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Negotiating Secure Land Tenure Through Community Redevelopment: A case study from the Klong Toey Slum in Bangkok

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Negotiating Secure Land Tenure Through Community Redevelopment: A case study from the Klong Toey Slum in Bangkok

An Interactive Qualifying Project Report

submitted to the Faculty

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by

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Date: March 3, 2006

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Professor J. Robert Krueger, Co-Advisor

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1. redevelopment
2. slums
3. eviction
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Professor Seth Tuler, Co-Advisor

Executive Summary

The existence of slum communities has become a major social issue in many large cities in Third World countries (Pacione, 2005). Slums are illegal settlements that breed many other social problems including violence, crime, and drug abuse. For these reasons, as well as others, local governments often eradicate such settlements. However, the inhabitants of slums are people of the lowest social and economic status, and cannot afford to be evicted. Thus, the threat of eviction is often a significant concern of slum dwellers (Boonyabancha, 2004). The goal of this project, to help slum communities cope with the threat of eviction through redevelopment, had two key parts. The first was to identify a redevelopment process capable of being adapted to many slum communities, which can be used to negotiate a secure land tenure agreement with the land owner. The second part of our project goal was to provide evidence that supports the adaptability of the process to different contexts. One slum settlement that will benefit from the availability of this kind of process is the Klong Toey slum.

The Klong Toey slum of Bangkok, Thailand, is located on the banks of the Chao Praya River, on land owned by the Port Authority of Thailand (PAT). Currently, the PAT is undergoing privatization, which will ultimately increase the threat of eviction amongst the residents, including those living in the Rim Klong Wat Sapan community. We have designed this project to first present this community with a redevelopment process, which can be adapted to their needs and desires. We then provided them with tools and recommendations for implementing this process as a proactive way to cope with the threat of eviction. Through the adaptation of the process, we provided evidence that can be tailored to communities in different social and economic contexts. The data used to complete the project goal were compiled through the achievement of our research objectives.

A set of three objectives was established to gather and organize data collected from the recently redeveloped Lock 7-12 community and the Rim Klong Wat Sapan community. The first two objectives focused on the Lock 7-12 community and served to accomplish the first part of our goal. These were:
- To identify the key aspects that either expedited or hindered the redevelopment process in the Lock 7-12 community
- To identify physical and social aspects of the Lock 7-12 community that were affected, either positively or negatively, by the redevelopment process

In order to complete our project goal a third research objective was devised. This objective focused on the Rim Klong Wat Sapan community and was used to provide evidence for the second part of our goal. It was:
- To characterize the assets and challenges of the Rim Klong Wat Sapan community in relation to each of the elements of the redevelopment process

Several research methods were used to collect and analyze the data that served to complete these objectives. Archival research, interviews, surveys and observation were used in conjunction with one another to triangulate the data that we gathered. We analyzed these data systematically using a set of metrics that we determined, which is discussed in chapter four, along with their respective research methods. The analysis of these data was used to outline the process by which a community could create a

redevelopment plan to negotiate for secure land tenure. This was further complemented by a literature review of several case studies of other slum communities that resisted eviction around the world. Additionally, we used the data to apply this process to the Rim Klong Wat Sapan community.

By employing these methods to conduct our research we were able to complete our research objectives. From the findings that resulted from our literature review as well as our study of the Lock 7-12 community, we identified six elements that would be essential to a redevelopment process. This process is intended to bring a community to a point where they are equipped to begin negotiations for a lease agreement. Thus, its completion does not guarantee secure land tenure, but helps them to present themselves as an organized and credible community, rather than a slum community. The critical elements of this process are:

1. **Develop strong leadership**. This is important because we have found that it is necessary for the community to have a representative body, which can also facilitate the carrying out of this process.
2. **Confront social problems**. We have found this to be a critical element because land owners typically do not want social problems, such as drugs and violence on their land. Also, this makes the community a safer place for residents to live.
3. **Unify the community against eviction**. This is a necessary element of this process because we have found that the land owner is usually only willing to negotiate with the community as a whole and not with individual families. Furthermore, the participation of all community members is an important characteristic of unification, which we have found will aid them throughout the process.
4. **Establish financial stability**. We have found this to be an essential aspect of the redevelopment process because funds are needed in order to demonstrate to the land owner that the community has the ability to pay rent. This will also aid them in obtaining a loan and maintaining their community after redevelopment.
5. **Present a well-structured and organized community to the land owner**. We have found that this will show the land owner that the community will no longer be a slum, but rather a low-income housing development, once a lease has been granted. We have also found this to be beneficial to the land owner because it will increase the value of the land.
6. **Partner with outside organizations**. We have found this element to be important throughout the redevelopment process. How and when outside assistance is necessary is different depending upon the unique situation of each community.

The ways to accomplish these elements have been further detailed in a guidebook that we created for community leaders.

Furthermore, the findings that emerged from the data collected for the third objective allowed us to discover the assets and challenges the Rim Klong Wat Sapan community faces in relation to each element of this process. We were then able to make recommendations as to how the community can work on completing each element of the process. A few of these findings and the subsequent recommendations include:

1. Since they have already established *leadership*, we suggest that they focus on strengthening it.

2. They have not collectively identified the *social problems* that exist in their community. Therefore, we suggest that they begin by using surveys or focus groups to identify and prioritize these issues.
3. Our findings showed no evidence of *unification against eviction*. We recommend that they increase the level of awareness amongst the residents of their current situation regarding eviction and encourage participation in community activities.
4. A savings cooperative has been established in the community to be used to achieve *financial stability*. However, it is currently not very strong. The community should work to strengthen it by educating the community members about how it is run and why it is important.
5. The community has not yet formally begun to *present itself as a well-structured and organized community*. However, we do not recommend that they start working on this element until they have more experience working together as a community.
6. The community has sought out the help of an *outside organization*, the Duang Prateep Foundation. We recommend that they also look to other organizations when their area of expertise becomes necessary. For example, they should contact a financial institution when they are in need of a loan.

An educational and motivational pamphlet for the Rim Klong Wat Sapan community has also been created, outlining the importance of completing each of these elements.

Although specific recommendations have been made for the Rim Klong Wat Sapan community, the proposed redevelopment process can be used by other slum communities in Thailand in their efforts to resist eviction. As this process is implemented, slum communities will increase their probability of being able to resist eviction. Thus, these communities will be replaced by low-income housing developments, which is an improvement to the social problem of the existence of slums in Thailand. Similarly, other communities in different countries around the world can use this process as a guide in their efforts to resist eviction, and mold it to their unique needs and characteristics. Although this process will not be able to prevent the formation of future slums, nor the circumstances from which they emerge, it has the potential to improve the living conditions in those that do exist, and free them from the threat of eviction.

Abstract

The Rim Klong Wat Sapan community, located in the Klong Toey slum of Bangkok, Thailand, is currently in danger of being evicted by their land owner. One known way to cope with this threat is through redevelopment. We established a generic redevelopment process by which slum communities can organize to resist eviction, and created a guidebook explaining how to use this process. We then adapted this process to the specific needs and desires of the Rim Klong Wat Sapan community.

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Chapter 1: Introduction

The existence of slums is a major social problem in Third World countries (Pacione, 2005). Slum territories can be plagued with poverty, overcrowding, disease, corruption, and waste (Duang Prateep Foundation [DPF], 2003b). They are also often developed on land that is not owned by the residents, making the threat of eviction by the rightful land owner, such as the government or a private entity, a constant threat to these communities (DPF, 2003b). In 2001, an estimated 924 million people were living in illegal settlements without secure land tenure in the urban areas of developing countries (UN-HABITAT, 2005). Slum residents are forced to live with the many problems associated with illegal settlements to take advantage of job opportunities, as well as inexpensive housing.

In the city of Bangkok, there are approximately two thousand slum communities that provide homes to nearly 1.5 million people (Asian Coalition for Housing Rights [ACHR], 2003). Slums have existed in Bangkok since before 1960, usually on both private and public land, where rent is inexpensive. However, the population in these areas began to increase dramatically in that year as a result of the failure of agricultural endeavors due to a drought. People migrated to these slum areas both from rural Thailand and from other countries. These people began moving in without lease agreements, making it much more difficult for landowners to collect rent. By 1990 there were 1,404 slum communities in Bangkok, or roughly twenty percent of the city's population (ACHR, 2003).

Some of these slum communities were developed on public land; property owned by Thai government agencies, in particular. In response to a global trend, Prime Minister Thaksin Shinawatra's government policies are promoting the privatization of several public entities such as Thai Airways, Bangchak Petroleum, and the Telephone Organization of Thailand, in what is claimed to be an attempt to strengthen the economy (Asean Free Trade Area [AFTA], 2002). These privatized companies will be focused on increasing their profits and are not likely to consider the interests of the people residing on their land (Carson, 1995). As a result of this, the threat of eviction is increasingly imminent because the residents' rent payments cannot compete with the revenue that

could be generated by using the land for more profitable endeavors (Ungsongtham, 2006).

An example of this situation is found in the Klong Toey district of Bangkok, Thailand. The Klong Toey slum began developing noticeably in the early 1950's, on land owned by the Port Authority of Thailand (PAT) (DPF, 2003b). It is composed of some 80,000 residents, making it the largest slum in the city. The slum developed here because of the availability of work through the port. Today, however, most residents are no longer physical laborers at the port because it has since diminished in size and much labor has been substituted by mechanical forms of production (Hata, 1996). Eviction is a major threat to the inhabitants, especially since the PAT is currently undergoing privatization (Bunyamanee, 2005). An organization that has been known to help Klong Toey residents fight eviction is the Duang Prateep Foundation.

The Duang Prateep Foundation (DPF) is a non-government organization that was founded in 1978 with the intention of improving the physical conditions within the Klong Toey slum. Through a variety of programs focusing on community development, education, and improving the general well-being of residents, the foundation has helped the people unify against some of the slum's most overwhelming problems (DPF, 2003a). The DPF is also very aware of the troubles that communities have dealt with, particularly regarding land tenure. They have acted as the voice of the residents by mediating between them and the landowners to find solutions that best fit the needs of all parties involved. The goal of this project was to work with the Duang Prateep Foundation to elucidate a process for the redevelopment of slum communities, which can be utilized as a method to cope with the threat of eviction. Additionally, this process will be piloted in the Rim Klong Wat Sapan community to determine if it is useful and adaptable to new contexts.

Other organizations, like the DPF, have engaged in several projects around the world to deal with the threat of eviction. These organizations have dealt with eviction through relocation, redevelopment, and land sharing plans. Which of these methods is best depends on the characteristics of the community and the social setting in which it exists. Although no previous research has been done on the Rim Klong Wat Sapan community, there have been successful negotiations for lease agreements in the Klong

Toey slum (ACHR, 2003). For example, the Baan Mankong project aided the neighboring Lock 7-12 community in developing a secure land tenure agreement through the redevelopment of their community. This example, as well as other processes to resist eviction in slums around the world were carefully reviewed and utilized in structuring a general process for the redevelopment of a slum community. In addition, we characterized the unique aspects of the Rim Klong Wat Sapan community and adapted this process to them.

The on-site research began by analyzing information gathered with the help of the DPF. Through a series of initial interviews and surveys, along with archival research, we assembled information from the residents of the Lock 7-12 community about the process by which they unified, negotiated with the PAT for a lease agreement, and restructured their community. These data were used in conjunction with information previously gathered on projects to resist eviction from around the world to illuminate a generic redevelopment process to resist eviction. In order to adapt this process to the Rim Klong Wat Sapan community, we examined key aspects of their overall community life that they would like to maintain, as well as improve upon. This research is significant because it has resulted in recommendations for a redevelopment process that are beneficial to the residents of slum communities throughout Thailand. In addition, it will aid the DPF in its mission to improve living conditions in the Klong Toey slum.

In order to determine what constitutes a successful redevelopment process for this slum in particular, we compiled background information on the social and economic context in which this problem exists. It was also necessary to find out what constitutes a successful redevelopment process in general before we began our field research. As part of this preliminary study, we examined literature describing redevelopment processes in slums around the world.

Chapter 2: Establishing the Social and Economic Context of Eviction in Thailand

The goal of this project was to work with the Duang Prateep Foundation to create a process by which slum communities can redevelop[1] as a method to resist eviction. This redevelopment process was exemplified by the Rim Klong Wat Sapan community, which is part of the Klong Toey slum.

The following chapter includes background information that will present concepts about particular problems of slum life, land tenure and eviction. Our analysis of this problem begins with an examination of the existence of slums as a global issue. In particular, this study examined the threats that plague slum communities, focusing on the threat of eviction, which exists in all slum communities. A preliminary understanding of the problem of eviction in the context of the privatization of government entities will also be essential to this investigation. Privatization is an economic policy measure that can inadvertently increase the risk of eviction in slums throughout the world, including the Klong Toey slum of Bangkok, Thailand, the location of our project. Government policies and economic information about Thailand is also relevant to the threat of eviction of the Klong Toey slum residents. To complement this background information, another literature review that examines case studies slum communities, their social contexts, and attempts to resist eviction will be discussed in the third chapter. In addition, information about our sponsor, the Duang Prateep Foundation, and their involvement in the Klong Toey slum can be found in Appendix A.

2.1. Slums: A Global Phenomenon

One third of the world's urban population lives in slum settlements, which puts it on course to grow to over 2 billion people by 2030 (Tibaijuka, 2001). Due to the rapid growth of urbanization in the last century, the urban population around the world makes up half of the total population, as illustrated by Figure 1. The poorest of these people are

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[1] Redevelopment is when a community gets to stay where it is, but in exchange, they must develop the area so that it becomes more attractive, and thus more valuable.

slum dwellers. This section will discuss the characteristics of the world's slums as well as the threats that they face.
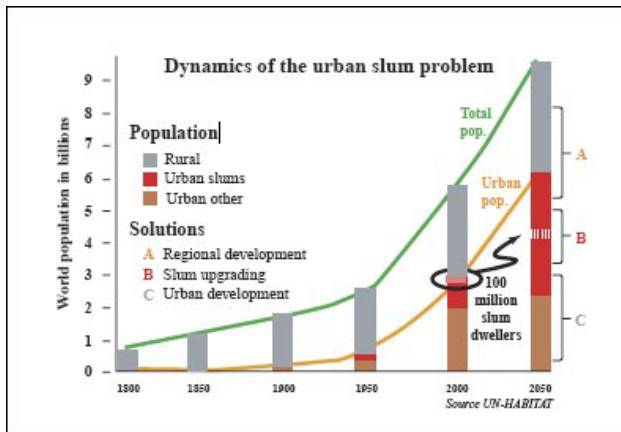
Figure 1: Dynamics of the Urban Slum Problem
(Tibaijuka, 2001)

2.1.1. Characteristics of the World's Slums

Slums are most prevalent in major cities of Third World countries (Earth Restoration Corps, 2005). After World War II, this form of rapid urban growth was caused by a reduction in employment opportunities in the rural areas, and an increase in capital investment of industries around urban centers. The new urban poor illegally squatted on land located near a source of employment.

The squatters' lack of personal resources and the negligence expressed by society towards these settlements has resulted in the poor living conditions that are characteristic of most slums (Khongkhakul, 2006). Slum communities share many negative aspects that make the existence of these settlements a social concern. Some of the threats that slum dwellers have to deal with include: high levels of violence, drugs, and crime (Tibaijuka, 2001). Overcrowding and social disorganization are a catalyst for some of their most common difficulties such as poor housing and infrastructure, improper waste removal and drainage systems, no clean water supply, and abundant diseases (Encyclopedia Britannica Online, 2006). Despite of all of these concerns, one of the biggest stresses on slum dwellers is the constant threat of eviction (Boonyabancha, 2004).

2.1.2. The Threat of Eviction in the World's Slums

The threat of eviction is a constant problem in slums throughout the world today. This is because these communities are generally located on property to which the residents have no legal right. Without these rights, the residents are nothing more than squatters. Because of this, residents of many slum communities do not know if or when they are going to be forced to leave their homes by the land owner (Boonyabancha, 2005). Since the available money that they have to invest is minimal, the fear of losing their investments results in communities that are improperly developed. Many have unsafe infrastructure, limited utilities (electricity and running water) and physical deterioration. Legal right to the land (ownership, lease agreement, rental program, etc.), however, allows the community members to make efforts to obtain basic utilities, such as clean water supplies, proper sewage systems, and electricity. Once the residents gain legal right to the land, they also recognize it as a permanent home which they can confidently invest money and their effort into. There are several techniques by which to achieve secure land tenure. In the next section we discuss several tools that can be employed to achieve this, in order to fight eviction.

2.1.3. Methods to Resist Eviction of Slum Communities

There are several ways by which eviction can be resisted by slum communities. These include: redevelopment, land sharing, housing rental for low-income groups, and relocation[2]. Which method or combination of these methods will work best for a given situation depends upon several factors:

1. Reasons for eviction
2. Community resources
3. Community organization
4. Willingness of residents to participate

In the following sections we will discuss the methods of redevelopment, land sharing, and rental housing, and the roles that these factors play in their processes.

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[2] Even though this is a solution that has been used in the past in the Klong Toey slum, it is not an acceptable solution for our sponsor nor for the residents of the Rim Klong Wat Sapan community, so we did not take it into consideration (Baan Mankong Program, 2005).

2.1.3.1. Redevelopment

One method to resist eviction is redevelopment. It is a method that tends to favor the residents a bit more than the land owner (Pacione, 2005). In this case, the community gets to stay where it is, but in exchange, they must develop the area so that it becomes more attractive, and thus more valuable. This is generally a good solution when the land owner is not planning to do anything in particular with the land, but feels that the slum is an eyesore that must be removed. In many cases the land owner may also be interested in the community taking measures to improve related problems in the area, such as a high crime rate. These concepts of community improvement and increased land value are also common with gentrification, which is not a good solution for low income residents (Wetzel, 2004).

The concept of redevelopment to resist eviction is different from gentrification because gentrification is generally done to increase revenue for the land owner (Wetzel, 2004). As was exemplified in the SoHo neighborhood of Manhattan, New York in the 1980's, expensive high rise apartments, shopping centers, and restaurants replaced the low-income studio apartments that were inhabited by the city's struggling artists (Deutsche and Ryan, 1987). Redevelopment to resist eviction, however, is completed to create a community that the current inhabitants can afford to live in while improving conditions of the current community (Grant Building Tenants Association [GBTA], 2001). This is not an easy task, however, and efforts must be made to ensure the success of such a project.

There are many factors that are important to making slum redevelopment an effective solution. It is essential to have the support and guidance of the government or other third party organizations (Truong, 1994). However, the most important factor is to have the participation of the residents. If they do not feel involved in the project, they will not have the motivation to maintain their community after its redevelopment. Another factor to consider is that redevelopment plans require a significant amount of funding that may not be available. Often times when international organizations attempt to redevelop slum housing in third-world cities, they try to replicate housing standards that can only be made affordable to low-income families through large subsidies, which the government usually cannot afford (Pacione, 2005). Instead, outside organizations

should set up long-term redevelopment plans so that the residents can improve their communities from within as more funds become available.

2.1.3.2. Land Sharing

A second method to resist eviction is land sharing. The idea behind land sharing is that the people living on the land condense their housing into a smaller section of the disputed area so that the owner of the land can use the rest of the property for their own use (Pacione, 2005). Figure 2 shows how part of the population could be relocated to another area of the community, and at the same time, the existing communities can be redeveloped to accommodate the reduction of available land. It is important to notice that land sharing is not an adequate solution for each individual community, but for the slum as a whole. A land sharing scheme executed in a single community would result in only a small piece of land for the use of the land owner. The return of such a small piece of land would not likely be useful to the owner. Instead, if the whole slum is involved in the land sharing scheme, the land owner will obtain a bigger piece of land, as shown in Figure 2.

Five important features are necessary to make a land sharing scheme work: community organization, a land sharing agreement, densification, reconstruction, and capital investment (Boonyabancha, 2002). Community organization is necessary because the entire group needs to work

Figure 2: Land Sharing in Klong Toey (Pacione, 2005)

together in negotiating with the landlord. Each family cannot come to an agreement with the landlord individually. Once the community has organized and decided what they want, they must go to the landlord and work out a land sharing agreement, which will

state who has rights to which parts of the land. Ideally, this would be a legally binding agreement. In order for the entire community to live in a smaller area, the population density will have to increase; therefore this technique may be difficult in areas where land resources are scarce. In some cases, the densification of the population results in some residents having to relocate. Based on the community's social hierarchy, the residents often decide amongst themselves who will remain to become part of the land sharing agreement and who will have to leave (Butrapum, 2006). For example, the Lock 7-12 community in the Klong Toey slum allowed only those people who had not accepted land from the government in a different location to be part of their project (Promporcheunbun, 2006). Reconstruction will also be necessary in order to make sure that there is adequate housing for the population in the area that has been allotted to them. In order for this reconstruction to finally occur, there must be some sort of capital investment, either from the residents of the slum, or from donations or loans from outside the community. Because the slum is usually completely rebuilt and becomes a legal settlement, land sharing tends to result in much better living conditions for the inhabitants, such as having access to running water and electricity (Amrit, 2002).

2.1.3.3. Rental Housing in Third World Cities

Another option to address the lack of land tenure in slum areas for many low-income families in Third World cities is rental housing (Pacione, 2005). These rental options range from renting tenements all the way to renting a piece of land to sleep on for the night. Despite the fact that rental housing options are often plagued with many of the same problems that exist in slums including overcrowding, poor sanitation, unhealthy water supplies, and inadequate maintenance, in many cases the risk of eviction is minimal (Pacione, 2005). The three examples of rental housing where eviction is not one of the common problems (tenements, room rental in government buildings, and room rental in hotels or pensions) have two major characteristics in common: the settlements are legal and the residents pay rent. Even though this helps relieve the problem of eviction, it alone is not a very good solution for housing low-incoming families because of the poor

living conditions. Table 1 describes, the main problems associated with each of these rental options.

Type of Rental Accommodation	Description/Characteristics	Associated Problems
Tenements	Tenements are subdivided sections of buildings that are legally built. They are generally for upper and middle-income people, however the rent of the subdivided sections significantly cheaper.	• Overcrowding (whole families in one room) • Poor conditions • Poor facilities • Poor sanitation and water supply • Landlord can unofficially charge tenets addition rent
Rented room in government-built/approved buildings	These consist of government owned property that was specially built to be tenements. They are commonly found in Asian and Latin American cities.	• Overcrowding • Poor facilities, ventilation, and waste disposal • Inadequate maintenance
Rented room or bed in cheap hotel or pension	These are often found near railways and are a common source of shelter for newly migrant families.	• Poor living conditions • Sanitation issues and lack of facilities is also a large problem • The population is constantly changing, thus causing a lack in community development
Renting room in illegal settlement	This option involves rental accommodations made in illegal squatter settlements. Many renters only rent a bed or floor space to sleep on.	• Poor conditions exist as expected in squatter settlements. • Poor infrastructure • Insecurity of tenure
Renting plot of land to build makeshift home on	These accommodations are made by illegally renting space on someone else's lot to build a makeshift home.	• Insecure tenure • Poor living conditions (sanitation problems, dirty water supply, etc. • lack
Employer housing for cheap labor	Employers, particularly large companies, sometimes rent housing to their employees. This is found on plantations and in some cities.	• Poor quality of housing • Overcrowding • Does not accommodate families, only employees are offered housing
Renting space to sleep outside	In places where groups of people are sleeping outside on public grounds the police or gangs unofficially collect rent from these people.	• Insecurity or tenure • Lack of shelter • Lack of services

Table 1: Types of Rental Housing (Pacione, 2005)

2.1.3.4. Section Summary

The methods to resist eviction, as mentioned in this chapter, can be successful if applied correctly; if they are not executed correctly, however, they can also result in

negative outcomes. Without careful consideration of the factors that influence these plans, they will not be feasible. For example, in land sharing, it is important that the population density is not too large; otherwise it will be difficult to organize the residents into a smaller area. One must also keep in mind the importance of including the participation of the community in the development process. This will allow the residents to feel that the project is their own, making it more likely that they will maintain their new community. In the case of redevelopment, the land owner may not receive as much land as they need. Also, this could require a large amount of funding to implement, making donations from outside organizations essential. The major problem with rental housing is that the residents have to pay rent, but they are still subjected to the same poor living conditions. These factors should be considered when employing methods to cope with eviction.

It is important to review all of the methods for fighting eviction before choosing one to apply to a slum community that is threatened by this problem. The best solution may be one, or a combination, of the examined methods. As a result of this, there is no one perfect method to resist eviction. Regardless of the method chosen, however, land tenure must be secured in order for it to be successful. For example, a redeveloped community without a lease agreement is just a susceptible to eviction as a slum settlement. Likewise, unofficial rental agreements can be reneged and occupants can be evacuated. The threat of eviction and laws regarding land tenure are different in every country throughout the world. The proposed solution would have to be dependant on the cultural and governmental setting of the slum community. The focus of this project is a community in the Klong Toey slum of Bangkok, Thailand. An examination of the slums in this region is necessary to gain an understanding of the conditions under which they exist. We will now turn our discussion to the slums of Thailand.

2.2. Slums in Thailand

Ten percent of Thailand's population, or about 6.5 million Thais, live under the poverty line (The World Factbook, 2005). Many of these people end up living in slums of major cities such as Bangkok, Chiang Mai and Pattaya (DPF, 2003b). The increase in

migration of the rural poor to the cities has led to the expansion of urban slums and squatter settlements (ARCH, 2003). An example of this is families from the hill tribe communities near the Thai-Myanmar border who migrate to the city of Chiang Mai in search of labor opportunities (YCare International, 2004). Many of these families end up living in slums that have already developed near a source of employment.

When slums develop on land that is owned by someone else, such as a government agency, they are at risk for eviction. For example, the Kao Seng Community in Songkhla was developed on state owned beach front property (ACHR, 2003). The land owners have recently decided to remove the slums from this land to develop a tourist area, and thus the residents of this community are facing immanent eviction. In such cases where slums have developed on land owned by government agencies, the threat of eviction is often exacerbated by the privatization of those companies (Khongkhakul, 2006).

2.2.1. Privatization in Thailand

Privatization is a controversial global trend that involves removing the production of goods and services from the government sector of the economy (Pirie, 2002). This trend has recently become popular in Thailand and has affected many areas of the Thai society. In this section we will discuss privatization in general, followed by the ways in which it has been utilized by the Thai government.

The transfer of ownership of a company from being government owned to being privately owned happens in one of three ways: by selling stocks from previously owned state companies to the public, using private companies to perform government work under contract, or selling out all of the company's operations directly to a private business. Its intent is to "liberate" the economy from centralized control, in order to provide variety and stability to the market. Such policies are implemented by national governments in an attempt to push the growth and development of the economy (Aktan, 1991).

This concept became popular in the 1980s when the Thatcher Government in Britain utilized it to sell the nation's government owned railways, mines, water resources

and other infrastructure to the private sector (Carson, 1995). The goal of privatization was to shift the non-profit and political ideology of government run organizations, to profit motivated companies in the private sector, in order to increase the level of competence in the market and stabilize the economy (Pirie, 2002). By the 1990s many other nations throughout the world, including Thailand, began privatizing government holdings and services to private companies, in an effort to become part of this new economic trend.

Privatization has become a key policy tool which Thailand's government has utilized to stabilize its economy after the 1997 economic crisis (Thanitcul, 2002). By privatizing public companies, it is argued that, the government will save money by selling or contracting out the operations of the companies, thus cutting down on operation expenses (Carson, 1995). Also, the government will then be able to focus its resources in other areas of development, where they might be more needed. Throughout his terms in office, Prime Minister Thaksin Shinawatra has supported the privatization of more than sixteen companies in the sectors of energy, finance, management and services, and infrastructure (World Bank Group, 2005).

A recent example of this occurred with the Electricity Generating Authority of Thailand (EGAT), despite many years of protesting the reformation (Government of Thailand, Public Relations Department (PRD), 2005). The privatization scheme is expected to result in a large capital gain for the government as it divided the company into 6 billion shares available at 10 Baht each, which entered the stock market in late 2005.

In Thailand, however, privatization also results in the loss of public land (Khongkhakul, 2006). According to its constitution, land in Thailand is owned by its people. After privatization, the land will be owned exclusively by a private company and the people wanting to make use of this land will then have to negotiate with the private entity. The people's sense of security of having a government managed entity, which should have their interests in mind, is lost when a private business is introduced into their communities with the sole idea of generating profits. For these reasons the privatization of government assets has become a social issue in many nations around the world, including Thailand.

In Thailand, the social implications of privatization directly affect the slum dwellers that squat on government owned land (Khongkhakul, 2006). As the land is sold to the private entities, the possibility that the slum residents gain a secure land tenure agreement becomes nearly impossible since they do not have the financial strength to compete with such large companies. A study of the country's land laws will clarify the rights of the land owners and the squatters on the land, and how they will change due to the privatization efforts currently undergoing in this country.

2.2.2. Land Tenure Regulations in Thailand

In this section we will discuss the private sector land laws of Thailand. These are relevant to our investigation because the Klong Toey slum communities do not legally own the land on which they reside. It is necessary to understand their rights as squatters, the rights of the land owner, and how these will change as a result of privatization. We have examined the land tenure laws in Thailand, and related them to squatter settlements, privatization, and the securing of land tenure to resist eviction.

There are a few attributes that are common to all privately owned land. First, the Kingdom of Thailand has a nationalistic approach to land ownership, which restricts foreigners from owning land (Boonyabancha, 2005). Second, all land plots have a *Por Bor Tor* categorization, which is essentially a taxation identification number that is needed to assess land fees by the government. The third attribute is a result of a revision in regulation made in December 1954. The government of Thailand instructed all land owners in the country to announce their property claims to the administration (International Law and Real Estate Office, 2002). Each parcel is now categorized according to the proprietor's rights on the land.

