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The Project on Housing Development and Slum Prevention/ Resolution Plan, Roi-Et Province

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Abstract

The project on housing development and slum prevention/resolution plan, Roi-Et Province is analyzed from issues of potential, problem and vision on urban development including participation process in workshops. Purposes of the project are to stipulate a goal for housing development towards a strategic plan for housing development in urban level and a plan for prevention and resolution of housing problem in community level. The strategic plan for housing development of Roi-Et Province is divided into 2 parts as: (1) Resolution plan for housing problem and (2) Supporting plan for members' participation that consisted of 5 master plans for solving problems about housing insecurity, reducing problems on untidiness of insufficient standard of housing growth and developing basic infrastructure in community level.

Keywords: Housing development in urban level, basic infrastructure, slum, participation process.

1. STATEMENT OF THE PROBLEM

As a result of previous development and management on housing problems in the country, it reflects policy problems of local management with balance and sustainability in the future. Preparedness should be made by supporting locals with knowledge on housing management under participation process of related members to prevent/solve problems and develop community and urban housing as well as to establish housing security for people in the area under participation process of related members. Under such development guidelines, local needs to have the body of knowledge about planning on housing management in accordance with environment, limitation and strategy of area development in various levels The project on housing development and slum prevention/resolution plan of National Housing Authority is a mechanism for driving local agencies to have their knowledge, understanding and experience on the planning of efficient prevention/resolution on housing problems.

2. RESEARCH OBJECTIVES

1. To create the housing development and slum prevention/resolution plan (and/or other aspects of housing problem) in the target area with guidelines for preventing/solving problems and sustainable developing of community and urban housing in accordance with situations and requirements of such target areas as well as guidelines for driving the housing development plan towards substantial practice.

2. To enhance potentials on the planning of prevention/resolution on housing problems and developing of community and urban housing for local administrative organizations and related members in the target area. They will have their knowledge and experience on processes for creating the housing development and slum prevention/resolution plan (and/or other aspects of housing problem) including providing of pilot activities for preventing/solving problems and developing of community and urban housing in the target area.

3. To establish the participation process of all related sectors for preventing/solving problems and developing of community and urban housing in the target area.

4. To integrate the housing development and slum prevention/resolution plan (and/or other aspects of housing problem) in the target area with development strategy, policy, plan/project in community, local administrative organization and provincial level.

5. To suggest the roles of National Housing Authority under current vision, mission and strategy including the roles of local administrative organization and related sectors for preventing/solving problems and developing of community and urban housing in the target area.

3. SCOPE AND TIMELINE OF PROJECT PLANNING

1. The scope of project planning in local and urban level is to study and analyze the correlation of housing and urban development in urban, provincial, provincial cluster and regional level as well as to plan the housing development plan for covering 10-year period (2013-2023).

2. The scope of studied areas is in the area of Roi-Et Municipality, Roi-Et Principle City Plan and other studied areas outside urban community that affects to the development and tends to expand in accordance with state development policies and strategies in the future.

PROJECT GUIDELINE

The project is conducted under the project scope and guideline as follows: (as shown in Figure No.1)

1. Determination of target areas in local or urban level of target provinces.

2. Planning the housing development and slum prevention/resolution (and/or other aspects of housing problem).

3. Enhancing the potential of housing prevention/resolution planning and development in community and urban level for related sectors of housing development planning in target areas. Those related sectors are consisted of delegates from government offices, state agencies, local administrative organizations, private sectors, organizations/community networks and related people in the target areas. Activities for enhancing the potential of slum prevention/resolution planning were:

- Studying and analyzing of previous and existing processes on housing prevention/resolution and development in community and urban level in the target areas.

- Providing various activities to enhance the potential of housing prevention/resolution planning for good knowledge, understanding and experiences of related persons in the target areas.

4. Establishing of participation process in the planning of housing development and slum prevention/resolution at least 5 times for each province throughout the project timeline.

1) Briefing the project to the governor, provincial offices and related local administrative organizations for making good understanding, asking for opinions and cooperation in all project operations including the determination of target areas both of local and urban level.

2) Providing of workshops to ask for brain storming, suggestions, information, data checking and operation guidelines for each of period or operation stage including the determination of pilot activities on housing prevention/resolution and development in community and urban level.

