and useful for you? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

2. About your experience of the field study:

2.1.Regarding the case-study (in Suanplu.),

- (a) Are you satisfied with the tour? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Were the experts well prepared for guiding the tour?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Do you think the tour were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (d) Do you think the contents of the tour were relevant to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (e) Do you think the schedule of the tour was reasonable?
Too busy — Busy — Reasonable — Boring — Too boring
- (f) Are you willing to apply or utilize what you learned from the tour to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

2.2.Regarding the lectures during the tour,

- (a) Are you satisfied with the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Were the experts well prepared for giving the lectures?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Do you think the lectures were meaningful and useful for your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (d) Do you think the schedule & length of the lectures were appropriate?
Too short — Short — Appropriate — Long — Too long

3. About this project in general:

- (a) Are you satisfied with this project as total?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Do you think the length and schedule of this project were appropriate?
Too short — Short — Appropriate — Long — Too long
- (c) Do you think the contents of this project are relevant to your work?
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

III. Please give us your comments and suggestions

Please write anything you thought and/or felt about this project as concrete as possible. Your suggestions, critiques, and requests for future projects will be gratefully appreciated.

Thank you very much for your cooperation!
We sincerely wish you our best...

Appendix 4-10-1: Questionnaire for Evaluation by the community

26th in November



Thank you very much for joining this project.
In order to improve our future projects, we would appreciate your frank & honest comments and suggestions on this project. Your answer and comments will be very helpful to develop future projects. We appreciate your cooperation very much.



I. Please give us your general information

1. Please circle your community LuangPor / 40 Hong / Others
2. Your gender (please circle one) Male / Female
3. Your age group (please circle one) Before 20 / 20-29 / 30-39 / 40-49 / over 50
4. Your business/job (please write)
5. Your name.....

II. Please give us your feedback

1. About the presentation and NHA:

- (a) Did the presentation understandable for you? (please circle one)
Strongly not understandable—Not understandable—Fair—Understandable—Very understandable
- (b) Did you satisfied for the assistance of NHA for the development? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (c) Do you think the assistance of NHA to Phuket Municiparity on housing development is necessary? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (d) Do you think you would like to ask NHA for the further development? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

III. Please give us your comments and suggestions

Please write anything you thought and/or felt about the study as concrete as possible. Your suggestions, critiques, and requests for future projects will be gratefully appreciated.

Thank you very much for your cooperation!
We sincerely wish you our best...

Appendix 4-10-2: Questionnaire for Evaluation by phuket municipality

25th in November

The Project on Capacity Development for Promoting Low-Income Housing Development

Thank you very much for joining this project for this training program.
In order to improve our future projects, we would appreciate your frank & honest comments and suggestions on this project. Your answer and comments will be very helpful to develop future projects. We appreciate your cooperation very much.

I. Please give us your general information

1. Your gender (please circle one) Male / Female
2. Your age group (please circle one) 20-29 / 30-39 / 40-49 / 50-59 / over 60
3. Your work position (please write)
4. Your name.....

II. Please give us your feedback

1. About the presentation:

- (d) Did the presentation understandable for you? (please circle one)
Strongly not understandable—Not understandable—Fair—Understandable—Very understandable
- (e) Do you think the presentation for 40 Hong understandable for community people? (please circle one)
Strongly not understandable—Not understandable—Fair—Understandable—Very understandable
- (f) Do you think 40 Hong community will agree with the plan which NHA shows? (please circle one)
Will not agree at all—Will not agree—Fair—Will agree—Will strongly agree
- (g) Do you think the presentation for LuangPor understandable for community people? (please circle one)
Strongly not understandable—Not understandable—Fair—Understandable—Very understandable
- (h) Do you think LuangPor community will agree with the plan which NHA shows? (please circle one)
Will not agree at all—Will not agree—Fair—Will agree—Will strongly agree

2. About the NHA assistance:

- (a) Did you satisfied for the assistance of NHA for the housing development?
Strongly unsatisfied — Unsatisfied — Fair — Satisfied — Strongly satisfied
- (b) Which part(s) of field of the assistance by NHA in the project is/are helpful for you? (please select the item(s) below)
1. Survey technique of the community
 2. Mapping
 3. Preparation of the questionnaire
 4. Data analysis
 5. Schime sketching
 6. Discussions with the community
 7. Present the cost of the project
 8. Housing construction technique shown in the presentation
 9. Team working with another organization
 10. Presentation technique
 11. Other (please write specifically) _____
- (c) Do you think the length and schedule of this project were appropriate? (please circle one)
Too short — Short — Appropriate — Long — Too long
- (d) Do you think the ability of NHA as an organization of the housing development are satisfactory? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (e) Do you like to work together for housing projects with NHA? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

III. Please give us your comments and suggestions

Please write anything you thought and/or felt about the study as concrete as possible. Your suggestions, critiques, and requests for future projects will be gratefully appreciated.