There are several different levels of land ownership, each with its own set of rights associated with it. Initially, the property claims were given a state of *Sor Kor 1*, or basic notification form of possessed land (McDonald, 2002). It should be noted that the *Sor Kor 1* is no longer an official state and has been replaced by *Por Bor Tor*. However, any land that retains only the title of *Sor Kor 1* cannot be legally sold nor built upon (McDonald, 2002). After receiving one of these notifications, the proprietor of the land

can then obtain either of two more lawfully powerful types of ownership, a *Nor Sor 3* or *Nor Sor 3 Gor*. Such notifications are given after an official marks the boundaries of the land either manually or with aerial mapping (International Law and Real Estate Office, 2002). These two forms provide legal right to the land to any person mentioned in the certificate as is prescribed by the principal law. Although these give the title-holder the right to live and work on the plot of land, they are not possesory, meaning that the resident cannot sell, rent, or develop the land. The most respected and powerful land tenure rights are obtained through *Chanot*. *Chanot* is a certificate of ownership of the land, and can be legally used as evidence of ownership. The possession of *Chanot* allows the proprietor to sell and develop the land if they please. A *Chanot* can either be assigned upon purchasing a piece of property or can be upgraded from a *Nor Sor 3* or a *Nor Sor 3 Gor*. Figure 3 provides a visual explanation of the property laws mentioned above. In the figure, general laws start at the top and at the lower levels in this figure they become more specific.
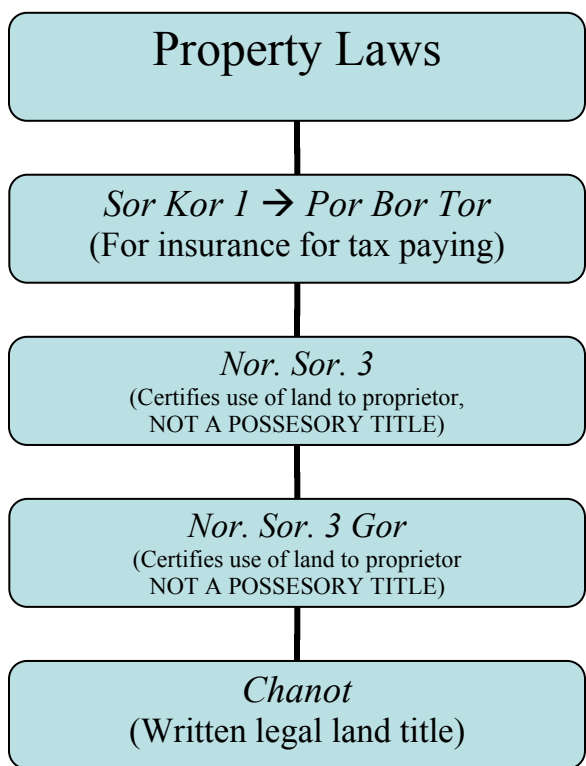
Private sector land laws apply to squatter settlements in two major ways. First, although squatters can obtain basic rights to their land, it should be noted that they cannot be easily attained without proper citizenship and the associated paperwork from the Kingdom of Thailand. Since many slum residents do not have these documents, they do not possess and cannot obtain the legal right to reside in this land, which often leads to their eviction (Hata, 1996). Second, the Thai government grants rights and benefits of the land to the title-holders and not to the residents, despite how long they have been living there (Hata, 1996). This makes fighting eviction difficult in a court of law because the slum residents do not have any legal right to the land.

Property Laws

Sor Kor 1 → *Por Bor Tor*
(For insurance for tax paying)

Nor. Sor. 3
(Certifies use of land to proprietor,
NOT A POSSESORY TITLE)

Nor. Sor. 3 Gor
(Certifies use of land to proprietor
NOT A POSSESORY TITLE)

Chanot
(Written legal land title)

Figure 3: Property Laws

Slums that are developed on government-owned land can often use the constitutional nuance that public land belongs to the people, and therefore stake a claim to it. However, this changes when a government entity is privatized. The new companies will have *Chanot* designations on the land, and therefore have the legal right to decide how the land is used. In order for slum communities to legally reside on the land, they can develop entities to represent them, which are legally recognized by the government (Butrapum, 2006). Such entities can obtain legal right to rent the land with the cooperation of the *Chanot*-bearing land owner. However, this process is very difficult for slum communities to complete on their own, and the support of NGOs is essential for their success; especially if the need for such an entity is becoming more urgent. This is the case of many of the communities of the Klong Toey slum. They are settled on land owned by the Port Authority of Thailand, which is currently undergoing privatization. As a result of this, the threat of eviction has intensified.

2.3. Klong Toey Slum

The Klong Toey slum is situated on the banks of Bangkok's *Chao Praya* River (DPF, 2005b). This land is owned by the Port Authority of Thailand (PAT). A map of the Klong Toey slum and its location on the land of the PAT can be viewed in Figure 4.
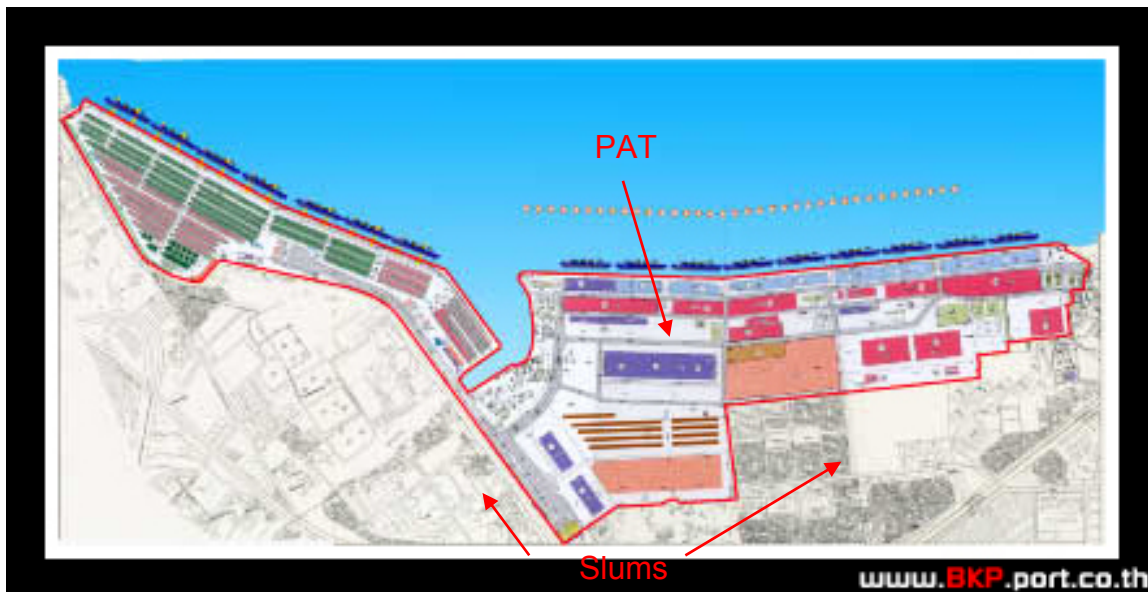
Figure 4: Division of the PAT land in Klong Toey (BKP, 2005a)

The Klong Toey slum is similar in characteristics and development to other slums around the world. This section will discuss how many of the problems that the residents of the Klong Toey slum face are comparable to global slum issues, as well as positive aspects of the communities in the slum. We will provide information on the history and culture of the slum, which will aid in the understanding of its development.

2.3.1. History of the Klong Toey Slum

Bangkok was once a city that used canals as the main source of transportation. As the years passed, the canals began to be filled in and replaced with roads, and the "Venice of the East" was destroyed (Hata, 1996). The name Klong Toey, however, pays tribute to the history of Bangkok. The word *klong* means canals and *toey* is the name of the trees that used to run along the sides of these water ways. Although only a few canals remain in present day Klong Toey, the area is not completely devoid of its waterway roots.

The Klong Toey slum is located near one of Bangkok's major shipping ports. It has provided many opportunities for employment for Thais and immigrants alike who are faced with financial struggles (DPF, 2003b). The abundance of jobs attracted many people to the Klong Toey area, where they began building homes illegally on land owned by the port. After 1960, this trend increased dramatically after a drought left many rural families in need of work (ACHR, 2003). Over the years the Klong Toey slum has grown to become home to nearly 80,000 people (DPF, 2003b).

2.3.2. The Characteristics of the Klong Toey Slum

The Klong Toey slum is overcrowded, since such a large population has built homes on the 1.5 square kilometer plot of land where the slum is located (Pacione, 2005). This explains why the homes are packed so closely together that only narrow roadways and paths are able to run through the congested communities. Their physical closeness, tied with the "smiling Thai culture," seems to have evoked a sense of closeness among the people as well. The Klong Toey slum is noted to be ubiquitous with friendly faces, lively celebrations, and a strong sense of community (DPF, 2003b), as is shown by the gathering of friends and family after a day of work, Figure 5. Although the positive

atmosphere seems to mask the many problems within the slums, it does not protect the residents from the hardships of slum life.

Figure 5: Friends and Family Gathered after Work

Many of these hardships stem from the fact that a lot of residents of the Klong Toey slum are either immigrants from other countries or Thais without birth certificates, which denies them the rights of a Thai citizen. This second-class status prohibits them from attending state schools, own land, or be permitted a safe standard of living. Many of the homes in the slum do not have proper waste removal, safe electrical wiring, or a clean water supply, and are made of materials that easily catch fire (DPF, 2005b). The slum also suffers from problems with drugs and prostitution, which can lead to the spread of disease, namely HIV and AIDS (Ungsongtham, 2005a). Still the threat of disease and drug abuse is not the largest concern of the residents of the Klong Toey slum (Boonyabancha, 2004).

The constant threat of eviction by the land owner, the PAT, is perhaps the largest problem, and at the root of many the other problems that exist in the slum (Boonyabancha, 2004). Because the residents of the Klong Toey slum do not know if or when they are going to be evicted, they often times do not put money or efforts into the proper development of their communities and homes for fear of loosing their investment. The threat of eviction, in the case of the Klong Toey slum, is a direct result of the fact that it is located on the land owned by the Port Authority of Thailand.

2.3.3. The Port Authority of Thailand: Location of the Klong Toey Slum

The Port Authority of Thailand is the present title-holder of the land where the Klong Toey communities being addressed by this project are currently settled. This

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section will discuss the intentions and necessities of the PAT in reclaiming their land, as well as issues that have emerged in similar circumstances in the past.

The Bangkok Port of the Port Authority of Thailand is located in the Klong Toey district. Its property extends over 941 acres of land, out of which about 100 acres are slum area (Port Authority of Thailand [PAT], 2005a). This port is the biggest and busiest in Thailand. They are in charge of handling, moving, storing and delivering all of the merchandise entering and leaving the capital city, along with assisting with any of the necessities of the vessels (PAT, 2005b). These tasks managed by the PAT have offered many job opportunities to residents of the area. For this reason people have been squatting on the land owned by the PAT for over 50 years. These squatter settlements developed over time into the Klong Toey slum. Figure 4 shows where the slums are located on the PAT's premises.

The invasion of the PAT land by the Klong Toey residents has prompted the port officials to continuously attempt to evict these squatters. In the past their reason for these actions has been the need for additional storage space (ACHR, 2003). In such cases, when eviction was imminent the PAT offered people either monetary compensation or alternative land for relocation. Our study does not focus on a case of eviction that is currently imminent; as such our project will be a proactive solution to the increased threat of eviction due to the privatization of the PAT.

2.3.3.1. The Privatization of the PAT

The Port Authority of Thailand is currently going through the process of privatization as part of Thailand's efforts to gain economic strength (AFTA, 2002). Although little is known about the privatization of the PAT, it is certain that they are proposing the establishment of three entities to replace the government agency (Bunyamanee, 2005). These are identified as Asset Management Co., the PAT Logistic Co., and the Provincial Port Co. A plan has already been proposed to be carried out by the soon to be established Asset Management Co., to build an entertainment complex on 500 rai (1 rai = 0.4 acres) of land where residents of the Klong Toey slum used to live (Unsongtham, 2006).

Once this privatization process has been completed, the land will no longer be owned by the people of Thailand. Therefore, the residents of Klong Toey will not be able to fight for the right to live on it. "Once the land they reside on has been transferred to the private sector, it becomes much more difficult for the residents to negotiate for lease agreements" (Khongkhakul, 2006). If lease agreements are not obtained prior to the completion of the privatization of the PAT, the residents of the Klong Toey slum are likely to be evicted, including the residents of the Rim Klong Wat Sapan community (Unsongtham, 2006).

2.3.4. Privatization, Eviction, and Land Tenure: Effects on the Rim Klong Wat Sapan Community

The Rim Klong Wat Sapan community is an example of how privatization increases the threat of eviction in communities where land tenure has not been secured. Since the PAT will soon be privatized, the residents of this community will be squatting on land that has transitioned its ownership from public to private. This means the rights of the residents will change. They will no longer be able to fight for the right to remain on the land, unless lease negotiations are initiated prior to privatization, which will ultimately result in the eviction of the community. Unfortunately, there is a gap in the residents' knowledge about how to proceed to secure land tenure. This investigation was designed to present a process that the Rim Klong Wat Sapan community can use to guide the redevelopment of their community as a method resist eviction. However, this process will be difficult to employ without the support of respected organizations, such as the Duang Prateep Foundation.

2.4. Chapter Summary

This chapter has discussed the key problems that surround our project. The most pertinent information that one must extract from this chapter however, centers on the concept that the Rim Klong Wat Sapan community is facing eviction by the Port Authority of Thailand, the owner of the land on which it was developed. The seriousness

of this threat is currently being increased by the imminent privatization of the PAT, which is a part of the efforts, on behalf of the government, to strengthen the Thai economy. Because the residents of the Rim Klong Wat Sapan community do not have any legal rights to the land on which they currently reside, as was illustrated by the discussion of Thai land tenure regulations, they have limited resources to fight this threat of eviction. Therefore, they will need the support from a strong organization, such as an NGO, to guide them in their struggle to secure land tenure. There are several ways, to address this threat of eviction, such as a land sharing scheme, a rental plan, and a redevelopment process. In fact, the implementation of a project to achieve secure land tenure generally includes a combination of these.

The next step in the completion of this project is to conceptualize the elements of processes used in the methods to resist eviction. In the following chapter, several case studies were explored from slum communities around the world who took measures to fight eviction using these methods. The purpose of this was to review the elements of the employed processes and to illustrate how they were adapted to fit the needs of each of the communities. These will expand on the issues related to those covered in this chapter, in that they demonstrate the methods to resist eviction when applied to communities and their unique social and cultural contexts. In each of these reviewed cases, a combination of the methods to resist eviction was utilized.

Chapter 3: Resisting Eviction: Lessons from Around the World

This chapter reviews community development programs that have been implemented both in Bangkok and in other parts of the world. The focus of our examination includes the processes by which each of these slum communities dealt with eviction, as well as the final outcome of each project. Several of these processes were very successful in their applications, while others were in need of adjustments. These investigations were examined and analyzed to extract the important elements that made them successful, which helped us to understand, elucidate, and ultimately make recommendations for a community redevelopment process that can be used by a variety of slum communities.

3.1. Ho Chi Minh City, Vietnam

Ho Chi Minh City has a slum problem very similar to the one that Bangkok faces. As of 1977, nearly ten percent of the city's housing units were in slums (Truong, 1994). Like in Bangkok, most of these are squatter settlements are on public land and suffer from many similar problems. Additionally, many are located in swamps or along contaminated canals. Most of the current slum residents came from rural areas after their farming ventures failed.

The Vietnamese government began working to solve these housing problems in earnest in 1975 using a strategy of redevelopment. During the next ten years, approximately five thousand low-cost, subsidized homes were constructed (Truong, 1994). In order to do this, many slum areas were cleared to make room for apartment complexes, which could accommodate more residents and also provide necessary infrastructure. New neighborhoods were also created near areas where there were many job opportunities available, such as in agricultural districts.

The government was very dedicated to this project, and after a decade it became apparent that it was not was no progressing as well as planned. There were several reasons for this, including that fact that the government did not have enough funds to

support such extensive redevelopment. Also, the underprivileged population that was living in the subsidized housing was not willing to spend their hard-earned money on maintaining their dwellings, and they quickly returned to their slum-like conditions.

There were many obstructions and successes that the government extracted from this process and outcomes resulted. They took these aspects into consideration for future redevelopment plans (Truong, 1994). For example, they found that even with the availability of subsidized housing, many low-income families still could not afford to reside in them. They also discovered that simply reconstructing substandard houses was not sufficient. It was important to take culture, job opportunities, and education into consideration when planning new neighborhoods. Perhaps their most important lesson was that the government cannot simply come into a community, revamp it, and automatically expect the community to be overjoyed. The proper function of the government lies in providing laws and policies that make it possible for the residents to redevelop their communities as they see fit. In order for this to occur, the residents must be encouraged to participate in the planning of their new community. This last lesson was the basis of the city's new redevelopment plan.

A pilot program for this new strategy began in 1990 in the Hiep Thanh Community (Truong, 1994). This community was typical of the Ho Chi Minh City slum. It consists of 327 households with only thirteen percent of the residents having steady jobs. The community began by electing a committee to oversee the redevelopment which consisted of both residents and local officials. They devised a prioritized list of improvements, as well as a list of necessary resources. Over the next year, two major programs were implemented. The first was a system of pipes which supplied running water to the community. The second was a self-sufficient credit and savings program, which helped the residents generate money to be used for development. Both of these programs were successful and highly supported by the community. The success of this program shows helps to illustrate that the participation of all residents in slum development projects is essential for their success. The government should assist them in completing their goals, but not redevelop their community for them.

The key lessons that were extracted from this case study were:

1. The proper use of *partnering with outside organizations*. This slum first allowed an outside organization to redevelop their community for them, with unsatisfactory results. When they utilized outside organizations correctly they achieved a better result.

2. The importance of taking cultural and social aspects into account when *presenting a well-organized and structured community*. In this case study, these things were not done, and again, the results were unsatisfactory.

3. The creation of a *leadership committee* to represent the entire community. In their second attempt to redevelop, leaders took initiative in working with government officials to make improvements to the community.

4. The importance of *establishing financial stability*. The creation of a credit and savings programs was critical to help the residents generate money to fund redevelopment.

5. The *unity of the community* through universal participation. The participation of the residents in community improvement programs as well as in the credit union aided the success of their project.

3.2. Sengki Slum, Thailand

In 1984 the residents of the Sengki slum in Bangkok approached Thailand's National Housing Authority (NHA) with a request for help in completing a land sharing project (UN-ESCAP, 2002). At the time, the residents illegally inhabited land managed by the King's Property Bureau (KPB). The NHA felt that land sharing was applicable to the situation, and agreed to help them. This project was ideal for a land sharing scheme because the KPB was not concerned with developing the land, the residents had been living there for a long time, the community was very close-knit, most families were not low-income, most of the dwellings were temporary, and the community understood the concept of land sharing because a similar project had recently taken place at the nearby Wat Ladbuakaw slum. Because of this prior knowledge, the community was more prepared for the struggle that was to follow.

The KPB did not want to deal with each resident individually, thus the residents formed the Sengki Housing Cooperative (SHC) to oversee the agreement negotiations (UN-ESCAP, 2002). In the end, the agreement involved the discounted sale of the less desirable portions of land to the SHC in exchange for those living in the more desirable sections to vacate their homes. New houses were then constructed in the area now belonging to the community, along with roads, drainage, and electricity. Approximately 105,000 Baht per household was required to accomplish this, although much of it was paid for by donations from the NHA and other organizations.

The SHC then had to determine which plots to give to which families (UN-ESCAP, 2002). They decided to give first choice to those families who had been living in the area the longest. It was then decided that those who had received the more desirable plots should pay higher rent for their land. The community continuously made their monthly payments on the land, and finally paid it off in 1992.

The key lessons that were extracted from this case study were:

1. The proper use of *partnering with outside organizations*. This community utilized the NHA to support them throughout their process as well as to fund their project. Donations from other organizations were also utilized.

2. The *unity of the community* through universal participation. The participation of the residents was utilized when making decisions about distribution of homes amongst the residents. This was completed through the formation of the Sengki Housing Cooperative.

3.3. Rama IV Slum, Thailand
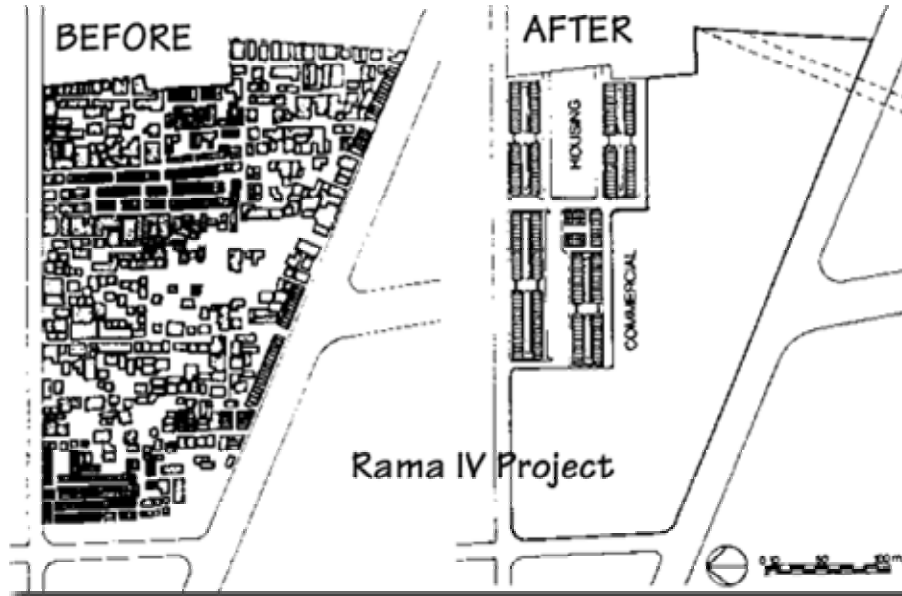
Figure 6: Rama IV Slum (Boonyabancha, 1988)

Another example of resisting eviction occurred in the Rama IV slum community, in Bangkok, using a land sharing technique. The land on which they were living was sold to a developer in 1966 (Savant, 2005). Once all of the residents' leases expired, the land owner attempted to evict the seven hundred families that lived there. In order to combat this, the community organized itself and solicited the support of several non-government organizations. In the end, the developer agreed to set aside four apartment building in which the people of the slum community could reside. Figure 6 shows the reorganization of the Rama IV community.

Unfortunately, this project did not work nearly as well for the residents as the one in the Sengki slum did (Savant, 2005). Since demolition of the slum began in 1991, and the apartment complex was not completed until 2000, many of the area's previous residents had resettled long before their new housing was completed. Also, many of those who did take up residence in the new buildings refused to pay rent that the community leaders agreed up because they felt that they had a right to the land and therefore did not need to. The leaders did not take measures to gather input from the residents, therefore the community was not united behind the decisions that they made.

This shows why it is so important for the community to work together in deciding on an acceptable land sharing agreement (Savant, 2005).

The key lessons that were extracted from this case study were:

1. The importance of *developing strong leadership*. This was not completed successfully in this community, which is exemplified by the fact that the leadership group made an important decision for the whole community without consulting the rest of the residents. This resulted in a project that was unsatisfactory for most residents.

2. The proper use of *partnering with outside organizations*. This community again allowed an NGO to make key decisions regarding their process to resist eviction. This led to the development of apartment buildings which did not suit the needs of the community.

3.4. Bangladesh Slums

The country of Bangladesh is a good example of a rapidly developing nation due to a fast growing population (Siddique, et al. 1995). With a national residency of over 144 million people, the stress placed on public resources is most evident in the densely populated capital city of Dhaka. It is here, in Bangladesh, that slum expansion has claimed 12% of the population (amounting to over one million people per large city). It is estimated that 750 or more people live in one hectare of the slum land and the housing rooms of no more than $120ft^2$ per 3 adults. With such unforgiving conditions, the Local Government Engineers Department (LGED) created the Slum Improvement Project (SIP) in 1985 to assist in the redevelopment of many slum communities.

During the first three years of the program (1985-1988) the focus was on five key government services within the city: health care, water and sanitation, education, upgrading of physical infrastructure, and credit availability (Siddique et. al.,1995). In order to carry these programs out, a group development committee was started. It consisted of ten to fifteen families from which representatives were elected in the form of a chairman and vice-chairman to voice the interests of the group as a whole. It was mandatory that one of these officials be male and one be female. These two

representatives would have to relay all the relevant information from the community to the SIP committee, including perspectives from both genders.

The SIP initiated a number of studies to investigate relevant program data, so that similar processes could be used in other communities (Siddique et. al.,1995). This included the income levels of slum dwellers as well as there related monthly expenditures, interviews to assess the individual needs of the interested parties, cost analysis for program design, and production of a number design models to address the problem in different ways. SIP was created with the purpose of extracting relevant information from the slums of Dhaka in order to create a detailed analysis of the operational issues and relevant problems associated with the improvement of slums in large cities.

The program has since expanded to cover twenty-one municipalities and has acquired the assistance of four city corporations (Siddique et. al.,1995). It currently aids a large portion of the low income population with stable resources and community development options. The program has been extremely successful in addressing the needs of a very large population and translating them into solutions including the availability of free or low cost education, physical and substance abuse counseling with related divisions, and issuing credit with repayment terms accessible to those of the lowest income brackets.

The key lessons that were extracted from this case study were:

1. The importance of *developing strong leadership*. A group of representatives was elected and they worked with the local government to complete a project that met the needs of the residents.

2. The proper use of *partnering with outside organizations*. NGO's were sought out to help the community rebuild and implement community improvement programs. However, the community still led the project.

3. The necessity of *confronting social problems*. The community made use of programs implemented by the government to help reduce social problems that affected their community.

3.5. Santo André Slum, Brazil

The city of Santo André, in Brazil, like many Third World cities has a large number of residents that fall below the poverty line (Daniel, 2001). Much of this population has taken up residence in slums located on the outskirts of the city. Government officials have hypothesized that the problem is not just poverty, but general social exclusion. They have based this concept of social exclusion on many dimensions such as income, employment, urban location, social status, cultural ideals, and politics. Social exclusion is dependant on more than just material living conditions; it also includes individual dimensions such as self-esteem and the sense of belonging to a community.

The early stages of this redevelopment program involved assessing the problems within the slums and the level of exclusion that existed there (Daniel, 2001). Based on their findings the city implemented many social programs including literacy programs for adults, family healthcare programs, groups for adolescents, and programs that teach cultural and leisure activities, before they began to rebuild.

The next step of the program was to improve the material living conditions (Daniel, 2001). This slum, like most slums, was extremely overcrowded. A relocation plan was devised for two hundred families that were located in areas that were deemed dangerous by the mayor. The families that were relocated left at will and were assisted in finding placement into apartment buildings. The families remaining in the slum were aided in rebuilding their homes and appropriate infrastructure with funding collected from the local government, the European commission, and the federal government. The positive results that were observed upon the completion of this project included increased self-esteem and pride among the residents of the community. The project officials feel that the participation of the residents in the redevelopment plays a major role in their desire to maintain the improved conditions of the slum.

The key lessons that were extracted from this case study were:

1. The necessity of *confronting social problems*. The community made use of programs implemented by the government to help reduce social problems that affected their community.

2. The proper use of *partnering with outside organizations*. The community enlisted three different organizations to help raise funds for the project.

3. The *unity of the community* through universal participation. In this community, it was observed that participation played a crucial role in the improvement and maintenance of their community.

3.6. Characteristics of Successful Slum Improvement Processes to Resist Eviction

In the previous sections, several slum improvement projects have been described and the factors that have contributed to their success and failure have been discussed. In this section we will now summarize the key points made by these case studies.

Encouraging the participation of the entire community in the project, through *unification of the community,* is important. Additionally, the *development of strong leadership* within the community helps to facilitate this. The local government and other organizations should only provide assistance where needed. This makes the residents feel like they are a part of the project, because the improvements that are most important to them will be addressed first as exemplified by the Sengki Redevelopment project. This feeling will lead to a greater desire to invest money in the community.

Another reason for the residents to invest money in their community is having *secure land tenure*. When the residents of a slum are uncertain of how long they will be permitted to stay on their land, they are much less likely to put their hard-earned money into improving their community. This was shown by the Ho Chi Minh City redevelopment where residents were less cooperative because they were not offered any compensation for their homes when they left. Thus, any money that was put into them was lost. A few ways to reduce the risk of eviction is to pay the landowner rent, or to buy some of the land through a land sharing agreement.

The Bangladesh was foremost in leading to a third important theme: *developing financial stability*. This is a very important attribute of any successful project, because if money is not generated and saved within the community, the project cannot be sustained

for very long. Money will eventually run out and then the community will return to its previous state because the residents will have no way to maintain it.

The *confrontation of social issues,* especially with reference to social status is yet another theme. In many of these places the slum dwellers are not simply poor, but they are also shunned from the rest of society as second class citizens and denied important rights such as healthcare. Each of the cases in Thailand, along with the one in Brazil, show that people of lower social status receive very few benefits. *Partnering with outside organizations*, such as the local government or NGO's to find a way to provide these services to slum communities is another important step in increasing their quality of life.

