YEAR 2026

# 87 Best Collective Housing Projects in Asia

- PEOPLE
- HOUSING
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- COLLECTIVE HOUSING



COLLECTIVE HOUSING
Best Practices Forum and Collective Housing Award

Asian Coalition for Housing Rights

urbamonde SELAVIP

YEAR 2026

# 87 Best Collective Housing Projects in Asia

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# Foreword

*"Great change can begin with the collective power of people coming together."*

Across Asia, countless communities are transforming their lives and shaping their own futures through collective action, shared decision-making, and community-led initiatives. This publication, **"87 Best Collective Housing Projects in Asia 2026,"** brings together 87 inspiring projects from 12 countries and one special administrative region. Each project is like a small candle, illuminating its own corner of Asia. Together, these 87 lights reveal the remarkable power of people to drive meaningful change.

From urban informal settlements and communities along canals and railway tracks to rural villages and disaster-affected areas, these initiatives demonstrate that **Collective Housing is about much more than building homes or improving physical living conditions.** It is a process through which people come together to address shared challenges and shape their own futures—collectively managing land, housing, finance, livelihoods, and community well-being through cooperation and shared responsibility.

Despite differences in national contexts, policies, and local challenges, these experiences offer compelling evidence that **people-driven development is not merely an idea or aspiration. It is a practical, proven approach that delivers tangible results.** More importantly, these initiatives provide valuable models that can inspire learning, adaptation, and broader transformation across communities, cities, and countries.

This publication is therefore more than a collection of outstanding housing projects. It is a celebration of the collective strength, creativity, and capabilities of communities across Asia. It also serves as a platform for sharing experiences, exchanging knowledge, and inspiring governments, development partners, civil society, and communities to recognize and build upon the transformative power of people.

**A single candle may illuminate only a small space. But when tens, hundreds, and thousands of candles shine together, they create a powerful light—one that can illuminate new possibilities and inspire lasting change across society.**

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# Introduction

## Collective Housing Projects in Asia

The UN-Habitat Strategic Plan 2026–2029 estimates that over 2.8 billion people worldwide lack access to adequate housing, with more than 1.1 billion living in informal settlements and slums. Today, housing extends beyond physical structures; it determines the quality of life and serves as a foundation for sustainable development, intersecting with poverty, inequality, climate change, and human-made and natural crises. Amidst rapid structural shifts in the economy, society, environment, and technology, unequal access to safe and sustainable housing has become a global human security crisis.

According to the “Collective Housing in Action” database report by urbaMonde and the Asian Coalition for Housing Rights (ACHR), as of 2026, partners from nine Asian countries, Bangladesh, India, Indonesia, Mongolia, Myanmar, Nepal, Pakistan, the Philippines, and Sri Lanka, have established 133 collective housing projects encompassing 26,442 households across 70 cities. Thailand alone accounts for 1,175 projects and 138,692 households, driven by its 20-Year Housing Development Master Plan (2017–2036). The Community Organizations Development Institute (CODI) has played a vital role in addressing low-income housing through the “Baan Mankong” project since 2000.

Empowering communities through Community-Driven Development is widely recognized and has elevated housing development into a “Collective Housing” system. This approach integrates social, environmental, and economic dimensions with community self-management, aligning with Sustainable Development Goals (SDGs) 11 (Sustainable Cities and Communities) and 17 (Partnerships for the Goals), as well as the New Urban Agenda.

The success of regional projects inspired the “Collective Housing Best Practices Award.” The award aims to share operational approaches among Asian networks, connect with global organizations, and shape the future of community housing and sustainable quality of life in the region.

“Collective Housing” in this context does not refer to a specific building type or ownership model. Instead, it denotes a collaborative living system where communities jointly plan, execute, make decisions, monitor, and take responsibility. Asian collective housing prototypes exhibit collectivism across six dimensions: housing planning and design, project finance, infrastructure and facilities development, home construction, land rights, and post-construction management. Projects may feature some or all of these dimensions, reflecting the diverse legal, land, and financial contexts of each country.

The significance of this approach lies in results that go beyond the physical houses. Collective action enables low-income households to access land and credit otherwise unavailable in the market. It allows communities to negotiate with governments and landowners as a unified bloc, fosters leadership among women and youth, and creates self-managed community welfare funds. Housing becomes holistically linked to livelihoods, the environment, and continuous learning. Successful communities also serve as educational spaces for others.

The selection criteria for the Asian regional community-managed collective housing prototypes are divided into three parts:

1. **Size:** A minimum of 30 families.
2. **Key Properties:** Selected projects must meet at least 5 of the following 7 criteria: (1) Collective land tenure, such as cooperatives or community deeds; (2) A community fund as the central financial management mechanism; (3) Collective legal status; (4) Co-design and co-construction, with members designing their own homes and managing the construction; (5) Co-management, with active working groups and committees ensuring joint decision-making and monitoring; (6) Network connectivity, actively collaborating with city and provincial housing movements; and (7) Financial stability, characterized by being debt-free and maintaining proper financial and accounting systems.
3. **Qualitative Features:** The qualitative criteria considered consist of: improvement in the quality of life, specifically through social, welfare, economic, and environmental activities that clearly transform the living conditions and overall quality of life for members, including children, youth, young adults, the elderly, and women; local recognition, demonstrated by being acknowledged and holding a good standing with local authorities and other agencies, along with broader participation in local development; utilizing community funds as the primary mechanism for accessing capital, as seen in many international projects that rely on community savings and revolving funds as their base rather than depending on loans from formal financial institutions; and serving as a learning space, another key feature of the selected projects, which functions as a destination for study visits and practical training for other communities or the general public.

The award selection process began at the national level and concluded at the regional level to ensure that initial evaluations were primarily conducted by those most familiar with the local context, while remaining comparable

through a standardized framework. Each country started by appointing a joint working committee comprising representatives from multiple sectors. These national committees then reviewed all existing projects in their areas, comparing various qualities against the established criteria. They could also add specific criteria based on the context of each area or country. The committees then selected, summarized, and submitted the nominated projects along with the required relevant information to the regional central committee, which reviewed the nominations and finalized the results.

**The award recognized 87 projects from 12 countries and 1 territory in Asia**. These include South Asia (Nepal, India, Bangladesh, Sri Lanka, Pakistan), East Asia (Japan, Mongolia, Hong Kong), and Southeast Asia (Thailand, Myanmar, Malaysia, Indonesia, the Philippines). Thailand received 52 awards categorized into 7 groups: Canal Network, Four Regions Slum Network, Civil Society and Homeless, and Baan Mankong (Urban and Rural) from the North, Northeast, Central/West, Bangkok/East, and South regions.

In this document, community-managed collective housing projects are categorized by country to highlight the legal, land, financial, and institutional contexts of each nation, alongside the details of each project. Simultaneously, all 87 projects reflect 7 main themes based on their shared characteristics, demonstrating how the same challenges and tools can be adapted to different contexts. For instance, railway communities in Nakhon Ratchasima and North Jakarta both faced the risk of eviction and utilized collective financial and housing management as a solution.

The 7 main themes are:

(1) Collective Land and Tenure Security

(2) In-situ Upgrading and In-city Resettlement

(3) Recovery, Resilience and Climate Adaptation

(4) Inclusive Housing for Vulnerable Groups (homeless, migrants, renters, and ethnic groups)

(5) Collective Management, Community Funds and Cooperatives

(6) Livelihoods, Community Economy and Environment

(7) City-wide Networks, Partnerships and Policy

Despite varying legal, land, and financial contexts, these community-driven projects share several distinct characteristics.

**Female leadership** is prominent. Women's savings groups drive projects in Myanmar; women lead savings cooperatives and user committees in Nepal, the savings association in Kimbula Ela, Sri Lanka, and ethnic women's groups in Lower Klity, Thailand.

**Youth involvement** is continuous. In Thailand, 14 of the 52 projects highlighted the role of youth, ranging from taking over management from original leaders and returning home to process agricultural products, to serving as district-level meeting secretaries.

**Financial stability** is also a critical cornerstone, as demonstrated by eight Thai projects highlighting their success in eliminating debt, settling accounts in full, and maintaining zero bad debt. These achievements strongly align with the core criteria for financial security and community fund systems. In terms of collaboration, numerous initiatives utilize formal **multi-sectoral partnerships** that empower the community as the primary stakeholder. Notable examples include the city-level committees of Thailand's Baan Mankong, tripartite agreements in Nepal, Kirtipur’s urban community support fund, and joint efforts between local communities, the Bangkok Metropolitan Administration, and private corporations like SCG. For capital access, rather than relying on formal financial institutions, projects across various countries utilize **community funds** as their primary financial engine, sustained by collective savings and revolving funds.

Additionally, many projects serve as **learning hubs**, welcoming visits from other communities and organizations, or utilizing their community centers as platforms to share information both domestically and internationally.

However, experiences across these countries reveal several shared challenges. These include political uncertainty, short-term land leases, and a lack of secure land tenure, which restricts both long-term planning and access to formal technical support. Furthermore, current legal frameworks often fail to recognize collective ownership. Overcoming these hurdles demands creative problem-solving and collective action, with communities acting as the primary driving force in close collaboration with diverse multi-sectoral networks.

# BANGLADESH

## Jamalpur Community-Led Collective Housing Initiative

*Jamalpur village, Patnitala Upazila, Naogaon | Landless families reclaiming land through participatory action research*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Jamalpur village (Natun Para), Patnitala Upazila, Naogaon |
| **Year** | 2009 to present |
| **Households** | 123 in the village (53 Hindu, 45 Muslim, 25 Indigenous); 49 landless families in Natun Para |
| **Type of housing** | Planned self-built settlement on state khas land with commonly managed ponds |
| **Budget / Funder** | houses self-financed (approx. BDT 350,000–550,000 each); BDT 200 monthly savings per family |
| **Scale** | Neighborhood / village |
| **Lead organization** | Community Participatory Research Committees, facilitated by Patnitala Aloha Social Services |
| **Partners** | D Hangar Project, Union and Upazila Parishads, Assistant Commissioner (Land), NGOs |

### BRIEF OF THE PROJECT

**Background and Objectives**

Jamalpur is a border village in which most households, Hindu, Muslim and Indigenous alike, were historically poor, landless and socially excluded. Common resources, including government ponds and temple (Devottor) land, had been appropriated by influential occupiers. From 2009, participatory action research (PAR) enabled residents to identify landlessness, housing insecurity, sanitation, education and health as interlinked constraints. The objectives were to recover common resources, secure land for landless families, and establish a self-built settlement governed by shared rules.

**Collectivity in Action**

- Land: Government No. 1 Khas Khatian land; occupants were compensated BDT 1,000 per decimal, and families received occupancy documents from the Assistant Commissioner (Land).
- Finance: one member per family contributes BDT 200 monthly to the gono gobeshona samity for self-help credit and emergency support.
- Planning: plots were allocated by collective agreement, with space reserved for roads and ponds.
- Networks: Hindu, Muslim and Indigenous households act jointly; ponds are managed by designated persons.

**Systems and Structures / Governance**

Three research committees, formed after a four-day PAR workshop, meet regularly and anchor decision-making. Allocation follows a written agreement, and the annual pond harvest is shared equally.

### RESULTS AND IMPACTS

Forty-nine landless families have gained recognized tenure and self-built homes with several rooms, kitchens, toilets, electricity and water. Three ponds and 49 decimals of temple land were recovered (2009–2011); 1 acre 20 decimals of khas land (2012) and 1 acre of temple land (2013) were secured. Access to skills training, livestock, sewing machines, seeds, tube wells and latrines followed.

**Local Recognition**

The Upazila Parishad Chairman supported documentation, and Union Parishad, NGOs and line departments have provided services.

**Learning Centre**

The village illustrates how PAR can build cross-religious cooperation and move from social agendas (sanitation, school enrolment) to land and housing; the report cites earlier gains in school enrolment and a platform for child marriage, dowry and health issues.

### KEY CHALLENGES AND INNOVATIONS

Challenges include the appropriation of commons by influential occupiers, landlessness, and ponds that currently yield household consumption rather than savings income. Principal innovations are PAR as the entry point, compensation negotiated by the community to release occupied land, and an inter-faith allocation agreement that reserves common infrastructure.

### LESSONS LEARNED AND TRANSFERABILITY

Success factors include a participatory research process that built trust before land claims, collective bargaining with occupiers, written allocation rules and sustained savings. The approach is transferable to border and rural settlements where landless households can mobilize to recover khas and common resources, provided that local government endorsement is secured early.







# Securing Rights over Natural Resources – Nijera Kori

*Landless movement in 1,096 villages, 13 districts | Land and waterbody rights as a pathway to secure housing*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | 1,096 villages across 13 districts of Bangladesh (rural, nationwide landless network) |
| **Year** | 1980 to present; khas land mobilization since the 1980s |
| **Households** | 11,583 landless groups with 233,917 members; in 2025 an additional 6,806 households benefited from recovered resources |
| **Type of housing** | Household-built, repaired and maintained homes on individually registered khas land, supported by collectively farmed khas land and waterbodies (Finances contributed indirectly to housing as it is from economic surplus from agricultural activities.) |
| **Budget / Funder** | Group activities financed by collective savings and farm profits (2025 savings Tk 27.85 million; Tk 5.67 million invested); Nijera Kori's outreach costs by international partner organizations |
| **Scale** | Multi-district (13 districts) |
| **Lead organization** | Nijera Kori |
| **Partners** | Autonomous landless groups, partner organizations, local and national government officials, political groups |

## BRIEF OF THE PROJECT

Background and Objectives

Nijera Kori, established in 1980, locates poverty in the unequal distribution of resources, power and social relations rather than in the mere absence of resources. Government-owned khas land is legally accessible to landless people but is frequently occupied by politically connected groups through forged documents and violence. The objectives are to enable landless women and men to organize autonomously, claim khas land and waterbodies, and convert collective economic security into improved housing.

Collectivity in Action

- Land: khas land is leased to individual households (usually for 99 years), but access depends on collective movements; unregistered reclaimed land is farmed and harvested jointly.
- Finance: groups decide members' contributions with regard to the poorest, keep funds in bank accounts, and use savings for farming, mobilization and legal costs.
- Planning: groups democratically decide how land is divided between agriculture and housing and how registration is allocated.
- Networks: 11,583 autonomous groups act through movements, legal action, demonstrations and cultural campaigns, with Nijera Kori as catalyst rather than controller.

**Systems and Structures / Governance**

**Landless groups collect, preserve and allocate their own savings through democratic decisions. Nijera Kori advises and mediates but does not hold members' funds; its central and finance teams separately manage organizational costs.**

## RESULTS AND IMPACTS

In 2025 groups undertook 105 movements, gained control over 1,337 acres of land and waterbodies, and launched 141 movements to recover women's inheritance property (89 decimals returned). A further 6,806 households benefited; 6,130 earned income from around 2,115 tonnes of crops, vegetables and fish. Group profits reached Tk 8.05 million for 5,432 members and created 326 jobs.

**Local Recognition**

Recognition is evidenced by government registration of recovered land to landless households and a network spanning 1,096 villages.

**Learning Centre**

Nijera Kori's four decades of experience offer a model for linking housing security to land rights, women's rights, economic autonomy and democratic decision-making, relevant to communities, civil society organizations and local actors.

## KEY CHALLENGES AND INNOVATIONS

Registration usually requires a movement to evict illegal occupiers, demanding sustained collective strength, legal costs and exposure to intimidation. Housing is an indirect outcome. Innovations include treating collective production surplus as a housing finance source and an autonomous-group model that avoids dependency-inducing microcredit.

## LESSONS LEARNED AND TRANSFERABILITY

Control over productive resources is the foundation of housing security; collective savings and surplus convert land access into home construction and repair. The model is replicable where landless groups can organize with legal and advocacy support, although it addresses housing through livelihoods rather than direct construction.





# Nogor Abad

*Korail settlement, Dhaka | Urban farming, savings groups and revolving funds for heat-resilient and fire-recovery housing*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Korail informal settlement, Dhaka |
| **Year** | 2020 to present (housing work from 2023) |
| **Households** | 250 families in the network; 13 (2023), 20 (2024) and 20 (2025) in housing groups |
| **Type of housing** | In-situ incremental upgrading and rebuilding of informal homes with heat mitigation, cross-ventilation and fire-safety guidelines |
| **Budget / Funder** | SELAVIP and ClimateWorks via ACHR; loans up to BDT 150,000 (2024) and 100,000 (2025) per household |
| **Scale** | Neighborhood (one informal settlement); the network cites an estimated 200,000 residents served |
| **Lead organization** | Nogor Abad, with the Platform of Community Action and Architecture (POCAA) |
| **Partners** | ACHR, SELAVIP, ClimateWorks, Clean Cooling Collaborative, ReWet, BRAC, RAJUK, DNCC |

## BRIEF OF THE PROJECT

**Background and Objectives**

Korail, Bangladesh's largest informal settlement, stands on government land (BTCL, PWD and the Ministry of Science and Technology) without legal tenure for residents. Pandemic job losses led residents to form Nogor Abad in 2020 to farm collectively. Repeated fires in 2023 and 2025, and unbearable indoor heat in congested housing, extended the group's agenda to housing, with the objective of enabling incremental upgrading through community-managed finance.

**Collectivity in Action**

- Land: residents hold no legal title; the group builds on four decades of social occupation and shared spaces, including lake-edge farmland.
- Finance: savings groups (Golap Sonchoy) deposit BDT 200–300 monthly and manage loans from seed funds as a revolving fund, with 25 per cent grant and 75 per cent interest-free repayment over 15 months.
- Planning: families joined design workshops, estimation and construction, and select beneficiary households and materials jointly.
- Networks: collaborations with universities, agroecology and wetland programmes, and local authorities extend support beyond housing.

**Systems and Structures / Governance**

Regular meetings in community spaces determine plans and beneficiaries; an administrative team handles disbursement and records, and a designated cashier operates each savings group. Six mentors collect and distribute resources for urban farming, and POCAA provides design and monitoring support.

## RESULTS AND IMPACTS

The group has helped 13 fire-affected families restore homes (2023), upgraded or rebuilt homes for 20 savings-group families focusing on cross-ventilation and daylight (2024), and supported a 2025 group with fire-safety and double-roof guidance. It co-developed a lakeside walking path with RAJUK and DNCC and runs courses with BRAC University and Shahjalal University.

**Local Recognition**

RAJUK and Dhaka North City Corporation collaborated on the Gulshan-Banani lakeside path; university partners invite the group to teach.

**Learning Centre**

Nogor Abad delivers training in community management and urban farming and exchanges experience with peer communities in Bangladesh, Nepal and Sri Lanka.

## KEY CHALLENGES AND INNOVATIONS

Absence of tenure, congestion, recurrent fires and extreme heat constrain upgrading, and the revolving fund is still young. Innovations include climate-responsive housing design, adaptive repayment rules set by the savings group, and fast-track material support after fires.

## LESSONS LEARNED AND TRANSFERABILITY

Community-controlled revolving funds, participatory design and trusted intermediaries (POCAA) allow small seed funds to reach many households. The model is transferable to flood-, fire- and heat-prone informal settlements. The project estimates its overall impact to reach approximately 200,000 residents.







# Prarkritik Krishak Somobai Samity

*Saingjuri village, Gheor Upazila, Manikganj | Farmers' cooperative for ecological livelihoods and self-sustaining homesteads*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Saingjuri village, Baliakhora Union, Gheor Upazila, Manikganj District, Bangladesh |
| **Year** | 2024 to present (preceded by Pran Boichitra Khamar, 2019) |
| **Households** | 35 farming households actively connected |
| **Type of housing** | farmer-owned homesteads and farmland; cooperative livelihood and ecological village development, with planned home-stay ecotourism (Finances contributed indirectly to housing as it is from economic surplus from agricultural activities.) |
| **Budget / Funder** | Monthly member savings (BDT 100 each); group fund of about BDT 50,000; BDT 1,000 per member for fisheries; donations from like-minded actors |
| **Scale** | Village / cluster of neighboring villages |
| **Lead organization** | Prarkritik Krishak Somobai Samity (six-member managing committee) |
| **Partners** | Pran Boichitra Khamar, Gayer Dokan, Prakritik Krishok Somaj, Bangladesh Organic Agriculture Network (BOAN), Bangladesh Biodiversity Conservation Federation (BBCF), local government offices, universities |

## BRIEF OF THE PROJECT

**Background and Objectives**

Industrial agriculture degraded soils and ecosystems, raised production costs and exposed farmers to toxic agro-chemicals. After a natural farm (Pran Boichitra Khamar) was established in 2019 and began workshops and safe-product collection through a local centre, an informal farmers' group formed. Its objectives are to produce safe food, reduce market dependence, and build self-sustaining homesteads and settlements through cooperative action.

**Collectivity in Action**

- Land: members farm individually owned plots while jointly leasing about 230 decimals of pond for collective fisheries financed from the group's deposits.
- Finance: BDT 100 monthly savings feed a fund providing interest-free emergency loans of up to BDT 10,000, repayable before the next crop season.
- Planning: weekly meetings determine activities; designated members advise on crops according to soil and market requirements.
- Networks: collective marketing by rented truck twice weekly to Dhaka, seed exchange and conservation, and links to national ecological farming platforms.

**Systems and Structures / Governance**

A six-member managing committee, led by a president and secretary for three years, organizes meetings, finances and follow-up. A cashier holds funds and disburses upon authorization; written terms and register books record transactions, and progress is reported at every meeting. Registration as a cooperative is under way.

## RESULTS AND IMPACTS

Members report better health from safe food, more fertile land, and income for women farmers from kitchen-garden produce. Ten goats were distributed from the collective fund; a community seed centre was inaugurated; collective fisheries are expected to earn BDT 240,000 annually against BDT 120,000 in costs.

**Local Recognition**

Local authorities appreciated the effort and asked for formal registration; the local agricultural office communicates regularly. Pran Boichitra Khamar received the Dwijen Sharma Environment Award 2025 for biodiversity conservation.

**Learning Centre**

The farm hosts field visits and residential workshops on natural agriculture; members' plots serve as learning sites for university students, farmers' organizations and visitors.

## KEY CHALLENGES AND INNOVATIONS

The group fund is modest and insufficient for fisheries costs, formal registration and a bank account are pending. Innovations include combining seed sovereignty, collective fisheries and home-stay ecotourism within a cooperative savings framework.

## LESSONS LEARNED AND TRANSFERABILITY

Weekly meetings, transparent cash handling and tangible collective assets motivate participation, and neighboring farmers have requested to join. The model is transferable to rural communities seeking ecological livelihoods; as a housing case it is best read as an agrarian foundation for settlement self-reliance.



# HONG KONG

## A People-Centered Beacon of Hope in Hong Kong: SoCO's Tenacity Residence

*Sham Shui Po, Hong Kong | Government-supported, phased, bottom-up Modular Integrated Construction transitional housing*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Sham Shui Po (vacant government site of 2,865 sq. m), Hong Kong |
| **Year** | January 2022 to present |
| **Households** | 140 units; 274 low-income households and 659 cumulative beneficiaries by August 2026 (297 current residents) |
| **Type of housing** | Transitional housing in Modular Integrated Construction (MiC) units of about 140 sq. ft. (1–2 persons) to 312–377 sq. ft. (4–6 persons) |
| **Budget / Funder** | HKD 77.06 million (approx. USD 9.82 million) capital grant from the Community Care Fund; foundations and corporate partners in-kind |
| **Scale** | Neighborhood to district; informs metropolitan policy (approx. 50,000 units) |
| **Lead organization** | Society for Community Organization (SoCO), founded 1971 |
| **Partners** | Housing Bureau (HKSAR Government), Community Care Fund, foundations, corporate donors, pro bono professionals, property manager |

### BRIEF OF THE PROJECT

**Background and Objectives**

Residential land covers under 5 per cent of Hong Kong's territory, public-housing waits reached 6.1 years in 2021, and about 210,000 residents occupied subdivided units, many of 7–13 sq. m. Building on SoCO's earlier trials with private flats and block-level properties, Tenacity Residence set out to provide immediate, affordable relief; to couple housing with social services, mutual support and asset-building; and to scale a pilot into a fully funded scheme.

**Collectivity in Action**

- Land: SoCO holds a vacant government site on a short-term tenancy as collective leaseholder, securing tenure of at least two to three years for tenants.
- Finance: rent is set at 25 per cent of income, capped at the Comprehensive Social Security Assistance allowance; tenants save USD 38–64 monthly in escrow, returned on move-out.
- Planning: residents co-designed layouts through site visits, workshops and 1:1 mock-ups, yielding external drying racks, ventilated internal toilets and courtyards.
- Networks: elder check-ins, intergenerational pairing, and links with schools, religious groups and volunteers for meals and health screening.

**Systems and Structures / Governance**

A cross-sector steering group aligns government, Community Care Fund, donors and professionals; an operational dual track separates professional property management from SoCO's social work; and residents deliberate conduct rules and mutual-aid protocols through monthly meetings and a demerit-points system.

### RESULTS AND IMPACTS

Tenacity Residence has sustained near-full occupancy and received 1,935 applications for 140 units. A Housing Bureau task force, streamlined vetting and adaptive allocation (the Category A/B ratio was relaxed from 80:20 to 60:40) emerged, helping underpin about 50,000 transitional and Light Public Housing units and the 2026 Basic Housing Units regime.

**Local Recognition**

The project was funded by over USD 9 million from the Community Care Fund, and its success helped support a public commitment exceeding USD 3.3 billion. Design features such as drying racks have been adopted in other transitional estates.

**Learning Centre**

An empowerment hub and welfare station provide briefings on public housing and subsidies, community assemblies and mutual-aid groups, after-school support, digital-literacy workshops for older residents, and festive gatherings; residents also lead "Human Library" sessions.

### KEY CHALLENGES AND INNOVATIONS

Initial NGO-led property operations strained social workers; the short-term tenancy has moved to rolling three-month extensions; and Light Public Housing may require transitional housing to serve niche cohorts such as elderly households. Innovations include MiC on short-lease land, resident co-design and a six-pillar support framework with pre- and post-intervention evaluation.

### LESSONS LEARNED AND TRANSFERABILITY

Success derives from a cross-sector coalition and institutionalized resident participation, with property management separated from casework. The model offers a practical reference for high-density, land-constrained cities facing rental inflation, integrating short-term land use, MiC and community-based welfare.



# Campaign of Alternative Housing Support for the Inadequately-Housed Households in Hong Kong

*Hong Kong (territory-wide) | 550+ transitional units operated directly by SoCO; catalyzed approximately 50,000 units citywide*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Hong Kong — territory-wide, concentrated in aging urban districts with dense subdivided-unit clusters |
| **Year** | 2016 to present |
| **Households** | 550+ units operated directly by SoCO (1,300+ persons, August 2026); model underpins approximately 50,000 transitional and Light Public Housing units territory-wide |
| **Type of housing** | Non-market-rent transitional housing: renovated tenement flats, Modular Integrated Construction, short-lease settlements on idle land |
| **Budget / Funder** | Donors and charities (refurbishment and construction); developers (in-kind land and appliances); government (approximately US$3.3 billion for the citywide programme) |
| **Scale** | City / territory-wide, with demonstrated national policy influence |
| **Lead organization** | Society for Community Organization (SoCO) |
| **Partners** | Tenement landlords and developers, charitable foundations, academic institutions, schools and churches, Housing Bureau |

## BRIEF OF THE PROJECT

### Background and Objectives

Hong Kong's constrained land supply and protracted housing ladder have confined more than 210,000 residents to unsafe, overpriced subdivided units, with public-housing waiting times exceeding six years. Since 2016, SoCO has piloted non-market transitional housing capped at 25 per cent of household income, pairing shelter with social-work support for grassroots and marginalized families.

### Collectivity in Action

- Land: SoCO functions as collective leaseholder, aggregating idle government land, redevelopment units, and resumed private tenements under NGO trusteeship, securing two-to-three-year tenure for tenants.
- Finance: rents are capped at the statutory assistance allowance or 25 per cent of income, paired with mandatory savings and linkage to state welfare provisions.
- Planning: tenants co-design unit layouts with architects and social workers, generating innovations such as external drying racks and internally-ducted bathrooms.
- Networks: a cross-sector coalition of government, developers, funders, academics, and community groups supplies land, capital, expertise, and wraparound services.

### Systems and Structures / Governance

A three-tier structure governs the initiative: a cross-sector steering group expedites approvals, a dual-track arrangement separates property management from social casework, and resident assemblies establish house rules.

## RESULTS AND IMPACTS

SoCO's direct operations now comprise 550+ units serving more than 1,300 persons; the campaign's more consequential impact, however, has been systemic, catalyzing approximately 50,000 transitional and Light Public Housing units territory-wide, the establishment of a dedicated government task force, and legislated tenancy protections, including rent-increase caps and a statutory Basic Housing Units regime.

### Local Recognition

Sustained occupancy above 80 per cent and extensive favorable media coverage have elevated transitional housing to the status of flagship government policy, thereby unlocking approximately US$3.3 billion in public investment for the territory-wide programme.

### Learning Centre

On-site facilities function as welfare stations and empowerment hubs, hosting resident assemblies, tenant capacity-building, after-school tutoring, digital-literacy instruction for older residents, and community events that cultivate cohesion and civic participation.

## KEY CHALLENGES AND INNOVATIONS

Short land leases of five to seven years generate tenure and planning uncertainty, while the rollout of government-built Light Public Housing increasingly competes with SoCO for the same tenant pool, prompting a shift toward specialized cohorts such as elderly households and those displaced by enforcement action. The principal innovations comprise treating an NGO as collective leaseholder over fragmented land parcels, employing Modular Integrated Construction for speed and reduced carbon impact, and advocacy through direct service delivery to drive legislative change.

## LESSONS LEARNED AND TRANSFERABILITY

Success derived from a whole-of-society coalition spanning government, funders, professionals, and NGOs, genuine resident co-design, and the use of operational evidence to inform policy. As facility management has professionalized, social workers have progressively refocused on casework. The model is directly transferable to other dense, land-constrained cities confronting informal-housing crises, combining non-market land stewardship, modular construction, and decentralized social support.






HOUSING BUREAU
TRANSITIONAL HOUSING

# INDIA

## Dignity in Place: The Karimadom Colony In-situ Rehabilitation Project

*Thiruvananthapuram, Kerala: zero-eviction, in-situ rehabilitation of 632 slum families since 2011*

**PROJECT FACT SHEET**

| | |
|---|---|
| **Location** | Karimadom Colony, near Chalai Market, Thiruvananthapuram, Kerala, India |
| **Year** | 2011 to present (ongoing; fourth construction phase pending) |
| **Households** | 632 families; 560 + 72 dwelling units delivered across successive phases |
| **Type of housing** | In-situ, low-rise, expandable flats built on Laurie Baker's cost-effective, eco-architectural principles |
| **Budget / Funder** | Basic Services to the Urban Poor (BSUP) component of JNNURM, with state and municipal grants; beneficiaries contributed 10% of dwelling unit cost |
| **Scale** | Neighborhood-wide redevelopment of a long-standing, notified slum settlement |
| **Lead organization** | COSTFORD (Centre of Science and Technology for Rural Development) |
| **Partners** | Thiruvananthapuram Municipal Corporation, Kudumbashree women's network |

### BRIEF OF THE PROJECT

**Background and Objectives**

Karimadom Colony, a low-lying notified slum bordering Thiruvananthapuram's central market, suffered extreme density, seasonal sewage flooding, and dilapidated shacks; over 89% of its 632 families lacked steady income. Rather than accept the municipal corporation's preference for slum clearance, COSTFORD secured a zero-eviction, in-situ blueprint using Laurie Baker's cost-effective eco-architecture, pairing structurally safe, expandable flats with decentralized community assets such as preschools, livelihood hubs for women, and marketplaces.

