



Railway-Side Housing Development Project

Performance Report

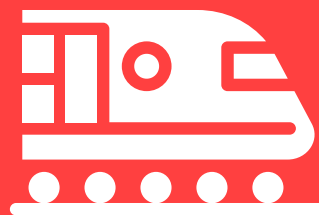
Resolving Housing Issues for Railway Communities

300 communities 27,084 households (October 2025)

Housing Solutions Project for Low-
Income Households Affected by Railway
System Development
(Cabinet Resolution, March 14, 2023)



Railway Housing
Development Project
→





Cabinet Resolution

Resolving Railway-side Community Housing Issues

“Housing Solutions Project for Low-Income Households Affected by Railway Development”

March 14, 2023

(A meeting of the Council of Ministers, with Prime Minister General Prayuth Chan-ocha presiding)

Objectives:

- To solve problems and develop housing for low-income populations in areas affected by rail system development
- To establish housing security and improve the quality of life of low-income populations across all dimensions, in alignment with local area context
- To develop substantial outcomes and horizontal relationships among communities, local authorities, and relevant agencies

Development Guidelines

- **Land Security:** Implemented through long-term lease agreements on existing or new plots of land with the landowner, the State Railway of Thailand, or through the purchase of private land, under the name of a group or cooperative.
- **Housing Security Development:** There is a variety of housing development options, including construction on existing land and construction on new land, with differing typologies based on the number of households, plot size, household capacity to contribute to construction costs, and community management arrangements. These may take the form of low-rise buildings (row houses, semi-detached houses, detached houses) or high-rise condominium buildings.
- **Community Development across Economic, Social, and Environmental Dimensions**

Operating Principles

1. **Community Ownership:** The project is owned by the community. Development plans are based on the community’s actual needs and are driven by community collectives.
2. **Systemic Problem Solving:** Solutions are implemented systematically to cover all affected areas with surveys of grievances and data-driven right validation, coordinated with relevant agencies to facilitate proactive planning.
3. **Collaborative Management:** The process is a joint management effort between affected communities and local authorities, facilitated by Local Area Committee as the working mechanism.
4. **Community-driven Transformation:** Empowering the community to lead in solving housing insecurity and restructuring physical, social, and environmental systems, including the development of community-based economies and social welfare
5. **Multi-Sector Collaboration:** Engaging public, local, and private partners to provide comprehensive support for housing and community development.

Target Group: Government Subsidy

300 communities
27,084 households
35 provinces

- **Infrastructure and Utility Development Subsidy** for infrastructure, public utilities, and public services, with partial subsidization of housing development, the development process, and project management.
- **Affected Household Assistance Subsidy** to alleviate the financial burden on households participating in the project.





Uniting the Power of the Poor

Tackling Railway-side Community Housing Issues

Based on the government's rail infrastructure development policy occurring in every region nationwide, including the Double-Track Railway, High-Speed Rail, and the 3-Airport Rail Link projects, slum communities lived on State Railway of Thailand (SRT) land across the country have been affected and forced to relocate from their original settlements. The Four Regions Slum Network and railway communities have united to rise up and fight together, submitting demands to the State Railway of Thailand and the government to adopt the SRT Board Resolution of September 13, 2000, as the guideline for solving these problems.

The result of this fight led to a collaborative community data survey on SRT land, conducted by the Four Regions Slum Network, affected communities, community organization networks, and Community Organizations Development Institute (Public Organization). This resulted in data certification shared with the State Railway of Thailand. In summary, there are 300 affected communities across 35 provinces, totaling 27,084 households. Consequently, the Cabinet passed resolutions on two matters, which are key policies and significant progress in solving the following issues;



Cabinet Resolution on February 1, 2022:

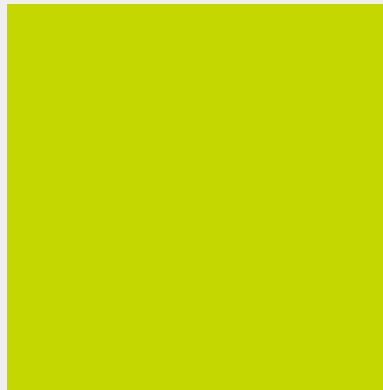
Approved for the State Railway of
Thailand (SRT)
to adopt the SRT Board Resolution of
September 13, 2000,
as the guideline for solving housing
problems for communities on SRT land
affected nationwide.



Cabinet Resolution on March 14, 2023

Approved a government budget of 7,718.94 million Baht to
Community Organizations Development Institute (Public Organization)
to support the resolution of housing problems and the development
of secure housing for communities on State Railway of Thailand land
nationwide, averaging 160,000 Baht per household for 300
communities and 27,084 households.





