

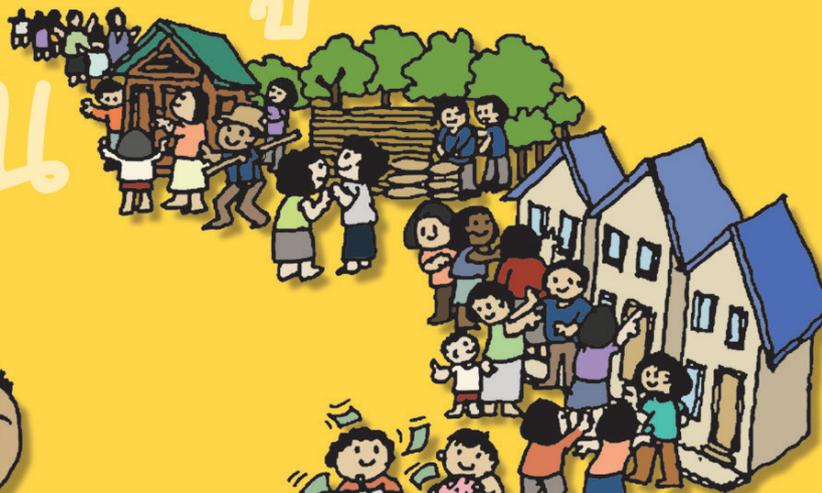


สถาบันพัฒนาองค์กรชุมชน  
COMMUNITY ORGANIZATIONS  
DEVELOPMENT INSTITUTE

# Collective Housing



การพัฒนาที่อยู่อาศัย  
โดย ชุมชน



# AN APPROACH TO DEVELOP SECURE LAND AND HOUSING BY POOR COMMUNITIES

The approach derived from exchanges and reflections among community leaders and agencies who actively involved in the Ban Mankong Process. This process was supported by The Community Organizations Institute (Public Organization) (CODI), The Ministry of Social and Human Security Development and other concerned non-governmental agencies.

In community driven process the community people who are the target of the project are also the owner of the project who manage the development to its completion. It is far different from the type of projects organized by government agencies or private sectors who are the owner of the projects: constructing and selling houses to those who can afford to buy. This type of housing development does not give any significance to people collaboration. However, the Ban Mankong process encourages people whose income or/and status vary to collaboratively create an approach or management to develop a housing project which is secure and affordable. All management is carried out by community people and is a housing development that paves ways for development in other areas to follow.



**A CONCLUSION HAS ALSO BEEN MADE THAT THE PROCESS ESSENTIALLY NEEDS TO INCLUDE THE FOLLOWING THREE ISSUES.**

1. The poor must organize themselves: a mechanism which strengthens and gives them power to manage development and tackle problems all by themselves. They have to understand why and how to organize.
2. Ten important activities to be carried in the process of housing development by community members: (for instance, city scale development and looking at development as an on-going process)
3. Develop a working process which clearly identify roles and duties of people involve



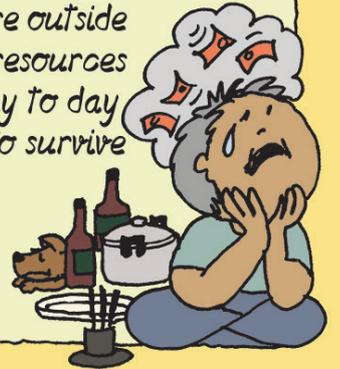
JUNE 2024

# POOR PEOPLE WHO LIVE ISOLATED, SCATTERING IN SQUATTERS CAN NEVER BE PART OF ANY ONGOING DEVELOPMENT.

To be part of the development poor communities must organize. They must work collectively to enable them to have essential power to solve their problems and to develop their communities



Poor people are invisible when they live separately, scattering here and there within the city. They are degraded and their existence are not recognized. Therefore, they can simply be taken advantages of and become ones to be blamed in difficult situations or problems. The poor often have health problems. No-one pays them any attention. No-one listens or tries to help them. Furthermore, poor people do not receive services from the authority. They are outside formal systems. They lack resources and can only deal with day to day problem to earn enough to survive a day.



## POOR PEOPLE MUST COLLABORATE TO SOLVE THE PROBLEMS THEY SHARE

In the process, the people share their ideas, knowledge and find solutions to their problems. They drive themselves towards working collectively, blending their thoughts, knowledge, confidence and individuality into one great collective power. Collective power gains recognition and potential essential for negotiation. It, furthermore, provides them capacity to find working process capable to achieve what they need. If an organized group is strong it can extend their help to other poor people as well.

