



Field Visits Hand book

International Conference of Collective Housing - Let People be the Solution



สถาบันพัฒนาองค์กรชุมชน
COMMUNITY ORGANIZATIONS
DEVELOPMENT INSTITUTE

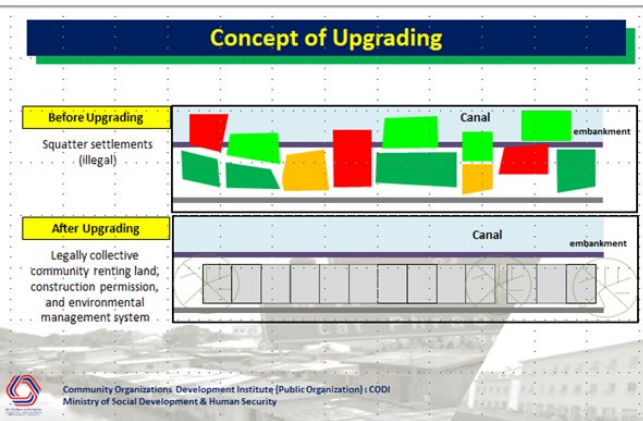


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Pracharumjai 1 Community, Chatuchak District, Bangkok

Pracharumjai 1 Community is a part of the Prem Prachakorn Canal Community Development Project. The Prem Prachakorn Canal Community Housing Development Project includes communities along the 17-kilometer-long canal, encompassing 38 communities and 6,386 households from Chatuchak, Lak Si, and Don Mueang districts of Bangkok, as well as the Lak Hok Subdistrict Municipality in Mueang District, Pathum Thani Province.

Prem Prachakorn Canal's Housing Development Project
4 districts 38 communities
6,386 households (17 km)



The objective of the development of housing in communities along the canal is to enable residents of Prem Prachakorn Canal to transition from illegal settlers to legitimate residents by renting land from the state. This allows them to legally build houses, ensuring a good environment and health conditions, with collaboration between the government and civil society. The housing development approach involves moving and reorganizing the



houses encroaching on the canal and sharing land with the existing houses above, which will be relocated simultaneously. This is based on the guidelines of the Baan Mankong Project, where the community owns the project, supported by government funding and processes.

The key principle is joint management using the community's cooperative as the main mechanism, which includes:

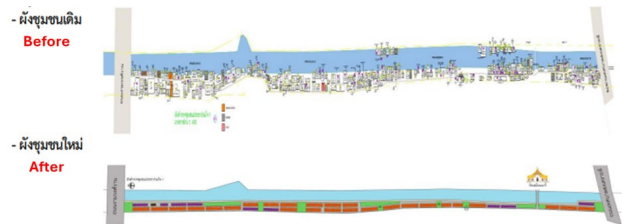
1. Renting state land from the Treasury Department.
2. Managing the development budget received from the government.
3. Utilizing loans for new housing from CODI (Community Organizations Development Institute) to distribute to members and manage loans within the cooperative.
4. Overseeing construction activities.
5. Developing the community in the future after the houses have been completed.

This project exemplifies sustainable housing development by enabling community participation and ownership, thus promoting long-term stability and sustainability.

Pracharumjai 1 Community is located along the Prem Prachakorn Canal, near Wat Samian Nari. It was originally an illegal settlement on land owned by the Treasury Department, covering an area of 12 rai, 1 ngan, and 40 square wah. Following the government's policy to improve flood barriers, the community began the Baan Mankong process, which includes conducting community surveys, designing layouts, establishing savings groups, and developing projects to request funding from CODI (Community Organizations Development Institute).

Original and New community layout

(1 rai = 0.395 aere, 1 rai = 4 ngan, 1 sq.wah = 4 sq.m.)



House Types and Cost

- House size: 4x7 meters
 - 1-story row houses: 250,000 Baht
 - 2-story row houses: 450,000 Baht
- Housing size: 6x7 meters
 - 2-story row houses: 630,000 Baht

Project Details

- Households:** 295
- Landowner:** Treasury Department
- Tenure terms:** 30 years Long-term lease by the housing cooperative
- Type of upgrading:** On-site reblocking
- Infrastructure cost:** 35.6 million Baht
- Housing costs:** 10 million Baht
- Loan for housing:** 106 million Baht