Thank you very much for your cooperation!
We sincerely wish you our best...

Appendix 4-10-3: Questionnaire for Evaluation on the case studies

the final evaluation

The Project on Capacity Development for Promoting Low-Income Housing Development

Thank you very much for joining this project for this training program.

In order to improve our future projects, we would appreciate your frank & honest comments and suggestions on this project. All the information provided in this questionnaire will be treated completely anonymous. Your answer and comments will be very helpful to develop future projects. We appreciate your cooperation very much.

I. Please give us your general information

1. Your gender (please circle one) Male / Female
2. Your age group (please circle one) 30-34 / 35-39 / 40-44 / 45-49 / over 50
3. Your work position (please write)
4. Your name.....
5. Date: MM/DD/YY.....
6. Your study case (please circle one) 40 hong / Luang Po / others
If others, please specify the name of the community.
7. Your assignment (please explain)

II. Please give us your feedback

1. About the survey in the community:

1.1. Regarding the discussion,

- (a) Did the community talk friendly with you? (please circle one)
Strongly unfriendly — Unfriendly — Fair — Friendly — Very Friendly
- (b) Did the Phuket officers talk friendly with the community? (please circle one)
Strongly unfriendly — Unfriendly — Fair — Friendly — Very Friendly
- (c) Did the community understand the purpose of the study? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

1.2. Regarding the survey of the community,

- (a) How many households did you make survey?
1 – 2 – 3 – 4 – 5 – 6 – 7 – 8 – 9 – 10 – more than 10
- (b) What did you do during the survey? (please select the item(s) below)
 1. Site measuring
 2. Existing building condition (structural, mechanical, electrical)
 3. Existing building measuring
 4. Existing furniture survey
 5. Social condition survey (registration, business, etc.)
 6. Family income and financial matters survey
 7. Family member survey (gender, age, school grade, etc.)
 8. Family history survey (former address, relatives address, etc)
 9. Future plan survey of the family
 10. Relation survey of the family with the community
 11. Sketch or designing of the idea
 12. Problem solving diagrams or charts
 13. Architectural drawings (plans, elevations, sections, etc.)
 14. Engineering drawings (plumbing, electricity, water, etc.)
 15. GIS
 16. Mapping
 17. Took notes of the discussions and/or meetings
 18. Presentation to the community
 19. Presentation to the Municipality
 20. Protocol between Phuket Municipality, NHA, and the community
 21. Others (Please explain)
- (c) Do you think the schedule & length of the survey were appropriate?
Too short — Short — Appropriate — Long — Too long

2. About Phuket Municipality:

2.1. Regarding discussions

- (a) Are the officials willing to coop with? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

2.2. Regarding the presentation

- (a) Did officials of Phuket Municipality well understand your presentation? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Did you find problems between the community and the municipality?
No.

- Yes. (please specify) _____
- (c) Do you think the length of the presentation were appropriate? (please circle one)
Too short — Short — Appropriate — Long — Too long

3. About this case study in general:

- (a) Are you satisfied with this study as total? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (b) Which part(s) of this project is/are useful for you? (please select the item(s) below)
1. Visiting of the communities and picture taking
 2. Mapping
 3. Preparation of the questionnaire
 4. Data analysis
 5. Schime sketching
 6. GIS
 7. Discussions with Phuket Municipality
 8. Discussions with the community
 9. Present the project to the trainers
 10. Assistance by NHA trainers
 11. Assistance by Japanese experts
 12. Other (please write specifically) _____
- (c) Do you think the length and schedule of this project were appropriate? (please circle one)
Too short — Short — Appropriate — Long — Too long
- (d) Do you think the contents of this project are relevant to your work? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (e) Did the experts well assist with your? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree
- (f) Are you interested in this slum upgrading field training? (please circle one)
Strongly Disagree — Disagree — Fair — Agree — Strongly Agree

III. Please give us your comments and suggestions

Please write anything you thought and/or felt about the study as concrete as possible. Your suggestions, critiques, and requests for future projects will be gratefully appreciated.

Thank you very much for your cooperation!
We sincerely wish you our best...

