The Republic of the Union of Myanmar

Urban Challenges and Opportunities for Yangon City

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Presently 306 sq. miles
Or 794 sq. km

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Or 794 sq. km

Beginning of 20th cen.
Replanned
End of 19th Cen.
with 33 sq.ml.
85 sq.km

Areas of Yangon in the history
Population Projection of Yangon City by Growth Rate 2.6%

Source: 2014 Census Report, YCDC, JICA
CHALLENGES

- The poverty rate for Yangon Region is estimated to be 34%, reflecting the high and rising cost of living in urban areas.
- Limited access to stable, well-paid jobs is another contributing factor to urban poverty.
- The urban poor are typically employed in the informal sector, or as casual, unskilled workers in construction or other service sectors, and many have limited education and job skills.
- In order to sustainable reduce poverty... there is a need to create jobs outside of agriculture .....manufacturing, tourism, ICT, the financial sector and construction.

Source: The World Bank’s publication, “Ending poverty and boosting shared prosperity in a time of transition - A systematic country diagnostic”, November 2014,
The shift from agriculture to manufacturing and services and a corresponding shift from a rural to an urban economy is one of the most critical drivers of growth in most countries.

Key challenge of growing cities is the integration of new migrants.

Critical areas are job creation and affordable housing.

North Yangon townships including Insein, Mingaladon, Hmawbi, Hlegu, Taikkyi, Htantabin, Shwepyitar and Hlangtharyar

They are townships where there are industries and areas where migrants look for work

We can see larger percentages of population in the 15-19, 20-24 age groups

These are likely to be immigrants

The larger number of females may represent female garment factory workers
Yangon has a number of industrial estate that were developments about 30 years ago

They were planned, developed and are managed on land controlled by central government departments and are outside the control of YCDC

They have problems of drainage, solid waste management, narrow roads and polluting industries many using out of date production methods.
Growing expectation of young people for jobs that reflect their qualifications in the service and commercial sectors

The cost of land, housing and office space in Yangon is high when compared to other cities in the region, such as Bangkok and this is deterring international investors.

In the medium and long term, a broadening of the industrial base is important for a stable and growing national economy.
OPPORTUNITIES: Industrial Development

- There are good examples in other Asian cities of old style industrial estates being converted into business and high technology parks with training, research and development and high technology industries replacing old polluting factories.
- Industries that want to modernise and expand and those that require on-site pollution control facilities can move to new industrial areas with large plots.
- Two examples – we are exporting roasted sesame seeds and processed rubber for tyre industries, both of which produce bad smells but which can have pollution control equipment on larger industrial estates.
- The garment industry provides a lot of employment opportunities but for unskilled and low paid workers.
- The opening up of Myanmar’s economy has provided opportunities for local entrepreneurs in the SME sector and planning action is required to provide land and accommodation for start-up industries.
OPPORTUNITIES: Tourism Sector and Construction Industry

- Tourism has seen a rapid increase over the past 2 to 3 years with the possibility of employment creation but there are seasonal factors which limit year round employment.

- The construction industry had grown rapidly but with a requirement of higher level skills that those traditionally available. Highly skilled carpenters, plumbers, electricians and reinforcement bar benders are areas where there is a high demand but a shortage of skilled workers.
OPPORTUNITIES: Technical Education

- There are opportunities to widen the industrial base providing higher skill level opportunities and more value added products.

- These new industries will require more technical education and to ensure that poorer people have access to these jobs, institutes that provide parallel courses in basic and technical education which are popular in Bangladesh and India.

- Employment opportunities, especially FDIs are requiring employees to have English language and management skills and an increase in education opportunities are required.
OPPORTUNITIES: Housing for Industrial Workers and Migrants

- Poor people already in Yangon and new migrants require accommodation and housing
- This can range from hostel type accommodation to rental housing
- There are lessons that can be learnt from Thailand where the national Housing Authority is constructing low cost apartments, the private sector is providing rental rooms for factory workers and office and shop workers and the government Community Organisation Development Institute is providing loans and technical assistance to urban poor community groups for community managed housing projects.
Thank you for your kind attention

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