

Survey DagonSeik Kan Document

Introduction

Yangon is the most developed city in Myanmar with the population of 4.35 million people. Myanmar has started going through democratic transformation politically and some changes in economic policy, since then foreign investments have increased. Compared to before, there are more construction sites, more factories, and the tremendous increase in traffic which can be seen in every corner of the metropolitan city, therefore, this metropolitan city is changing into a factory from day to day. At the same time, the influx of workforce for the growing construction sites and factories constantly flows in from the rural provinces every day. As the number of industry and factories develop, the population in the city grows. As a result, there is social problem, grubby environment, water and air pollution, at the same time there is not enough basic services and infrastructure such as water supply, electricity connectivity, and transportation etc., and especially they have to face more on lack of accommodation.

The migrant workers from the rural areas cannot afford to buy land and house as they earn not enough, so they have to rent room and stay. In addition, due to the rising price of house rental and goods, lack of accommodation, daily commuting difficulty, they started building small temporary tent nearby construction sites or factories. In this way, there appears temporary tent for migrants everywhere in Yangon. For that, we call it illegal area (invaded land). New towns with industrial zones encounter that sort of social problem more.

These social problems started after Second World War around 1950s or 1960s, it happened mainly to those families who earned little, back then the government solved this problem by creating inexpensive accommodation, volunteer accommodation, relocating them after finding possible land, and moving from tent to flat. With the same reason, nowadays, every metropolitan has similar problems such as lack of accommodation, basic needs and infrastructure, to be able to manage the natural resources perfectly, we have come up with this survey to find ways, make plans and implement the plans.

Objectives

- To know accurate number of houses and family of illegal squatters who settled on the invaded landed in Dagon Seikkan township.

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- To know illegal squatters who need accommodation, their difficulties and problems for not being able to get the place to stay and to find systematic ways and strategy to solve this problem for the long run
- To draw implementable plan and find possible ways in collaboration with the public and create the exemplary accommodation that lowest wayer from the family of illegal squatters can afford

Methodology

Site selection and characteristic

Dagon Myo Thit (Seik Kan) township is located in the east part of Yangon. The town was established in around 1990s and it was planned to set up industrialization and regard as industrial zone. At present, it has about a population of 166,057. There are 39 wards and 5 villages in Dagon Myo Thit (Seik Kan) township. Out of this number, we carried out this survey in the 19 wards where there is human settlement and there are families of land invaders with the participation and guidance of township authority and ward head.

Population and houses in Dagon Seik Kan township

No	Name of Ward	Houses	Population
1	58,59,79,80	1,250	6,063
2	60,61	1,331	6,538
3	67	2,983	11,717
4	68	658	3,868
5	69	2,103	9,704
6	87,83,84,85,86	2,183	9,449
7	88,81,82	3,160	17,880
8	89	1,289	8,973
9	90,91	1,009	7,819
10	93,78,77,73,74,76,75	3,719	15,139
11	98	950	5,525
12	168	2,275	9,944
13	92	1,402	5,974
14	94	9,940	31,861
15	Kyi Su (East)	604	2,476
16	Kyi Su (Ywa Thit Kalay)	120	532
17	Nyaung Pin	1,320	8,807

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18	Tha Yat Pin Chaung	660	2,808
19	Dala Ban	229	984
Total		37,185	166,057

This statistic comes from Dagon Myo Thit (Seik Kan) township general authority.

Data collected wards

(Details on study area and sample size)

Name of Ward	Estimated Settlement		Sample Size	
	Houses	Population	Houses	Population
60,61	1,331	6,538	165	612
68	658	3,864	11	50
87,83,84,85,86	2,183	9,449	36	152
69	2,103	9,704	24	116
58,59,79,80	1,250	6,063	17	71
88,81,82	3,160	17,880	14	69
90,91	1,009	7,819	6	23
93,78,77,73,74,76,7	3,719	15,139	227	773
5				
98	950	5,525	21	82
168	2,275	9,944	18	45
67	2,983	11,717	337	965
Total	21,621	103,642	876	2,960

Survey Methodology

(Data collection and indicators used)

When we collected data, we mainly used mapping, focus group discussion, and in-depth interviews. There are two steps when collecting the data. The first step is finding the squatters communities and the second step is doing household survey by visiting houses one by one. In the field, we focused on the least wage earner families' socio-economic situation, infrastructure, living condition and environment, behavior and environmental awareness and situation of access to basic services as well. We also surveyed about their present living condition, difficulties they are facing and how they are solving those problems.