3) Meeting of operational report among related sectors at each stage of the project to inform operational results, problems, obstacles and guidelines for next stages as well as to ask for opinions and suggestions to improve those next stages of project operation.

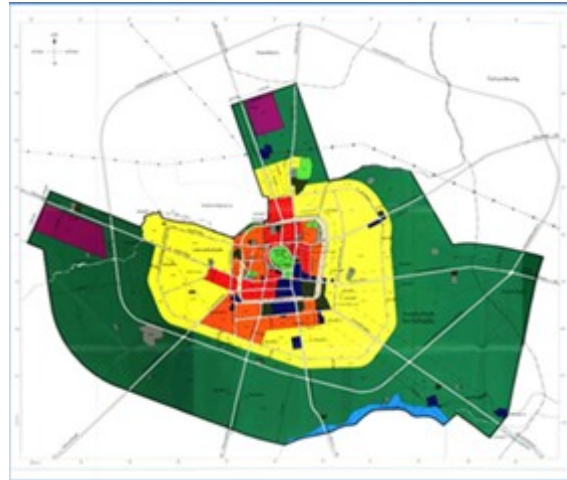
4) Briefing meeting for concluding of operational results before making a comprehensive report.

5) Providing a meeting to conclude the studied results and deliver the comprehensive report to the governor, chief of government agencies in provincial level and local administrative organizations including related persons on the planning of housing development at the completion of the project that had already been approved by the National Housing Authority.

4. SCOPE OF STUDY



Scope of Roi-et Comprehensive Area
(Roi-et Province)



Scope of Roi-et Rural Area
(Roi-et Municipality)

