

**AN ANALYSIS OF RESETTLEMENT PROGRAM
(CASE STUDY: DAGON MYOTHIT AND AYEMYATHAYA MYOTHIT)**

By

Thida Htoo

THESIS

Submitted to
School of Public Policy and Management, KDI
In partial fulfillment of the requirements
For the degree of

MASTER OF PUBLIC POLICY

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ABSTRACT

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Urban development in Yangon (Capital of Myanmar) caused higher population density. Consequently, the government carried out a resettlement program by establishing new towns to relieve the problems, which arose due to the lower standard of living of urban residents and appearance of other socio-economics problems.

This study examines the two main patterns of resettlement, namely urban resettlement and rural resettlement. Dagon Myothit, located in Yangon Division, was chosen to be analyzed as urban resettlement and Ayemyathaya Myothit, situated in Oakpo Township in Bago Division, was chosen to be analyzed as rural resettlement.

The case study was based on a survey of 100 of plots from two blocks in Ayemyathaya Myothit chosen by the random sampling method and also 209 of plots from two blocks in Dagon Myothit (East) chosen in the above method.

The sample plots taken from 1996 modified ward peace and development council census data and used as a sample frame were chosen by random sampling method. The information received from the case study is analyzed by quantitative and qualitative approach.

The main findings of this study are that housing conditions were better only if the government could loan the necessary cost to settlers for construction, those without loans for construction of housing were in a worse condition. Regarding the electricity condition, in Dagon Myothit was supplied more than Ayemyathaya Myothit.

There was no difficulty for water availability as a result of depending on the source of private water supply in the two regions. But Ayemyathaya Myothit relied heavily on public water supply compared with Dagon Myothit.

On the educational level, there were many graduates in Dagon Myothit but most of the people of Ayemyathaya Myothit were at the level of secondary education. Households in Dagon Myothit earned higher household income compared with those in Ayemyathaya Myothit, for most of those in Dagon Myothit were government servants and could more easily get job opportunities consistent with urban life as a result of being located near the main city.

Among the households who were resettled to Ayemyathaya Myothit, only one half of them specialized in farming. Yet the remainder returned to their former home site, as the creation of land for cultivation supplied by government and private home industries could not give income incentives for them, and these job opportunities were not suitable for their habits and interests.

Consequently, in implementing the urban resettlement program, it became beneficial to live in their own houses for the households in two regions, but in supporting basic needs, there were conditions supported by the government, as well as the condition of self-reliance.

In creating employment opportunity consistent with their educational level, to earn sufficient income to cope with their living expenses, households in Ayemyathaya Myothit were lacking in specialization in farming. Because in urban areas the opportunity for casual job was enormous, their income could be earned more easily than farming.

Among the households who were resettled into the two regions there were some households who did not settle down there, as well as households who returned to their former home sites or moved to other places.

The enumerator assumes that later studies will be more complete if enumerators can trace both these households. Their opinions will be able to be described in analyzing the achievement of resettlement program.

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2001 (Year of publication)

Dedicated to the beloved of my parents

ACKNOWLEDGEMENTS

During the writing of this thesis, I have received encourage and help from many persons.

MY supervisor, Professor Dr. Ju- Ho Lee has given me valuable help. His interest in my research and supervision has greatly helped me to overcome the difficulties encouraged in this research. His contribution to my study is greatly appreciated and I would like to express to him my warmest and deepest gratitude. I also indebted to Dean and all professors of School of Public Policy and Management, Korea Development Institute, who have given their precious time, good thinking and generous support from the beginning to end of entire course.

I also want to express my gratitude to Korea International Cooperation Agency (KOICA) that provided financial support and necessary arrangement for my successful completion of the course and the preparation of thesis. And I also would like to express my warmest gratitude to Ms. Yoon Hye Won of Korea Development Institute who has given her kind help me with computer for producing my thesis.

I wish to express my deepest gratitude to my Rector and all professors and U Lay Nyunt, Lecturer of the Department of Economics, Yangon Institute of Economics, for invaluable guidance, encouragement for my thesis.

Finally, I would like to thanks to my friends who contributed with their labor in my survey partly required for my thesis.