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To know where the squatter communities are, we did area survey, met the ward head and got the information about that place. To have a better picture of the place, we interviewed 81 residence including ward head. We did 31 focus group discussions with low income and homeless families, we had 129 in-depth interviews individually and studied about their accommodation difficulties, the ways to solve the problems and collected data. Additionally, we had questionnaire survey with one family out of ten squatter families for about 1,000 families and got the data.

Table (1) Surveyed wards and numbers of interviews

No	Name of ward	Discussion with Local authority and residence (person)	Number of Focus group Discussion	Number of participants in Focus group discussion	In-depth interview (person)
1	60,61	15	5	150	30
2	68	10	2	20	5
3	87,83,84 85,86	10	5	150	10
4	88,81,82	5	3	50	8
5	93,78,77,7 3 74,76,76	20	7	100	28
6	69	7	4	25	10
7	58,59,79,8 0	8	4	20	15
8	168	3	3	30	15
9	90,91	2	2	10	3
10	89	1	1	20	5
Total:		81	31	575	129

Results and Discussions

Number of illegal squatters houses

In Dagon Seik Kan township, there are about 20 squatter wards settled in, with about 8,982 houses, and with the population of 30,279.

Table (2) Number of squatters families

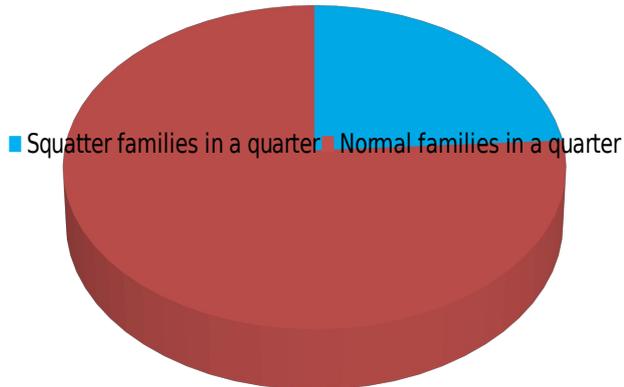


Table (2) Number of squatter houses and population

No	Name of Ward	Squatter	
		Houses	Population
1	58,59,79,80	175	700
2	60,61	1,650	6,120
3	67	3,366	9,632
4	68	115	500
5	69	237	1,168
6	87,83,84,85,85	390	1,558
7	88,81,82	150	690
8	89	182	675
9	90,91	60	234
10	93,78,77,73,74,76,75	2,272	7,730
11	98	207	450
12	168	178	450
Total		8,982	30,279

From land and house owner to squatter

Dagon Seik Kan township was in Hlegu township composed of small villages and mainly living on their rice farms, but in about 1996, their lands were confiscated due to new city expansion and the land plot were structured on their farms. The farmers were compensated with 20' x 60' wide land for one farmer. However, it was only given to people who had ownership document, people who lived with them, or those families who worked on the farm as their workers did not get land replacement.

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These places have been there as villages since their ancestor, but in 1994 to 1995, their villages were transformed into ward. "We are origin to this place. Our ancestors were born here as well. We worked on the paddy field before. All these lands were all farm land. Some of the lands were transformed into new city expansion, but for some lands were just taken away by the government. And then they gave some land back for compensation. We got back 20'x60' wide land. We lived in a big compound, very spacious and large land in the village before. Government confiscated the farm land, to some they compensated with small land, but not to all. Nowadays, there are more squatters who are not origin to this place, but they come from Thanlyin or Laputta.", these were mentioned in the focus group discussion.

The original farmers lost their farm work, lost their lands, their villages transformed into new city structure, therefore, they are having difficulties for daily living, they can't find new job immediately, and the land which was compensated did not come with the building just land only. In this situation, the easy way out was to sell their empty land and solve the immediate problem. That's how they became landless, homeless, and the poorest citizen.

