

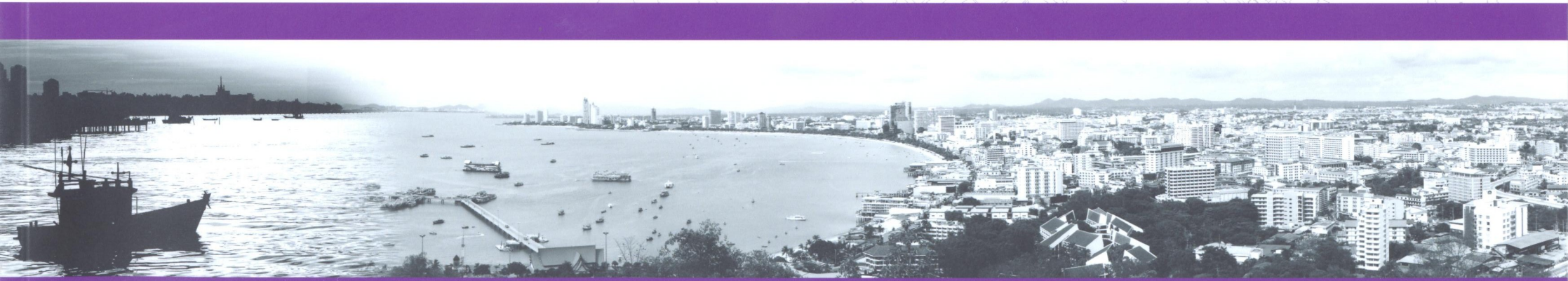


Faculty of Architecture, Rajamangkala University of Technology Thanyaburi

National Housing Authority of Thailand

Pattaya City

Executive Summary Report



Project of Housing Development Plan and Preventing/ Improving Slums Problems
of Chonburi Province (Pattaya City,2009)

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National Housing Authority of Thailand, Ministry of Social Development and Human Security

Faculty of Architecture, Rajamangala University of Technology Thanyaburi



“Shift up the Stability, Workplace Linkage and Outreaching of Housing Standard”

Policy and Planning Department, National Housing Authority of Thailand

905 Nawamin Rd., Klong Chan Sub-district, Bang Krapi District, Bangkok 10240

Faculty of Architecture, Rajamangala University of Technology Thanyaburi

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Board Committee and Operation Project's Team

The Project of Development Housing Plan and Preventing and Solving Slums Problems of Chon Buri Province are taken by the participation approaches of all concerned parties. The result of the study such plan of housing development policy shall be used for development framework. To efficiency the project operation; the related parties are involved as the following:

1. Housing Policy Board of Chon Buri Province

Governor of Chon Buri Province	Chairman
Vice Governor of Chon Buri Province	Vice Chairman
Assistant Chon Buri Provincial officer	Committee
Chon Buri Provincial Public Health Office	Committee
Assistant Chon Buri District officer	Committee
Chon Buri Provincial Public Works and Country Planning Office	Committee
Chon Buri Provincial of Treasury Office	Committee
Chon Buri Provincial Local Administration	Committee
Chon Buri Provincial Agricultural Extension Office	Committee
Chon Buri Provincial Land Office	Committee
President of Chon Buri Provincial Tourism and Sport Office	Committee
Chon Buri Provincial Commercial Office	Committee
Chon Buri Provincial Industry Office	Committee



Chon Buri Provincial Statistic Office	Committee
Chon Buri Provincial Labor Office	Committee
Chon Buri Provincial Social Development Office	Committee
Chon Buri Provincial Information Office	Committee
Head Division of Disaster Prevention and Mitigation Office	Committee
President of Chon Buri Provincial Administrative Organization	Committee
Chon Buri Municipality Mayor	Committee
Pattaya City Mayor	Committee
Chairman of Chon Buri Provincial Industry	Committee
Chairman of Chon Buri Provincial Thai Chamber	Committee
Assistant District Officer	Committee
Head of Chon Buri Provincial Office	Committee
Chon Buri Provincial Social Development and Human Security	Committee and Secretary
Head of Chon Buri Provincial strategy Development	Committee and Assistant Secretary
Faculty of Architecture, RMUTT	Committee and Assistant Secretary

Role and Responsibility:

- 1) Provide recommends and any suggestions to housing development plan.
- 2) Assign the direct officer or staff to participate with National Housing Authority, and Project's team