Target

300

communities

27,084

households



North

- 8 provinces
- 24 communities
- 865 households

Northeast

- 5 provinces
- 58 communities
- 3,463 households

Central Region and West

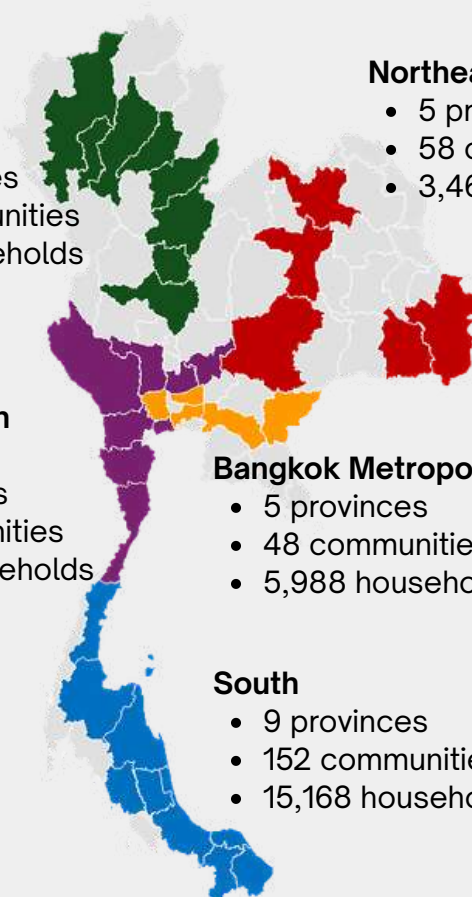
- 8 provinces
- 18 communities
- 1,600 households

Bangkok Metropolitan Region and East

- 5 provinces
- 48 communities
- 5,988 households

South

- 9 provinces
- 152 communities
- 15,168 households





Development Partners

Establishing security in land, housing, and improving the quality of life for low-income earners cannot be achieved by any community or agency alone. It requires the unification of affected residents and the cooperation of networks, local authorities, agencies, and development partners to support a participatory process in surveying, planning, and implementation. This ensures the development of housing leads to true community security, with Community Organizations Development Institute (Public Organization) serving as the coordinating agency to support, link, and drive these efforts forward.

• Partner Agencies

- Housing Development Foundation
- Four Regions Slum Network
- Network of Urban Communities Affected by Railways
- Muang Ya Mo Railway Network
- Five-Region Baan Mankong Railway Network
- Five-Region Land and Housing Development Network
- Phranakhon Rajabhat University
- Rajamangala University of Technology Srivijaya, Songkhla Campus
- The Asia Foundation
- Provincial Cooperative Promotion Office
- Provincial Cooperative Auditing Office
- State Railway of Thailand / Permanent Way Maintenance District

• Local Authorities / District Office

Bangkok

- Ratchathewi District
- Huai Khwang District

Ayutthaya (อุทุมพร)

- Ayothaya Town Municipality

Nakhon Ratchasima

- Hua Thale Subdistrict Municipality

Khon Kaen

- Sila Town Municipality
- Khon Kaen City Municipality
- Kao Town Municipality
- Ban Phai Town Municipality

Si Sa Ket

- Si Sa Ket Town Municipality

Songkhla

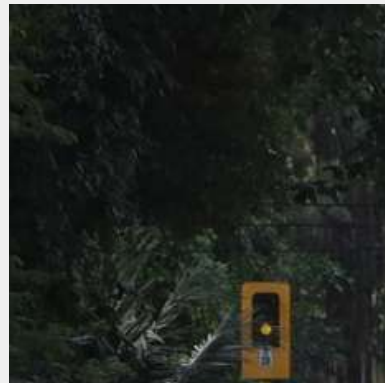
- Khlong Hae Town Municipality
- Songkhla City Municipality
- Phatong Subdistrict Administrative Organization (SAO)
- Ban Rai Subdistrict Municipality

Surat Thani

- Na San Town Municipality
- Wiang Sa Town Municipality
- Phru Phi Subdistrict Municipality
- Phunphin Town Municipality
- Ban Na Doem Subdistrict Municipality

Narathiwat

- Su-ngai Kolok Town Municipality





(As of August 31, 2025)

Progress on addressing the issues of railway-side communities

Key Principle

A community-driven approach to problem-solving, supported by integrated cooperation between local government agencies, community organization networks, and development partners.

SRT Land Leases Secured: 37 lease agreements for 2,470 households.
Private Land Acquisitions: 2 plots purchased for 191 households.

28 land lease agreements with SRT are in the process of being finalized for 1,381 households.

Baan Mankong Railway-side Community Development (Cumulative)
3,229 households, 53 projects, 76 communities

CODI Budget & Loan Approvals
Total Approved Budget: 394,865,608 THB
Total Approved Loans: 68,344,594 THB

Community Savings Groups
Total Groups Established: 64 groups
Participation: 4,810 households
Cumulative Savings: 41,789,881 THB