Before living in this illegal area (squatter area), the squatter families were farm owners, house owners, and they live in their rented houses. When the house rental went up, they rent the land and live there. When the land owner sells their land, they lost their place to stay and started living in land space near the factory, fallow land, drainage, creek and beside the road or near the rubbish damp. They became temporary squatters.

From house and land landlords to squatter life

Those squatters who settled in Dagon Seik Kan township are the people who migrated for work from all parts of Myanmar. Some of them are people who moved from one place to another in Yangon, but some are from the small villages nearby. "These squatter have to move to places, when the nearby villages were demolished for the new city expansion, they had to move to here as well. They got in touch with their relatives and moved here" said by a lady who lives in the squatter area.

Most squatters live on the government ministry owned land, fallow land, besides creek and drainages, empty land, and on the land that owners don't use it. When they live there, they get permission from ward head, local authority. The main reasons for living on those lands are

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they cannot afford the rental fees for the house, difficulties in daily commute and it is near their work places.

"I rented a house in the beginning, when the owner wanted to sell the house, we were asked to move. When I cannot afford for the house, I tried renting the land, the land lord sold the land out. In this way, I lost the place to live. When I tried looking for a place, this place was free, they said if I asked for permission I can stay here, so I happened to stay here. When I don't have a place to live, I cleaned the grass on the bank of this creek and stayed. If I stayed on other places, it is quite far from my work and I cannot afford for the transportation fees. It is near my work, I carry sand and pebbles, if I get tired I can come back and rest in my house in the afternoon. I have rented the house everywhere. At last, I rented a house in Yuzana. When I cannot afford for the rental fees, I tried explaining about it to my friends, they said that they have the same problem. They cleaned harsh grass and reeds filled land and built house there. They suggested if I have the same problem I can come and build the house. Therefore, I sold everything I had and moved here. I even had to borrow money with interest. We also told other friends, if they have the same problems we asked them to come and stay here. Some of us came from Laputta, after Nargis cyclone, they didn't have sustainable work and came here.", explained by the women how they became squatters in that area.

One of the ward authorities shared the story regarding squatter moving to his area. "If I were to recount the story, there were no squatter when I started living here. Then squatters came little by little. During the time of the former ward authority, people who did not have place to stay from other wards came and asked permission because we had a lot of fallow land. Since then, we started having squatters. The squatters have been here for quite a long time for about 10 years. In the beginning, we asked for fees, but after sometimes, we stopped asking fees. We just asked them to keep their area clean and stay there with a decent lifestyle; we did not ask them to leave but kept them there."

Many of the squatters' family members work as farmers, mason, porter, bus conductor, vendors, trishaw driver, or motor bike driver. They work in the construction sites or factories in Dagon Seik Kan Township, but some of them go and work in the construction site in Yangon. Their daily incomes are about 5,000 kyats to 7,000 kyats. However, they struggle a lot more on transportation challenges, accommodation difficulties, and irregular job opportunities, therefore, they don't have regular income, if they need financial help, they have to borrow money with high interest. "They carry pebbles in the nearby construction sites.

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Some work as mason, they are doing any hand to mouth work to solve their daily difficulties. In this place, they cannot get the pure water, so they carry clean water in barrels and sell. Many people sell water in hand push cart here. They can find or create their income in their own way. 4 out of 5 family members work, so they are ok. There are people who work in the nearby factories as well. Some of them go and work in Yangon. It is very far so they have to take bus, if the buses break down or cannot get the bus, they arrive at work late very often. They are absent from work, they face this problem very often." These were shared by a squatter family.

The lowest income earners are the people who do not get basic need and services rendered and implemented by government such as education, health, clean water supply and inexpensive accommodation. They are not entitled to get any of that and they are the class which finds their own ways to sustain themselves with basic need and services.