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Chapter (1)

INTRODUCTION

Yangon is the capital of Myanmar and the center for economy, administration and transportation. It is also the central region to get sufficient opportunities for education, health, security and economics. Population in Yangon had become dense and crowded due to the natural rate of growth of population as well as increase in urban migration. Thus slums arose as the result of these problems. As the consequence of population density, it caused increase in demand for housing and increase in price of housing. And low-income families were faced with difficulties to buy places and live in their own houses. To prevent these problems and improve the lower standard of living, it was necessary to extend Yangon city.

In extending Yangon, besides the above objectives, Yangon is geographically situated between Hlaing river in the western side, Ngamoyeik Chaung in the eastern side, and Yangon river in the southern side. As the natural deterrent could not be overcome, one side of the river could not be developed. Thus Yangon lies in a horizontal urban pattern from north to south as the result of extending wards from the center to the northern side of Yangon.

People in Yangon were faced with difficulties in decentralization of Yangon's administration and higher transportation cost. Thus the government had implemented the resettlement program aimed to reduce fire victims and disadvantages on surrounding societies because of urban slums as well as to conform with the characteristics of Yangon.

These programs are as follows: The Caretaker Government (military) established the new towns namely Thaketa, North Okkalapa and South Okkalapa immediately after they took over power in 1958. In 1962, the immediate activity of the Revolutionary Government was the continuation of Resettlement of slum dwellers and squatter families in new towns especially Thuwana Myothit for civil servants and in 1986-87, Shwe Pyitha Myothit of (g) ward in North Okkalapa township was established.

In 1988, the large-scale resettlement program under State Law and Order Restoration Council consisted of

- (a) Fire victim families
- (b) Squatter settlements from government and private lands
- (c) Squatter settlements from and around Pagoda and monasteries and
- (d) Legal settlements, which were, needed for city development activities such as for the construction of roads and bridges. According to this program, four new towns were established to resettle the above people namely Dagon Myothit at Eastern side of Yangon, Hlaingthaya at the Western side of Yangon and Shwe Phitha Myothit. In addition, other new towns were established. Among these new towns, Dagon Myothit was established on March 18, 1989 and Ayemyathaya Myothit was established on February 9, 1989.

Thus Dagon Myothit and Ayemyathaya Myothit were chosen to be examined because it had been established 8 years before the enumerator did this study and the living condition of settlers were settled down.

There are four township in Dagon Myothit namely Dagon Myothit (East), Dagon Myothit (North), Dagon Myothit (South) and Dagon Myothit (Seikkan). And two

wards in Dagon Myothit (East) and two wards in Ayemyathaya Myothit were studied as a case study.

This study is intended to examine the resettlement condition and socio-economic condition of settlers. Especially government servants, fire victim families, squatter settlement from government and private land, and squatter settlement from and around Pagoda and monasteries were intended to resettle systematically. Thus the government implemented large-scale resettlement program. In carrying this out it is intended to present the effects of the socio-economics condition of settlers.

Especially previous enumerators namely Mg Htay Naing (1981), Ma Myat Thu Zar (1992), Ma Tar Tar Khin (1994), Ma Aye Aye Myint (1996) and Ma Htay Htay Aye (1997) whose studies had seen that it could not solve to reduce urban problems such as higher transportation costs due to doing jobs in the original places, thus no decrease in population density in the central area and faced difficulties in urban transportation at business hours as the result of population density.

Thus in the resettlement program, it is necessary to provide simultaneously employment opportunities for settlers in the new region. This study examines resettlement program of Ayemyathaya Myothit as rural resettlement compared with the Dagon Myothit as urban resettlement.

This thesis is divided into 4 chapters.

Chapter (1) Introduction

Chapter (2) Resettlement Program: Concept and Theory

Chapter (3) Comparison of two cities: Dagon Myothit and Ayemyathaya Myothit

Chapter (4) Summary and Conclusion

This paper is written with the intention to be of assistance in the implementation of the resettlement program.