**Collectivity in Action**

- Mobilization: educated women from within the colony were engaged to conduct baseline surveys, later expanded through the Kudumbashree women's network to map every household's needs.
- Planning: design and planning options were presented to residents in evening sessions after working hours to maximize participation, with feedback incorporated into the final layout.
- Finance: the required 10% beneficiary contribution was organized through neighbourhood savings clusters, enabling access to low-interest microloans.
- Oversight: a 15-member resident monitoring committee supervised construction quality and site security, curbing material theft.

**Systems and Structures / Governance**

A joint committee of community, political and local leaders, beneficiary representatives, and COSTFORD was constituted at the outset to align expectations and manage disputes. The municipal corporation retains core infrastructure maintenance, while decentralized community assets are intended to transition to shared community management.

### RESULTS AND IMPACTS

The project bridged top-down governance and grassroots needs, channeling municipal investment into comprehensive social and economic infrastructure rather than housing alone, and its no-eviction, participatory model has since informed revised components of national schemes including RAY and PMAY-U.

**Local Recognition**

COSTFORD received the national-level HUDCO Design Award for 2012, under the category for cost-effective rural/urban housing including disaster-resistant housing.

**Learning Centre**

The colony functions as a live demonstration for NGOs, civil society groups and municipal officials of Laurie Baker's climate-resilient construction methods and of guided community participation, from resident-led baseline surveys to construction-site monitoring committees.

### KEY CHALLENGES AND INNOVATIONS

Convincing residents to dismantle their homes required sustained community dialogue, while material theft and seasonal flooding disrupted early construction; procedural bottlenecks in state fund disbursement repeatedly stalled progress. The pending fourth phase must adapt its layouts to newer regulatory guidelines under PMAY-U.

### LESSONS LEARNED AND TRANSFERABILITY

Prioritizing in-situ redevelopment over relocation protected livelihood networks, while eco-friendly, low-cost architecture and resident-led construction oversight built lasting trust. The model offers a highly replicable, institutionally adaptable blueprint for cities facing high-density slum redevelopment on prime urban land.



# Republic Hostel and Mess: Dignified Living for Single-Male Migrant Workers

*Sayan, Surat, Gujarat: rental housing for 400–450 migrant powerloom workers annually since October 2023*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Sayan, an industrial powerloom hub in Surat, Gujarat, India |
| **Year** | October 2023 to present (ongoing) |
| **Households** | Approx. 100 single-male migrant workers at a time; 400–450 workers annually |
| **Type of housing** | Retrofitted dormitory-style rental hostel with an integrated mess, on leased private property |
| **Budget / Funder** | Capital retrofit (~Rs 60 lakh) funded by Aajeevika Bureau; annual operating gap of ~Rs 18 lakh met by Aajeevika Bureau and individual donors; tenants contribute ~Rs 35 lakh per year in rent |
| **Scale** | Single-site pilot, ShelterSquare Foundation's first rental housing project |
| **Lead organization** | ShelterSquare Foundation (SSF) |
| **Partners** | Aajeevika Bureau (AB), Pravasi Shramik Suraksha Manch (PSSM) |

## BRIEF OF THE PROJECT

**Background and Objectives**

Surat's textile and diamond industries depend on migrant labour, predominantly Odia powerloom workers, who are essential to the local economy yet forced into overcrowded, unhygienic rental or worksite housing with little voice over their conditions. Republic Hostel and Mess (RHM) was conceived to demonstrate a dignified rental housing model addressing workers' physical and mental health, well-being, and livelihoods, with the ultimate aim of influencing rental housing policy.

**Collectivity in Action**

- Planning: RHM's design was co-produced through PSSM-facilitated dialogues on workers' housing challenges, wage cycles, and food preferences, informing dormitory layout and sanitation provision.
- Finance: a flexible rent 'guarantee system' evolved through ongoing discussions with tenants facing job loss, wage delays, or remittance pressure.
- Governance: hostel and mess committees, alongside regular tenant meetings, feed resident concerns and preferences into an evolving social rental housing management (SRHM) model.
- Networks: SSF and PSSM extend housing awareness and legal-rights outreach to the broader Odia migrant community across Sayan, beyond RHM's own tenants.

**Systems and Structures / Governance**

Two hostel managers drawn from the Odia migrant community oversee daily operations, cleaning, and rent collection, while an envisioned tripartite structure of SSF, PSSM, and tenant representatives continues to evolve as PSSM's members balance powerloom work with limited capacity for co-management.

## RESULTS AND IMPACTS

As a rare initiative engaging a highly mobile, politically voiceless migrant population, RHM's tenant surveys and interviews have begun opening dialogue with government and private industry, with the hostel management team and long-term tenants positioned as emerging spokespersons for migrant housing needs.

**Local Recognition**

RHM was selected by UN-Habitat in 2026 as a replicable practice and featured at the World Urban Forum in Baku, and ShelterSquare Foundation was selected for the Telangana T-HUB and United Way THRIVE 10 cohort of social sector startups.

**Learning Centre**

RHM has been visited by other NGOs and worker collectives, including CLRA, seeking to understand its capital and operating costs and its social rental housing management approach, and has opened dialogue with the Confederation of Indian Industry and the Ministry of Labour and Employment.

## KEY CHALLENGES AND INNOVATIONS

Tenants' vulnerability to substance abuse and conflict is addressed by involving trusted community figures, while a former profit-oriented mess contractor was replaced by SSF-run catering overseen by a resident mess committee. Balancing operational efficiency with empathetic, flexible rent collection remains a continuing challenge.

## LESSONS LEARNED AND TRANSFERABILITY

RHM's success rests on complementary partner resources, SSF's commitment to co-producing knowledge with tenants, and a 'learning by doing' approach to rental housing management. Replication elsewhere would require comparable partner resources and, ideally, government or industry support such as rent-free property.



# Yerwada Slum Upgradation

*Pune, Maharashtra: in-situ incremental upgrading of 1,200 kutcha dwellings across seven slum settlements, 2009–2019*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Seven slum settlements of Yerwada, Pune, Maharashtra, India |
| **Year** | 2009 to 2019 |
| **Households** | 1,200 dwelling units targeted (269 sq ft each) across seven settlements |
| **Type of housing** | In-situ, incremental upgrading of kutcha dwellings into permanent units under individual ownership tenure |
| **Budget / Funder** | JNNURM/BSUP central government housing subsidy (Rs 300,000 per beneficiary); beneficiaries contributed approximately 10% |
| **Scale** | City-wide, across seven high-density slum pockets: Mother Teresa Nagar, Sheela Salve Nagar, Wadar Wasti, Bhatt Nagar, Netaji Nagar, Yashwant Nagar, and Chandrama Nagar |
| **Lead organization** | Society for the Promotion of Area Resource Centres (SPARC), with Mahila Milan and the National Slum Dwellers Federation (NSDF) |
| **Partners** | Prasanna Desai Architects, Urban Nouveau, Pune Municipal Corporation |

## BRIEF OF THE PROJECT

**Background and Objectives**

Yerwada's kutcha dwellings, typically 12 sq m and housing four to ten people, suffered leaking roofs, unhygienic surroundings, and no proper sanitation or water supply. The pilot sought to upgrade 1,200 such households in situ rather than through wholesale clearance and relocation, respecting community networks and relationships built over four decades of settlement.

**Collectivity in Action**

- Mobilization: NSDF and Mahila Milan conducted a detailed household mapping survey and socio-economic and biometric surveys of every resident to build a beneficiary database.
- Planning: recurring community meetings and workshops between residents, NSDF, Mahila Milan, and the design team shaped a shared-column construction typology that reduced costs.
- Livelihoods: residents with construction skills were engaged as paid labour by contractors, embedding income generation within the building process.
- Oversight: beneficiaries were trained to monitor reinforcement placement and the quality of bricks and concrete on site.

**Systems and Structures / Governance**

A legal tripartite agreement between the municipal corporation, SPARC and Mahila Milan, and beneficiaries required government-provided basic services, such as water, sewage, and electricity, ahead of construction, formalizing shared responsibility among all three parties.

## RESULTS AND IMPACTS

The project demonstrated that slum dwellers could drive their own rehabilitation from conception to construction while securing formal tenure, illustrating incremental upgrading as a stepping stone from informal to formal housing without disturbing existing social dynamics.

**Local Recognition**

The project received multiple honours, including selection for Cooper Hewitt's 'Design with the Other 90%: Cities' exhibition at United Nations Headquarters, a Governance Knowledge Centre Best Practice citation, the World Architecture & Design Awards 2019, the HUDCO Design Award 2013, the JK Architect of the Year Award, IIID Design Excellence Awards, and the International Award for Sustainable Architecture 2018.

**Learning Centre**

The project stands as a reference case on the role of a multi-partner consortium in slum upgrading, with Mahila Milan's positioning as a women-led interface for community communication regarded as central to mobilising resources effectively.

## KEY CHALLENGES AND INNOVATIONS

Staggered release of funds across central, state, and municipal governments repeatedly delayed construction beyond its planned 2012 completion, while infrastructure and basic services were under-prioritised relative to dwelling units, and income-generation or vocational training opportunities were not pursued. Unmonitored incremental construction also affected internal ventilation and light in some units, and smaller-footprint units required a shift from upgrading toward redevelopment.

## LESSONS LEARNED AND TRANSFERABILITY

The incremental strategy proved an effective stepping stone for converting informal settlements into formal housing without disrupting existing community life, provided institutional aspects such as funding release and approvals are reformed. Deliberate positioning of partners according to their capacities, particularly a women-led community interface, is key to mobilising community resources.



# Housing for the Riot-affected

*Kandhla and Kairana, Uttar Pradesh: community-built homes for 230 families displaced by the 2013 Muzaffarnagar riots*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Kandhla and Kairana, Muzaffarnagar and Shamli districts, Uttar Pradesh, India |
| **Year** | 2014 to 2016 |
| **Households** | 230 houses built and improved, supporting roughly 250 riot-displaced families |
| **Type of housing** | Owner-built houses on individually purchased land, using locally available materials and traditional house forms |
| **Budget / Funder** | State compensation of Rs 5 lakh per displaced family; Misereor and H T Parekh Foundation supported parts of the rehabilitation; per-family construction assistance of Rs 1,13,000–1,92,000 depending on site |
| **Scale** | Two resettlement clusters formed by displaced families regrouping collectively on newly purchased land |
| **Lead organization** | Hunnarshala Foundation |
| **Partners** | Joint Citizen's Initiative (Vanangana, Sadbhavna Trust, Janvikas) |

## BRIEF OF THE PROJECT

**Background and Objectives**

Following the 2013 Muzaffarnagar riots, which displaced some 5,000 families, the state government offered monetary compensation but no rebuilding support. Hunnarshala, invited by the Joint Citizen's Initiative, sought a process that would put displaced families back in charge of their own rebuilding, using designs rooted in familiar materials, motifs, and house plans to restore both shelter and a sense of continuity and belonging.

**Collectivity in Action**

- Land: sixty families from Hassanpur and thirty families from Kutba independently pooled their compensation to purchase land collectively in Kandhla and Kairana rather than dispersing.
- Construction: building was entirely community-driven with no contractors hired, families themselves dug foundations, laid bricks, and applied cement.
- Finance: Kandhla's 108 families devised their own equitable formula, halving unit size to extend limited toilet and staircase funds across all households rather than housing only 60.
- Governance: a rehabilitation committee of seven to ten community representatives, expanded to include three women, coordinated bulk material procurement and dispute resolution.

**Systems and Structures / Governance**

A steering committee drawing representatives from Hunnarshala, the Joint Citizen's Initiative, and Janvikas handled social facilitation, technical support, fundraising, and state coordination, while the community-led rehabilitation committee undertook bulk procurement, reducing costs by 10–30%, and supported families unable to build on their own.

## RESULTS AND IMPACTS

Rehabilitated families received new identity papers linked to state entitlements, and children were re-admitted to schools; the community-driven construction process was commended by the National Commission for Minorities.

**Local Recognition**

The initiative was commended by the National Commission for Minorities.

**Learning Centre**

Women participated in every stage of rehabilitation, from house design to construction oversight, taking part in residential empowerment workshops covering basic laws, rights, and community organising, through which at least twenty women emerged as strong leaders.

## KEY CHALLENGES AND INNOVATIONS

India's absence of a policy addressing post-violence internal displacement left rehabilitation without institutional precedent, and raising sufficient funds for mass housing proved difficult; communities responded by devising collaborative, equitable ways to share limited resources, including support for weaker families.

## LESSONS LEARNED AND TRANSFERABILITY

Partnering directly with affected communities for their own rehabilitation allowed the most efficient and collaborative use of scarce resources, a lesson with clear relevance for other post-conflict or post-violence displacement contexts in India.





# Bondre Nagar Slum Redevelopment Project

*Kolhapur, Maharashtra: Maharashtra's first completed community-led PMAY-BLC slum redevelopment, housing 77 families*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Bondre Nagar, near Ring Road, Phulewadi, Kolhapur, Maharashtra, India |
| **Year** | 2018–March 2025 (design and DPR 2018–2022; construction February 2023–March 2025; completed) |
| **Households** | 77 families on a 3,361.47 sq m (36,177.5 sq ft) redevelopment site |
| **Type of housing** | Individually owned units built through PMAY's Beneficiary-Led Construction (BLC) vertical, coordinated collectively |
| **Budget / Funder** | PMAY subsidy of Rs 2,50,000 per family; Bank of India construction loans of Rs 2,75,000 to 49 families; CSR support from ATE Chandra Foundation and DMI Foundation; total construction cost of approximately Rs 4.57 crore (Rs 5,93,418 per unit) |
| **Scale** | Single-settlement, in-situ redevelopment |
| **Lead organization** | Shelter Associates (SA) |
| **Partners** | Kolhapur Municipal Corporation, Bank of India, ATE Chandra Foundation, DMI Foundation, Shirish Beri Foundation |

## BRIEF OF THE PROJECT

### Background and Objectives

PMAY-U's Beneficiary-Led Construction vertical is designed for individual applicants, yet Bondre Nagar's 77 households needed to redevelop collectively and in situ. When the Kolhapur Municipal Corporation's original proposal of rehabilitation and for-sale towers was rejected by residents for its lack of consultation, Shelter Associates helped the community organise as a single cooperative society to access BLC subsidies collectively, while securing land titles in the names of women household heads.

### Collectivity in Action

- Governance: 77 households formed a Co-operative Housing Society with elected office-bearers to coordinate individual PMAY applications, financing, and construction as one collective process.
- Finance: individual PMAY subsidy instalments were routed through a pooled Society account, enabling consolidated tranche payments to the contractor.
- Planning: door-to-door discussions, community meetings, and design workshops tested layouts against models and live-scale mock-ups, a direct response to residents' earlier rejection of the Corporation's non-consultative towers proposal.
- Oversight: residents rotated responsibility for water-supply monitoring and construction quality control, contributing sweat equity alongside their financial contributions.

### Systems and Structures / Governance

The Co-operative Housing Society, with elected secretary, chairman and treasurer, held its own bank account and represented the community in negotiations with the municipal corporation, district collector, and PMAY officials, and was later trained by SA to manage the community hall and shared open space.

## RESULTS AND IMPACTS

Land was transferred into beneficiaries' names with 7/12 certificates and houses jointly registered including the female household head; SA's escalation of an ambiguous stamp-duty requirement to the Inspector General of Registrations reduced per-beneficiary land-registration cost from roughly Rs 14,000 to Rs 100, and neighbouring Ichalkaranji has since adopted the model.

### Local Recognition

In April 2025, Shelter Associates and the Kolhapur Municipal Corporation jointly convened the workshop 'Facilitating Community-led Housing Under PMAY,' bringing urban local bodies from Satara, Sangli, Solapur, Ichalkaranji, and Karad to visit the completed settlement.

### Learning Centre

Shelter Associates documented Bondre Nagar as a case study and replication guide covering land procurement, banking workflows, and construction stages, complemented by peer-exchange visits from Ichalkaranji communities and inclusion in SA's Social Housing Toolkit.

## KEY CHALLENGES AND INNOVATIONS

The project began in conflict when residents rejected the Corporation's original proposal, and land-related complexities followed, including a reduced redevelopment area, verification that lowered the beneficiary count from 84 to 77, and an unresolved stamp-duty requirement. Cash-withdrawal limits complicated the transfer of subsidy funds, and no official transit housing was provided during the roughly six-month construction period.

## LESSONS LEARNED AND TRANSFERABILITY

Trust built through Shelter Associates' earlier sanitation programme, cooperative coordination of individually held BLC subsidies, and sustained government liaison were decisive to success; the model is now extending from settlement-level redevelopment toward citywide planning in Ichalkaranji.

# RAY Housing, Bhuj

*Bhuj, Gujarat: women-led collective redevelopment of 314 houses across three slum settlements, 2014–2021*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Three settlements in Bhuj, Gujarat, India, including Ramdevnagar |
| **Year** | 2014 (project proposal approved) to 2021 (completed) |
| **Households** | 314 houses constructed across three settlements |
| **Type of housing** | Individually titled houses on standardized 65 sq m plots, government-subsidized under the Rajiv Awas Yojana (RAY) |
| **Budget / Funder** | RAY subsidy of up to Rs 400,000 per family (Rs 300,000 for construction, Rs 100,000 for infrastructure), shared by central (65–75%), state, and local government; families contributed 10–22% of housing cost |
| **Scale** | City-wide pilot across three settlements, informing a whole-city, whole-slum redevelopment approach |
| **Lead organization** | Hunnarshala Foundation, jointly with Kutch Mahila Vikas Sangathan (KMVS) |
| **Partners** | Sakhi Sangini women's savings federation, K-Link Foundation, Sahjeevan, Arid Communities and Technologies (ACT), Bhuj Municipality, Bhuj Area Development Authority |

## BRIEF OF THE PROJECT

**Background and Objectives**

Most government slum redevelopment schemes are contractor-built, leaving residents as passive recipients of housing allotted by lottery. Bhuj's partners and municipal government instead agreed on a whole-city, whole-slum approach ensuring every household would eventually be included, testing this strategy through a first pilot that required reconciling unequal existing plot sizes onto a standardised 65 sq m allocation.

**Collectivity in Action**

- Mobilization: Sakhi Sangini and KMVS convened dozens of community meetings across the settlements so every household understood the RAY scheme's subsidies and terms before agreeing to participate.
- Finance: Sakhi Sangini's savings groups issued short-term bridge loans to members during delays in RAY subsidy disbursement, repaid in full once government funds arrived.
- Planning: participatory design workshops with Hunnarshala's architects repeatedly revised house and settlement layouts until families, particularly women, were satisfied.
- Governance: each settlement formed a slum committee with 50% women leaders to manage common spaces, resolve disputes, and liaise with authorities.

**Systems and Structures / Governance**

A joint city-level steering committee, chaired by the District Collector and comprising civil society and government representatives, took all policy decisions for the RAY programme in Bhuj, embedding community leadership within formal municipal governance rather than treating residents as passive beneficiaries.

## RESULTS AND IMPACTS

The redevelopment was integrated into a broader 'Homes in the City' whole-city slum-upgrading strategy covering housing, water, sanitation, waste management, and livelihoods, and formally transferred previously informal land to the municipal government on a 99-year lease to the community.

**Local Recognition**

Ramdevnagar was selected by the Ministry of Housing and Urban Poverty Alleviation as one of the 'best practices in habitat planning and design for the urban poor' in 2020.

**Learning Centre**

The three pilot settlements serve as a working demonstration for other Bhuj slum communities, whose residents visit to learn directly from slum committees how savings, construction, and maintenance were organised, and the underlying 'Homes in the City' approach has since inspired subsequent PMAY-linked phases.

## KEY CHALLENGES AND INNOVATIONS

Delays in the staged release of RAY subsidies into individual family bank accounts repeatedly stalled construction, a problem addressed through Sakhi Sangini's bridge-loan mechanism; reconciling long-standing inequities between larger and smaller existing plots onto a single standard size also required extensive, at times contentious, community negotiation.

## LESSONS LEARNED AND TRANSFERABILITY

Success rested on strong multi-stakeholder collaboration, a joint steering committee that integrated civil society into policy decisions, and the use of pre-existing women's savings federations for mobilisation, bridge finance, and trust-building; the model is explicitly designed to be replicable in other small and medium cities with similar tenure and climate conditions.





# INDONESIA

## Mamboro Perikanan: A New Pathway for Community-Led Housing in Palu

*Palu Bay, Central Sulawesi, Indonesia | 39 households resettled after the 2018 earthquake and tsunami*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Mamboro Perikanan, Palu City, Central Sulawesi, Indonesia |
| **Year** | December 2018 to present |
| **Households** | 39 households relocated; model replicated for 21 more |
| **Type of housing** | Landed Type 36 (RISHA) and Type 36 stilt houses |
| **Budget / Funder** | ~IDR 8 billion Arkom programme; AirAsia Foundation, BPBD Palu, Ministry of PUPR |
| **Scale** | Community-level, with wider influence across Palu, Donggala and Sigi |
| **Lead organization** | Yayasan Arkom Indonesia |
| **Partners** | AirAsia Foundation, BPBD Palu, Ministry of PUPR, KOTAKU, PLN |

### BRIEF OF THE PROJECT

**Background and Objectives**

After the 2018 tsunami, government relocation would have moved Mamboro Perikanan five kilometres inland, severing residents from fishing livelihoods. A community Land Search Team instead identified a site 250–280 metres from shore, outside the hazard zone but close enough to sustain fishing. The initiative aimed to reconcile disaster safety with livelihood continuity through community-led planning rather than top-down resettlement.

**Collectivity in Action**

- Land: a resident-led Land Search Team selected relocation land based on safety, affordability and livelihood access.
- Finance: the Mosinggani savings group formed from land repayments, with families contributing IDR 300,000 monthly for five years.
- Planning: residents co-designed two housing types with Arkom, blending RISHA earthquake-resistant technology with coastal architectural forms.
- Networks: collaboration with Arkom and Palu City Government extended the model to Tompe and Wani Dua.

**Systems and Structures / Governance**

Residents formed working groups covering land search, planning, construction and finance, assuming direct responsibility for their habitat. Mosinggani has become an enduring institution sustaining collective action beyond construction, with Arkom facilitating technical support while residents remain the principal decision-makers.

### RESULTS AND IMPACTS

Thirty-nine households built a collective housing model through community-led relocation, participatory planning and collective financing. The approach was later replicated for 21 households in Tompe and Wani Dua and informed resettlement discussions for roughly 3,000 disaster-affected households across Palu, Donggala and Sigi. Trust built with the Palu City Government also opened the Kampung Baru settlement improvement programme.

**Local Recognition**

Mamboro Perikanan received the World Habitat Award 2021 for its participatory, community-managed housing process. The experience also strengthened trust among residents, Arkom and the Palu City Government, opening space for wider settlement-improvement collaboration.

**Learning Centre**

Mamboro functions as a living learning space where knowledge on risk negotiation, collective finance and stakeholder engagement is generated from community experience. This knowledge has since informed replication in Tompe and Wani Dua and continues to evolve through ongoing resilience planning.

### KEY CHALLENGES AND INNOVATIONS

Bridging top-down housing systems with community knowledge required sustained dialogue, since formal approaches typically prioritize physical provision over livelihoods and cultural identity. As a coastal settlement, Mamboro also faces interconnected hazards from climate change and environmental degradation requiring resilience beyond housing itself. The key innovation was converting external land support into Mosinggani, a long-term community-managed repayment fund rather than a one-time intervention.

### LESSONS LEARNED AND TRANSFERABILITY

Mamboro shows that housing safety cannot be separated from livelihoods, and that collective land, finance and governance mechanisms build stronger ownership than externally defined solutions. Resilience also requires continuous adaptation rather than a one-time construction outcome. The approach is transferable as a set of principles, community-led decision-making, collective resource management and livelihood-sensitive design, already applied in Tompe, Wani Dua and Kampung Baru.





# Kampung Susun Akuarium

*Kota Tua, North Jakarta | 240 households in Jakarta's first cooperative-managed vertical kampung*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | North Jakarta, along the Kota Tua heritage waterfront |
| **Year** | 2016 eviction; rebuilt 2019–2022; ongoing |
| **Households** | 240 households (103 cooperative members) |
| **Type of housing** | Mid-rise cooperative-managed vertical kampung (kampung susun) |
| **Budget / Funder** | Developer's SP3L low-cost-housing obligation to DKI Jakarta Provincial Government |
| **Scale** | District scale, with citywide influence on kampung policy |
| **Lead organization** | Koperasi Akuarium Bangkit Mandiri |
| **Partners** | Rujak Center for Urban Studies, JRMK, UPC, Jakarta Legal Aid |

## BRIEF OF THE PROJECT

### Background and Objectives

In 2016 the DKI Jakarta government forcibly evicted Kampung Akuarium's residents to build a sea wall, but 128 families returned within months and organized to reclaim the site. Supported by JRMK, UPC and Rujak, they campaigned for over five years for the right to rebuild. The result was a co-designed hybrid kampung susun retaining kampung sociality within vertical housing.

### Collectivity in Action

- Land: residents secured on-site reconstruction on government land instead of relocation, preserving their heritage waterfront location.
- Finance: the Akuarium Cooperative, formalized in 2018, requires savings, sinking and maintenance fund contributions from households.
- Planning: a three-year co-design process paired residents with Rujak architects in heritage, zoning and design workshops.
- Networks: the cooperative model connected Akuarium with parallel kampung susun efforts at Tongkol, Krapu and Lodan.

### Systems and Structures / Governance

A 2022 agreement gives the cooperative a five-year transition period leasing buildings at a symbolic rate while assuming maintenance responsibility. Meeting sinking-fund and technical-capacity conditions makes the cooperative eligible for land-use rights and eventual building ownership.

## RESULTS AND IMPACTS

Sustained organizing with JRMK, UPC, Rujak and Jakarta Legal Aid contributed to Governor Anies Baswedan's political contract, extending temporary permits to 7,000 houses across 15 kampungs and recognizing kampungs in the city's zoning plan. Kampung Akuarium now functions as a living laboratory for participatory urban development, hosting officials, researchers and students from Indonesia and abroad.

### Local Recognition

Kampung Susun Akuarium is part of the national Kampung Proklim climate programme, recognized for waste management, greening and water conservation, and is under review for national certification. It is also cited in academic publications as a model for participatory kampung planning.

### Learning Centre

The project is a widely documented reference for participatory kampung planning, studied by officials, students and civil-society organizations. Through its cooperative-run garden and children's activities, Akuarium continues to generate practical knowledge on collective housing management and financing.

## KEY CHALLENGES AND INNOVATIONS

Bureaucratic norms still constrain recognition of residents as genuine decision-making partners, despite gradual improvement. One residential block remains unbuilt due to inadequate financing, pending renewed political commitment. The key innovation was the cooperative's assumption of building management responsibilities usually held by government or developers, which strengthens ownership but also shifts maintenance costs onto residents.

## LESSONS LEARNED AND TRANSFERABILITY

Akuarium's decision to remain on-site throughout eviction and construction, alongside Kunir and Bukit Duri, proved decisive in achieving on-site rebuilding rather than peripheral relocation. The cooperative model for collective land and building ownership demonstrates that sustained organizing combined with political engagement can convert eviction threats into secure, community-governed tenure, offering a transferable template for other Jakarta kampungs.

# Relocation and Development of a New Settlement for the Residents of Bungkutoko

*Kelurahan Bungkutoko, Kendari, Southeast Sulawesi | 55 households relocated to newly named Kampung Pokadulu*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Kelurahan Bungkutoko, City of Kendari, Southeast Sulawesi |
| **Year** | 2011–2012 |
| **Households** | 55 households affected by eviction |
| **Type of housing** | Timber stilt houses adapted to the coastal mangrove environment |
| **Budget / Funder** | Kementerian Sosial RI's RTLH programme, Kendari City land access, UPC/ACHR support |
| **Scale** | Village/neighborhood unit (RT) level |
| **Lead organization** | Urban Poor Consortium (UPC) |
| **Partners** | GERMIS Kendari, ARKOM, Pemerintah Kota Kendari |

## BRIEF OF THE PROJECT

**Background and Objectives**

Bungkutoko residents faced eviction and inadequate access to safe, sustainable housing, threatening their social life and livelihoods. UPC and the 55 affected households launched a participatory relocation effort emphasizing residents' rights rather than mere physical resettlement. The project positioned residents as principal actors, not beneficiaries, in decisions on their own future.

**Collectivity in Action**

- Land: government-owned land, with residents advocating collective certification (sertifikat komunal) to prevent individual ownership transfers.
- Finance: residents practice urunan, pooling community funds and savings for neighborhood-level activities and settlement needs.
- Planning: residents directly mapped needs, selected locations, and designed collective housing and shared facilities.
- Networks: GERMIS Kendari links community groups to government, UPC and ARKOM, strengthening bargaining power.

**Systems and Structures / Governance**

Community-led forums use musyawarah, consensus-based deliberation, to set priorities and monitor implementation, with funds managed transparently. GERMIS Kendari coordinates and liaises, UPC leads advocacy and strategy, and ARKOM provides technical support, while government contributes land and financing.

## RESULTS AND IMPACTS

The initiative strengthened residents' capacity for community-led organizing and secured city government support for land access and infrastructure. At the national level, the model was cited as good practice and replicated within Kementerian Sosial RI's programming, positioning communities as development partners rather than passive beneficiaries.

**Local Recognition**

Residents named the settlement Kampung Pokadulu, meaning mutual assistance or cooperation, a form of community-recognized identity rooted in village life. Local government recognition followed through facilitated land access and coordination support for the relocation.

**Learning Centre**

Kampung Pokadulu functions as a shared learning space where residents who took part in development become knowledge sources for others, covering rights-based relocation and community savings. With continuing GERMIS, UPC and ARKOM support, it is positioned as an open learning resource for other communities.

## KEY CHALLENGES AND INNOVATIONS

Limited access to safe, affordable land, uncertain tenure and constrained financing were principal challenges, compounded by residents' concerns over livelihood continuity. These were addressed through open dialogue, needs mapping and participatory assessment of alternative sites, ensuring decisions rested on residents' agreement. Future challenges include policy shifts affecting spatial planning and communal land certification.

