GROUP-IV
KYAUKTADA TOWNSHIP

I. NAN DAR LIN (WYTU)
II. HAY MAR LWIN (YHT)
III. THU HTET TUN (YCDC)
IV. KHIN MYO HTIKE (YCDC)
V. NWAY NWAY THURA (YCDC)
VI. SU HLAING WIN PE (AMA)
OLD ADMINISTRATIVE CORE
KYAUKTADA TOWNSHIP
AREA PROFILE

TANGIBLE
- Old historic public buildings
- Few residential buildings
- In center of CBD

INTANGIBLE
- Distinctive character of a colonial area
- Tranquility, strength, grandeur
- High historical value related to the buildings
GROUP-IV
KYAUKTADA TOWNSHIP

Technical Conditions
GROUP-IV
KYAUKTADA TOWNSHIP

Historical Characters

- CONTRIBUTING
- NEUTRAL
- DISTURBING
Restoration Cost For Synthesis Map

GROUP-IV
KYAUKTADA TOWNSHIP

X1 + X2 = X3 = 19
Y1 + Y2 = Y3 = 35
(X3 x Z) + (Y3 x 1/2 x Z) = Restoration Cost
(19 x 80000) + (35 x 1/2 x 80000) = 2,920,000
25 percent Public Space = 730,000
5 percent Overhead = 146,000
Total Costs = 3,796,000 $
A Concentration of historically important buildings in one place
- Mostly in good technical condition
- Many heritage buildings renovated
- Beautiful streetscape
- Main use government departments
- Easy to come from everywhere
- Easy circulation within the area
Some residential buildings are built among the heritage buildings.

- Some bad condition
- Traffic congestion at peak hours
- Staff's attitude/Lack of public awareness
- Security problem
Buildings with strong historical characters
Fine architectural details
Attracts tourism
Most owned by government sectors
Good plan organization
This area should be renovated
Job opportunities
THREATS

- Climate change
- Developer / Reconstruction / Construct high rise buildings
- Many people don't know how to maintain
- More individual cars
- Competition with other site (better services and strong financial support)
Shop-keeper:
+ tourists’ attraction
+ prefer old design
+ stronger original building
- more traffic jams

Owner and user:
+ prefer original figure
- ruins of building

Local Resident:
+ quiet place
+ systematic design (lightning & ventilation)

Tourist:
+ appreciate preservation for heritage buildings

Developer:
- aware of conservation & own profit

Art Community
+ want to conserve
- need renovation

Staffs:
- ruins of buildings
- don’t dare to express their opinion

Government Department:
- no much renovation
PLAYING FIELD

INTERVIEW WITH LANDLORD (OWNER)

+ No flood
+ Garbage system is systematic
+ Want the building to be fixed only as original figure

- Have ruins inside the building (eg. roof)
INTERVIEW WITH TENANT

- Very bad condition
- Have only interest for their business and don’t have awareness of these heritage buildings

Commercial building
INTERVIEW WITH LOCAL RESIDENT

+ It’s a quiet place because that is located among the heritage buildings
+ Get enough sunlight & fresh air
+ The image of these heritage buildings won’t be obvious to be noticed if modernized buildings are built here

Resident buildings among heritage buildings
INTERVIEW WITH DEVELOPER

+ Has awareness of conservation
+ He knows about current laws & regulation

-Aware of his own profit

Vacant site
Interview with Hawker

+ Want it to be the place of tourists attraction (eg. Hotels, gallery, restaurants....etc)
+ Like the old design of heritage buildings
+ Heritage buildings are stronger than the modernize ones

- More traffic jam than before
- Drain system is good but sometimes it can be flooded in drains
- Many ruins at the building
- Don’t dare to express their opinion

Staff’s house
Administrative offices
INTerview with visitors

+ Appreciate for preserving heritage building
+ Want the building to be fixed only as an original figure

Strand hotel
VISION

To protect and conserve the identity of the heritage precinct as a historical landmark of Yangon based on its long rooted history and memory.

SLOGAN

‘Conserving our heritage is keeping our treasure.’
IS THAT WHAT YOU WANT TO SEE?
PRIORITY PROJECTS

1. Writing in newspaper
2. Talking with association/ Developer (PPP)
3. Facebook campaign
4. Design study for the building
5. Photo books
6. Art exhibition
THANK YOU