Chapter (2)

RESETTLEMENT PROGRAM: CONCEPT AND THEORY

Urban development, in developing countries raised the population density. Thus it became acceptable as a task to urgently solve the urban problem that arose as a result of lower standard of living and increase in other social economic problems. Especially it was important to solve the problem of urban slums and squatters. Thus government carried out the resettlement program by establishing the new towns.

Resettlement, whether urban or rural means organized migration under government auspices. Urban resettlement from blighted areas of the city to areas outside of it has been undertaken in reaction to problems of congestion and lack of housing and other social services needed by a rapidly growing population. Rural resettlement refers to the transfer of people from the more densely populated regions of countries to frontier areas. Urban to rural stream was dominant due to movement of people to agricultural settlement areas as well as the government efforts to encourage growth in those areas.¹

The government has used resettlement program as an alternative way of reducing overcrowding and other concomitant socio-economic ills, which accompanied urban unemployment.

¹ UNDP & SWDCAP : Migration and Resettlement:
Philippines Country Study; Vol. V, 1980.

Resettlement Projects are implemented following an integrated approach and community development is taken as physical, social and economic totality. Government must provide plots for constructing of housing systematically and loans for housing development, infrastructure facilities especially roads, water supply, electricity, social services such as health and sanitation facilities, education, recreation and peace and order, and other social and cultural organization to improve socio-economic condition for relocates. In addition, it is necessary to provide employment opportunities so that the settlers may become acceptable resettlement sites as a suitable region for their life.

It can be observed whether the project achieved its objectives or not, depending on the socio- economic opportunities for settlers in new region.

Damrong Thandee (1974) found that household heads generally approved of young migrants shifting to towns, especially to the Bangkok Metropolis due to reasons of job opportunities, attraction of urban places and shortage of land.²

It can have the direct effect on the achievement of tasks and improvement in the quality of life for settlers depending on the degree of participating by government and regional authorities. Because it is not easy to provide the infrastructure by either private societies or individuals so only the government itself placed priority of infrastructure.

In evaluating the resettlement programs, depending on the experience of Asian Countries especially Philippines, Indonesia, India, three stages can be designated.

² UNDP & SWDCAP : Migration and Resettlement:
Selected Asian Countries; Vol. VII, 1980.

- (1) The nature of resettlement program.
- (2) The nature of previous resettlement program and difficulties faced in implementing progress and achievement.
- (3) The invention of new implementation programs that are based on the previous experiences for improving the resettlement program.

2-1. The Pattern in Resettlement Program

In Asia, resettlement program can be seen in two main patterns namely urban resettlement program and rural resettlement program.

These program were carried out in relation to improvement in resettlement life for settlers as well as creation of employment opportunities provided by government depending on economic condition of relevant countries.

This means that depending on the condition of economic development in each country, only if new industries and other urban economic opportunities could be provided for urban households within resettlement sites, urbanized resettlement could be achieved.

If settlers lack urban employment opportunities and education and other skills, it will become automatically rural resettlement for urban households. These means settlers are transformed into farm households by being allocated lands for cultivation.

Urban resettlement program provides the urban infrastructure and urban socio-economic opportunities. This can be seen in the experience of India in 1962 and Philippines in 1977.

In the experience of India, urban resettlement program were carried out giving priority to improve the standard of living and to upgrade urban slums and squatters. In this program, it reduced the disadvantages on surrounding societies as a result of urban slums, by extending the existing basic infrastructure and constructing high rise buildings on former urban places systematically.

This improves the resettlement life for settlers either directly or indirectly. Resettlement program in India included program not only for improving urban human settlement life of slums and squatters but also for achieving their own houses and also industrial workers.

In the experience of Philippines, urban resettlement program was carried out priority to regional development as one of the principal means in realizing national growth and development.³ Thus Filipino Urban project was implemented on February 1977. According to this project, urban base development was performed outside of Manila. In this site, job opportunity was provided by encouraging from small-scale industry to medium scale industry and establishing the industrial estate.

Rural resettlement is the program, which not only allocates land for cultivation and movement of people to agricultural settlement areas for their livelihoods, but also provides farm machinery, adequate technology and other inputs necessary for farming. This can be seen in the resettlement program of Indonesia and of Philippines especially Palawan, Cagayan and Mindanao valley where urban slum dwellers and squatters of Manila were settled.