"There is no elementary school. We have to go to mastery. If we go and attend in other ward, it is about 3 miles walk from our place. Water is salty. We cannot drink and use it. We have to get the water from the monastery, it is free there. We cannot apply for electricity. We have to buy the generator light for 300 kyats from 6 pm to 10 pm. For water, we have to pay 300 kyats for one barrel/drum. For drinking water, we buy purified water." , shared by the people who live in this squatter area. Moreover, one ward head mentioned "we were not given authority to do anything for their development. We don't do anything for them. They are regarded as temporary squatters. Therefore we don't do anything for them." Additionally, the squatter families are marginalized communities.

"People look down on us, because we are squatter. However, during collected donation and Waso robe offering celebration, we all squatters gather and collect donation. We make better and more donation tree and donate collectively. Donation collection activity is led by women and we do the same as others. Although, people look down on us, we encourage ourselves and show that we can do it collectively.", said by the squatters families.

House rental fees

Types	Area	Fees (monthly)	Condition
Compound and	15' x30'	70,000 kyats to	Advanced payment 500,000 kyats to

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house		200,000 kyats	1,000,000 kyats (or) they must pay at least (6) months rental fees. If the tenant wants to sell the house, they must move out immediately.
Flat	12' x 30'	100,000 kyats to 200,000 kyats	They must pay (6) months to (1) year rental fees in advance.
Partial House rental	10' x 15'	30,000 kyats to 40,000 kyats	They must pay advanced money. They cannot cook and eat. They have see the house owner disposition.
Government accommodation	12' x 30'	80,000 kyats to 150,000 kyats	Advanced money or (6) months advanced rental fees
Land	20' x 30'	5,000 kyats to 10,000 kyats	You must build your house, the land owner sells the land, they must move out immediately
Squatter area			No house rental fees, they can live freely, they can build the house in their financial capacity, they can move any time they want, but they don't feel secured.

Settlement environment and difficulties

Although, they don't have to pay for house rental fees, they have to face the difficulties of paying to ward authority land rental fees, bribing not to check their illegal guest status, no water, and no electricity. Some of them, they have to buy or rent other squatter's hut or house, they have to spend more money on that. As they live beside garbage, drainage or creek, there are no proper toilets, they just pass their waste anywhere. Consequently, in raining season when the flood comes, they have to struggle from cholera caused due to water. In some cases, children died. We learned that from some of the squatters.

"In raining season, travelling one place to another is particularly difficult. We are also worried about having to move out anytime as it is government owned land. The squatters are people more from Nargis cyclone victims. On top of that, there is no family registration or identification card as well, that is the reason why we can not enroll our kids to school. Even if we send our kids to nursery, they don't accept us because we are squatters. It is now ok

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because the ward authority writes recommendation letter. Besides, it is very hard if we have funeral in our ward. We have to have ward authority recommendation, so that we can get free funeral services. We don't say anything now, because we are afraid they might get cross with us. If that happens, it will be very hard for our kids' education and funeral thing. Even for birth certificate, we get only when ward head gives us. We are poor and cannot afford, we are staying on the illegal land, so they don't like us very much. The most difficult thing is not having electricity. Water is at least quite ok for us." These were mentioned in the focus group discussion.

Transportation for kids to school and for adults to work has been a constant struggle. The worst thing they face is when they are forced to leave the place and become homeless. And they come to an unsecured stage of human lives. That is the worst for them. "There has never had or will never have secured feeling to live in a squatter area. In this situation, we all are poor people, we don't have to worry about thieves or robbers. We are very fearful about when we will be bulldozed off. Last Saturday, we were very afraid about when government was coming to destroy our place. We take turn to guard our house every day. If we hear when other squatters are forced to dismantle their house and leave, we cannot sleep anymore." The situations were explained by the squatters.

They do any job they can get, they save money from what they earn. Although the house, tent, furniture, other household appliances are not luxurious, they help their daily living greatly. When they are forced to leave the place, they lose some of their things. Squatters commented that being forced to leave their place makes squatters to be in vicious circle and push towards poverty more and more. It is like an intended action that makes the poorest people not being able to get out of that.

The difficulties ward authorities face

Ward authorities cannot check squatters' illegal guest stay status. They cannot make record of the population in and out of their ward although they are given power "one tent built, one tent destroyed". They cannot help them legally in terms of their accommodation matters. They don't know who has the right to handle this problem of squatter allocation. As a result, they just neglect doing other development work for their lives. Aside from that, it looks like, they are often out casted in the ward social activities.

