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Integrated Urban Land Development in Myanmar: The Case of Yangon

Urbanization has social and economic impacts, which are both positive and negative for the development of Myanmar. Positive effects could be greater access to jobs, education (resulting in higher literacy rates), access to information, cultural services, health care and contribution to economic growth. Negative effects could be lack of housing, proliferation of squatter settlements, health implications because of high population density, health implications due to air and water pollution, lack of access to clean water and sanitation and environmental degradation.

Uncontrolled and unmanageable urban development, massive population growth, worsening living conditions, and environmental degradation alarm the urban population in Myanmar. Effective urban management system, urban policy, proper urban planning and procedures and legal framework to support the urban development are essential for the present and future urban development of Myanmar. The main purpose of this research is to find an integrated urban land development concept/approach for Myanmar people's economic and social situation. There are five chapters in this thesis.

Chapter 1 contains an introduction, general information on the case study area, the problem statement, objectives of the thesis, research questions as well as scope and limitations of the study.

Chapter 2 describes the research methodology, which includes qualitative and quantitative methods.

Chapter 3 is the theoretical framework. At the beginning, principles and trends of development theory are described and the relations among the concepts of urban land development, urban management and public participation in urban development are analyzed. Then, the spatial planning system of the Federal Republic of Germany is described as an example of a comprehensive spatial planning system. Another section of chapter 3 is the discussion of the actors of urban governance in urban land development and the tasks of urban development. Managing urban land development issues includes housing development and urban infrastructure development. After that, types of typical urban development projects that increase access to land for the urban poor are suggested and the advantages and disadvantages of each project are discussed. Finally, public participation in land use planning and land development is urged and principles and sequences of actions are discussed.

Chapter 4 is the Case Study. It includes five main issues such as overview of urban development in Myanmar, location and urban land related attributes of the study area, concepts and selected tasks of urban development and the results. First, the current organizations of government authorities who are responsible for urban development in Myanmar and their duties and functions are described. The legal framework that supports the urban development as well as the development challenges and types of current development projects are identified. In the case of results, the role of government authorities as well as the role of private developers and the role of land owners in development projects are analyzed and effects of present urban development projects on local people are identified.

Chapter 5 includes the conclusion and recommendations. By comparison of theories and case study, the recommendations are set up. The recommendations include six main issues to improve and upgrade the current urban land development in Myanmar so that it helps to achieve a sustainable urban development.

Key words: Urban land development, urban land management, urban governance, urban land policy, urban land use planning, public participation, sustainable urban development, spatial planning and development, Myanmar.