Appendix 4-11: Program of Seminar in February 2008

Seminar Title: 35th NHA's Anniversary Celebration Seminar on Directions for Urban Development and Urban Renewal

Date & Time: 11 February 2008, 08:00 – 16:30 hrs.

Venue: Queen Sirikit National Convention Center, Ballroom Hall

Activities:

- 08:00 – 09:00 Registration
- 09:00 – 09:15 VDO Presentation
- 09:15 – 09:25 Introduction by Mr. Suchard Siriyodhipan, Governor of the NHA
- 09:25 – 09:40 Opening Remarks by Minister of Social Development and Human Security
- 09:40 – 09:50 Remarks on the Possibilities for Thai-Japan Future Technical Collaboration by Mr. Masazumi Ogawa, JICA Deputy Resident Representative
- 09:50 – 10:10 Keynote Address on “Prospects for Urban Redevelopment” by Mr. Kwansuang Atibodhi, Dipl. Ing., Advisor to Executive Board of Directors, NHA
- 10:25 – 12:15 Case Study Presentation and Discussion
- BTS and BMA
by Ms. Panyapat Nopphan, Director of Urban Development Planning Division of Bangkok Metropolitan Administration (BMA)
 - Housing Development and Urban Renewal in Regional Cities
by Mr. Ruangyuth Teeravanich, Policy and Planning Analyst 9, Department of Housing Development Studies, NHA
 - Social Process of Urban Redevelopment Project; Din Daeng Case Study
by Mr. Manop Prathoomthong, Researcher
 - Urban Redevelopment; International Experiences
by Dr. Eggarin Anukulyudhathon, Assoc. Prof., Dean of Architecture Faculty, Kasetsart University
- Moderator: Mr. Sakchai Pruedthipak, Editor of Siam Dhurakij Newspaper
- 13:50 – 15:45 Workshops (4 groups in Meeting Room 1-4)
- Group 1: Urban Development and Urban Renewal Policy
- Assoc. Prof. Dr. Eggarin Anukulyudhathon
- Group 2: Urban Development and Urban Renewal in BMR
- Assoc. Prof. Dr. Banasopit Mekvichai
- Group 3: Housing Development and Urban Renewal in the Region
- Dipl. Ing. Kwansuang Atibodhi
- Group 4: Management Process for the Enhancement of Urban Community Renewal
- Assistant Prof. Dr. Yongtanit Pimonsatean
- 16:00 – 17:00 Workshop Presentation at Ballroom Hall
- 17:00 – 17:30 Discussion and Conclusion by Mr. Kwansuang Atibodhi
- 17:30 – 17:40 Closing Remarks by Mr. Surapol Channoi, Deputy Governor of the NHA

Appendix 4-12: Guideline for Project Manual of Community Development and Slum Prevention Plan

This is a guideline for the Project Manual of Community Development and Slum Prevention Plan to be prepared for the staffs of NHA and Local Authority. This guideline introduces the major activities according to the following workflow in the common project process. The Project Manual will be provided by the CP of the Project, as showing the precise activities for each project case.

