GROUP 2

BOTAHTAUNG / THOMPSON AREA

KYAW TINT SWE (DHSHD)
OHN MAR MYINT (YCDC)
HTUT KHAUNG WIN (YCDC)
TINT TINT SAN (TU THANLYIN)
THET HNIN KYI PHYU (YHT)
MAY THANDAR SOE (AMA)
Former Thompson Quarter
Part of the original city plan implemented by the British
Close to CBD, Botahtaung Pagoda and Botahtaung Port
One listed heritage building recorded by YCDC
Two Mosques and a Church for religious purpose
Mixed Ethnics group
Thompson - Quiet land....
X₃ * Z + Y₃ * 0.5 Z = RESTORATION COST

52 * 80,000 US$ + 41 * 0.5 * 80,000US$ = 5,800,000 US$

25 % FOR PUBLIC SPACE = 1,450,000 US$

5 % FOR OVERHEAD = 290,000 US$

7,540,000 US$

(7,163,000,000 KYATS)
S (Strength)

- Beautiful Heritage Buildings
- Attractive with historical characters
- Close to CBD area
- Strong visual axis with ancient Monument (Botahtaung Pagoda)
- Mostly residential
- Good in technical condition and contributing in heritage identity
- Tranquil quarters except along main road
- No noisy because of no industrial
- Old residential quarter (Thompson)
- Many trees
W (Weakness)

- Bad Lane
- Poor Maintenance
- Flooding in rainy season
- Worse infrastructure
- Not so much green area for residential buildings, except 51st housing
- Many street vendors on the platform
- Not enough parking spaces
- 51st housing estate is well planned but so bad in technical condition
❖ Renovate heritage buildings

❖ Persuade visitors to make foreign currency

❖ Mostly residential so easily be conserved and maintained

❖ Adaptive reuse of vacant spaces
Developers destroy the heritage

Because of bad drainage system, poor health for dwelling

High Land Price

New building projects and green areas will lost

Corruption in construction management

51st Housing Estate was planned for redevelopment & can be-lost their green areas, skyline level, healthy condition, etc.

Old buildings threatened to be destroyed

River bed rising

Lack of policy and urban planning

Climate change / Earthquake

New multi-storey buildings can destroyed City’s skyline
Owner & Tenant: 
-native residents
-51st housing

Association: 
-Baptism Christians Association
- Hindu Religious Association

Government Staff: 
-police station quarter

Shop-keeper: 
-restaurants
-small shops

Developer: 
-local developers

Tourist: 
-free individual tourists

QUIET LAND!!!
**Owner & Tenant:**
+ Happy in living there
- Not enough garbage bins
- Flooding in Bo Myat Htun St.
- No lift in some tall buildings
- Not enough garbage bins

**Association:**
+ Like to stay in this area because of quiet place
+ Many local people come
- Some tall buildings are destroying their building’s visual aspects

**Shopkeeper:**
+ Attractive decoration
+ Give cozy/warmly feeling
+ Tourist Attraction
+ A lot of customer
+ Happy in their work

**Developer:**
- Want to build more high rise building for their business and profit

**Tourist:**
+ Some restaurants & commercial buildings are having old style to attract tourist.
+ A lot of customer, especially foreigners.

**Government Staff:**
+ Beautiful memories for them
- Bad in Technical condition & very very dirty

**QUIET LAND!!!**
One native resident said, “Her apartment is not well decorated but she proudly decided she will be there until died, because she was born and her mother also passed away in this room.”

So she is very interested to preserve this 1921 building that is over 90 years. She worried about structural and sanitation problems. But she want to see her building that will be coming up as a tourist attraction apartment before she died.
Real estate business lady explained
“this 52 street was named as Indian lane in the past, but there are colorful nationalities in here, nowadays.

In this duration, she arranged to rent housings for some foreigners, who wants to open offices for their business because this area is located in Botahtaung Port.
Manager from local developer construction company explained

“this area is very close to CBD but population density is low, so very interesting to invest, but land price is so high incredibly. Therefore their company want to build high rise building for their business and profit.”
Association of Church:

Member of church association clarified

“their Church has very graceful memorial images and many Christians visit and pray not only from this area but also from others.”
Tourist:

Some tourists agreed,

“Some restaurants & commercial buildings are having old style to attract tourist.”
Interview with government staff:

From police station’s quarter, one of old woman from police family told like this, “his husband passed away in this very old quarter and her daughter also working as a police, so this small and dirty room has many own stories and memorial images.”
But this quiet quarter has so many opportunities to adapt its colonial single story buildings for tourist attraction of new faces businessmen for foreign investments.

THIS IS REAL QUIET LAND ON THE MARGIN LINE OF CBD.
Vision:

To maintain and promote Botahtaung/Thomson as one of Yangon’s most peaceful and harmonious residential neighborhoods and to preserve its historic built environment for its inhabitants and visitors alike.
SCENARIO 1

Slogan: “LIVING WITH 3 H”

Healthy
Heritage
Harmonious
SCENARIO 2

“CONTINUE DISORDERED PLANNING...”

UNHEALTHY

NO HERITAGE

INHARMONIOUS
PRIORITY PROJECT

Flea Market

Facebook Campaign, Articles in Newspaper

School Project

Holiday Festivals

Green Week

“LIVING WITH 3H”
THE END