³ UNDP & SWDCAP : op. cit, Pg 33

In the experience of Indonesia, resettlement program was carried out not only to reduce population density in Java but also to provide suitable living place in other regions. Especially the landless and farm workers from villages and unemployed workers from urban places were resettled by allocating land for cultivation for their livelihoods. Thus resettlement program could be seen, in Indonesia, as rural resettlement for urban households and as rural resettlement for rural households.

In the experience of Philippines, resettlement programs were carried out to reduce urban development problems of Manila. Especially urban slum dwellers and squatters in Manila were intended to resettle. In striving for this, government efforts were being made to turn vacant land into agricultural land. Especially the aim was to resettle urban slum dwellers in Mindanao, Palawon and Cagayan Valley. In these sites, government provided 6 hectares of land for each household and farm implements, seeds, work animals, health care assistance sometime access to mechanical equipment, other modern inputs, all on a no-interest, long term loan basis and provided basic socio-economic infrastructure.

2-2. Difficulties in Resettlement Program

In the experience of some countries, in implementing the resettlement program, the condition of successful achievement, as well as condition that did not perform to the expected targets could be seen. This depends on the nature of resettlement program and conditions of implementing program and experience and skill undertaken by authorities.

India faced with the following difficulties in implementing the resettlement program.

- Lack of comprehensive policy on population distribution and urbanization.

- Lack of a policy frame on human settlements and regional development.
- Lack of a policy towards prevention of the growth of slums.
- Lack of a clear perspective in urban housing and industrial program.
- Inadequacy of resources.
- Failure of the urban resettlement authorities to design schemes in conformity with the life style of the intended beneficiaries.
- Lack of policy on the infrastructure development and social development in rural and less urbanized areas.
- In built inadequacy in levels of urban infrastructure.
- Low paying capacity of the slum households.
- Lack of integration of resettlement schemes with the total urban planning or settlement development schemes.
- Lack of proper organizational or institutional support and effective administrative machinery at unit level of operation.

Indonesia's resettlement program faced with the following difficulties.

- Non- availability of suitable land for settlements.
- Social settlement sites for development under the transmigration program.
- Delays in preparing sub- standard land for purpose of settlement program.
- Lack of guidance to the settlers in farm management choice of cropping pattern, technology and marketing
- The failure of transmigration as a policy to solve some critical urban problems.
- Failure to develop some necessary infrastructure facilities in the settlements where people had transmigrated.⁴

⁴ UNDP & SWDCP : Migration and Resettlement:
Selected Asian Countries; Vol. VI, 1980.

In Philippines, resettlement program faced with the following difficulties.

- Lack of experience and skill of urban resettlement authorities.
- Lack of confidence of settlers on the resettlement project.
- Lack of availability of social and physical benefits for settlers.

2-3. Policy Issue in Resettlement Program

In the Philippines, resettlement programs were based on policy of national development and regional development. Thus the Filipino urban resettlement program had been implemented at the beginning of February 1977.

According to this program, the basic tasks of urban development had been carried out fully outside of Manila. In this area, authorities had carried out to improve employment opportunities by establishing industrial estates, by encouraging more industries and transforming the small-scale industries into middle scale industries.

To reduce the problems associated with urban growth, the following program has been drawn up. These are

- (1) Slum clearance program.
- (2) The program for resettlement and upgrading the urban slums and squatters.
- (3) Program to improve urban characteristics and to construct on the self-help basic.
- (4) Program associated with transportation without cost for settlers.

National Housing Authorities carried out the housing development in Philippines. Their Main tasks were aimed to reduce the population density in urban places and to resettle the urban squatters and to upgrade the poor households. In Manila, regional authorities had implemented for improving living standard of urban slum households.

In Philippines, resettlement program after 1978 had achieved more than previous programs, due to creation of employment opportunities for settlers and providing basis necessary infrastructure and recreation. In Philippines, depending on the experience of previous resettlement programs, the program that gained achievement is the DBB resettlement program, 3rd program for resettlement program. This program drew up the policies based on experience and failure of the previous one.