Together any problem can be solved

Working collectively is a key action leading to change to develop poor people potential and skills to handle crisis and eventually to improve their quality of life.



# POVERTY HAS MADE POOR PEOPLE RICH

This richness is a potential substantial for organizing themselves to work collectively and working their way towards achieving a secure housing. Their potential and capacity must be raised to the forefront as they are the people's strength, not money which is their weakness. Money is what the people lack and not good at making it grow.

Poor people learn to minimize their expenses and make the best use of what they have. They are never extravagant or overspending. They don't throw out things that can be reuse and are very good at making good use of old materials or recycle them.

As poor people scarcely have any money, they learn to make good use of their labour. To make progress of their work without money or as little as possible. Collectively share their labour reduces expenses.

Poor people are patient, enduring, calm and quiet. If understood, they would not waste their time to join the action collaboratively and continuously.

In addition, poor people are modest, self-reliant, unselfish and not ambitious.



## HOW TO ORGANIZE COMMUNITY MEMBERS

### 1 Build up mutual understanding and realization that they share mutual goals :

Create mutual understanding from common community problems such as housing and insufficient earnings. Build up collective power.



### 2 Strengthen the collective power through essential resources and activities :

Activities need resources such as people and fund to start off development activities such as saving or collecting city data (to achieve the scale of problems by conducting a survey by the people themselves) or income generation. These are excellent activities for the people to work collectively.



### 3 Having Leaders to Represent The People :

They are natural leaders who receive trust and confidence from the people. It is possible to have more than one leader, each has different outstanding capabilities. In general, leaders must have these common qualities:

- believe in people's potential and righteousness
- communicative, understanding, a good listener and are able to write and disseminate information accurately.
- having visions/are able to figure out what laid behind the scenes.
- honest, transparent and with an ability to explain complicate issues to community people.
- giving, sharing, sympathetic, take the community as one whole and tend not let leave anyone behind and persevere.

## 4 There need to be certain rules and structure for working and making decisions collectively :

The rules must be flexible, various and sufficient as members' conditions and problems can vastly differ. Hence, the rules must set up in accordance to members' capacity, not beyond their limitation, for instance, an ability to save differs from family to family.



**COLLECTIVE**  
make people  
**SHINE**  
through their  
Work, Thought, Learning,  
Development and Talent

## 5 Encouraging people participation :

Open spaces for members to participate in activities, giving a proper role to members. A plan is made to improve the people's skills and to strengthen their bond and treat one another equally and with respect. The sense of being project ownership and positive attitude towards working collectively are shared among members (A sense of humor is helpful for lightening the atmosphere and is encouraging the people to participate).



## 6 Create Good Management :

- There is mechanism to examine working quality, transparency,
- Negotiable for a way to correct mistakes (compromising comes first, not blaming or suing).
- Always review and adjust working structure of a community and the cooperative.
- Establish a team of supervisors for support
- The people must always be informed and are welcome to join in activities