2. Project Operation Team

Assistant Chon Buri Provincial officer	Chairman
Pattaya City Mayor	Vice Chairman
Deputy Mayor of Pattaya City of Social Works	Vice Chairman
Assistant Banglamung District Officer	Working Group
Chon Buri Provincial of Treasury Officer	Working Group
Chon Buri Provincial Public Works and Country Planning Office	Working Group
Chon Buri Provincial Social Development and Human Security Representative	Working Group
National Housing Authority Representative	Working Group
Chon Buri Provincial Land Office Representative Of Banglamung Branch	Working Group
Manager of Provincial Electricity Authority of Pattaya City	Working Group



Manager of Provincial Waterworks Authority of Banglamung Branch	Working Group
Chon Buri Provincial Local Administration Representative	Working Group
Mr.Anuphong Phuthanawarat Council Member, Pattaya City 1	Working Group
Mr.Manoch Nongyai Council Member, Pattaya City 2	Working Group
Mr.Sanit Boonmachay Council Member, Pattaya City 3	Working Group
Mr.Thongchai Arajshong Council Member, Pattaya City 4	Working Group
Assistant Pattaya City Officer	Working Group
Director of Public Works Division, Pattaya City	Working Group
Director of Public Health Division, Pattaya City	Working Group
Director of Planning and Studies Division, Pattaya City	Working Group
Director of Sanitation Division, Pattaya City	Working Group
Director of Social Welfare Division, Pattaya City	Working Group
Director of Building Control and Planning, Pattaya City	Working Group
Representative of CODI	Working Group
Representative of Tourism Business Council, Pattaya City	Working Group
Representative of Pattaya City Entrepreneurs	Working Group
Representative of Pattaya City Community 1	Working Group
Representative of Pattaya City Community 2	Working Group
Representative of Pattaya City Community 3	Working Group

Representative of Pattaya City Community 4	Working Group
Representative of Civil concerned	Working Group
Representative of Faculty of Architecture, RMUTT	Working Group and Assistant Secretary
Head of Community Development and Social Welfare	Working Group and Assistant Secretary
Ms.Supattra Wichayaprasertkul, urban planner 6	Working Group and Assistant Secretary

Role and Responsibility:

1) All representatives are cooperated working with NHA and Project's Team to dealing with the housing development plan and preventing and solving slum problems.

- 2) Inform related information to Project's team studies
- 3) To participate of drafting housing plan
- 4) Other tasks might be assigned



3. National Housing Authority Team

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Mr.Nattasit Kowkawe	Mr.Noparat Thongpichitkul
Mr.Nantiwat Wongreun	
Mrs.Sirilak Sripilom	Secretary
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Thanks:

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1.1 Background of Development Housing Plan and Preventing and Solving Slums Problems

The housing as a satisfier for human needs, it is directly toward people live in a quality of life. Therefore, housing is to be a basic need for human development with associated in term of country's socio-economic aspect. Growth of the city to date, all urban and community areas concerned economic, industry, transport, and tourism mechanism. However, as an unplanned of development to support, its leads to a state of critical problems such rising the number of population has been created a housing issue formed sprawl expansion in uncontrolled development area. On the other hand, the problems are continuously emerged such most of the activities do not use appropriately based on land use legislation providing, unaffordable housing for low income level, inadequate infrastructure services, housing instability, and lack of highly value of their settlements as a unclear identity of their living tradition.

The National Housing Authority (NHA) is a state enterprise attached to the Ministry of Social Development and Human Security, with longest experiences housing development. Therefore, the policy of urban and community development plan to solving hosing issue and related problems was designed to support a country development's policy-setting of Thailand

government regards decentralization to local authority for enhancing knowledge and understanding of the process for formulating integrated housing development plans at the local level. Development plan comprised two levels there is 1) urban housing development plan 2) preventing and solving slum problems plan, by having these outcome the participating process in the project as associated members is engaged for efficiency development and work together in the future.

1.2 Objective

Urban Housing Development Plan

- 1) To study the relative developments among central and eastern provincial groups
- 2) To provide urban housing development plan with integrated urban and rural sustainable development strategy under the tenth national economic and social development plan (B.E.2550-2554)
- 3) To provide urban housing development plan by associated participation and stakeholders' involvement
- 4) To provide urban housing development plan in term of integration in local administrative especially on provincial level for lunching a project



Preventing and Solving Slum Problems Plan

- 1) To promote a participating procedure for preventing and solving slum problems plan
- 2) To provide preventing and solving slum problems plan for local authority guideline
- 3) To promote local authority to be self operated housing development solving and improve slum's quality of life in their own area
- 4) To integrate the urban housing development plan and community plan for implementation

Promoting Housing Development Performance

To encourage the competency performance of local authorities and related parties in proactive for urban development and low income housing management with according to conceptual, knowledge, data gathering, planning procedure, and co-operation between government and community.