From the examination of these cases, we have identified that there are elements that are essential to a redevelopment process for slum communities. Each of these elements, which communities they were utilized by, along with the method they used to accomplish the element, is illustrated in Table 2. These practices must be taken into account when creating a redevelopment process in order to result in a positive outcome. This deduction prompted us to devise a series of objectives that led to the illumination and organization of the different elements of a generic process. However, this process must subsequently be established in the social and economic context of the Klong Toey slum, which was previously described, in order to be of use to the Rim Klong Wat Sapan community. We have therefore developed a research objective for this project to specifically study the Rim Klong Wat Sapan community, and assess the adaptability of the process to this community. These objectives, as well as the methods used to achieve them, will be discussed in the next chapter.

| | Element in Process | | | | | | | | | | | | |
| | Present a well-developed and organized community | Develop Financial stability | Unify the community against eviction | | | Confront social problems | | | Develop Strong leadership | | Partner with outside organizations | | |
Method Used	Plan participation	Established savings	Events	Education	Similar interests	Identification	Education	Conduct	Election	Gaining Trust	NGO's	Figureheads	GO's
Ho Chi Minh City, Vietnam	▬	●	●	●	▬	●	●	(no data)	●	▬	(no data)	(no data)	●
Sengki slum, Thailand	●	(no data)	●	●	●	●	●	(no data)	(no data)	(no data)	●	(no data)	(no data)
Rama IV slum, Thailand	▬	(no data)	(no data)	(no data)	●	(no data)	(no data)	(no data)	(no data)	(no data)	●	(no data)	(no data)
Bangladesh	●	●	(no data)	(no data)	●	●	●	(no data)	(no data)	●	(no data)	(no data)	●
Santo André slum, Brazil	●	(no data)	●	●	(no data)	●	●	(no data)	(no data)	●	(no data)	(no data)	●

Key:

● - Successfully completed method

▬ - Method that could be improved upon

(gray) - No data available

Table 2: Elements Used by Various Slum Communities Around the World

Chapter 4: Methodology

The problem that we seek to address in this project is the lack of secure land tenure in slum communities which leads to an increased threat of eviction. Specifically, we are interested in the way that this problem affects the Rim Klong Wat Sapan community in the Klong Toey slum of Bangkok, Thailand. In order to propose a solution to this problem, we devised a two part goal. The first part was to develop a generic community redevelopment process by which slum communities in Thailand can propose improvements as a method to resist eviction. The second was to investigate the usefulness of this process in the Rim Klong Wat Sapan community in order to demonstrate the adaptability of the process. In order to accomplish this goal, a series of three research objectives were established.

Of these three objectives, the first two focused on illuminating the main elements of the redevelopment process used by the Lock 7-12 community, as well as examining the outcomes of these elements. By completing these objectives, we were able to develop a generic process informed by both factual information on the Lock 7-12 process and personal opinions from the community regarding the success of this process. The final objective focused on developing an understanding of the unique characteristics of the Rim Klong Wat Sapan community in order to successfully adapt the elements of the suggested process to this community. These objectives were achieved using a variety of methods. Which methods were used to achieve each objective is shown in Table 3.

	Archival research from DPF	Interviews with RKWS community leaders	Surveys in the RKWS community	Observations in RKWS community	Image Documenting in RKWS community	Interviews with the Lot 7-12 community leaders	Surveys in the Lot 7-12 community	Observations in the Lot 7-12 community
Objective 1	X					X		
Objective 2						X	X	X
Objective 3		X	X	X	X			

Table 3: Research Methods Utilized for Each Objective

To gather the necessary data, we utilized a series of collection and analysis methods. We worked closely with the DPF, the Lock 7-12 community, and the Rim Klong Wat Sapan community throughout this effort. A series of interviews, surveys, and observation, as well as archival research, allowed us to understand the needs and desires of the residents, regarding both the redevelopment process, and its outcomes. These were later incorporated into our recommendations for a general redevelopment process, The Rim Klong Wat Sapan community, and the DPF. Since most of the residents did not speak English, a translator was necessary to help us administer interviews and surveys. Our translator provided by the DPF, Mr. Kissapol Sirikittkul (Pĕng), studied English in New Zealand. He assisted us with document translations and was able to accurately translate the spoken language and the corresponding Thai mannerisms. We made sure that Pĕng was kept up-to-date on the progression of our project so that he could ensure that his translations accurately depicted the meanings of our interview and survey questions. Whenever he was unsure of the meaning of the questions, he was careful to confirm that his understanding was accurate. To augment this, we also recorded some of our interviews in both audio and video formats for later review. Each objective, and the specific methods used to complete them, are discussed in the following sections.

4.1. Objective 1: To identify the Key Aspects that Either Expedited or Hindered the Redevelopment Process in the Lock 7-12 Community

The purpose of this objective was to familiarize ourselves with the key aspects which made the redevelopment process of the Lock 7-12 community successful. The completion of this objective was relevant particularly to the first part of our goal: to develop a generic redevelopment process, as it allowed us to develop a framework for such a process. It was also important to our overall project goal because this community was in similar initial conditions to those of the Rim Klong Wat Sapan community. These similarities allowed their process to serve as a model for this community.

Data about the Lock 7-12 community were gathered using archival research from documents obtained from the DPF, and several interviews with the community leaders.

Archival research was used to gather concrete factual information about the progression of the process in the Lock 7-12 community. The interviews served to triangulate with this archival research in order to confirm its accuracy and to help us further understand the community's struggle on a personal level, which could not be extracted from the written documentation. We spoke to community leaders because they were the most knowledgeable about their community's redevelopment process. Their input, along with archival research about the successes and setbacks of the project, was essential to our study of the redevelopment process.

Our archival research consisted of examining documents related to the redevelopment process in the Lock 7-12 community, in order to extract elements from it that served as a basic framework for the process we elucidated. We were specifically interested in information on budget details, correspondence between the various groups and organizations involved, the chronology of the process, and the conditions the community needed to adhere to as part of the Baan Mankong project. These documents, along with others, had been compiled into a single piece of literature called *Tenancy Development Project Lock 7-12 Community*. The English translation of these documents can be found in Appendix B. From these, we expected to reveal the specifics of the Lock 7-12 redevelopment process. In order to do this, the information was carefully reviewed and analyzed using content analysis methods which were based on variables that we designed.

We began this analysis by defining variables that were pertinent to this objective and establishing conceptual definitions for each. The major variable was *key elements*, which was further broken down into sub-variables of *successful elements* and *setbacks*. Key elements were defined as "stages in the redevelopment process that directly affect the outcome." Successful elements were defined as "those key elements that expedite the process or improve the outcomes," and setbacks were defined as "those key elements that create a need for additional time or resources." When examining the document, we identified all the key elements as those concepts that fit into the definitions of either a successful element or a setback. This information was then supplemented by way of interviews with the people who were involved in the Lock 7-12 redevelopment.

We scheduled interviews with two of the leaders from the Lock 7-12 community, using snowball sampling. Snowball sampling is a type of referral sampling in which each interviewee is asked to recommend others within the sample population to be included in the study (Singleton & Straits, 2005). Our contacts at the DPF recommended that we start by speaking to Mrs. Nittaya Promporcheunbun (Mrs. Moi), because she was responsible for initiating the redevelopment process, and was the leader of the struggle. Our interview questions with her focused on elucidating specific elements in the process that were essential to its success, as well as those that could have been done better. Documentation of the exact questions can be found in Appendix C.

However, the area of expertise in which she was lacking was in regard to the community's savings cooperative. In order to find out more about this topic, we were referred to the director of the Sangsan Patthana Housing Cooperative, Mr. Suriya Butrapum (Pii Thii). We asked him more specific questions relating to the community's financial struggle, the interview questions can be found in Appendix C. The interview process allowed us to ask open-ended questions that were intended to evoke unbiased responses. We were careful to make sure that our questions were not asked in a leading manner, to ensure that they did not influence the answers we received. This information was analyzed using the same content analysis technique as was used for the literature on the Lock 7-12 redevelopment process.

The data gathered from the archival research and the interviews were used in documenting an initial list of elements for the community redevelopment process. Each element that was found within the Lock 7-12 redevelopment documents or discussed in the interviews was noted. We recorded the key parts of each of these elements, as well as their relative importance to the success of the redevelopment process based on the opinions of the community leaders. These elements were then recorded in our findings in the chronological order in which they were completed, as explained in the documentation of the project and by Mrs. Moi. We used this order as a template with which to prioritize the elements in the community redevelopment process. In order to improve upon this template, information regarding the outcomes of the process was necessary.

4.2. Objective 2: To Identify Physical and Social Aspects of the Lock 7-12 Community that were Affected, Either Positively or Negatively, by the Redevelopment Process.

The purpose of this objective was to understand the positive and negative outcomes of the Lock 7-12 process. The completion of this objective related directly to the first part of our project goal because a critical part of creating a successful community redevelopment process was not disturbing the community's unique culture (Truong, 1994). By isolating these key outcomes, we were able to incorporate the positive ones and make sure the negative ones were improved upon when making recommendations for this process. The Lock 7-12 community leaders and community members served as our primary source of information for this objective. Through a series of interviews, a survey, and observations, we gathered information that enabled us to ensure that use of our process would not be damaging to the social and cultural aspects of slum communities.

During the interviews for objective one, questions were also asked regarding objective two. For this objective, Mrs. Moi was asked questions about the overall satisfaction of the community with the outcomes of their redevelopment process. Her personal connection with her community, which was conveyed to us by DPF officials, as well as her leadership position, makes her opinion a valuable representation of the community as a whole. The questions that Pii Thii was asked for this objective were focused on the outcomes caused directly by the savings cooperative, as well as how it has been maintained since the completion of the project. A list of the questions used to complete these interviews can be found in Appendix C.

As with the interviews detailed in the previous section, the answers to these questions were also analyzed using content analysis, but using a different variable: *quality of life*. We chose this variable because ultimately the goal of the Lock 7-12 project was to improve the quality of life of the community. Therefore, any outcome that increased the quality of life was a positive one and any outcome that decreased it was a negative one. We began by establishing our own definition of quality of life as "the ease of maintaining the basic necessities of life and the enjoyable aspects thereof" in order to

formulate a focus for interview questions. The subjects were asked to identify how well their needs were met, as well as how much they enjoyed their daily lives, both before and after the redevelopment project. We then categorized each outcome they identified as either positive or negative, based upon their comparisons. Since these positive and negative outcomes fell under two distinct themes, we determined that it was appropriate to divide the quality of life variable into two sub-variables:

- *Safety*: the ease with which one can avoid physical harm in daily life
- *Personal Satisfaction*: the individual's happiness and comfort with his or her niche in the community

These subdivisions aided us in creating a survey to be administered to the community members by allowing us to focus our questions on issues that the community leaders identified as being of great importance.

Furthermore, we were also interested in determining if each of those aspects of the process that were ongoing programs, which emerged by completing the first objective, were maintained after the conclusion of the project. In order to do this each key aspect was defined as a variable:

- *community unity:* the willingness to participate in community events and work together towards a common goal
- *leadership quality*: the leaders' ability to comprehend the interests of the community unit and effectively relay the importance of these interests to the community members or to outside entities
- *financial stability*: the ability of the organization to amass sufficient funds to complete a redevelopment project
- *existence of social problems*: the prevalence of issues which have a negative effect on communal life

Responses given by the interviewees when asked about each of these topics were used to determine whether each of these aspects is still in use today, and how successful they are, more than a year after redevelopment was completed. If they are still being used successfully this reinforces their importance to the redevelopment process. These variables were also used in the creation of the survey.

The purpose of this survey was to triangulate the data from the interviews to ensure their validity. We constructed more concrete behavioral questions based upon the data categorized under each variable or sub-variable to determine if the opinions of the community members matched those of the community leaders. For example, if a community leader identified drug problems when asked about negative aspects of community life, then we would categorize it as a safety issue. As verification, our survey included questions regarding the prevalence of drugs within the community and whether or not this was regarded as a major problem. A full documentation of this survey can be found in Appendix E.

The survey was administered to forty-three community members, thirty-nine of whom returned information. It was our initial intent to distribute fifty surveys, but due to the work schedules of many heads of households in the community there were only forty-three subjects available. The households were chosen using a stratified sample. A stratified sample is similar in accuracy to a simple random sample, with a smaller sample size (Singleton & Straits, 2005). A stratified sample was important because it allowed us to get an accurate depiction of the whole community, despite our time constraints. We defined our strata by location, because the opinions and knowledge of each household was believed to vary most greatly depending upon when they lived. We administered the surveys to various households throughout the community by choosing every second or third house. We did this to ensure that all areas were included, since forty-three surveys were administered to a community of 114 households.

The survey included questions on the topics mentioned above that prompted a three point scale, "yes" or "no", or short answer response. The analysis used for each question depended upon the type of response. A three point scale response involves a negative, an intermediate, and a positive option, from which the subject was asked to select the one that best reflects his or her opinion. We chose a three-point scale because it was difficult to accurately translate the meaning of additional intermediate qualifiers into Thai. In order to analyze these, we assigned the three options point values. The negative option was assigned one point, the intermediate option was assigned two points, and the positive option was assigned three points. For each question, the values of the

responses given by the subjects were recorded. Then a mode average was taken of the entire sample.

If the mode average of a question was a one or a three, depending on the context of the question, the issue pertaining to the question was classified as either a high or low priority for the residents. If the mode average resulted in a two, the issue pertaining to the question was deemed an intermediate priority. These classifications were compared with the opinions of the community leaders to either confirm or correct the initial conclusions that we drew from the interviews.

The questions prompting a "yes" or "no" response were analyzed at face value. The answer that occurred most frequently was taken to be representative of the community's opinion. In addition, a split answer was considered to be an area that a significant portion of residents see as an issue. Although, it is not as high priority as one that a majority of the residents agreed upon, it still needs to be addressed by the community.

For each short answer response, the replies were categorized according to topic. In this way, the answers were reduced to multiple choice type data. The categories that the most answers fell under were determined to be the most representative of the community. The categories that the fewest fell under were determined to be a minority outlook. To further understand the Lock 7-12 community a third research method was also employed.

A third method of data collection that allowed us to effectively evaluate the redeveloped Lock 7-12 community was observation. This method allowed us to gather visual data about the way that the community has been set up. Our observations were focused on the location of buildings and roads, the amount of land that each family was allotted, and the types of buildings that had been erected. We extracted the positive and negative parts of this project that we observed and categorized them based upon the variables previously defined for this objective. For example, we observed that a lot of excess building materials were left throughout the community. This was categorized as a safety concern that was a negative outcome. These data were then used to create questions for the survey in the same way that data from the interviews were used to do so. This either confirmed or corrected the conclusions that we drew from our observations.

Observations were also used after the data from the survey were analyzed to augment our understanding of the results. We went back to the community to seek out examples of positive and negative aspects that were identified to ensure that we did not misunderstand the results of the survey.

The data that were collected and analyzed to complete this objective resulted in findings which helped us improve upon the framework process that was illuminated by findings from the previous objective. By identifying the positive outcomes that resulted from the Lock 7-12 redevelopment process, we were able to link them to specific elements in the process from which they emerged. We therefore highlighted the way in which these elements were executed as an advantageous technique. Those negative outcomes of the Lock 7-12 redevelopment process were also linked to the elements from which they emerged. In this case, however, we made recommendations on how to improve the implementation of that element in order to avoid the negative outcome. These recommendations are intended to make the process more efficient and increase the community's satisfaction with its outcomes.

The data gathered by accomplishing these first two objectives allowed us to illuminate an effective redevelopment process. Also, it provided us with personal opinions from the people who were directly affected by the process, regarding its success. We used this information as a guide to illuminate a community redevelopment process.

Objective three, described in the next section, related to the completion of the second part of our goal through the gathering and analyzing information that is unique to the Rim Klong Wat Sapan community. These data were used to propose a possible way in which the process could be adapted to the community. This, in turn, was used to support the claim that the process can be adapted to meet the needs of various slum communities in Thailand.

4.3. Objective 3: To Characterize the Assets and Challenges of the Rim Klong Wat Sapan Community in Relation to each of the Elements of the Redevelopment Process

Accomplishing this objective helped us to achieve the second part of our project goal: to adapt the process that we illuminated through the first two objectives to the Rim Klong Wat Sapan community. In order to do this, it was necessary to determine what assets the community has which will make it easier for them to complete this process. In addition, it was also important to note the aspects of their community which will make the accomplishment of this process more difficult. By doing this, we were able to make recommendations on how the process could be tailored to reflect the needs and desires of this specific community. This served as evidence that this process is indeed adaptable and as an example of how this adaptation could be accomplished.

In order to complete this objective, it was necessary to gather information from both the leaders and the other members of the Rim Klong Wat Sapan community through a series of interviews and surveys. We gathered factual information in order to find out what had been accomplished so far in efforts to resist eviction. However, questions regarding their opinions were also necessary to discover how much progress had been made in certain areas such as leadership and the identification and confrontation of social problems. We also recorded observations of our own throughout the process, as well as those of the community members, through the use of image documenting. This medium allowed the residents to help us understand that every community is unique, reinforcing the concept that our process must be adaptable.

We began by interviewing three leaders of the Rim Klong Wat Sapan community, who were chosen using snowball sampling. The DPF recommended that we begin with the former director of the community's leadership committee, Mrs. Thongsuk Rakpao (Pii Thongsuk). The other two interviewees, the deputy chairman of the community's committee, Mr. Add Khertraenoo (Khon Add), and the accountant of the committee, Mrs. Balalee Wongrung (Khru Balalee), were selected based upon her recommendation. We asked them questions regarding the present state of the community, what efforts have been made to improve it, and what plans have been made for the future. More specifically, they were asked about their savings cooperative and financial stability, how unified their community is, and what social problems exist that need to be dealt with. They were also asked questions about the neighboring Lock 7-12 redevelopment project, which enabled us to assess their knowledge of the process by which the project occurred.

Finally, they were asked to summarize the general knowledge and opinions of their community regarding redevelopment, specifically about the Lock 7-12 community. A copy of the exact questions used in this interview process can be found in Appendix D.

In order to analyze these interview questions, we used content analysis with the variables *community unity, leadership quality*, *financial stability,* and *existence of social problems* as defined in the analysis of objective two. The data received from the community leaders were sorted into the categories that they applied to and classified as either positive or negative, based upon these definitions. A survey was again created in order to verify the findings from these interviews.

Once the responses that we received from the community leaders were analyzed, a series of questions were developed in the form of a survey that would help us confirm or correct the actual progress made with respect to the elements of the redevelopment process. The survey was formulated using the same technique that was employed when creating the survey for the Lock 7-12 community. For this survey, however, the questions related mainly to the elements in the community redevelopment process, and what progress had been made with regard to each of them in the Rim Klong Wat Sapan community. Refer to Appendix E for a complete account of the survey questions.

A stratified sample of approximately fifty community members was selected using the same sampling method as the survey directed to the Lock 7-12 community. Forty of the fifty surveys were returned. Residents were again asked to respond to questions with a "yes" or "no", a short answer, or on a three-point scale. These were analyzed using a system identical to the one described for the Lock 7-12 surveys. This allowed us to effectively analyze the opinions of a portion of the community, which was representative of the entire community.

Observation was also used to find out more about the assets and challenges that the community faces. We looked mainly for social and physical issues that may not have been mentioned by the residents. These may have been overlooked because they either did not believe that they should voice certain concerns or because they are so acclimated to their environment that they did not notice a problem that may be evident to us. In either case, identifying these instances was critical to a more comprehensive analysis. These observations were analyzed and applied to the surveys in the same way that they

were in objective two. Once again, observation also allowed us to gain a better understanding of the issues that the residents expressed in the surveys.

A second method of observation to help us identify these issues was employed by distributing disposable cameras to a stratified sample of residents, who were asked to take pictures of things that they like and dislike about their community and the Lock 7-12 community, with respect to social, cultural, and physical aspects. They were also asked to keep a written record, on a form that we created, specifying what each picture represented, and whether it was something they liked or disliked. A blank copy of this form can be found in Appendix F. This tool allowed us to determine how these people compared their own community to a newly redeveloped one, such as Lock 7-12.

The strata for this method of observation were based upon age and gender and defined by using a purposive sample of individuals suggested by Pii Thongsuk. These strata included children between the ages of 10 and 14, adult males, adult females, and elderly members of the community. These strata were chosen for several reasons, the first of which is that we felt confident that people within these age groups would either know how to use a disposable camera or could easily be taught to do so. The second was that since we asked these people to keep a written record of what each picture represented, it was important that the individuals in each stratum were likely to know how to write. Finally, these strata were defined in this manner on the basis that people of these age groups would view the characteristics of their community differently.

The data from this method were once again analyzed using content analysis, and each response was categorized based on the variables *safety* and *personal satisfaction*, which were defined above. Each was then classified as either positive or negative depending upon whether it was identified as a "like" or a "dislike" by the photographer. Those aspects of the Rim Klong Wat Sapan community that he or she liked were categorized as positive community aspects that should be preserved, and those that he or she disliked were categorized as negative aspects that should be improved upon. Furthermore, those aspects of the Lock 7-12 community that he or she liked were categorized as characteristics that should be strived towards as results of our process, while those that he or she disliked should be avoided. These pictures gave us a greater understanding of the results of the surveys by providing a visual representation of the

things that were important for them to maintain as well as to improve upon. This information provided a basis for tailoring certain elements of the process to their situation.

This method was piloted using four cameras that were distributed to one person in each strata. Although only three of the cameras were returned, they contained valuable data that verified the findings that resulted from the interviews and surveys. However, we decided not to continue to employ this tool, despite its success, because it did not provide us with any new information. Because this tool gave us the same type of information as the survey, we deduced that the use of cameras is a valid tool to augment the interviews. In cases where language barriers cannot be overcome, image documenting may serve as a suitable replacement to written surveys.

Once all of these data from the third objective were analyzed, we used them to support our claim that the community redevelopment process is adaptable to the unique assets and challenges faced by various communities. We did this by evaluating the community's progress with respect to each element of the community redevelopment process. We were able to adjust the elements that had already been started and add emphasis to those that had not yet been started. By recommending a way to adapt this process to the Rim Klong Wat Sapan community, we were able to provide evidence that our process can be successfully adapted to a slum community facing eviction.

4.4. Summary

By completing all of the methods outlined in this chapter, we were able to accomplish the goal of this investigation. By achieving the first two objectives, we were able to illuminate a community redevelopment process that slum communities can use to resist eviction. This process was based upon the process recently used by the Lock 7-12 community as well as those used in the case studies, and modified based upon the outcomes of the projects. By achieving the last objective, we were able to provide evidence to support the process's adaptability. In the next chapter, these findings will be discussed in detail.

Chapter 5: Findings and Discussion

Through our data collection and analysis methods, as described in detail in the previous chapter, findings emerged that were related to the completion of our goal. With the data provided to us by the recently redeveloped Lock 7-12 community and a literature review of other communities' redevelopment processes, we found that there is a process that characterizes the procedures used by these communities. Although the way in which this process was carried out in each case was different, we were able to elucidate the key elements of a successful redevelopment process.

In addition, by studying the Rim Klong Wat Sapan community's progress with respect to each key element, we were able to characterize where they are with respect to each element in this redevelopment process. The information gathered from them resulted in findings which supported the adaptability of this process to their community. Each category of findings will now be discussed in turn.

5.1. Identification of the Elements of the Redevelopment Process

We have found that there is a process that can be used to redevelop slum communities to resist eviction. Additionally, we have found that this process consists of six major elements, which should be completed in order for a project to be successful. In this section we will discuss the elements of this process that we have illuminated through the achievement of our first two objectives. These elements have been organized into a tentative order in which they could be accomplished. The order is tentative because the social and cultural context of each community is unique, and a different chronology may work better in different situations. Also, it may be advantageous to accomplish some elements simultaneously, to allow them to build off each other and to decrease the amount of time that the overall process takes.

The ultimate goal of this process is to help the community to acquire secure land tenure through redevelopment. We have found that each of the six elements plays a crucial role in such efforts. The final element is to *present a well-developed and structured community* to the land owner through a proposed blueprint. This will serve as

evidence that they are a strong, organized, and socially acceptable community that has the ability to pay rent for their land. In order to get to this point, we have further found that their *development of financial stability* will ensure their ability to pay rent, as well as give them the credibility to apply for a loan to finance their redevelopment. However, to reach this state, the community must be *unified around eviction*, a common goal for them all. We have found that community unity, in part, results from the *confrontation of social problems*. Both of these have been found to stem from the *development of strong leadership*. Another important element that we have found to be essential to the completion of other elements throughout the process is *partnering with outside organizations*. Outside organizations can be helpful with anything from monitoring community programs to providing financial support. All of these steps are interdependent, and although they will be discussed in a certain order, it will usually be ideal for certain elements to be worked on simultaneously. However, some steps must be completed, or at least started before moving on to others. The conceptual organization of
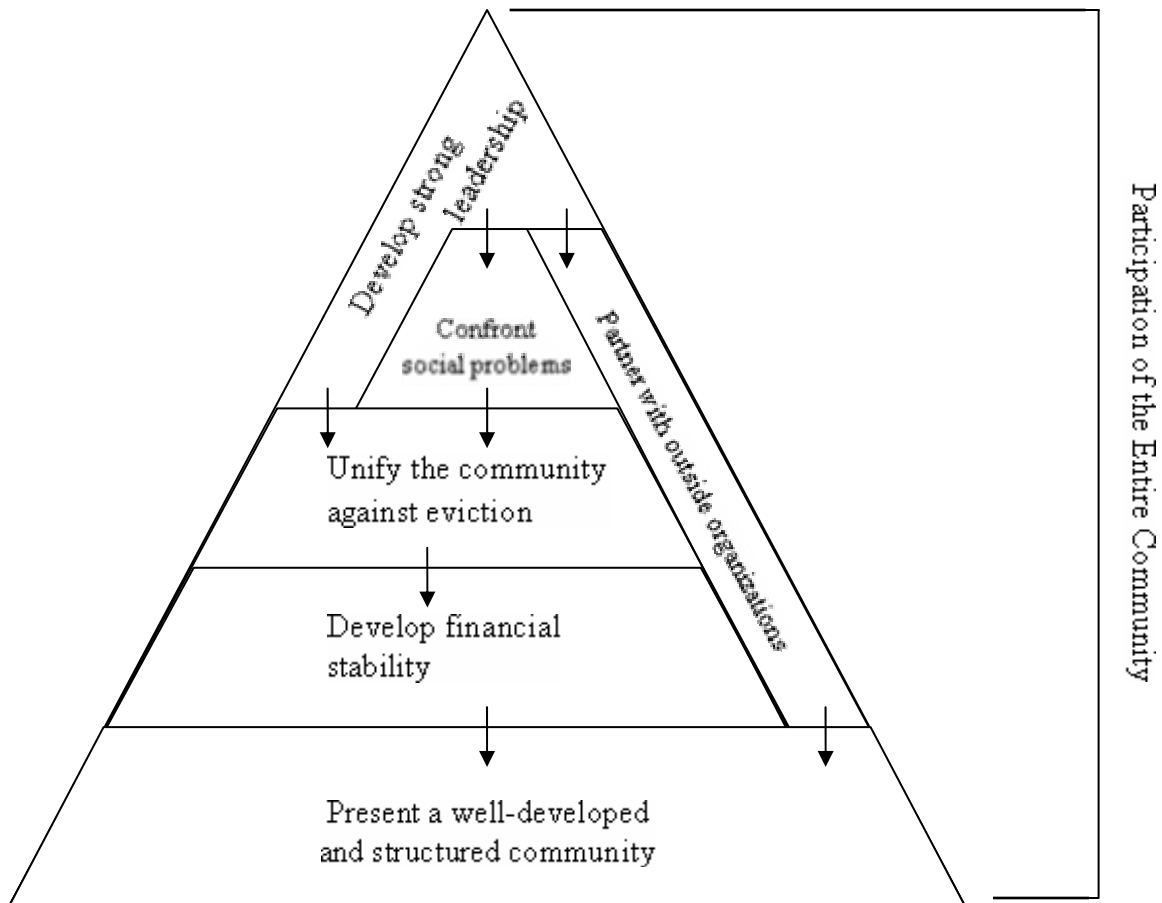
Figure 7: Conceptual Organization of the Elements of the Redevelopment Process

this process is illustrated in Figure 7.

One of the most important findings about the implementation of the entire process was that the participation of the whole community in each element is integral to its success. Our study of the slums of Ho Chi Minh City, Vietnam is a case in point. Here, failure of the community to initiate and participate in the process resulted in other organizations leading the project and neglecting to take social and cultural issues into account. Apartment complexes replaced traditional housing styles, which the residents were not satisfied with. Also, since the entire project was done for them, they were not personally invested in their new communities, and therefore had little interest in maintaining the physical infrastructure. In this case, lack of community participation resulted in a failed first attempt at redevelopment. Later, another attempt was made, encouraging the participation of community members throughout the process. This time, the project was said to be more successful by both residents and project officials. If communities actively participate in each element of the process, their chances of successfully redeveloping and resisting eviction will be much greater. Our study has illuminated the key elements of such a process. Each will now be discussed in turn, working backwards from the ultimate aim of this process, securing land tenure through presenting a well-developed and structured community.

5.1.1. Present a Well-Developed and Structured Community

Our research has resulted in the finding that presenting a well-developed and structured community is essential to acquiring secure land tenure. This was drawn from interviews held with Mrs. Moi, Pii Thii, and Khru Prateep. According to them, a blueprint showing the future redevelopment plans was useful in persuading the PAT to grant the Lock 7-12 community a lease agreement. This is because the PAT was interested in having a low-income housing development on its land rather than a slum community. This is suggested by the *Lock 7-12 Community Tenancy Rights Evaluation by the PAT,* in Appendix B.11, which states that people who lived in shacks and shops will not be considered for tenancy rights. A blueprint was needed to show the land owner that the residents would no longer reside in these types of housing if a lease was granted, and therefore, they could be considered for tenancy. Several of the ideas that the

residents discussed to include in the blueprint to upgrade their community into a low-income housing neighborhood, such as a rubbish disposal organization and maintaining the physical appearance of the houses, are outlined in Appendix B.2. As stated by Pii Thii, when questioned about the key selling points of their plan, "Our plan showed a well organized, structured community, not a slum community."