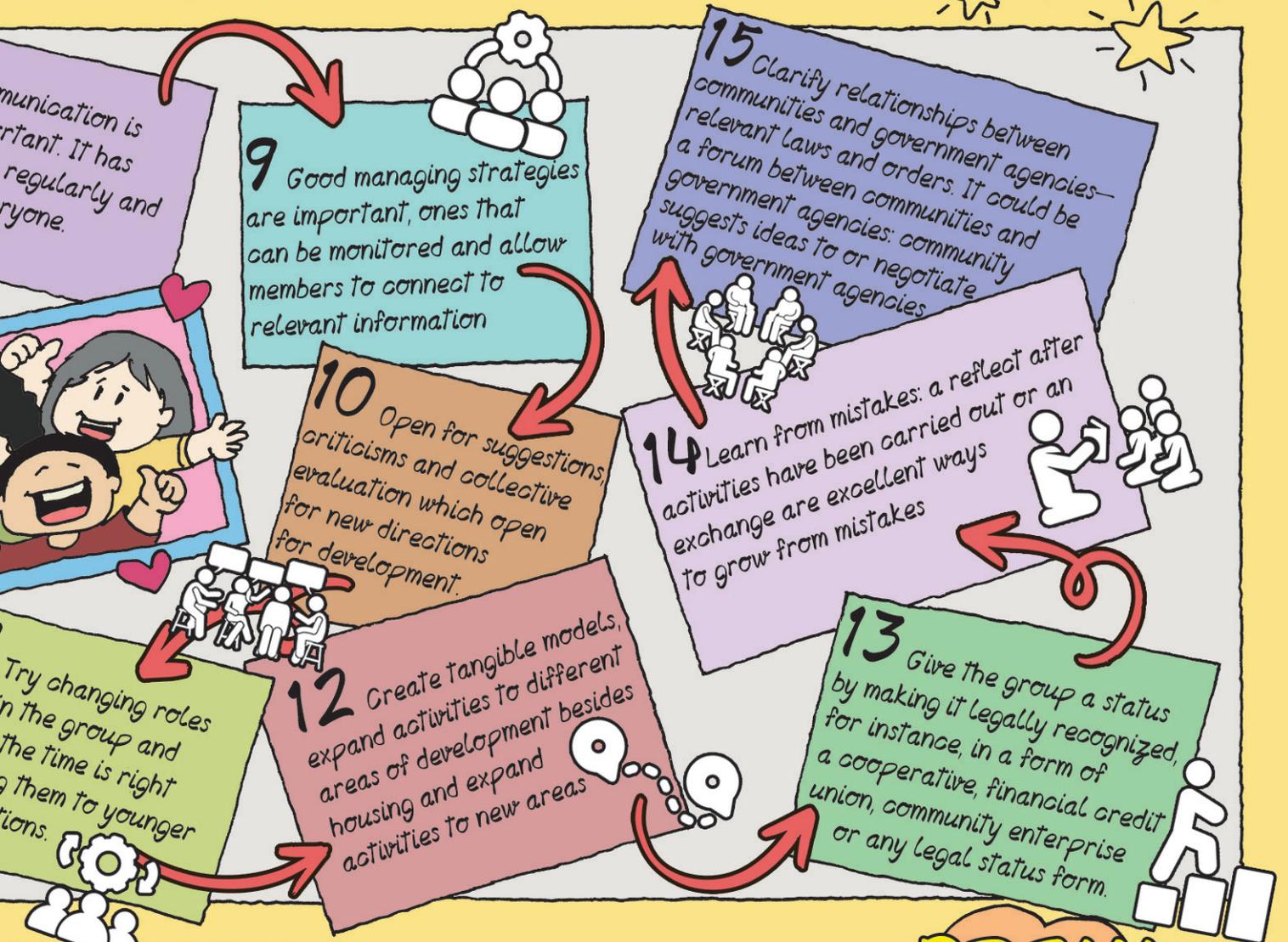
## 7 Seek outside agencies as partnership and gain their recognition:



- Cooperate with outside agencies and provide them with community data in order to plan development activities in partnership
- Employ resources such as a the city fund to support networking at city level
- The power of people working collectively can possibly create new vision towards communities change among government agencies. They become more flexible and in some cases adopt new perception and working structure to support the poor.
- Continue to expand people networking as an ongoing process.



# LESS, STRONG AND SUSTAINABLE



## LECTIVELY



- People follow accepted rules as though they were the group culture
- Learning from Their Mistakes through reflection and review of work that has been carried out. Exchanges are also helpful for learning.
- Form good relationship with and have trust in others; Think positively and do positive thing

If problems are arise, they need to be sorted out. Do not turn your back to problems. Do not give in to people with influences but bring out positive intellect from within to solve the problems.

## DREAM BECOME TRUE WITH

Strength, stable and sustainable of people, group, and network





# THE TEN MUST DO ACTS FOR COLLECTIVE HOUSING

1. They have to organize themselves to create collective power essential for solving housing problems. Each member is part of the working process the people agree upon. Therefore, every member knows all important information. They become confident and trust one another. Each member is part of one whole community.



4. Once they have a saving group, they can form a network of saving groups which is an excellent way to support the potential of a community working collectively—the people can exchange, assist, support and keep the balance of power. As a network, the people can work in partnership with outside agencies more expansively and effectively in parts of a city or throughout a city. A network receives more recognition than a community alone and therefore, has more power to negotiate.