1.3 Scope of Project

1.3.1 Scope of Study Area

Urban area: Pattaya Administration Boundary

Community; All registered pattaya's communities (33 communities)

1.3.2 Scope of Urban Housing Development Plan

The contents of urban housing development plan comprised data collection by analysis and descript, data interpretation, GIS information as the follow below:

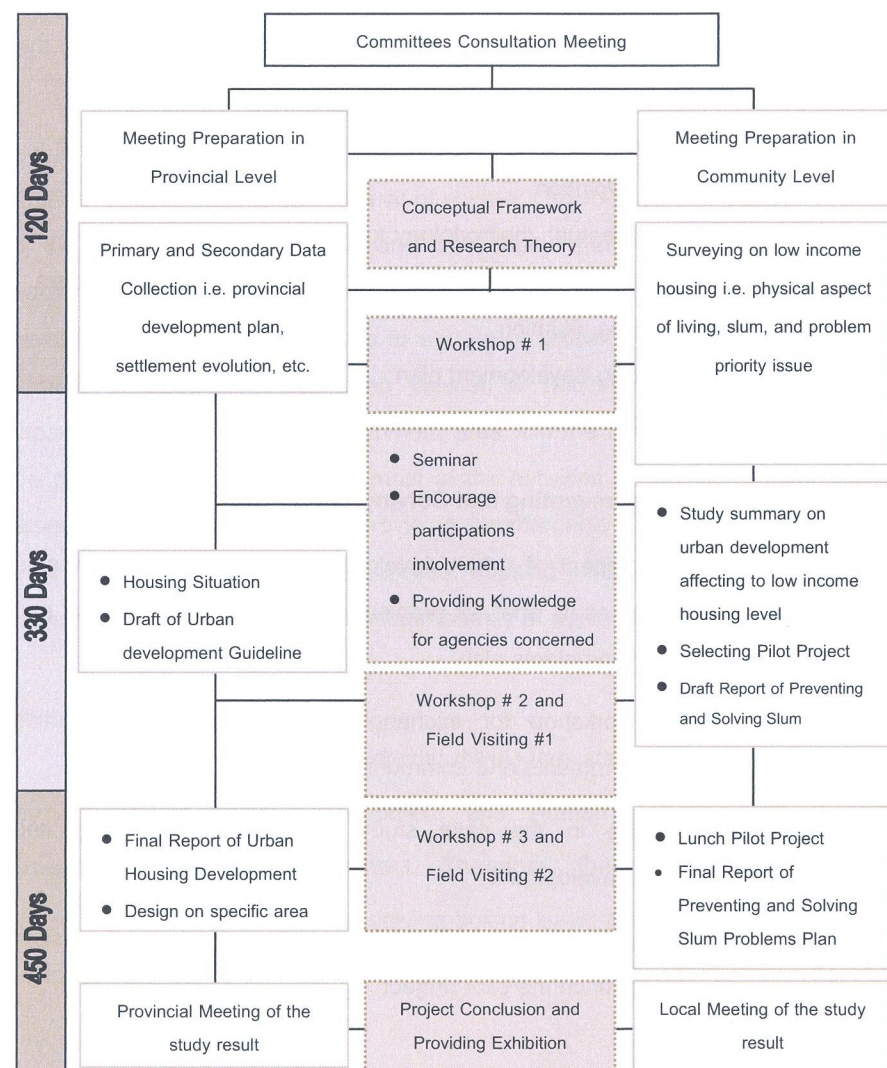
1. Introduction and background of the study
2. Settlement evolution
3. Theory, conceptual, methodology to carry out the project
4. Existing context study and based line data for urban development
5. Urban housing situation
6. Urban housing development plan
7. Limitation of the study

1.3.3 Scope of Preventing and Solving Slum Problems Plan

1. Study the impact of urban development situation for low income people living as its analysis problems to deal with a preventing and solving slum problems plan
2. Providing workshop for exchanging knowledge among parties groups (governments and communities)
3. Field visiting in the case study of successful housing and community development
4. Establishing the action plan of preventing and solving slum problems to lunch the pilot project



1.4 Project Procedure



1.5 Project Outcomes

1. Involving all concerned parties to be awareness housing issues in the area.
2. The study based on academic and participation procedure is supposed to be promoting urban housing development at local and provincial level integration.
3. The study based on academic and participation procedure is supposed to be promoting preventing and solving slum problems plan at local level for its implementation.
4. Promoting competency performances of local authorities and related parties in proactive for urban development and low income housing planning in term of housing knowledge and co-operative working.