We have found that this plan can also help to ensure that everyone's needs are met, if all the residents are involved in its creation . An example of what may result if everyone's input is not considered was found in the Lock 7-12 community. Our surveys showed that 89% of respondents now live in smaller homes than they did before redevelopment, and only 56% of respondents said that their homes were large enough for their families. This illustrates the importance of the community's participation when producing a redevelopment plan. The Sengki slum community is an example which shows that with the participation of the entire community in the planning process, everyone could be satisfied by the resulting redeveloped community. For example, adequate pathways, housing, and electricity were part of the new community.

We have also found that the inclusion of aspects, from which the community as a whole will benefit, such as a community center and a playground, should be decided upon in this element of the process. From our interview with Mrs. Moi, we discovered that the community center and the playground in the Lock 7-12 community were included in the blueprint at the request of the residents. When surveyed on their use of these facilities, 63% stated that they or someone in their family made use of the community center, and 64% stated the same about the playground. This shows that the inclusion of these desired facilities served the needs of the majority of the residents. Though it is likely that the land owner will not be concerned with the inclusion of everyone's needs in this plan, it is still important to take them into account, so that the community will be satisfied by the result of this project. Although this plan is very important when securing land tenure from the land owner, another critical selling point is the financial stability of the community.

5.1.2. Develop Financial Stability

Another important element of the redevelopment process is for the community to become financially stable so that they have the ability to pay rent, obtain a loan, and maintain the physical aspects of their community. This finding was supported by many of the redeveloped communities that we examined. For example, the success of the Lock 7-12 community's savings cooperative resulted in the financial stability of the community, enabling them to negotiate a loan from the Por Or Shore in the amount of 16,610,000 Baht, and proving that they had the ability to pay rent to the PAT when negotiating a lease (Sangsan Patthana Housing Cooperative Ltd., 2004). This was also supported by our study of the slums of Bangladesh, where the Slum Improvement Project (SIP) ranked credit availability as one of the five most important areas in which improvements could be made to slum communities (Siddique, et al. 1995). Also, in the Hiep Thanh Community in Ho Chi Minh City, Vietnam, the fact that the development of a community credit union was among the first programs implemented as part of their redevelopment process reflects its significance, both to the government and to the community (Truong, 1994). Without it, the community would not have been able to fund its project. From this, we have identified that the development of a savings cooperative can assist a community in establishing financial stability by generating the funds necessary to complete a redevelopment process.

We have found that simply establishing a savings cooperative is not sufficient; it must also be strong. One of the key aspects of a strong savings cooperative is the participation of the entire community. This is supported by documents provided to us by the DPF, which stated that participation in the savings cooperative was a requirement for the members of the Lock 7-12 community. The requirement was put into place by the Baan Mankong Tenancy project, in order to ensure that the loan taken out by the savings cooperative was repaid by all of its members.

In addition, we have found that a second key aspect of a strong savings cooperative is the establishment of a set of rules and regulations. In the Lock 7-12 community, these terms and conditions of membership were established by the savings cooperative itself. These included a one hundred Baht contribution made by every member on the first Saturday of each month, a fifty Baht membership fee to be paid at the

time of enrollment, and compliance with the repayment contract for the loan (Sangsan Patthana Housing Cooperative Ltd., 2004). This was confirmed through an interview with Mrs. Moi, who also stressed that since the money was used for the benefit of the entire community, it was important that rules were established to ensure that all of the residents contributed regularly. However, the residents cannot be expected to contribute unless they are confident in the security of their investments.

A third key aspect of a strong savings cooperative was found to be the use of various safeguards against corruption. If safeguards are not put into place, the funds in the savings cooperative are vulnerable to being used inappropriately. An example of this is in the Rim Klong Wat Sapan community. According to our interview with Pii Thongsuk, their first attempt at creating a savings cooperative failed because members stopped participating when it became apparent that funds were being misused. The Lock 7-12 community's savings cooperative, on the other hand, is an example of what results when safeguards are used effectively. Based on our interview with Pii Thii it is necessary for all community leaders to be in unanimous agreement before money withdrawn. Also their savings cooperative is monitored by government officials, which requires that proper records of expenditures are kept. Thus far, these safeguards have prevented corruption.

Furthermore, we found that a fourth key aspect of a strong savings cooperative is that the funds generated benefit the entire community. In the Lock 7-12 community's redevelopment process, this was shown through the drafting of a budget, in Appendix B.15, showing how this money was spent. Based on this budget, 10,505,033.50 Baht was used to redevelop the community. This included expenditures of the savings cooperative such as 1,107,000 Baht to improve and develop roads, 1,140,000 Baht to install electrical wiring, and the same amount to install water works. Currently, the residents of the Lock 7-12 community seem to recognize that the money they save through the savings cooperative benefits them, as was explained by Pii Thii. To support this, 42% of the survey respondents said they contribute more than the required amount each month.

Once the community has a strong savings cooperative, it is important for them to register it officially with the government, both so that it can represent the entire community as a single entity and in order to provide an added safeguard. The Lock 7-12

community's savings cooperative was registered as the Sangsan Patthana Housing Cooperative, Ltd with the government in October 2004 (Sangsan Patthana Housing Cooperative Ltd., 2004). At this point, Pii Thii explained to us, the organization was monitored by a government official to ensure that everyone was contributing and that the funds were being used properly. Also, because this organization is now registered by the government, it can also represent the entire community as a single entity. This credible organization can negotiate a lease agreement with the land owner, for the community. Pii Thii brought to our attention the fact that the PAT would not negotiate with individual families. Therefore, it was important the community as a whole be represented by an established entity. However, in order to take steps towards creating a strong savings cooperative, the community must trust one another and be able to work together.

5.1.3. Unify the Community Against Eviction

We have found that unification of the community against eviction is another essential element in the redevelopment process. We have uncovered many reasons for this through our research. The most important is that the land owner will only negotiate with the community as whole, not with individual families. Therefore, the community will have to bond and make decisions together in order to be considered by the land owner for a lease agreement. This fact was taken into account in the Lock 7-12 community when they agreed to become part of the Baan Mankong project, which required that "everything had to be done as a community" (Promporcheunbun, 2006). Even more, this was required by the seventh rule of the *Sangsan Patthana Housing Cooperative Members' Regulations and Code of Conduct* which can be found in Appendix B.12. This states that members must attend and participate in community meetings as well as the developmental activities of the community. Further support for this finding was revealed in our study of the Sengki slum community. Here, the unification of the community through the Sengki Housing Cooperative allowed them to negotiate secure land tenure with the King's Property Bureau.

A second reason why unification is important is because it will aid the community in working together to implement this process. For example, it will be helpful in creating their savings cooperative and in producing their redevelopment plan, as we discussed in

the previous sections. If a community is not unified, people will be more inclined to make decisions based upon their personal interests, rather than those of the community as a whole. Our interview with Mrs. Moi revealed that when the eviction notices first came, the Lock 7-12 community was not very unified. Because of this, each family made a decision on its own about whether or not to leave the community. The decision was not made by the families working together to agree upon what was best for the group as a whole. As a result, approximately five hundred families were convinced to accept a proposal from the PAT to move to Soi Wach Cha Ra Pon, thirty kilometers away from Klong Toey (Sangsan Patthana Housing Cooperative Ltd., 2004). This land was not adequate because it was too far away from employment opportunities, and the residents had to take out loans in order to build on it, as was documented in a *Letter to the PAT from Pornrapat Suyanun Regarding Lock 7-12*, which can be found in Appendix B.7. This left only forty-six families, out of more than five hundred, who stayed to fight the eviction. However, Mrs. Moi stated that those families who did stay, unified and successfully fought eviction. This unification has had long-term effects for the Lock 7-12 community.

We have found that today, more than one year after the project's completion, the unification resulting from the process still exists. This is shown by our survey results, in which 85% of respondents stated that they attend community events on a regular basis. Additionally, 88% have participated in other community projects since the redevelopment. These statistics show that the community has continued to work together and is unified around the well-being of their community. Mrs. Moi stated that this emerged from their initial unification around eviction. In fact, 95% of survey respondents stated that they still discuss their community's future with respect to land tenure with their neighbors. This shows that the community is just as unified around resisting eviction today as they were during the process. One way to begin unifying a community is by working together to confront social problems.

5.1.4. Confront Social Problems

We have found that confronting social problems in a community is essential to the redevelopment process to resist eviction. Based on our background research on slum communities, eviction is often used by landowners as a method to remove social problems that are common in slums from their property. By confronting these social problems, the community will be able to present themselves as well-structured and organized, which may make their request for a lease more appealing to the land owner. This was supported by our research in the Lock 7-12 community, where social issues such as drug abuse and AIDS were confronted prior to negotiating a lease agreement. The Sangsan Patthana Housing Cooperative Ltd. provided proof of their accomplishments regarding the improvement of social issues to the PAT through their regulations and code of conduct, which can be found in Appendix B.12. This stated that in order to be a member of the cooperative, each person must conduct himself in accordance with the *Living/Tenancy Agreements*, which were defined by the community. Their suggestions for this agreement, which included making sure that the community is free from drugs, can be found in Appendix B.2. Based on our findings, we realized that further information regarding the land owners' stand on this would have been useful. Unfortunately, obtaining this information was beyond our means.

Also, confronting social problems is important to increasing the overall self-esteem and standard of living of residents in the community. A place that is plagued with drugs, AIDS, prostitution, illiteracy, etc, is not conducive to the general welfare of the community. This was explained by the case study of the Santo André slum in Brazil, where it was deemed necessary to implement many social programs as part of the redevelopment process. These include literacy programs for adults, family healthcare programs, groups for adolescents, and programs that teach cultural and leisure activities. The improvement of these problems resulted in a redeveloped community that not only was physically more appealing, but also a safer and healthier place to live.

The Lock 7-12 community is an example where the confrontation of social problems aided them in redeveloping their community. From our survey, 30% of the respondents claimed that internal conflicts, such as burglary, selfishness, and general disagreement, were problems in their community prior to redevelopment. However, none

of those residents stated that they are still problems. Also, lack of personal financial stability, which included holding a secure job and poverty, improved by 83%. This shows that after the redevelopment process was completed in the Lock 7-12 community, there was a marked improvement in their social problems. Programs to confront these social problems were started by Mrs. Moi, which help her, as a leader, gain the support of the community.

5.1.5. Develop Strong Leadership

Another element that we found to be important to our process was to develop strong leadership amongst the community to guide its execution. Initially, we found that the leaders of the Lock 7-12 community took it upon themselves to begin programs to confront the persistent social concerns in the community. For example, Mrs. Moi initiated a program to help people within her community battle their drug addictions. This benefited the individuals in the program as well as the entire community by making it a safer place to live. As a testament to the strength of her leadership and her ability to execute this program, 88% of the community members surveyed did not mention drugs as a social problem in their community.

We found that the Lock 7-12 community leaders also assisted their community in the redevelopment process by facilitating group discussions and community meetings. An example of this was when they were working to create a code of conduct. Evidence of the group discussion regarding this issue, which the community leaders facilitated, can be found in a document outlining the community members' suggestions, in Appendix B.2.

Additionally, from our interview with Mrs. Moi, we found that it was the community leaders who were responsible for negotiating the lease agreement with the PAT. This information was triangulated with data from a timeline of the Lock 7-12 community's redevelopment process, which can be found in Appendix B.6. These negotiations would not have been possible without a strong group of leaders who were aware of the needs of the entire community.

By examination of the Lock 7-12 community leaders, we found several attributes that define strong leadership, which were essential to a redeveloping community. Both of the leaders selected for evaluation were in respected leadership positions during the redevelopment process. Through our interviews with them, we found the criteria for strong leadership to include three main concepts. The first is the ability to listen to and understand the residents. An example of this is the fact that they carefully documented the residents' suggestions during meetings to discuss a community code of conduct, which are in Appendix B.2. This is also exemplified by a *Letter from the Lock 7-12 savings cooperative to the Sangsan Patthana Housing Cooperative Ltd.*, in Appendix B.4. This document explains that the community members were unsatisfied with certain required payments, and as a result of their discussions with their leaders, these payments were cancelled.

The second concept is the ability to inform the residents and communicate with them clearly. The leaders of the Lock 7-12 community were able to effectively inform the residents about a variety of important issues, using several methods. One of these was informing them about the importance of the savings cooperative, which was accomplished by bringing lawyers to a community meeting to explain its functions to them, as Pii Thii told us in an interview. They also held a seminar to help organize and prepare the community for tenancy and were careful to inform the residents about details of the redevelopment budget, as explained in the timeline in Appendix B.6.

The third concept is the ability to oversee the interests and well-being of the community as a whole. One way that the leaders of the Lock 7-12 community did this was through searching for a construction firm that would complete the building project that the community wanted at the best price, as shown in the timeline in Appendix B.6. This made sure that they were making the best use of the community's money. The trust that the leaders earned from their community through this process is still present today.

Leadership in the Lock 7-12 community is still strong more than a year after redevelopment has been completed. Mrs. Moi pointed out that due to the success of her programs to reduce drug use in the community, residents "saw her as a role model and came to her for advice." Similarly, Pii Thii recognized that his continuous efforts to gain secure land tenure for the entire community gained him the respect and support of the

community. According to our survey, 81% of respondents said that they would approach community leaders if they needed help overcoming a problem. This is a reflection of the community's trust in their leaders and their confidence in their ability to produce results. To further support this, 93% of respondents did not identify leadership as a problem in their community. Since the community seems to view their leaders as very strong, we can conclude that these attributes that they possess are indeed qualities of a strong leader. When leadership is not this strong, many problems can occur during the redevelopment process.

An example of a case in which a lack of strong leadership hindered the redevelopment process was in the Rama IV slum of Bangkok, Thailand. Here, strong leadership was not established from within the community. Since the residents did not participate in this project, they had to rely on their leaders to communicate their needs and desires to the project's officials. Although the rental agreement was set up by the leaders and the project officials, these people either did not know or did not consider the interests of the community as a whole. As a result, many of the community members were not satisfied with it. Many of the residents refused to pay rent after their new housing was set up. In fact, many did not have enough income to pay the required rent even if they wanted to. The results of this case study show that without strong leadership, a community may not be accurately represented, especially to outside organizations that they may turn to for help.

5.1.6. Partner with Outside Organizations

We have found that support from outside organizations, such as NGO's or government entities can be very useful throughout the redevelopment process. There are three main ways in which these entities can be helpful. The first is in gaining credibility when negotiating for a lease. In the Lock 7-12 community, the help of influential people such as Khru Prateep, a high-ranking police officer, and the Princess of Thailand was critical to their success in obtaining a lease. According to Khru Prateep and Mrs. Moi, these people gave the community credibility when negotiating with the PAT.

A second way in which we found that outside entities can be useful in is providing financial support. Pii Thii explained how the Lock 7-12 community sought out

a financial institution to grant them a building loan. The Sengki slum of Bangkok, Thailand also gained this kind of financial support from the National Housing Authority during their redevelopment (UN-ESCAP, 2002).

We found that a third way in which outside organizations can support redeveloping communities is by providing their community leaders with programs and workshops to improve their communities from within. This was exemplified in Bangladesh where the government's Slum Improvement Project implemented programs to improve the conditions within the slums. These programs focused on five key government services: health care, water and sanitation, education, upgrading of physical infrastructure, and credit availability. For these communities, the involvement of the government in this manner aided their overall redevelopment, as the project was remarked by government officials to have been completed successfully. These examples show that how and when, during the process, each kind of outside support can be utilized is unique to the community and its situation.

5.1.7. Section Summary

The elements discussed in this section were found to be essential to the successful completion of a redevelopment process. Although it may be necessary to complete some elements before others, in general, most of these elements can be worked on concurrently. Doing this may be preferable because the elements can build on each other. Also, this may decrease the amount of time the overall process will take. The exact way in which this process should be carried out will vary, depending upon the unique needs and desires of the community in question.[3] In the next section, we will discuss how these aspects can be adapted to serve the Rim Klong Wat Sapan community.

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[3] Tools which can be used to implement these elements can be found in Appendix G.

5.2. Adaptability of the Process to the Rim Klong Wat Sapan Community

The process we have defined thus far, encompasses a number of elements related to the success of any redevelopment process. These key aspects are designed to be adaptable to different slum communities. In order to assess the adaptability of the process, we have evaluated the Rim Klong Wat Sapan community's position with respect to each element, by analyzing the data gathered from the interviews and surveys directed to this community. Establishing these results enabled us to then make recommendations about which steps this community needs to focus on in order to successfully adapt the process to them. These will prepare the community to design a redevelopment plan, which can be used to negotiate a lease agreement with the PAT.

5.2.1. Development of Strong Leadership

Currently, the Rim Klong Wat Sapan community has weak leadership, based upon the three criteria for strong leadership, which were discussed above. This is shown by the fact that these leaders do not communicate well with members of their community. For example, of the community members surveyed, 86% claimed that they are not well informed about land tenure issues with the PAT. In addition, these leaders have not mastered the ability listen to and understand the residents. This is exemplified by the 77% of responding residents who claimed that they only truly knew the leader that lives on their street, and that they are not aware of how many, nor who the rest of the community leaders are. Based on this statistic, the leaders are not making efforts to get to know the residents and discuss ideas with them. In addition, these leaders do not work for the best interests of the community. The leaders perform minimal tasks, as was conveyed to us by Khru Prateep and Prof. Vithavas. This is also supported by 65% of survey respondents who stated that the money from the savings cooperative is not always used for the benefit of the entire community. However, we have identified one individual who currently has the potential to be a strong leader in this community

Through observation, we have determined that Pii Thongsuk is a respected and well-known leader throughout the Rim Klong Wat Sapan community. Although she does

not currently hold an elected position in the community, members of her community trust her judgment. When administering our surveys, she helped us convince community members to take them. Many were hesitant when initially given the survey, but filled them out with Pii Thongsuk's encouragement. Also, everyone who was approached recognized her and often greeted her by name. She also makes efforts to inform the community about important events, including our visits to observe the community and administer surveys. Finally, she has been working to benefit the community by approaching the DPF for help in resisting eviction through redevelopment. She has also been very enthusiastic in learning about the Lock 7-12 community's redevelopment process from Mrs. Moi, as we learned from our interview with her, as well as with Mrs. Moi.

5.2.2. Confrontation of Social Problems

We have found that the residents of the Rim Klong Wat Sapan community have identified the existence of social problems in their community. Our surveys revealed that social problems such as drugs, unemployment, violence, theft, and gambling exist on some level in the community. Additionally, 79% of survey respondents claimed that their community was negatively affected by crime and violence, and 100% of respondents stated that drugs were a problem in the community. Many of the responses regarding social issues were common among the community members.

Although there is no evidence that they have discussed and prioritized these issues as a community, the fact that so many of them gave similar responses regarding these issues suggests that they may have done so. The inclusion of a question regarding the frequency of this type of discussion in our survey may have been useful to our data. Although we have no proof that drug problems in particular have been discussed as a community, our data suggests that efforts have been made to alleviate this problem, as conveyed to us by our interview with Pii Thongsuk as well as 91% of survey respondents. However, these programs have not been very successful, as shown by the large number of survey respondents, as well as each of the community leaders interviewed, who still identified drugs as a social concern in the community.

5.2.3. Unification of the Community Against Eviction

The Rim Klong Wat Sapan community is not very unified around the threat of eviction. Although our observations have shown that community members have good relationships with each other, as exemplified by the fact that they socialize in the evenings after work, they do not often discuss the threat of eviction. According to our surveys, only 37% of respondents regularly discuss this issue with their neighbors. Additionally, 68% feel that the community is not strongly unified around the threat of eviction. To further hinder their unification, the community is physically divided into two plots of land, separated by an apartment building (Wongrung, 2006). Therefore, residents from the two separate areas rarely interact with each other.

Besides this evident division, we have found that the community rarely works together. Khru Balalee stated during her interview that everyone in the community acts independently and for their own benefit. Even though some of the residents participate in community events, they do not partake in them wholeheartedly (Wongrung, 2006). This is further supported by the fact that only 15% of respondents to our survey stated that they often work with other community members to complete major projects. This may be because the community members do not understand the importance of working together.

Understanding the importance of the unification of their community is still not present in the Rim Klong Wat Sapan community. This is exemplified by results from our survey, which suggest that 50% of the respondents are indifferent about working with other members in their community to resolve the issue of eviction. However, the community leaders expressed to us that they recognize the importance of their community becoming united. Despite this, the significance of unification does not seem to have been communicated to the community members, since they still do not work together effectively (Wongrung, 2006).

5.2.4. Development of Financial Stability

We have found that the Rim Klong Wat Sapan community is attempting to achieve financial stability through the use of a savings cooperative, as conveyed to us by

Pii Thongsuk, Khru Balalee, and Khon Add. They have also expressed to us that this is not their first cooperative. The previous ones failed due to corruption. The money saved by the community was not used to the benefit of the entire group. The latest savings cooperative is relatively new, and the community leaders have already taken measures to avoid similar flaws to those that have happened before, as it is being overseen by leaders from other communities, the DPF, and the Sangsan Patthana Housing Cooperative Ltd. representatives (Rakpao, 2006).

However, despite these safeguards, the entire community is not participating in the community's savings cooperative. Based on our survey, only 56% of the respondents stated that they contributed regularly. Out of those who are actively contributing to the cooperative, 64% contribute only the bare minimum amount required, which is not sufficient to build a strong savings program. Of those who do not contribute, 43% of survey respondents stated a lack of understanding as to how to participate. Other reasons that were given were lack of income and the mistrust still present from the failure of the previous savings cooperative. Their participation, however, does not reflect their knowledge of its importance.

We have found that both residents and leaders recognize the importance of the savings cooperative for redevelopment. In the interviews conducted with the community leaders, they expressed their knowledge of the importance of building a strong savings cooperative. Khon Add specifically stated that "this is a priority because we will not be able to accomplish anything without it [savings cooperative]." From our surveys, we determined that 97% of respondents recognized that a savings cooperative is important to achieving a rental agreement from the PAT. They have cited other assets of having a savings cooperative to be borrowing money and financing building. Both of these things are integral to the creation of a redevelopment plan.

5.2.5. Presentation of a Well-Structured and Organized Community

Although the creation of a redevelopment plan will be facilitated by the successful attainment of the rest of the elements of the process, the Rim Klong Wat Sapan community has begun working towards this step. From the interviews and surveys, we

have recognized several aspects that the residents feel are important to include in their redeveloped community. The most important change that they identified is to the structure and design of their houses, to make them safer and more pleasant places to live (Rakpao, 2006). From the analysis of the pictures, we confirmed that this was true, as several of the aspects that were deemed negative about their community included the defectiveness of the materials used to build their houses, which were structurally unsound and could easily catch on fire.

Other features that were mentioned in the results of our survey were street lights, trash cans, fire equipment, better pathways, utilities, as well as a loud speaker to communicate messages to the whole community. The most common of these responses was streetlights (34% of respondents) and a loudspeaker (31% of respondents). Although many of the responses to the survey were common, not everyone identified the same ones. This suggests that they have not discussed these issues as a community. Once they have discussed them, it may be useful for them to approach an outside party for assistance in drawing up a blueprint of their new community.

5.2.6. Partnering with Outside Organizations

Leaders from the Rim Klong Wat Sapan community have recognized the importance of having support from outside organizations in their efforts to gain secure land tenure. Specifically, Pii Thongsuk has approached the DPF for help in guiding the community through the process. However, based on interviews with Professor Vithavas, the DPF has declined to carry out the process for them, since the community has not yet completed any further endeavors on their own. Our research has shown this was a good decision on the part of the DPF: we have found that a more effective application of an outside organization's influence would be to support the community in their decisions as they execute the process themselves, and successfully guide them through it, as discussed in section 5.1.6.

5.2.7. Section Summary

Based on the findings that have been discussed in this section, we have identified the assets and challenges of the Rim Klong Wat Sapan community with respect to each element in this process. This has allowed us to give recommendations regarding how to tailor certain aspects of this process to fit their needs. Having established their situation relative to the process provides the community with information on what they should accomplish next to progress through redevelopment.

5.3. Chapter Summary

In this chapter, we have discussed the findings that have resulted from our research. After examining case studies from slum communities around the world, and concentrating on the Lock 7-12 community in the Klong Toey Slum, we have been able to illuminate a redevelopment process that can aid slum communities in resisting eviction. The elements of this process include:

- Develop Strong Leadership
- Confront Social Problems
- Unify Against Eviction
- Develop Financial Stability
- Present a Well-Structured and Organized Community
- Partner with Outside Organizations

Our research regarding the unique aspects of the Rim Klong Wat Sapan community has also allowed us to identify where that community is in relation to each of these elements:

- Development of strong leadership
    - o Leadership has been established
    - o Leaders have not fulfilled previously defined requirements for strong leadership
    - o Pii Thongsuk has potential to become a strong leader
- Confrontation of social issues
    - o Social problems have been identified individually

- o Drug problems have been identified by everyone in the community
- Unification of the community against eviction
  - o Low community attendance at community meetings
  - o Strong neighborly relations
  - o Residents are not educated about importance of unification
- Development of financial stability
  - o Failure of the first saving cooperative
  - o Establishment of a new savings cooperative with outside regulation
- Presentation of a well developed and structured community
  - o Identified individual aspects that should be included
- Partnering with outside organizations
  - o Approached the DPF for help

Based on these findings, we have been able to make recommendations, both for the general implementation of the process and specifically for the next steps that the Rim Klong Wat Sapan community should take. In addition, we have been able to make suggestions to the DPF on how they can prepare to assist this community, and others that are threatened by eviction. These recommendations will be discussed in the next chapter.

Chapter 6: Summary

In this chapter we will summarize the results of our study and provide recommendations for how these results might be employed in the future. We will first discuss these with regards to the implementation of the process, specifically to the Rim Klong Wat Sapan community, and then make specific recommendations to the DPF about how they can help facilitate the use of this process.

6.1. Conclusions and Recommendations for the Implementation of the Process

Based on our findings, we have been able to identify a redevelopment process for the use of various slum communities, and a way in which the Rim Klong Wat Sapan community can employ it. From our research, we have found six key elements of a process which include: develop strong leadership, confront social problems, unify the community against eviction, develop financial stability, present a well-structured and organized community, and partner with outside organizations. Although we discuss each element in a certain order, it is irrelevant to the order in which each community must implement each of these elements. This will depend upon the community's social and cultural context, as well as the resources available to them. In many cases, it may be useful to work on more than one element at a time, since they may reinforce each other. From our findings we have also been able to make recommendations on how the Rim Klong Wat Sapan community can implement each element of this process. The process, and recommendations for how it can be used generally and applied to the Rim Klong Wat Sapan community, will be discussed in this section.

Our study of the Lock 7-12 community revealed that the ***development of strong leadership*** is an essential element of the redevelopment process. This was further supported by the literature review in which every successful case study that was examined developed leadership early in the process. Strong leadership allows for the development of a central core of community members, who can lead and guide the execution of this process. For example, these leaders will function as facilitators in educating the community, directing community meetings, unifying the community,

developing financial stability, as well as leading negotiations with the land owner. This is important because it encourages the community to be involved and run the process themselves, as opposed to having an outside group do it for them. Without this leadership board, the community will not be involved in the process, and therefore, their needs and desires may not be met. If they are not satisfied with their new community, they will not be inclined to maintain it. This lack of cooperation could lead to the reemergence of conditions and problems that existed prior to the redevelopment.

In order to establish and strengthen this leadership, there are several tools that we recommend employing. First, leadership can be established either through elections or natural progression. Elected leadership is based upon democratic ideology, which we recommend should include the nomination of potential leaders, candidate speeches to help residents make informed decisions, and finally formal elections. Natural progression is based upon social acceptance, in which leaders emerge after earning the trust and respect of the residents and proving that they are capable of leading the community. One is not necessarily better than the other, and it can be beneficial for both to be used concurrently. Once leadership has been firmly established, it must then be strengthened.

Strong leadership is different from simply established leadership. Through our observations of strong leaders which were discussed in the previous chapter, we found that these people are willingly followed as they have proven themselves to be trustworthy and reliable. Strong leadership does not always come naturally, but it can be learned and developed. We recommend several ways in which this can be done. The first is the development of programs to remove social problems in the community. Ways to identify these problems will be discussed with the next element. We also recommend that the community seeks out leadership workshops that are offered by government agencies or NGO's. Finally, we suggest that the leaders make efforts to be formally recognized and accepted as leaders of their community. Furthermore, they should begin to develop close relationships with the rest of the residents in order to ensure that the community is aware of their presence and their goals for redevelopment.

We have determined that the Rim Klong Wat Sapan community currently has established leadership, but it is not very strong. This was suggested by the fact that most

people in the community only know the leader of their street, and none of the others. One exception to this is Pii Thongsuk, who is well known and respected throughout the community. This was noted when observing her interactions with the community members. We recommend that the Rim Klong Wat Sapan community strengthens the leadership that has been established as one of their first steps in redeveloping. The leaders of this community can enhance their current level of leadership by creating programs to identify and eradicate social issues that are present in the community. In addition to this, we also recommend that they look to organizations such as the Duang Prateep Foundation to find programs that are already offered, and encourage community members to attend. Regardless of whether leadership in a community needs to be strengthened, these social problems still need to be addressed.