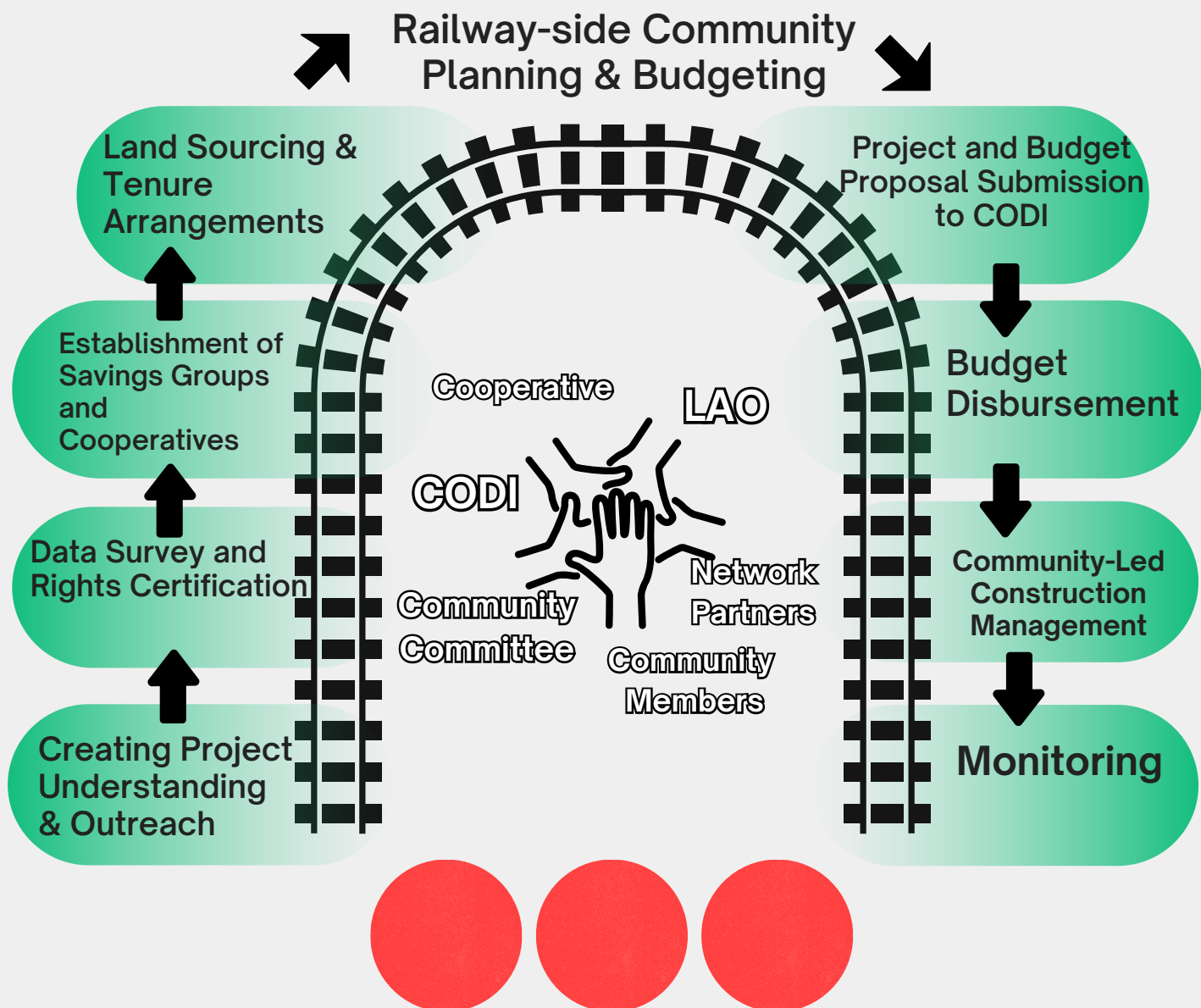
Housing Cooperatives for Railway-side Communities
18 cooperatives covering 49 communities

Provincial-level collaboration in Trang, Songkhla, and Bangkok, supported by 18 Urban Development Committees across 19 cities





Railway-side Community Problem-solving and Development Process





SRT Land Lease Agreement

Key Criteria for SRT Land Lease Agreements

1. Distance from Railway Track

Centerline - 20 Meter	Lease not permitted, as it is within the safety zone for train operations.
21 - 40 Meter	Lease permitted (3-year term per contract)
Over 40 Meter	Lease permitted (30-year term per contract)

2. Land size 50 square meters per household

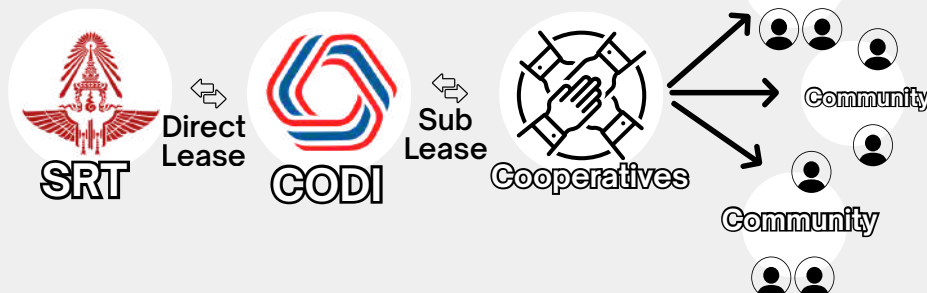
3. Common Area: 30% of the total residential area of the community.

4. Rental rates starting from 9 - 25 Baht / square meter.

Rental increase of 5% every 5 years.

After the lease agreement is signed, the community must reorganize the housing to be orderly and aesthetically pleasing, while maintaining the environment within and around the community to be livable.

SRT Land Lease Models



Requirements for Communities to Lease SRT Land

1. Finalize the list of existing residents
2. Verify the names against the SRT registration database (as of Dec 31, 2024).
3. Organize a community-level meeting to submit the lease request and prepare an official letter to CODI.