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"Township authority instructed us not to give them the guest stay book, so we have to take back. In this way, we cannot really manage their social status anymore. We only know number of people in and out through guest stay record. When we cannot give the guest stay record, we cannot track the record anymore. They just come and go as they wish, so from the administration side, we don't know anything anymore. That is why it is the hardest thing for us. When something happens in the ward, as we are in charge, we have to help them with mutual understanding. It is harder to control the squatters than handling people who live in the house with the compound. We cannot register them in the guest stay, if we do that it will be legally accepted, as a result it might worsen the situation, that is why we don't give them guest stay status.

"If there is specific rule to take action on them, there will be something we can do. There is no rule and regulation. We dare not check their guest stay status as well. If there is a specific instruction that certain minister is coming, for security reason we check. If we find something, we cannot take action legally. If they are caught, they will be jailed for 7 days, it is not more than that, they don't have to care about it. We cannot give them permission to stay with guest stay status, it means we are giving them official permission for them to stay. However, with regard to work, if they need some recommendation, we write for them." These were mentioned when we have discussion with ward heads, hundred houses leaders and other ward elders.

Nevertheless, we learned from this survey that guest stay status cannot be applied to squatters, there are other help from ward heads in terms of employment recommendation as much as they can. They do help the squatters with their stay as well.

Needing rules and regulations for squatters' problems

At present, squatters residence areas are cleared by land owners with compensation and in some cases, the government announced official order and relocated them by force. For this action, both squatters and ward authority thought that was profitless solution.

"They should not really force them to move. There needs a law to be carried out that can holistically solve the problem. If they say, squatters can not come and stay in that place, they will look for another free space as well. It shouldn't be in a way of paying these poor people

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to move away. It is not the right way to do it. When they are given the right place for their compensation, they will sell it out in time of financial need. It should not be that way as well. It will be much better if the government can manage to set up a rule for them not permitted to sell their land, or put it as collateral, or even if they are facing financial difficulties, they should not be allowed to do that, so that they will not lose a place to stay. It was expounded in in-depth interview with ward authority or one hundred houses leader.

Additionally, the squatters are also looking for some long-term sustainability solution for their lives. "Our average income for a day is 2000 or 3000 kyats. If we have a lot of family members, we don't have enough. We dare not aim to get the inexpensive accommodation being implemented by the government. We cannot afford to buy. It is far way too expensive for people like us who live in this situation. It is very convenient for us if they allocate us with a land to stay. Otherwise, if they can build some small houses and rent for us with fees, that will be nice as well. How much it will cost us will be hard to say, because we don't have same income here. If the government can negotiate with us and set a price, that will be very helpful. Both parties discuss and get the agreement from both sides, after that set a price, it will be much better in this way. The rate includes land, or house price, they should come to agreed fees, use the installment system, in that way it is possible. If they solve the problems with suitable land, right rules and regulations, with legal papers that they cannot sell or pawn it, in this way there will not be anymore squatters." discussed by the squatter women in the focus group discussion. Moreover, these squatters discussed that they would like to stay in the same place. On this same land, they would like to lease the land for longer years and build the houses little by little in their own way, in this way they can solve the problem of accommodation.

"From the government side, when they build and give it to people, it does not help us, because if our daughter gets married, we are not sure where she should stay. If we stay on the land, we can at least help them build an extended shed from the house, they can stay there. We can all stay together. "Depending on the size of the family, the land should be allocated. And according to our income, if people are affordable, they should pay about 40,000 or 50,000 kyats per month, for people who have lower income it should be around 20,000 or 30,000 kyats per month. If it is in this way, we will try to pay even though it is hard for us. We can also stay there very peacefully, and we don't have to worry about being forced out from the land. We can afford about 30,000 or 40,000 kyats per month. If they give us nice

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decent place, NRC and family registration parts like other citizens, although we earn 3000 kyats per day, we will try one way or the other and find 30,000 or 40,000 kyats to pay the government. If they keep us nicely, we will pay them back. If they give us the land, we can build the house little by little, in our own way and it will also be cheap. We are quite settled here with our work and we don't want to move away to other place. If we can continue to live here peacefully, it will be enough for us. If we don't have anything to eat, we can find our ways to solve that, but if we are asked to move from there, we don't know what to do." Shared in the focus group discussion.