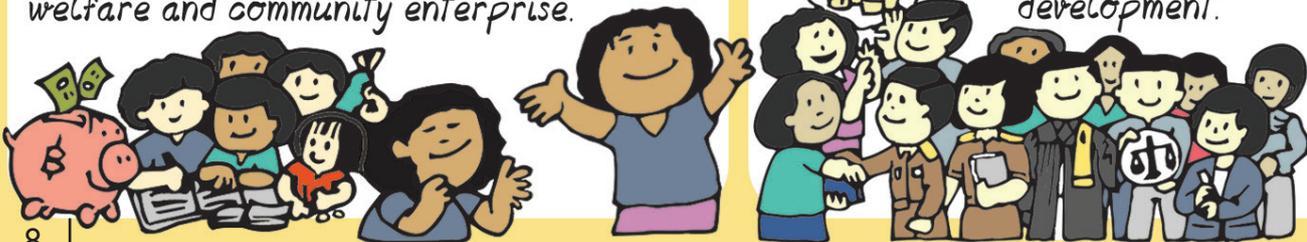


2. Community data is important. A survey for community/city data may be conducted by the community itself or in collaboration with partners. To have the data of their own community in hand is an evidence of their existence, their right to live where they are. Community survey is very essential: It gives people knowledge about their community, their problems, their needs—it has all beneficial information for solving what really are the problems of the poor. Information gained include every issue and every member of the community.



5. Build mechanism to work alongside local and other government agencies: working in partnership with local or other government agencies increases people's potential and importantly is a recognition and support given to community housing development and other projects developed by the community. Working in partnership with government agencies are essential when having to deal with laws and regulations. The recognition and support of the authority has given status and propriety to development by the people and is a success shared by the people and the authority. The completion of housing development projects, in effect, can expand housing development to city scale. Therefore, development collectively by the people becomes part of city scale development.

3. A community needs to have a saving group. Community saving is an important activity that bind all members. A strong saving group has a resource for development in various aspects that can begin any time as they don't need a resource from outside, such as community welfare and community enterprise.



# ACTIVITIES TO DEVELOP BY COMMUNITIES



**6.** The people may begin from finding a system to develop themselves then build up a process towards collective development through working and learning from community network, concerned agencies and relevant mechanism within the city. All these could inspire a pattern and direction for a new community. The people can find the type of development that best fits the new community: community upgrading on the same land; resettlement; land sharing or to upgrade parts of the community by redesign and adjusting parts of the community layout collectively.

**7.** Ongoing Development in All Aspects Possible: Living in a secure community provokes security in other important aspects such as work, income, welfare, green community, waste management, education and development essential for elderlies. In this way, the people collectively build up community culture of helping and sharing, feeling conscious for public benefits, honesty, a small part of society where people follow discipline, be responsible and are awakened to new perceptions.



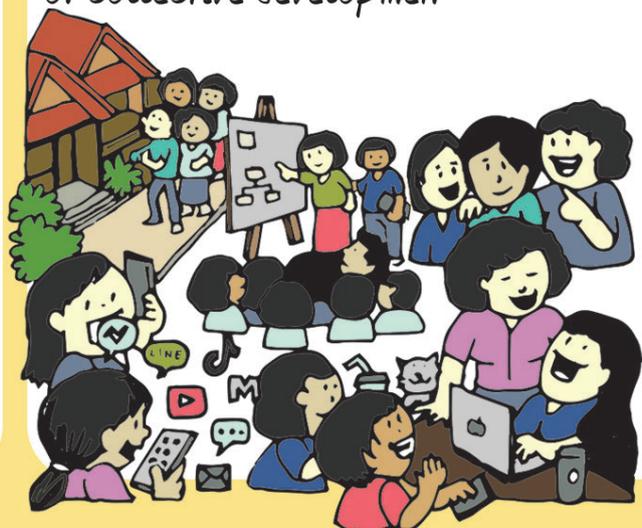
**8.** Working in Partnership with Government Agencies: A community that has gone through development, being part of a community network and work in partnership with the government agencies are quick to understand development and changes that is happening or going to happen in a city. The people know the channels where they can present their problems and their ideas to be included in the city development plan. Hence, communities are becoming more important basis for city development in all aspects.



**9.** The People Management of Activities Must be Transparent and Open for Monitoring: All data and accounts must be available for examining. Report of activities must be prepared every certain period. There need to be a system to monitor management transparency from within and outside the community. Its clear and clean management must be accepted by the people who run community process.