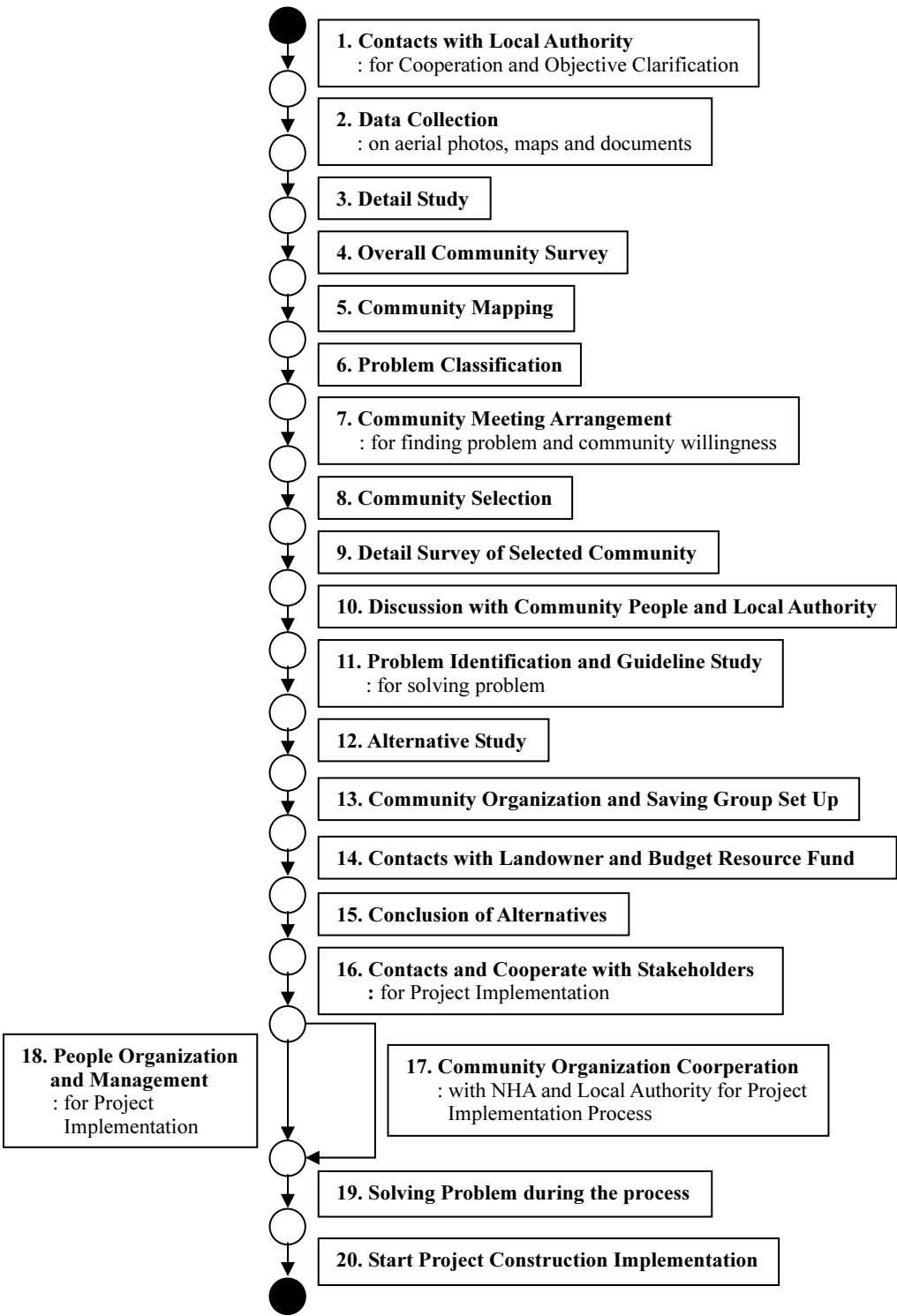


Figure: Community Development and Slum Prevention Plan Workflow

<Guideline for each Activity>

According to the Workflow, the detail activities of major steps are described as following the activity numbers. In the Manual, those activities will be explained more precisely to correspond the different cases.

1. Contacts with Local Authority

The purpose of this activity is to request Local Authority (LA) including Municipality, Public Works and Town Plan Departments, Primary Health Care, and Department of Lands for cooperation with the NHA, and for understanding of the NHA project operation and the Decentralization Act in 1999.

2. Data Collection

This activity is to collect the secondary data including the aerial photograph (or GIS) from LA and the basic data such as economic and social situation, housing and building types, land tenure security, problems and obstacles, and the previous operations.

3. Detail Study

This is to study the basic data for survey of real data.

4. Overall Community Survey

This activity conducts the survey of basic data from every community including formal and informal ones. After collecting data by interview with the leader or groups, it conducts the summary to explore the community outlook on the topics;

- a) Location and community history
- b) Physical situation: community type and characteristics, land management, public utility system, and the public cooperation in the community
- c) Economic situation: occupation, income, etc.
- d) Social situation: loans or money saving sources

It also includes preparation of community map showing community boundary and the existing.

6. Problem Classification

In this activity, the data collected by surveys will be classified according to urgent problem, land tenure security, environmental and economic problems, and social problems of residents in the community or outside the community.

7. Community Meeting Arrangement

This activity is to hold a meeting for explaining the collected data from survey, inquire the demand of community, and select a community preparing the operation plan.

9. Detail Survey of Selected Community

After selecting a community as a case of pilot project to apply the Community Development and Slum Prevention Plan, in cooperation with the government and private organizations and LA, the detail survey will be conducted based on the following topics;

- a) Household data: the number of residents, age, and household status
- b) Migration data: the cause of moving into the community and housing for those people
- c) Current housing data: construction year, house registration, housing physical condition, and utilities of water and electricity

- d) Economic data: occupation, main income of household, individual income, expenses, and economic problem
- e) Social data: family and neighbor relationship, supporting and solving system for problem in the community, social problem, and support from the government and private organizations
- f) Community demand data: demand to new housing

10. Discussion with Community People and Local Authority

This activity is to prepare an operation plan and clarify the role of cooperating people.