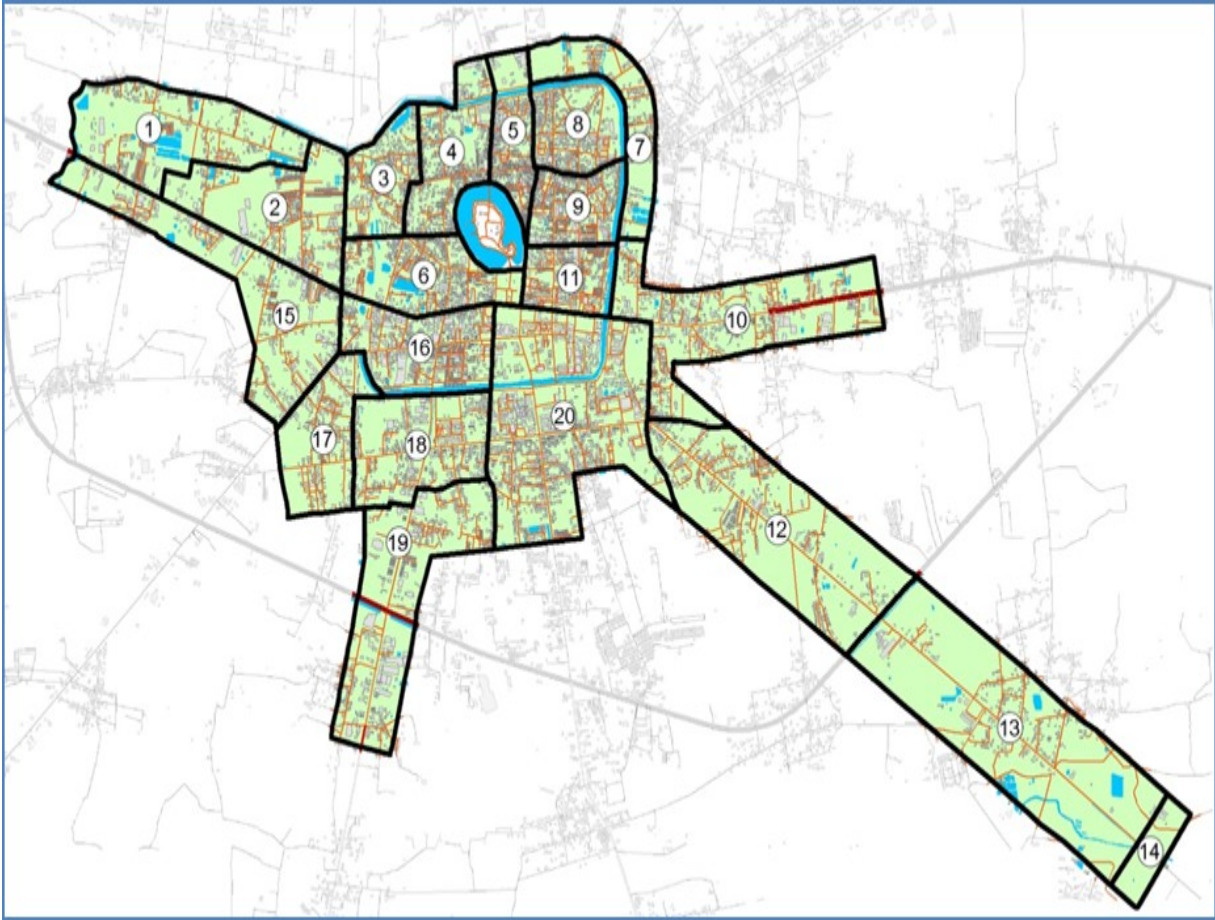


Figure 1: Scope of Communities Area (with 20 Communities Covered Roi-et Municipality)

5. LITERATURE REVIEW

1. Concept and Theory of Housing Development Planning

Participation Concept

Apisak Dhiravisit (2006) – Participation is an important factor in action planning for each operation and even in the same operation, but different stage, there are different levels of participation depends on each situation. Participation can divided into 4 levels as:

- (1) None participation
- (2) Indirect participation
- (3) Consultative participation
- (4) Shared control

In participation process, communities are depended on external factors including bureaucratic system for fast output. This output may be affected in short term, but will not be affected in long term development. If developers place their position more than informants, they will become “Dominator” instead of “Assistant”. The most important process of housing development is assuring continuity; because relationship in communities is instable that causes

difficulty in promotion of sustainable participation. “Outsider” as developers and planners cannot support all the times so communities has to stand on their feet in all activities and they must specify the “next stage” to decide who and when to do in next stages. Thus, practical participation process should have actual practices, not only in the plan, because communities will be discouraged and easily withdrawn from the project after they feel that their efforts are wasted.

Expansion – due to the continuity of pilot project or initial project, even though it is difficult but expansion of the project can lead to wider project. Such difficulty is caused by;

(1) Having of political support or lacking of political support.

(2) Lacking of basic thinking makes the project expansion fall into risks on non-continuity of participative feeling because this kind of development is an open-ended process with unpredictable result.

This technique can be applied to solve problems on promotional process for participation with housing development of low income communities by;

(1) Limitation the roles of the “Outsider” not to become the “Dominator”.

(2) Training with “Learning by Doing” technique.

(3) Enhancing the potential of community leaders.

2. Related Policy and Development Plan

Policy framework of national plan

- Expansion of agricultural area for cultivation of bio-fuel crops.
- Establishing of industrial area for agricultural process and goods transportation.

Policy framework of northeastern regional plan 2057

- Focusing on the development of basic infrastructures in the city for preparing to be the regional center of service and investment, utilizing irrigable areas for maximum benefit to do progressive agriculture and preparing the city to support the industry of renewable energy (Ethanol) with productivity.

Policy framework of development plan for the sub-region of provincial cluster

- Developing Roi-et provincial area for being the center of agriculture, agro-industry, source of production for standard local products and the city of religious, cultural and traditional tourism.

Policy framework of provincial development plan

- Due to the potential of this area as a transportation hub of central northeastern region and also the significant source of jasmine rice production in the country, therefore, Roi-et is the glorious center of transportation, commerce and services in regional level.

Policy framework of Roi-et comprehensive city plan

- Roi-et provincial development planning is conducted by stipulating guidelines for efficient land utilization connecting with various transportation system, having allocation of sufficient utility and assistance systems. It is planned for supporting the future expansion of economic, industrial and housing sector as well as conservation of agricultural, water source and

forest area. Trend and direction of Roi-et urban expansion is to be the center of services in provincial level and neighboring provinces consisted of the center of education, commerce and services, while the growth of community is depended on factors on educational expansion.