## LESSONS LEARNED AND TRANSFERABILITY

Relocation proved more sustainable when residents were positioned as principal actors rather than beneficiaries of an externally designed programme. Success derived from strong community organizations, participatory decision-making, and collective mechanisms like urunan and neighborhood deliberation. The model is replicable elsewhere provided it preserves community-led leadership and multi-stakeholder partnership.

# Kampung Susun Kunir

*Taman Sari, Kota Tua, Jakarta | 33 households returned to a heritage-district vertical kampung*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Taman Sari, Kota Tua (Old Town), Jakarta |
| **Year** | May 2017–present; building completed Sept 2022 |
| **Households** | 33 households, formerly among 77 evicted in 2015 |
| **Type of housing** | 33-unit cooperative-managed vertical kampung on an 860 m² site |
| **Budget / Funder** | IDR 16 billion developer planning-obligation fund; DPRKP DKI Jakarta |
| **Scale** | Neighborhood, with citywide demonstration value |
| **Lead organization** | Koperasi Kunir, with the 33 Kunir households |
| **Partners** | UPC, ASF-Indonesia, JRMK, pppooolll, TGUPP, DPRKP |

## BRIEF OF THE PROJECT

**Background and Objectives**

Kampung Kunir, cleared in 2015 for a river inspection road, displaced 77 families; 33 resisted and formed Koperasi Kunir to organize their return. From 2017, residents and community architects pursued a compact kampung susun rehousing all 33 households near their former site with secure tenure, reconciling development with Kota Tua's heritage requirements.

**Collectivity in Action**

- Land: an 860 m² public site was secured through a Community Action Plan codified in Governor Regulation No. 90/2018.
- Finance: post-eviction savings groups became Koperasi Kunir (2019), later informing the citywide 'Kelompok 10' savings model.
- Planning: a five-year co-design process with ASF-Indonesia integrated livelihoods, ventilation and heritage findings into the design.
- Networks: through JRMK, Kunir joined a 23-kampung coalition that secured a political contract on in-area rehousing.

**Systems and Structures / Governance**

The RT handles civil administration while Koperasi Kunir governs building management under an arrangement with DPRKP, which provides continuing assistance and periodic review. Land and building remain publicly owned, constituting collective stewardship rather than individualized ownership.

## RESULTS AND IMPACTS

The project's greatest achievement was repairing the relationship between the kampung, government and city ruptured by eviction. A political contract negotiated by UPC and JRMK with 23 kampungs led to Pergub 90/2018, identifying Kunir as a priority for Community Action Planning. After construction, DPRKP transferred building management to the cooperative, shifting residents from beneficiaries to collective managers.

**Local Recognition**

Kampung Susun Kunir won the IAI Award 2024 for public housing and was listed for the ASF International Award 2025. It regularly hosts learning visits from national and international universities.

**Learning Centre**

Kunir functions as a living learning centre, with residents hosting community networks, ACHR delegates and students as knowledge holders rather than subjects of study. Kunir Gallery, built around excavated archaeological remnants, combines heritage interpretation with community memory and post-occupancy learning.

## KEY CHALLENGES AND INNOVATIONS

The project began with forced eviction and two years of displacement, requiring sustained organizing to unite 33 families around a shared return. Archaeological remnants initially threatened to block construction under heritage rules, a constraint resolved through collaboration among the cooperative, archaeologists and heritage authorities and converted into the Kunir Gallery. Durable tenure and long-term affordability remain unresolved.

## LESSONS LEARNED AND TRANSFERABILITY

Kunir's realization depended on sustained resident organization after eviction, long-term facilitation by UPC and JRMK, and a governmental opening for Community Action Planning. It is transferable chiefly as a set of principles, organizing residents before fixing a design, securing well-located land, and treating heritage regulation as a basis for inclusion rather than displacement.


PERMUKIMAN

# Kampung Marlina: Cooperative-Based Kampung Upgrading

*Muara Baru Harbor, North Jakarta | Revolving-fund home upgrading for a subsiding coastal settlement*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Muara Baru Harbor area, North Jakarta, Indonesia |
| **Year** | 2020–2022 |
| **Households** | Six families upgraded in the initial phase |
| **Type of housing** | Incremental in-situ home upgrading for light, ventilation and structural quality |
| **Budget / Funder** | ACHR grant 73%, BAZNAS 7%, community 20% (revolving fund) |
| **Scale** | Neighborhood, within a designated Priority Kampung |
| **Lead organization** | Marlina Maju Bersama Cooperative |
| **Partners** | Rujak Center for Urban Studies, UPC, JRMK |

## BRIEF OF THE PROJECT

### Background and Objectives

Repeated road elevation and land subsidence left many Marlina homes below street level and flood-prone, while limited finances prevented independent repair. Designated a Priority Kampung yet lacking a self-help housing programme, the Marlina cooperative launched a revolving-fund upgrading effort guided by nine collectively agreed self-management principles.

### Collectivity in Action

- Land: the initiative addresses building quality and irregularity within the existing footprint rather than land tenure directly.
- Finance: a revolving fund requires 10% homeowner contribution, repaid with a 5% surcharge to replenish capital.
- Planning: a baseline assessment and weekly participatory monitoring with homeowners, UPC, JRMK and contractors guide priorities.
- Networks: the model, developed with Rujak, UPC and JRMK, has since extended to Kampung Muka and Blok Eceng.

### Systems and Structures / Governance

Nine mutually agreed Self-Management Principles structure decision-making, transparency, weekly monitoring and homeowner contribution requirements. The cooperative administers the revolving fund and coordinates with Rujak, UPC and JRMK so design and sequencing decisions are collectively deliberated.

## RESULTS AND IMPACTS

Six families received upgraded housing in the initial phase, alongside new livelihood skills in construction and maintenance. Advocacy with JRMK contributed to reclassifying the settlement's land use from industrial to residential, recognizing residents' right to remain. Marlina has since become a housing laboratory, visited by other city governments and research institutions.

### Local Recognition

The upgrading programme has influenced government policy as a pilot for self-help housing, demonstrating that cooperatives are viable mechanisms for managing kampung improvement and encouraging wider government recognition.

### Learning Centre

Marlina functions as a housing laboratory whose cooperative-based, collective decision-making approach is transferable even where technical solutions require local adaptation. The model has already been extended to Kampung Muka and Kampung Blok Eceng in North Jakarta.

## KEY CHALLENGES AND INNOVATIONS

A key challenge was persuading homeowners to cut second-floor extensions to admit light and improve ventilation, seen as a loss of modest floor area. This was resolved through a compensation scheme allowing an extra storey to offset the loss. Absent provincial self-help housing assistance, the cooperative relied mainly on ACHR grant capital and modest BAZNAS support.

## LESSONS LEARNED AND TRANSFERABILITY

Marlina demonstrates that community-led upgrading can resolve building quality issues that infrastructure-only interventions leave unaddressed. Its success rested on collective commitment to the Nine Principles of Self-Management, structuring transparency and accountability. The cooperative-based model, though requiring local technical adaptation, is replicable across urban communities facing deteriorating housing, as shown by its extension to Muka and Blok Eceng.

# Kampung Tongkol: Community-Led Settlement Upgrading and River Stewardship

*Ciliwung riverside, North Jakarta | 164 households across Tongkol, Krapu and Lodan avoided eviction*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Kampung Tongkol (Tongkol, Krapu, Lodan), North Jakarta |
| **Year** | December 2014 to present |
| **Households** | 164 households across the three kampungs |
| **Type of housing** | Reblocked, incrementally upgraded riverside housing; 5 prototype homes |
| **Budget / Funder** | Selavip revolving grants, UI grant, DKI Jakarta CIP investment |
| **Scale** | Neighborhood, with citywide policy influence |
| **Lead organization** | Komunitas Anak Kali Ciliwung (KAKC) |
| **Partners** | JRMK, UPC, UI Architecture, ASF Indonesia, ACHR |

## BRIEF OF THE PROJECT

### Background and Objectives

Tongkol, Krapu and Lodan, 164 households on unregistered state land along the Ciliwung River, faced eviction notices in December 2014 for a river-widening project. Rather than relocate, residents organized to secure the required setback while remaining in place, improving housing and asserting participation rights. The goal was proving flood management and settlement improvement could occur without displacement.

### Collectivity in Action

- Land: residents negotiated a voluntary five-metre river setback instead of eviction, later pursuing tenure via a cooperative.
- Finance: women's daily savings groups became the KAKC cooperative (2019), backed by Selavip zero-interest revolving loans.
- Planning: mapping with UI architects let residents simulate setback scenarios and negotiate reblocking for all 164 homes.
- Networks: JRMK and UPC linked the kampungs to a 32-kampung coalition that won a 2017 political contract.

### Systems and Structures / Governance

KAKC, formed in 2015 to unite the three kampungs, built working groups for data and negotiation, then registered as a cooperative in 2019 to expand savings-and-loan activity. The Community Action Plan and CIP mechanisms let residents access municipal planning and budgets.

## RESULTS AND IMPACTS

Advocacy contributed to the 2017 political contract signed by JRMK and 32 kampungs, after which Tongkol joined 21 kampungs selected for citywide upgrading. Through the CAP and CIP mechanisms, Jakarta invested substantially in roads, drainage, sanitation and river protection, while in 2022 the settlement's zoning changed from a water zone to residential.

### Local Recognition

River-cleaning activities drew government attention, leading officials to assign municipal workers and waste bins, while the community's murals were expanded into a recognized street-art hub. The 2022 rezoning to residential use is a formal marker of recognition.

### Learning Centre

Tongkol functions as a living learning centre for researchers, journalists and visitors who engage directly with residents on organizing, upgrading and river stewardship. Weekend visitors regularly tour the settlement, hearing firsthand accounts from residents positioned as knowledge holders.

## KEY CHALLENGES AND INNOVATIONS

The 2014 eviction notice gave residents just 14 days to leave, forcing three previously disconnected kampungs to rapidly build trust around a shared response. Government support was initially absent since the site was classified water-zone state land, a position gradually changed through organizing. Land tenure remains unresolved, as no legal mechanism yet exists for transferring state land to a cooperative.

## LESSONS LEARNED AND TRANSFERABILITY

A key success factor was the unity forged among Tongkol, Krapu and Lodan around a common objective, formalized through KAKC. Participatory mapping enabled a practical setback compromise, while savings, cooperative structures and multi-stakeholder partnerships strengthened capacity. The approach is transferable as a process, community organization, participatory data and government engagement, already replicated elsewhere in Jakarta.

# Kampung Muka: Cooperative-Based Kampung Upgrading in a Railway-Side Settlement

*North Jakarta railway corridor | 10 households upgraded amid eviction risk in a 1,300-family settlement*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Kampung Muka, North Jakarta, Special Capital Region of Jakarta |
| **Year** | 2024 to present |
| **Households** | 10 beneficiary households, within a 1,300+ family settlement |
| **Type of housing** | Incremental in-situ upgrading with passive cooling for railway-adjacent housing |
| **Budget / Funder** | Members' savings, ACHR grant, Habitat for Humanity, via JAPRA |
| **Scale** | Neighborhood |
| **Lead organization** | Koperasi Kampung Muka Mandiri |
| **Partners** | JAPRA, JRMK, UPC, Rujak, AKUR, UI, DPRKP |

## BRIEF OF THE PROJECT

### Background and Objectives

Kampung Muka, home to over 1,300 families, faces tenure uncertainty as its land is claimed by PT Kereta Api Indonesia and slated for commercial apartments. In response, residents developed an alternative cooperative-based settlement plan, selecting 10 households facing the railway directly. The goal was to strengthen tenure security and the right to safe housing through cooperative organizing.

### Collectivity in Action

- Land: no collective tenure yet exists, though advocacy achieved a land-use reclassification from commercial to residential.
- Finance: JAPRA channels funds to the cooperative, which manages procurement via a revolving loan repaid by households.
- Planning: weekly savings-group meetings and assigned technical facilitators let residents set priorities and finalize designs.
- Networks: JAPRA, UPC, JRMK, Rujak, AKUR and UI together contribute financing, organizing and technical expertise.

### Systems and Structures / Governance

The cooperative coordinates beneficiary selection, fund management, procurement and construction monitoring with residents and technical teams. Decision-making is participatory, with residents making final design choices while the cooperative holds financial and implementation responsibility.

## RESULTS AND IMPACTS

Advocacy secured reclassification of the settlement's land use from commercial to residential, strengthening residents' bargaining position. DPRKP complemented household upgrading with road and drainage improvements throughout Kampung Muka, while residents began planning further greening and spatial reorganization, extending benefits beyond the initial 10 households.

### Local Recognition

The upgraded homes serve as tangible evidence of residents' capacity to manage their environment. The cooperative is now working with the Ministry of Cooperatives to propose a Ministerial Regulation on housing cooperatives.

### Learning Centre

The upgrading process is a space for collective learning, giving residents hands-on knowledge of planning, budgeting, materials and environmentally responsive design. This knowledge is a collective resource that can inform future initiatives within the community and, through JAPRA, beyond it.

## KEY CHALLENGES AND INNOVATIONS

Government support for housing itself remains limited, since houses are viewed as privately owned even as public infrastructure receives investment, prompting advocacy for a cooperative-housing regulation. The settlement's dense, poor condition exceeds available resources, addressed through a 'design surgery' process prioritizing the most urgent cases for incremental implementation. Long-term tenure security remains the major unresolved concern.

## LESSONS LEARNED AND TRANSFERABILITY

Housing improvements proved more sustainable with the cooperative, not an external agency, as the principal actor managing resources and implementation. Clear, complementary roles among the cooperative, networks and technical teams were a key success factor. What is replicable is the cooperative-based, community-led model itself, organizing, collective financing and participatory planning, adaptable to other cities' conditions.







# Mrican (Kampung Pringgondani): Community-Led Housing and Neighborhood Upgrading

*Gajah Wong riverside, Sleman, Yogyakarta | 40 households upgraded under the Paguyuban Kalijawi network*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Kampung Pringgondani/Mrican, Sleman, Yogyakarta |
| **Year** | 2015–present (organizing from 2009) |
| **Households** | 40 households: 32 upgraded on-site, 8 relocated |
| **Type of housing** | Resident-designed riverbank housing with river-setback adjustments |
| **Budget / Funder** | Sleman Public Works Office; Misereor; ACHR (ACCA/Selavip) |
| **Scale** | Neighborhood pilot across Sleman's 33 RTs |
| **Lead organization** | Paguyuban Kalijawi, with Mrican residents |
| **Partners** | Arkom Jogja, Sleman Regency Government, ACHR, Misereor |

## BRIEF OF THE PROJECT

### Background and Objectives

Mrican, an informal settlement on the Gajah Wong River, faced deteriorating housing and uncertain tenure on village treasury land. Organizing began in 2009 through ACHR's ACCA programme, from which Paguyuban Kalijawi formed in 2012 as a citywide riverbank forum. The aim was a safer, more resilient neighborhood that preserved the kampung's social fabric and residents' agency.

### Collectivity in Action

- Land: residents on village treasury land negotiated river-setback requirements collectively, reorganizing the settlement for access and infrastructure.
- Finance: Kalijawi savings groups were strengthened by a Community Development Fund (DPK) supporting collective initiatives.
- Planning: residents measured and designed their own houses, later technically finalized by Arkom for 32 adjustments and 8 relocations.
- Networks: Kalijawi links Mrican to Arkom, Sleman Regency, ACHR and Misereor for technical, financial and policy support.

### Systems and Structures / Governance

Paguyuban Kalijawi organizes collective action while the Village Development Team (TPK) manages construction, financial flows and materials. Roles are shared: the community decides, Arkom facilitates technically, and government provides policy and resources.



## RESULTS AND IMPACTS

Forty households gained improved housing, 32 upgraded on-site and eight relocated, alongside river inspection paths and sanitation facilities. Collaboration among Kalijawi, Arkom and Sleman Regency led to Mrican's recognition as a pilot for community-based riverbank management, with Kalijawi's savings and enterprise activities continuing after completion.

### Local Recognition

Mrican is recognized locally as a leading example of community-based settlement upgrading in Sleman, established as a pilot through Kalijawi, Arkom and government collaboration, and cited as a reference for housing practice across Yogyakarta.

### Learning Centre

Mrican is a learning platform through which residents built knowledge in mapping, planning, negotiation and collective management, demonstrating that local knowledge underpins riverbank settlement improvement. This experience now informs a further pilot cooperative housing model on Sultan Ground land.

## KEY CHALLENGES AND INNOVATIONS

Settlement legality was uncertain, since residents occupied village treasury land subject to river-protection restrictions. Boundary requirements forced adjustments to 32 houses and relocation of 8 others, negotiated through participatory measurement rather than unilateral decision. Sustained advocacy balanced regulatory compliance with community aspirations; maintaining these institutions remains key to sustaining the gains achieved.

## LESSONS LEARNED AND TRANSFERABILITY

Sustainable housing improvement required strong community organization, not physical intervention alone, with Kalijawi's decade-long organizing building capacity and negotiation skill. Establishing the Village Development Team further strengthened ownership. The most transferable element is the process of building institutions and participatory planning, now informing a further cooperative pilot on Sultan Ground land.



# JAPAN

## Collective Towns of Four Buraku-Origin Communities in Osaka

*Hinode, Nishigori, Kitashiba, and Asaka, Osaka Prefecture | four communities, over 4,700 households combined*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Osaka Prefecture, western Japan — the communities of Hinode, Nishigori, Kitashiba, and Asaka |
| **Year** | 1990s to present, building on rights-based organizing dating from the 1970s |
| **Households** | Hinode 900; Nishigori 3,217; Kitashiba 180 residents; Asaka 487 — approximately 4,800 households in total |
| **Type of housing** | Renewed public housing, fixed-term-leasehold cooperative housing, and community-managed facilities |
| **Budget / Funder** | Public housing budgets and municipal land, supplemented by cooperative financing, community currency, and enterprise income |
| **Scale** | District and city level, with province-wide influence through the Buraku Liberation League (BLL) |
| **Lead organization** | Resident organizations in each community, supported by local Buraku Liberation League branches |
| **Partners** | CASE Community Development Institute, Kinki University, Osaka, Yao, and Minoh City governments, ACHR-Japan |

### BRIEF OF THE PROJECT

**Background and Objectives**

The initiative originated in long-standing residential discrimination against *Buraku* communities, whose negotiations from the 1970s secured public housing and infrastructure. This success, however, alienated residents from planning and management, concentrating aged and low-income households and eroding social ties. The initiative therefore seeks to revitalize self-organized maintenance of already-improved settlements.

**Collectivity in Action**

- Land: cooperative land tenure underpins two projects, while all four communities exercise sustained collective influence over publicly owned housing and land.
- Finance: housing cooperatives coordinate cost-sharing, complemented by community currency, banking, and local enterprise income rather than conventional savings groups.
- Planning: household interviews, informal-needs consultations, and cooperative workshops enable continuous resident participation in design and management.
- Networks: community organizations connect with local government, welfare and medical corporations, universities, and the Buraku Liberation League.

### RESULTS AND IMPACTS

The principal outcome has been a shift in residents' relationship to government, from petitioners to co-managers of public housing and services. Nishigori's community-initiated watch-over system became a national pilot programme and, subsequently, municipal policy, while community-based organizations were entrusted with public housing management in several sites.

**Local Recognition**

Resident-led settlement management was examined through national model programmes in 2003–2004 and featured in an Osaka Prefecture study on community-building in public housing, establishing the communities as recognized partners rather than mere recipients of government support.

**Learning Centre**

The four communities function jointly as a network of learning sites, hosting exchanges with Asian community leaders through ACHR since the 1990s and sharing both achievements and unresolved difficulties, informing a planned Asia-Japan Collective Towns Learning Programme.

### KEY CHALLENGES AND INNOVATIONS

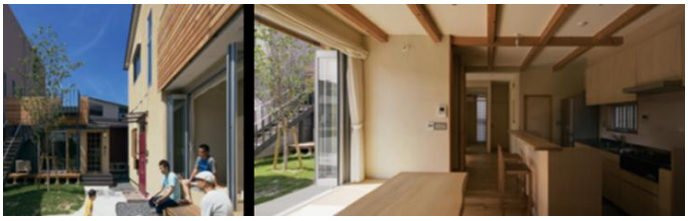
Government-led planning has at times narrowed community decision-making, addressed through household interviews and process-oriented co-planning. Ageing leadership, participation fatigue, and generational change persist, while cooperative housing access remains constrained by reliance on housing loans. Quantifiable environmental indicators, including decarbonization targets, remain comparatively underdeveloped priorities for further work.

### LESSONS LEARNED AND TRANSFERABILITY

Securing housing rights and sustaining community management are distinct undertakings requiring separate institutional attention. Transferable mechanisms include eliciting residents' needs systematically, deploying housing cooperatives as participation platforms, combining tenure forms flexibly, and establishing multifunctional community corporations. The model offers a governance framework for other Asian collective housing initiatives confronting long-term maintenance and leadership succession.



**Systems and Structures / Governance**
Governance operates on two planes: a rights-based platform coordinated through Buraku Liberation League branches, and polycentric, community-specific management bodies. Community members identify priorities; cooperatives, NPOs, and welfare corporations administer housing and services; and government functions as a co-implementer rather than a sole provider.



# MALASIA

## Collaborative Community Advocacy for Fair and Equitable Urban Renewal

*Kuala Lumpur, expanding nationally | coalition of 74 resident associations, 6 NGOs, and 1 university*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Kuala Lumpur, subsequently expanded to address urban renewal policy across Malaysia |
| **Year** | Mid-2024 to present, with the most active phase from 2025 onward |
| **Households** | Not a construction project; advocacy scope covers 91 of 139 Kuala Lumpur areas and 534 sites nationally |
| **Type of housing** | Policy advocacy protecting occupants of ageing 1970s–1990s flats and public housing from unregulated redevelopment |
| **Budget / Funder** | Volunteer-run, financed principally by member contributions, minimizing costs through partnership with NGOs and think tanks |
| **Scale** | City-wide in Kuala Lumpur, with subsequent national policy reach |
| **Lead organization** | Kuala Lumpur Residents Action for Sustainable Development Association (KLRA+SD) |
| **Partners** | National House Buyers Association, PJ Sejahtera, INSAP, Lawyers for Liberty, environmental and climate NGOs, UCSI College |

### BRIEF OF THE PROJECT

**Background and Objectives**
Many low- and mid-income homeowners in Kuala Lumpur's ageing 1970s–1990s flats confront redevelopment pressure from developers pursuing high-density, high-priced condominiums with insufficient safeguards. KLRA+SD, an existing coalition of resident associations, formed a task force in 2024 to bridge affected communities with city government and, subsequently, to advocate nationally for equitable urban renewal legislation.

**Collectivity in Action**

- Land: the coalition advocates collective consent thresholds and safeguards against developer-led consent processes, rather than holding land directly.
- Finance: the initiative operates through volunteer contributions and cost-sharing partnerships rather than a community savings mechanism.

### RESULTS AND IMPACTS

Sustained advocacy contributed to the government's retraction of the proposed Urban Renewal Act Bill in January 2026 for revision toward stronger community protections. Local government subsequently tightened its approval process, and KLRA+SD's findings on deceptive consent practices informed both municipal guideline refinements and federal-level policy dialogue.

**Local Recognition**
KLRA+SD is now regularly consulted by PLANMalaysia, the Federal Territories Department, Kuala Lumpur City Hall, Members of Parliament across party lines, and research institutions, with its recognized expertise extending beyond urban renewal into development planning governance and local government reform.

**Learning Centre**
The coalition maintains publicly accessible assessments, policy frameworks, and position papers documenting its advocacy methodology, functioning as a reference resource for communities and researchers examining equitable approaches to urban renewal governance.

### KEY CHALLENGES AND INNOVATIONS

Divergent government positions and the high politicization risk surrounding urban renewal required KLRA+SD to maintain a consistently neutral, process-focused stance rather than adjudicating individual redevelopment outcomes. The principal innovation has been sustaining simultaneous grassroots mobilization, technical policy engagement, and cross-partisan dialogue, allowing the coalition to remain a credible interlocutor for government and communities alike.

### LESSONS LEARNED AND TRANSFERABILITY

Effectiveness derived from pursuing grassroots awareness, policy engagement, and government dialogue concurrently, and from positioning as a solution-oriented partner rather than an oppositional actor. Although shaped by Kuala Lumpur's specific conditions, the coalition's principles, transparent consent thresholds, fair compensation, and community-led decision-making, are transferable to other Malaysian states and comparable urban-renewal contexts elsewhere in Asia.

- Planning: community-led awareness workshops and press conferences equip residents to assess redevelopment proposals and negotiate collectively.
- Networks: KLRA+SD unites 74 resident associations with NGOs, think tanks, and legal partners to align advocacy positions nationally.

**Systems and Structures / Governance**

KLRA+SD is a formally registered NGO coalition regulated under Malaysia's Societies Act, led by a nine-member Executive Committee. An internal task force, organized by function into public policy, community mobilization, communication, and stakeholder engagement, coordinates volunteer and community-leader participation in shaping positions.



# MONGOLIA

## Collective Management Culture — "Save Our HOA", Mongolia

*Ulaanbaatar and Darkhan | 6 winning apartment complexes per season, 1,600+ households reached*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Season 1: Ulaanbaatar; Season 2: Ulaanbaatar and Darkhan, Mongolia |
| **Year** | Season 1: April–September 2025; Season 2: May–July 2026 (ongoing) |
| **Households** | 6 winning complexes per season, 1,600+ households, building ages 14–40 years |
| **Type of housing** | Existing multi-owner apartment complexes, upgraded via HOA-led shared-property renovation |
| **Budget / Funder** | Approximately 1 billion MNT (~US$274,000): 10% community co-funding, 90% corporate sponsors and Ayasgal LLC |
| **Scale** | City-wide across Ulaanbaatar and Darkhan, with national broadcast reach |
| **Lead organization** | Ayasgal LLC (property management firm), advised by Urban Development Resource Center |
| **Partners** | Soft City NGO, Edu TV and broadcast partners, 22 private-sector sponsors, GIZ Mongolia, Capitron Bank |

### BRIEF OF THE PROJECT

**Background and Objectives**

Following the 1997 privatization of Mongolia's apartment stock, weak homeowners'-association governance and minimal resident engagement have caused shared-property conditions to deteriorate within three to five years. Ayasgal LLC launched a nationwide television reality programme to cultivate professional property management and a sustainable collective living culture among residents, HOAs, and municipal stakeholders.

**Collectivity in Action**

- Land: shortlisted HOAs formally committed residents to co-fund improvements, evidencing collective ownership of shared property outcomes.
- Finance: participating complexes co-funded 10 per cent of renovation costs, with the

### RESULTS AND IMPACTS

The programme secured a permanent state budget allocation covering 70 per cent of entrance-renovation costs for ageing apartment stock and informed national legislative revision of the HOA Law. In Darkhan, it partnered with the provincial government on comprehensive HOA reform, drawing replication interest from five additional provinces.

**Local Recognition**

The programme reached approximately 300,000 households through television viewership and generated over 400,000 social media views, elevating housing management from a private household concern to a recognized national policy priority.

**Learning Centre**

The broadcast archive functions as Mongolia's principal repository of HOA educational content, offering online training, best-practice guides, and standardized governance templates accessible to housing communities nationwide.

### KEY CHALLENGES AND INNOVATIONS

Deep-seated mistrust between HOA leadership and residents, low participation in co-financing, and tight service-delivery timelines constituted the principal early obstacles. The programme's defining innovation, pairing rapid, visible expert-led fixes with mandatory community co-investment, dissolved scepticism and converted passive residents into active co-financiers within a single season.

### LESSONS LEARNED AND TRANSFERABILITY

Success derived from combining high-reach mass media with tangible physical renovation, restoring public trust in HOAs while advancing legal and financial literacy. The model, pairing public education with a 10 per cent co-funding requirement and local government partnership, is transferable to other post-socialist and rapidly urbanizing contexts confronting fragmented HOA governance and ageing housing stock.

remaining 90 per cent leveraged through corporate sponsorship.

- Planning: a "one problem, one solution" methodology paired residents and HOA boards with technical mentors to design targeted, rapid interventions.
- Networks: alumni HOAs from Season 1 mentored Season 2 cohorts, building a peer federation of informed associations nationwide.

**Systems and Structures / Governance**

HOA chairs and resident committees served as local project leads, organizing meetings and collecting community co-funding, while technical teams and corporate partners supplied specialized expertise and capital. Ayasgal LLC functioned as overarching programme manager and broadcaster, converting media reach into a scalable governance-training platform.



## "Shine Erin Zuun" Collective Land Development Initiative

*14th Residential District, Darkhan City | 120 households co-developing 18 hectares of serviced land*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | 14th Residential District, Bag 12, Darkhan City, Darkhan-Uul Province, Mongolia |
| **Year** | October 2021 to present; target infrastructure completion 2028 |
| **Households** | 120 middle-income households, including public-sector employees and self-employed residents |
| **Type of housing** | Individual 500 m² serviced residential lots on collectively planned raw land |
| **Budget / Funder** | MNT 65 million community-funded planning; MNT 2.5–2.8 billion utility infrastructure, community and public/private co-investment |
| **Scale** | Neighborhood / district level, integrated into the Darkhan City Master Plan 2035 |
| **Lead organization** | Erin Zuun Residential Community Association, with the Urban Development Resource Center |
| **Partners** | Darkhan-Uul Provincial Government, Ideal Group LLC, municipal utility corporations |

### BRIEF OF THE PROJECT

**Background and Objectives**

Between 2014 and 2020, Darkhan-Uul Province allocated undeveloped land to 120 households without spatial planning or infrastructure, and by 2021 the allocations faced revocation for inactivity. The households organized into the Erin Zuun Residential Community Association to commission planning and transition from passive land recipients into proactive co-developers of a serviced neighborhood.

**Collectivity in Action**

- Land: land tenure was secured through collective negotiation, converting individually held but undeveloped plots into a coordinated development.
- Finance: households jointly funded the MNT 65 million master plan and pledged individual contributions toward shared trunk infrastructure.

### RESULTS AND IMPACTS

The initiative halted threatened land revocation and secured formal ownership certificates conditioned on an integrated master plan, now formally incorporated into the Darkhan City Master Plan 2035. By mid-2026, central heating and water supply networks reached full completion, with sewerage and electrical connections at 60 per cent.

**Local Recognition**

Provincial authorities recognize the project as an exemplary model for low-density urban housing that resolves land-use conflicts for public servants, and it stands as only the second integrated infrastructure planning success in Darkhan since 2006.

**Learning Centre**

The initiative operates as a live demonstration of participatory urban planning in Mongolia, with lessons on community mobilization and co-financing shared through workshops and training for other emerging districts.

### KEY CHALLENGES AND INNOVATIONS

Households initially lacked mutual acquaintance or coordination mechanisms, compounded by inconsistent fee payments and prolonged technical negotiations over heating infrastructure. Securing tenure before major capital investment required direct negotiation with provincial leadership; the principal innovation was structuring 120 unconnected landholders into nine accountable block units capable of sustained collective action.