At present, there are a lot of unused lands, if they give us those places temporarily, it will be good. Even if they cannot do that, there are still illegal squatters. It could be possibly helpful, if they allocated land plot on those land, it can be good for us, said ward authority when meeting with him and we learned possible solutions from him.

They think that instead of moving entire squatters after they have settled there, they should find ways to prevent from happening that. Although there is a command called "when seen one tent, destroy one tent.", when ward authority sees that, they cannot do anything and they have report to municipal office. Even though, municipal office came and checked the field, they could not find any solution. The main reason why they cannot deal with that is they are doing it with their personal connections and ways. They commented that squatters' accommodation and allocation problem can only be resolved and system will be effectively implemented only if they form proper department and find soluble systems.

"They have not given any authority to administration in charged person there. If there is no instruction from above, we can't do anything. If we talk about this problems, we don't know who is in charged and who is going to handle that problem. We don't handle it, we are given the task as well. We all do based on the instruction from above" mentioned during individual interview.

To solve this squatters' problem, there is no specific department either from administration side, municipal, accommodation and allocation department, farmers and it is only by the landowners who solve it in their own way. And they can't do that effectively. As a result, there are more social related problems.

Existing fallow land and land problems in the wards

From this survey, we found that out of 18 wards there are more free lands without city plan and there are a lot of fallow lands. Most of these places were for schools, market and short canal and there were intentional left like that because these places were supposed to be dangerous. Some other places were left behind to build resorts, planned park and to build golf courses. However, nowadays we see that these lands are occupied by the squatters, projects implemented by certain ministries (municipal), other projects implemented by companies in the way confiscating the land, religious building and office of the ward authority.

In the ward, except from the residence area, they don't leave the land as fallow lands anymore. On those lands, there is almost no city development activity, because President Thein Sein has mistakenly said that he was going to give back the lands to the farmers. He said that all farmers will get their rights doing farm work again. He will hand over the lands to the farmers. He has released official announcement on that. However, they did not mention specifically what kind of people will be given back their land. He did not say which department will take care giving back which land, but this present area has been officially announced by ministry of accommodation and allocation to be the new city expansion area. They have confiscated the paddy field in these official wards, but there were given compensation for their land. These are new city expansion ward, but they are not able to do development work very much. We can't still get the population here, so we can't report to the government yet. From this government project, the places were already allocated such as park, school, market, playground, hospital, etc., Although there are allotted plots, they are taken back by the farmers. The present lands are there bought by rich Chinese and Indians. What we have left are ward Buddhist hall, administration office and library area only. The rest were all sold out. We still have one fallow land in front of ward administrator's house. We have applied to the higher administration body to allow that fallow land to be used for the betterment of the ward. They have not replied until now. Two weeks ago, a farmer came back and said it was his land. The squatters are digging the ground and filling up other land. It came straight to me and asked me to handle it. I said this land was designated by the accommodation and allocation ministry and town development department. The government had given you the compensation fees for your land as well. If this is your land, please apply for it again. If the paperwork comes back, you can come and show me. I said I can do something to help you then. Ward heads explained about the situations.

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The government amended and billed out land ownership law in 2012, since then farmers have got back the right to get back their land and sell, in this way, they have got their land and got money from selling their land. However, as a result planned city expansion areas were taken back by the farmers and city development is facing difficult. We found that farmers have taken back their land, concerning ministries have taken unused land and other companies have taken ownership.