Policy framework of Roi-et municipality development plan

- Stipulating the trend and direction of Roi-et urban expansion is to roles as the center of services in provincial level and neighboring provinces consisted of the center of education, commerce and services, while the growth of community is depended on factors on educational expansion.

6. HOUSING SITUATION OF ROI-ET PROVINCE

Roi-et province has total area about 8,299.44 square kilometers in 2011 with its population of 1,305,058 people, population density at 157.25 people per square kilometer. The demographic survey 2011 found that Roi-et province had 343,722 households with average size at 3.80 people per household. Housing in Roi-et province is divided into 6 zones (as shown in Figure 4):

- 1) Residential zone in the commercial area of Roi-et province is mostly gathered in the heart of the city or in the area surrounded with the city moat.
- 2) Residential zone of developed housing and land allocation.
- 3) Residential zone of developed housing project operated by government sector – National Housing Authority.
- 4) Residential zone near the government complex/educational institution.
- 5) Residential zone of dormitory, apartment and room for rent.
- 6) Residential zone of low income community.

7. ROI-ET PROVINCIAL HOUSING DEVELOPMENT AND SLUM PREVENTION/RESOLUTION PLAN

Roi-et provincial housing development and slum prevention/resolution plan can be divided in 2 levels as:

1) The housing development and slum prevention/resolution plan in urban level:

Part 1: Housing resolution plan

- Housing improvement plan for promoting of restoration and conservation of ancient city moat and wall.
- Body of knowledge creating plan in aspect of housing management.
- Resolution plan for low income housing.
- Resolution plan for basic infrastructure system and comprehensive transportation route of the city.
- Promotional plan for social activities to prevent social dangers.
- Promotional plan for occupational grouping of low income people.
- Promotional plan for Buddhism tourism.

Part 2: Support plan for housing in the future

- Plan for providing support residential areas in the future for low income people.

2) The housing development and slum prevention/resolution plan in local level by participation process of all sectors:

- Plan for relocating of land to support low income communities.
- Housing development plan for future housing security.
- Development plan for basic infrastructure system in community level.
- Development plan for safe communities.
- Development plan for community environment and canal improvement.

8. THE COMPETENCY ENHANCEMENT ON PLANNING OF PREVENTION/RESOLUTION AND HOUSING DEVELOPMENT

Operations in aspect of competency enhancement are conducted to make understanding among all participated sectors as well as to implement the community prevention/resolution and housing development plan in the area of Roi-et province consisted of following work procedures:



9. RESEARCH CONCLUSION

National Housing Authority has its important role for driving the housing development plan towards actual practice. The planning in aspect of housing is an effort to change in local level for managing relationship among related groups of person e.g. people who live in the area of landholder, government agencies and private development organization. The consensus establishment of those important participants is a significant issue for planning process to prevent conflict situations and to drive the development project to concrete action. Therefore, housing development planning and slum prevention/resolution planning in Roi-et province causes utilization of study results as a guideline for actual practice and providing of pilot activities for prevention/resolution and developing housing in community and urban level as:

Pilot activity for prevention/resolution in urban level

Promotional plan for Buddhism tourism;

- Promotional project for Buddhism tourism by a trip to visit 9 temples for enhancing charisma

Pilot activity for prevention/resolution in local level

Plan for providing new residences for low income communities;

- Project for providing new residences for selected pilot project at 4 communities (1. Museum Community, 2.Thung Charoen Community, 3.Wat Bueng Community and Wat Nua Community).

- Project for developing the landscape of city moat and wall (in the area of former Museum Community).

- Activities to create understanding and knowledge on housing for target communities.

10. PROBLEMS, OBSTACLES AND SUGGESTIONS FOR PROJECT OPERATION

Networking

Problems and obstacles are as follows:

1) Problems are about lacking of co-operation and good understanding the project for planning of housing development and slum resolution in communities, therefore, at beginning of the project there was not enough co-operations in collecting data at surveying areas.

Resolution is explaining scope, objectives and goals of the project must have field survey for collecting data, interviewing and briefing people to have more understanding the project.

2) Problems on misunderstanding the project of local government agencies, they think that such offered project focuses only on general problems that are already their responsibilities.

Resolution is explaining them about scope and importance of the project that how those local agencies earn benefits from its operations, work scope, timeline and benefits for responsible areas including knowledge transfer to them about housing development.