The Dasmarinas Bagong Bayan (DBB) was conceived to be a model resettlement project. Being the third and latest major urban resettlement project, it was supposed to preclude some of the mistakes of previous unsuccessful experiences in resettlement.

Based on the findings and experiences of the first two projects, new resettlement policies, planning and implementation schemes were established for application in DBB.

DBB project started in November 1972. In November 1973, Presidential Assistant started initial development on Housing and Resettlement Agency. The implementation of full-scale physical development materialized in March 1974.

The name of projects implied an adoption of the New Town concept, the aim of which was to build a self-sufficient settlement provided not only with the basic infrastructure and housing facilities but also with employment opportunities and all the other basic needs. It was located in 31 km south of Metro Manila.

The project had the following objectives:

- (1) To develop a new community completes with all the basic needs of a viable and integrated human settlement within the national development.

- (2) To contribute in the solution of housing problems by accommodating marginal, low income, and middle income groups thereby creating a social mix that would enhance economic development of project area.
- (3) To provide not only land and housing units, but equally important, the means of livelihood and opportunities for economic productivity and the necessary concomitant social infrastructure.
- (4) To serve as a core in development in totality of the greater Dasmariñas area where the economies of scale for development and integration may be better achieved.

In Myanmar, after 1988, Dagon Myothit, Hlaingthaya Myothit, Shwepyitha Myothit and Ayemyathaya Myothit and the others were established. According to theory, among these, Ayemyathaya Myothit can be seen as rural resettlement because government allotted one acre of paddy field to the households for their livelihood and they were transformed into farm households from urban households. Dagon Myothit especially implied for the government servants only to live their own houses and not to imply to give priority for creating job opportunity. Dagon Myothit can be seen as urban resettlement.

Chapter (3)

COMPARISON OF TWO CITIES:

DAGON MYOTHIT AND AYEMYATHAYA MYOTHIT

3-1. Implementation of Dagon Myothit and Ayemyathaya Myothit

In resettling some households of Yangon City, there was urbanized resettlement as well as rural resettlement. After 1989, its aim was not only to improve the accommodation for households but also to provide employment opportunity to earn higher income and improve their standard of living in implementing the resettlement programs of slum households in Yangon.

In doing so, Dagon Myothit, as an urban resettlement, was aimed at to provide the accommodation particularly for the government servants. But Ayemyathaya Myothit, as rural resettlement was aimed at not only to improve the accommodation but also to create employment opportunities.

3-1-1. The Project of Dagon Myothit

Dagon Myothit is situated (11) miles from Yangon and is located between the Bago River and Ngamoyeik River that lies in the East side of Yangon City. Dagon Myothit was originally 35.6 square miles. Now, the urban area is 50.143 square miles. The whole area of township is 68782 acres and 107.47 square miles.

Plots of 40' x 60' have been allotted in Dagon Myothit. It is shown in table (1).

Table (1)

Condition of revealed plots

Year	Dagon Myothit
------	---------------

1990-91	6287
1991-92	22501
1992-93	31995
1993-94	59331
1994-95	78851
1995-96	103851
1996-97	180000

Source: Review of financial, economic and social conditions 1996-97.

State Law and Order Restoration Council had carried out the Dagon Myothit project with the following objectives.

- (1) To become the pattern of circular urban development by extending from South and North to East and West side of the region.
- (2) To resettle departmental squatters.
- (3) To resettle civil servants whose services are above 20 years.
- (4) To resettle civil servants whose services are under 20 years up to 10 years, both single and married persons.

The Dagon Myothit project had been implemented since 18th March 1989. It was the first pilot urban pattern that was large and planned systematically into land plots. There are four townships in Dagon Myothit namely Dagon Myothit(East), Dagon Myothit (North), Dagon Myothit (South) and Dagon Myothit (Seikken).

Dagon Myothit (East) that was studied had been constituted since 19th August 1994. There are 56 wards and 3 villages. Among these wards, 24 wards are wards that have

dwelling and 32 wards are still being revealed. There are 14740 households and 12715 houses and total population are 68974.