### LESSONS LEARNED AND TRANSFERABILITY

Success rested on proactively mobilizing community savings for early professional planning, organizing governance into manageable block units, and securing sustained civil-society advisory support. The Public-Private-Community Partnership model is transferable across Mongolian provinces confronting rapid urban expansion without prior infrastructure, and is already informing Darkhan-Uul's planned 31st District development.

- Planning: nine block units and general assemblies structured household surveys, design review, and master-plan endorsement.
- Networks: partnership with UDRC and Ideal Group LLC connected residents to technical planning and municipal authorities.

**Systems and Structures / Governance**

The Association operates as a registered NGO with dedicated bank accounts, nine block units, and elected block leaders representing residents in general assemblies. This structure coordinates directly with the Governor's Office and utility corporations under a Public-Private-Community Partnership framework.

# MYANMAR

## Mae Myit Thar Community-Led Housing Project — South Dagon

*Ward 146, South Dagon Township, Yangon | 160 households on government-provided community common land*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Ward 146, South Dagon Township, Yangon Region, Myanmar |
| **Year** | 2019 – ongoing |
| **Households** | 160 low-income households |
| **Type of housing** | Individual houses on collectively-held community common land |
| **Budget / Funder** | Land: Yangon Regional Government (in-kind, common land). Construction: household microfinance loans + community savings + household contributions |
| **Scale** | Neighborhood / Township / City — Ward 146, South Dagon Township, Yangon |
| **Lead organization** | Women for the World (WfW) |
| **Partners** | Yangon Regional Government (YRG), Yangon City Development Committee (YCDC), Dept. of Urban & Housing Development (DUHD), community architects, 8 women-led savings groups |

### BRIEF OF THE PROJECT

**Background and Objectives**

South Dagon Township is undergoing rapid urbanization, a process that has left low-income households with insecure tenure and limited access to the formal housing market. In response, Women for the World (WfW) organized women-led savings groups to document housing needs and negotiate the allocation of government land. The project's objectives were to secure affordable housing, strengthen women's leadership, improve basic services, and establish a replicable model of community-led housing.

**Collectivity in Action**

- Land: The settlement occupies government-provided community common land held collectively rather than divided into individual plots.
- Finance: Eight women-led savings groups manage regular savings and mutual support in conjunction with microfinance loans.

### RESULTS AND IMPACTS

The project's central achievement was the Yangon Regional Government's allocation of community common land, a rare instance of government commitment to collective tenure, together with the establishment of a durable partnership among WfW, YRG, DUHD, YCDC, and technical experts. Although the project has not produced formal policy change, it demonstrates the feasibility of the community-led model to government stakeholders.

**Local Recognition**

The project is recognized within Myanmar's housing and community networks as an early and functioning example of common-land, community-led housing. It has been disseminated through workshops and exchanges, although it has not sought formal awards or publicity.

**Learning Centre**

The settlement's community centre hosts savings-group meetings, training sessions, and government outreach activities. The project functions as a living demonstration site for community–government collaboration on common land and has been studied by practitioners and students.

### KEY CHALLENGES AND INNOVATIONS

Political instability, high microfinance costs, and unfinished infrastructure have placed considerable strain on households, while rising land values increase the risk that vulnerable families will sell their holdings. The community's principal innovation is a system of collective, socially governed tenure rather than individually saleable plots, which renders such transfers more difficult and preserves housing as a shared asset. Priorities for the future include affordable revolving finance, completion of infrastructure, and legal protection for community common land.

### LESSONS LEARNED AND TRANSFERABILITY

The project's success rested on strong savings-group organization, collective land access, genuine resident participation in planning, and a sustained multi-stakeholder partnership. The Housing Management

- Planning: Residents led household surveys, mapping, and settlement design in collaboration with WfW, architects, and technical partners.
- Networks: The settlement is linked to citywide women's savings and community networks that facilitate peer learning and advocacy.

**Systems and Structures / Governance**

A community-elected Housing Management Committee coordinates settlement affairs, infrastructure, and external relations, while the eight savings groups constitute the grassroots layer of governance. Decisions are reached through collective discussion, with WfW facilitating linkages to YRG, YCDC, and technical partners; day-to-day management, however, remains the responsibility of residents.





Committee model provides continuity beyond the construction phase. The approach is transferable to other cities confronting insecure tenure, as its core principles — savings, collective land, participatory planning, and women's leadership — can be adapted to diverse legal and financial contexts.



# Mae Myit Thar Community-Led Housing Project — East Dagon

*Ward 130, East Dagon Township, Yangon | 312 families — Myanmar's first pilot of collectively-held government land*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Ward 130, East Dagon Township, Yangon Region, Myanmar |
| **Year** | 2019 – ongoing (housing completed 2022) |
| **Households** | 312 low-income families |
| **Type of housing** | Individual houses on ~11 acres of community common land — Myanmar's first pilot of collectively-held government land |
| **Budget / Funder** | Land: YRG (in-kind, ~11 acres). Construction: household microfinance loans of 3M MMK each (936M MMK total), 72-month repayment; community savings for infrastructure |
| **Scale** | Neighborhood / Township — pioneering, citywide-relevant model |
| **Lead organization** | Women for the World (WfW) |
| **Partners** | YRG, YCDC, DUHD, 15 women-led savings groups, Women Savings Development Network |

## BRIEF OF THE PROJECT

**Background and Objectives**

East Dagon Township's vacant peripheral land and growing low-income population generated demand that the formal housing market could not meet. A multi-year process of savings-group organizing, mapping, and advocacy by WfW and the Women Savings Development Network culminated in the allocation of government land. The project's objectives were to secure affordable housing, strengthen women's

## RESULTS AND IMPACTS

The principal outcome was the Yangon Regional Government's allocation of approximately 11 acres as community common land, an unprecedented decision that established a citywide precedent for collective tenure and consolidated a durable partnership among WfW, government, and community. No formal national policy change has followed, however.

**Local Recognition**

The project is regarded as the pioneering demonstration of government-provided community common land in Myanmar and has been disseminated widely through national and international workshops, although the political situation has limited public awards or promotion.

**Learning Centre**

The community centre hosts training, savings-group meetings, civic and disaster-response coordination, and knowledge exchange with architects, students, and officials, rendering the 312-household settlement itself a widely referenced case study.

## KEY CHALLENGES AND INNOVATIONS

The 2021 political transition interrupted government support and left infrastructure — roads, drainage, water, and sanitation — incomplete, obliging the community to self-finance upgrades. High microfinance costs and land-value pressure risk inducing vulnerable households to sell. The core innovation, collective common-land tenure, renders informal sale and displacement more difficult, since houses remain a socially managed rather than freely tradable asset. Priorities for the future include legal

leadership, and establish a scalable model of common-land tenure.

**Collectivity in Action**

- Land: Approximately 11 acres of community common land constitute Myanmar's first instance of government land held collectively rather than parceled to individual households.
- Finance: Household microfinance loans of three million MMK each were combined with contributions from 15 women-led savings groups and the wider community.
- Planning: Household surveys, GPS mapping, an incremental-housing design competition, and resident-led settlement design were undertaken in collaboration with architects and universities.
- Networks: The Women Savings Development Network linked savings groups citywide and led the advocacy effort that secured the land.

**Systems and Structures / Governance**

A Housing Management Committee represents the 312 households, while 15 women-led savings groups anchor grassroots decision-making and mutual support. The Women Savings Development Network connects the settlement to other communities and institutions, and WfW facilitates coordination with YRG, YCDC, and DUHD.

protection of common land and affordable revolving finance.

## LESSONS LEARNED AND TRANSFERABILITY

The project demonstrates that sustained community organizing, evidence-based advocacy, and a receptive government can jointly unlock collective land at scale for more than 300 households. Its principles — community savings, collective land, participatory design, and women's leadership — are highly transferable, although replication depends on adapting them to local land law, government structures, and financing systems.

# Maemyittar Community-Led Housing Project — Shwe Pyi Thar

*Ward 19, Shwe Pyi Thar Township, Yangon | 577 households — the largest of the four settlements*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Ward 19, Shwe Pyi Thar Township, Yangon Region, Myanmar |
| **Year** | 2019–2021 (construction); management ongoing |
| **Households** | 577 households / houses |
| **Type of housing** | Individual houses on ~17 acres of community-accessed land |
| **Budget / Funder** | Household housing finance / microfinance + community savings & contributions; government facilitated land access and institutional coordination |
| **Scale** | Neighborhood / Township — largest-scale demonstration of the model |
| **Lead organization** | Women for the World (WfW) |
| **Partners** | YRG, YCDC, DUHD, 25 women-led community savings groups, community architects, universities |

## BRIEF OF THE PROJECT

**Background and Objectives**

Shwe Pyi Thar Township's industrial growth attracted low-income workers who were priced out of the formal housing market. WfW and the Women Savings Development Network organized 25 savings groups to document housing needs and undertake collective planning. The project's objectives were to provide affordable, secure housing, strengthen women's leadership, improve infrastructure, and demonstrate that community-led housing can succeed at neighborhood scale.

## RESULTS AND IMPACTS

The project demonstrated that community-led housing can be delivered at a substantially larger neighborhood scale — 577 households — while strengthening residents' organizational and negotiating capacity vis-à-vis YRG, YCDC, DUHD, and technical partners. It offers practical evidence for future government–community housing delivery.

**Local Recognition**

The project is recognized in community and civil-society networks as evidence that the model scales beyond small pilots. It has been shared through workshops and exchanges, though without formal awards or wide public promotion.

**Learning Centre**

The community centre serves as a hub for savings-group meetings, training, government outreach, and health services, and the settlement functions as a demonstration site for scaling community-led housing to larger populations.

## KEY CHALLENGES AND INNOVATIONS

Coordinating 577 households placed considerable strain on financing, infrastructure delivery, and governance capacity; high microfinance costs and incomplete services — roads, water, drainage — obliged the community to self-fund upgrades, while political and economic instability further slowed support. The key innovation lies in the demonstration of scale itself: that savings-group governance and participatory planning, previously tested in smaller pilots, remain effective

**Collectivity in Action**

- Land: Approximately 17 acres were accessed through a community-oriented process, obviating individual land purchase in an expensive market.
- Finance: Twenty-five women-led community savings groups underpin household savings, mutual support, and the management of housing finance.
- Planning: Household surveys, mapping, and consultations shaped a design and cost model for 577 houses, developed in collaboration with architects and technical partners.
- Networks: The settlement is linked to citywide savings and community networks and to WfW's institutional relationships with government.

**Systems and Structures / Governance**

A Housing Management Committee coordinates the 577-household settlement, while the 25 savings groups provide grassroots governance, transparency, and mutual support. Governance rests on participation and shared responsibility: WfW and technical partners facilitate the process, while residents manage local priorities.

across nearly 600 households. Stronger legal protection and revolving finance are the priorities for the future.

## LESSONS LEARNED AND TRANSFERABILITY

Strong savings-group organization, genuine participation, multi-stakeholder partnership, and a dedicated community centre constituted the key success factors at this scale. The model is transferable to other large low-income settlements facing land and affordability barriers, with community savings, participatory planning, and partnership-building as the most portable elements, adaptable to local financing and governance conditions.

# Taw Win and Lamin Community-Led Housing Project- Shwe Pauk Kan

*Ward 11, Shwe Pauk Kan Township, Yangon | 178 families on collectively-purchased land — no government land grant*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Ward 11, Shwe Pauk Kan Township (North Okkalapa), Yangon Region, Myanmar |
| **Year** | 2017 – ongoing (construction completed 2018; housing loans fully repaid) |
| **Households** | 178 families (120 in Taw Win, 58 in Lamin) |
| **Type of housing** | Individually built houses on ~6.7 acres (450×650 ft) of collectively purchased private land — no government land grant |
| **Budget / Funder** | Land: community-purchased (self-financed). Construction: household microfinance loans of ~2M MMK each, 5-year term, ~1.9% interest, ~53,000 MMK/month — no public subsidy |
| **Scale** | Neighborhood / Township — earliest of the four, and the only one on community-purchased (not government) land |
| **Lead organization** | Women for the World (WfW) |
| **Partners** | Women Savings and Development Network, Asian Coalition for Housing Rights (ACHR), 8 women-led savings groups, community architect |

## BRIEF OF THE PROJECT

**Background and Objectives**

In the absence of a public affordable-housing programme, eight women-led savings groups resolved to address their own housing needs by collectively purchasing land rather than awaiting government support. The project's objectives were to demonstrate that very poor households can access land, secure finance, and build housing independently, while strengthening women's leadership and organizational capacity.

## RESULTS AND IMPACTS

Now nearly a decade old, the settlement demonstrates that durable community-led housing can succeed without government land or subsidy. It proved to lenders that very poor households repay housing loans reliably, and its tools and methods were subsequently adapted for larger, government-partnered projects such as East Dagon and South Dagon.

**Local Recognition**

The project is valued within WfW's network and by ACHR as an early, formative example of women-led collective land purchase and self-financed housing; its methods were carried forward into later, larger projects.

**Learning Centre**

The community centre hosts savings-group meetings, training, government outreach, and civic activities, and the settlement's full history — from land search to loan repayment — is used to train other communities.

## KEY CHALLENGES AND INNOVATIONS

In the absence of public financing or a legal framework for community land, the community relied on costly private microfinance and encountered difficulty securing building permits, as the land was never formally registered as city land. Limited infrastructure investment obliged residents to self-fund services. The project's innovation lay in its wholly self-directed approach — collective land search and purchase, community-managed procurement, and local hiring — a self-financed model that subsequently informed government-partnered projects.

## LESSONS LEARNED AND TRANSFERABILITY

Savings-group discipline, patient land search, participatory design, and community-managed finance

**Collectivity in Action**

- Land: Members spent three months searching for and comparing sites before collectively purchasing 6.7 acres, a rare instance of community-financed, rather than government-granted, land.
- Finance: Eight savings groups calculated costs, secured microfinance, and jointly purchased construction materials.
- Planning: A community architect designed two plot and house types for the Taw Win and Lamin sections, and local carpenters were hired from within the community.
- Networks: The Women Savings and Development Network and ACHR provided learning exchange and technical support.

**Systems and Structures / Governance**

A Housing Management Committee, selected from the savings groups with representatives from each block, coordinates settlement affairs, while the eight savings groups remain the grassroots base of governance. The community independently managed land purchase, construction procurement, and loan repayment from the outset.

# NAPAL

## Community-Led Housing Support for Marginalized Families in Kalaiya

*Kalaiya Sub-Metropolitan City, Bara District: 522 marginalized households supported since 2017*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Kalaiya Sub-Metropolitan City, Bara District, Madhesh Province, Nepal |
| **Year** | 2017 to present (ongoing; current phase targeted for completion by December 2026) |
| **Households** | 522 marginalized households supported with housing finance and technical assistance |
| **Type of housing** | Individually owned, mostly on family land; climate-resilient upgrades using bamboo and CSEB blocks |
| **Budget / Funder** | Approx. NPR 17.26 million; Dipshikha Cooperative loans, SELAVIP and Abbe Pier Foundation grants, municipal contributions |
| **Scale** | City-wide, across marginalized communities within Kalaiya Sub-Metropolitan City |
| **Lead organization** | Urban Poverty Alleviation Forum (UPAF) |
| **Partners** | Dipshikha Women Saving and Credit Cooperative, Kalaiya Sub-Metropolitan City, Lumanti Support Group for Shelter, SELAVIP Foundation, Abbe Pier Foundation |

### BRIEF OF THE PROJECT

**Background and Objectives**

Since 2017, poor and marginalized households in Kalaiya have faced unsafe housing, insecure tenure, poor enabled very low-income households to deliver and fully repay housing without external subsidy. The approach is highly transferable wherever public financing is absent; its core elements — women's savings groups, collective purchase, local skills, and community-managed finance — can be adapted to diverse urban and legal contexts.

### RESULTS AND IMPACTS

The initiative has strengthened community engagement with local government, as women leaders present plans directly to ward offices and the municipality. A significant outcome has been recognition of the women-led cooperative as a credible mechanism for community-based housing finance, demonstrating that savings and affordable credit can complement government and external resources.

**Local Recognition**

Kalaiya Sub-Metropolitan City has recognized community institutions and the cooperative through beneficiary identification, technical coordination, approvals, and grants, and allocated public land for the Thawai community, treating residents as development partners.

**Learning Centre**

The cooperative functions as a continuing platform for training in leadership, financial literacy, advocacy, sanitation, and climate resilience, building lasting capacity among women members, subsequently carried into new households as the cooperative extends its finance mechanism across Kalaiya.

### KEY CHALLENGES AND INNOVATIONS

Limited revolving capital constrains lending to all households needing support, while land insecurity for families on informal or public land remains a barrier despite municipal approvals. Rising construction costs and recurrent climate hazards have disrupted construction, and loan repayment delays affect fund sustainability. The

sanitation, and inaccessible formal credit, compounded by climate risk. Conventional lenders excluded such families for want of collateral. UPAF, with the Dipshikha Women Saving and Credit Cooperative, the municipality, and Lumanti, developed a cooperative-based model combining affordable finance, women's leadership, and climate-resilient construction.

**Collectivity in Action**

- Finance: Dipshikha Cooperative mobilizes members' savings into a community-owned, revolving housing loan mechanism.
- Planning: women leaders and Tole Lane Organizations identify vulnerable households and present plans to ward offices.
- Networks: partnerships linking the cooperative, UPAF, Lumanti, and the municipality mobilize finance, technical assistance, and advocacy.
- Land: most houses stand on family land; the municipality allocated public land for the Thawai community.

**Systems and Structures / Governance**

A multi-level structure links community institutions, the women-led cooperative, ward offices, and the municipality, facilitated by UPAF and Lumanti. Local leaders assess needs, the cooperative manages finance, and the municipality provides coordination and approvals, constituting housing as a shared responsibility.

principal innovation has been climate-resilient construction using bamboo and CSEB blocks.

## LESSONS LEARNED AND TRANSFERABILITY

Success rests on community ownership, women's leadership within cooperative governance, and locally managed finance rather than dependence on grants. Integration of housing with water, sanitation, and livelihoods strengthens impact. The model is transferable to municipalities with existing savings groups, provided local governments contribute technical support and budgetary resources.



# Safe and Disaster-Resilient Bamboo Housing — Ganeshman Charnath and Mukhiyapatti Musarniya

*Dhanusha District, Madhesh Province: 41 disaster-resilient bamboo houses across three wards*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Ganeshman Charnath Municipality (Wards 3, 7) and Mukhiyapatti Musarniya Rural Municipality (Ward 3), Dhanusha District |
| **Year** | July 2024 to present (ongoing; targeted completion January 2027) |
| **Households** | 41 households across three sites: Santnagar (22), Bharatpur (6), Mukhiyapatti Musarniya-3 (13) |
| **Type of housing** | Individually owned houses on beneficiaries' own land, built using Cement Bamboo Frame Technology |
| **Budget / Funder** | Tri-Party cost-sharing: Rural Municipality (~57%), Habitat for Humanity Nepal/CIC (~33%), beneficiary labor (~10%) |
| **Scale** | Ward-level, across three sites in two local governments within Dhanusha District |
| **Lead organization** | Community Improvement Center (CIC), Janakpur |
| **Partners** | Habitat for Humanity Nepal, Ganeshman Charnath Municipality, Mukhiyapatti Musarniya Rural Municipality |

## BRIEF OF THE PROJECT

**Background and Objectives**

## RESULTS AND IMPACTS

The Tri-Party Agreement itself evidences strengthened community-government collaboration, positioning the initiative as the municipality's own Housing Programme rather than a donor-driven intervention. The Rural Municipality committed roughly 57 percent of per-house cost from its annual budget, shifting safe housing into a recurring planning line item, subsequently adopted in Mukhiyapatti Musarniya after first being tested in Ganeshman Charnath.

**Local Recognition**

Both municipalities incorporated the initiative into their own housing priorities, formally recognizing User Committees as key structures for fund management and construction oversight, with the chairperson stating a goal of housing all unmanaged households within his tenure.

**Learning Centre**

The Bamboo Treatment Center, established with CIC's support, functions as an ongoing demonstration and training site, sustaining a local supply chain of treated bamboo and skilled masons that persists beyond the initial 41 houses, positioning bamboo as a replicable building system district-wide.

## KEY CHALLENGES AND INNOVATIONS

Beneficiary uptake proved uncertain: nineteen of twenty-six households initially identified in Mukhiyapatti

Dhanusha District's Terai plains hold large numbers of low-income and Dalit households in kachi houses of thatch, mud, and untreated bamboo, which flood and decay each monsoon and offer little earthquake protection. Conventional brick-and-cement construction remains unaffordable. Building on Ganeshman Charnath's earlier Safe Housing initiative, CIC Janakpur and Habitat for Humanity Nepal promoted treated Cement Bamboo Frame Technology as a durable, disaster-resilient alternative.

**Collectivity in Action**

- Land: the Rural Municipality guaranteed formal land tenure for beneficiary households as a binding condition of the agreement.
- Finance: User Committees received staged government and partner funds directly, with women holding the Chairperson, Treasurer, and Secretary roles.
- Planning: joint technical teams prepared house designs and cost estimates in direct consultation with each beneficiary household.
- Networks: the Tri-Party Agreement linked User Committees to the municipality, Habitat for Humanity Nepal, and CIC through quarterly reporting.

**Systems and Structures / Governance**

A formal Tri-Party Agreement among the Rural Municipality, Habitat for Humanity Nepal, and CIC institutionalized shared responsibility, with User Committees managing funds, construction, and records at each site. Women held the principal committee positions, while quarterly reporting embedded accountability within local governance.

Musarniya-3 opted out, while land verification flagged size and suitability problems on remaining plots. The three parties waited until willingness and land suitability were verified for all households before signing the agreement. The principal innovation was engineering treated bamboo to a standardized, earthquake-resilient, code-compliant typology.

## LESSONS LEARNED AND TRANSFERABILITY

Success derived from formalizing cost-sharing and accountability through a legally binding agreement, from women's leadership in financial committee roles, and from beneficiary labor strengthening ownership. Adoption by a second municipality demonstrates transferability across jurisdictions facing similar unsafe-housing challenges, provided local governments co-finance construction and bamboo remains locally available.

# Kirtipur Sambriddha Awas — Community-Led Resettlement of Evicted Riverside Squatters

*Kirtipur Municipality, Kathmandu Valley: 44 households resettled via Nepal's first Community Support Fund*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Paliphal, Kirtipur Municipality, Kathmandu Valley, Nepal |
| **Year** | 2004 to 2005 construction (completed); loan repayment and management ongoing since |
| **Households** | 44 families (43 housing units plus one shared community center) |
| **Type of housing** | Two-storey brick rowhouses, held collectively by the Fund pending repayment, then transferring to households |
| **Budget / Funder** | Urban Community Support Fund: Kathmandu Metropolitan City (US$70,000), ACHR (US$37,000), SDI (US$27,000); household loans of US$3,000 each |
| **Scale** | Neighborhood scale: a single 0.3-hectare resettlement site in Kirtipur Municipality |
| **Lead organization** | Lumanti Support Group for Shelter |
| **Partners** | Kathmandu Metropolitan City, Nepal Basobas Basti Samaj, Nepal Mahila Ekta |

## RESULTS AND IMPACTS

As Nepal's first community-planned, community-managed resettlement for infrastructure-displaced families, the initiative demonstrated that municipal government could co-govern a community-controlled financing mechanism. Its success inspired Ratnanagar, Kalaiya, and Kohalpur to establish adapted Funds, while mayors from other cities visited to study the model, and Kathmandu's mayor proposed extending community-driven upgrading citywide.

**Local Recognition**

Kathmandu Metropolitan City's mayor committed the Fund's largest single contribution, an unprecedented municipal investment in a community-controlled mechanism, and presided over the model-house exhibition and inauguration, while allied agencies financed paved lanes, drainage, and piped water.

**Learning Centre**

The settlement's shared community center and courtyard host meetings and peer exchange, while visitors from India, Thailand, and other Nepali cities have studied the resettlement model firsthand. The Fund itself, designed as

Samaj, ACHR, SDI, Astra Development Network

## BRIEF OF THE PROJECT

**Background and Objectives**

Rapid, unbalanced urban growth pushed marginalized, largely lower-caste families into insecure riverside settlements along Kathmandu's Vishnumati River. Eviction notices served in 1999 and 2001 for a municipal link-road project threatened demolition without resettlement. Following sustained advocacy by residents, Lumanti, and community federations, Kathmandu's mayor agreed to provide permanent housing, establishing Nepal's first jointly governed Urban Community Support Fund.

**Collectivity in Action**

- Finance: the Urban Community Support Fund purchased land and retained collective ownership, with title transferring as loans were repaid.
- Planning: community members worked through repeated design revisions with Lumanti and Astra's architects, testing the result via a public model house.
- Networks: the Fund's board seated federation leaders as equals alongside municipal officials, an unprecedented arrangement in Nepal.
- Land: families themselves searched for, visited, and negotiated purchase of the resettlement site, rather than accepting an imposed location.

**Systems and Structures / Governance**

The Fund's board institutionalized shared governance, seating squatter and women's savings federation leaders alongside Lumanti and municipal officials. A community-elected housing management committee, rebuilt after weakening around 2009, has continuously overseen construction supervision, loan records, and biennial elections.

a revolving mechanism, continues financing further community-led initiatives across the Kathmandu Valley.

## KEY CHALLENGES AND INNOVATIONS

Relocating five kilometers from the original site initially disrupted livelihoods as masons, vendors, and laborers, slowing loan repayments until the area developed. Governance weakened by around 2009, worsening repayment difficulties, until sustained support from Lumanti helped rebuild a stronger committee, bringing repayment to ninety percent by 2026. Finalizing transfer of land title to the community remains unresolved, absent a legal mechanism for cooperative ownership.

## LESSONS LEARNED AND TRANSFERABILITY

Success factors included a flexible, jointly governed revolving fund granting communities equal standing with government, community-led site search, genuinely participatory design, and transparent lottery-based allocation. Sustained NGO support enabled the community to rebuild weakened governance rather than let it collapse. The approach is transferable to other Asian cities confronting infrastructure-driven eviction.



# Samabeshi Tole — Collective Land Purchase and Housing for Low-Income Renters, Pokhara

*Chauthe, Ward 14, Pokhara: 76 renter households achieving homeownership through bank-financed construction*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Chauthe, Ward No. 14, Pokhara Metropolitan City, Gandaki Province, Nepal |
| **Year** | 2012 to 2014 (completed) |
| **Households** | 76 low-income renter families |
| **Type of housing** | Individually owned rowhouses on 2.5-anna plots, incrementally expandable, sharing outer walls |
| **Budget / Funder** | Land purchased by families (~NPR 400,000 each); Laxmi Bank loans (8% interest); CLIFF guarantee fund; municipal infrastructure |
| **Scale** | Neighborhood scale: 76 plots on 14 ropani of land in Chauthe, Pokhara |
| **Lead organization** | Lumanti Support Group for Shelter |

## RESULTS AND IMPACTS

The project's success demonstrated collective housing's feasibility to local government, prompting Pokhara Metropolitan City to allocate yearly funds for housing the poor and establish a dedicated municipal division for integrated low-income settlements, since extending assistance to nearly 1,200 families. The approach also shaped Pokhara's 2100 Periodic Strategic Action Plan and a similar relocation modality for Bus Park-affected families.

**Local Recognition**

Pokhara Metropolitan City recognized the initiative by facilitating land purchase, fast-tracking approvals, co-financing infrastructure, assigning a focal person, and signing a tripartite memorandum with Lumanti and Laxmi Bank, treating renter families as active partners.

**Learning Centre**

| | |
|---|---|
| **Partners** | Pokhara Metropolitan City, Laxmi Bank, CLIFF/Homeless International, Tole Lane Organizations |

## BRIEF OF THE PROJECT

**Background and Objectives**

Rapid urbanization and conflict-driven migration pushed Pokhara's land and housing prices among the nation's highest, leaving long-term renters, roughly two-fifths of the city's population, without assets, credit, or secure housing. Rental families themselves approached Lumanti, and the resulting partnership with Pokhara Metropolitan City and Laxmi Bank sought a community-led model in which renters could collectively purchase land and build their own homes.

**Collectivity in Action**

- Land: families collectively identified, visited, and negotiated the Chauthe site before individually purchasing plots at an agreed price.
- Finance: a Project Management Committee linked households to Laxmi Bank loans, later reinforced by a women-led savings cooperative.
- Planning: design workshops let community architects and families co-design house layouts within the modest available loan amount.
- Networks: Tole Lane Organizations identified beneficiary families citywide and continue linking the settlement to municipal planning.

**Systems and Structures / Governance**

A Project Management Committee chaired by the municipality's Executive Officer, with Lumanti, Laxmi Bank, and Tole Lane Organizations as members, set eligibility criteria and endorsed families. After construction, residents formed the Samabeshi Tole Sudhar Samiti to manage community affairs, alongside a women-led cooperative governing savings and repayment.

The community center built within the settlement's shared open space hosts meetings and gatherings, while the Project Management Committee and Tole Lane Organization network continue functioning as channels for infrastructure upgrading, allowing officials and other communities to study the approach directly.

## KEY CHALLENGES AND INNOVATIONS

Commercial banks initially resisted lending to informally employed renters, preferring regulatory penalties over deprived-sector investment, until guarantee funds and land collateral persuaded Laxmi Bank to sign a flexible agreement. Finding a site combining affordability, safety, and proximity to workplaces proved difficult, while residents doubted the durability of unfamiliar hollow concrete blocks until demonstrations confirmed the material's code-compliant performance.

## LESSONS LEARNED AND TRANSFERABILITY

Collective purchasing power secured land near half prevailing market price, while guarantee funds leveraged otherwise-reluctant bank financing, illustrating a replicable public-private-NGO-community partnership. Combining a multi-stakeholder committee with grassroots Tole Lane Organizations ensured decisions were both locally legitimate and municipally backed, a model considered transferable wherever municipalities, communities, and banks can be aligned.




# Sustainable Bamboo Housing Solutions for Low-Income Communities, Jeetpursimara

*Jeetpursimara Sub-Metropolitan City, Bara District: 140 planned houses across ten marginalized settlements*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Jeetpursimara Sub-Metropolitan City, Bara District, Madhesh Province, Nepal (Wards 9, 11, 19, 20) |
| **Year** | January 2024 to present (ongoing; current phase targeted for completion by end of 2026) |
| **Households** | 678 households (about 4,061 people); 140 houses planned, including four clustered settlements |
| **Type of housing** | Two-room bamboo-frame houses with verandah, brick-and-RCC footing, treated bamboo superstructure |
| **Budget / Funder** | Jeetpursimara municipality (NPR 100,000/house); Lumanti; CRAterre, Hunnarshala, SELAVIP/ACHR, Misereor |

## RESULTS AND IMPACTS

Community Action Plan exhibitions, attended by the Mayor and ward officials, translated resident priorities into dedicated ward budgets for infrastructure and youth learning centers. The partnership evolved into institutional collaboration, with municipal engineers providing technical oversight. A key outcome is the drafted Urban Community Support Fund guideline for future revolving housing finance.