Social issues can cause many problems for a slum community, particularly when they are negotiating for a lease. Land owners typically do not want to have some of the negative problems that are associated with slums on their property, and often see eviction as a way to get rid of them. Thus, it is important that a community *confronts the social problems* during the redevelopment process. These problems need to be first identified and prioritized by the community, and then worked to be eliminated. In addition to increasing the community's chances of getting a lease, removing these social problems also makes it a safer place to live.

Slum communities are not typically a safe place for residents. This is because common characteristics of slums include lack of land tenure, poor housing conditions, and social problems such as violence and drugs. Removing such social issues will help the community make the transition from a slum community to a low income housing development, which is the ultimate goal of this process. In order to confront the social problems, the community must work together.

This element of the process will help the leaders of the community strengthen their leadership by giving them the chance to facilitate community discussions about these problems. Furthermore, they will be able to lead the community towards working together to get rid of the selected problems and thereby gain the trust and respect of the residents. At the same time, the residents will have to work together to compile and prioritize a list of problems that they will then remove from their community. These

types of activities will increase their unity around the future of their community. There are many methods that we recommend to be used to identify and eradicate social problems from the community.

There are three main steps in implementing this element. The first is to recognize which problems exist in the community. We recommend that this be done through the use of surveys and leader facilitated focus groups to compile a list of concerns. These concerns might include issues such as drug use, unemployment, or AIDS awareness. They should then be discussed and prioritized by the community members. The second step is to address each problem through the implementation of community programs. These programs are meant to be initiated by the community leaders, as discussed above. They can either create these programs themselves, or seek out programs sponsored by outside organizations that they can enroll community members in. The third step that we recommend is to put rules in place to prevent these problems from coming back. We suggest that the community accomplishes this by establishing a code of conduct. Again, surveys and facilitated focus groups may be useful in compiling a list of rules that are intended to prevent the reemergence of these social problems. It is important that these types of tools are employed to gain a community consensus on a fair set of rules. This will help to ensure that all the residents cooperate. To further enforce this, a formal agreement can be made holding the residents to these rules. As a supplement, it may be useful to establish a set of consequences for breaking rules. Finally, we recommend that some form of a judicial board to be developed to distribute penalties accordingly.

In the Rim Klong Wat Sapan community, individuals have identified social issues on their own, but they have not been discussed and prioritized as a community. Therefore, our first recommendation is that they do this using the tools discussed above. We have already started this process for them by conducting surveys in which residents were asked to list social problems that they were concerned about. The issues identified fell under the categories of drugs, unemployment, fire, violence, gambling, inadequate housing, sanitation, and theft. Using this information, we recommend that the community leaders facilitate discussions in which the residents can prioritize these problems. Furthermore, since no efforts have been started to eliminate these problems, we also suggest that they employ the steps listed above and ultimately create a code of

conduct by which all community members must abide. A key aspect in the completion of this is that all members of the community work together.

In order to work together, the community must be ***unified against eviction***. Unification is important to many elements throughout the redevelopment process. The first of these is that the owner of the land will not grant lease agreements to individual families. However, land owners are often willing to negotiate with the community as a whole. Therefore, the community must work together in order for everyone's needs to be met, with regard to the pending lease.

Second, unifying the community against eviction will also allow everyone to work together towards other common redevelopment goals. Input from every family in the community can ensure that their needs are accommodated for throughout the process. For example, this can be important when deciding on the sizes of new homes to guarantee that they can adequately house different size families within their community. Furthermore, when planning common areas, it is important for residents to have the entire community in mind when making decisions. If everyone does not participate, they may not be satisfied with the result of the project, for the reasons discussed above. There are other parts of this process that can benefit from unification as well, and there are several ways in which this can be accomplished.

We recommend one general way to unify the community against eviction: to make sure that everyone is aware of the situation. Residents should be aware of the actions taken by the land owner which may result in their eviction, as well as actions being taken by the leaders to resist this threat. Education of the residents on this subject is important because if they do not know that eviction is an imminent problem or that there are things they can be doing to help, they are less likely to be involved in the process.

There are several tools that we recommend to do this. First we suggest that the community establishes communication amongst the residents. This can be accomplished through the installation of a loud speaker system, by scheduling regular meetings, or simply by encouraging open discussions between the residents regarding eviction. A second recommendation is that the residents be educated about their situation. This can be done by distributing informational pamphlets or having community meetings with

professionals who can explain the advantages of having secure land tenure as opposed to squatting. Finally, we suggest that community leaders work to increase the residents' participation in community events. This can be accomplished by determining why some of the residents do not participate and working to fix these issues. Leaders should also make sure that all members of the community are notified about community events and are encouraged to attend. Awareness of the situation seems to be a problem in the Rim Klong Wat Sapan community.

Based upon our findings, the Rim Klong Wat Sapan community is not unified against eviction. In order to remedy this situation, we suggest that they employ some of the methods discussed above. Specifically, we recommend that they announce important information such as meeting notifications over the Lock 7-12 community's loud speaker, until they have enough money to invest in one of their own. Furthermore, we suggest that they schedule regular meetings. By posting notices, handing out fliers, and encouraging residents to pass the information by word of mouth, leaders can remind residents about these meetings. One important issue that can be discussed in the meetings is the development of financial stability.

Through our study we have determined that ***establishing a financially stable community*** is an essential in order to obtain secure land tenure. This can be accomplished by creating a savings cooperative that will serve the community as a way to generate the funds necessary to complete a redevelopment process, and act as a representative entity of the community in the negotiation process. The savings cooperative can be strengthened by making sure that all of the residents become active members and contribute on a regular basis.

There are several tools that any community can use to build a strong financial cooperative. Our findings suggest that by educating the residents on the importance of a centralized savings entity in their community, their confidence will be built up and they will be more willing to contribute to it. This can be done through community meetings with banking professionals who can inform the community of the importance of this aspect. In the code of conduct mentioned to help confront social issues, there should also be a section outlining the requirements for the community members in regards to their contribution in savings cooperative. Specifics about how much and how often they

should make contributions should be included. Additionally, we recommend that once the savings cooperative has been established, it should be monitored by a third party to avoid corruption.

The Rim Klong Wat Sapan community is currently working on the process of developing their second savings cooperative. Given that the first one failed due to corruption, it has been hard for the community leaders to regain the trust of the residents and convince them to contribute their personal savings. To address this, they have already taken security measures to prevent a similar situation from occurring again. We recommend that they continue to work on strengthening their savings cooperative by having the community leaders work to rebuild the residents' confidence. Furthermore, we suggest that this be accomplished by educating them on the importance of having a savings cooperative and on the system by which it operates. This can be done through informative pamphlets or community meetings with banking professionals. Once the process to establish financial stability has been initiated, and the community has begun to work together, they can begin to plan the physical aspects of their new community.

It is often helpful when a slum community is negotiating a lease agreement to present themselves to the land owner as a ***well-structured and organized community***. The purpose of the previously mentioned elements is for the community to become socially well-structured and organized. However, they must also prove that they can become physically well-structured and organized too. In order to do this we recommend that they community creates a redevelopment plan. We have concluded that it is essential that the entire community participates in the design of this plan, and that decisions are made to benefit the entire group. Nevertheless, the community should be guided by an outside organization when devising this layout.

In the Rim Klong Wat Sapan community, the residents have identified individually some aspects they believe are important to have in their community. Many of these features were common requests between the community members. The next step is for the community to discuss which elements they want to include in their plan together. This can be facilitated through community meetings and communication between the leaders and the residents. However, we suggest that this community does not attempt to start this stage of the process before they are actually able to make

decisions as a group, even though it might be the most appealing place to begin. Also, the community should use the guidance of an outside organization, like the DPF or an engineer, when planning out the layout of their new community.

This investigation has shown that ***partnering with outside organizations*** is important for a slum community when completing a redevelopment process. The support from NGOs and government organizations is crucial to guide the community through the process. They can provide the community with financial aid and training/education programs on the importance of the aspects of this process. In addition, our findings show that enlisting the support of influential people (i.e. senators, government officials, members of the royal family, etc.) may help increase the credibility of the community's intentions when negotiating with the land owner.

In order to gain support from an outside organization, a community can either seek out their help directly or publicize their case in an attempt to draw organizations to them. Our research shows that an effective tool that can be implemented to accomplish this task is incorporating the media. By capturing the public's attention and focusing it on the community, it will attract supporting organizations. We have concluded that the accomplishment of this element can be initiated at any point in the process, but it will be more effective once the community can prove that they have worked in unifying themselves to become a well-structured community.

Leaders from the Rim Klong Wat Sapan community have recognized the importance of having support from an NGO in their efforts to gain secure land tenure. Specifically, Pii Thongsuk has approached the DPF for help in guiding the community through the process. However, since the community has not completed any further endeavors on their own, the DPF has declined to perform the process for them. We have found through our research that a more effective application of an NGO would be to support the community in their decisions as they execute the process themselves, and successfully guide them through it. As such, our recommendation to the Rim Klong Wat Sapan community is to begin implementing this process in their community on their own. When the community encounters a hindrance, they should then turn to the DPF for further support. It is important that this NGO has the necessary resources to aid the community in their struggle. In the next section, we have made recommendations to the

DPF about how they can implement tools to handle redevelopment projects such as this one.

6.2. Recommendations to the Duang Prateep Foundation

Through our work with the Duang Prateep Foundation, we have found that they are very effective in helping to improve the quality of life in the slum communities of Thailand, particularly in the Klong Toey slum. We have identified several programs that the DPF has already implemented that could be useful for slum communities during the redevelopment process. These include community work, AIDS control, credit unions, and the new life projects for boys and abused children. More information on these programs is listed in Appendix A.2. However, in order for them to be more effective in supporting slum communities as they work to carry out this redevelopment process, additional programs may need to be implemented.

There are a few programs that we recommend that could be especially helpful for community leaders during the redevelopment process. These would give the leaders the ability to convey information to other members of their community as appropriate, as well as help them facilitate the participation of the community during redevelopment. Our recommendations are as follows:

- **Develop a program for instructing community leaders on how this process should be utilized.** This program should include how and why they as leaders should direct the process themselves, and also stress the importance of adapting the process to their communities' specific needs.

- **Initiate leadership workshops**. These workshops should support the leaders in developing and strengthening their leadership skills. The focus of these workshops should be on gaining the trust and respect of the members of their communities, as well as how to deal with disagreements between groups in the community.

- **Create additional programs to help deal with social problems**. Although some of these already exist, such as AIDS control and the new life projects, we also suggest that programs be developed regarding other social problems such as adult

drug abuse and alcoholism. The programs created should be chosen based upon
the needs identified within the Klong Toey slum as a whole.

- **Develop programs to instruct community leaders on how to approach their
land owner to negotiate for a lease**. Although based upon our findings, there is
no one argument that should be made, it is important for these people to learn
about what their rights are, as well as how to conduct themselves professionally.
Having knowledge in these areas will make them more credible to the land owner.

Although this redevelopment process is intended to be completed by the residents, it is
also important that the supporting NGO's have the resources to aid in their success.

6.3. Expected long-term implications of this project

The documentation of this process and our recommendations will assist our
sponsor, the DPF, in improving the living conditions in the Klong Toey slum
communities, particularly those facing eviction. The first of these communities will
likely be the Rim Klong Wat Sapan community. Ideally, through the implementation of
this process, defined by the six elements, they will be able to become a stronger, more
cohesive community that is financially stable and well-organized. As a result of this,
they will have a better chance of successfully negotiating a lease with the PAT.
However, the Rim Klong Wat Sapan community is not the only one that can benefit from
this process.

The generic process that we have illuminated as a result of this project can be
used by other slum communities in Thailand to resolve their land tenure issues, through
redevelopment. As this process is implemented, the slum communities will increase their
probability of being able to fight eviction. Thus, these communities will be replaced by
low-income housing developments, which results in an improvement to the social
problem of the existence of slums in Thailand. Similarly, other communities in different
countries around the world can use this process as a guide in their efforts to resist
eviction, and mold it to their unique needs and characteristics. While our project suggests
a list of tools that can be used to implement this process in slum communities, we have
not fully investigated the effectiveness of these tools. Further research could be

performed on this subject, resulting in a set of tools that are generic for all slum communities. Although this process will not be able to prevent the formation of future slums, nor correct the circumstances from which they emerge, it has the potential to improve the living conditions in those that do exist, and free them from the threat of eviction.

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Appendices

Appendix A – The Duang Prateep Foundation

A.1 Overview

The Duang Prateep Foundation (DPF), the sponsor of this project, is a non-government organization located in the Klong Toey slum of Bangkok. Their mission is to represent the underprivileged people of Thailand, particularly the slum dwellers (DPF, 2005). They work within the slum to develop programs to improve the quality of life of the Klong Toey residents. These projects include AIDS control programs, organizations for the elderly, and fire safety programs. The following section will briefly summarize the history and objectives of the Duang Prateep Foundation.

The DPF was founded in 1978 by Khru Prateep Ungsongtham, who lived in the slum and worked at the port in order to pay her way through a teaching program (DPF, 2005c). She began with the help of five workers in 1978 and has since expanded to over one hundred and twenty employees and volunteers in the present day. Most of the staff at the foundation are residents of the slum, ensuring the high interest and involvement of the DPF with issues concerning the Klong Toey slum residents. The community representatives from the eighteen area committees in the slum meet regularly with the DPF to keep them informed of any arising novel issues and the progress of previous ones (Murray, 1996).

The Duang Prateep Foundation has studied the causes and effects of the problems within the Klong Toey slum, resulting in the improvement of the communities for over thirty-five years. As the foundation has expanded, it has become increasingly active with rural communities around Thailand. They have come to realize that many of the problems the urban slum dwellers face are similar to those affecting the rural population, which can actually be the reason for these people migrating to the city in search for a better life. The Duang Prateep Foundation has become known in Thailand as the representative of the poor people (Murray, 1996).

A.2 Previous DPF projects

Education sponsorship

Compulsory education is free in Thailand. It is also too expensive for many slum dwellers to afford. This paradox exists because of the many school items which must be paid for, such as books, uniforms, and school-bags, before a child can attend school.

This means that many slum children cannot go to school. Often they will work to contribute to the family income. In addition to missing the education and social benefits of going to school they may be vulnerable to harmful social activities such as drug abuse.

The Foundation's educational sponsorship programme is currently helping over 2,500 young people from poor families to take their place in the state education system. Most of the children live in the Bangkok slums but some are living in rural areas. Some schools in rural areas are also receiving financial assistance from the DPF so that they can help pupils who are in need.

Children are studying at all levels and there are presently over 100 sponsored students at university, or undertaking diploma level studies at vocational schools. The DPF wants sponsored children to stay at school as long as possible as higher education is the key to helping poor families raise their living standards.

Sponsors make an annual payment to the DPF. This is placed in an account from which all the expenses of the child's education are met. Sponsorship programme staff also manage an emergency fund to which sponsors are invited to contribute. It enables the sponsorship section to respond immediately to help any of the sponsored children facing a crisis - one of the sudden emergencies that so often overtake families living on the margins.

Fire is a frequent hazard in the slums but illness, injury or bereavement can all mean the family being left without an income. The emergency fund ensures that affected families will obtain assistance and sponsored children will be able to continue in school.

Many families are anxious for their children to attend school. Often they approach the DPF for help; sometimes we hear about children needing sponsorship from friends, neighbours or teachers. In all cases our Sponsorship Section workers visit the children at home, get to know their family background and ensure that those most in need are put in touch with our sponsors.

Sponsors receive a school and financial report every year. They also receive a letter from the child they are sponsoring.

The programme provides an appropriate means of maintaining a personal contact with a slum child and her/his family, and of making a contribution to slum development. We often experience how much slum dwellers desire that their children obtain a good education.

Sponsors may see for themselves the direct benefits of their help, either in letters, photos and grade reports from the child or by coming to visit her/him in Klong Toey. If you would like to become a sponsor, please contact the Sponsorship Section at the Duang Prateep Foundation <dpffound@ksc.th.com>. We shall be happy to send you a photograph and details of the child you are sponsoring with an account of her/his family circumstances.

Kindergarten education

Kindergartens lie at the heart of the Duang Prateep Foundation's activities. They began as a refuge from slum conditions and slum values for young children whose parents had to leave them while they looked for work. A local kindergarten with dedicated teachers who understood the children's background could make a big difference to family life.

Kindergartens also soon became informal community centres where problems could be discussed with teachers and neighbours. As the movement grew in Klong Toey, other slums approached the DPF for help in founding their own kindergartens.

The DPF now supervises 11 kindergartens in Bangkok slums and has helped other NGOs develop kindergartens in rural areas.

The kindergartens are administered by the local elected community councils and the Foundation's role is a supportive and advisory one. In this way the kindergartens have become an important step in the development of the community, in addition to being a happy stimulating and rewarding introduction to the education process for its younger members.

An independent survey has confirmed what DPF staff had always suspected. Slum children who attend kindergarten between the ages of 3 and 6 are less likely to suffer personality disorders and will on average be healthier than those who don't. Children with kindergarten experience also out perform their peers without kindergarten experience throughout the first few years of primary school.

Foundation staff are safe in assuming that kindergartens are a good place for slum children to be when they are small. They provide a stimulating and rewarding introduction to the education process. A kindergarten is also an important step in the development of a community.

Lunch and nutrition programme

Sadly it is still the case that large numbers of children go to school with little or nothing to ear during the day. When planning an education programme for poor children, it is essential to make food part of the package.

All the kindergartens set up by the Duang Prateep Foundation are now equipped with their own kitchens which will provide a school meal which is tasty, nutritious and affordable.

Each kindergarten is responsible for preparing the meals and the DPF makes sure that quality and nutrition value are of a suitably high standard. The teaching staff can also do much to encourage good dietary awareness in the families of their students. In addition the DPF provides a nutrition supplement in the form of soy bean milk.

All children at the kindergartens under the supervision of the Foundation have regular health and dental check-ups and they are monitored for any signs of malnutrition.

Community work

The first task that the DPF undertook beyond education and child care was to help slum dwellers achieve official recognition for themselves, their children and their homes. A birth certificate and house

registration are essential documents for all Thais. Without a birth certificate they cannot have an identity card. Without an identity card they cannot go to a state school or get a job. Houses which are unregistered are technically illegal and the occupants do not have the right to essential public utilities.

This has meant that slum people have been denied citizenship rights and as a result they have tended to share the conventional outsiders view that they were second class citizens.

Their homes without drainage, water or electricity inevitably deteriorated, contributing to the squalor and hopelessness that characterized slum living.

Now with the cooperation of the Ministry of the Interior, the DPF is able to provide a continuing effective registration programme which will help slum dwellers play their full part as citizens in Thai society. The foundation still assists slum dwellers if they have difficulty registering but mostly now help from Foundation staff is not necessary.

In the past evicted slum dwellers were moved to poor land with no access to jobs and no support. Needless to say the majority moved back into the city's slums.

Today, however, the DPF is able to assist communities threatened with eviction in several ways. Since it is regarded by government agencies and slum communities as an honest broker, it can negotiate with landowners for suitable compensation for evicted families. It contacts funding agencies to provide loans for building materials and land purchase; and it helps communities to organise their own resettlement and rebuilding programmes.

The DPF can follow this up with assistance in establishing kindergartens, child-care centres and other facilities for child and community development. In this way we are able to make genuine inroads into the hitherto insoluble problems of urban poverty.

As an NGO that has amassed considerable experience, the DPF takes seriously its role of complementing local and national government initiatives in the slums. With its specialized knowledge of slum conditions and close contact with people in the community, it is now capable of influencing policy as well as responding to it.

Duang Prateep Foundation staff also work closely with slum youth groups. Foundation staff coordinate with youth groups, helping with the organisation of activities such as sports events, campaigns and

cultural festivals. DPF staff also take slum youngsters away on camps. At such events, as well as having fun, leadership potential among the young people can be developed and youngsters can be encouraged to become active in their communities.

However, the DPF remains first and foremost a peoples organisation, identifying with the aspirations of poor communities. The DPF building in the centre of the Klong Toey Slum area is the site of seminars, training sessions and workshops for local people and a forum where slum communities can develop contacts with the outside world.

AIDS Control Project

The DPF started the AIDS project in 1988, at a time when AIDS was not widely recognized as a problem in Thailand. Since then the Foundation has been at the forefront of the campaign against the spread of AIDS in Thailand.

The DPF realized from the start that AIDS was not a threat confined to just a few "high risk" groups but must be of concern to everyone. Initially AIDS project staff found there was considerable irrational fear in the community, with people suffering from AIDS symptoms being rejected by family and friends. Now the attitude amongst Klong Toey Slum dwellers has changed. People who have developed AIDS related illnesses are benefiting from home care administered by friends and relatives who have been trained at the Foundation

Education has been the priority from the start. It is not possible to walk through Klong Toey Slum for long without seeing posters or newsletters carrying AIDS information.

The 4 full time AIDS staff have some 300 housewife volunteers helping them in their work, they meet regularly with staff at the Foundation and then spread information in their slum community. The volunteers know the people in their neighbourhood, they can give advice, put up posters, and distribute leaflets and condoms.

The AIDS staff also work closely with motorcycle taxi drivers who wear vests donated by the Foundation with an AIDS slogan on the back. They have also been active in condom distribution and are encouraged to talk to customers about AIDS.

AIDS project workers arrange regular training sessions for commercial sex workers working near Klong Toey Slum. They also talk to brothel owners to try and establish safe sex rules in their establishments.
The other main thrust of the AIDS work is in caring for people who have already tested HIV positive. Workers regularly visit people suffering from the AIDS virus. Advice and support can be given and just taking time to talk to someone can give people in ill health a moral boost. Foundation staff also accompany people who are HIV positive on hospital visits, to ensure that they receive proper care.
There are far too many people suffering from Aids for foundation staff to visit them all frequently. DPF staff train family members and community volunteers in the care of people who are HIV+. In this way foundation staff can ensure that people who are confronting the worst effects of Aids receive the care they need.

Where a family is threatened by poverty due to the ill-health of a wage earner the Foundation has financed job-training or income generation projects. HIV positive babies also receive special attention.
The Foundation's AIDS workers do not just work in Klong Toey Slum. They are often asked to speak at meetings all over the country. They have also joined with local volunteers in starting outreach projects in

rural provinces.

Although the rate of new infections has slowed down, Aids remains a serious threat to the fabric of Thai society. The number of HIV positive people is estimated as being close to one million. The DPF AIDS Project staff will continue their work of education, especially for the young. They will also work to ensure that slum dwellers who are hit by Aids and their families will not suffer more than necessary.

Credit Union

The launch of the Klong Toey Cooperative for Community Service (or credit union) as a slum dwellers bank in 1994 was an important new initiative for the Klong Toey community and the DPF. The Duang Prateep Foundation started the credit union to give empowerment to the urban poor with whom the Foundation works.

Twenty one slum communities joined together with the Duang Prateep Foundation to start the cooperative in January 1994 at a large meeting which was also attended by the finance minister.

The Food and Agriculture Organization's Microbanker Project gave considerable assistance. The cooperative was the first organization to use Thai language software devised by Microbanker for use by community banks and the cooperative staff were trained by the FAO. Membership is presently just under 1,200, with over 10 million Baht held by the bank. All new members must attend a training session to learn about the cooperative regulations and to be told about the importance of saving. Each month members must make a deposit of at least fifty Baht.

The credit union represented a significant step forward for the slum community as it has given members greater freedom to manage their own affairs. Poor slum dwellers cannot obtain loans from commercial banks. Poor people also sometimes have small temporary shortages of money. Ill health or injury to the wage earner can quickly drive poor families into deep poverty. The expenses connected with the start of the new school year each May also force many poor people to borrow money.

Traditionally poor people have no alternative but to borrow money from "loan sharks" at times of hardship. Such lenders impose penal rates of interest of up to 3% each day and they are often unscrupulous in their methods of dealing with late repayments. Poor people who borrow from loan sharks are often trapped in an ongoing cycle of debt as they struggle to repay their loans.

The Klong Toey Cooperative for Community Service lends money for various purposes. People can borrow up to 3,000 Baht to cover emergencies, while to provide start up capital for a business or for home improvements up to 100,000 Baht can be lent. Borrowers from the credit union are not confronted with the penal rates of interest they know from the loan sharks.

The slum dwellers cooperative aids the further development of the Klong Toey community. The cooperative encourages a climate of saving, members become accustomed to making monthly contributions. The credit union can help slum dwellers improve their prospects in life. Most importantly the Klong Toey Cooperative for Community Service brings the community together to tackle their problems and plan for the future.

Elderly and Disabled Project

The Duang Prateep Foundation is most closely identified with work to support children's education. The DPF, however, is a community organization for all the people of Klong Toey Slum. As part of the Foundation's commitment to help slum dwellers of all ages, the Foundation has staff available to give advice and assistance to elderly and disabled slum dwellers whenever it is required.

The DPF programme for the elderly helps senior citizens in their dealings with the bureaucracy, with medical personnel or with any other problems which may occur. Thailand has very little government welfare for the aged, which means that in cases of hardship the Foundation will endeavour to provide financial assistance for medical expenses or any other essential costs.

The Foundation also has a social club for senior citizens from the slums. The club meets every Wednesday for lunch, exercises, handicrafts and other social activities, as well as massages and haircuts provided by volunteers. The senior citizens group also go on occasional outings to the coast or places of interest.

The Thai New Year on April the 13th is also the national day for the elderly. A time of paying respect to older relatives, by pouring lustral water on their hands. The Foundation celebrates the occasion on a working day just before the New Year. Some 800 senior citizens dine and are entertained at the Foundation. It is a small symbol of the respect we show to our elders.

The Foundation has the cooperation of local hospitals, that perform cataract operations at specially discounted prices to senior citizens referred to them by the Duang Prateep Foundation. The Foundation has been able to sponsor many cataract operations and also provide glasses to other senior citizens.

The Duang Prateep Foundation has helped disabled slum dwellers register with the Department of Public Welfare, so that they can receive the assistance they are entitled to. Disabled slum dwellers have formed their own group, that can use the Foundation as a meeting place.

The role of the Foundation in helping senior citizens is becoming more important than ever. The tradition of the extended family living together under one roof is breaking down under modern lifestyles. Under modern working conditions, with people facing long journeys to their work place and long hours of work, offspring often have less time to care for ageing parents.

The elderly in remote areas are the most likely to be abandoned as youngsters desert their home villages and move to the towns in search of work. In the towns the trend towards a nuclear family is also continuing. For the residents of Klong Toey the forced move from the slums to flats built by the National Housing Authority makes it impractical to have several generations under one roof. The most recently completed units have a total area of only 27 sqm.

The extended family is still the best way to reduce the social problems that the elderly face. A loving home environment where the elderly can help the family and be assisted in return is preferable in every respect to being abandoned to a life alone. At a time, however, when children are increasingly neglecting the care of their parents the Foundation must work harder to fill the void that has been left.

Special education project for hearing impaired children

Special Education Project for the Hearing Impaired

Foundation staff carried out a survey in 1986 and discovered that many slum children were not attending school because of minor handicaps. Not minor to them of course; major enough to prevent them receiving regular education.

By far the most common handicap was impaired hearing. There are private and state facilities for deaf and partially deaf children but they are very few and far between. In terms of access and cost they are out of reach of the majority of poor families.

Doctors working with the survey found that many children whose hearing is impaired are suffering from damage to the auditory nerves. This kind of damage can often be mitigated, at least partially. If the child can be trained to understand speech at an early enough age, they need not be excluded from the national school system. It was for these children that the DPF opened its school for the hearing impaired in 1986.

Each child is fitted with a hearing aid tailored to his or her individual needs. These hearing aids then remain the child's property for life.

The special school currently has 20 children aged from 3 to 10, divided into 3 classes under the care of four teachers.

The school day begins with assembly for which the pupils join with children from the kindergarten next door. In class they learn good health habits and social skills, counting, reading, writing, drawing and painting. Above all, the children learn at all times the essential skills of listening and communication.

The teachers work often with individual pupils or in small groups training the children's speaking, listening and lip reading abilities.

The children from the special programme are integrated with their peers from the Duang Prateep Kindergarten as often as possible. Many extra activities are arranged, such as camps, outings, sporting and cultural events. These activities also give opportunities for recreation with other children.

The teaching staff work closely with parents and guardians at all times. Parental involvement in the training of their hearing impaired children is very important. Teachers explain to the parents the needs of children attending special education. Parents who take time to practise communication with their children are rewarded by seeing more rapid development in abilities.

In 2003 the Duang Prateep Foundation was able to open a special 'sound lab' for the hearing-impaired children. The new facility is an

air-conditioned room, in which hearing-impaired children can practice their speaking skills with the aid of the computer. The computer makes sounds for the children to repeat and monitors their replies. Correct responses from the children are rewarded with recognition on the computer screen. The computer will record each child's progress and will provide progressively harder exercises as the child's speech ability improves. The new facility will also be beneficial for other children and adults in the Klong Toey community who have speech and hearing problems.

Children stay at the school for between two and four years. The hope is that they will subsequently be able to attend normal primary schools. Where the level of disability makes this impossible, they are sponsored to attend more advanced special schools where, dependent on ability, they are integrated into the normal school system as much as possible.

New Life Project for Boys

The pressures on slum families inevitably make their mark on the children. Many homes are the kind described as "broken". Children may live with elderly grandparents who cannot support them; with casual step-fathers who do not care for them or perhaps with loving parents too preoccupied with earning enough for food and shelter to spare them the care and attention they need.

Social and commercial pressures combine to reinforce feelings of alienation: They are slum children and therefore no good, they will never have the consumer goods or life-style they are taught to admire. The strong can hold out, if they have parents or teachers who can show them better values and help them value themselves as people. But not all slum children can be strong and not all have parents who can give them what they need. They could find some of it at school, perhaps, if they went to school. What they do find, in so many cases, is relief from the ugliness of their world in a bottle of thinners or other addictive substances.