2.1 Research Conceptual Framework

Participation theory in term of workshop and small group discussion is applied to the development housing plan and preventing and solving slums problems of Chon Buri Province project. Project's team will be driven forces of parties group both government and community to conduct the project successful, furthermore the knowledge and training of housing development has been supplemented for they more experiences working as housing issued solving by them self.

Encouraging the participation process between government agency and community for activating housing development plan in the future is the main approach of conceptual research.

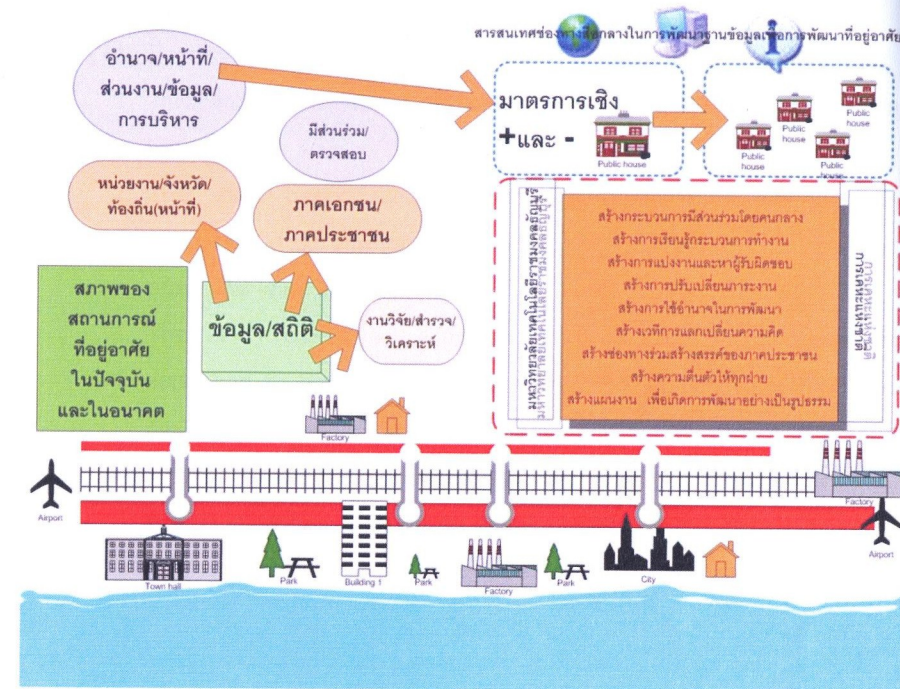


Figure 2.1-1 Research Conceptual Framework



2.2 Housing Development Guideline

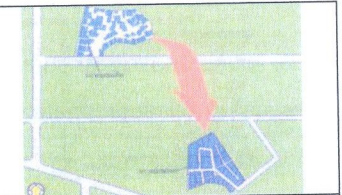
As shown in **Figure 2.2-1**, Pattaya City, the empowerment of local authority, is leader for housing development driving with National Housing Authority and Project's team closely work throughout of project operation in term of supporting their works. Therefore, as the end of project, the operational housing development is still under going by them self.



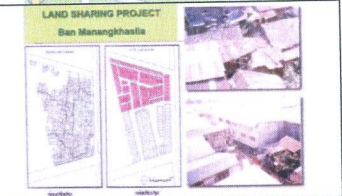
Figure 2.2-1 Housing development procedure of concerned party

Overcrowded Community Improvement Guideline

Relocation: Local authority and community is the leading for key housing development to provide people occupied house by own or rental.



Land Sharing: land owner and people who live in that area needs to be shared land for development to adjust the land parcel.



Reblocking: It's to be solving the land occupied issue or improving the land's community usage.



Upgrading: To improve physical environments such pedestrian, drainage system, basic infrastructure etc.



Reconstruction: The new built-up area is to be designed in the same area and providing housing occupy by long term rental

Land Readjustment: This method is designed to the community area that government proposed to develop, it's an opportunity for land own earned the high land value, and also permanent living provide for residents.