**Local Recognition**

The Mayor and Deputy Mayor personally inaugurated completed houses and make regular site visits, while the municipality raised its per-house contribution from NPR 50,000 to 100,000 after visiting completed bamboo houses and expressed interest in codifying bamboo construction within local building guidelines.

**Learning Centre**

| | |
|---|---|
| **Scale** | City-wide, across ten low-income settlements in four wards of Jeetpursimara |
| **Lead organization** | Lumanti Support Group for Shelter |
| **Partners** | Jeetpursimara Sub-Metropolitan City and ward offices, Community Development Committees, CRAterre, Hunnarshala Foundation |

## BRIEF OF THE PROJECT

**Background and Objectives**

Jeetpursimara's low-income households, predominantly Dalit and other marginalized groups, continue living in mud, bamboo, and thatch housing highly vulnerable to rain, wind, and flooding, with nearly half of surveyed households lacking toilets. Following a 2024 memorandum with the municipality, Lumanti promoted community-led planning and engineered treated-bamboo construction to deliver safe, affordable, climate-resilient housing while strengthening marginalized communities' voice in local governance.

**Collectivity in Action**

- Land: Community Development Committees, with at least 33 percent women's representation, collectively manage construction, procurement, and conflict resolution.
- Finance: eleven women's savings groups with 406 members are progressing toward formal cooperative registration for housing and livelihood loans.
- Planning: Community Planning Workshops let every family validate settlement layout and house design collectively before construction begins.
- Networks: the Youth Empowerment Society Nepal connects all ten communities for advocacy, awareness, and children's learning programmes.

**Systems and Structures / Governance**

An eleven-member Project Monitoring and Coordination Committee, chaired by the Mayor and including Ward Chairs and the municipal engineer, provides city-level oversight, while Community Development Committees manage settlement-level planning. A 2024 memorandum formalized roles, and a proposed Fund extends financing beyond the project.

The community-run Bamboo Treatment Center, producing up to 400 treated poles monthly, doubles as a demonstration and training site where local youth and artisans acquire lasting construction skills. The Urban Community Information Centre run by Youth Empowerment Society Nepal further extends awareness programmes across all ten communities.

## KEY CHALLENGES AND INNOVATIONS

Nepal's Building Code did not initially recognize bamboo as a structural material, delaying approvals until pilot houses built confidence. Establishing new Community Development Committees, shifting entrenched preference for brick and concrete, and stretching a limited pool of skilled artisans across simultaneous sites slowed early implementation. The central innovation, engineered treated-bamboo construction, addressed these barriers directly.

## LESSONS LEARNED AND TRANSFERABILITY

Community-led planning, deliberate 33-percent women's representation, and an independent youth-led organization diversified local leadership and produced concrete wins, including women-led road-paving advocacy. Continuous municipal engagement through a standing coordination committee secured sustained co-financing rather than one-off assistance. The model, evolved from Lumanti's Kalaiya experience, is transferable to Jeetpursimara's remaining low-income communities.



# PAKISTAN

## Supporting Communities for Flood Rehabilitation, Sindh

*Districts Mirpurkhas, Sanghar, and Umerkot, Sindh Province | marginalized Hindu Dalit communities rehoused after flood damage*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Districts Mirpurkhas, Sanghar, and Umerkot, Sindh Province, Pakistan |
| **Year** | November 2022 to October 2025 |
| **Households** | Marginalized families in flood-affected villages; over 90 per cent from Kohli, Bheel, Oad, and Maghawar Dalit communities |
| **Type of housing** | Repaired and rebuilt hut houses, with improved access to drinking water, sanitation, and solar electricity |
| **Budget / Funder** | Community land purchase through asset sales; in-kind NGO support for livelihoods and livestock |
| **Scale** | District-level, across selected union councils in Sanghar, Mirpurkhas, and Umerkot |
| **Lead organization** | Urban Resource Centre (URC), Karachi |
| **Partners** | Desert and Rural Development Organization (Sanghar), Mehran Education Health Welfare Association (Umerkot), Roshan Samaj Development Organization (Mirpurkhas) |

### BRIEF OF THE PROJECT

**Background and Objectives**

Recurrent flooding and drought, combined with declining demand for agricultural labour, have entrenched poverty across Sanghar, Mirpurkhas, and Umerkot, leaving marginalized Dalit communities in inadequate housing. The initiative rehabilitates flood-damaged homes and improves access to drinking water, sanitation, and clean energy, targeting the districts' most vulnerable landless families.

**Collectivity in Action**

- Land: communities increasingly pool resources, selling livestock and jewellery, to purchase modest shared plots rather than remain on landlord-owned land.
- Finance: households and partner organizations mobilize in-kind support, including livelihood assets and livestock, alongside self-financed construction.
- Planning: local partner organizations survey villages and identify the most deserving families in consultation with residents.
- Networks: three district-based partner organizations coordinate under URC's oversight, linking villages to civil society and government stakeholders.

**Systems and Structures / Governance**

URC conducts monthly field visits and community meetings across all partner districts, coordinating with local organizations to sustain implementation momentum. Community members themselves construct house walls through collective labour, with women's active participation, while URC facilitates coordination between residents and external stakeholders.

### RESULTS AND IMPACTS

The initiative's most significant outcome has been communities' progressive movement toward independent land purchase, reducing longstanding displacement risk from landlords and unclear government land ownership. Municipal committees have begun seeking additional local government funding for settlement infrastructure such as street paving.

**Local Recognition**

The three partner organizations, DARD in Sanghar, MEHWA in Umerkot, and RSDO in Mirpurkhas, are recognized locally as the implementing bodies sustaining the rehabilitation effort within their respective districts.

**Learning Centre**

Knowledge is shared through forums, seminars, community meetings, and continuous field visits, with URC engaging civil society activists, academics, and media to highlight and promote community housing issues.

### KEY CHALLENGES AND INNOVATIONS

Recurrent flooding has repeatedly damaged project-supported villages, while tribal conflict in Sanghar district forced URC to suspend the initiative's next phase there pending resolution. The principal innovation has been supporting communities' shift toward collective land purchase, held jointly rather than individually, which structurally reduces the risk of landlord-driven displacement.

### LESSONS LEARNED AND TRANSFERABILITY

The initiative demonstrates that marginalized communities possess inherent capacity for self-directed improvement, requiring primarily modest external support and guidance rather than comprehensive intervention. Collective land purchase, financed through pooled household assets, offers a transferable model for other flood- and displacement-prone regions confronting insecure tenure on landlord-held land.





# PHILIPPINES

## Supporting Communities for Flood Rehabilitation, Sindh

*Districts Mirpurkhas, Sanghar, and Umerkot, Sindh Province | marginalized Hindu Dalit communities rehoused after flood damage*

### PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Districts Mirpurkhas, Sanghar, and Umerkot, Sindh Province, Pakistan |
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| **Lead organization** | Urban Resource Centre (URC), Karachi |
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The initiative's most significant outcome has been communities' progressive movement toward independent land purchase, reducing longstanding displacement risk from landlords and unclear government land ownership. Municipal committees have begun seeking additional local government funding for settlement infrastructure such as street paving.

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Knowledge is shared through forums, seminars, community meetings, and continuous field visits, with URC engaging civil society activists, academics, and media to highlight and promote community housing issues.

### KEY CHALLENGES AND INNOVATIONS

Recurrent flooding has repeatedly damaged project-supported villages, while tribal conflict in Sanghar district forced URC to suspend the initiative's next phase there pending resolution. The principal innovation has been supporting communities' shift toward collective land purchase, held jointly rather than individually, which structurally reduces the risk of landlord-driven displacement.

### LESSONS LEARNED AND TRANSFERABILITY

The initiative demonstrates that marginalized communities possess inherent capacity for self-directed improvement, requiring primarily modest external support and guidance rather than comprehensive intervention. Collective land purchase, financed through pooled household assets, offers a transferable model for other flood- and displacement-prone regions confronting insecure tenure on landlord-held land.

# Kasilak Phase 1: Achieving Land Tenure Security Through the Community Mortgage Program

*Purok 13, Kasilak, Bucana, Davao City | 222 member-families, 102 individual titles awarded*

## PROJECT FACT SHEET

| | |
|---|---|
| **Location** | Purok 13, Kasilak, Bucana, Davao City, Philippines |
| **Year** | 2003 to present; title processing ongoing since 2018 |
| **Households** | 222 member-families on a 2.9-hectare site; 102 individual titles awarded to date |
| **Type of housing** | Individually owned homes on collectively acquired land, secured under the Community Mortgage Program |
| **Budget / Funder** | Community Mortgage Program financing via the Social Housing Finance Corporation; household "alakansya" savings |
| **Scale** | Community settlement, within Bucana, Davao City |
| **Lead organization** | Mindanao Land (lead NGO partner) |
| **Partners** | Department of Human Settlements and Urban Development, Presidential Commission for the Urban Poor, Davao City LGU, Davao City Urban Poor Network |

## BRIEF OF THE PROJECT

**Background and Objectives**

Kasilak's urban poor families sought to move from insecure housing toward secure land tenure and dignified living, aiming principally to prevent displacement. Mindanao Land organized the community and facilitated negotiations with the landowner and government agencies to access the Community Mortgage Program, addressing limited low-income access to formal land ownership.

**Collectivity in Action**

- Land: the community collectively negotiated land acquisition from a private owner through the Community Mortgage Program.
- Finance: the "alakansya" savings system enabled households to accumulate funds for amortization and documentary requirements.
- Planning: members organized themselves and complied with programme requirements to qualify for individual land titles.
- Networks: partnership among Mindanao Land, government agencies, and urban poor networks sustained the multi-year acquisition process.

**Systems and Structures / Governance**

The homeowners association conducts regular meetings, monitors community concerns, and coordinates with government and NGO partners to sustain implementation. Bayanihan practices, including collective chapel construction and canal maintenance, embed shared responsibility for community facilities alongside formal association governance.

## RESULTS AND IMPACTS

The community's disciplined amortization payments convinced the landowner of its capacity to fulfil commitments, while DHSUD accreditation strengthened institutional recognition. Local government support followed, including road improvements and encouragement for other urban poor communities to pursue similar secure-housing pathways.

**Local Recognition**

Kasilak has received DHSUD accreditation and the PCUP Pasidungog 2025 Award during Araw ng Davao, recognizing its contribution to inclusive and participatory housing development, alongside City Council accreditation.

**Learning Centre**

The settlement functions as a demonstration and training site through its school, health services, gym, fire drills, and youth programmes, with community profiling conducted by social workers and partner organizations documenting its practices for other communities.

## KEY CHALLENGES AND INNOVATIONS

Concerns over the site's flood-prone classification constituted a principal risk, mitigated by the Baywalk flood-reduction project, while securing ongoing development approvals without disrupting the community's established identity remains a continuing task. The defining innovation has been the "alakansya" savings mechanism, which converts gradual household contributions into the collateral of collective land ownership.

## LESSONS LEARNED AND TRANSFERABILITY

Success rests on community ownership, disciplined collective savings, and sustained multi-stakeholder partnership rather than dependence on external assistance. The model demonstrates that urban poor communities can achieve secure tenure through organized financial participation, offering a transferable pathway for other informal settlements pursuing inclusive, sustainable housing solutions.



Kimbula-Ela women's support groups



Administrative committee



Maha Sabhawa (general meeting where all members are gather)

# Section 3: Community-Driven Low-Income Housing Development in Thailand

## 3.1 Urban Low-Income Housing Development

Aligned with the 20-Year Housing Development Master Plan (2017–2036), this initiative addresses housing insecurity for the urban poor across slums, squatter settlements, renter groups, extended families, and evictees. The core strategy shifts residents' roles from passive beneficiaries to active project owners, empowering them to achieve comprehensive self-management by establishing local savings groups, housing cooperatives, and city-level development committees. The projects employ flexible development approaches tailored to specific land contexts, namely on-site upgrading, land reblocking, reconstruction, or resettlement near employment hubs. These community-driven efforts are supported by housing and infrastructure subsidies, low-interest loans, and capacity-building funds to strengthen community organization and resilience.

# Taksin Baan Mankong Cooperative Ltd. Mueang District, Tak Province

*"From Crisis to Resilience: Building New Mechanisms and Thinking Outside the Box to Secure Homes for the Next Generation"*

## Community Background

Taksin community was established to accommodate people facing eviction from state land. To resolve their housing insecurity, community members collectively decided to resettle in a new site and join the Baan Mankong program.

## Housing and Land Management

Founded in 2007, the cooperative comprises 329 households. They secured a long-term lease of over 35 rai (approximately 14 acres) of Treasury Department land at a rate of 0.75 THB per square wa, with plot sizes of 18 and 30 square wa. The project received 17,150,000 THB in housing and infrastructure subsidies and utilized 44,320,500 THB in housing loans with the repayment rate of 1,005–1,598 THB per month. However, the cooperative later faced a management crisis, failing to close its accounting books for 11 years. This risked the cooperative's dissolution and the loss of all homes. Driven by the fear of homelessness and encouraged by the Northern Region Community Mentor Network, the dedicated cooperative committee stepped up to fight again. By collaborating with mentor networks and provincial cooperative officials, they successfully resolved the critical deadlock.

## Key Highlights and Continuous Development

As a model of resilience overcoming an 11-year accounting deadlock, a new female leader learned cooperative accounting from scratch to successfully save the community's homes. To rebuild trust among all community members, they established transparency mechanisms by publicly posting every payment record. Thinking outside the box, the community designed 3-story houses to maximize vertical space, providing a practical solution tailored for low-income wage earners. They also launched a community-owned drinking water enterprise to generate income, offset past financial losses, and channel profits into a welfare fund for community members.

## Commitments

The community is committed to expanding the drinking water enterprise for continuous income, maintaining transparent accounting standards, and be a learning hub to mentor and assist other cooperatives facing financial difficulties.







# Bung Khuk Baan Mankong Project, Tha It Sub-district, Mueang District, Uttaradit Province

*"Building Secure Lives, Strong Communities, and Livable Cities"*

## Community Background

The community pioneered the city-wide housing development process as one of the country's first 10 pilot areas in 2003 to address the issues of hidden migrant populations and informal settlements encroaching on state, public, and temple lands. A city-wide survey of the urban poor in Uttaradit found the poorest groups, the homeless, and beggars living in degraded squatter areas.

## Housing and Land Management

The 2001 survey data led to the launch of the pilot Baan Mankong project in the Bung Khuk community in 2003. Supported by the Uttaradit City Municipality in securing land, the community successfully obtained a 30-year collective long-term lease for a 10-rai (4-acre) plot of state land from the Treasury Department to build a new settlement for 131 households utilizing a 15 million THB housing loan from CODI. Community members worked with community architects and the municipality to design the community layout and diverse house models suited to their ways of life. Furthermore, community members were trained as local builders to construct their own houses and public utilities.

## Key Highlights and Continuous Development

Bung Khuk project focuses on establishing housing security and improving the quality of life by empowering community members to actively participate in thinking, planning, and solving their community issues. It initiated activities to reduce expenses, increase income, and protect the environment, such as a garbage bank, organic farming, agricultural processing, and bio-fermented extract production. Earning the nickname "The Origin of Homes for Beggars," the project successfully integrated the poorest groups and beggars into the savings system to build their own homes, ultimately eradicating begging in Uttaradit city. Community members evolved into skilled local builders, maintained eco-friendly earthen houses, and established a waste management system linked to the city level.

## Challenges and Future Commitments

The community is committed to repairing and maintaining the original earthen houses to ensure structural stability, as well as passing on core city development lessons to a new generation of leaders.



# Ronnachai Baan Mankong Housing Cooperative Ltd., Mueang District, Nakhon Sawan Province

*"From a Riverside Slum to Housing Rights and Transforming Slum Youth into Community Builders."*

## Background

The original community used to be the most degraded and impoverished riverside slum in Nakhon Sawan city. The area suffered from severe annual floods that submerged rooftops. When attempting to initiate the Baan Mankong project, a law professor sued to evict them for trespassing, claiming ownership of the accreted riverside land. In response, community members educated themselves on legal rights and united with city networks and allied partners. After a decade-long legal battle, they won the court case, successfully converting the accreted land into state property under the Treasury Department and securing a legal lease for their housing project.

## Housing and Land Management

The community comprises 53 households. Following their legal victory, they implemented an in-situ rebuilding project on the leased state land. The entire settlement was demolished to reorganize the community layout, ensuring spatial order and safety. The project received a 4,417,500 THB housing development subsidy and an 11,769,193 THB housing loan. Managed through the cooperative, a team of local community builders collaborated with CODI architects to oversee the construction, achieving affordability while maintaining standard quality.

## Key Highlights and Continuous Development

Winning the 10-year legal battle over the accreted land empowered the community with practical legal knowledge regarding the rights of the poor. They successfully engaged at-risk youth, pulling them away from vices and drugs by training them in construction skills. This initiative formed a dedicated community builder team that co-designed and constructed their affordable homes. This frontline team now travels to assist in rebuilding houses for other communities affected by fires and floods. Consequently, the project has become a powerful model, inspiring policy advocacy to unlock state land for communities across Nakhon Sawan city.

## Challenges and Future Commitments

The community is committed to developing a permanent riverside dam and scaling up the youth community builder team to support Baan Mankong projects throughout Nakhon Sawan province.

Theme: Collective Land and Tenure Security; Inclusive Housing for Excluded Groups



# Non Sombun Baan Mankong Project, Khon Kaen Province

*"A Model for Housing Rights, Land Rights, and Community Citizenship"*

## Community Background

This area originally was a leprosy colony and welfare center under the Department of Disease Control. As advancements in the public healthcare system successfully treated and controlled the disease, the settlement's role as a welfare facility diminished. However, a new challenge emerged regarding the legal housing rights of recovered patients and their descendants. As a result, many community members faced severe housing insecurity, despite having lived and farmed in the area for generations.

## Housing and Land Management

Non Sombun Baan Mankong project has 548 households and focuses on upgrading the original settlement. They secured a collective lease for approximately 2,850 to 3,000 rai (about 1,126 to 1,186 acres) of state land to develop secure housing and public utilities. Supported by a 31,250,000 THB budget from CODI, the project is collaboratively managed by Non Sombun community committee, the local municipality, and the Disease Control Center.

Theme: Livelihoods, Community Economy and Environment; Collective Management, Community Funds and Cooperatives; Collective Land and Tenure Security

## Key Highlights and Continuous Development

The initiative successfully transformed community members from welfare recipients into empowered self-managers, transitioning a formerly closed colony into a normalized community. Each family was allocated housing along with 2 rai (0.8 acres) of agricultural land. The community now collectively manages a rice mill, a credit union, and a childcare center. Demonstrating profound solidarity, they shared a 1-rai, 1-ngan, and 75-square-wa plot of their leased state land to assist 8 households from the nearby Nong Bua Di Mi community who were facing eviction. By subleasing this space at a nominal rate of 300 THB per rai per year for new home construction, the community established itself as a social safety net for others in distress. This exemplifies "Housing as Social Transformation," utilizing housing development as a powerful tool to reshape social relations.

## Challenges and Future Commitments

The community is committed to dismantling external social stigmas and expanding their organic farming community enterprise to generate sustainable income for the younger generation.







# 4 Mueang Phai Communities Housing Cooperative Ltd. Khon Kaen Province

*“Relocating from a Commercial Disaster Zone: Uniting Four Communities to Build a New Settlement”*

**Community Background**

Community members in four crowded settlements within the Ban Phai Town Municipality previously lived on temple land, Marine Department land, Treasury Department land, and encroached state property, alongside extended families and renters. This area was prone to recurring floods and situated in a high-risk commercial zone that also served as their primary livelihood source. Consequently, community members were initially reluctant to resettle. However, in 2019, Tropical Storm Podul caused severe flash floods that damaged their homes. This crisis prompted the affected community members to unite and conduct a city-wide survey to resolve their housing issues.

**Housing and Land Management**

Established in 2020, the 4 Mueang Phai Communities Housing Cooperative Ltd. comprises 329 households from the four disaster-affected communities. They relocated to build a new settlement on a 30-rai, 2-ngan, and 16-square-wa (approximately 12 acres) plot of land purchased collectively under the cooperative for 20 million THB. They utilized an 18 million THB land loan and a 26,424,980 THB housing loan from CODI, supplemented by a 2 million THB contribution from the community. Each household was allocated 20 to 22 square wa (80 to 88 square meters). Additionally, the project received a 16,739,714 THB subsidy for public utility development and community management.

**Key Highlights and Continuous Development**

The resettlement from the disaster zone was highly successful due to strong collaboration with the public and private sectors, including the Chamber of Commerce and the Federation of Thai Industries. These partners assisted low-income earners from land acquisition to professional construction planning. By purchasing construction materials in bulk at discounted rates, they successfully fixed construction costs from the first house to the last, protecting community members from inflation and volatile material prices. The comprehensive budget planning even covered room partitions and ceilings, allowing community members to move into fully finished homes with an improved quality of life immediately. Furthermore, they successfully negotiated the expansion of electricity and water supply zones and advocated for the municipality to adjust its budget, upgrading the original dirt roads to reinforced concrete roads throughout the entire communities.

**Challenges and Future Commitments**

The community is committed to developing central public spaces and creating new occupational opportunities within their new settlement.



# Nong Bua Savings Group, Surin Province

*" Fighting for Public Land Rights around Nong Bua Lake while Advancing Housing and Economic Development"*

## Community Background

The community originally settled on public land around Nong Bua Lake within the Surin City Municipality, facing long-standing land tenure insecurity. Instead of merely waiting for a land resolution, community members mobilized to form a savings group. They proactively improved their housing conditions and environment on their original plots to ensure safety and well-being, while engaging in continuous negotiations to secure their land rights.

## Housing and Land Management

Initiated in 2004, Nong Bua Baan Mankong project encompasses 178 households. The project received 5,250,000 THB from CODI to support public utility development and community management, alongside housing loans exceeding 11 million THB. The housing development adopted an in-situ rebuilding model on their original plots, as the community successfully secured rights on the public land.

## Challenges and Future Commitments

The community is committed to continuously advocating for the official recognition of their public land use rights.

## Key Highlights and Continuous

**Development**Community members transformed empty spaces around the lake into green areas and established Rung Rueang fertilizer production group for both agricultural use and commercial sales. They promoted the cultivation of toxic-free homegrown vegetables for household consumption, reducing expenses while generating supplemental income by selling the surplus. To ensure consistent income and job creation, particularly for women and housewives, they developed a community garment-making group. Beyond economic initiatives, community members collectively improved the quality of life across all age groups, such as establishing a community childcare center. The savings group is their primary mechanism for instilling financial discipline, mobilizing internal capital, and managing welfare to support community members in times of need. Moreover, they expanded their focus from localized problem-solving to driving and connecting with a city-wide housing development network, enabling them to exchange knowledge and support other communities.

Theme: Livelihoods, Community Economy and Environment; Collective Management, Community Funds and Cooperatives



# Housing Development Project of Hin Lek Fai Baan Mankong Cooperative Ltd., Prachuap Khiri Khan Province

*"Overcoming Railway Eviction: Mobilizing Community Savings to Secure Land and Build a Community"*

**Community Background**

Originally, the community members lived on land owned by the State Railway of Thailand (SRT). They faced severe land tenure insecurity due to the threat of eviction from a double-track railway development project. In 2017, instead of giving up, the community members mobilized and formed a group to plan a solution by establishing a community savings group to collectively purchase new land and rebuild a new settlement under cooperative ownership.

**Housing and Land Management**

The community comprises 115 households. Their development model involves constructing new housing on private land purchased by the cooperative under collective ownership, covering an area of 5 rai, 2 ngan, and 14 square wah (approx. 8,856 square meters). The project received a development subsidy of 5,440,750 THB and a housing loan of 13,791,210 THB from Community Organizations Development Institute (CODI).

Theme: Collective Management, Community Funds and Cooperatives; City-wide Networks, Partnerships and Policy

**Key Highlights and Continuous Development**

This settlement serves as a successful model for resolving SRT land eviction problems through a community-driven, self-managed approach. The community's cooperative and financial accounting systems are highly transparent and robust, with accounts accurately and regularly updated. The community members maintain strict financial discipline, resulting in on-time loan repayments and zero non-performing loans. They also manage a revolving loan fund to provide welfare and support for community members in times of need. Furthermore, the community works in close collaboration with local government authorities and the Provincial Cooperative Promotion Office to improve quality of life. This collaborative effort includes settlement layout planning, infrastructure development, and accounting support, which has transformed the community into a learning center for other agencies and communities.

**Challenges and Future Commitment**

**s** Maintaining strict financial discipline to sustain a zero non-performing loan (NPL) status, while enhancing the quality of life and developing a strong welfare system to care for elderly community members in the new settlement.







# Sri Sawatdi Phatthana Housing Cooperative Ltd., Samut Sakhon Province

*"From Displacement in the Metropolis to a Community in an Industrial Zone through Collective Capital"*

## Community Background

Facing eviction and priced out of Bangkok's land market, community members mobilized their savings in 2015 to collectively purchase land in the urban fringe (Samut Sakhon City Municipality). This initiative transformed 41 vulnerable households into permanent homeowners with secure tenure in a new Baan Mankong settlement of two-story row houses. CODI supported the development with a 3,680,000 THB infrastructure subsidy and a 13,656,674 THB housing loan.

## Challenges and Future Commitments

The cooperative is committed to promoting new livelihood opportunities for retired community members and ensuring sustainable environmental management within the industrial zone.

Theme: Collective Management, Community Funds and Cooperatives; Livelihoods, Community Economy and Environment

## Key Highlights and Continuous Development

- Consistent collaborative planning, execution, and monitoring between the committee and community members have fostered strong unity. The cooperative has earned high recognition and active collaboration from the Samut Sakhon City Municipality.
- As a model Baan Mankong settlement in an industrial zone, the cooperative prioritizes livelihood development and occupational support, ensuring community members have stable incomes tailored to the local working-class lifestyle.
- Transparent financial management and strict financial discipline ensure on-time loan repayments with zero non-performing loans (NPLs). As a model of good governance, the cooperative proves that low-income earners can professionally manage collective loans, land acquisition, housing construction, and debt repayment.

A robust revolving loan fund is effectively managed to provide internal credit, resolve financial difficulties, and support community members in times of need








# Sam Chuk Conservation Baan Mankong Service Cooperative Ltd., Suphan Buri Province

*"Achieving debt freedom and Operating on internal capital while upholding collective ownership to protect land for the poor."*

## Community Background

Originally a vulnerable informal settlement near Sam Chuk Market, the community resolved its eviction crisis in 2003 through the creation of a Baan Mankong service cooperative. Through mobilized savings and strategic use of loans, community members legally purchased new land. This collective effort facilitated the collaborative design and construction of a permanent settlement with 79 households, ensuring secure tenure and an improved quality of life. The project was supported by CODI with a 4,818,250 THB housing subsidy and a 12,636,250 THB loan for land acquisition and housing development.

## Challenges and Future Commitments

The cooperative's future commitment is to act as a mentor community, transferring knowledge on managing savings and achieving debt freedom to other Baan Mankong cooperatives.

Theme: Collective Management, Community Funds and Cooperatives; Collective Land and Tenure Security

## Key Highlights and Continuous Development

After securing a CODI loan in 2005, the cooperative successfully cleared its debt in 2019 ahead of the 15-year schedule. This milestone was achieved through the financial discipline of community members, resulting in zero non-performing loans (NPLs) and earning high recognition from government and financial institutions. Even though the cooperative is now debt-free, its community-driven processes remain highly active. The committee and community members continue to meet regularly to plan environmental, welfare, and quality-of-life improvements, utilizing their own internal revolving loan fund. Furthermore, community members unanimously chose not to subdivide the land into individual titles. By firmly maintaining collective ownership under the cooperative, they safeguard the community against gentrification and ensure the land is never sold to outside investors.



# Trok Wang Lang Ton Pho Housing Cooperative Limited, Bangkok

"Integrating Homes, Sustaining Ways of Life, and Commercial Livelihoods in the Heart of the Wang Lang Economic District"

## Community Background

Trok Wang Lang Ton Pho is a traditional crowded community of 33 households located on Treasury Department land in the Trok Wang Lang area, Bangkok Noi District. It was previously a fire-damaged and long-abandoned site. Community members lived in dilapidated wooden and zinc shacks, lacking legal security. They later faced an eviction crisis when investors sought to lease the land to build commercial buildings and a plaza.

## Housing and Land Management

To secure housing on their original site, community members united to form a cooperative and requested a 30-year long-term lease of state property from the Treasury Department. In 2011, the 33 member households of the Trok Wang Lang Ton Pho Housing Cooperative Limited received a budget of over 8 million baht from the Community Organizations Development Institute (CODI) for public utility and housing development. They designed two-story wooden row houses, each 42 square meters, featuring a retro green and cream color scheme that aligns with the area's King Rama V-era identity. The construction cost was 240,580 baht per unit, with a monthly installment of 1,600 baht for 15 years. Construction commenced in 2012.

## Highlights and Continuous Development

This project serves as a case study for "Housing, Identity, Lifestyle, and Occupation." Members collaboratively planned and designed the houses to fit their traditional way of life, enabling them to open shopfronts on the ground floor. This approach allowed the urban poor to establish a secure foothold in an economic district without the land changing hands. Furthermore, they established occupational groups producing herbal salted eggs and other community products, elevating the area into a community architecture learning center.

## Challenges and Future Commitments

The ongoing focus is to continuously maintain savings discipline and manage members' commercial shopfronts in a sustainable manner that strictly complies with city regulations and hygiene standards.

Theme: In-situ Upgrading and In-city Resettlement; Livelihoods, Community Economy and Environment.





# Khlong Lat Phachi Housing Cooperative Limited, Bangkok

*"An Innovative Community for the Environment and Sustainable Quality of Life"*

## Community Background

Originally, this was a crowded community of 130 households renting private land in Soi Phetkasem 48, Bang Duan Sub-district, Phasi Charoen District. They faced severe insecurity and eviction pressure starting in 2004. In response, Community members mobilized and established a savings group on January 6, 2005, to build community capital and collectively find a housing solution.

## Housing and Land Management

The affected community members formed a savings group on January 6, 2005, and officially registered as a cooperative on July 27, 2005. They collectively purchased 6,368 square meters of private land in the Soi Phetkasem 48 area to accommodate 79 member households (285 people). The project received approximately 28.5 million baht in subsidies and loans from the Community Organizations Development Institute (CODI) to cover both housing construction and occupational development. Housing types include detached, semi-detached, and row houses. Notably, it served as a pilot community for Government Housing Bank (GHB) loans. The community successfully repaid 100% of their debt, officially clearing their loans and closing the accounts in May 2023.