It is for these children, the children at risk from drugs, exploitation, abuse and crime that the Duang Prateep Foundation devised its New Life Project. The first thing it does, after consultation with the children, their families or guardians and sometimes the police, is to take them far from the slum environment. Not permanently, but long enough for them to develop ways of coping with it and far enough to be sure that drugs are unobtainable.

The DPF has leased 191 rai (35 hectares) of farm land in the Southern province of Chumphon. With the cooperation of the local people - farmers, teachers and officials - approximately 100 boys live and work on the farm in a sheltered community. They learn farming and ancillary skills and learn to live and work together in a spirit of cooperation. Caring for animals, watching things grow, knowing that their contribution is important, all do their work. The effects of the New Life Project are discernible after only a few weeks. The boys take the produce they have grown to market and have the additional satisfaction of making money from their efforts. For the first time in their lives, in many cases, they discover that they have a part to play in life and can play it successfully.

Boys stay at the project for three years. Some children attend the local school on a regular basis. However, most of the boys at the project are less academically inclined. They undertake a programme which

contains vocational training, agricultural work and some conventional schooling. Several of the boys attend courses at the provincial agricultural college where they have gained certificates. The project works closely with the local community where many friendships have been made.

Although we are glad to see that some young people from the project find jobs in agriculture, its main purpose is not to train farmers; rather it is to build on the qualities that emerge in the total environment of the farm.

Young people return from the New Life Project to the same challenges as before but now they are ready to face them with new courage and hope. Some of the youngsters who attended the New Life Project have gone on to higher education, including sponsored education in Japan. Several of the young people from the New Life Project have later repaid the DPF by making valuable contributions as staff members of the foundation.

New Life for Abused Children Project

The New Life Project for Boys (see above) has proved highly successful, with over 1,000 boys returning to normal life after a stay at the project, usually lasting three years.

In fact the New Life Project for Boys has proved so successful that in 1998, to celebrate twenty years of the Duang Prateep Foundation, an appeal was launched to start a New Life Project for Girls on 16 hectares of land in Kanchanaburi province, West of Bangkok.

In August 1998 a foundation stone laying ceremony took place for the construction of a two-storey concrete building, which was officially opened at a royal sponsored ceremony in March 2000. The building can house up to 40 girls and also includes dormitory rooms, classrooms and vocational training rooms.

As with the New Life Project for Boys, many of the girls at the project have a background of abuse and exploitation. For various reasons, they have not had the pleasure of a stable, loving home environment in which to develop.

In addition to teenagers recovering from addiction problems, there are also younger children, of both sexes, who have no family to care for them. These include children who were trafficked into Thailand from

neighbouring countries and forced to beg. There are also young children who find the loving environment of the project a welcome contrast to the horrible abuse they faced at home.

At the Kanchanaburi New Life Project site, girls are able to escape from the pressures of the environment in which they were living. The situations young girls need to escape from are varied: Some face sexual abuse from relatives and friends, some have succumbed to the use of addictive substances, some have no family to care for them, some have been used as cheap and exploited labour. Whatever their situation, at the New Life Project the girls are assured of a warm environment in which they can heal their physical and mental scars.

At the New Life Project the girls are helped to develop in a manner which is as natural as possible. Children from the project mingle with local children when they attend a school in the near vicinity of the project. Older children, who do not want to attend full time schooling, attend vocational training courses at the project site. The land at the site is used for agriculture and the girls assist in tending the plants and raising the animals.

Girls stay at the project for a period of three years, or longer if they are still young or have nowhere safe to go. The climate of safety, the sharing and cooperation in the group, the sense of 'family' amongst staff and girls all help to ensure that, when it is time for the girls to leave the project, they will do so secure in the knowledge that they can face whatever life brings with confidence.

Children's Art Programme

Developing the child's imagination and creativity is an essential part of education. It is doubly important for young people who may be deprived emotionally as well as materially. With this in mind the DPF launched the Children's Art Programme, hoping to stimulate the children of Klong Toey to find enjoyment and fulfilment in creative expression.

In a short space of time, the Foundation was almost overwhelmed by young people eager to take part. We discovered a wealth of talent among the slum children and we also saw that they were benefiting psychologically and emotionally from the opportunity to express themselves, working together harmoniously and taking a pride in their work.

Although it has grown in size and scope, the essence of the Children's Art Programme remains the same; a friendly "drop-in" centre. Slum children meet with the Foundation's art teacher every afternoon when school has finished and have access to materials and equipment, with guidance and training in a variety of techniques.

Occasionally some forty children go on art camps to places of historic and scenic interest. It provides a wonderful opportunity for young people, who rarely leave Bangkok, to respond to the clarity and space of rural surroundings, and the serenity of the temples and statuary from Thailand's past.

Many other special events are also arranged at weekends. Outings in the Bangkok area take place occasionally. Additional techniques, like batik and
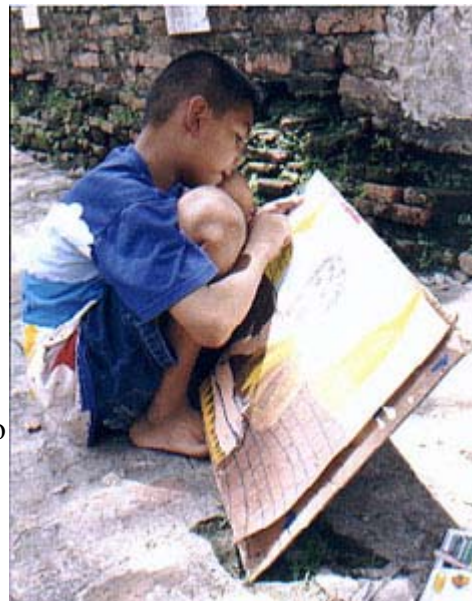
ceramics, can be taught at special courses. The young artists are occasionally invited to brighten-up slum kindergartens or community centres.

Some of the best of the children's paintings are sometimes on sale at the Foundation shop. Children's paintings have often been exhibited and some have even won national and international awards. Paintings from Klong Toey have been displayed at several special United Nations exhibitions and in 2004 children's art work will be on display in Athens and Atlanta as part of children's art exhibitions on the theme of the Olympics.

Another big success has been the art project's charity greetings cards. Made by the children, or produced from designs they have created, Klong Toey cards have been exported to six countries through fair trading companies dealing with the developing world.

The sense of achievement art gives to children who normally have little opportunity to achieve is inspiring. They know, too, that their pictures are helping people outside to understand the slum world in which they live.

They also help the DPF staff, even those who were born in the slum, to remember what it is like to be a slum child.

Puppet Caravan

The Duang Prateep Foundation's mobile puppet troupe is called Nithan Caravan. Nithan is the Thai word for tale or fable and the role of the troupe is to bring fables and tales to children throughout Thailand.

The puppeteers have several objectives in their work, which combines education with entertainment. The troupe is working to encourage an interest in books and study, they are trying to teach children about Thai culture, they are looking to make youngsters more environmentally aware and to instill sound morals and behaviour in their audiences.

The Nithan Caravan has travelled to many provinces throughout Thailand, performing at times in front of several hundred children. The troupe usually performs for children in disadvantaged areas, but they are prepared to bring their performances to any children all over Thailand.

In addition to performing themselves, Nithan Caravan workers have trained many others in puppet making and performing skills. Nithan Caravan puppeteers have arranged workshops for teachers from several parts of the country. They have also taught puppet skills to many young people, including hill-tribe youngsters, former addicts and children who are HIV+. The puppet shows usually have a simple moral message, suitable for each audience. Each performance begins with a warm-up session from the puppeteers, for example a simple game to get the children happy and alert. When the children are ready, the puppet show begins.

One of the shows the puppeteers often perform for city children is about rice culture. It shows children how rice is grown and how necessary it is to protect nature and ensure a good environment for crops and people. The show is particularly important for urban children, who probably have little or no contact with the rural lifestyles their parents or grandparents grew up with.

After the show the puppeteers talk about the performance, to ensure that their audience have understood what they have seen. The puppeteers then switch to talking about books. They discuss how important books are for gaining knowledge. Next books are distributed from a mobile library, that the troupe takes with them on their travels. The puppeteers mingle with their audience and discuss the books with the children before it is time to pack up and move on to the next venue.

The puppeteers have many opportunities to experience the joy they bring to children in deprived areas, where schools have few books and the children have few opportunities to enjoy entertainment. The eagerness with which the children browse through the books in the mobile library after the Nithan Caravan performances is testimony to the impact the troupe makes on its audiences.

The group has also received many letters from teachers and non-governmental organisations about how children have become inspired to read books through watching Nithan Caravan. At some shows the puppet troupe has also been able to donate small story books about the performance to all the children in the audience. For children living in remote rural areas, the present of a book, however small, is a moment to treasure.

Fires and emergencies

Over the years fires have been a sadly all too frequent hazard of slum life. With wooden houses, built close together, once a fire starts it can spread with great rapidity. In the past serious fires, which could make several hundred families homeless, were looked upon as an annual event. In recent years, however, the risk of fires, although still serious,

has decreased.

The reason for major fires becoming less frequent is the improved fire-fighting capability at the Duang Prateep Foundation and in slum communities. The DPF has received four fire-engines, which were donated after being in service at Toyonaka in Japan. The fire-engines are manned round the clock by volunteers from the local communities. The Duang Prateep Foundation also coordinates fire-fighter training for volunteer groups in each community.

Fires still break out frequently in Klong Toey Slum but the key to containing fires to a confined area has been the rapid response of trained fire-fighters from the immediate vicinity. The risk of fire remains and constant vigilance is required, but an increased sense of security is welcome to slum dwellers.

Despite the efforts of the volunteer fire fighters it is certain that serious fires will again destroy many homes in Klong Toey slum. When fires do occur the Duang Prateep Foundation works with other government and non-government organizations in providing disaster relief.

Chemical fires

The worst disaster in the history of Klong Toey Slum occurred in March 1991, when a fire started outside the slum in the dangerous substances compound of the neighbouring Bangkok Port. In a fire, that took three days to extinguish, the entire stock of toxic chemicals at the port were destroyed. Fireballs exploded across the wall into the neighbouring slum community of Koh Lao, which was also destroyed. Clouds of toxic smoke wafted across the slum and there was a foul smell in the air for days.

Five people died at the time of the blaze but the extinguishing of the flames did not bring an end to the suffering. Since 1991 over thirty other slum dwellers of all ages have died as a result of the fire. A 1995 survey carried out by the Duang Prateep Foundation found a further 160 slum dwellers who were suffering ill-health because of the fire. Most of the victims found were children and most of the complaints related to dermatological and respiratory complaints.

Some slum dwellers have suffered serious ill-health because of the fire. For many years, the Port Authority of Thailand refused to accept responsibility and pay compensation to those who have been affected by the blaze. The Duang Prateep Foundation and the Law Society of Thailand supported slum dwellers seeking redress from the Port Authority of Thailand for their suffering. In 2001 three slum dwellers were successful in winning compensation from the Port Authority of Thailand. It was the first time that private citizens successfully obtained compensation from a state organisation as the victims of environmental disaster. The following year the Port Authority of Thailand paid compensation to a further 160 Klong Toey residents who were victims of the 1991 fire.

Appendix B - Tenancy Development Project Lock 7-12 Community

B.1 Brief history of the Lock 7-12 Community

The community that is currently called "Lock 7-12" originally was in the 45 Rai area of land under the control of the Port Authority of Thailand (PAT). However, in 1993, the people in the 45 Rai of land were faced with eviction from the PAT. After eviction proceedings, a group of the 45 Rai people migrated back to their home rural hinterland. Another group accepted a proposal by the PAT and was relocated to Soi (Street) Wach Cha Ra Pon, which was approximately 30km from Klong Toey. The third group, which consisted of around 500 families, refused to move from the area that they were occupying. However, due to eviction pressure from the PAT, some of the 500 families migrated back to their Upcountry homes, some decided to move to Soi Wach Cha Ra Pon, leaving 46 families in total to stay and fight eviction. Those that were moved to Soi Wach Ra Pon were given a proper Chanot, a written legal land title.

The 46 families that were left were taken to court and were sued by the PAT. The community asked the Duang Prateep Foundation (DPF), other organizations and the Community Organizations Development Institute (Public Organization) [Know in Thai in short as Por Or Shore] to be the liaison body between the PAT and the Community. Lawyers with knowledge of court proceedings assisted the community that was left. The community knew that they would lose their case in court; however, court proceedings allow them to buy some more time to avoid eviction. This is because the PAT could not sue the Community collectively but had to take each household to court. Each case allowed the Community approximately 6 months.

There were confrontations at the area that the community occupied, with commando police men trying to evict the people multiple times. One of the methods used as an example to scare the 46 families was to fill the land with sand and since the land was swampy, water level would rises destroying houses that were built on the land. But since the community (46 families) was very united, the enforcers were not successful in evicting the community. "…From previous knowledge of eviction of other communities, we realized that if we weren't united, we will be easily evicted by the authority, one by one", said Mr. Suriya, Lock 7-12 Community Saving Cooperative Director.

Through the Por Or Shore, the community learnt of the "Ban Munkhong" government scheme, which roughly translated to "Sustain Housing". Based on the needs of the community and the conditions that it was in i.e. presence of a Savings cooperative, unity of the community, immediate problems threatening the community, the Por Or Shore decided to let the Lock 7-12 Community become 1 of the 10 projects under the Bann Munkhong scheme due to its preparedness. Five rai of land (1 rai = 0.4 acres) were given by the PAT for rent to the community. Mr. Suriya think that the PAT divided areas managed into different zones and the new land that the community acquired is in a zone for housing. The community proposed more than 1 area for consideration.

A committee was set up to assess those that will be given the rights to occupy the houses which will be newly built. The committee members are made up of PAT officials, Land Authority officials, Community Representatives, officials from the DPF, and the Human Development Foundation (HDF) representatives. First priorities were given to those who have lived in the area before 1993 and have a proper housing registration.

In the end, it was agreed that 114 houses would be built. These houses would accommodate the 46 families, which are given first and foremost priority, including those with family expansion i.e. when a son of a father that has the right to occupy a house has a family and needed further housing; the right to occupy a house is automatically passed down onto him. This right does not pass down from the original father to his grandson. Some of the people given the rights to occupy the new housings were also people who were left out from the consideration procedure because they were not their during the process due to work, or those that have no information/documentation previously but had lived in the 45 rai of land before 1993 and have not been given any rights.

It took 6 months for the Community saving cooperative to be officially registered as "Sangsan Patthana Housing Cooperative Ltd." which roughly translated to "Community that builds and develops". Once officially registered, the saving cooperative can ask to borrow 10 times its savings. Since the cooperative had approximately 1.6 million baths in its account, which was saved by the community members continuously, it then was able to borrow 16 million from the Por Or Shore, with houses built as insurance. Mr. Suriya believes that part of the reason that the community was successfully considered to be part of the Baan Munkhong scheme was because the community had a very strong saving cooperative. Currently, on average, each household pays a round 600-1,800 baths per month towards the loan.

Today, the Community is given a 3 years lease by the PAT, with the hope of renewing it for the next 30 years! PAT said that the lease could only be short-term because the land is public land and longer leases could not be given.

B.2 Members' suggestions & opinions on community organization

1. Look after families to ensure they are safe from drugs
2. Do not place obstructing objects on the footpath
3. Community Monitoring by members; walking team set up
4. Rubbish disposal organization
5. Maintain physical image of the house i.e. trees planting, rubbish collection
6. Participate in community activities (1 meeting per month), especially on special days/occasions
7. Follows Savings Cooperative System
   - Transfer of rights; People given rights which passed away are able to transfer their rights to beneficiaries
   - Selling rights: Must sell back to the Savings Cooperative (Expanded families from original members can buy tenancy rights from the Savings Cooperative as set out by the Cooperative).
8. Each house should set up electricity light for its walkway
9. Pets; should be look after and kept clean by its owner
10. Be cautious about using vehicles and motorcycles and not create any noise above the normal acceptable level.

B.3 Letter to the PAT from Lock 7-12

<div align="right">

Lock 7-12 Community Savings Cooperative
Klong Toey Prefecture Klong Toey District
Bangkok 10110

October 17th 2003

</div>

To   PAT Head Official
SubjectInvitation to become part of the committee & a witness to the price assessment
        procedure

Attached files
1. Infrastructure Construction Price Assessment
   Announcement
2. Pricing Proposal
3. Process of Price assessment

The PAT had allowed the Slaughter House car park area to be rented by the Lock 7-12 community, which have passed through the consideration process, with the Por Or Shore being the liaison body between the Community and the Government, for funding purposes under the Baan Munkhong scheme.
The Working Committee of Lock 7-12 Community (the Savings Cooperative) thought that before the land is transferred from the PAT, there should be an announcement to find the right firm that would take the on the infrastructure construction work and assess the right price. We have carried out the process of price assessment as explained by file attached.

The Lock 7-12 Community Working Committee would like to invite you or your representative to take part in the committee and a witness to the open price assessment procedure as prices are being proposed by the construction firms to the Saving Cooperative. This will be held on October 28th, 2003 at 9am at the Song Serm Garn Patthana Book Kon Foundation (The Mercy Center). For other supplemental processes, we would be very please to have your advises on the issuesMee,

Thank you for your help and consideration.

High Regards,

Mr. Thai Tipprapai
Lock 7-12 Community Working Committee Chairman
Lock 7-12 Community Saving Cooperative Chairman

B.4 Letter from Lock 7-12 savings cooperative to Sangsan Patthana Housing Cooperative Ltd.

Sangsan Patthana Housing Cooperative Ltd.

November 26th, 2004

Subject: Monthly rental rates for members
To: Sangsan Patthana Housing Cooperative Ltd. members

Follow from the Rent rate proposal that the members have suggested for the land (truck carpark/slaughter house) area, the Sangsan Patthana Housing Cooperative Ltd. have processed and determined the rent rates that will need to be collected for the PAT and Community organization purposes. After the Cooperative meeting on December 21st, 2003, and after the collection procedures that have been carried out was discussed, it was agreed that the collection of 30 bath per month will be canceled.

The details of collection from members for paying rent to the PAT and for other purposes are shown below:

16,974.00 bath received per month from the 114 household members were collected from;

*15 Tharangwa (30m^2) house, Total of 46 households   199bath per house   Total 9,154.00
7.5 Tharangwa (15m^2) house, Total of 68 households   115bath per house   Total 7,820.00

Monthly payment
Rent payment to the PAT   2,100 Tharangwa (4,200 m^2) x 5.00 bath   Total 10,500.00
Monthly Community Organization Income (Determined and approved according to guidelines)
Costs for community organization, documentation, public relations, fixation,
Activities, development projects, central electricity & water, welcoming guests   Total 6,474.00

Therefore we have kindly ask to whom it may concern to follow the guidelines and agreements therein between Sangsan Patthana Housing Cooperative Ltd. and its members, concerning rent rates collection for the community.

High Regards,

(1)Mr. Suriya Butrapun
President of Saving Cooperative

(2) Mr. Thai Tipprapai
Vice-President of saving Cooperative

(3) Ms. Jumriang Fughwaan
Saving Cooperative Treasurer

*15 Tharangwa, rent rate 8 bath per tharangwa bath	Total 120 bath + rent for community public area 79
7.5 Tharangwa, rent rate 8 bath per tharangwa bath	Total 60 bath + rent for community public area 55

B.5 Announcement to Lock 7-12 Community regarding conditions: savings for the purpose of obtaining house construction loans

From The Community Organizations Development Institute (Public Organization) (Por

Or Shore)

1. **Be a member of the Savings Cooperative and saved continually for at least 6 months.**
2. **In order to apply for a loan, members must have 10% of the amount to be borrowed for house construction saved**. Interest rate 3 bath per year (1 bath to the Por Or Shore and 2 bath for Community Organization/development).
3. **Loan installments for members** (Members that ask for a loan must complete a loan and insurance agreement together on July 20th, 2004 at 9am at Lock 9 Community Relations Office)
    -   **1st Installment** July 20th, 2004
    -   **2nd Installment** August 15th, 2004
    *Must have 10% saved by July 10th 2004 – August 8th, 2004
    -   **3rd Installment** September 15th, 2004 (Last installment/And for those not received full payment of the first 2 installments).

Any queries:

-   Contact Committee members and Group Representatives
-   Savings deposits for 10% requirement, Khun Chalore, Khun Suree and Committee members can be contacted everyday

Committee members & Group Representatives

July 4th, 2004

B.6 Advancements and working process: solutions to Lock 7-12 Klong Toey Community's tenancy problems

March, 7 1999: Set up Sangsan Patthana Savings Cooperative, with money saved monthly in preparation for tenancy and living issues. Savings fund with no loan available. Currently have 104 members, with Mr. Thai Tipprapai as President

1999-Early2001: The community recieved a court order eviction to move out from the Lock 7-12 area. Some were evicted without any warning. The people of the community were helped by lawyers; Yai, Preechaa Dechathongjun and Vut Ti at every step of the process

2001: Representatives were elected to negotiate with the PAT, in order to cooperate and find solutions. From the meeting and negotiation that followed, it was agreed that there would be an evaluation of all the houses and everything that was constructed in the community

Community Representatives, Song Serm Gaan Phattana Foundation, Duang Prateep Foundation and the PAT together went out to evaluate the shacks and houses in the Lock 7-12 Community by dividing the area into 11 zones in accordance with the PAT producing a findings summary.

Set up a selection (rights consideration) process to help with tenancy issues and check and evaluate true conditions of each household

Proposed the names of the 114 households that passed the selection process to the PAT.

The PAT considered and allowed the 114 households to rent a 5-rai area in the truck car park outside Roang Moo (Slaughter House) community, with Sangsan Patthana Savings Cooperative as the working committee.

November 19th, the Bangkok and the Klong Toey Authority announced the cancellation of the Lock 7-12 Community since the community occupied an area undergoing eviction.

2002: Complaints were made from the group that did not passed the selection process and the people asked that the information be checked again.

Some Community members received court action letters to move out from the occupied land so there was a negotiation meeting with the PAT to stop suing.

2003:   Another evaluation of information on tenancy, housing, newly constructed building in the community. Rights consideration by collecting documents and proving length of tenancy.

The 168 households, which did not passed the selection process sent documents to the Land Authority for State Housing consideration, with the PAT as the liaison body. Checking later, only 109 households sent pleading documents.

Community members measured, checked and evaluated the land that will be rented and designed a community tenancy plan, with Nipon Glincheevit, Viveg ThoKaew, Viruch Somphopsuhpanaak, Nong Gidhikajorn Gornrakul and Architects from Por Or Shore as advisors.

Members studied and trained from inspecting house models including the construction process from Tub Kaew and Bon Fai (By the train track) communities.

Members together help design a house, which would meet their needs by creating a small model, with Architects as advisors.

A senubar ti irganize and prepare tenancym infrastructure and housing construction processes, and relocation plan, with an elected committee being responsible.

August 31st, loan details proposed by the Por Or Shore, with a budget of 11,500,000 baht. The community proposed 10,500,000 baht but actual cost was at 9,366,372,28 baht. Details of the spending are for Housing and infrastructure designs, area development, water and electricity, market area and savings cooperative building.

An announcement was made to determine pricing and find a suitable building firm.

A public Ceremony was held to announce the official transfer of land from the PAT, with construction commencing on November 17th. Today, the construction is completed, on August 17th, 2004. Checking of drainage works.

2004   Working on electricity and water infrastructures.

Members meeting on officially registering the Savings Cooperative and working on the details of the mortgage loan.

August 13th, loan agreement contract made for 81 members, totaling 16,610,000 baht. This includes construction process plan, loan deposit, material purchase and work evaluation, with the proper designation of responsibilities. Members begin to enter the area to begin construction.

October 8th, Sangsan Patthana Savings Cooperative were approved and registered by the Community Organizations Development Institute (Public Organization) (Por Or Shore) as Sangsan Patthana Housing Cooperative Ltd.

B.7 Letter to PAT from Pornrapat Suyanun regarding Lock 7-12

September 16, 2002
Living Space of Lock 7-12
To PAT via Pornrapat Suyanun, Drug Suppression Division Officer
(Included are information and the needs of the Lock 7-12 Community)

Since 1996, the PAT has the idea to use the land in the Lock 7-12 community, totaling 45 rais. Because of this, there was emigration of people from the 45 rai, with PAT purchasing land at Soi Wach Cha ra Pon, Sai Mai District, with each house occupying 80m^2 of space for relocation purposes.
However, there are some community members who were not able to emigrate because Soi wach Cha ra Pon were too far from work, making transportation difficult, especially for people who do not have a fixed permanent income.

Fifty percent of the people that emigrated to Soi Wach Cha Ra Pon were not able to keep their rights to occupy the land since they have had to borrow a loan in order to build and construct houses, and were not able to pay their loans. This group is currently facing court actions, with some selling their rights to possess the land, in fear that they would be taken to court. Today, these people have returned and illegally entering the 45 rai land. These people have lost everything; land at Wach Cha ra Pon, Rights to occupy the land at Klong Toey leaving them as homeless people. The organization that loaned them the money, as a consequence, end up with more than 30 million baths as NPL (Non-performing loans).

B.8 Meeting outcomes to solutions of tenancy problems of the Lock 7-12 Community

Date: August 4th, 2003
Place: Song Serm Garn Patthana Book Kon Meeting Room

Item 1: Announcement of Coordinator

The PAT officials came for a meeting with Group 2-3 (The 168) to help with the request for State Housing to the National Housing Authority. There are some 168 members with "X" labeled houses who had become part of the 114. State Housing rights were given and the Group 2-3 has to gradually move. However, Group 2-3 wanted to move together and at the same time and not gradually.

Item 2: Rights Supporting Documents

Not all the needed documents were sent. The Committee needed to check those that should not be given tenancy rights and the 67 that should be given the rights should have all the necessary tenancy evidences.
Those that reside in other peoples' residence must also copy the documents and bring them. The 5th is the deadline to hand in documents (through the liaison team).

Item 3: House Construction Loan

Interest rate 3%; the government will take on the 2% responsibility and the Community group will have to pay the 1-% leftover. It is up to the Community group how much they wanted to collect from members.

Needed to have 10% credit of the amount of loan wanted. If wanted to borrow 1,000,000 Baht, therefore will need to have 100,000 bath in the account. Must be registered with the bank as an account that is non-withdrawal until the loan is paid off.

Repayment- the Savings Group will be the collectors, with a 15 years repayment term.

Item 4: Renting the 5 Rai

The PAT gave a 3-year lease.
Collective renting under the name of the Savings Group
Individual renting have to individually make an agreement with the PAT
*The community people wanted the Group to inquire about the land rent rates.

Item 5: Savings

The Saving Group has 70 members with 15,000 Baht saved, with deposits given every Sunday at 10am at Lock 9.

<u>Somjai</u> mentioned about the inspection work at Laem Roong Reaung, the history, and their struggles, community savings, and community unity

<u>Khun Prapai</u> mentioned the savings scheme of 70 Rai Community set out by an organization as an example. There was a savings initiative for tenancy purposes, which the community people have borrowed to build houses. However, when the houses were completed, the borrowed loan can not be repaid.

B.9 Letter from Sangsan Patthana requesting a meeting with Lock 7-12 community leaders to discuss house registrations

04/2548
Sangsan Patthana Housing Cooperative Ltd.
February 7th, 2005

To: Klong Toey District Director
Subject: Asking for a meeting to discuss details of the process of obtaining house registrations

Attached with this letter are:
1. Community housing plan
2. Names of those who have been considered and were given tenancy rights
3. *Land Transfer for renting* document from the PAT
4. Sangsan Patthana Housing Cooperative Ltd. Registration document

The Lock 7-12 community is in the PAT land undergoing eviction. The PAT, the Land Authority, Shong Serm Patthana Foundation (Roughly translated to " Encourage Development"), The Duang Prateep Foundation, The Foundation Development Institute and the 18th Lock 7-12 Community Committee had evaluated the living and tenancy conditions in 45 rai in the Lock 7-12 community area. Together we have discussed the issues and came up with the following help responses, which are being catered for the following 2 groups as follow.

1. Families that were given land rights at Wach Cha Ra Pon and were not able to relocate, expanded families, and the 114 households that were left out of the consideration process, the PAT have allowed renting rights to these people in the 5 rai slaughterhouse carpark area. This group is currently in the process of constructing their homes, with mortgage loan from the Baan Munkhong scheme. The liason bodies being Community Organizations Development Institute (Public Organization) (Por Or Shore) and the Human & Society sustainable development ministry.
2. The approximately 258 households that have been given tenancy rights by the PAT for Wach Cha Ra Pon, apartments, 70 Rai or any other settlement, who have returned to live in the original area, including those who have newly built their homes and were not recorded in the PAT survey. For this 2nd group, the PAT had collaborated with the Land Authority to let them enter the State Housing Scheme.

The Lock 7-12 Community under the Baan Munkhong Scheme and through the Savings Cooperative and the Community Committee, kindly ask your considerations for the responsible bodies concerned to a meeting with you to discuss the details and processes of obtaining house registrations. This includes your kind advices about all the documents that will need to be prepared so as to follow all the regulations and guidelines of the Klong Toey district. The Klong Toey house registrations obtained will be used as one the

document that will enabled the community to obtain electricity and permanent water set-up.

If you would like to obtain any extra information or set a date that would suit you for our Committees to come and meet, please contact Mrs. Prapai Saanusun, Secretary, by phone 02-671-5313 ext. 211, 09-887-8438.

Thank you for your considerations.