"There are owners of the lands. The owners are origin to these villages. Since this ward was formed after confiscating Yuzana, they sell it out to War War Win company. Then the connection stops. Before it seemed that War War Win company owned it, but it is now a larsh grass land. I can see that they grow (Thaphyay as plantation). These squatter have been here for about two or three years. At that time, if one started to live here, next one came and there came more and more. We have informed the higher administration, but they did not effective action then. The original Thabyay growers bribed the higher administration, but it is unexpected what would happen next. They did the follow up with their tax receipts that they had given until 1994. The intention to proceed this case is that it seems it is farmers era. The farmers got 50 lakhs per acre from the government. If company comes in, it will be 100 lakhs. There are four or five owners. The compensation entitled people are those original squatters. They should get that because they have grown paddy in the beginning. People who live on that land accepted the decision of the government. If they are squatters, they will get if government give them, but if they don't they can't expect. The present squatters seem that they will not get that. There is also no reason to share that 50 lakhs compensated money with the squatters. There are about 1470 houses on that land, said by one farmer when discussing about land ownership.

On the other hand, the squatters said in terms of land ownership, there were no owners on this free unused land before. We live on the bank of the small creek. In raining season, the flood comes up to our thigh. We lived through these difficulties. We did not have a place to live, so we cleaned (Khaya) forest by ourselves. Our whole body was very itchy. They want this land ward, that is why they said it is farm land, it was full of grass and khaya forest. On this land there was no farmer who grew paddy here. There was not Thabyay plantation a well. "Yes, it was fallow land, we squatters are living on this free and unused land. There was no owners. That is why, we could stay here for 30 years. Before we stayed here, this place was wild taros forest, and kids used to come and play football here. When the government release the

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announcement officially, it was written as fallow land. No farmers own this land. In actually fact, they want to get rid of the squatters and sell this land out. That is the reason why they dare not let us meet with different organization. In this squatter area, we have exactly 1470 houses. The population is 5068, 3026 male and 2042 female. The number of students is 300." We learned that from focus group discussion.

The fallow land where the squatter family settled is claimed to be owned by the farmers and they made fences and applied for land ownership. After that, they forced the squatters out, as a result, the squatters are having more difficulties to find places to stay.

The pictures of project on the confiscated fallow land in the ward

Conclusions

Data analysis and proposals

According to our survey, we found that the squatter families are the poorest class in the city society by looking at neighborhood situation, livelihood, education level, condition of their houses and income situation. We can also comment that they are marginalized people who can't get basic needs.

Referring back to information from the survey, they understand that landlessness is not individual problem, it is the problem of the city. It is not a problem solvable by individual person, or group or by individual place. They understand that it has to be solved on the national level. Besides, there is no rules and regulations, ways to solve it, and more unlawful action in the ward, consequently it makes more social problems such as land disputes and house construction dispute.

Removing the squatter by force is not the most effective way to solve this problem, we found that by doing that this action is pushing these poorest people in the society to the deepest poverty. From the discussion, we learned that it should be solved based on their income to raise their living standard systematically, and it needs to be done and implemented systematically.

- Government should form a committee to handle squatters case, if needed form Accommodation cooperative organization, make land ownership policy, set up

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accommodation financial fund, they should focus to implement the solutions for the squatters.

- When relocating the squatters' accommodation, for some families they should make site and services. For instance, in ward 60 and 61, squatters have taken the fallow land in front of the ward houses and live in 15 feet wide spaces in the tent, they should be allocated onto unused land.
- For some houses, they should do onsite upgrading on the land they have been living. For example, ward 93 it is on the unused land, and people are living there, instead of relocating, they should upgrade the place to a standard ward, so that it will be more suitable in this way.
- When allocating the land, it should be in the ways of land lease, collective land sales, and they could collect the tax for ward fund. The ward heads could be assigned to see the situation of the squatters there and manage the project implementation closely.
- For the low income earners, they can't afford to pay for house rental fees, and they have difficulties to buy cheap accommodation or rent the house. They all wish to be able to lease the land and build their houses in their own capacity. It is mainly important also to find more land resources.
- As there are more land sources with fallow lands in Dagon Seikkan township, they could collect the data on how many houses there are and allocate those families in the respected land plot on the fallow land systematically. When doing that, they could get the number of houses by each ward and allocate them accordingly, in this way, it will be more effective. They should not allocate the squatters on the land free of charge. Instead, they should set a suitable price for them, and get it with installment. We found that they could pay 10000 kyats to 50000 kyats for their accommodation.
- In terms of landownership, they could also group original squatters and practice community cooperative land trust systematically.

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