Progress on SRT Land Lease Agreement

37 Contracts

(As of August 1, 2025)

- 2023 - 5 contracts 404 households
- 2024 - 8 contracts 493 households
- 2025 - 24 contracts 1,573 households

2,470

households





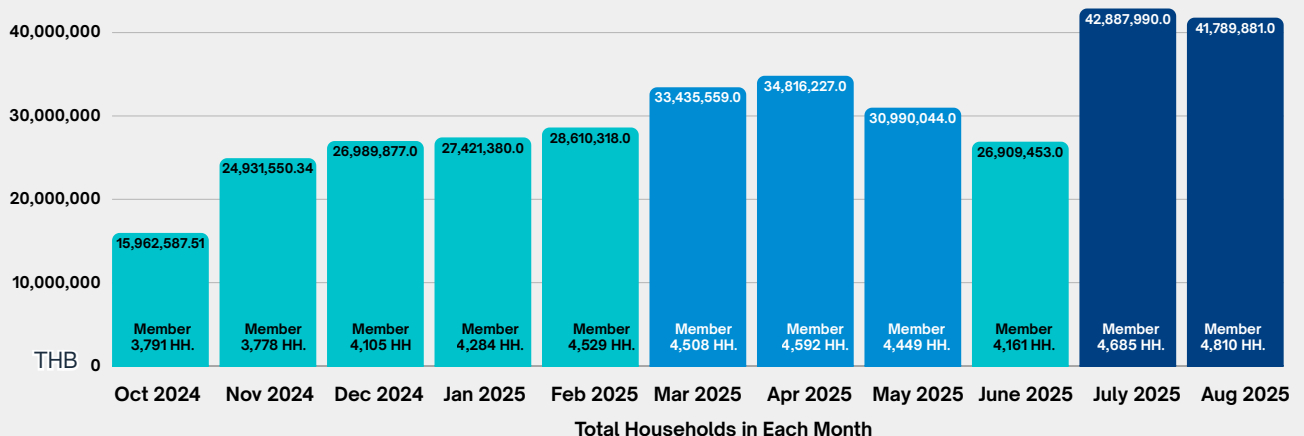
(as of August, 31 2025)

Saving Groups

64
groups

4,810
households

Total 41,789,881 THB



Railway-side Housing Cooperative

8
Provinces

18
Cooperatives

49
Communities

To manage the land lease agreement with the SRT.
arrange the sub-lease agreement with CODI and
internal lease agreements with members
To receive project budgets and housing loans
for solving housing problems.
To develop the quality of life / basic welfare for members.

Udon Thani

Udon Thani Railway Community Housing Cooperative Limited

Sisaket

Sisaket City Baan Mankong Railway Housing Service Cooperative Limited

Khon Kaen

1. Fuean Fu Pracha Sang San Housing Cooperative Limited
2. Mueang Sila Baan Mankong Cooperative Limited
3. Nakhon Khon Kaen Railway Housing Cooperative Limited
4. Nakhon Khon Kaen Railway Council Cooperative Limited

Nakhon Ratchasima

Muang Ya Mo Railway Network Cooperative Limited

Bangkok

1. Baan Mankong SRT Network Rim Bueng Makkasan Housing Cooperative Limited
2. Southern Railway Network Baan Mankong Housing Cooperative Limited
3. Rong Poon Pattana Community Housing Cooperative Limited
4. Chumchon Mai Sai Thong Housing Cooperative Limited
5. Eastern Rong Poon Community Housing Service Cooperative Limited
6. Thap Kaew Mankong Housing Cooperative Limited

Chachoengsao

Bo Bua Market Baan Mankong Service Cooperative Limited

Songkhla

1. Mueang Phatong Baan Mankong Network Housing Cooperative Limited
2. Rim Rang Pattana Baan Mankong Housing Cooperative Limited
3. Mueang Songkhla Baan Mankong Network Housing Cooperative Limited

Trang

Samphan Phrom Chai Trang Baan Mankong Cooperative Limited





Enhancing Capabilities

From victims to problem solvers

Strategist

Through training sessions to align on shared goals and a common vision for systemic problem-solving.

Active Saver

Through the savings group formation to unite people, pool financial resources, instill saving discipline, and generate internal capital.

Accountants /Financial Staff

Through the establishment of Housing Cooperatives (Legal Entities) with from Cooperative Promotion Department and Cooperative Auditing Department.

Community Builder

Through training on work techniques, techniques, best practices, and lessons learned, including on-site workshops at Baan Mankong construction sites.

Data Staff

through on-the-job learning within their own areas, with assigned tasks to record and compile regular updates on the community's situation and progress.

Quality of Life Practitioner

through participatory planning processes to address land tenure, housing, and the overall quality of life, including members' livelihoods and income generation.

Project Manager

Through Hands-on Implementation after the project is approved from data and document collection to finalizing project details in accordance with the work plan.

Community Legal Advocates

through specialized training on relevant legal statutes and sections, complemented by case-based learning where real-life incidents from railway communities are shared.