Surveying and collecting data

Problems and obstacles are as follows:

1) Problems are about lacking of co-operation from people in communities because of they don't know and understand in working of the project's teamwork and some communities have conflict on land ownership, those cause some people in communities have not enough co-operation.

Resolution is briefing to make good understanding among people in communities and asking some help from community leaders and public health volunteers to accompany with the project's teamwork for surveying and giving additional data related to their communities.

2) Problems on lacking of understanding on collecting questionnaires of interviewers, even though providing of complete training about procedures, methods and technique of collecting questionnaires, this causes errors in sample distribution in some community.

Resolution is providing them with extra skill training for their better understanding; it may be conducted by field training before going to the target areas or before additional collecting questionnaires in some community.

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Figure 2: Housing Development Plan Formulation Process

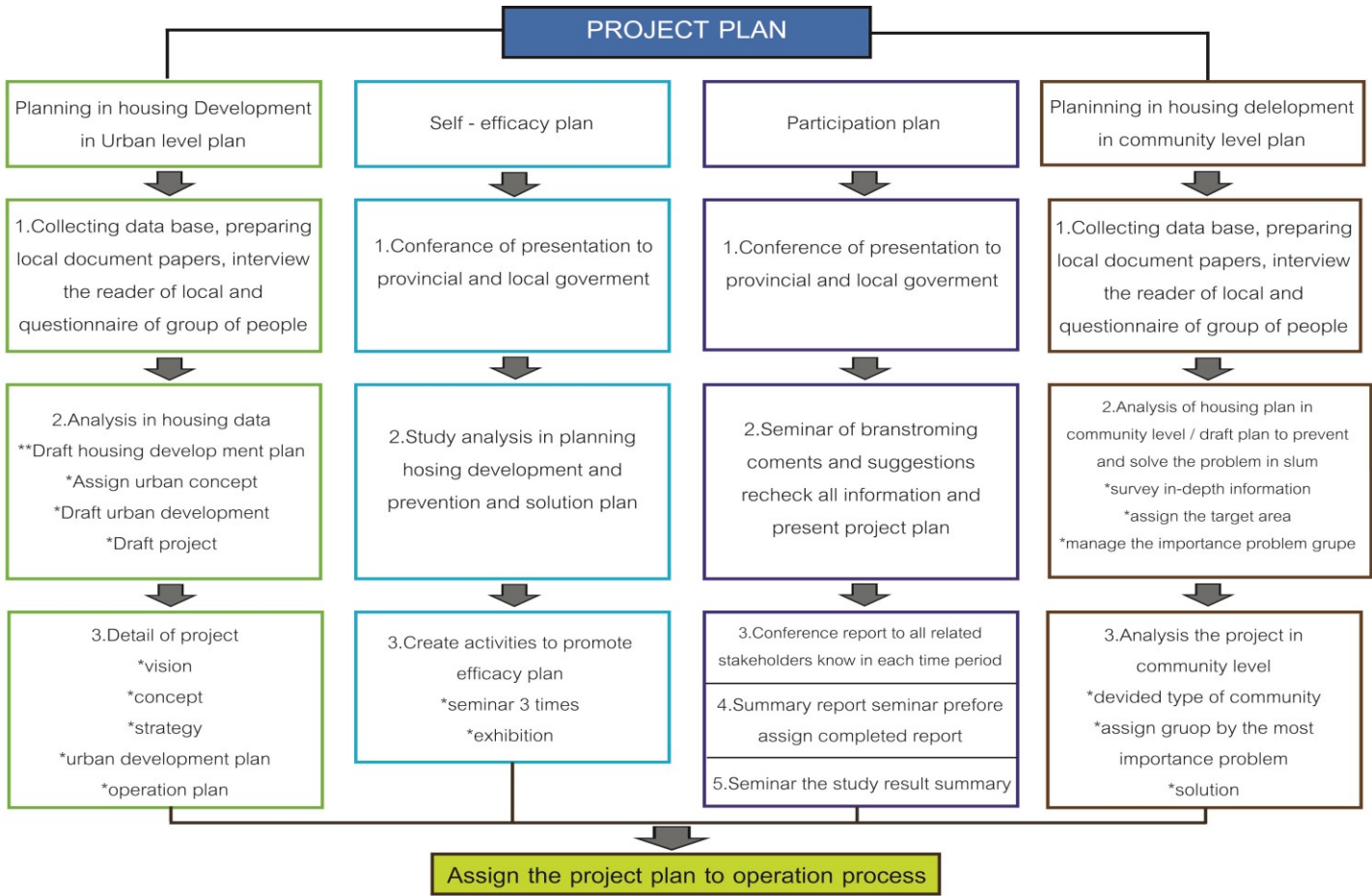


Figure 3: Housing Development Action Plan

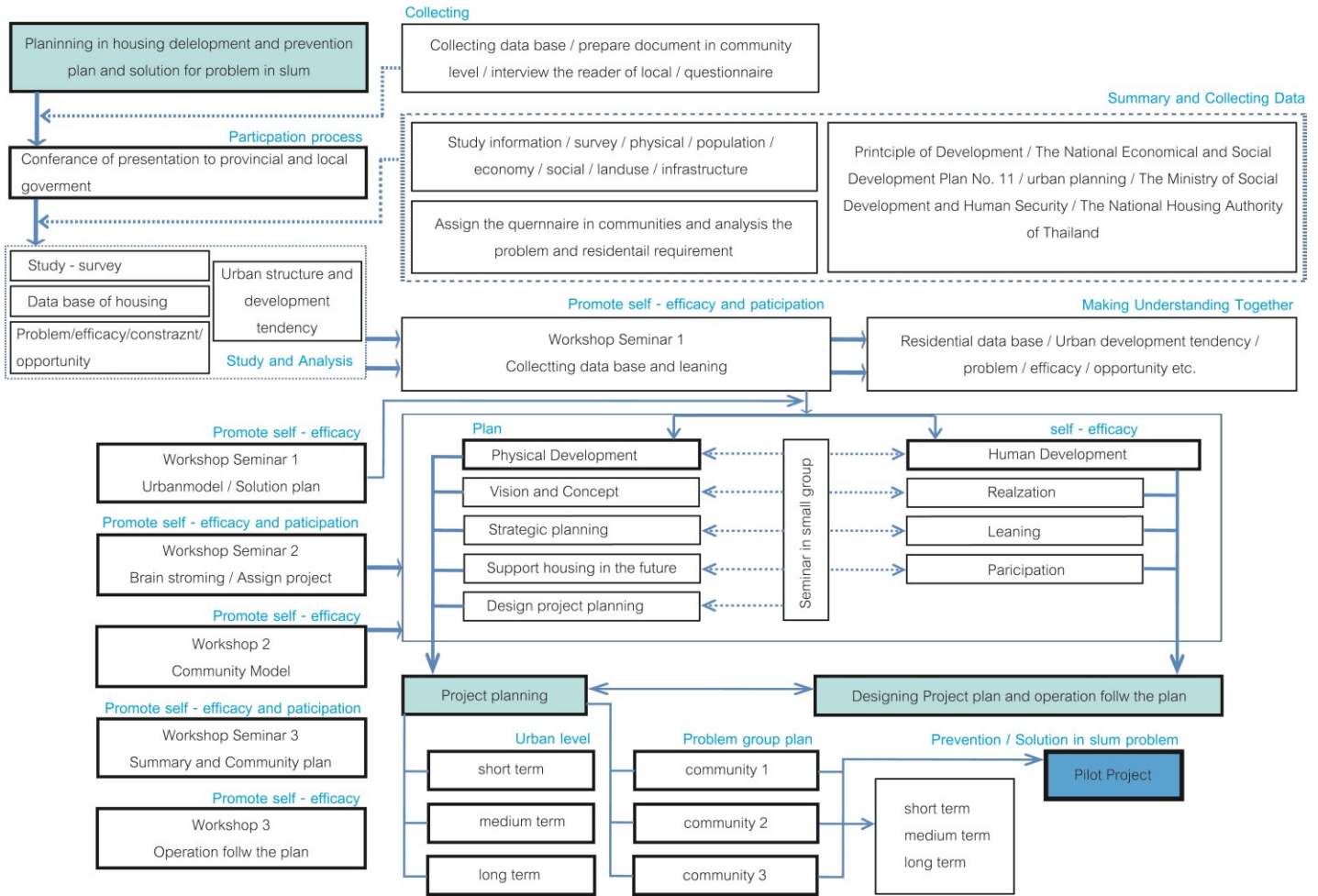
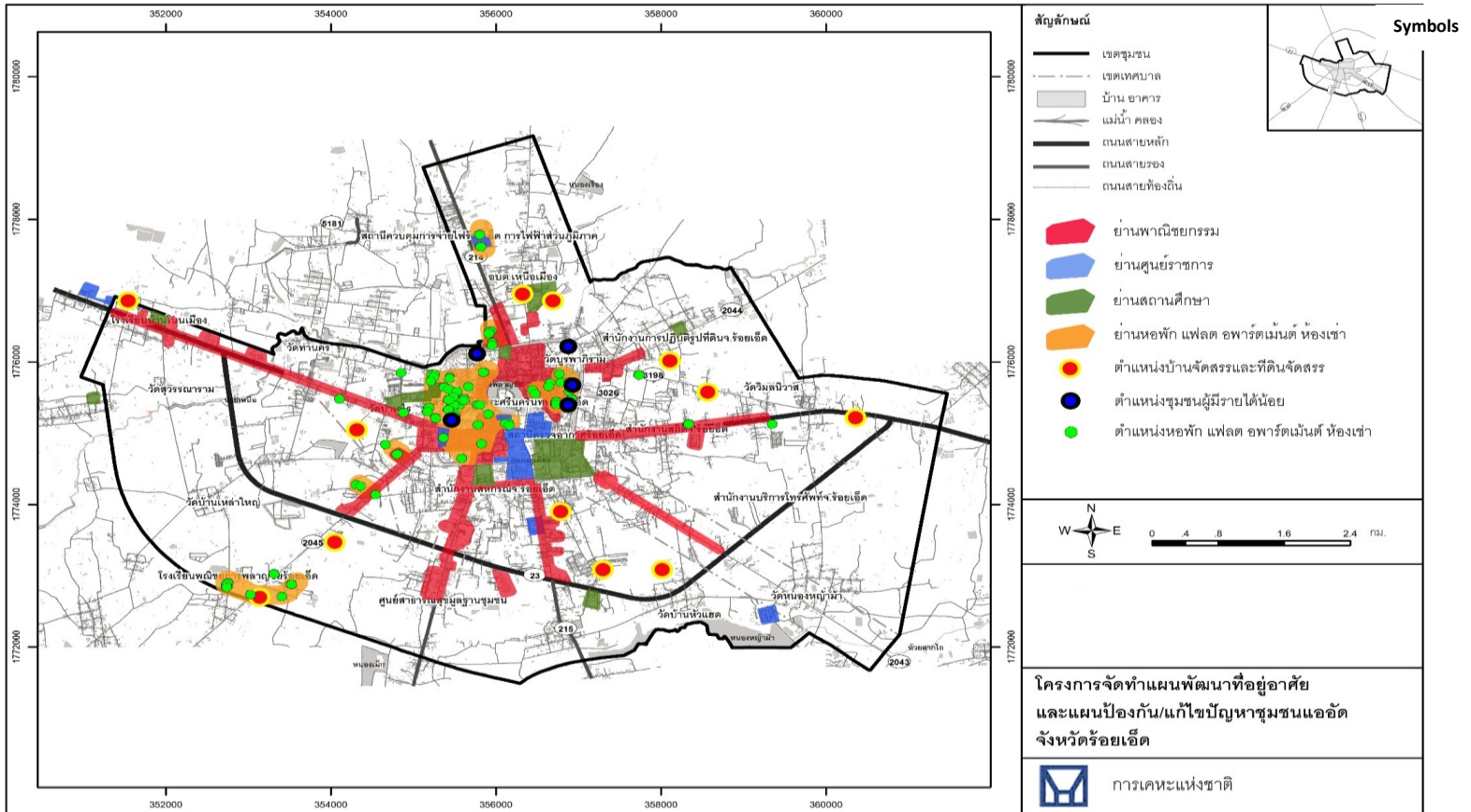


Figure 4: Housing Situation of Roi-et Province



Map : Urban Housing of Roi-et

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and Slum Prevention/ Resolution
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