

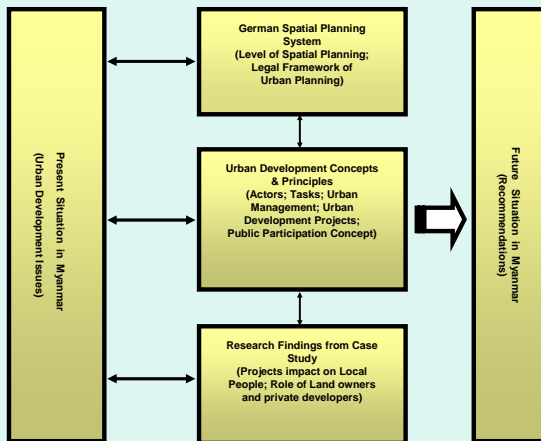
Integrated Urban Land Development in Myanmar: The Case of Yangon

Introduction

Continuing urbanization and especially the growth of large cities are going to be among the most important challenges for Myanmar in the future. On the one hand, urbanization and growth of large cities offer potential benefits for Myanmar, but on the other, urbanization comes along with huge problems and challenges.

Problem Statement

- Lack of proper land use planning
- Uncontrolled urban land development
- Improper land use
- Inefficiency in land management policy and guidelines
- Lack of legal framework



Objective

The overall objective of the thesis is to find and realize a concept and process of integrated urban land development relevant for Myanmar people's economic and social situation.

Methodology

The methodological approach is based on both:

- Qualitative method and
- Quantitative method.

Research Approach

The spatial planning system of Germany is used as a case study of spatial planning. From the key findings of the case study, the weaknesses of present urban development are found and by comparison of theory and case study, the proposed integrated urban development system in Myanmar is recommended.

Key Findings

- Planning processes in land development processes within the capital of Myanmar are different from processes in other cities of Myanmar.
- Citizens within a land development process have no rights. The process and compensations are not transparent.
- Competences of City Development Committees and Ministry of Construction are not clearly distinguished.
- Up to now only sector planning approaches are existing. There is a high demand for integrated planning based on a citywide land use planning.
- Legal Framework regarding land use planning is missing completely.

Conclusion

To sum up, the urban land development in Myanmar can be speeded up in a sustainable way by implementing formal spatial planning supported by a corresponding legal framework. For transparency in planning processes and rule of law it is necessary to have broad public participation and to promote urban governance. Thus, a sustainable development of cities can be reached and the demand of people for sound living conditions be satisfied.

Recommendations

1. Distinguish the role and competences of the municipal and state authorities.
2. Development of clear visions for sustainable land use.
3. Integrated administration structure in urban development.
4. Promoting urban governance.
5. Development of public participation concept.
6. Improving urban housing development projects.