## Highlights and Continuous Development

The community has successfully elevated itself into an "Innovative Community for the Environment and Sustainable Health." The cooperative maintains a revolving fund of 5 million baht and a comprehensive welfare fund that supports members from cradle to grave. The community is highly recognized for its comprehensive waste management system, which includes waste segregation, a waste bank, producing pyrolysis oil from plastic, raising Black Soldier Flies (BSF) to process food waste into fertilizer, and installing renewable energy systems. These initiatives earned them a Zero Waste award and established the community as a national learning center. Furthermore, the management of the community has been successfully transitioned to a new generation of youth leaders.

## Challenges and Future Commitments

Key future objectives include elevating the waste-to-fuel innovation center into a city-level learning hub and continuously cultivating new generations of community leaders.

Theme: Collective Management, Community Funds and Cooperatives; Livelihoods, Community Economy and Environment



# Suan Phlu Community Baan Mankong Housing Cooperative, Bangkok

*"Turning a Fire Crisis in the Heart of Sathon into a Self-Managed Community System"*

## Community Background

Originally, this was a crowded community located on Treasury Department land in the Sathon district since 1974. On April 23, 2004, a massive fire caused by an electrical short circuit, exacerbated by the densely packed wooden houses, affected over 1,800 families and left them homeless. The community transformed this crisis into an opportunity by forming a savings group and establishing a cooperative to rebuild secure housing on their original site.

## Housing and Land Management

Initiated in 2004, the project secured a 30-year long-term lease of state property from the Treasury Department under the cooperative's name, accommodating 120 member households. It is managed by the Suan Phlu Community Baan Mankong Housing Cooperative Limited. The project received a 14-million-baht public utility subsidy and a 46-million-baht housing construction loan (with monthly installments of 2,000 baht) from the Community Organizations Development Institute (CODI). Collaborating with CODI architects and community

Theme: Recovery, Resilience and Climate Adaptation; Collective Management, Community Funds and Cooperatives; Inclusive Housing for Excluded Groups

## Highlights and Continuous Development

The community stands as a powerful testament to collective recovery following a disaster in a prime economic zone. The cooperative maintains a robust internal revolving fund of over 13 million baht. They have established various support systems, including a "Friends Helping Friends" fund (7.3 million baht), a housewives' savings fund, a "One Baht a Day" welfare fund providing cradle-to-grave care, an environmental fund generated from selling recyclables and growing vegetables, and a "To Be Number One" fund. Furthermore, the community actively coordinates with the Sathon District Housing Development Working Group and other development partners.

## Challenges and Future Commitments

Key challenges include managing the health and welfare of the elderly within a densely populated inner-city community, alongside continuously elevating the quality of life for children and youth.







# Rong Khlueab Mee Sap Mee Suk Baan Mankong Housing Cooperative Limited, Bangkok

*"From an Evicted Rental Community to a Collective Effort to Purchase Land and Build Secure Housing"*

## Community Background

Originally, the community consisted of 115 households renting private land in the Charan Sanit Wong area, Bangkok Yai District. In 2013, the private landowner issued an eviction notice, requiring community members to move out within three months. Community leaders coordinated with the Four Regions Slum Network to find a solution using the Baan Mankong approach. Community members collaborated to gather data, establish a savings group for planning, acquire new land, and form a housing cooperative.

## Housing and Land Management

Under the Urban Baan Mankong program, 41 households (174 members) relocated and purchased land to build a new community. The land covers a total area of 3,200 square meters and was bought for 9.5 million baht. It was divided into 41 plots, each measuring 51 square meters and costing 237,707 baht. Members pay a monthly land installment of 1,495 baht over 15 years. They constructed two-story detached houses with an open ground floor, measuring 4.5 by 5.5 meters. Each household utilized a 298,000-baht housing construction loan, with a monthly installment of 1,372 baht over 20 years. The project received a combined public utility and housing subsidy of 2.06 million baht. The Rong Khlueab Mee Sap Mee Suk Baan Mankong Housing Cooperative Limited acts as the core organization managing the land, housing, finances, and community development activities. Driven by a 12-member community committee and working group, the cooperative maintains up-to-date accounting and regularly repays its loans without issue.

## Highlights and Continuous Development

- Occupational and income development: The community utilizes common areas to generate income by growing vegetables and herbs, and processing herbs to produce herbal inhalers. Houses are also used as workspaces for shoemaking and contract manufacturing.
- Continuous youth development: They are actively building a team of new-generation leaders and collaboratively managing common areas.
- Learning center: The community serves as a study visit destination for housing development, welcoming various communities and organizations.

## Challenges and Future Commitments

1) Nurturing a new generation to take over the cooperative's management and community development work, ensuring continuous progress in housing, the local economy, and youth empowerment.

2) Expanding the housing network in collaboration with the Four Regions Slum Network to help other communities achieve housing security.

Theme: In-situ Upgrading and In-city Resettlement; Collective Management, Community Funds and Cooperatives; Inclusive Housing for Excluded Groups







# Krathum Diao Baan Mankong Housing Cooperative Limited

*"Turning the Crisis of Eviction in the RCA Area into a Secure and Self-Reliant Community"*

## Community Background

The original community was located on private land in the RCA area, Huai Khwang District. In 2007, community members faced lawsuits, eviction, and demolition. The Four Regions Slum Network stepped in to help, with the Minister of Social Development and Human Security acting as a mediator in negotiations. This led to the Baan Mankong Project process and the establishment of the Krathum Diao Housing Cooperative Limited, comprising 81 households. They purchased land to build a new community in the Saphan Sung area. Initially, temporary shelters were built to accommodate members before the construction of 81 permanent houses.

## Housing and Land Management

Under the Urban Baan Mankong program, 81 households (276 residents) relocated and purchased land to build a new community. The land covers a total area of 9,364 square meters and was divided into 82 plots, each measuring 60 square meters. They constructed 64 two-story detached houses and 16 semi-detached houses. For management and budget, the Krathum Diao Baan Mankong Cooperative Limited was established, led by an 11-member operational committee, with sub-groups managing various community activities. The project received a 10.33-million-baht subsidy, utilized a 7.37-million-baht land purchase loan, and a 14.71-million-baht housing construction loan with a 15-year repayment period. The cooperative maintains a transparent financial management system, consistently closing its accounts, and has fully repaid both the land and housing loans. They also established internal community funds, including a revolving loan fund with a total of 3.2 million baht and a recycling fund of 14,000 baht.

## Highlights and Continuous Development

The cooperative excels in financial management, demonstrating strong discipline in saving and repaying land and housing loans on schedule. Members are able to commute back to work in their original area. A robust internal fund of over 3.2 million baht allows members to borrow for occupational purposes, eliminating the need to rely on informal debt. Income-generating and expense-reducing activities include occupational groups, such as a housewives' group producing dishwashing liquid and a group growing toxin-free vegetables in the community's common area. Environmental and waste management is driven by youth, who play a leading role in managing the 14,000-baht recycling fund, caring for the environment, and maintaining the community's common area as a green space for exercise.

## Challenges and Future Commitments

The community is committed to maintaining the cooperative's strength and continuing the welfare fund to care for its members. They are also actively preparing and empowering a new generation to take over community management and sustain development efforts. Additionally, in collaboration with the Four Regions Slum Network, they are advocating for policy changes to ensure the Bangkok Metropolitan Administration (BMA) officially recognizes Baan Mankong communities, granting them access to BMA development funding.

Theme: Collective Management, Community Funds and Cooperatives; Collective Land and Tenure Security





# Pracha Udom Community Ratsada Sub-district, Mueang District, Phuket Province

*“The Fight for Land Rights and Communal Land Titles: Securing Dignified Housing for the Urban Poor in Phuket*

## Community Background

Located in a mangrove forest, the community was first settled by villagers in 1989 on state-owned land (Mangrove Forest Management Office 23). Due to their low income, community members faced severe insecurity regarding land and housing rights, living under the constant threat of eviction for over 20 years.

## Housing and Land Management

Vulnerable community members united to fight for their land rights in 2007 and initiated the Baan Mankong Project in 2015, with 189 households participating. The project received a 10,678,500-baht housing development subsidy from the Community Organizations Development Institute (CODI). The development model focused on on-site housing upgrades based on habitation rights on state/mangrove forest land. The community members formed a community fund and savings group. The initiative is managed by the Pracha Udom Community Committee in collaboration with the Phuket Community Rights Development Network, Ratsada Sub-district Municipality, and Phuket Rajabhat University.

Theme: Collective Land and Tenure Security; City-wide Networks, Partnerships and Policy

## Highlights and Continuous Development

Representing an early success story in the fight for land rights and communal titles in Phuket, the community members collaborated to document their community's history, design layouts, and accurately survey and demarcate the mangrove forest boundaries. They successfully advocated for land rights under the National Land Policy Committee (NLC) guidelines and integrated their community master plan into the Ratsada Sub-district Municipality's local development plan. To resolve conflicts, they established a mutual agreement to plant one million mangrove trees over three years, improving both the environment and local sanitation. Equipped with a transparent financial accounting system verifiable by the network, the community has become a guiding light, inspiring the urban poor in Phuket to fight for their housing rights.

## Challenges and Future Commitments

The ongoing focus is to push for the complete formalization of land rights at the policy level, while continuously developing the environment, welfare, and community livelihoods amidst the high cost of living in a major tourist city.



# Bo Farang Rim Nam Phatthana Housing Cooperative Limited, Bangkok

"A Tripartite Collaboration Model (Community-BMA-SCG): Transforming a Landlocked Clay Pit into a High-Rise Community"

## Community Background

The Bo Farang area (covering 61 rai or 97,600 square meters at Bueng Bang Sue in Chatuchak District) was originally a clay excavation pit for SCG's cement production over a century ago. Initially serving as worker housing, the area eventually saw an influx of outside migrants and deteriorated into a crowded slum. Community members lacked official house registrations, proper access roads, and basic public utilities, leaving them at constant risk of eviction. In response, the community mobilized to initiate a tripartite negotiation with the Bangkok Metropolitan Administration (BMA) and SCG to collaboratively find a solution.

## Housing and Land Management

The project commenced in 2009 with the establishment of a cooperative to secure a 30-year long-term land lease from the BMA (made possible after SCG donated the land to the BMA for public benefit). Accommodating 238 member households, the development model focused on on-site reconstruction and is managed by the Bo Farang Rim Nam Phatthana Housing Cooperative Limited. The project utilized a total of 129 million baht in subsidies, loans, and savings. This included 71 million baht from the Government Lottery Office, a 47-million-baht loan from the Community Organizations Development Institute (CODI), and 5.7 million baht from member savings. The construction featured 2-story row houses, three 4-story condominium buildings, and 4 dedicated "central houses" designed to care for destitute elderly residents.

## Highlights and Continuous Development

The tripartite collaboration model (Community-BMA-SCG) enabled the innovative design of specialized high-rise buildings surrounding the pond to maximize space. The community embraces a three-generation management approach, actively integrating the new generation of youth into working committees—with some youths even advancing to serve as secretaries for district-level meetings. Furthermore, the community developed its own local food brand, "Sebiang," and constructed a futsal court, green spaces, and a BMA water retention pond. The cooperative is recognized for its transparent management, consistently closing its financial accounts every year, and was selected as one of 10 pilot areas nationwide for promoting balanced, healthy diets.

## Challenges and Future Commitments

An ongoing priority is ensuring the cooperative's accounting and financial closing processes remain consistently up-to-date. Looking ahead, the community is highly committed to developing the area surrounding the water retention pond into a BMA water sports center, a local tourist attraction, and a thriving hub for the community economy.

Theme: City-wide Networks, Partnerships and Policy; Recovery, Resilience and Climate Adaptation; Inclusive Housing for Excluded Groups









# Pathum Thani Model Housing Cooperative Limited, Pathum Thani Province

*"Revoking State Land Status to Build Canalside Condominiums: A Model for Vertical Farming and Surplus Food Management"*

## Community Background

The community originated from members of 16 communities (comprising 1,433 households) who had built temporary houses encroaching along Khlong Nueng in Khlong Luang and Tha Khlong districts. They faced constant threats of eviction and chronic flooding issues. The major turning point came in 2016 when Section 44 was invoked to revoke the public land status of a 30-rai (48,000 square meters) plot opposite Thammasat University (Rangsit Campus), allowing the Treasury Department to officially allocate it for legal leasing.

## Housing and Land Management

The community members established the Pathum Thani Model Housing Cooperative Limited and secured a 30-year long-term lease for the 30-rai state property to accommodate the relocation of members from the 16 communities. Running from 2015 to the present, the project has successfully housed 182 relocated households in four 3-to-4-story condominium buildings and 34 two-story semi-detached houses. The project received a total budget of 99 million baht from the Community Organizations Development Institute (CODI), which included a 37.5-million-baht public utility subsidy and a 59.8-million-baht loan. Members pay monthly installments ranging from 2,390 to 2,829 baht.

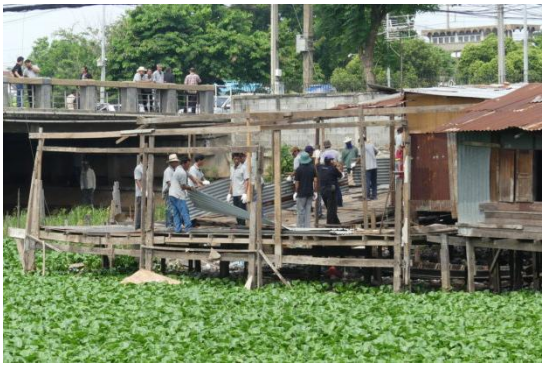
## Highlights and Continuous Development

By constructing both high-rise and low-rise buildings along the canal, the community serves as a prime model for urban agriculture and food welfare. In collaboration with Thammasat University and the Asian Institute of Technology (AIT), they developed a Greywater Vertical Farming system to effectively treat household wastewater. They also cultivate Bhutan oyster mushrooms and have received over 3.8 tons of surplus food from 7-Eleven (CP All) for distribution to vulnerable groups. Utilizing a mobile accounting application called "Kueakoon" (Mutual Support), the cooperative maintains highly transparent management, achieving profitable financial closures for 10 consecutive years and establishing itself as an international study visit center.

## Challenges and Future Commitments

A primary future objective is to collaboratively develop the remaining 13 rai (20,800 square meters) of land, which is located near high-voltage power lines, with local authorities to create a dedicated occupational promotion area and a community market

Theme: In-situ Upgrading and In-city Resettlement; Inclusive Housing for Excluded Groups













## 3.2 Rural Low-Income Housing Development

This initiative addresses land tenure and housing security for low-income groups and farmers residing on overlapping state lands, such as agricultural land reform areas, national reserve forests, national parks, and public lands. It utilizes a sub-district (tambon) wide development approach, driven by local community organization networks and joint committee mechanisms. By leveraging policy instruments like the National Land Policy Committee (NLPC) frameworks and community land titles, the program formalizes collective rights to housing and agricultural livelihoods. Furthermore, housing solutions are integrated with comprehensive quality-of-life improvements, encompassing structural housing upgrades, agricultural water management and check dams, the promotion of agroforestry and high-value organic crops, and the establishment of local financial institutions. The initiative also emphasizes the conservation of natural resources, cultural identity, and local wisdom to foster a sustainable coexistence between rural communities and forest ecosystems.

# Nam Phai Rural Baan Mankong ProjectNam Pat District, Uttaradit Province

*“ From Trespassers to Forest Stewards: Securing Housing Rights and Building a Grassroots Economy through Collective Action”*

## Community Background

The community originally had severe conflicts with state agencies. The community suffered a devastating mudslide crisis, and key male community members were arrested on charges of encroaching on the National Reserve Forest and Sak Yai National Park. The conflict was exacerbated by severe deforestation (bald mountains) caused by decades of monoculture farming.

## Housing and Land Management

Community members organized collectively, utilizing the Rural Baan Mankong program as a tool to foster participation and resolve ongoing conflicts. They upgraded, repaired, and rebuilt houses on their original plots. Supported by a 12,900,000 THB housing development budget from CODI, 200 households successfully transitioned their status from trespassers to legal occupants with recognized housing and agricultural rights under the National Land Policy Committee framework, covering land in both the National Reserve Forest and Sak Yai National Park. Collaborative efforts among the Nam Phai Sub-district Community Organization Council, the Sub-district Administrative Organization (SAO), the Royal Forest Department, and the National Park led to the establishment of a housing savings group. This collective financial mechanism was subsequently scaled up into a “Sub-district Disaster Fund.”

Theme: Livelihoods, Community Economy and Environment; Inclusive Housing for Excluded Groups; Collective Management, Community Funds and Cooperatives

## Key Highlights and Continuous Development

Following the prosecution of key male leaders, female community members empowered themselves and stepped up to lead the community. Under their leadership, the community transformed deforested mountains into sustainable agroforestry systems, developed mountain water supply networks for agriculture, and collaborated closely with forestry and national park officials on forest conservation. Their proactive wildfire monitoring achieved a 100% success rate in preventing wildfires, establishing the area as a model for community forest management. The community enhanced its economic negotiating power. For their 4,000-rai (1,581-acre) rubber plantations, community members shifted from isolated farming to collective bargaining, enabling them to negotiate directly with middlemen and determine their own selling prices and partnered with academic institutions to add value to their local produce through the processing of cashew nuts and dried bananas.

## Challenges and Future Commitments

The community is committed to expanding its agroforestry system and sustainable agricultural practices across all villages in the sub-district and aim to strengthen the management of the disaster fund to ensure long-term security and resilience for all community members.






# Chae Son Rural Baan Mankong Project, Mueang Pan District, Lampang Province

"Transforming Forest-Fringe Community Relations, Developing Local Products and Building a Circular Economy"

## Community Background

Over 80% of Chae Son Subdistrict is located within forest zones and Chae Son National Park. Due to legal restrictions, 6 of the 13 villages have faced severe housing insecurity and a lack of basic public utilities and additionally, the community welfare fund had previously collapsed. However, community members eventually mobilized to learn and revitalize the fund, which became the force behind the implementation of the Rural Baan Mankong program.

## Housing and Land Management

Community members had study visits, then launched the project in 2022 with members of 257 households (covering the entire sub-district), and got supported by a 12,882,582 THB subsidy from CODI. The initiative aims to resolve land issues in Watershed Class 1 and 2 areas in collaboration with the National Park, successfully securing housing and agricultural rights within conservation forests under the National Land Policy Committee (NTC) and livelihood protection zone frameworks. The collective process involved data collection, savings groups, and collaborative community and housing design with local community builders. The housing layouts were based on natural terrain conditions and the payment capacity of community members, with the entire process managed by a sub-district housing development committee.

## Key Highlights and Continuous Development

Leveraging its proximity to Chae Son National Park, the community co-manages tourism and natural capital with park authorities. Upgrading local herbal products to the FDA-certified "Chae Son Herb" brand has successfully drawn youth back to apply modern technology. Project funds elevated the "Club for Friends with Disabilities" to national standards. The housing initiative revitalized the community welfare fund and improved overall quality of life.

## Challenges and Future Commitments

The community is committed to expanding the community-based tourism in partnership with the National Park to benefit every village in the sub-district and aim to conserve the ecosystems of Watershed Class 1 and 2 areas while developing sustainable livelihoods for all community members.

Theme: Livelihoods, Community Economy and Environment; Inclusive Housing for Excluded Groups





# Bo Kaeo Rural Baan Mankong Community Thung Phra Sub-district, Khon San District, Chaiyaphum Province

*"From a History of Land Struggles to Collective Communal Title Management, Income Generation, and Land Protection Rules"*

## Community Background

The Bo Kaeo community was previously affected by the declaration of a national forest reserve and a Forest Industry Organization (FIO) concession overlapping their agricultural land. Community members mobilized alongside the Isan Land Reform Network and P-Move until they were allocated land rights under the National Land Policy Committee (NLC). Managed under a communal land title format, the area covers 585,600 square meters for 125 households. The Rural Baan Mankong Project (2021–2023) was developed to design layouts for housing, agriculture, public utilities, and the community economy to build life security.

## Housing and Land Management

The project improved housing and agricultural land (allocating 3,200 square meters per household), alongside developing water systems and occupational opportunities for 125 households. It received a total budget of 7.43 million baht from the Community Organizations Development Institute (CODI), comprising 5 million baht for housing development, 2.38 million baht for public utilities, and funds for learning processes, supplemented by member contributions. Land is collectively managed under "Communal Land Title Regulations." A 15-member committee (serving 2-year terms) oversees the area to prevent selling or transferring land to outsiders and established a land fund to support members in need.

## Highlights and Continuous Development

1) Collective plot management: Developing common areas, pavilions, ponds, Bo Kaeo Cafe, and a community market as an economic base to generate income for members.

2) History of land rights struggle: Progressing from facing lawsuits and arrests to driving policy advocacy until legal habitation was granted.

3) Community-centric collaboration system: The community leads planning and decision-making while integrating CODI and government networks to support occupational and water system development.

## Challenges and Future Commitments

1) Land rights and resource management: Advocating for formalized "Communal Land Titles" to enable self-management and prevent land from falling into the hands of outsiders.

2) Rules and generational succession: Establishing rules for the sustainable use of common areas and transferring knowledge to the new generation to take over operations.

3) Grassroots economy and welfare: Expanding agricultural and common areas to generate circulating income and developing welfare funds to care for members of all ages.

Theme: Collective Land and Tenure Security; Livelihoods, Community Economy and Environment







# Tha Mueang Sub-district Rural Baan Mankong Project Don Mot Daeng District, Ubon Ratchathani Province

*"From Flooding Disasters to Solving Housing, Agricultural Land Issues, and Holistic Development"*

## Community Background

This historic, 300-year-old community faced overlapping land issues with national forest reserves in 1971, transitioned to Agricultural Land Reform Office (ALRO) land in 1993, and suffered impacts from the forest reclamation policy in 2014. These struggles were exacerbated by severe, recurring floods. In 2020, to collaboratively solve these problems, community members united to survey affected individuals across four villages. This mobilization led to connecting with development partners and driving the Rural Baan Mankong Project across the entire sub-district under the name "Voiceless Home Network" (Baan Rai Siang).

## Housing and Land Management

Building upon the resolution of flood and land issues, the Rural Baan Mankong Project covers 500 plots and 473 member households. Community members collaboratively designed housing layouts, a flood shelter, and public utilities. They also restored cultural capital to generate income, establishing a Muea Huean community market, the Wat Yang Kradao Community Museum, the D-Craft Book House, and a cashew nut community enterprise. The initiative is managed by a 13-member sub-district committee, community working groups, and the Voiceless Home Network, which drives policy. The project received a total budget of 13.07 million baht from the Community Organizations Development Institute (CODI), established a savings group, and coordinated supplementary funding from partners such as Ubon Ratchathani University, the Thai Health Promotion Foundation (ThaiHealth), the Princess Maha Chakri Sirindhorn Anthropology Centre (SAC), and the Department of Learning Encouragement (DOLE).

## Highlights and Continuous Development

The community serves as a learning center for housing and agricultural land management, successfully transitioning from disaster recovery to proactive development. Key achievements include community economic development through local markets and linking the development of people across all age groups within the sub-district. They effectively use the Rural Baan Mankong initiative as a tool for community layout planning and spatial development. Their multidimensional development activities successfully attract and integrate support and resources from both central and local government agencies to fulfill the community's master plan.

## Challenges and Future Commitments

1) Community Economic Development: The community aims to further boost its economy by utilizing the local resource base, culture, and traditional wisdom, seamlessly integrated with external knowledge and innovations from educational institutions.

2) Youth Empowerment: A strong commitment remains to nurture a new generation of leaders to drive local community development, bridging the gap between all age groups by coordinating support from all relevant agencies.

Theme: Recovery, Resilience and Climate Adaptation; Collective Land and Tenure Security; City-wide Networks, Partnerships and Policy





# Wang Nam Khiao Rural Baan Mankong Project
# Nakhon Ratchasima Province

"Elevating a Rural Baan Mankong Project into an Economic Tourism Destination"

## Community Background

The area was formerly owned by a private company before being returned to the state and allocated by the Agricultural Land Reform Office (ALRO) to landless farmers. Prior to the project, community members faced severe housing and land tenure insecurity. The landscape consisted of degraded forests with poor soil fertility. Furthermore, most community members were burdened with existing debt, lacked startup capital, and were accustomed to costly chemical monoculture farming.

## Housing and Land Management

Initiated in 2018, the Rural Baan Mankong project consists of 263 households. Each household received a 40,000 THB housing development subsidy from CODI, alongside an individual ALRO land allocation of 2.5 rai (1 acre) per person, granted under the agreement to practice organic farming. The housing development prioritized active participation, empowering community members to design and construct homes adapted to the mountainous and steep terrain, tailored to their budgets and ways of life. Additionally, they established a savings group to manage capital and build a collective welfare safety net within the community.

## Highlights and Continuous Development

The initiative successfully transformed the land into an organic farming learning center. By cultivating safe vegetables and 45-day short-cycle crops, the community generated a consistent cash flow, complemented by growing flowers, high-value economic crops, earthworm farming, and beekeeping. This foundation was then expanded into eco-tourism and the community economy through the opening of homestays, inviting tourists to experience their organic agricultural lifestyle. These efforts were reinforced by network partners, including ALRO, the Cooperative Promotion Department, and local administrative organizations, who supported the development of infrastructure, water systems, a multi-purpose building, and large-scale agricultural projects.

## Challenges and Future Commitments

The community is committed to elevating the area into a national learning center for collaborative housing and NTC land management, to compile development manuals and to share their lessons learned to sustainably scale up assistance for other communities nationwide.

Theme: Livelihoods, Community Economy and Environment; Collective Management, Community Funds and Cooperatives









# Nong Mamong Sub-District Rural Baan Mankong Project, Chai Nat Province

*"A Pilot Model for Unlocking Public Land and Simplifying Complex Procedures"*

## Community Background

Landless farmers mobilized to find a collective solution for their lack of residential and agricultural land. With support from local leaders and local authority organizations, Nong Mamong Sub-District became one of the pilot areas in Chai Nat Province to legally and successfully request the utilization of public land, resolving the severe housing insecurity of community members.

## Housing and Land Management

Launched in 2025 with an 8,990,761 THB CODI budget, the project supports 149 households through the collaborative management of the Nong Mamong Sub-District Rural Baan Mankong Committee, the District Chief, the Provincial Governor, and the Nong Mamong SAO.

Theme: Collective Land and Tenure Security; City-wide Networks, Partnerships and Policy



## Key Highlights and Continuous Development

Nong Mamong is the third area in Chai Nat Province to successfully implement a Rural Baan Mankong project on public land. Because the chief of SAO was previously a community leader, they had a deep understanding of the community's hardships. Consequently, they actively directed budget and tools to support land surveying, data collection, and the formal push for land utilization alongside community members. Typically, securing public land involves highly complex documentation and regulations. However, this initiative progressed rapidly due to strong policy support from the Nong Mamong District Chief and the Chai Nat Provincial Governor. This strong collaborative effort streamlined the approval of land utilization rights, establishing the project as a prominent model for public land utilization in neighboring areas and other provinces.

## Challenges and Future Commitments

The future commitment is to advocating for the approval of public land utilization rights in neighboring sub-districts to support and cover all remaining affected communities.



# Pa Deng Rural Baan Mankong Project Kaeng Krachan District, Phetchaburi Province

*“Transforming Forest-Dwelling Karen Communities into Secure Housing Rights and Sustainable Livelihoods”*

## Community Background

Pa Deng is a remote sub-district located within overlapping boundaries of the Kaeng Krachan National Park, a wildlife sanctuary, and state property land. The majority of community members are ethnic Karen people who previously lived in scattered settlements without secure land tenure. After being granted land by His Majesty King Bhumibol Adulyadej the Great (Rama IX), the community utilized the Rural Baan Mankong program to drive development across all villages which led to collaborative settlement planning and joint natural resource management.

## Housing and Land Management

In 2022, Pa Deng Rural Baan Mankong Project received a housing development budget of 9,466,880 THB from CODI to support 241 households. The initiative aims to tackle housing and land insecurity, reduce poverty, and overcome barriers to land use rights. The process prioritizes community's participation and strong collaboration with local and government agencies. Together, they explore land solutions that fit the local context and legal frameworks, while simultaneously upgrading housing and improving the overall quality of life for community members.

## Key Highlights and Continuous Development

Beyond solving land and housing issues, the community has enhanced its traditional agriculture by partnering with development networks to cultivate coffee in the forest. This approach conserves large trees while generating a consistent household income. It has also successfully drawn the younger generation back to their hometown to train in coffee production, processing, and business management. Their high-quality yields are now exported to private markets, with demand consistently exceeding supply. This initiative has become an inspiring model, attracting study visits from other communities and organizations.

## Challenges and Future Commitments

The community is committed to scaling up coffee production to meet growing market demand and expanding renewable energy systems to cover the entire sub-district.

Theme: Livelihoods, Community Economy and Environment; Inclusive Housing for Excluded Groups











# Thung Pho Sub-district Baan Mankong Savings Group, Prachin Buri Province

"Resolving Overlapping Land Issues with Thap Lan National Park: The Coexistence of People and Forests, and Comprehensive Energy and Water Management"

**Community Background**
The majority of Thung Pho Sub-district is located in areas overlapping national forest reserves and Thap Lan National Park. This caused villagers to face long-standing housing insecurity and a severe lack of rights to their agricultural land. To resolve this, the community forged policy-level collaborations with the park chief and relevant agencies. The objective was to demarcate community areas from the national park zone and allocate them as Agricultural Land Reform Office (ALRO) or National Land Policy Committee (NLC) land. This was achieved through comprehensive rights surveys and the collaborative creation of a modern land tenure database (Land Mapping) covering the entire Thung Pho Sub-district.

**Housing and Land Management**
Implemented in 2023, the Baan Mankong Project covers 200 member households and focuses on on-site housing upgrades. The community established a "Sub-district Land and Housing Fund," utilizing the villagers' savings system as the primary revolving capital base. This fund systematically distributes opportunities, assists members with housing needs, and resolves debt issues at the sub-district level. Residents successfully secured habitation rights within ALRO/NLC zones (areas officially demarcated from the national park). The initiative is managed by the Community Organization Council and the Thung Pho Sub-district Baan Mankong Savings Group, supported by a 2,760,000-baht budget from the Community Organizations Development Institute (CODI).

**Highlights and Continuous Development**
The project successfully ended the Thap Lan land disputes by compiling sub-district-wide data to carve out ALRO land. Serving as a prime model for "People and Forests Coexisting as One," it seamlessly integrates housing, livelihoods, and environmental preservation in collaboration with the Hydro-Informatics Institute (HII). The community developed a mountain water system and 55 groundwater banks, which also serve as water sources for wildlife and forest fire fighting. Furthermore, they utilize alternative energy innovations, such as waste incinerators, biogas, and biochar, and engage both the elderly and youth in raising catfish in cages. These efforts have culminated in the development of a robust community organization learning center.