High Regards,

Mr. Suriyaa Butrapun
Sangsan Patthana Housing Cooperative Ltd. Director

B.10 Qualities that the PAT and the community representatives have considered and agreed upon for invaded housing that will not gain any tenancy rights

1) Houses, which were given land rights at Wach Cha Ra Pon and have returned to construct new houses
2) Houses which are built in areas where the previous occupiers have already given to the PAT
3) Invaded housing which the PAT had evaluated (From January, 1994 to the Presence)
4) Those that already constructed at Wach Cha Ra Pon and have not completely relocate all their shelter
5) Shacks, Shops, Storage and Parking spaces
6) Rented houses of tenants which have housing rights at Wach Cha Ra Pon
7) Houses which have relocation records with the PAT (The Community will first ask to see the records)

B.11 Lock 7-12 Community tenancy rights evaluation by PAT

January 8, 2002
****

Housing Types that will not be considered for tenancy rights in the new land given by the PAT

1. Houses which recently invaded areas already given to the PAT (Those that come in and construct or extend houses in empty land, which have already been transferred to the PAT)
2. Invaded housing which were constructed after 1993 (Information from the 1993 PAT survey)
3. Those that have already constructed housing in Wach Cha Ra Pon land and have moved in with parts of their housing
4. Shacks and shops- 48 cases (Information evaluated from November to December 2001)
5. Rented housing which belong to the 106 households that were given tenancy rights previously (Those given the rights previously after the initial PAT survey are given the "red" house number)
6. Houses which have already been given land rights at Wach Cha Ra Pon, and have returned to construct new houses
7. Houses that agreed to registered its tenancy with the PAT (***)
8. Those that have already been given tenancy rights by the PAT previously i.e. 70 Rai, Apartments, and have returned to construct new houses

For those that have the types of houses above, the PAT and the Working committee will together, appropriately consider tenancy rights, righteously.

B.12 Sangsan Patthana Housing Cooperative Ltd. members' regulations & code of conduct

Baan Munkhong Lock 7-12 Community Housing Project

1.
Must apply as a Savings Cooperative member. Only applied to members that received rights from the PAT.
-Deposit savings regularly of 100 baths minimum, every first Saturday of the month.
-Paid membership fees of 50 bath (On the day of the application).
-In the case of members using housing loans, repayments have to be made in accordance to the Repayment contract, on 1-9 of every month over 15 years, starting January 2005.

2. Record the agreement of tenancy land selection (only the 114 members who were approved by the PAT).

3. Record the approval to allow construction of houses (only for the 114 members) that were given the rights by the PAT. Houses have to be constructed in areas that were given, with houses constructed as according to design. If housing are not built as according to plan, the Savings Cooperative, Designers, Architects and Engineers will not guarantee the construction, and if there are damages, the member(s) will have to be responsible.

4. Members must pay land rent, with separate payments for development and organization, including central communal payments. Payments are set up to be paid on 1-5 of every month, starting with the month that the PAT made a land rent agreement. (Land rates + other costs)
    -7.5 Tharangwa house   land rent payment of 115 bath (37.50 + 77.5 bath)
    -15 Tharangwa house   land rent payment of 199 bath (75 + 124 bath)

5. Members have to put down a 3 months rent in advance as insurance, starting when a rent agreement is made with the PAT, under the conditions of the PAT.

6. Members have to conduct themselves in accordance with the living/tenancy agreements (With an emphasis on commune, sharing, and not invading public spaces).

7. Attend Community/Savings Cooperative meeting at least once a month. Participate in the community and developmental activities as planned together.

8. Renting rights given by the PAT cannot be bought and sold. But the rights can be pass onto the offspring righteously, with the approval from the PAT and the Savings Cooperative.

9. Members who were granted rights and wish to receive housing registration and those that wish to change the Head Household with the Klong Toey District office, must first be approved and received a supporting document from the Savings Cooperative first.

B.13 Letter from Lock 7-12 to the Bangkok Housing Registrar Officer

0309.1/ 292
December 14th, 2004

To: The Bangkok Housing Registrar Officer
Subject: Processing of Housing Registrations under the Baan Munkhong Scheme

Following the meeting of all the responsible bodies concerning the
solutions to the Bangkok housing problems, it was agreed that the
Bangkok officials discuss with the Central Registrar about the
organization of house registrations under the Baan Munkhong
scheme. This is the scheme, which the government has the policies to
develop the housing of citizens, which are on governmental land to
permanent housing that is of good quality. For certain schemes, building construction
could not be approved under the 1992 Constitution, Building Control (2nd Revision),
since the land area for construction is limited. The Bangkok body is able to see that the
Baan Munkhong scheme is a Tenancy development project, which follows the policies of
the Government. Therefore issuing of house registrations should be able to be permanent,
so we have asked the Central Housing Registrar to evaluate and tell us the outcomes.

The Central Housing Registrar office had come up with these findings. Any
project/scheme, that constructed housing illegally, not following the Building control
guidelines, local officials will have the power to stop the construction process and change
it to meet the guidelines, or move parts or whole of the building constructed. However,
in the case of issuing Citizen Identification registration, when official Registrar set up
housing address and registration for the illegally set-up homes as normal, this action is
wrongful. Since the Citizen Identification and Registration law stated that every house
should have a house number, therefore households that have illegal shelter resemblance
to a house, Registrar official can issue out temporary housing address and registration.
This is in accordance to the 1992 constitution Citizen Registration, Article 34 and the
guidelines of the Central Registrar.
The 1992 Citizen Registration policy, Clause 20, stated that houses with temporary
housing registration, once they improved in accordance to the Housing Control guidelines
laws, with documents from the mentioned bodies, the Registrar official can change the
temporary housing registration to a normal permanent one.

High Regards,

1) Mr. Somsak Khongmaag, Registration Policy Director
2) Mr. Surachai Srisarakarm, Acting Vice Director of the Central Registrar

B.14 Letter to the Transport Minister seeking help to the problems faced by people in the slum

The large Klong Toey community of Bangkok started because the large demand for labor from the Port Authority of Thailand (PAT).

But today, the PAT no longer wanted the slum communities and wanted to evict us for the Private sector to use the area as a container yard and car park, even with the fact that the Thai government has given order for no more expansion of the Klong Toey port. During the government of General Chavalit Yongchaiyuth, a committee named "Klong Toey Num Rong" was set up to solve the problems faced by the Klong Toey community, but no real initiatives with the right intentions were carried out to solve the problems faced by the Klong Toey communities. To make matter worse, evictions were carried out continuously.

This created great problems for the communities, especially the Lock 7-12 community, which currently faces eviction and is being sued by the PAT to move out from the area that they occupied. If the community do not follow court proceedings, they will be taken to jail by the order of the court. The Lock 7-12 Community therefore asked the Transport Ministry for help in ordering the stop of the court proceedings taken by the PAT, and for the following lands to be developed for tenancy: 1. Lock 7-12 Community, 2. Rom Glao (Klong Toey) Community 3. Plai Naa Community 4. The land behind the pawn shop Also, we would like the Ministry to develop a mother plan to develop the organizations and communities with justice.

From

Tenancy and Environment Department (Community Organization Senate)

Klong Toey Tenancy Department

Pravet District

City Communities Tenancy Rights Organization

Union of the Land Cooperatives of Thailand

B.15 Cost Detail of Arena Development and Building Infrastructures Truck Carpark Area (Slaughter House)

1. Road
   a. 8 meter road x 154 meters $\qquad$ 1,232 m^2
   b. 4 meter road x 30 meters $\qquad$ 120 m^2
   c. 3 meter road x 264 meters $\qquad$ 792 m^2
   d. 2 meter road x 404 meters $\qquad$ 808 m^2
   1. Total 2,952 m^2
   e. 2,952 m^2 x 0.15m x 2,500baht **Total 1,107,000 baht**
2. Land Fill
   a. 8,492 m^2 x height 0.8m x 200 baht **Total 1,358,720 baht**
3. Water Purification System
   a. Company proposed 114 complete units
   b. 14,820 baht per unit + 20% setup fee
   c. 14,820 x 1.2 x 114 **Total 2,027,376 baht**
4. Drainage Works (Including improving old system)
   a. 1,300m, 600 baht per meter
   b. 1,300 x 600 **Total 780,000 baht**
5. Foundation, Stump, Ground drilling & Pile
   a. Ground drilling 825 holes, 300 baht per hole
   b. 825 x 300 **Total 247,500 baht**
   c. Pile + Placement costs
      i. 6x6 meter 6 pylons per hole
      ii. 300 baht each + 100 baht per pylon placing cost
      iii. 400 baht x 6 x 825 **Total 1,980,000 baht**
   d. Foundation + Stump
      i. Foundation size 1m x 1m x 0.25m = 0.25m^3
      ii. Stump size 0.15m x 15m x 1m = 0.0225m^3
      iii. 0.2725 x 3000 x 825 **Total 674,437.50 baht**
6. Electricity
   a. 114 plots x 10,000 baht **Total 1,140,000 baht**
7. Water works
   a. 114 plots x 10,000 baht **Total 1,140,000 baht**
   b. Design Cost **Total 50,000 baht**

Total 10,505,033.50 baht

Appendix C – Lock 7-12 Interview Questions

C.1 Mrs. Nittaya Promporcheunbun

Personal Information
1. What is your position in your community?
2. How large is your family and what are the respective ages?
3. What is your source of income?
4. How did you become a leader amongst your community? Were you welcomed in your community as a leader?

Community Information
5. How is your community organized? i.e. how many leaders, their responsibilities, etc.
6. We believe there to be only 114 families living in your community today. How did you decide which residents would be allowed to stay, and which families had to leave?
   a. What happened to the other 168 families?
7. Has your community always been so unified or was this in response to the threat posed by an eminent eviction?
8. What do you feel were the most important aspects in completing your project? Why?

Rent/lease Information
9. How did you convince the PAT to agree to a lease? What were the features of your plan that were most appealing to them (selling point)?
10. We understand you currently possess a 3 year housing lease. How do you plan on negotiating a new lease?
11. Were all the families willing to pay rent? If not, did you convince them otherwise? How?
12. What is the rental amount you currently pay monthly?
13. Do all families pay the same amount? How do you determine who pays how much?

Savings Cooperative
14. We understand that you initially contributed to the savings cooperative. How much was your monthly contribution?
   a. How did you convince the community members to contribute to the savings cooperative? How was the importance of it conveyed to the community members?
   b. Do the community members continue to contribute regularly?
   c. How much on average does the whole community contribute monthly?

Redevelopment/relocation Process
15. Could you tell us a little bit about the process of relocating?

        a. What do you think went well?

        b. With the process of relocation, were your community's culture and personal relationships disturbed? i.e. Same neighbors, every day routine, etc. How?

        c. Were there any set backs in the process? What were they? How were they resolved?

        d. Was there anything that could have been done differently to make the process easier?

16. Which do you think are the most important features to the families of the Lot 7-12 community? i.e. playground, community center, central open space.

        a. Were you asked which of these would be important to your community before a plan was designed?

        b. If yes, did it help the process? If not, <u>would</u> this have helped the process?

        c. How/why did you decide to include these in the project?

17. How did you decide on a design for the houses?

        a. What improved?

        b. Was anything made worse?

18. What decisions went into deciding who would get a 7.5 or 15 tharang house?

Misc. Question

19. We understand that when the project was finished in Dec. 2004, the community's financial cooperative summarized the process of redevelopment that the community had gone through, do you have this document? Can we view a copy?

C.2 Mr. Suriya Butrapum

Personal Information

1. How large is your family and what are the respective ages?
2. What is your position in your community?
3. How did you become a leader amongst your community? Were you welcomed in your community as a leader?

Community Information

4. How is your community organized? i.e. how many leaders, their responsibilities, etc.
5. Has your community always been so unified or was this in response to the threat posed by an eminent eviction?
6. What do you feel were the most important aspects in completing your project? Why?

Rent/lease Information

7. How did you convince the PAT to agree to a lease? What were the features of your plan that were most appealing to them (selling point)?
8. Were all the families willing to pay rent? If not, did you convince them otherwise? How?

Savings Cooperative

9. We understand that you initially contributed to the savings cooperative.
    a. How did you convince the community members to contribute to the savings cooperative? How was the importance of it conveyed to the community members?
    b. How did you show the community it was important to continue contributing for so long?
10. What were the problems you went through when making the savings cooperative?
11. Very Important: How did you avoid corruption in the savings cooperative?
12. Do you have any advice for someone just starting a savings cooperative?

Redevelopment/relocation Process

13. Could you tell us a little bit about the process of relocating?
    c. What do you think went well?
    d. With the process of relocation, were your community's culture and personal relationships disturbed? i.e. Same neighbors, every day routine, etc. How?
    e. Were there any set backs in the process? What were they? How were they resolved?
    f. Was there anything that could have been done differently to make the process easier?

14. Which do you think are the most important facilities to the families of the Lot 7-12 community? (i.e. playground, community center, central open space.)
    g. Were you asked which of these would be important to your community before a plan was designed?
    h. If yes, did it help the process? If not, <u>would</u> this have helped the process?
    i. How/why did you decide to include these in the project?

Misc. Question
15. We understand that when the project was finished in Dec. 2004, the community's financial cooperative summarized the process of redevelopment that the community had gone through, do you have this document? Can we view a copy?

Appendix D – Rim Klong Wat Sapan Interview Questions

Personal Information
1. What is your position in your community?
2. How large is your family and what are the respective ages?
3. What is your source of income?
4. How did you become a leader amongst your community? Were you welcomed in your community as a leader?

Community Social Structure
5. How is your community organized? i.e. how many leaders, their responsibilities, etc.
6. We believe there to be 140 families living in your community today, is this correct? How many have already left?
7. How unified is your community?
   j. Do you have regular meetings with the other community leaders?
   k. Do people accept your leadership? Do they pay attention to your or other leaders suggestions?
8. What are the most important aspects of community life?
   l. What do you like physically? Socially? Financially?
   m. Do you feel a strong bond with your neighbors? Please explain.
   n. What makes your community special/unique?
9. What do you dislike about your community?
   o. What specifically do you think needs to be improved?
   p. Are there any major safety issues that you recognize?
   q. Are there any facilities that you wish you had in your community?

Saving Cooperative
10. Does your community have a savings cooperative?
11. How important do you feel having a strong savings cooperative is to your community and its future?
12. How many community members contribute to the savings cooperative?
13. How much money on average does the community contribute per month?
14. Do you know why some community members don't contribute?
    r. Do you have plans to increase participation?
    s. Have you and the other community leaders come up with any ideas of how it can be improved?

Lock 7-12 Information
15. What do you know about the relocation/redevelopment process the Lot 7-12 community went through?
    t. Would you be interested in learning more about it?
16. What aspects of the neighboring Lot 7-12 community do you like or dislike?
17. Would you like living in a community that is structured in that way? Why or why not?

u. Do you feel that the way their community was developed is a good solution to their problems? Why?

v. What is the community's general conception of the project?

The PAT

18. Do you know about the process of privatization the PAT has been going through and what they plan to do with the land?

w. Is the community aware of this situation?

x. Have you begun making plans toward negotiating a lease? If so, please explain what you have done so far.

Appendix E – Surveys

E.1 Lock 7-12 English

Note: This information will remain anonymous and your honesty will be appreciated.

Age:
Gender:

		Not at all	Somewhat	Very much
1.	Did the redevelopment process make your community more united towards the general welfare of the community?			
2.	Have you developed new friendships or strengthened old ones since the redevelopment of your community?			

3.	How many community events are there each month?	

		None	Several	Most or all
4.	How many of these community events do you attend each month?			

		No, never	Sometimes	Yes, often
5.	Do you discuss the future of your community with regards to land tenure with other members of your community?			
6.	Have you participated in other community projects since the redevelopment?			

	Name any problems that you felt existed in your community before redevelopment (social or physical)	
7.		
1.		4.
2.		5.
3.		6.
8.	Circle the problems, if any, which you have listed in the table above that still exist in your redeveloped community.	

9.	How much do you contribute to the saving cooperative each month?	

		No, never	Sometimes	Yes, often
10.	Do you ever contribute more than the minimum required amount?			

11.	Other than for the redevelopment process, how has the savings cooperative been used to benefit the community?
12.	Who in your community do you approach if you need help?

		Never	Sometimes	Often
13.	Is community money spent on things that are important to the entire community?			
14.	Do the community leaders ask for your opinion before money is invested into new projects?			
15.	How often do you agree with the decisions made by the leaders regarding the welfare of your community?			
16.	Do you feel that your opinion is valued			

		None	Some	Many
17.	How many unsafe places are there in your community related to house infrastructure?			
18.	How many unsafe places are there in your community related to sanitation?			

19.	How many tharang waa was your old home?	
20.	How many tharang waa is your new one?	

		Yes	No
21.	Does your house have enough space for your family?		

		Never	Occasionally	Often
22.	Does anyone in your family make use of the playground?			
23.	Does anyone in your family use the community center?			
24.	Do you pay attention to the information that is conveyed over the loud speaker?			

		No	Somewhat	Yes
25.	Was the amount of effort that you put into the redeveloping your community worth the benefits that you have now?			

		No	Maybe	Yes
26.	Is the amount of money you are paying for rent is worth the benefits that you have now?			

		No	Maybe	Yes
27.	Do you think the PAT will ever cause you problems with regard to land tenure again?			

E.2 Lock 7-12 Thai Survey Translation

<div align="center">

แบบสอบถามสำหรับชุมชนล็อค 7-12

</div>

หมายเหตุ แบบสอบถามนี้เป็นเพียงส่วนหนึ่งของโครงการวิจัย ข้อมูลดังกล่าวนี้จะไม่มีการนำไปเปิดเผย ขอให้ท่านตอบคำถามอย่างซื่อสัตย์ หากไม่เข้าใจคำถามข้อใด ขอให้สอบถามกับนักศึกษาได้ หรือไม่ต้องการตอบคำถามใด ขอให้ปล่อยว่างข้อนั้นไว้	ไม่เลย	บางครั้ง	ดีมาก

อายุ:

เพศ:

		ไม่เลย	บางครั้ง	ดีมาก
1.	หลังจากชุมชนของท่านได้รับการปรับปรุงพื้นที่แล้ว ชาวชุมชนมีความสามัคคีหรือไม่?			
2.	หลังจากชุมชนได้รับการปรับปรุงพื้นที่ มิตรภาพของท่านกับเพื่อนบ้านเป็นอย่างไร?			

3.	มีกิจกรรมมากน้อยแค่ไหนในชุมชนในแต่ละเดือน?	

		ไม่เคยเลย	บางครั้ง	บ่อยๆ
4.	ท่านไปร่วมกิจกรรมบ้างหรือไม่ในแต่ละเดือน?			

		ไม่เลย	หลายครั้ง	มีส่วนเป็นบางครั้ง
5.	ท่านได้พูดคุยกับเพื่อนบ้านบ้างหรือไม่เกี่ยวกับอนาคตของชุมชน?			
6.	ท่านมีส่วนร่วมกับกิจกรรมในขุมชนบ้างหรือไม่?			

7.	กรุณาระบุปัญหาที่เกิดในชุมชนของท่าน ก่อนการปรับปรุง	
1.		4.
2.		5.
3.		6.
8.	กรุณาทำเครื่องหมายวงกลม ตรงหัวข้อที่ท่านคิดว่าปัญหานั้นยังคงอยู่จนถึงปัจจุบัน ตามข้อ 7 (1-6).	

9.	ท่านส่งเงินให้สหกรณ์ออมทรัพย์เดือนละเท่าไร?	

		ไม่เคย	บางครั้ง	บ่อยๆ
10.	ท่านเคยฝากเงินกับสหกรณ์มากกว่าจำนวนเดิมที่เคยฝากหรือไม่?			

11.	นอกจากสหกรณ์จะช่วยปรับปรุงชุมชนแล้ว สหกรณ์ยังมีประโยชน์ด้านอื่นอีกหรือไม่
12.	หากท่านต้องการความช่วยเหลือ ท่านจะไปพบใครในชุมชน?

		ไม่เคย	บางครั้ง	บ่อยๆ
13.	เงินของชุมชนได้ถูกนำไปใช้เพื่อประโยชน์ของชุมชนหรือไม่?			
14.	บรรดาผู้นำชุมชนได้สอบถามความคิดเห็นของท่านก่อนที่จะนำเงินไปลงทุนในโครงการใดหรือไม่?			
15.	ท่านเห็นด้วยกับการตัดสินใจของบรรดาผู้นำชุมชนเกี่ยวกับความเป็นอยู่ของชุมชน มากน้อยแค่ไหน?			
16.	ท่านคิดว่าความคิดเห็นของท่านได้รับความสำคัญหรือไม่			

		ไม่มีเลย	มีบ้าง	มีมาก
17.	มีบ้านที่สภาพไม่แข็งแรง ในชุมชนมากน้อยแค่ไหน?			
18.	ในชุมชนของท่าน มีสถานที่ที่มีปัญหาทางด้านสุขอนามัยบ้างหรือไม่ เช่น ความสะอาด			

19.	บ้านเก่าของท่านมีพื้นที่กี่ตารางวา?	
20.	บ้านใหม่ของท่านกี่ตารางวา?	

		พอ	ไม่พอ
21.	บ้านของท่านมีพื้นที่เพียงพอสำหรับสมาชิกในครอบครัวหรือไม่?		

		ไม่เลย	บางครั้ง	ได้รับ
22.	มีใครในครอบครัวของท่านที่ใช้สนามเด็กเล่น?			
23.	มีใครในครอบครัวของท่านบ้างที่ไปใช้ศูนย์ของชุมชน?			
24.	ท่านให้ความสนใจกับข้อมูลที่ประกาศทางเครื่องกระจายเสียงหรือไม่?			

		ไม่	อาจจะมีอีก	มีแน่นอน
25.	ท่านคิดว่าท่านได้รับประโยชน์คุ้มค่าจากการที่ชุมชนมีการปรับปรุงบ้างหรือไม่?			
26.	ผลประโยชน์ที่ท่านได้รับคุ้มค่ากับการที่ท่านจ่ายค่าเช่าบ้างหรือไม่?			

		ไม่มี	มีในบางครั้ง	ไปใช้บ่อยๆ
27.	ท่านคิดว่าการท่าเรือแห่งประเทศไทย จะสร้างปัญหาในเรื่องที่อยู่อาศัยอีกหรือไม่?			

E.3 Rim Klong Wat Sapan English survey

Note: This information will remain anonymous and your honesty will be appreciated.

Age:

Gender:

		Not at all	Somewhat	Very much
1	How unified do you feel your community is around the issue of eviction?			
2	How much has your community worked together towards resisting eviction?			
3	Do you ever discuss the future of the community with your neighbors?			
4	Have you worked with others in your community to complete a major project?			

5	How many community events are there each month?	

		None	Several	Most or all
6	How many of these community events do you attend each month?			

		Not likely	Maybe	Very Probable
7	Would you ask someone in the community for guidance if you needed to borrow money?			

8	Who in your community do you approach if you need help?		

		Yes	No
9	Do you know how many leaders there are in your community?		
10	How many?		
11	Do you know the names of your leaders?		

		Never	Sometimes	Very often
12	How often do you agree with your leader's decisions regarding redevelopment to resist eviction?			

13	Would you seek out a community leader if you or any one of your family members was found in this situation:	Yes	No
A	To have a serious illness		
B	To be unemployed		
C	That your house is "falling apart"		
D	To be involved with drugs or prostitution		
E	To be illiterate		
F	Other (fill in) _____		

		Never	Sometimes	Most times
14	Do the community leaders use the money that comes into the community to benefit the entire community?			

		Yes	No
15	Could you and your neighbors obtain a rental agreement with the PAT without the help of a community leader?		

16	Are you a member of the savings cooperative?		

17	How much do you contribute each month?	
A	If none, why not?	

		Not likely	Likely	Very likely
18	Are you confident that the money you have invested in the savings cooperative will likely be used for the benefit of the community?			

		Not important	Moderately important	Very important
19	How important do you feel the savings cooperative is to achieving a rental agreement with the PAT?			

20	What do you think is the role of the savings cooperative in the community?

		None	Some	Many
21	How many unsafe places are there in your community related to house infrastructure?			
22	How many unsafe places are there in your community related to sanitation?			

	No	Somewhat	Constantly
23	Do you feel your community is negatively affected by crime and violence?			

24	Name any problems that you feel are harmful to your community
1.	4.
2.	5.
3.	6.

	No	Some	Always/ Many
25	Are drugs prevalent in your community?			
A	Are there any efforts within the community to alleviate this problem?			
B	If so, are you involved in any efforts to alleviate this problem?			

26	How many tharang waa is your home?	

		Yes	No
27	Does your house have enough rooms for your family?		

28	What common facilities do you think are important to have in your community?
1.	4.
2.	5.
3.	6.

	Never	Sometimes	Often
29	How often is your ability to pass through the community impeded by the condition of the roadways?			

		Nothing	A little bit	A lot
30	How well do you feel that you are informed about what is going on in your community concerning land tenure issues with the PAT?			

		No	A little	A lot
31	Do you know about the efforts of the PAT of becoming a private company?			
32	How will this affect you?			

		Nothing	A little	A lot
33	How much do you know about the struggle the Lock 7-12 community went through to redevelop their community?			

		Yes	No
34	Are you interested in learning more about their struggle?		

		No	Some	A lot
35	Have you made any efforts to learn more about this process?			

E.4 Rim Klong Wat Sapan survey Thai translation

<div align="center">แบบสำรวจริมคลองวัดสะพาน</div>

หมายเหตุ แบบสอบถามนี้เป็นเพียงส่วนหนึ่งของโครงการวิจัย
ข้อมูลดังกล่าวนี้จะไม่มีการนำไปเปิดเผย
ขอให้ท่านตอบคำถามอย่างซื่อสัตย์ หากไม่เข้าใจข้อคำถามใด
หรือไม่ต้องการตอบคำถามใด ขอให้ปล่อยว่างข้อนั้นไว้
อายุ:
เพศ:

		ไม่เลย	บางครั้ง	มาก
1	ท่านคิดว่าคนในชุมชนของท่านมีการรวมตัวกันอย่างไร เกี่ยวกับเรื่องการไล่รื้อ ?			
2	ชุมชนของท่านมีการผลักดันอมากน้อยแค่ไหนเกี่ยวกับการไล่รื้อ?			
3	ท่านเคยพูดคุยยับเพื่อนบ้านเกี่ยวกับอนาคตของชุมชนหรือไม่?			
4	ท่านเคยร่วมงานกับคนในชุมชนในโครงการที่สำคัญสำเร็จหรือไม่?			

5	ในชุมชนของท่านมีการจัดกิจกรรมในแต่ละเดือนมากน้อยแค่ไหน?	

		ไม่เลย	หลายยครั้ง	ทุกครั้ง/ทุกครั้ง
6	ท่านร่วมกิจกรรมของชุมชนมากน้อยแค่ไหนในแต่ละเดือน?			

		ไม่เลย	บางครั้ง	ทุกครั้ง
7	ท่านขอคำแนะนำจากใครบ้างหรือไม่ หากต้องการจะขอกู้ยืมเงิน?			

8	หากท่านต้องการความช่วยเหลือ ท่านจะเข้าหาใครในชุมชน?	

		ทราบ	ไม่ทราบ
9	ท่านทราบหรือไม่ว่าในชุมชนของท่านมีผู้นำกี่คน?		
10	อยากทราบว่ามีกี่คน?		
11	ท่านทราบชื่อผู้นำชุมชนบ้างหรือไม่?		

		ไม่เคยเลย	บางครั้ง	บ่อยครั้ง
12	ท่านเห็นด้วยกับการตัดสินใจของผู้นำชุมชนบ่อยหรือไม่เกี่ยวกับการไล่รื้อ?			

13	หากเกิดเหตุการณ์ดังต่อไปนี้กับคนในครอบครัวของท่าน ท่านจะไปพบกับผู้ชุมชนหรือไม่:?	ไป	ไม่ไป
ก	ปัญหาการเจ็บป่วยที่รุนแรง		
ข	ปัญหาการว่างงาน		
ค	ปัญหาบ้านทรุดโทรม		
ง	ปัญหาที่เกี่ยวข้องกับยาเสพติดหรือการค้าประเวณี		
จ	ปัญหาการไม่รู้หนังสือ		
ฉ	อื่นๆ (ช่วยระบุ)_____		

		ไม่เคยเลย	บางครั้ง	บ่อยครั้ง
14	ผู้นำชุมชนนำเงินที่ได้รับสำหรับชุมชนไปใช้เพื่อประโยชน์ของชุมชนมากน้อยแค่ไหน?			

		ได้	ไม่ได้
15	ท่านคิดว่าตัวท่านเองและเพื่อนบ้านสามารถกระทำสัญญาเช่าที่ดินกับการท่าเรือฯ โดยปราศจากความช่วยเหลือจากผู้นำชุมชนได้หรือไม่?		

		เป็น	ไม่เป็น
16	ท่านเป็นสมาชิกสหกรณ์ออมทรัพย์หรือไม่?		
17	ท่านฝากเงินเดือนละเท่าไร?		
ก	ถ้าไม่ได้ฝาก เพราะเหตุใด?		

		ไม่มั่นใจ	มั่นใจเล็กน้อย	มั่นใจมาก
18	ท่านมีความมั่นใจมากน้อยแค่ไหนว่าเงินที่ท่านฝากไว้กับสหกรณ์ออมทรัพย์ จะนำมาใช้เพื่อประโยชน์ของชุมชน?			

		ไม่สำคัญ	สำคัญเล็กน้อย	สำคัญมาก
19	ท่านคิดว่าสหกรณ์ออมทรัพย์มีความสำคัญอย่างไรในการทำข้อตกลง เพื่อเช่าที่ดินจากการท่าเรือฯ?			