**10.** Development needs to expand and pass on to new generations and, as part of the whole society, to disseminate to the public as well: The development process of each city must always grow. Field trips to other projects, exchanges, trainings, seminar and reflections are some ways to increase experiences and knowledge of the people. The people can learn from one another and make their experiences worthwhile for the public. A plan needs to be made for having younger people participate and take over responsibilities to ensure continuation of collective development.



# MECHANISM AND ROLES OF PEOPLE

## COMMUNITY MEMBERS

- All community members are equally important. They are the grounds and collective owner of the project
- There has to be confidence in the people that they can direct the development for and by themselves. They learn to improve themselves to be community members that can stand on their own feet with dignity. Collectively, they can improve their quality of life and develop a housing project successfully.
- All community members actively collaborate community activities, sharing their capability in any roles that suit them no matter how important are the roles. Besides, all community rules and regulations are always well respected.
- By collective housing development, all members are well communicated. They share the same direction and purpose. Houses are designed to respond to their needs and affordability. They are also responsible in household financial management and save regularly.
- All community data and information are well kept which helps a great deal when duties are passing on to younger generations.



## QUALITIES OF COMMUNITY COMMITTEE AND LEADERS

- All community members are equally important. They are the grounds and collective owner of the project
- There has to be confidence in the people that they can direct the development for and by themselves. They learn to improve themselves to be community members that can stand on their own feet with dignity. Collectively, they can improve their quality of life and develop a housing project successfully.
- All community members actively collaborate community activities, sharing their capability in any roles that suit them no matter how important are the roles. Besides, all community rules and regulations are always well respected.
- By collective housing development, all members are well communicated. They share the same direction and purpose. Houses are designed to respond to their needs and affordability. They are also responsible in household financial management and save regularly.
- All community data and information are well kept which helps a great deal when duties are passing on to younger generations.



# PEOPLE INVOLVING IN THE PROCESS

## ROLES OF LOCAL GOVERNMENT AND CONCERNED AGENCIES

- Encourage and support the people process and stabilize balance among them to ensure an existence of a development process for and by community people.
- Support the the project management in many ways such as essential resources , management, taff, papers/research, registration for house number, provide permission for construction, auditing the cooperative accounts and examine the community management process.
- Support and having confidence in community management and encourage community collaboration as community culture
- Link with other concerned agencies to join in the collective development with community people
- Encourage and support recognition people's network/committee among concerned agencies
- Develop leadership potential to understand the principles, ideas rules and regulations involved and to disseminate them to the people
- Learn to work cooperatively, exchange and analyze ideas and be able to evaluate one another while working together
- Be up to date with situations, problems and any issues that interrupt the well being of community members.



## LEADER'S BEHAVIORS TO BE WATCHED OUT

- Tricky for their own benefits
- Corruption
- Call for extra expenses
- Being a middleman
- Making decision on his own
- Behave as a project owner
- Being an overruler
- Being sneaky
- Delay working process
- Not cooperate / coordinate with associate agencies
- Work alone
- Being a brokers
- Being a loan shark
- Being a rental house operator
- Take the best for themselves



# BAN MANKONG PROCESS

**1 Meeting with people by BMK Core Team.**

- Sharing problem and situation faces
- Understanding BMK and procedure
- Participatory decision making

**2 Build up trust, confident and awareness**

- Site visit
- Knowledge and experiences exchanging
- Understanding working process

**3 Set up working teams**

- Data team
- Saving team
- Coordinating team
- Construction team

**4 Primary operation**

- Data survey
- Saving group establishment
- Land acquisition approach
- Connecting stakeholders and agencies

**5 Design guidelines**

- Overall possibilities
- Appropriate solutions approach
- Inclusiveness and coverage
- Create cooperate mechanism

**6 Summary Meeting**

- Organizing working steps
- Confirm occupancies list
- Project design, planning, house types budget estimation
- Project submission

**7 Community organizing mechanism**

- Financial
- Social
- Construction
- welfare
- Management
- Monitoring and examining

**8 Project Launching**

- Land preparation
- Infrastructure installation
- Housing loan acquisition
- Construction

**9 Project management**

- Follow up and inspection
- Monitoring and examining
- Good governance
- Lesson Learned
- Reporting to CODI

**10 Move in**

- Development continuity
- Quality of life
- Welfare
- Job creation
- Social activities
- Co-operative set up
- Etc.