**Challenges and Future Commitments**
Key ongoing challenges include managing and ensuring sufficient agricultural water supply during dry season shortages, as well as expanding the use of alternative energy technologies across the entire sub-district.





# Ta Lang Nai Sub-district Rural Baan Mankong Project, Sa Kaeo Province

*"From Land and Water Shortages to Rural Secure Housing and Sustainable Income through Mixed Farming"*

## Community Background

Community members of Ta Lang Nai Sub-district faced a severe lack of agricultural land and secure, safe housing. Their agriculture relied heavily on water-intensive monocropping, which led to conflicts over domestic water usage during dry seasons. Additionally, their incomes were highly unstable as they depended on annual harvests, coupled with high production costs and suppressed prices from middlemen. In response, the community members united to establish a savings group to collaboratively resolve their housing issues and elevate the quality of life across the entire sub-district.

## Housing and Land Management

Initiated in 2020, the project encompasses 801 member families. It received over 16.89 million baht in subsidies from the Community Organizations Development Institute (CODI) to support various housing initiatives, including 238 Rural Baan Mankong houses, 103 Baan Por Piang houses, and 61 Baan Mankong houses situated on Agricultural Land Reform Office (ALRO) land, along with a dedicated welfare budget. The community successfully coordinated with ALRO to allocate a 169-rai (270,400 square meters) land plot in Nong Kae for 61 households under a long-term lease of just 100 baht per rai annually. Operations are managed by a central committee that divides the sub-district into three working zones. Community mechanics collaborate on spatial planning and house design, while members consistently contribute to their savings on the 5th of every month and volunteer their labor to construct houses for vulnerable groups.

## Highlights and Continuous Development

The project has successfully elevated into a robust community financial institution and an agricultural cooperative within the land reform zone. It actively integrates multiple development partners, working with the Department of Skill Development to train community mechanics across nine different trades. The community also engages the Equitable Education Fund (EEF) and the Thai Health Promotion Foundation (ThaiHealth) to foster occupational development for vulnerable groups and youth. By partnering with the Hydro-Informatics Institute (HII), they implemented effective water management systems following Royal Initiatives. A crucial economic shift was transitioning from monocropping to mixed farming, such as cultivating betel leaves and cilantro, to generate consistent daily and monthly incomes. Furthermore, they produce alternative energy products, including smokeless charcoal kilns and wood vinegar.

## Challenges and Future Commitments

The community remains highly committed to driving the housing construction on the ALRO land to full completion. Simultaneously, they are urgently working to resolve domestic water consumption shortages in collaboration with HII to ensure long-term security and stability for all members.

Theme: Collective Management, Community Funds and Cooperatives; Livelihoods, Community Economy and Environment; City-wide Networks, Partnerships and Policy



# Bang Wan Sub-district Rural Baan Mankong Project, Khura Buri District, Phang Nga Province

## Community Background

Originally, the community was located within mangrove forests, national forest reserves, and public lands. Most community members had low incomes, lacking financial resources and basic rights. They faced severe land insecurity and had been stigmatized by society as natural resource encroachers for over 20 years. Eventually, the community came together through the Bang Wan Sub-district Community Organization Council to address these issues and secure land and housing rights for the entire sub-district.

## Housing and Land Management

Initiated in 2021, the Rural Baan Mankong Project included 87 households in need, selected from a survey of over 350 families in the area. The project received a 5,402,500 baht housing development subsidy from the Community Organizations Development Institute (CODI). The development approach involved both upgrading existing houses and complete rebuilding. Through the National Land Policy Committee (NLC) and community land title frameworks, community members obtained legal housing and agricultural rights on mangrove forests, national reserves, and public lands. This resulted in 78 communal land title deeds covering 160,000 square meters. The initiative is managed by the Bang Wan Sub-district Housing and Disaster Fund, in collaboration with the Bang Wan Sub-district Administrative Organization (SAO) and the Community Organization Council.

## Highlights and Continuous Development

The project adopted the “Bang Wan Model” and established the “Baan Mankong School,” allowing community members to co-design their community layout and houses alongside community architects. Local craftsmen served as the core workforce, utilizing a traditional communal labor system to significantly reduce construction costs. The community also enhanced its quality of life by establishing savings groups and welfare funds to support the elderly, vulnerable groups, and general health, while actively promoting coastal ecotourism. Most importantly, a new generation of leaders has been empowered to spearhead these efforts, acting as a core knowledge hub to successfully expand this housing development model to 25 sub-districts and 1,200 families across the province.

## Challenges and Future Commitments

The community aims to scale this sub-district land and housing management model to surrounding areas. They remain committed to continuously empowering new-generation leaders to drive local development and to upgrading the community's data management systems.

Theme: Collective Land and Tenure Security; City-wide Networks, Partnerships and Policy









# Land Development, Housing Rehabilitation, and Quality of Life Enhancement Project in Khlong Khut Sub-district, Satun Province

*"Piloting the Unlocking of Mangrove Land Rights and Expanding into a Development Hub for Satun Province"*

## Community Background

The community originated from the initial settlement in the mangrove forest of the Pai Khiao area in 1989. Community members faced severe insecurity, enduring arrests, legal prosecutions, and house demolitions. In 1999, the Four Regions Slum Network stepped in to drive environmental and urban livability initiatives. They encouraged community members to form groups, initiate dialogues, and shift from a defensive stance to proactively compiling data to collaboratively solve their housing and environmental issues.

## Hosing and Land Management

Housing development efforts began in 2003 with a 41,857,491-baht budget supported by the Community Organizations Development Institute (CODI). The project covers on-site housing upgrades for 868 households. This includes 110 households developed in the first phase, 631 households submitted for National Land Policy Committee (NLC) approval, and a target review for an additional 127 households in 2025.

Theme: Collective Land and Tenure Security; Livelihoods, Community Economy and Environment

## Highlights and Continuous Development

The initiative successfully transformed a mangrove community into a pilot area for legal habitation under the concept that "humans and forests can coexist." Budgets and plans were integrated with the Department of Marine and Coastal Resources, local municipalities, and the private sector. The community developed mangrove conservation and carbon credit activities, branching out to support local fisheries and community-based ecotourism. They established a transparent, auditable savings fund and community welfare system. Additionally, they are nurturing a new generation of leaders and serving as a central hub for expanding development models throughout Satun Province.

## Challenges and Future Commitments

The focus remains on elevating the quality of life and the community economy along the mangrove forests to ensure all vulnerable groups are supported. There is also a strong commitment to scaling the sustainable livable city development plan across the entire Satun Province.







# Ban Tra Rural Baan Mankong Community, Palian District, Trang Province

*"An Ancient Community in the Banthat Mountain Range Piloting Communal Land Titles in a Conservation Forest"*

## Community Background

This ancient community, over 300 years old, is located in the heart of the Banthat Mountain Range. In 1980, it faced severe challenges when the Banthat Wildlife Sanctuary was declared over its agricultural land, leading to arrests and evictions. In response, the community members established the Ban Tra Banthat Mountain Range Land Reform Network. Collaborating with P-Move, they successfully advocated for policy changes to demarcate their boundaries from the forest zone. This achievement led to their approval as a pilot area for communal land titles and the subsequent development of the Rural Baan Mankong Project.

## Housing and Land Management

The Rural Baan Mankong project within the forest covers 90 households and 1,539 rai (2.46 square kilometers) of agricultural and community forest land. The initiative involved repairing homes and upgrading public utilities, agricultural transport routes, and solar power systems. It also focused on occupational development, adding value to local resources, and empowering the youth. The community is managed by the Ban Tra Community Organization Committee, which operates without formal legal entity status. The committee established rules for land maintenance, environmental protection, and public utilities like mountain tap water. Additionally, they formed savings groups to provide emergency loans and support occupational groups.





## Highlights and Continuous Development

A major achievement is the effective management of housing and agricultural land within a forest zone using the communal land title model, driven by active member participation. Upgrading transport routes allowed community members to sell their produce more conveniently and at higher prices, boosting their income and improving overall travel. Access to solar power meant children finally had light to read and do homework. Furthermore, the community demonstrated strong networking and partnership, coordinating seamlessly with land management authorities and private businesses.

## Challenges and Future Commitments

1) Community Economic Development: Generating income from local resources through ecotourism and partnering with the private sector, such as hospitals, to promote health and wellness tourism.
2) Collective Land Management: Sustaining the communal land title system to manage agricultural and housing areas while actively preserving the forest and environment, ensuring the long-term continuity of the communal land title policy.

Theme: Collective Land and Tenure Security; Livelihoods, Community Economy and Environment; City-wide Networks, Partnerships and Policy



# Rural Baan Mankong Housing and Quality of Life Development Project (Disaster Resilience) Chang Sai Sub-district, Nakhon Si Thammarat Province

*"Transforming a Flood-Prone Basin: Elevating Houses to Coexist with Water through Community Power and Collaborative Research"*

## Community Background

Chang Sai Sub-district is a basin area that repeatedly receives floodwater. It suffered severe impacts from the Nakhon Si Thammarat bypass water diversion canal project, which altered natural waterways and resulted in flash floods and prolonged inundation lasting 3-4 months. Houses, properties, and agricultural lands were damaged, leading to income loss, mounting debt for farmers, and mental health issues. In response, the community members united to establish the Baan Mankong Savings Group to systematically cope with these disasters.

## Housing and Land Management

In 2026, the project upgraded existing houses to ensure disaster resilience for 200 member households. It received a 9,410,983-baht housing development subsidy from the Community Organizations Development Institute (CODI). The development model focused on elevating houses above flood levels and improving the drainage infrastructure. The initiative is managed by the Chang Sai Sub-district Baan Mankong Savings Group, which is divided into three village-zone sub-groups, in collaboration with the Phra Phrom District Housing Problem Solving Committee.

## Highlights and Continuous Development

Operating as a disaster-fighting area, the community collaborated with Nakhon Si Thammarat Rajabhat University to conduct research and compile academic data. This evidence empowered them to successfully negotiate with the Royal Irrigation Department and other government agencies until their issues were officially recognized. The community developed disaster prevention and early warning plans, established a volunteer team, and created a sub-district disaster fund to assist vulnerable groups during crises. Additionally, they promoted alternative occupations viable during floods, such as cultivating floating vegetables, making dry Tai Pla curry, and producing handicrafts.

## Challenges and Future Commitments

A primary focus is continuously strengthening the community-led early warning and disaster management systems. Furthermore, the community is committed to expanding its collaboration with the academic sector to support other disaster-stricken areas.

Theme: Recovery, Resilience and Climate Adaptation; City-wide Networks, Partnerships and Policy



# Pak Chong Agricultural Cooperative in Land Reform Area (NTC) Ltd. Nakhon Ratchasima Province

*" A Model of Smart Agricultural Innovation and Sustainable Sufficiency Economy"*

## Community Background

The original community members were landless individuals, wage laborers, homeless people staying with relatives or employers, and those affected by state land reclamation. Although the 85 households came from diverse backgrounds, they shared the common hardship of severe housing insecurity. This changed when they were allocated land by the Agricultural Land Reform Office (ALRO) under the National Land Policy Committee (NTC) framework in 2017. This marked the establishment of a new community from scratch on land that initially lacked public utilities and basic agricultural infrastructure.

## Housing and Land Management

Operating from 2017 to 2019, the community has 85 households utilizing 1,023 rai (approximately 404 acres) of allocated ALRO land. It is managed under a collective rights model through the cooperative. Each household was allocated 2.5 rai (1 acre) for housing and organic farming. Supported by a 5,457,000 THB subsidy from CODI, community members collaboratively designed the new community layout, constructed 80-square-meter single-story houses, and jointly developed public utilities and agricultural water systems.

Theme: Livelihoods, Community Economy and Environment; Collective Land and Tenure Security

## Key Highlights and Continuous Development

Successfully transforming people from diverse backgrounds into a systematic collective management body, the project allocated sufficient housing and farmland for all. They utilized "Smart Farm IoT" agricultural innovation to control watering systems via smartphones, using low-cost equipment (under 1,000 THB) invented by the cooperative chair. The community practices comprehensive organic farming, utilizes solar cell systems for agricultural water pumping, and holds direct contracts to sell organic vegetables to export markets and modern trade outlets. Concurrently, they established community financial institutions, a "General Savings Fund"" (saving a minimum of 100 THB/month) to provide revolving loans and drive the cooperative shop, and a "Land Rent Maintenance Fun" (saving 200 THB/month) to reserve ALRO rent payments and prevent the loss of rights. The community has now elevated itself into a national learning center and study visit destination.

## Challenges and Future Commitments

The community is committed to upgrading the processing of their organic agricultural products, building a community brand, promoting low-carbon agriculture, and sustaining the water fund and community financial institutions.



# Ban Dong Kluai Agricultural Cooperative in Land Reform Area Ltd.Kalasin Province

*"Transforming a Eucalyptus Forest and Building a Mixed Economy with Daily, Monthly, and Yearly Income Strategies"*

## Community Background

The community originated from a eucalyptus forest reclaimed by the state from private investors. Under the National Land Policy Committee (NTC) framework, this land was allocated to landless community members. They established an agricultural cooperative to collectively manage the farmland, promote agricultural occupations, and generate stable, sustainable income for the community.

## Housing and Land Management

Community members collaborated with the Agricultural Land Reform Office (ALRO) and partner agencies to survey land rights, demarcate boundaries, and mutually agree on land division. Each family was allocated 2.2 rai (0.88 acres) for housing and farming, alongside a collective 5-rai (2-acre) plot for cultivating pasture grass for livestock. Joining the Rural Baan Mankong program in 2018, the project encompasses 245 households. They utilized the agricultural cooperative system as their primary mechanism for managing land and community capital, ensuring that community members participate actively in every step of decision-making and implementation.

Theme: Collective Land and Tenure Security; Livelihoods, Community Economy and Environment.

## Key Highlights and Continuous Development

Community members formed groups to engage in mixed agriculture and promote the processing of local products, such as crispy banana chips, preserved mangoes, mulberry silk, and fermented sour fish. The cooperative centrally manages all product collection and marketing, which establishes a safe food source and reduces household expenses. A key innovation is their collaborative agricultural planning based on diverse harvest cycles, which yields daily, weekly/monthly, and yearly incomes to ensure a continuous cash flow for households. This strategic approach has elevated the former eucalyptus plantation into a national model for NTC land management and cooperative governance. Currently, the cooperative manages a revolving fund of millions of baht and strategically allocates 5 to 10% of its income into a community welfare fund to provide livelihood loans for community members.

## Challenges and Future Commitments

The community is committed to developing efficient agricultural water distribution systems for their farmlands and expanding the market for their community livestock enterprise.







# Watthana Nakhon NLC Land Reform Cooperative Limited (Ban Phrao), Sa Kaeo Province

*“A Housing Ecosystem Innovation on Collective ALRO Land: Integrating Commercial Grasshopper Processing and Mulberry Silk”*

## Community Background

Originally, the cooperative members were vulnerable individuals lacking agricultural land and living on state property without permission. They were subsequently allocated Agricultural Land Reform Office (ALRO) land, which had been reclaimed from private capitalists under the National Land Policy Committee (NLC) policy. In 2017, the members united to form the Ban Phrao savings group and officially registered as a land reform cooperative to resolve their housing and livelihood challenges.

## Housing and Land Management

A cooperative was established in Sa Kaeo Province to collectively manage the ALRO land. Initiated in 2017, the project covers a collective ALRO land plot of 326 rai, 3 ngan, and 51 square wah (approximately 523,004 square meters) accommodating 30 member households. The area was systematically allocated into 1-rai (1,600 square meters) residential plots and 5-rai (8,000 square meters) agricultural plots per family, along with a 57-rai (91,200 square meters) communal pond. Supported by a 2.16-million-baht budget from the Community Organizations Development Institute (CODI), they constructed 4x4 meter single-story concrete block houses. Members actively contributed their labor, and many households utilized their own existing materials to ensure the houses could be successfully built within the limited budget. The collective ALRO land lease payments are managed through the cooperative, amounting to approximately 30,000 to 48,000 baht annually.

## Highlights and Continuous Development

Members participated comprehensively throughout the entire process—from selecting the land and designing housing layouts that suit their lifestyles, to personally managing the construction. This holistic approach successfully integrates housing, food, occupations, and the environment, elevating the project into a true “Housing Ecosystem” where homes, safe vegetable plots, community shops, and green spaces are developed concurrently. The community has established diverse occupational groups on their collective agricultural land. Most notably, the “Commercial Grasshopper and Cricket Farming Group” and various community product processing groups generate a consistent income for the members, completely eliminating their reliance on external capital.

## Challenges and Future Commitments

Key future objectives include securing revolving funds to upgrade their livestock and agricultural processing capabilities, expanding the members' organic farming groups, and broadening the market reach of their products to neighboring provinces. Additionally, the community is actively studying the implementation of solar-powered water pumping systems to significantly reduce electricity costs.

Theme: Livelihoods, Community Economy and Environment; Collective Land and Tenure Security; Collective Management, Community Funds and Cooperatives









# Dan Chang District Rural Baan Mankong Project, Suphan Buri Province

*"Scaling Up from Sub-District to District Level to Resolve Land, Water, and Forestry Issues through a District-Wide Mechanism"*

## Community Background

Dan Chang District consists of five sub-districts and four sub-districts, Wang Khan, Nikhom Krasiao, Huai Khamin, and Dan Chang participate in the Rural Baan Mankong Project. Community members in these areas faced agricultural water shortages, flooding, and land tenure insecurity due to overlapping land claims. Previously, problem-solving efforts were fragmented and confined to the sub-district level.

## Housing, Land, and Resource Management

Addressing issues related to national forest reserves, conservation forests, land tenure rights, and water management involves large-scale structural challenges that exceed the decision-making capacity of a single sub-district. Working in isolation lacked the leverage needed to drive real change. During the implementation of the Dan Chang Sub-District Rural Baan Mankong Project, problem-solving efforts were scaled up and integrated at the district level. This shift helped break down legal barriers, empowered communities to collaboratively participate in policy-level decision-making, and gained broader support from various government agencies.



## Key Highlights and Continuous Development

"Dan Chang Model" emerged during the Baan Mankong implementation by effectively utilizing district-level administrative mechanisms. The District Chief collaborated with local leaders, government agencies, civil society, and community organization networks to establish a central platform for consultation, negotiation, and collaborative development planning such as community water management where sub-groups were formed to control water distribution, reduce costs, and ensure agricultural stability for community members. The network also partnered with academic institutions to elevate their efforts into a carbon credit project, fostering shared value and nature conservation. Furthermore, they expanded learning on accounting systems, developed community financial institutions, and planned eco-tourism routes to sustainably generate employment, income, and an improved quality of life for community members across all five sub-districts.

## Challenges and Future Commitments

The community is committed to driving a district-level community forest carbon credit project and developing a sustainable water distribution system for agriculture.

Theme: Livelihoods, Community Economy and Environment; Collective Land and Tenure Security; Collective Management, Community Funds and Cooperatives







## 3.3 Housing and Quality of Life Development for Ethnic Communities

This initiative supports indigenous ethnic groups across highland, forest, and coastal communities (e.g., Karen, Hmong, Mien, Akha, Mani, Moken, and Urak Lawoi) facing housing insecurity, lack of legal status, and displacement risks. Rooted in cultural rights and traditional community rights, the program advocates for legal identity restitution and the declaration of Ethnic Livelihood Protection Zones. It provides funding for housing and infrastructure that respects traditional architecture and lifestyles, including renewable energy systems and community seed or rice banks. Furthermore, the initiative safeguards essential livelihood areas, such as rotational farming and artisanal fishing zones and spiritual sites, while concurrently enhancing the communities' overall quality of life through a cultural creative economy.

# Thong Lang Sub-district Rural Baan Mankong Project Huai Khot District, Uthai Thani Province

*"A Substantial Model of Living in Harmony with Nature and Ethnic Identity"*

## Community Background

Originally, a traditional Karen community settled in Sap Pa Phlu and Huai Kha Khaeng forests. They faced long-standing land rights conflicts involving three overlapping state boundaries, a National Park, a National Reserve Forest, and Agricultural Land Reform Office land. Facing the risk of eviction and the loss of their cultural identity, community members integrated the concept of an "Ethnic Livelihood Protection Area" with the Rural Baan Mankong program to effectively resolve the disputes.

## Housing and Land Management

Initiated in 2019, the Baan Mankong project secured housing and farming rights for 219 households within conservation forests under the National Land Policy Committee framework and the livelihood protection zone. A sub-district working group was formed, comprising representatives from every village, including ethnic Karen people, spiritual leaders, and community members. Together, they collaboratively planned and addressed state land issues. The housing development model emphasizes the conservation of traditional Karen architecture that harmonizes with the forest. CODI supported the initiative with a budget of approximately 6.4 million THB for housing upgrades, infrastructure improvements, and quality of life improvement.

## Key Highlights and Continuous Development

The project utilized Baan Mankong as a tool to protect and support the Karen ethnic livelihood and sustain community identity following with Ethnic Protection Act. Houses were built using traditional architecture rather than shifting to modern concrete structures. Community members continue to preserve their spoken language, traditional handwoven textiles, attire, and reverence for spiritual leaders. They maintain the purity of the forest and build food security based on local wisdom. The community has elevated itself into an active operational area and a national learning center for human-forest coexistence, hosting study visits and policy platforms for the Council of Indigenous Peoples in Thailand year-round.

## Challenges and Future Commitments

The community is committed to utilizing the area as a policy-oriented learning center to advocate for the Ethnic Livelihood Protection Act and to empower the younger generation to preserve the forest and carry forward their Karen identity.

Theme: Inclusive Housing for Excluded Groups; Livelihoods, Community Economy and Environment





# Lower Klity Ethnic Baan Mankong Project, Kanchanaburi Province

*"The Power of Ethnic Karen Women and Youth to Pioneer a National Land Policy Committee (NLPC) Land Rights Model"*

**Community Background**

The ethnic Karen community of Lower Klity is located in a remote area (only 60 kilometers from the city, yet taking over half a day to travel). The community suffered from severe lead pollution in Klity Creek and faced severe housing insecurity, as their original settlement overlapped with national forest reserves and national park boundaries. This lack of secure tenure deprived community members of access to basic public utilities. Eventually, the community mobilized to secure legal residential and agricultural land rights through the mechanism of the National Land Policy Committee (NLPC).

**Housing, Land, and Quality of Life Management**

The Lower Klity community consists of 65 households. Initiating the project in 2025, they received a 9,071,000 THB budget CODI in 2026. This funding aimed to resolve housing issues and elevate the quality of life for a community deeply affected by the lead crisis. By securing residential rights within conservation forests in accordance with their ethnic cultural practices, the Baan Mankong settlement was planned and designed with a profound understanding and respect for the traditional lifestyle, culture, and identity of the Lower Klity Karen people.

**Key Highlights and Continuous Development**

A major social structural highlight of the Lower Klity Baan Mankong project is the active empowerment of ethnic Karen women and youth. They stepped up as core leaders to conduct surveys, design settlement layouts, and manage the housing project. Their leadership became a catalyst for drawing government support for infrastructure development. By coordinating with provincial and local authorities, they successfully secured solar power systems, clean drinking water supplies, and road improvements. This effort transformed an isolated, environmentally stricken, and marginalized settlement into an open community that now welcomes supporting agencies and development networks. Furthermore, the youth are collaboratively planning to extend their housing development into Karen cultural and eco-tourism, aiming to generate jobs and income while promoting their sustainable forest-dwelling lifestyle.

**Challenges and Future Commitments**

The community is committed to the continuous environmental restoration of Klity Creek while promoting safe, sustainable agricultural livelihoods for all community members.

Theme: Inclusive Housing for Excluded Groups; Livelihoods, Community Economy and Environment











# Mani Ethnic Baan Mankong Project, Phatthalung Province

*“Restoring Legal Status, Building Houses, and Sustainably Protecting the Tribal Way of Life”*

**Community Background**

The indigenous “Mani” (Sakai) ethnic group resides in the deep forests of the Banthat Mountain Range in Thung Nari Sub-district, Pa Bon District, Phatthalung Province. They faced a severe lack of legal status, lacking national ID cards and becoming marginalized from society. They lacked basic sanitation, faced the constant risk of eviction, and were in danger of losing their cultural identity. Eventually, due to flooding disasters and environmental changes in the forest, they were forced to relocate and establish a temporary settlement.

**Housing and Land Management**

The Ethnic Baan Mankong Project was initiated in 2026, with 30 participating families. The project received a 240,000-baht housing development subsidy from the Community Organizations Development Institute (CODI), supplemented by funding and materials from local government agencies, the Provincial Administrative Organization (PAO), and development partners. The development model focused on on-site housing upgrades, securing their right to live in their native habitat. Eight houses were constructed with a uniform design that accommodates their traditional way of life. The initiative is managed by the Pa Bon Mani Ethnic Quality of Life Development Working Group, in collaboration with the Southern Housing Network, Chumchon Thai Foundation, Thung Nari Sub-district Administrative Organization (SAO), the Provincial Office of Social Development and Human Security, and the Khuan Khanun Self-Help Settlement.

**Highlights and Continuous Development**

This project represents a crucial restoration of basic human and housing rights. By advocating for legal rights alongside civil society, the Mani people were successfully granted legal status and 13-digit national ID cards. This milestone finally gave them access to healthcare, education, and state welfare. The project also developed basic public utilities, providing clean water and solar electricity, and promoted self-reliant agriculture to ensure food security. Most importantly, the entire initiative was carefully designed to ensure it did not disrupt or alter their traditional way of life.

**Challenges and Future Commitments**

The ongoing commitment is to fiercely protect the traditional culture and way of life of the Mani people, while continuously improving their sanitation, youth education, and access to fundamental rights.

Theme: Inclusive Housing for Excluded Groups; Collective Land and Tenure Security



# 3.4 Canal-Side Community Housing Development

Driven by Cabinet resolutions and the housing development master plan, this initiative addresses slums and housing encroachments along canals and drainage pathways to enhance drainage efficiency and prevent flooding in Bangkok, specifically covering the Lad Prao, Bang Sue, and Prem Prachakon canals. By adapting the Baan Mankong (secure housing) process for waterfront communities, structures obstructing waterways are relocated, and layouts are redesigned to construct new secure housing with safe setback distances along drainage dikes. In collaboration with the Bangkok Metropolitan Administration, the Treasury Department, and the Ministry of Social Development and Human Security, the effort integrates household wastewater treatment systems, canal landscape improvements, and pedestrian and bicycle path construction to revitalize waterfront cultural lifestyles for a clean and sustainable environment.

# South Airport Front Community, Don Mueang District, Bangkok

*“Yellow House: Beyond Housing”*

## Community Background

The South Airport Front Community is located along the Prem Prachakon Canal. It was originally a crowded settlement encroaching on public land. The dilapidated houses were built extending into the canal, making the area highly vulnerable to water-related disasters, crime, and water pollution. Following the government's policy to reorganize and develop canal-side areas, the community joined the initiative in 2023. They collectively demolished all existing structures, transforming from an informal settlement into a legally recognized community.

## Housing and Land Management

The project received a 21-million-baht subsidy for housing and infrastructure development, along with a 35-million-baht construction loan. Members pay an average monthly installment of 2,500 to 3,500 baht over a 30-year period. The development model involved demolishing and rebuilding on the original site for 60 households. The community secured a 30-year long-term lease for state property from the Treasury Department at a rate of 2.25 baht per 4 square meters. The houses were designed as “Yellow House” to establish a shared community identity.

Theme: Collective Management, Community Funds and Cooperatives; Livelihoods, Community Economy and Environment

## Highlights and Continuous Development

All houses were successfully demolished and completely rebuilt, resulting in a beautiful and well-organized landscape. A key driver of this success was empowering the younger generation to take a leading role in applying technology to community management. To enhance the quality of life, the community integrated collaboration with external partner networks. Furthermore, prioritizing social welfare, they allocated space for a “Central House” to provide shelter for the underprivileged and vulnerable groups. They also set a strategic goal to elevate the community into a high-potential canal-side economic zone, ready for future external partnerships.

## Challenges and Future Commitments

A primary challenge is upgrading the cooperative's accounting and financial management systems while maintaining active participation from members of all ages. Additionally, the community is deeply committed to developing the “Yellow House Community Market” into a crucial mechanism for generating sustainable income. The ultimate goal is to establish a resilient community economic hub capable of adapting and thriving alongside future urban expansion.







# Prachakon 3 Housing Cooperative Limited, Don Mueang District, Bangkok

*“Prem Pracha: The Secure Housing of the People”*

## Community Background

Originally, the Prachakon 3 community was a large settlement located along the Prem Prachakon Canal. Most houses were poorly constructed in cramped spaces. The area also suffered from recurring floods during the rainy season, leading to difficult living conditions and severe housing insecurity for community members. In 2021, the community joined the Prem Prachakon Canal Community Housing Development Project. All households collectively saved money, established a cooperative, and actively participated in meetings to make decisions at every stage of the community's development.

## Housing and Land Management

The cooperative secured a 30-year long-term lease for state property overseen by the Treasury Department, covering a total area of 16,688 square meters. The rental rate is 2.25 baht per 4 square meters, accommodating 216 households. The project received financial support from the Community Organizations Development Institute (CODI), comprising a 27.9-million-baht housing development subsidy and an 82.24-million-baht housing development loan. Members pay an average monthly installment of 2,500 to 3,500 baht over a 30-year period. The development features row houses managed by the operational committee of the Prachakon 3 Housing Cooperative Limited, with management responsibilities distributed across different zones within the community.

## Highlights and Continuous Development

As a large community, Prachakon 3 excels in systematic problem-solving negotiations and participatory teamwork. Prioritizing quality of life, they converted a common area into a “Central House” to support vulnerable groups within the community. The community also receives ongoing support from network partners such as SCG, BAFS, the Don Mueang District Office, and the Don Mueang Police Station to drive continuous development. Initiatives include a waste-to-money sorting project and growing home vegetables to ensure food security and generate supplementary income. This community is highly regarded as a learning center, continually welcoming domestic and international institutions and organizations for study visits.

## Challenges and Future Commitments

The community remains focused on balancing the cost of living and addressing income instability, particularly by creating job opportunities and empowering vulnerable members to become self-reliant. Additionally, they are committed to persuading the remaining 17 hesitant households to join the project to achieve full community participation.

Theme: Inclusive Housing for Excluded Groups; Collective Management, Community Funds and Cooperatives











## 3.5 Low-Income Housing Development for Communities Affected by Railway Systems

Advancing under the Cabinet resolution of March 14, 2023, this effort resolves housing issues for low-income residents impacted by double-track, high-speed rail, and other railway infrastructure developments. It transitions affected individuals into development partners by mobilizing community organizations into a systematic problem-solving process. Utilizing a tripartite mechanism comprising railway communities, State Railway of Thailand (SRT), and Community Organizations Development Institute, it facilitates negotiations for legal SRT land leases. The physical development involves layout adjustments and relocations to maintain a 20-meter safe setback from the railway center, or securing new land near the original alignment, coupled with utility subsidies, housing loans, and livelihood development suited to the community's way of life.