Baan Mankong Railway-Side Communities

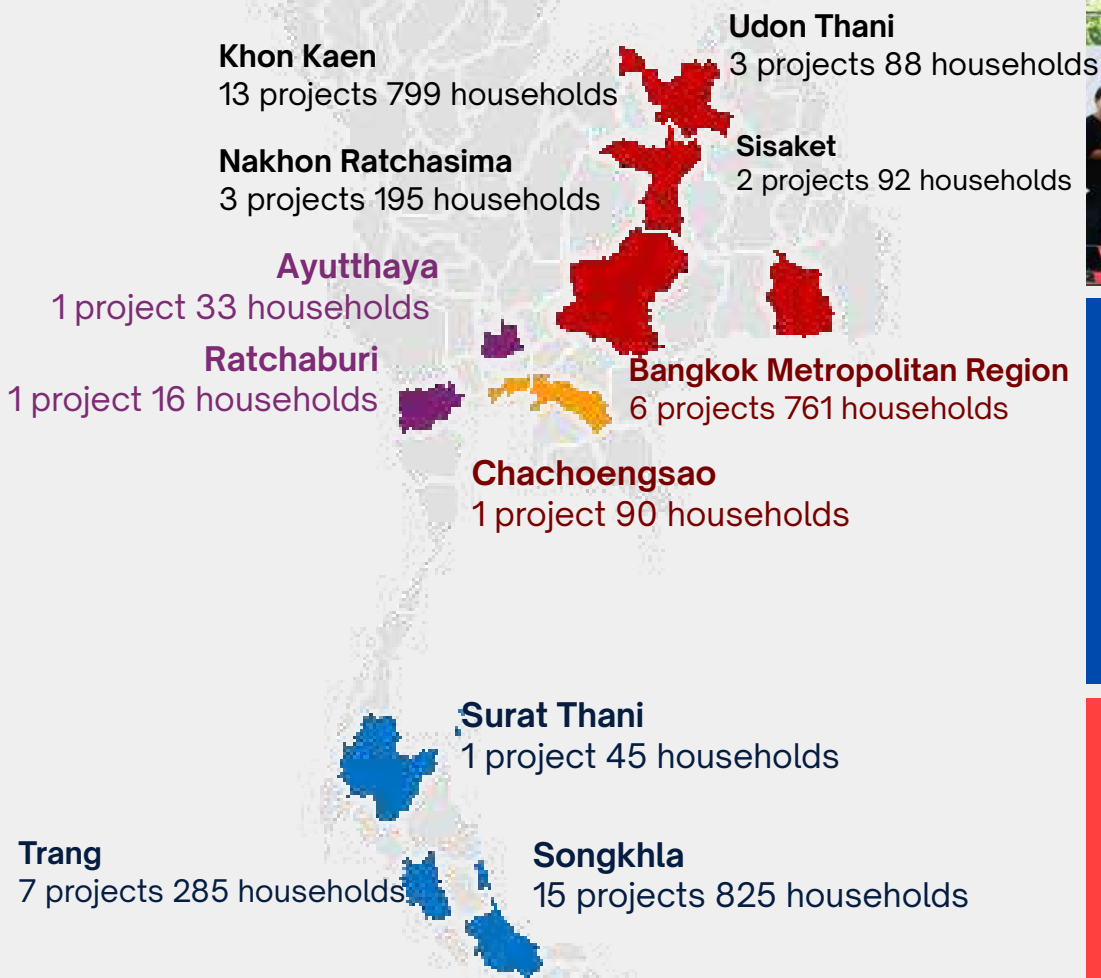
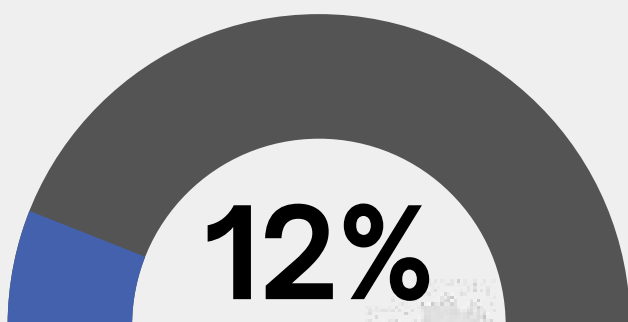
Goal

27,084 Households

Total Implementation

3,229 Households

(53 projects 76 communities)