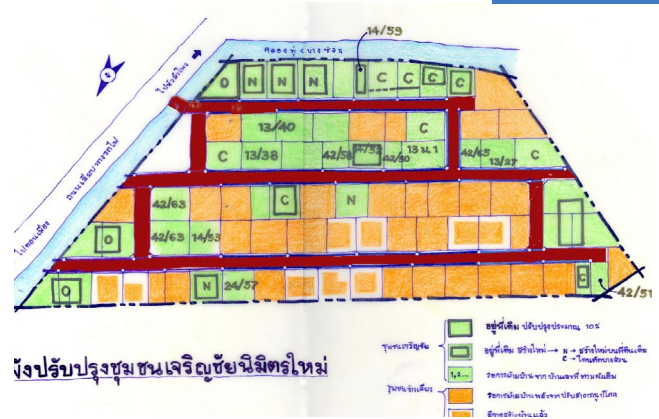
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Charoenchai Nimitmai Land purchase and Reblocking

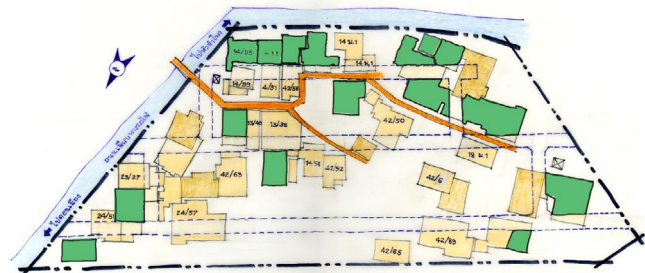
After

Charoenchai Nimitmai community occupied 4.9 hectares of land in Bangkok’s Chatuchak District, bound one side by the railway tracks, on another by a roaring expressway, and on the third by a drainage canal. The community’s 41 families, many railway employees, renting their land from a private land owner for over 50 years, at 10 Baht per month. In 1988, threatened with eviction, the people negotiated to buy the land themselves, negotiating the selling price down to 7,500 Baht/sq.wah (4 m²) from the market value of 30,000 Baht/4 m². After establishing a cooperative, they took a loan from CODI to buy the land. To bring down the per-family land costs, they made room in their reblocking plan for an additional 48 vulnerable families squatting on land nearby.

After becoming owners of the land, the community decided to improve their housing using reblocking techniques. In the process of designing the new layout, the community went through 18 different plans, with help from a young architect. The plan that everyone finally agreed on has 4 meter wide internal lanes, a community center, and varying plot sizes (according to affordability), with half-meter planting strips along the street edges.



Before



As part of the upgrading process, the community coordinated with all the different municipal departments to get individual electric and water meters installed, and to deal with building permits which wasn’t easy! As one leader put it, “When the local officials are too strong, we know how to soften them up, and when they are already soft, we do whatever we like” They used a contractor for the infrastructure work that involved heavy machinery, like land-filling, but handled the other work themselves, using paid community labor for things like pouring concrete. Using community labor saved 30% off the cost of development.

Project Detail

- Households: 89
- Land-owner: Private
- Tenure terms: Cooperative ownership
- Type of upgrading: on-site reblocking
- Infrastructure cost: 1.78 million Baht
- Housing costs: 4.01 million Baht
- Total cost of Project: 23.78 million Baht



3

Bor Farang Land Sharing Project and the highlight case of PPP



Bor Farang Rim Nam Phatthana community is an illegal settlement on SCG company’s land in Chatuchak district. In the past, SCG used the soil in this area as a component in cement production from 1927 until they ceased operations. As a result, the area is now a large pond covering about 53 rai (approximately 84,800 square meters).

Around the pond, there is an additional area of about 8 rai (approximately 12,800 square meters) where approximately 340 households have densely constructed residences, forming a slum



community. This area is divided into four smaller communities, with most residents being low-income earners working as general laborers. Due to their status as illegal settlers, they cannot obtain house registrations or access basic public utilities such as water, electricity, and sewage systems, resulting in a deteriorating living environment, drug problems, and other social issues. Moreover, the community has no proper access road and relies on an unofficial path through railway land.

The affected residents have organized themselves to improve their housing situation under the Baan Mankong Housing Program. They established a community savings system, conducted community surveys, and jointly considered and granted rights to the affected residents. A total of 242 households met the criteria for receiving rights. They presented a project proposal under the Baan Mankong Program of Community Organizations Development Institute (CODI) in 2008.

