GROUP -3

CHINA TOWN
BEAUTIFUL & COLOURFUL PLACE

Myat Soe Phyu (MTU)
Khin Myat Thu (YHT)
Min Maw Than (DHSHD)
Ohnmar Khin (YCDC)
Myint Myat Mya Mhu (YCDC)
L.Nang Ing (P.W., MOC)
Beautiful and Colorful Place

Welcome to Chinatown

Chinese Accessories
LOCATION OF CHINA-TOWN IN YANGON
1. TECHNICAL CONDITION

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Legend:
- **Good**
- **Moderate**
- **Bad**
- **Vacant**
- **Under construction**
2. HISTORICAL IDENTITY
3. FUNCTIONS

Anawratha Road

Mahabandoola Road

Strand Road

Residential

Commercial

Industrial

Public

Religious

Vacant

Under construction
4. RESTORATION COST ESTIMATE

\[
\begin{align*}
\text{H.C} & \quad \text{T.C} \\
\text{X1} & \\
\text{X2} & \\
\text{X3} & \\
\text{Y1} & \\
\text{Y2} & \\
\text{Y3} & \\
\end{align*}
\]

- \text{Vacant}
- \text{Under construction}

\[
\begin{align*}
\text{X1} & = 14 \\
\text{X2} & = 34 \\
\text{x3} & = 48 \\
\text{Y1} & = 55 \\
\text{Y2} & = 126 \\
\text{Y3} & = 181 \\
\text{Z} & = 80,000 \text{ USD} \\
\end{align*}
\]

\[
\begin{align*}
\text{X3} \cdot \text{Z} + \text{Y3} \cdot \frac{1}{2} \text{Z} & = \text{Restoration Costs} \\
49 \times 80000 + 188 \times \frac{1}{2} \times 80000 & = 11,080,000 \text{ USD} \\
+ 25\% \text{ Public Space} & = 11,080,000 \times 25\% = 2,770,000 \text{ USD} \\
+ 5\% \text{ Overhead} & = 11,080,000 \times 5\% = 554,000 \text{ USD} \\
\text{FULL RECOVERY NEED} & = 11,404,000 \text{ USD}
\end{align*}
\]
Profile

- Yangon China town or Tayote Tan

- Established about 170 years ago

- In 1861, founded by the Hokkien community

Street Vendors

Building

Shop-Houses
SWOT ANALYSIS

STRENGTH

- Located in CBD area
- Many interesting historical buildings
- Beautiful Temples
- Good Transportations
- Good Communications
WEAKNESS

• Not enough car parking
• Flooding in some areas
• Venders are so crowed over the platform
• Traffic problems
• Many modernize buildings
• Damaged platform
OPPORTUNITY

• Many super markets & big shops, many opportunities for employments.
• Tourist attraction
• Good communication.
• Strong economy
THREATS

- Bad drainage system
- No public space
- Some modern buildings destroy good feature of historical buildings
PLAYING FIELD WITH

• OWNERS

• TENANTS

• STREET VANDERS

• SHOP HOUSE OWNER

• ART COMMUNITY

• TRUSTEES

• TOURISTS
Playing Field

INTERVIEW WITH OWNERS

Owner

+ enjoy to live here
+ good business
+ good community

_high cost to maintain
_bad drainage system
_some flooding
INTERVIEW WITH TENANT

+ Happy to live there
+ medium income

- high rent fees
- flooding in rainy season
INTERVIEW WITH STREET VENDARS

+ good job opportunity
+ happy to live in here

_ low income
_ Flooding on the street
_ very noisy
INTERVIEW WITH SHOP HOUSE OWNERS

+ good job opportunity
+ happy to live in here

- very noisy
- flooding
- no public area
INTERVIEW WITH TRUSTEE

Art Community

+ Good Conservation
by Trustee
Tourists:
+ Chinese culture
+ Cheap, Cheerful and Convenience in food
- Too Crowed
- Too Noisy

Playing Field’s opinions
Vision

To preserve China-Town as an attractive Chinese traditional area to create income earning opportunities for the local Chinese community and for overseas Chinese and individual travelers.

Slogan

Cheap, Cheerful and Convenient China-Town of Yangon
SCENARIO-1

AFTER TEN YEAR LATER
IF WE CAN SAVE OUR HISTORICAL HERITAGE OUR CHINATOWN IS LIKE THAT.

SKETCH

ORGINAL IMAGE
SCENARIO-2

AFTER TEN YEAR LATER
IF WE CAN NOT SAVE OUR HISTORICAL HERITAGE OUR CHINATOWN IS LIKE THAT.

WE LOST OUR TRADITIONAL IMAGE IN CHINA TOWN
SCENARIO-1

AFTER TEN YEAR LATER
IF WE CAN SAVE OUR HISTORICAL HERITAGE OUR CHINATOWN IS LIKE THAT.

CONCEPTUAL SECTION

WE CAN GET CHEAP, CHEARFUL AND CONVIENCE IN CHINA TOWN OF YANGON
SCENARIO-2

AFTER TEN YEAR LATER
IF WE CAN NOT SAVE OUR HISTORICAL HERITAGE OUR CHINATOWN IS LIKE THAT.

MORE DENSITY
MORE TRAFFIC
- LOST LIGHTING & VENTILATION
MORE DIFFICULT FOR SOLID & LIQUID WASTE DISPOSAL SYSTEM
-DISAPPEAR HISTORICAL HERITAGE

CONCEPTUAL SECTION
PRIORITIZE PROJECT

- Food
- Festival
- Pamphlets
- Advertising in Media
THANK YOU