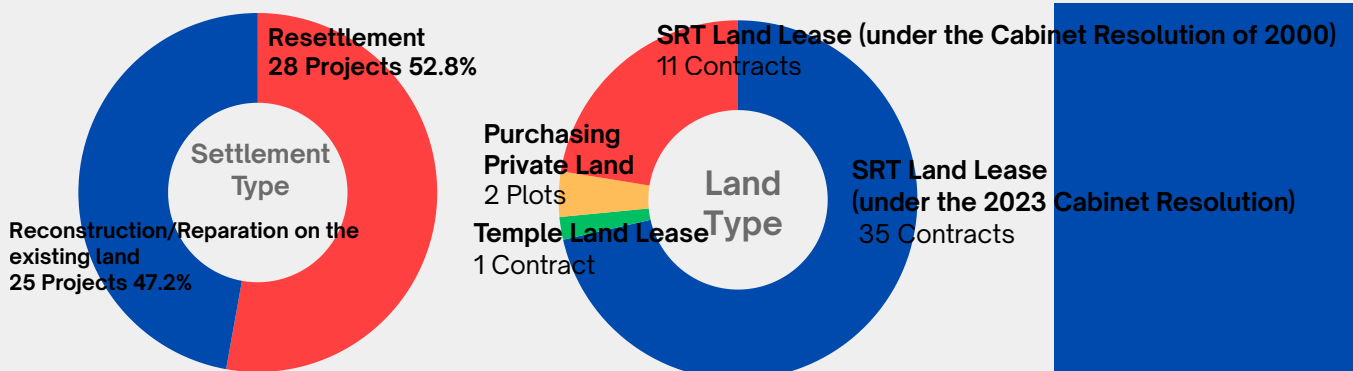




Baan Mankong Railway-Side Communities



Fiscal Year	Implementation Goals pursuant to the Cabinet Resolution on March 14, 2023	Annual Targets Allocated to CODI	Implementation Results
2023	939 households	912 households	779 households
2024	3,480 households	340 households	352 households
2025	5,977 households	2,000 households	2,098 households
2026	3,809 households	2,300 households	
2027	12,879 households		
Total	27,084 households	5,552 households (20.50%)	3,229 households (11.92%)

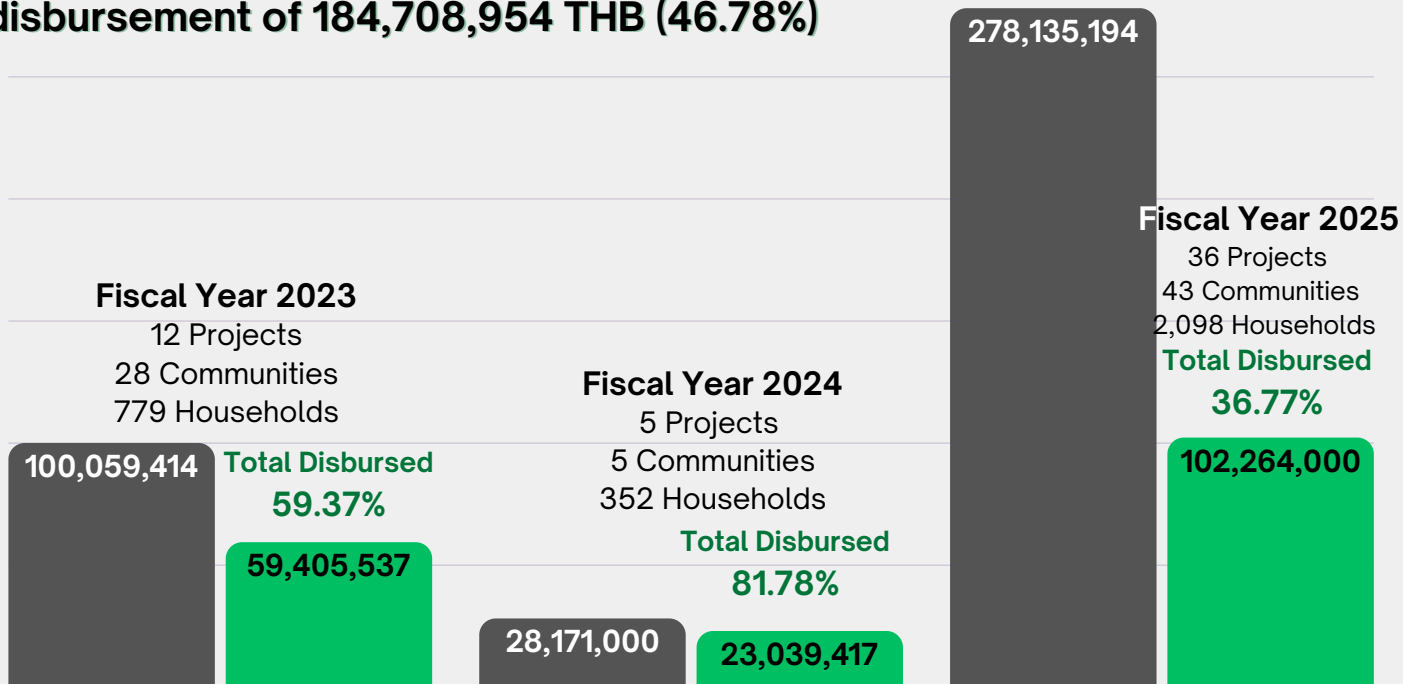




Baan Mankong Railway-Side Communities



The total approved budget is 394,865,608 THB, with a cumulative disbursement of 184,708,954 THB (46.78%)





Making Change Together

House Conditions



Land Insecurity



Electricity/Water



Livelihood



Income/Debt



Vulnerable Groups



New homes for Railway-Side Communities

Quality of life, economic, and social development





Over 20 Years of Struggle, Finally We Have a Home

Bang Ramat Community and Fa Mai Ruam Jai Phatthana Community

Taling Chan District, Bangkok

For over 30 years, hundreds of lives have been lived in constant anxiety along the railway tracks. Residing on State Railway of Thailand (SRT) land without legal ownership, they faced insecurity in every aspect, from temporary shelters and unsafe environments to daily worries. Their ultimate dream was simply a stable home and a more certain future.