The development plan involves land-sharing, using a portion of the land while returning the rest to the landowner for other uses. The construction plan includes 105 row houses, 2 apartment buildings with 133 rooms, and 4 community houses for the disadvantaged.

A key feature of the project is the collaborative mechanism involving multi sectors in developing low-income housing. Key participants include SCG (Private company), CODI, the Treasury Department, the Government Lottery Office, and the Bangkok Metropolitan Administration (BMA). The Government Lottery Office supported the project with a budget of 200 million baht. SCG provided 10 rai of land to the community and collaborated on project implementation with the community and CODI. Furthermore, they facilitated negotiations with non-participating residents, provided relocation and demolition support, and contributed to the development of public utility systems within the project.

Project Detail

Households: 242

Land-owner: Private

Tenure terms: Cooperative ownership

Type of upgrading: Land sharing

Infrastructure cost: 6.2 million Baht

Housing Subsidy costs: 4.8 million Baht

Housing Loan: 55.1 million Baht

Total cost of Project: 66 million Baht



4

Pathum Thani Homeless Center – Baan Phun Suk

The center is a shelter where the homeless live together and manage the facility and living themselves.



From practical solutions in housing management by homeless people at the Suwit Wat Noo Homeless Center, proposals for housing policies for the homeless were developed. These were presented and pushed forward to the government in collaboration with various sectors, including the CODI and the Specific Population Health Promotion Bureau. The primary driving force behind these

efforts was the public non-government sector, comprising groups such as the homeless, the Four Regions Slum Network, the Housing Development Foundation, and other allied networks. The policy advocacy spanned five years and three governments (2011-2016).

Finally, in 2016, the Cabinet approved the policy and allocated a budget of 118.6 million baht on March 8, 2016, for purchasing land and constructing centers in Chiang Mai, Khon Kaen, and Pathum Thani provinces.

The Pathum Thani Homeless Center was completed and opened on August 29, 2020. It is managed and engaged by the homeless in activities to improve the quality of life for the homeless, covering aspects such as health, income, and welfare.

Capacity Development Activities

1. Monthly Meetings: Held on the 12th of each month to strengthen the community, monitor member situations, and track social issue progress.

2. Quality of Life Improvement Activities: Includes a revolving job fund of 1,500 baht for members to borrow and expand their occupations.

3. Health Care Fund: Provides a monthly fund of 630 baht for member health care.

4. Health Wellness Center: Includes a room for homeless/vulnerable groups needing continued medical care. Collaborates



with local health services such as the Bang Phun Municipality Health Center. Activities include blood pressure checks, transferring medical rights, and coordinating emergency cases.

5. Economic Area: Comprises 5 selling stalls, 13 rental rooms, and 2 meeting rooms.



Project Overview

Total area: 2 rai and 33 square wah (1 rai = 0.395 aere/1 square wah = 4 m²)

Opened on: August 29, 2020

Housing types: 1 temporary room, 29 regular rooms, and 8 secure rooms

Household Details: 29 homeless members are residing in the center:

- Secure rooms: 10 people (4 men, 1 elderly man, 5 women, 1 male youth)
- Regular rooms: 19 people (1 elderly man, 3 elderly women, 1 disabled man)

Land Ownership: Owned by the Homeless Association
Budget Support: 19.5 million baht for land purchase and 10.5 million baht for building construction.





In 2003, the Bangkok-based NGO Human Development Foundation conducted the first survey of homeless people in Bangkok, to find out who they were and what they wanted to do with their lives. In August of that year, the governor of Bangkok announced a policy of evicting all the homeless people from the Sanam Luang parade ground, in front of the Grand Palace. In the crisis of this eviction, the city's first meeting of homeless people was organized. They decided to go as a group to the Bangkok Municipal Authority (BMA) to ask for some place to stay, as an alternative to the government-run homeless shelters, which homeless people hated and ran away from. The government shelters didn't allow families to stay together, but had separate shelters for women and men and children, with locked doors, and rules set by others.

the network began discussing the idea of establishing its own center for homeless people in Bangkok, which they would manage themselves, in their own way. This time, the BMA agreed to support it, and they began looking for possible land. A plot of vacant land was found in one of the informal railway settlements in Bangkok's Taling Chan District. With support from the Community Organizations Development Institute (CODI), they got permission to use the land from the State Railways Authority, on the condition that the land be leased by the BMA for the shelter. The BMA agreed to lease the land, but didn't offer any support for building the shelter, as they had promised. That gave the network time to plan, strengthen their organization and build their network. They went back to CODI, which persuaded the BMA to allow CODI to take over the lease. CODI also gave the network a US\$ 77,000 grant to build the shelter.