20	ท่านคิดว่าสหกรณ์ออมทรัพย์มีบทบาทสำคัญอย่างไรต่อชุมชน?

		ไม่มีเลย	มีบ้าง	มีมาก
21	ท่านคิดว่าบ้านที่ไม่แข็งแรงและปลอดภัยในชุมชนมากน้อยแค่ไหน ?			
22	ท่านคิดว่ามีสถานที่ที่ไม่สะอาด หรือ ไม่ถูกสุขลักษณะในชุมชนมากน้อยแค่ไหน?			

		ไม่มีเลย	มีบ้าง	มีมาก
23	ท่านคิดว่าชุมชนของท่านได้รับผลกระทบในทางลบเกี่ยวกับปัญหาเรื่องอาชญากรรมหรือความรุนแรงมากน้อยแค่ไหน?			

24	ขอให้ท่านช่วยระบุปัญหาที่ท่านคิดว่าเป็นอันตรายต่อชุมชนของท่าน ?	
1.		4.
2.		5.
3.		6.

		ไม่มี	มีบ้าง	มีมาก
25	ในชุมชนของท่านมีปัญหาเกี่ยวกับยาเสพติดมากน้อยแค่ไหน?			
ก	มีความพยายามจะแก้ปัญหานี้บ้างหรือไม่?			
ข	ถ้ามี ท่านมีส่วนร่วมในการแก้ปัญหานี้หรือไม่?			

		พอ	ไม่พอ
26	บ้านของท่านมีพื้นที่กี่ตารางวา?		
27	บ้านของท่านพื้นที่เพียงพอกับจำนวนสมาชิกในครอบครัวท่านหรือไม่?		

28	ท่านคิดว่าสิ่งอำนวยความสะดวกอะไรบ้างที่มีความสำคัญต่อชุมชน?	
1.		4.
2.		5.
3.		6.

		ไม่มีเลย	มีบ้าง	มีบ่อย
29	ท่านคิดว่าทางเท้าในชุมชนมีปัญหาต่อการสัญจรไปมามากน้อยแค่ไหน?			

		ไม่มีเลย	มีบ้าง	มีมาก
30	ท่านคิดว่าท่านได้รับทราบข่าวสารเกี่ยวกับเรื่องสิทธิ์ในการอยู่อาศัยในที่ดินของการท่าเรือฯบ้างหรือไม่?			

		ไม่ทราบ	นิดหน่อย	ทราบ
31	ท่านทราบเกี่ยวกับความพยายามของการท่าเรือฯในการแปรรูปรัฐวิสาหกิจให้เป็นของเอกชนหรือไม่?			
32	ถ้าเป็นจริง จะมีผลกรทบต่อท่านอย่างไร ?			

		ไม่ทราบ	ทราบบ้าง	ทราบมาก
33	ท่านทราบเรื่องความพยายามต่อสู้ของชาวชุมชนล็อค 7-12 เรื่องที่อยู่อาศัยมากน้อยแค่ไหน?			

		ต้องการ	ไม่ต้องการ
34	ท่านสนใจจะเรียนรู้เกี่ยวกับการต่อสู้เพื่อที่อยู่อาศัยมากขึ้นหรือไม่?		

		ไม่เคยเลย	ทำเป็นบางครั้ง	ทำเป็นประจำ
35	ท่านได้พยายามเรียนรู้ขั้นตอนการต่อสู้เรื่องที่อยู่อาศัยหรือไม่?			

ชื่อ-นามสกุล [   ]   อายุ [   ] [   ]   เพศ [   ] [   ]

คำแนะนำ

ช่วยถ่ายรูปสิ่งในชุมชนที่ชอบและไม่ชอบ ซึ่งภาพที่ถ่าย สามารถ
เป็น ภาพสถานที่ ภาพคน หรือกิจกรรมต่างๆได้ ขอให้ทำเครื่อง
หมาย (✖) ในช่องที่เขียนว่า "ชอบ" หรือ "ไม่ชอบ"

ยกตัวอย่างหัวข้อ

กาแฟเย็น   ✖ ชอบ   ☐ ไม่ชอบ

รูป	ประเภทของรูป	ชอบ	ไม่ชอบ	รูป	ประเภทของรูป	ชอบ	ไม่ชอบ
1				15			
2				16			
3				17			
4				18			
5				19			
6				20			
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8				22			
9				23			
10				24			
11				25			
12				26			
13				27			
14							

Appendix G – Tools to implement a redevelopment process
Ways to *develop strong leadership*

There are two major ways in which leaders emerge in a community: through elections or through working to gain the trust and respect of their neighbors (Promporcheunbun, 2006). One is not necessarily better than the other, and it can be beneficial for both to be used concurrently. This finding was in part drawn from the case study which examined the Hiep Thanh community of Ho Chi Min City, Vietnam (Truong, 1994). This slum community began redeveloping by electing a committee to oversee the project. These leaders were accepted by the residents and were able to successfully execute programs to redevelop the community. However, this is not the only way to develop strong leadership.

In the Lock 7-12 community, the leaders were established through natural social progression. This means that people emerge as leaders as a result of their involvement in solving problems in the community and their concern for the well-being of their neighbors. The community members recognize their efforts and begin to look to these people for guidance and support. Although they have not been officially elected, these people function as leaders because their community trusts their judgment enough to follow them.

One of the leaders of the Lock 7-12 community, Mrs. Moi, detailed for us how she became a leader of her community. Her account explained that she unified small groups of people to help alleviate social problems such as drugs and AIDS. She did this by implementing programs and offering guidance and support to individuals as was needed. As a result of these actions, people looked to her as a trusted leader and went to her for support in other areas of their lives. From this information, it has been determined that a way to establish trust and respect from residents of the community is to work with the people on a smaller scale around a problem that is plaguing a portion of the members. In addition to creating a foundation for strong leadership and proving the leadership ability of the individual, the implementation of such programs will also help to improve the community with regards to social and moral concerns. However, it is difficult for these leaders to redevelop their communities without the support of outside organizations.

Ways to *confront social problems*

There are two main steps that need to be completed to accomplish this aspect, the first of which is identifying the problems that exist in the community. This will help unify the community by encouraging them to talk about and prioritize the problems that they face. One way in which this can be done, which we have found to be affective, is surveying. This is shown in our survey of the Rim Klong Wat Sapan community, where residents were asked to list social issues that they felt were major problems in their community. They were able to identify problems that fell under the categories of drugs, violence, theft, bad housing, gambling, fire, unemployment, and sanitation. Other techniques, such as community meetings, may also be employed to identify and prioritize these issues. This technique was successful in the Lock 7-12 community, although we did not test it ourselves. Once these problems have been identified and prioritized, the second step can be taken, to eradicate these problems.

We have found that there are two main tools that can be used to eradicate social problems. The first is the use of community improvement programs, which are useful in dealing with these issues. In the Lock 7-12 community, drugs and AIDS were identified as major social issues. In order to deal with this, Mrs. Moi created programs to help drug users fight their addictions while supporting family members. She also created programs to educate the community about AIDS and assist those who have the disease. Another example of this was found in the Santo André slum in Brazil (Daniel, 2001). As part of their redevelopment process, many social programs were implemented, including literacy programs for adults, family healthcare programs, and groups for adolescents. These programs were selected based upon the residents' prioritization of the most prevalent problems in their community. Often times, these programs can benefit from being supplemented by a community code of conduct.

We have found that a code of conduct can be useful in making sure that once social problems have been eliminated in a community, that they do not return. This code of conduct can also address issues relating to the savings cooperative and participation in community events, to ensure that progress made in these areas also does not lapse. For example, in the Lock 7-12 community, each family is required to contribute at least one hundred Baht per month to the savings cooperative (Butrapum, 2006). This rule is necessary to make sure that the community does not lose its financial stability. With

regard to social issues, the Lock 7-12 community has also established that drugs are not permitted in the community. This was necessary to make sure that once they had removed the drug problems from their community, they did not return. This code of conduct helps to establish a set of social standards by which everyone must abide. Consequences for breaking this code can be as serious as being removed from the community. Since their land is very important to the residents, they will follow this code, thereby eliminating the social problems it addresses from the community (Promporcheunbun, 2006). Once these problems have been removed, the community will be both safer and more unified. The eradication of social problems can also be used as a tool to develop strong leadership in the community.

Ways to *unify a community against eviction*

We found that education was an extremely effective tool in unifying a community against eviction. During our interviews with Mrs. Moi and Pii Thii, they pointed out that in order to center the community's attention on this threat, they held frequent community meetings, thereby increasing their awareness. Education through these community gatherings helped them understand the difficulties and time constraints, as well as the benefits that negotiating a land tenure agreement with the PAT would result in. Lawyers and other professionals were invited to meetings to help explain the benefits of paying rent rather than squatting. It was also explained that by unifying as a whole, they would be able to work with the PAT; something they could not have done individually.

Ways to develop a *strong savings cooperative*

In the Lock 7-12 community, a successful savings cooperative was recognized as an integral part of their project. Based upon interviews with Pii Thii and Mrs. Moi, we found that education was important in convincing the community to join this organization (Butrapum, 2006). One tool that was used were booklets explaining the system of the cooperative and the importance of saving on a regular schedule. These were distributed to each household. Pii Thii, the president of the savings cooperative, stated that the education of residents increased their willingness to participate.

Once the savings cooperative was more firmly established, it was required that all households join in order to be considered part of the community and have a right to a

home in the redeveloped neighborhood. At minimum, each family had to contribute one hundred Baht per month (Promporcheunbun, 2006). Based on this, we found that it is important for rules to be put into place to ensure that everyone contributes to the savings cooperative regularly.

Safeguards were also put into place in the Lock 7-12 community to ensure that funds were being used properly. For example, in order for money to be taken out of the cooperative, all of the community leaders must agree that it is appropriate. In addition, government officials monitor the cooperative to make sure that it is being utilized for community purposes only. In is apparent that these measures are working because eighty-seven percent of respondents to our survey in the Lock 7-12 community stated that the money from the cooperative is always or almost always used for the benefit of the community. However, in order for the community to be in agreement about what is beneficial, they must be unified about what is best for their community.

Ways to *develop a redevelopment plan*

In order to take into account the needs and desires of all the members, the community has to work together to decide what specific features they would like to incorporate into their redeveloped living area. The Lock 7-12 community attempted to do this with the help of a professional architect (Butrapum, 2006). He began by surveying the community to determine their wants and needs. He then drew up a tentative redevelopment plan, which the community modified in meetings until they felt that it was adequate. This resulted in many positive aspects, such as a community center and a playground. It was therefore found that surveying and discussion techniques were useful in creating a redevelopment plan that serves the community's needs and desires. However, as discussed above, the housing sizes were not sufficient to meet each family's needs. This may have been a result of their failure to take the community's input on family size into account when designing homes. Instead, it was based upon participation in their effort to resist eviction; larger houses were given to those who initiated the struggle. From this, it was found that basing the design solely on the needs of each family will result in greater satisfaction than basing it on hierarchy.

Ways to *partner with outside organizations*

        Based upon our interview with Mrs. Moi, we found that a way to gain support from outside organizations is to directly contact those organizations that could be of service. These organizations could include government programs, non-profit organizations, or individuals with influence. In the Lock 7-12 community, several partnerships were established and utilized during the course of their struggle. They became part of the Baan Mankong Project, which is run by the government, in order to help organize their efforts (ACHR, 2003a). As a result of this they were able to work with Por Or Shore, a second government entity, to negotiate a loan to fund their project. Finally, when negotiating their lease with the PAT, they enlisted the help of Khru Prateep Ungsongtham, the founder of the DPF, as well as that of a respected police officer (Promporcheunbun, 2006). The influence of these highly esteemed people aided the community in convincing the PAT to grant them a lease. From this example, it is important to note that employing the aid of more than one outside organization is often useful, or even necessary for various parts of the process. Our findings suggest that support from these outside resources may decrease the risk of failure.

Appendix H – Educational Pamphlet

Duang Prateep Foundation

WPI Worcester Polytechnic Institute

The
Redevelopment
of Your
Community

A method to fight eviction

More than 270 million slum families are evicted from their homes each year. This does not have to be you!

Present a well-structured and organized community

Once your community can make decisions as a group and has established a strong savings cooperative, a layout of the redeveloped community will need to be produced. This is where all of the elements that your community has achieved throughout the process will be put into practice. The final plan will detail your efforts to become a better community and it must include the participation of all of the residents! This plan will be the main tool to convince the PAT to establish a land tenure agreement with the Rim Klong Wat Sapan community.

This is an example of a blueprint used by the Boong Kook community in Chiang Mai in their efforts to fight eviction.

Duang Prateep Foundation

WPI Worcester Polytechnic Institute

The Redevelopment of Your Community

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After extensive research on the subject, a generic process has been designed which slum communities can use to redevelop their neighborhood as a method to fight eviction. It includes a series of elements that the community needs to attain, which will result in its improvement. This is an educational pamphlet for the residents of the Rim Klong Wat Sapan community to inform them about the importance of engaging in this process.

Children of the Lock 7-12 community engaged in group activities

Develop strong leadership

Strong leadership is an important aspect to develop early in the process because your community will need a representative body to facilitate community discussions. You will need to be familiar with all of the leaders in your community. It is important that you understand their guidance and advice and work together with them for the well-being of the entire community. They have been provided with a set of tools that will guide the community through this process.

Confront social problems

This is the stage in the process which will initiate the redevelopment of your community. As a result, it will not only be physically more appealing, but also a safer and healthier place to live. Your community's most critical social problems should be identified by your community as a whole. Your community leaders have been provided with tools to address these issues. Some of the social problems that could be eliminated from your community are:

- Drugs
- AIDS
- Residential fires
- Rubbish
- Dangerous electrical wiring
- Violence/Crime

Unify your community

Residents of the Dynamo community in Khon Kaen work together to fight eviction

In order for this process to result in secure land tenure, the community must work together. The PAT will only consider negotiating with the Rim Klong Wat Sapan community as a whole and not with each family individually. The community must learn to make decisions and work together, by following the leaders' guidance and suggestions, such as attending all community gatherings. By working as a team your needs will be more likely satisfied than if they were requested by each individual.

Achieve financial stability

A savings cooperative will benefit your community by generating the funds necessary to complete the process. It will also become your representative in the negotiations with the PAT for a lease agreement. This is why it is important for you to become an active member of your community's savings cooperative. Without a strong savings cooperative, the Rim Klong Wat Sapan community will not be able to obtain a lease agreement with the PAT.

Partner with outside organizations

Help from NGOs and/or other government officials needs to be appreciated because their influence can give credibility to your process. Also, these organizations may be able to provide your community with financial and technical support. The DPF has already provided you with information on this process that will help you overcome the threat of eviction.

NGO officials assist the Laem Rung Reung community in Rayong.

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Appendix I – Guidebook for community leaders

Initiate
the
Process

Redevelop Your Community to Resist Eviction

A Guidebook to Resist Eviction

The following process is the result of a research study completed by students from Worcester Polytechnic Institute, in Worcester, Massachusetts, USA.

A Guidebook to Resist Eviction

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Duang Prateep Foundation

Characteristics of a Redevelopment Process

A generic redevelopment process has been identified which can be used by slum communities as a method to fight eviction. The most important aspect of this redevelopment plan is that the residents of the community are involved in its creation. Although it may seem easier to have an outside organization create a plan to redevelop your community for you, our research shows that if your community is not involved in the process, the results are often not satisfactory. This has been exemplified in many redevelopment projects around the world such as in the redevelopment of the Rama IV slum, in Bangkok, Thailand. In this project, apartment buildings were erected with rental agreements that the residents were not satisfied with. Thus, despite the improved living conditions, this project was not the best solution for the residents of the Rama IV community. In order to prevent such an outcome, it is essential that your community

leads and participates in the creation of the redevelopment project. This guide outlines the six key elements of the process and tools that your community can use to carry them out. The order in which these elements have been presented is **not** necessarily the exact order in which they should be implemented. The order in which the process is followed should be dependent on the needs of your community. Similarly, the tools that are mentioned in this booklet that could be used to attain each of the elements are only suggestions. This means that there may be other tools that can be used to achieve each of the stages. The recommendations made by this booklet should only be used as a guide, not a step by step plan.

Rama IV Redevelopment Project

The Six Elements of a Successful Redevelopment

"We have learned that we cannot live alone, at peace;

that our own well-being is dependent on the well-being of other nations, far away.

We have learned that we must live as men, not as ostriches, or as dogs in the manger.

We have learned to be citizens of the world, members of the human community."

Franklin D. Roosevelt

Chaing Mai

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Why this is important

Strong leadership must be developed in order for this process to be executed successfully. A leadership group is necessary to serve as a representative body for your entire community. These leaders will function as facilitators in educating your community, directing community meetings, unifying your community, initiating your savings cooperative, as well as leading the negotiations with your land owner. In essence, these leaders will be in charge of carrying out this entire process. There are two ways to establish leadership, as well as several tools that can be used to strengthen this leadership.

How this can be done

Establishment of Leadership

Leadership can be established using two main tools. One is not necessarily better than the other, and it can be beneficial for both to be used concurrently. The first is based upon democratic ideology and the second is based upon social acceptance. These are listed below:

- Elected leadership (Democratic ideology)
    - O Nomination of potential leaders
    - O Candidate speeches to help residents make informed decisions
    - O Formal election
- Non-elected leadership (Social acceptance)
    - O Identify people in the community who
        - + have earned the trust of the residents
        - + work for the betterment of the community
        - + are respected by the residents
        - + the residents go to for help
        - + Any other criteria that you feel is appropriate for your community

Strengthening Leadership

Once you have established leadership, it must be strengthened. Strong leadership is different from simply established leadership in that strong leaders are willingly followed, as they have proven themselves to be trustworthy and reliable. Strong leadership is not always something that comes naturally, but it can be learned and developed. Ways to develop strong leadership are as follows:

- Develop programs to deal with social problems in the community (how to identify these problems will be discussed in the next section)
- Seek out leadership workshops run by NGOs
- Make efforts to
    - O Be consistent and follow through with community endeavors
    - O Be open with the community regarding the redevelopment process and other community affairs
    - O Develop relationships with community members

Rangsit community leaders relay information to the community by listening to everyone's perspective.

"Strong leadership is different from simply established leadership in that strong leaders are willingly followed."

A leader's role is to find a balance between the wishes of the community and what can be reasonably done in the project.

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Why this is important

Social issues can exacerbate many problems for a slum community, particularly when they are negotiating for a lease. Land owners typically do not want to have some of the negative problems that are associated with slums on their property, and often see eviction as a way to remove them. Thus, it is important that you address social problems during the redevelopment process. These problems need to be first identified and prioritized by your community, and then confronted. In addition to increasing your chances of getting a lease, removing these social problems also makes your community a safer place to live.

Slum communities are not typically a safe place for its residents. This is because common characteristics of slums include lack of land tenure, poor housing conditions, and social problems such as violence and drugs. Working to remove such social issues will help your community make the transition from a slum community to a low income housing development, which is the ultimate goal of this process. In order to confront social problems, the community must work together.

This element of the process will help the leaders of your community strengthen their leadership by giving them the chance to facilitate community discussions about these problems. Furthermore they will be able to lead the eradication of the selected problems and thereby gain the trust and respect of the residents. These types of activities will increase their unity around the future of their community. There are many methods that can be used to confront the social problems in your community.

Drug and alcohol abuse should be two of the greatest concerns for any community interested in redevelopment.

How this can be done

There are three main steps in this part of the process. The first is to recognize which problems exist in your community, the second is work towards eradicating them from your community, and the third is to put rules in place to prevent them from coming back. The tools that are used to execute these steps are as follows:

- Identify social problems
  - O Survey community and/or facilitate focus groups to compile a list of concerns
  - O Discuss and prioritize results with residents (meetings, focus groups, one-on-one)
- Implement community programs
  - O Begin developing programs within the community
  - O Seek out existing programs from NGO's or other organizations
- Establish a code of conduct
  - O Hold community meetings and/or facilitate focus groups to compile a list of rules that will ensure that the social problems don't return
  - O Set up a formal agreement requiring the residents to follow these rules
  - O Establish a set of consequences for breaking rules or other system to enforce them

"In order to eradicate social problems the community must work together"

Developing a code of conduct can help to prevent problems, like the rubbish pictured below, from returning to your community.

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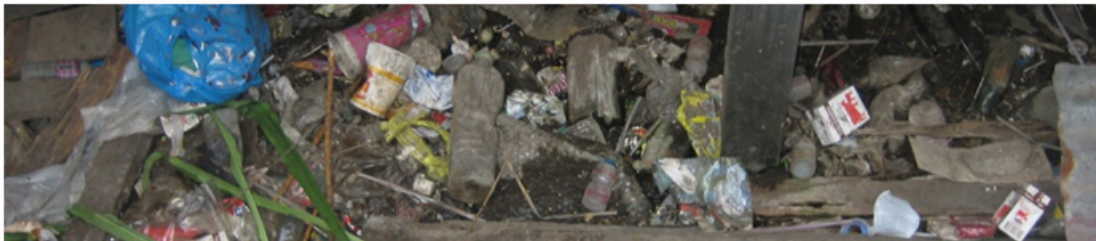
Why this is important

There are several reasons why unifying your community against eviction is important to a redevelopment process. The first of these is that lease agreements cannot be negotiated by individual families. However, land owners are often willing to work with a community as a whole. Therefore, your community must work together in order for everyone's needs to be met, with regard to the pending lease.

Unifying your community against eviction will also allow everyone to work together towards other common redevelopment goals. Input from every family in the community will ensure that their needs are accommodated for throughout the process. For example, this will be important when you are deciding on the sizes of new homes to ensure that they can adequately house different size families within your community. Furthermore, when planning to

include common areas, it is important for the entire community to have on input when making these decisions. This way, all of the residents' needs will be included, and they will feel satisfied with the outcome of the process. Satisfaction of the residents is important because it will make them more likely to participate in maintaining the community after it has been redeveloped. There are several ways in which unification of your community can be accomplished.

Here, residents from Chantaburi work together to address the wishes of their community.

"Input from every family in the community will ensure that their needs are accommodated."

How this can be done

A way to unify your community against eviction is to make everyone aware of the situation. There are several tools that can be used to do this. They are to:

- Establish communication between residents
  - O Install a loud speaker
  - O Schedule regular meetings
  - O Encourage open discussions between residents
- Educate the residents about their situation
  - O Distribute informational pamphlets (an example of this has been provided with this workbook)
  - O Have meetings with professionals to discuss the advantages of having secure land tenure with the community
- Increase participation in community events
  - O Determine why some residents don't participate and working to fix these issues
  - O Notify everyone about these events and encouraging them to attend

Residents of the redeveloped Surian slum continue to contribute to regular community meetings

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Why this is important

There are many ways in which developing financial stability will aid your community throughout the redevelopment process. The first is proving that your community has the ability to pay rent over an extended period of time. If you can ensure the land owner that your community can do this, it will be more likely to grant a lease. Additionally, a land owner will often only negotiate with a registered savings entity, such as a savings cooperative. An entity such as this can represent the community during the negotiation process.

Financial stability, perhaps established through a savings cooperative, is also important when your community is applying for a building loan. A loan is essential to the reconstruction of your community, as it will provide you with sufficient funds to complete this process. Financial institutions that grant loans require evidence that you have the ability to repay the loan over the specified period of time. Once the loan has been secured, your community must continue to save money in order to pay rent, pay off the loan, and continue developing and maintaining the community.

Although most of the construction costs will be paid for with the loan, the community must still take measures to ensure that the new structures are maintained. This could include repairing homes, maintaining walkways and other infrastructure, as well as playgrounds and other common areas. Creating a strong savings cooperative is one good way to develop this kind of financial stability.

By saving together, your community can afford the common facilities that it needs. Playgrounds, a community center, and a loudspeaker system can be attained if you all contribute.

How this can be done

Many slum communities have established financial stability through the creation of savings cooperatives. A savings cooperative is a government recognized entity that each household in the community contributes a pre-determined amount to, on a regular basis. The funds generated are then used to carry out community projects. There are a variety of tools that can be used to develop a strong savings cooperative. They are as follows:

- Educate the community about the benefits of the savings cooperative
  - O Distribute informational pamphlets
  - O Hold community meetings with banking professionals
- Encourage each household to contribute to the savings cooperative
  - O Determine how much each family should contribute
  - O Determine a contribution schedule (for example, everyone must contribute the first day of every month)
  - O Formulate a contract requiring each household to contribute
- Establish measures to prevent corruption
  - O Monitor the cooperative through a third-party (for example, the government or other organizations)
  - O Facilitate community discussions on how and when money will be spent
  - O Settle on conditions in which it is appropriate to take money out
  - O Agree on rules regarding loans that can be made to community members

"Developing financial security will aid your community by providing proof that you can pay rent over time."

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Why this is important

This element is important because the community needs to show the land owner that it is socially organized, and can become physically organized upon receiving a lease agreement. This tool will probably be most useful to convince the landowner to negotiate a lease agreement. It is especially important to point out that your community no longer has social problems such and drugs and violence; thus it will no longer be a slum community. Redevelopment will increase the physical safety of the community through better infrastructure and more stable building materials. Furthermore, a redeveloped community is more valuable than a slum community, which your land owner will find more beneficial. Presenting a concrete plan detailing the characteristics of how the area will look after redevelopment can be a useful tool when negotiating with your landlord.

Chantaburi community members show their interest in the community with continual input for its design.

How this can be done

A good tool to employ when working on this element is the creation of a physical plan for your community. This plan should include the physical aspects that will be added to your community, the physical layout of the community, what materials will be used, as well as who will be doing the labor. This may be a combination of residents and professional contractors. There are several tools that can be used to create a plan that is satisfactory to the community.

- Encourage community participation
  - O Survey the residents about what they want to include
  - O Facilitate community discussions and focus groups
  - O Make group revisions to the architect's plan
- Enlist the help of an architect to develop a blueprint based upon specifications that have been decided upon by the community

"Redevelopment will increase the physical safety of the community through better infrastructure and more stable building materials."

By working closely with the community designers and architects, your community will be able to keep the features that are most important to you.

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Why this is important

Partnering with outside organizations is important when completing this redevelopment process. How and when to do this, however, is unique for every community. For example, one community may need to turn to an outside organization to help them monitor their savings cooperative, while others may not need this type of assistance. Outside assistance, particularly from NGO's, may be useful to some communities, for example, when trying to implement programs to deal with social problems. In fact, many of these organizations may already have defined programs that the community can use. Furthermore, enlisting the help of influential people (senators, government officials, members of the royal family, etc.) may help increase the credibility of your project when negotiating with the land owner. Thus, this element of the process is important to its success in different ways for every community. There are two main ways in which a community can gain support from outside organizations.

A group of American students inspect the Rim Klong Wat Sapan community with the help of community leaders in Bangkok..

How this can be done

In order to gain support from an outside organization a community can either seek out their help or they can publicize their case to draw organizations to them. Both of these methods can be effective ways to gain outside support. Tools that can be used to gain support are as follows:

- Find organizations that specialize in your area of need (ex. A bank can help you get a loan, an NGO can help you deal with social problems, etc.)
- Present to the outside organization:
  - your situation
  - your progress in the redevelopment process
  - your goals
  - what you need their help for
- Use the media to advertise your case and the progress you've made in regards to redevelopment (i.e. in newspapers, magazines, internet, etc)

"Enlisting the help of influential people may help increase the credibility of your project"

The Udon Thanai redevelopment project

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WPI

Duang Prateep Foundation

GLOBAL PERSPECTIVE PROGRAM

Worcester Polytechnic Institute (WPI) was one of the first technological universities to appreciate the need for students to be citizens of the world--to understand other cultures, and to be able to succeed no matter where their paths take them. More than 25 years ago, we added a global focus to our curriculum; in the mid-1980s we established the innovative Global Perspective Program, which is unrivaled, both in scope and in its power to help students learn about the world and their own potential. We send more engineering students to more nations than any other university, and we give them an experience no other school can match. WPI students go abroad not to sit in classrooms or haunt museums but to solve important problems for agencies, organizations and corporations around the world.

~ http://www.wpi.edu/Academics/Depts/IGSD

More information about the Duang Prateep Foundation
Please visit ~ http://www.dpf.or.th

The Duang Prateep Foundation (DPF), the sponsor of this project, is a non-government organization located in the Klong Toey slum of Bangkok. Their mission is to represent the underprivileged people of Thailand, particularly the slum dwellers. They work within the slum to develop programs to improve the quality of life of the Klong Toey residents. These projects include AIDS control programs, organizations for the elderly, and fire safety programs. The following section will briefly summarize the history and objectives of the Duang Prateep Foundation.

The DPF was founded in 1978 by Khru Prateep Ungsongtham, who lived in the slum and worked at the port in order to pay her way through a teaching program. She began with the help of five workers in 1978 and has since expanded to over one hundred and twenty employees and volunteers in the present day. Most of the staff at the foundation are residents of the slum, ensuring the high interest and involvement of the DPF with issues concerning the Klong Toey slum residents. The community representatives from the eighteen area committees in the slum meet regularly with the DPF to keep them informed of any arising novel issues and the progress of previous ones.

The Duang Prateep Foundation has studied the causes and effects of the problems within the Klong Toey slum, resulting in the improvement of the communities for over thirty-five years. As the foundation has expanded, it has become increasingly active with rural communities around Thailand. They have come to realize that many of the problems the urban slum dwellers face are similar to those affecting the rural population, which can actually be the reason for these people migrating to the city in search for a better life. The Duang Prateep Foundation has become known in Thailand as the representative of the poor people.