The beginning of Fa Mai Community trace back to people from various regions who migrated to Bangkok for work and settled on vacant railway land. Rapid population growth turned the area into a crowded settlement. When news of the Red Line train construction arrived, the community members realized their homes were facing demolition. This sparked a collective movement to demand secure housing rights.

This struggle was far from easy. However, with support from **Four Regions Slum Network** acting as a mentor, and the strong unification of the community divided into the “**Front-end Team**” for government negotiations and the “**Back-end Team**” for internal management, the two teams worked in tandem, giving the fight a clear direction and achieving their goals.

After continuous negotiations, the SRT agreed to let the community lease a new plot of land for housing construction under **Baan Mankong Project**. Residents established a **Savings Group** to raise initial funds, eventually securing a 30-year lease for 4 plots of land covering over 17,831 square meters at an affordable rate.

This new land has become the foundation of **Fa Mai Ruam Jai Phatthana Community**, bringing together those affected from various areas into a new neighborhood. Supported by **Community Organizations Development Institute (CODI)** and **Four Regions Slum Network**, the project has now seen 180 households begin construction, with 107 houses already completed and ready for move-in.

Model



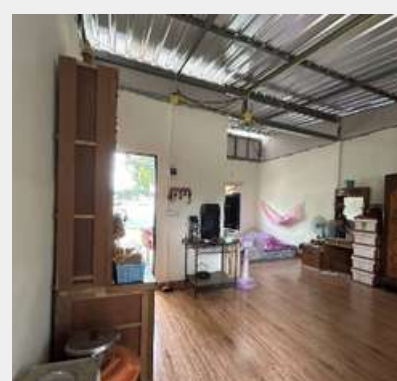
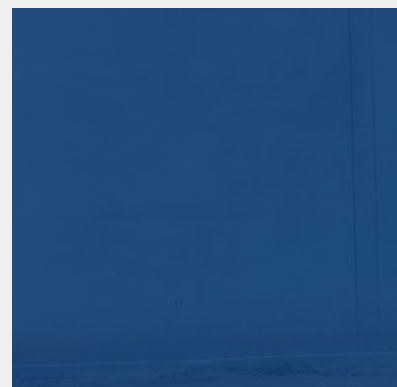


Transforming Railway-Side Shacks into Phalai Baan Mankong Community Phalai Community, 166 Households Hua Thale Subdistrict, Mueang District, Nakhon Ratchasima

From the past of 8 affected communities in Nakhon Ratchasima living within the railway construction zones and facing urgent eviction, they united to resolve the issues by leasing land from the State Railway of Thailand through CODI. Currently, 166 houses have been completed and are ready for move-in. The key highlight of this project is the ability to build a house within a 100,000 Baht budget, through the following processes:

- **Member Participation** through meetings, savings, and participatory cooperative management.
- **Data Analysis** Analyzing occupations, income, and household expenses of members to support problem-solving from saving money and choosing house designs to selecting construction materials.
- **Capacity Building and Knowledge Seeking:** Applying knowledge to construction, including selecting appropriate materials, choosing contractors, managing legal documents and contracts, supervising work, and communicating so that every member has equal knowledge.
- **Grouping Houses (9 houses per row):** Each row has a leader responsible for communication to ensure all members are equally informed.
- **Strength of the Community Committee:** Resolving problems with a firm goal to create a substantial example of land and housing security, along with continuous monitoring of the progress.

166
Households





Key Milestones

February 20, 2025

More than 2,000 affected residents gathered at the Ministry of Transport, Pom Prap Sattru Phai District, Bangkok, to follow up on the State Railway of Thailand's progress in issuing land lease contracts to the communities. This led to a meeting to discuss and develop a joint action plan, chaired by Mr. Surapong Piyachote, Deputy Minister of Transport.



March 14, 2025

The follow-up on resolving housing issues for low-income communities living on State Railway of Thailand (SRT) land, following the demands of the Four Regions Slum Network and the Urban Poor Network for Housing Rights, chaired by Mr. Sorapong Paitoonphong, Deputy Permanent Secretary of the Ministry of Transport.



The handover of land lease contracts for 6 communities and 275 households, supporting community members' access to land rights for appropriate and fair housing.



June 26, 2025

The meeting of the Committee for Driving Housing Problem-Solving Policy on State Railway of Thailand (SRT) Land, No. 1/2025, to accelerate operations in line with government plans and policies for low-income housing, focusing on existing communities and new housing construction plans, chaired by Mr. Sorapong Paitoonphong, Deputy Permanent Secretary of the Ministry of Transport.



The handover of land lease contracts for 19 communities and 1,373 households, supporting residents' access to land rights for appropriate and fair housing.