The two-story shelter was designed by network members, with technical support from the CODI architects, and built by a local contractor the network selected themselves. To keep costs as low as possible, all the unskilled labor was provided homeless network members. As a last step in taking possession of their center, the network persuaded the State Railways Authority to transfer the land-rental contract from CODI to the Homeless Network, which now pays the land rent themselves.

Currently, there are 67 homeless members residing in the facility. The accommodations are divided into three types: 2 temporary rooms, 39 regular rooms, and 12 stable rooms. All but the elderly or very ill residents pay 600 - 1,200 baht (US\$ 20 - 40) per month to live in the center, depending on whether they stay in a separate cubicle, or with others in the dormitory. That small rent is crucial to keep the center running and to ensure its independence. To help residents earn, the center has lots of income-generating projects: a recycling cooperative, a plant growing and landscaping business, soap-making and songbird-raising enterprises and community kitchen that not only feeds the residents but sells inexpensive meals to low-income workers in the area.

Capacity development activities in the homeless center

1. Monthly Meeting Activity: Held on the 10th of every month, this activity aims to strengthen the members, monitor their situations, and follow up on social issues.

2. Quality of Life Development Activities: For example, in terms of careers, there is a revolving career fund of 10,300 baht available for members to borrow to enhance their professions.

3. Welfare Fund for Member Health Care: There is a fund providing health care support for members at 1,400 baht per month.

4. Health Wellness Center: The center has two rooms for accommodating homeless individuals/vulnerable groups needing continuous treatment recovery. It collaborates with local health agencies, such as the Public Health Service Center 30 Wat Chao Am, and conducts health care activities, including exercise, music-based dancing, Dharma listening activities, and attentive listening to peer.

5. Affordable Restaurant / Central Kitchen: This is a restaurant for the homeless offering low-cost meals to reduce their living expenses.

Bangkok Noi Homeless Center was the first shelter in Thailand that was designed and run completely by homeless people themselves, with their own rules and their own set of support programs, including a savings group, a welfare fund, a kitchen garden and livelihood projects. The shelter also represented a new co-production strategy for addressing problems of homelessness, in which the government provides the land and finances the construction, and the homeless people design, build and run the shelter, making their own rules and regulations, according to the real needs of the residents, with support from CODI, NGOs and other community networks. The model pioneered in the Taling Chan center has been accepted now by the government as the strategy for dealing with the country's urban homelessness problems.



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Saphan Mai 2 Community, Lak Si District, Bangkok

One of the most visited of the Baan Mankong housing projects in Bangkok is the one along the Bang Bua Canal, where a network of 13 canal-side squatter settlements have been implementing a large project to pull back from the canal side and redevelop their houses in the narrow strip of public land along the canal, with canal-side walkways and easy access to the



canal for the city’s flood-control and dredging equipment. It is a win-win solution in which the canal-side squatters get secure housing in-situ, on long-term collective land lease, and the city gets improved flood control and improved canals. There are many other canals in Bangkok, and many are also lined with informal settlements, where thousands of poor families live.

In 2015, as part of the government’s efforts to deal with increasing problems of flooding in the city, the Thai government allocated a substantial budget to CODI to implement a special canal settlements improvement project. For the city, this was a chance to upgrade the city’s drainage network, and for CODI, it was a chance to boost the community-driven upgrading of more canal-side communities. So far, housing projects have been approved and are underway in 31 canal-side communities (some onsite upgrading and some nearby resettlement), which are home to 3,091 families. An additional budget of 200 million baht (\$6.7 million) has been allocated to CODI to explore similar community-driven canal redevelopment in other cities.

Background on Saphan Mai 2 Community

Saphan Mai 2 community had been preparing a housing solution since 2004, but due to various obstacles and unclear development policies, the project had to halt in its early stages. In 2015, with clear government policies on canal improvements and canal-side resident relocations, the community became active again. They resumed discussions on community development and established the “Bang Bua Joint Development Savings Group” with

15 committee members, dividing the community into 4 sections based on its characteristics.