11. Problem Identification and Guideline Study

It includes activities to explain the housing and land problem to the community and related organizations to understand.

12. Alternative Study

This activity includes study of alternatives for providing land;

- a) to request the landowner for providing land for rent or sale to live in the present housing, and for rent with long-term contract
- b) to provide a land owned by government organizations such as royal property or temple
- c) to arrange a group for purchase of new land with basic public utility, by support from public organizations

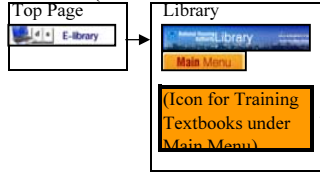
During the study and negotiation with related people on the possibility of land provision, the community will take a process and share the responsibility by conducting teams such as land provision team, finance and account checking, public relation, social team including set the rule for the money saving to reduce the financial burden from new housing construction.

The possible financial resources and support are as follows;

- a) Credit and subsidy for community development and community organization
- b) Financial support from financial institution guaranteed by LA to construct housing, and LA support to develop the public facilities and utilities.

E-Textbook Struxrre (DRAFT)

Structure (After the textbooks are compiled) The first layer



Menu and description **Text from the**

(New Webpage to explain the purpose of the textbooks) **(To be modified by Thai side)**

Explanation(Prepared by C/P)

Basic technical training for young staff for NHA and LA

1.Role of LA and **Chapter 2**
Chapter 3 3-2

2.Community Participation **Chapter 3 3-1-2**

3.Marketing

4.Desing and Technology Environmental Issues **Chapter 3 3-2-4**

Universal Design

Regend → :LINK

Textbooks(by Thai exnerts)

Local Authority and Decentralization (TT04)
Housing Situation in Thailand (TT1)
Housing Develop Plan and Slum prevention Plan (TT01)

Participation of Housing Development (TT09)
Housing Situation in Thailand (TT11)
Vernacular Architecture Eco-Housing (TT03)
Public Participation in Human Settlement Development (ST07)
Lesson Learned from low-income housing development (ST08)
Urban Development Plan Slum Prevention Plan (ST09)
Dwelling unit design for low-income and disabled people (ST10)

Demand Analysis (TT10)
Marketing Analysis for Low-middle Income Housing (BOI) (ST02)
Housing Demand (ST04)

Green Community Planning & Design (TT02)
Vernacular Architecture Eco-Housing (TT03)
Dwelling unit design for low-income and disabled people (ST10)

Green Community Planning & Design (TT02)
Vernacular Architecture Eco-Housing (TT03)
Dwelling unit design for low-income and disabled people (ST10)

This part shall be referred from the first layer directory.

Reference Training Materials concerning with the training in Japan

Housing Policy in Japan (TT05)
Transition of “National Housing Corporation of Japan” and its background (JT01)
The guidance for the apartment for the elderly (JT04)
Development of a Disaster-Resistant City in Tokyo, and Community Development in the Eastern Outline Diagram for the Project in Eastern Ikebukuro District (JT07-1)
The Restoration of Hiroshima Motomachi High-rise Housing Estate / Japanese with partial Rebuild Program Nakasho Housing Complex by Okayama Prefecture (JT13-1)
Outline of the Nakasho Housing Complex Rebuild Program by Kurashiki Shi (JT14-1)
Special Case of Rent paid by Tenants moving into New Housing under a Rebuild Program(JT14-Temporary Housing Support for the Nakasho Housing Complex Rebuild Program (JT14-3)
The Outline of the Project of Urban Development at Kavashima East District in Nevagawa(JT16-Kyoto City Planning (JT17-2)
Changing Patterns of Housing Provision for Low Income Groups in Asian Countries (JT22)
Review of planning and housing in Tokyo (JT23)
Current Conditions of the Senbon District (JT17-1)

Housing and Community Planning (TT08-1)
“Machizukuri” with Human Rights (JT18-2)
Community Development as Community Work – Attempt to Revitalize Communities in Public

Project Analysis (TT07)

Low-income Housing Design (TT06)

Fukasawa Symbiotic Housing Complex/ A Model Project of Rebuilding Public Housing Complex in Tokyo towards “a Sustainable Urban Community” (JT02-1)
Sustainability of Housing, Embedded in Local Context (JT02-2)

Urban & Housing Technology Research Institute (JT09)
NEXT 21, Experimental Multi-Unit Housing Complex (JT19)
Low-income Housing Design (TT06)
The guidance for the apartment for the elderly (JT04)
Urban & Housing Technology Research Institute (JT09)