Building Homes, Having Secure Settlements

Nong Phai Phatthana Community (Central), Khon Kaen



**Temple Land Lease
Suriyamuni Community, Ayutthaya**



Nong Phue Community, Khon Kaen



**Land Purchase Prathan Khiriwat
Community, Songkhla**



**Nong Waeng Trachoo Community,
Khon Kaen**



**Land Purchase Wiang Sa Mai
Community, Surat Thani**

**Ban Dua - Kao Chan
Community, Udon Thani**





Vital Messages to Railway Communities



Somsook Boonyabancha

- **Baan Mankong Project** is a tool to integrate and develop people of all ages. It supports poor communities in crowded or encroached areas to have a better quality of life.
- **Railway Housing Development** combined experienced people (Baan Mankong Network), new community leaders and the younger generation. Currently, we have only completed 12% of the railway housing project. We must expand this work as much as possible. We must not leave anyone behind and must ensure high-quality work. We need to create a "learning ecosystem" so that our solutions become a key lesson for society to change for the better.



Apphayut Chantharapa

The key of railway community cases is a **contract** the main tool to drive this **change**. We want to flip their status from “**illegal**” to “**legal**” residents. Once they have a legal lease, they can join the Baan Mankong project. This closes the door on eviction risks. Without a contract, if a lawsuit occurs, the community members will definitely lose.



Thongchuea Worachun

In the view of affected person, my life has **changed a lot**. For 12 years, I lived in a rental house with no hope of ever owning a home. I once thought this was just a temporary place to stay. But now, I have a secure house and built a family that **my children and grandchildren have jobs already**. We are now an example for others.



Key Takeaways from “Railway Change-Makers”

“We believe that the community members' struggles are still there, and many still face housing insecurity. As the agency responsible for this mission, we must move forward. Even with limitations along the way, we must stay focused on our goal and keep the people's suffering as our core priority.”

“Success is being able to transform railway settlements from slums into vibrant parts of the city, no longer hidden or isolated. It elevates the quality of life. When these communities become an integrated part of the urban fabric, where outsiders can connect with diverse groups, it fosters true social acceptance.”



Mr. Siam Nonkamjun

Key Lessons

- **Clear Role Allocation** Experienced senior officers should lead the discussions to establish a clear mutual understanding of the objectives with all parties. Once the foundation is set, junior staff can effectively execute their assigned roles.
- **Communication Prudence** Every statement and response must be carefully considered, as community members may record audio and video. These recordings are evidence of the information provided by authorities.
- **Responsible Communication** If a question cannot be answered immediately, officers should acknowledge it and commit to providing the information later after thorough fact-checking. For questions regarding policy or executive decisions, avoid immediate rejection as it might affect trust.
- **Sincere and humble** When we work with sincerity, everything becomes easier. They begin to see us as family. This creates a bond of closeness that ensures seamless collaboration. Entering the community with a humble attitude allows us to integrate more deeply and connect with the people..
- **Data Preparation** Information must be thoroughly prepared and presented with confidence. The most important factor is providing the most accurate and up-to-date data.



Ms. Natnicha Akkhadchan



Railway Community Housing Development Department Staff

- **Stakeholder Analysis** It is essential to conduct a stakeholder analysis to identify the right contact persons and communication channels. Each approach must be tailored to the specific context and current situation of the area to ensure a clear understanding of all stakeholders involved.
- **Consistent Communication on Rights** The rights of community members must be consistently reaffirmed during every interaction. Every official must deliver the accurate information and demonstrate a deep, accurate mastery of all relevant rules and principles.
- **No "Off-the-Record" Discussions** Key negotiations and decisions should only take place within formal meetings with witnesses and documented consensus, avoiding any unofficial or private discussions that could lead to misunderstandings.



Limitations and Challenges

Policy level, organizational level, and area level





Quick Facts

State Railway of Thailand (SRT) owns approximately 235,822 rai of land nationwide.

Operational Land	198,647 rai	84.2%
Commercial Land	36,302 rai	15.4%
Railway Communities	873 rai	0.4%



Intercity Rail Network

Current Distance 4,044 kilometers Covers 47 provinces 446 stations

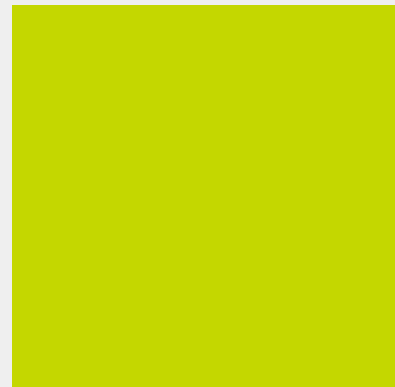
Northern Line	198,647 rai	84.2%
Northeastern Line	36,302 rai	15.4%
Southern Line	873 rai	0.4%
Eastern Line	534 rai	13.2%
Maeklong Line	65 rai	1.6%



Train Types

-  **High-Speed Rail (HSR)** refers to trains operating at speeds of 250 km/h and above. These trains feature limited station stops to maintain maximum speed and are designed to provide seamless inter-regional connectivity.
-  **Double Track Rail** A system with two parallel tracks, allowing trains to travel in opposite directions
-  **Tri-Airport Link** A high-speed rail network connecting Don Mueang – Suvarnabhumi – U-Tapao airports.
-  **TOD (Transit Oriented Development)** within a 600-Meter Radius





Thank you

The Power of Community Organizations and Networks, Multi-Sector Collaboration, and Development Partnerships for Driving Solutions for Railway Communities Nationwide.

Through the power of collective action, we can make extraordinary change.

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