Officials and community architects from CODI (Community Organizations Development Institute) began working continuously with the residents, conducting new surveys on household numbers, incomes, expenses, and creating community maps and house designs together. They also established criteria for housing rights consideration. Subsequently, they leased land from the Treasury Department at a rate of 1.50 baht per square wah per month, covering approximately 6 rai and 300 square wah for the entire community. Additionally, leaders from nearby Bang Bua and Saphan Mai 1 communities, who had prior experience with secure housing projects, provided guidance and mentorship. They formed various working teams, including management, data, and social teams, and held community meetings on the second week of each month.

In July 2015, 28 households participating in the initial phase of the secure housing project dismantled their homes. The community committee marked the canal-side boundary to allow Bangkok Metropolitan Administration to construct embankments for flood prevention. The canal width is approximately 33 meters. After the initial residents demolished their houses, they began piling and filling the land to start building homes based on designs created collaboratively by community architects and community members.

House Types in the Project

- Single-story detached houses size 4x7
- Two-story detached houses size 4x7
- Two-story semi-detached houses size 4x7
- Two-story row houses size 4x7

Most residents opted for two-story detached houses, costing 286,174 baht with a monthly installment rate of 2,219 baht over 15 years. The construction is divided into four phases, and currently, all 192 houses in the project are completed.

Project Details

Households: 192

Landowner: Treasury Department

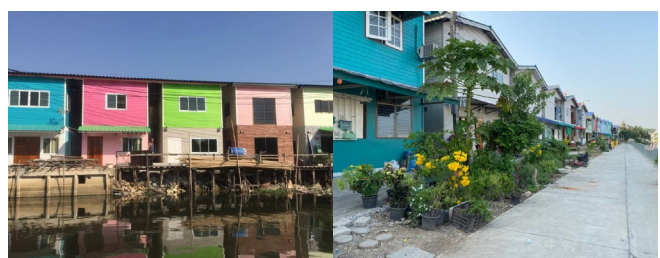
Tenure terms: Long-term lease by the housing cooperative

Type of upgrading: On-site reblocking

Infrastructure cost: 10.3 million Baht

Housing costs: 5.1 million Baht

Loan for housing: 41.27 million Baht



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Fahmai Ruamjai Pattana Community, Taling Chan District, Bangkok

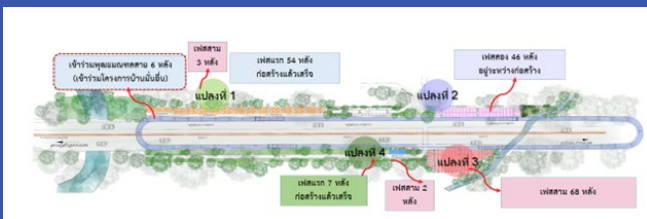
Fahmai Ruamjai Pattana Community is located near Bang Ramad Station, adjacent to the railway. Initially, this area was an illegal settlement on land owned by the State Railway of Thailand. The community became increasingly crowded as people from various regions migrated to Bangkok, primarily working in trade and general labor. As public utilities developed, more buildings and residents filled the area. CODI later supported the community by implementing the Baan Mankong project, allowing residents to form savings groups and legally lease the land from the State Railway of Thailand for 30 years

Fahmai Ruamjai Patana Community includes its convenient location adjacent to a major thoroughfare, with easy traffic flow. It features a large market, a canal market in the Thaling Chan area, and the Thaling Chan district office. The project received support from the government, allowing the community to establish a savings group for leasing land properly with the State Railway of Thailand over a 30-year period. Strong leadership within the community, with mentorship from the Four Regions Slum Network, has driven the development plan forward, resulting in community empowerment.

The community has collaborated with various local and governmental organizations, such as the Four Regions Slum Network, Thaling Chan District Office, politicians in the area, and the State Railway of Thailand, to ensure proper legal compliance and the development of stable housing for community members within the State Railway of Thailand’s jurisdiction.

Subsequent developments include the construction of four stable houses: Plot 1 has been completed and members have moved in; Plot 2 is under construction, with house details being finalized; and Plot 3 has 73 roofed houses with 33 already having pillar installations, currently undergoing credit assessment by the community.

Community Layout Plan



House Designs



Project Detail

- Households: 204
- Tenure terms: Long-term lease by the housing cooperative
- Plot Division: 180 plots, each 13.50 square wah (approximately 2,000 baht per plot per year)
- Type of upgrading: nearby relocation
- Infrastructure cost: 1.78 million Baht
- Housing costs: 4.01 million Baht
- Total cost of Project: 23.78 million Baht



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