# Southern Railway Network Baan Mankong Housing Cooperative Limited, Bangkok

*"The 30-Year Wait: A Testament to Community Power in Building Secure Railway Housing"*

## Community Background

Pioneers initially settled on vacant land along the Bang Ramat-Thon Buri railway. Houses were temporary shelters patched together from old planks, rusted zinc sheets, and scavenged materials. Pathways were so narrow that people could barely pass each other. There was no wastewater drainage or proper waste management, leading to stagnant, foul-smelling water. Community members also endured dust, noise, vibration, and the constant risk of accidents from passing trains. In 2023, facing eviction due to the government's Red Line electric train project (Siriraj-Taling Chan section), Community members joined forces with the Four Regions Slum Network to negotiate and advocate for their rights with the State Railway of Thailand (SRT).

## Housing and Land Management

The Southern Railway Network comprises the Fah Mai Ruamjai Pattana Community (180 households), Bang Ramat Community (25 households), Phutthamonthon Sai 2 Community (58 households), and Lak Hok Community (37 households). The Fah Mai Ruamjai Community, located in Taling Chan District, Bangkok, secured a new 30-year lease agreement with the SRT for four plots of land near Bang Ramat Station, totaling 17,831 square meters. The land was evenly allocated at 54 square meters per plot. After joining the Baan Mankong Project in 2014, they received a 23,239,750-baht subsidy and a 21,876,505-baht loan from the Community Organizations Development Institute (CODI). House prices range from 180,000 to 487,000 baht. The project is managed by a savings group, currently having 335 members and 732,000 baht in accumulated savings.

## Highlights and Continuous Development

Serving as a policy-level model for resolving SRT land disputes, the community's management is divided into a "Front-end Team" responsible for advocating policies and rights, and a "Back-end Team" handling financial administration. A community mechanic system oversees construction work. The community innovatively built 10 "Low-cost Welfare Rental Houses" to accommodate newly evicted railway residents. Additionally, they promote occupational development, waste segregation, and organic vegetable farming to reduce living expenses, establishing the area as a learning center for other railway settlements.

## Challenges and Future Commitments

Key challenges include expediting the completion of housing construction on the third plot and establishing shared rules to unify members from various original communities. The community also remains committed to supporting the resolution of housing issues for other railway settlements along the entire Taling Chan line.

Theme: Collective Land and Tenure Security; Inclusive Housing for Excluded Groups; City-wide Networks, Partnerships and Policy









# Yamo City Railway Network Housing Cooperative Limited (Phalai Community), Nakhon Ratchasima Province

*"Transitioning from Vulnerable Railway Residents to Building Secure Housing on a Budget"*

## Community Background

The community comprises some of the poorest residents in Korat city, Nakhon Ratchasima Province, who originally lived in rented rooms and slums along the railway. This encompasses several settlements: the Two-Sided Railway Community (Bailey), Thung Sawang-Sala Loi Community, Liap Nakhon Road Group, Benjarong, Ratchanikun Community, Prasop Suk, Behind the Governor's Residence Community, Two-Sided Railway Community Community, and Mahachai-Udomphon Community. When the high-speed and double-track railway projects were introduced in 2021, these communities faced eviction. In response, the community members united under the Yamo City Railway Network to lease a new plot of land from the State Railway of Thailand (SRT) to establish secure housing.

## Housing and Land Management

The development model involves building new single-story houses in a new location. The community secured a 30-year lease for two plots of land from the SRT, covering a total area of over 12,400 square meters, to accommodate 195 households. Managed by the Yamo City Railway Network Housing Cooperative Limited, the project received a total budget of 29,640,250 baht from the Community Organizations Development Institute (CODI). Internal capital was generated through a community savings fund, which has accumulated 280,000 baht (as of July 31, 2026).

## Highlights and Continuous Development

This project serves as a model of self-reliance by managing construction without relying on loans. Utilizing community labor and local mechanic teams, community members build the houses themselves under the supervision of a “Row Leader” system. A portion of the community area is allocated for “Low-cost Welfare Rental Houses” to accommodate newly evicted community members who are not yet ready to build their own homes. Furthermore, they operate community businesses such as selling low-cost drinking water, providing coin-operated washing machines, and running a railway community market to reduce living expenses and generate circulating income within the community.

## Challenges and Future Commitments

A key challenge is expanding the lease to the second plot to accommodate over 40 remaining households still living along the Korat railway. The community is also committed to elevating the quality of life and occupational opportunities to ensure that all members can achieve sustainable self-reliance.

Theme: Inclusive Housing for Excluded Groups; In-situ Upgrading and In-city Resettlement









# Railway Communities in Sila Municipality (Nong Phai Phatthana - Nong Phue Communities), Khon Kaen Province

*"From Affected Residents to Development Partners with the Government and Networks"*

## Community Background

The slum communities along the railway in Sila Municipality consist of the Nong Phai Phatthana Community (77 households) and the Nong Phue Community (42 households), totaling 119 households. They were directly affected by the development of the double-track and high-speed railway systems. In 2023, the two communities joined forces to negotiate a land lease with the State Railway of Thailand (SRT).

## Housing and Land Management

The development model involved demolishing and rebuilding on the original site. The land was leased from the SRT within the Sila Municipality under the Sila City Baan Mankong Housing Cooperative Limited, with internal sub-leases made with its members. The project is collaboratively managed through the Sila City Railway Network (comprising 10 communities), utilizing committees from each community. The project received a total Baan Mankong Railway Project budget of 16,273,250 baht and a total loan of 22,257,250 baht. Members pay monthly loan installments ranging from 1,100 to 2,500 baht. Housing options include one- and two-story semi-detached houses, as well as one- and two-story detached houses. Additionally, the communities established savings groups for housing development and occupational promotion, accumulating a total of 742,000 baht in savings.

## Highlights and Continuous Development

The communities successfully transformed from affected residents into "development partners." Monthly meetings are held among the communities, the SRT, the Sila Municipality, and the railway construction contractors to collaboratively plan operations. Demonstrating a strong spirit of land sharing, they redesigned their lease layout to accommodate over 40 households from other evicted railway communities. The project features diverse housing designs tailored to the community members' lifestyles. Furthermore, they have expanded into online market development and promoted home-based businesses by forming supplementary occupational groups (e.g., making chili paste, sewing, and healthy massage). These initiatives help increase income, reduce expenses, and foster sustainable self-reliance.

## Challenges and Future Commitments

Key challenges include accommodating and allocating space for the second phase of relocated railway residents, as well as continuously enhancing the local community economy through online markets and home-based businesses.

Theme: In-situ Upgrading and In-city Resettlement; City-wide Networks, Partnerships and Policy



## 3.6 Quality of Life Development for the Homeless

Addressing inequality and restoring human dignity, this initiative targets the homeless, public space dwellers, high-rent slum tenants, daily wage workers, and low-income earners lacking access to permanent housing rights. It ensures safe shelter and access to basic rights through diverse housing innovations, specifically homeless shelters and genuinely affordable low-cost welfare rental housing projects. Housing serves as a foundational step for obtaining national ID cards, health rehabilitation, medical care, savings promotion, and vocational training, effectively preparing them for self-management and eventual integration into permanent secure housing projects in the future.

# Suwit Watnu Homeless Center Bangkok Noi District, Bangkok

## Community Background

The Human Settlement Foundation and the Four Regions Slum Network began surveying data on the homeless in 2001 to assist the most vulnerable urban poor. They established a “Homeless Group” to address immediate problems and drive policy advocacy. Later, in 2008, they established the first homeless shelter, acting as a “Life Rehabilitation Center.” This safe space allows those facing life crises to physically and mentally recover before returning to normal society, while simultaneously piloting a flexible homeless center model for future policy proposals.

## Housing and Land Management

As the first shelter for homeless life rehabilitation, it accommodates 50 individuals, featuring both temporary shared spaces and semi-permanent rooms (“Secure Rooms”). It includes areas for vocational training, a plant nursery, and waste sorting. The center received a 4.26-million-baht subsidy, enabling further access to quality-of-life development funding from the Thai Health Promotion Foundation (ThaiHealth), the National Health Security Office (NHSO), and the Ministry of Social Development and Human Security (MSDHS). Managed by the Homeless Confederation, it operates on principles of equal rights and self-reliance. Core leaders maintain order enforced by 10 cohabitation rules (prohibiting alcohol, drugs, theft, and fighting). The center utilizes a transparent system for splitting actual utility bills, and existing members collectively screen new incoming residents.

Theme: Inclusive Housing for Excluded Groups; City-wide Networks, Partnerships and Policy; Collective Management, Community Funds and Cooperatives

## Highlights and Continuous Development

1) As the first prototype homeless center, it serves as a study visit destination. Members successfully transformed from passive aid recipients into active caretakers sharing community responsibilities. This success led to a Cabinet resolution on March 8, 2016, approving a 118-million-baht budget through the Community Organizations Development Institute (CODI) to establish homeless centers across three regions.

2) The center assists homeless individuals lacking vital documents (such as ID cards and house registrations) in obtaining certifications. This enables their access to fundamental rights, including healthcare, elderly allowances, and disability benefits.

3) Building secure homeless communities by transitioning those who have stabilized into permanent housing. This effort established a homeless community in Phutthamonthon Sai 2 and a new community in Nong Chok District.

## Challenges and Future Commitments

The center successfully resolved State Railway of Thailand (SRT) land rights issues, securing a lease and relocating residents to permanent housing in Phutthamonthon Sai 2. They have established community rules, savings groups, and welfare systems. Furthermore, they are piloting a “Low-income Welfare Rental Room” model to prepare members before they fully transition into permanent, secure housing.







# Baan Tuam Fun: Rehabilitation and Capacity Building Center for the Homeless, Chiang Mai Province

## Community Background

The “Rehabilitation and Capacity Building Center for the Homeless in Chiang Mai Province,” or “Baan Tuam Fun” (The House that Fulfills Dreams), was established to address the lack of housing access for the homeless. It serves as transitional housing for individuals looking to rehabilitate and stabilize their lives to escape homelessness. During their stay, members undergo rehabilitation and quality-of-life development while practicing self-management. By taking responsibility for their own food, water, electricity, and housing maintenance expenses, they cultivate accountability and prepare themselves for reintegration into normal society.

## Housing and Land Management

Operating as a homeless shelter in Chiang Mai, the facility accommodates 40 individuals. It features both temporary and permanent rooms, as well as common areas for meetings and occupational activities such as vegetable farming, waste sorting, and running a community shop. The project utilizes a Cabinet-approved budget for resolving homelessness, channeled through the Community Organizations Development Institute (CODI). Managed collaboratively by the Homeless Association and the Baan Tuam Fun Committee, the funding includes 26.4 million baht for land acquisition and construction, alongside a 4.28-million-baht subsidy. The center also receives support from the Thai Health Promotion Foundation (ThaiHealth) for various development activities. Internal management relies on member participation to establish cohabitation agreements, which helps reduce conflicts and empowers members to take charge of household management, with staff acting as mentors and advisors.

## Highlights and Continuous Development

Conveniently located in the city center, the facility acts as a vital sanctuary that allows low-income earners and vulnerable groups to find their footing. It actively prevents permanent homelessness and successfully transitions individuals back into mainstream society. Furthermore, it serves as a central hub for coordinating collaborative efforts with partner agencies.

## Challenges and Future Commitments

A primary focus is fostering a better societal understanding of homelessness and the complex issues surrounding it, ultimately creating more opportunities for individuals to successfully reintegrate into society. The center also remains committed to opening avenues for government agencies, private organizations, and the public to collaboratively address and solve these challenges.

Theme: Inclusive Housing for Excluded Groups; City-wide Networks, Partnerships and Policy







# "Baan Home San Suk" Homeless Potential Development Center, Khon Kaen Province

## Community Background

Khon Kaen's economic growth has put low-income earners at risk of homelessness due to income instability and a lack of access to welfare. A 2024 survey by the Friends of the Homeless Group identified 75 homeless individuals within the municipality, with an average of 20 to 30 new cases per month. “Baan Home San Suk” was established to help the homeless and at-risk groups access their rights, welfare, healthcare, and housing. It also connects with partner networks to systematically develop local problem-solving mechanisms.

## Housing and Land Management

The project acquired 3 rai (4,800 square meters) of land to construct a building accommodating 80 homeless individuals. This facility includes temporary rooms, semi-permanent rooms, low-income welfare rental houses, and activity areas. The land purchase utilized a 16.50-million-baht budget, and building construction cost 8.28 million baht, supplemented by activity funding from the Thai Health Promotion Foundation (ThaiHealth), the Ministry of Social Development and Human Security (MSDHS), the local municipality, and the private sector. The center is collaboratively managed by the “Baan Home San Suk” Committee, which comprises representatives from the homeless community, civil society, surrounding neighborhoods, and local government agencies.

## Highlights and Continuous Development

1) Creating occupational opportunities for vulnerable groups affected by Khon Kaen's urban expansion. The “Okas” (Opportunity) platform serves as a stepping stone to elevate their quality of life toward self-reliance.

2) Generating service-sector employment in Khon Kaen through a dedicated job-matching platform for the homeless.

3) Offering low-income welfare rental rooms, providing affordable housing for the homeless and the at-risk urban poor.

## Challenges and Future Commitments

1) Fostering positive attitudes and understanding toward the homeless among Khon Kaen residents. This effort runs parallel to capacity building for the homeless and those at risk, ensuring they can access local employment opportunities, even amidst changes in local government administration.

2) Seeking solutions to amend local government regulations. Currently, municipal laws do not fully align with or grant sufficient authority to effectively manage and support the homeless and vulnerable groups.

Theme: Inclusive Housing for Excluded Groups; Livelihoods, Community Economy and Environment; City-wide Networks, Partnerships and Policy



# "Baan Poon Suk" Homeless Potential Development Center, Pathum Thani Province

## Community Background

Following the successful establishment of the “Bangkok Noi Homeless Center (Suwit Watnu Center),” a highly effective model for homeless shelters and rehabilitation was realized. This success prompted data surveys on homeless populations across various provinces. Subsequently, a proposal was submitted to the Cabinet, which approved funding through the Community Organizations Development Institute (CODI) to establish the Rangsit Center (“Baan Poon Suk”) to support homeless individuals in the Bangkok metropolitan area.

## Housing and Land Management

Functioning as a shelter, a quality-of-life development center, and a provider of low-income welfare rental rooms, the project acquired a 4,168-square-meter plot of land (complete with an old building) for 19.5 million baht. The existing structure was renovated, and additional housing was built to accommodate up to 50 individuals. The living spaces are divided into 20 regular rooms for newcomers and 8 larger “Secure Rooms” (16 square meters each) for those who have begun to stabilize their lives and are ready to expand their living space. The center also features areas for cultivating seedlings and home vegetables, common activity spaces, and a community shop.

The center is managed by an internal committee and operates under 11 shared cohabitation rules, which emphasize mutual respect, discipline, and non-violence. A “Community Welfare Fund” was established to serve as a revolving fund for emergencies, such as travel expenses for medical visits and medication, and to provide seed loans for members to start small businesses (e.g., purchasing mechanic tools, selling second-hand clothes, or growing marigolds for garlands). The financial breakdown includes 19.50 million baht for land acquisition and construction, a 10.60-million-baht operational subsidy, and additional funding for activities and staff from partners like the Thai Health Promotion Foundation (ThaiHealth) and the private sector.

## Highlights and Continuous Development

1) The center serves as a learning and study visit hub for supporting vulnerable groups and the elderly from Pathum Thani and Nonthaburi. Operating as a temporary shelter, it organizes physical and mental rehabilitation activities, promotes occupational development, and actively assists residents in obtaining personal identity documents so they can access fundamental state rights.

2) The “Low-income Welfare Rental Rooms” provide a crucial stepping stone for individuals who have stabilized, secured employment, and can afford to pay rent.

## Challenges and Future Commitments

A significant challenge lies in coordinating with and securing active support from state agencies responsible for the elderly, disabled, and psychiatric patients. The majority of members at Baan Poon Suk are elderly or ill and unable to work to support themselves, with some having been directly referred to the center by other agencies. Stronger governmental support is needed to reduce the burden on the homeless members who currently have to care for one another. Additionally, the center is committed to proactively engaging with the homeless in public spaces to prevent temporary homelessness from becoming a permanent condition.

Theme: Inclusive Housing for Excluded Groups; In-situ Upgrading and In-city Resettlement









# 3.7 City-Wide Housing Development Network Integration

Elevating from a project-by-project approach to city-wide upgrading, this initiative unites urban community organizations in collaboration with municipalities, sub-district administrative organizations, and partner agencies. It develops a comprehensive database of the urban poor and conducts city-wide land mapping of abandoned state land to establish memorandums of understanding (MOUs) for leasing public properties, such as Treasury and railway lands. Furthermore, it establishes a four-dimensional city financial institution and fund, comprising housing development, urban welfare, land and housing preservation, and urban disaster funds, to manage credit, acquire new land, support vulnerable communities, and upgrade the overall environment and urban planning for a comprehensively livable city.

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# Nakhon Sawan City Baan Mankong Network, Mueang District, Nakhon Sawan Province

*"A Model for Transforming Squatter Slums into Livable Cities through Disaster and Welfare Funds"*

## Community Background

The majority of land in Nakhon Sawan city is state land, with 60 to 80 crowded informal settlements encroaching on state property, railway land, and public land. Low-income community members then united to conduct a city-wide survey of the urban poor to collaboratively address these structural housing issues.

## Housing and Land Management

Since 2006, community members across 30 communities have driven this initiative by spearheading City-wide Land Mapping to survey the urban poor and abandoned state land and forging provincial-level policy collaborations. They signed an MOU with the Nakhon Sawan Treasury Office, successfully securing leases for state property to implement Baan Mankong projects across nearly the entire city. This later expanded to leasing railway and public lands. Nakhon Sawan City Baan Mankong Network working group collaborated with the Nakhon Sawan City Municipality and the provincial National Land Policy Committee to upgrade infrastructure and public utilities in their original settlements.

Theme: City-wide Networks, Partnerships and Policy; Collective Land and Tenure Security; Collective Management, Community Funds and Cooperatives

## Key Highlights and Continuous Development

Serving as a model for using MOUs to manage state land for city-wide housing, the network successfully utilized over half of the city's state property for residential development. They established a robust city-level fund system covering all dimensions of community welfare and developed joint flood and fire disaster response plans with the municipality. Expanding to public land utilization, they transformed degraded squatter slums into orderly, sanitary, and well-planned Baan Mankong communities that integrate seamlessly with the city. Driven by the self-management of community members, the area has become a national learning hub, allowing network partners, educational institutions, and government agencies to study their concrete structural housing solutions by people.

## Challenges and Future Commitments

The network is committed to advocating for the legal authorization of all remaining public land plots and strengthening the city disaster fund to effectively mitigate the risks of annual flooding



# Chum Phae City Baan Mankong Network, Khon Kaen Province

*"Resolving City-Wide Housing Issues and Elevating Quality of Life through the Chum Phae City Fund System"*

## Community Background

The urban expansion of Chum Phae led to an influx of hidden populations. As affordable rental rooms were demolished for commercial buildings, rent prices surged by two to three times. Lacking security, many low-income earners were forced to encroach on state, public, and private lands to build temporary shelters. This crisis sparked a powerful synergy among community leaders, the Chum Phae City Municipality, and CODI. Together, they established a shared vision, "Every person in Chum Phae must own a home, receive good welfare, live in a healthy environment, earn a sufficient income, and be part of a caring society."

## Housing and Land Management

The city-wide initiative began in 2004 with a comprehensive survey identifying 1,052 households facing housing distress across 38 communities. The pilot project was launched in the Ban Rom Yen community (30 households), where community members collectively leased 3 rai, 1 ngan, and 41 square wa (about 1.3 acres) of Treasury Department land at a former slaughterhouse site. Supported by a 1,950,000 THB infrastructure subsidy and a 4,348,800 THB housing loan from CODI, the pilot was a success. This led to the establishment of the Chum Phae City Housing Development Fund in 2009. By mobilizing savings and contributions, they built an accumulated revolving fund of over 16 million THB, successfully completing 13 housing projects that provide secure homes for 1,019 households and effectively resolving city-wide housing issues.

## Key Highlights and Continuous Development

Chum Phae utilizes the Baan Mankong project as a catalyst for comprehensive quality of life development. They established a city welfare system supporting 1,460 members, offering welfare from birth to death, alongside a children's fund and a fund for resolving informal debts. For food security, community members have managed a 38-rai communal rice farm since 2011. Furthermore, they launched an FDA-approved community enterprise to bottle drinking water. The network also focuses on youth development through the "Home Yim 3D Chum Phae" program and supports a handmade Thai fabric occupational group. The pioneer Ban Rom Yen community has fully repaid its CODI loan and now manages an internal revolving fund of over 3.5 million THB. Equipped with a disaster coordination center and a community kitchen, Chum Phae has elevated itself into a national learning center for self-management.

## Challenges and Future Commitments

The network is committed to expanding the city welfare and occupational funds to cover the poor in every community. They aim to elevate Chum Phae into a city of happiness that is resilient against disasters, while developing agricultural occupations and community enterprises to sustainably support the younger generation.

Theme: City-wide Networks, Partnerships and Policy; Livelihoods, Community Economy and Environment





# Wang Thonglang Districk Baan Mankong, Network, Bangkok

*“Unlocking Crown Property Land to Establish a City-Level Financial Institution and Comprehensive Welfare”*

## Community Background

Originally, this was a cluster of deteriorated, crowded communities encroaching on land owned by the Privy Purse Bureau (Crown Property). The living conditions were severe; houses were dilapidated zinc shacks with stagnant wastewater underneath. Community members lacked proper walkways and official house registrations, forcing them to rely on expensive, informally tapped water and electricity. In response, the members mobilized to collect comprehensive district-wide data to formally and legally request a land lease.

## Housing and Land Management

This city-level Baan Mankong initiative encompasses 8 communities, totaling 1,599 households. Currently, 7 communities (1,414 households, including Rungmanee Phatthana, Sapsin Mai, Nom Klao, and Ruam Samakkhi) have completed construction and members have moved in. The remaining 185 households in the Thepleela community are preparing for their project proposal submission in 2027. The network secured long-term leases on the Privy Purse land and received loans and public utility subsidies from the Community Organizations Development Institute (CODI), alongside financial support for housing rent and road construction directly from the Privy Purse Bureau.

## Highlights and Continuous Development

A major achievement is the establishment of the “Wang Thonglang City Community Financial Institution” and the district-wide “One Baht a Day” welfare fund, which currently supports 4,569 members with 14 different types of welfare benefits. They also created a disaster relief “Friends Helping Friends” fund. The network actively empowered its members by forming dedicated community teams for construction, data management, and administration. Furthermore, they operate a central kitchen to care for bedridden patients and promote various occupational groups, such as making hand garlands, salted eggs, and dishwashing liquid. They also regularly organize health activities for the elderly, including Paslop dancing and NCD (Non-Communicable Diseases) management programs.

## Challenges and Future Commitments

The immediate challenge is to successfully drive the Baan Mankong project for the Thepleela community (185 households) to its targeted completion. Moving forward, the network is highly committed to elevating the community economy and achieving comprehensive self-management across the entire Wang Thonglang District.

Theme: City-wide Networks, Partnerships and Policy; Recovery, Resilience and Climate Adaptation





# Koh Libong City Baan Mankong Network, Trang Province

*"Integrating Housing Development with Dugong Conservation and the Sustainable Restoration of the Trang Sea"*

**Community Background**
The network covers traditional fishing areas across four islands: Koh Libong, Koh Mook, Koh Sukorn, and Koh Kret. Community members have lived in these areas for a long time but lacked secure land rights because their settlements overlapped with mangrove forests and conservation zones. They also faced natural disasters, monsoons, coastal erosion, and ecological damage caused by illegal fishing gear. In response, the community members united in 1994 to advocate for their land rights alongside the conservation of marine resources.

**Housing and Land Management**
The community joined the Baan Mankong Project in 2016, covering 971 member households (encompassing 1,040 households across 6 projects throughout the island network). The initiative received a 44,682,696-baht housing development subsidy from the Community Organizations Development Institute (CODI). The development model focused on upgrading existing houses and infrastructure on-site, secured through communal land titles and coastal/island habitation rights. The project is managed by the Koh Libong Community Organization Network in collaboration with the Koh Libong Sub-district Administrative Organization (SAO) and other development partners.

**Highlights and Continuous Development**
The network serves as a model community for sustainable resource management. They have established conservation zones and communal rules to protect dugongs, restore seagrass beds, conserve marine life, and manage marine debris. The community set up a local financial institution and housing savings groups, creating a welfare system to provide assistance for illness and funerals. These efforts have expanded to support traditional fishing occupations, sea cucumber farming, and community-based ecotourism. Furthermore, they are actively nurturing a new generation of leaders and utilizing drones for natural resource surveying.

**Challenges and Future Commitments**
Key challenges are coping with the pressure from tourism investors and the rising land prices on the islands. Moving forward, the community is committed to elevating the local traditional fishing economy and ecotourism to ensure they generate sustainable income for every household.

Theme: City-wide Networks, Partnerships and Policy; Collective Management, Community Funds and Cooperatives; Livelihoods, Community Economy and Environment



# Samui 2 Baan Mankong Housing Cooperative Limited, Surat Thani Province

*"The Tripartite Power: Elevating Laborer Tenants to Secure Housing Without Leaving Anyone Behind"*

**Community Background**
Koh Samui is a world-class tourism economic zone with some of the highest land prices and living costs in the country. It is home to over 200,000 hidden population members and service sector laborers who are the driving force behind the city's economy. These groups, however, face severe housing hardships. They are forced into expensive private land or house rentals with high utility costs, living in crowded, insecure conditions with the constant risk of eviction upon lease expiration. This leaves them without basic opportunities and quality of life guarantees in this major tourist city.

**Housing and Land Management**
In collaboration with the Community Organizations Development Institute (CODI) and the Koh Samui City Municipality, the community organization movement began addressing city-level housing issues in 2009. They formed the Koh Samui City Baan Mankong Network and have successfully completed three projects covering 674 households: 1) Koh Samui 1 Baan Mankong Housing Cooperative (Chaweng) with 300 households on a 20-year long-term private land lease; 2) Samui 2 Baan Mankong Housing Cooperative (Mae Nam Sub-district) with 66 households, where the cooperative jointly purchased land and built new houses; and 3) Hua Thanon Thai Buddhist-Muslim Baan Mankong Housing Cooperative with 308 households, involving both purchasing land for a new community and upgrading the original site. The initiative also expanded by establishing new savings groups (such as the Udomsuk and Mae Nam groups, which have accumulated over 13 million baht in savings) to prepare for purchasing new land to support more people in need.



**Highlights and Continuous Development**
By synergizing the efforts of the community, the Koh Samui City Municipality, and the private sector, wage laborers were transformed into a robust community financial institution. They stepped up as a core pillar to assist newly affected individuals, maintaining transparent management, closing their accounts annually, and achieving zero non-performing loans. The community established health care funds for the sick, cremation funds, and educational scholarships for youth. Furthermore, the municipality integrated the housing plan into its urban development policy, providing budgets for public utilities, lighting, and sustainable occupational promotion.

**Challenges and Future Commitments**
The ultimate goal is to survey and resolve housing issues with 100% coverage across Koh Samui. The network is committed to acquiring new land and developing low-cost welfare rental houses, ensuring that all low-income earners and laborers in this tourist city can build a secure and dignified life.

Theme: Collective Land and Tenure Security; Collective Management, Community Funds and Cooperatives





## 3.8 District-Level Housing and Quality of Life Development

This strategy scales the resolution of housing, agricultural land, and natural resource management issues from the sub-district level to district-level eco-spatial development plans. It overcomes complex structural and legal constraints that exceed sub-district decision-making capacities by synergizing community organizations across all sub-districts within a district. This collective empowerment strengthens negotiation leverage and decentralizes authority, enabling communities to co-design, decide, and drive public policies for mutual quality of life improvements. It utilizes a central district-level platform where the district chief, local leaders, government agencies, civil society, and community networks set strategic directions, negotiate, and address structural issues together.

# Mae Chaem Model: Mae Chaem Rural Baan Mankong Network Mae Chaem District, Chiang Mai Province

*"Empowering Communities through Mapping, Bridging Partnerships, and Shifting to Sustainable Economic Crops"*

## Community Background

In Mae Chaem district, only 1.4% of residential and agricultural land is legal, with the vast majority overlapping National Reserve Forests and National Parks. Consequently, community members faced severe land tenure insecurity, mounting debt from monoculture maize farming, and critical environmental issues like forest fires and PM2.5. In response, all sub-districts united to initiate the Rural Baan Mankong project to resolve housing and land tenure issues district-wide.

## Housing and Land Management

Previously, development solutions for Mae Chaem relied on top-down policies from the government and central agencies, leaving community members as passive recipients. In 2020, the Rural Baan Mankong project was piloted in the Tha Pha sub-district to test a substantial bottom-up self-management approach. This successfully expanded to three additional sub-districts, Ban Thap, Mae Na Chon, and Mae Suek, covering a total of 797 households. The community organization network collaborated with district authorities to collect data and tackle land issues across the district. Through a collaborative mechanism involving the District Chief, local administrative organizations, the Royal Forest Department, and the community network, Mae Chaem became the first district in Thailand to secure land use and housing rights in fragile Watershed Class 1 and 2 areas under the National Land Policy Committee framework, covering 356,814 rai (approximately 141,000 acres).

## Key Highlights and Continuous Development

Operating under a "District-Wide Land and Disaster Resolution Strategy," the project established a collaborative mechanism that engages all sectors. Community members proactively mapped their land alongside the Royal Forest Department, completing the task within six months. They extended this mapping success to completely transform their agricultural systems. By shifting from monoculture maize to green areas featuring sustainable economic crops, fruit orchards, coffee, and organic vegetables, they generated new income streams in partnership with the new generation. This shift effectively halted forest encroachment and provided a sustainable, policy-level solution to the forest fire and smog crisis. Furthermore, the network elevated its impact by partnering with the Highland Research and Development Institute (HRDI) and other partner agencies to collaboratively plan sustainable land utilization.

## Challenges and Future Commitments

The community is committed to scaling up the Rural Baan Mankong project to cover every sub-district in Mae Chaem and elevate their green agricultural products to high-value markets.

Theme: City-wide Networks, Partnerships and Policy; Collective Land and Tenure Security; Livelihoods, Community Economy and Environment







COLLECTIVE HOUSING

Best Practices Forum and Collective Housing Award

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**More on Collective Housing:**

In ACHR website library, under the "Collective Housing in Asia Case Studies" tab.

For more collective housing projects around the world can also be found on the CoHabitat Network's Global Database of Community-led housing at:

www.cohabitat.io/en

For more news about collective and cooperative housing movements around the world, and how to support them, please visit the urbaMonde website at:

www.urbamonde.org

Asian Coalition for Housing Rights

**Asian Coalition for Housing Rights**
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