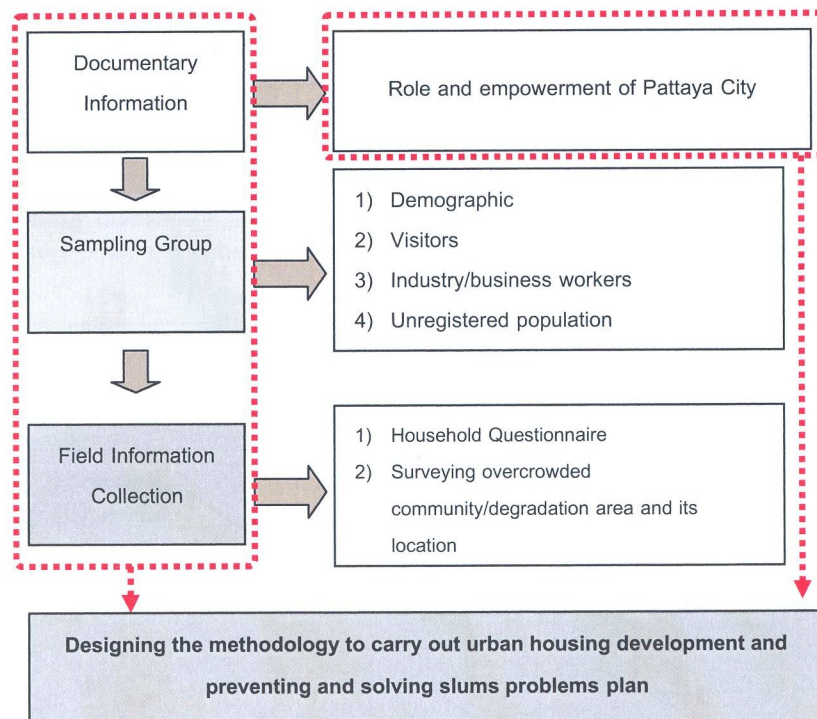


2.3 Operation of Project

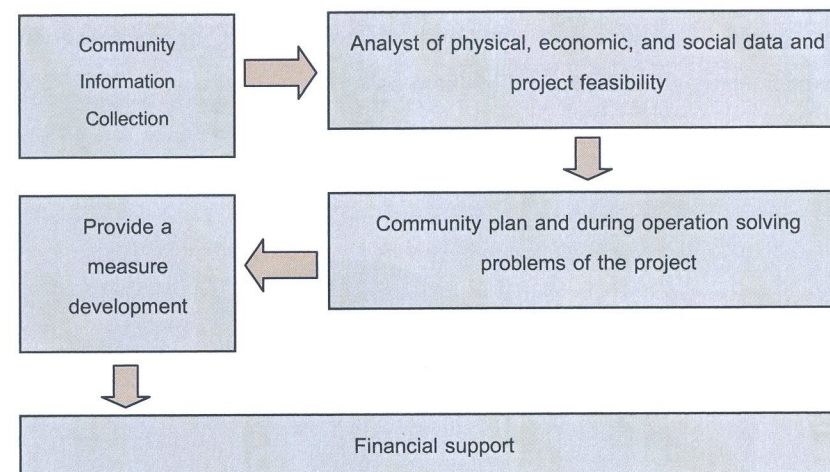
As above mentioned in a previous section, the step of project operation was designed appropriately to administrative and management which can be listed as the following:

Step 1: Inform project information to public at provincial and local level, additional community leaders and members has been engaged to understand the project's objective.

Step 2: Preliminary baseline data gathering and study used to design the project operation.



Step 3: Encouraging all related party to participate the housing development process



Step 4: Housing development network needs to be established, this is a tool to confidential made for Pattaya City and Community confront the housing planning and solving.

Step 5: The pilot project will be beginning conduct during operational process in step 3-4 to learn more on practical development under the participation involvement.

All project operations processes were summarized as table below:

Table 2.3-1 C

Date
30 Sep. 52
19 Oct. 52
30 Oct.
16 J.



Table 2.3-1 Operation of the project

Date	Activities	Results	Inform Information	Data Survey	Knowledge	Participation	Network
30 Sep. 52	Informed project information #1 at provincial level 	Housing committee of provincial and local level was setting to carry out the project	●				
19 Oct. 52	Informed project information #2 at local level 		●				
30 Oct. 52	Workshop # 1 	Context study of the area was presented to related agency for discussion and recommendation	●	●			
16 Jan. 53	Informed project information and knowledge exchange to understand the project 	Community's leaders were involved to understanding project survey	●				