Most of the people are government servants. Some are businessmen who employed in restaurants, store shops and saw mills. In Dagon Myothit, the total length of tar streets that had been finished are 13.25 miles and the remainder were streets of red ochre. It distributed water supply for wards in Dagon Myothit by constructing water towers that hold 20000 gallons and 3200 gallons and tanks with bare ground as flooring that hold 6000 gallons and 170 water factories. To attain electric lights, 3 buildings of 33 KV electric power, 15 buildings of 11.4 KV electric power had been built. As the distribution of electric power, 3 buildings of 500 KV electric power were built in Htarwai Chaung, 37 ward of Energy and Construction ward.

Significant buildings in Dagon Myothit are the departmental store, the University of Dagon, the recreation and playground, the pagoda, the hospital and the city hall. There are 20 public deep wells and two markets that were built systematically and five extempore markets. The hospital has 25 beds that treated patients but the real number of beds that treated patients are 54. It has an area of 500' x 500'. In the Hospital, the water distribution system has adopted the system, which were artesian wells and tanks.

There are two Basic Educational High Schools, 4 middle schools and 19 primary schools in Dagon Myothit (East). There are 283 high school students, 2934 secondary school students and 6401 primary students. There are 10 Senior Assistant Teachers and 41 Primary Assistant Teachers. The ratio of teachers-students for High school is 1:28 and 1:72 for Junior Assistant Teachers-students. Dagon University is 1600 acres and has been opened since 15th November 1993 and has 12000 students.

There are government offices such as Township peace and Development Council office, Immigration, Post and Communication office, Township municipal office, Township Police Station. Social organization consists of teams of Red Cross, teams of co-operative, teams of fire brigade, people's police force and Association of Union Solidarity and Development.

3-1-2. The Project of Ayemyathaya Myothit

Ayemyothaya Myothit was established on 2nd February 1989. It is situated at Oakpo township in Bago Division and is an area of 1200.84 acres. Slum households from Yangon especially in Kamaryut, Hlaing, Bahan, Kyimyidine and Insein Township were resettled in Ayemyathaya Myothit.

In Ayemyathaya Myothit, there are 10 wards, 3437 plots each of 60' x 80', 2550 dwellings, 2597 households and 11392 population. It is 5 miles from Oakpo and is 118 miles from Yangon. Farm households and Ex-service men in surrounding areas and slum households from Yangon had resettled in Ayemyathaya Myothit. There is one road with an area of 100' x length 13690', 5 roads with area of 80' x length 7060', 5 roads with area of 80' x length 6640' and streets with area of 60' x length 156900' in Ayemyathaya Myothit.

There are 45 artesian wells including 33 artesian wells and 4 artesian wells that were equipped with monopump, 8 artesian wells that were equipped with compressors to provide water for the settlers. In addition, there is a dam, namely the Sintgu Chaunggaung that was situated 5 miles from the East side of Ayemyathaya to provide water for cultivation. There is one hospital that had 16 beds and one for indigenous

medicine. In Ayemyathaya Myothit, saw mills, rice mills, alcohol distilleries were established to provide employment according to the skill of settlers.

There is one Basic Education High School and two primary schools. In the BEHS, the total students are 957 and teachers are 36. In the primary school, the total teachers are 24 and students are 685. There are Number (1) & (2) markets that had been built systematically and one city hall and one play ground and one library. As social organization, there are co-operative teams, teams of Red Cross, teams of fire brigade, police station and Union Solidarity and Development Association. To maintain the marital health of settlers in Ayemyathaya Myothit, ceremony for Anniversary of new town, water festival and other social festivals are held.

3-2. Research Methodology

The government established Dagon Myothit and Ayemyathaya Myothit with objectives. One was to live in their own houses for government servants and the other was to resettle fire victim families, squatter settlements from and around Pagodas and Monasteries and to reduce disadvantages caused by population density.

This study examines the two main patterns of resettlement program such as urban resettlement and rural resettlement. Dagon Myothit was chosen to examine as urban resettlement. Ayemyathaya Myothit was chosen to examine as rural resettlement.

The case study was based on a survey of 100 of plots from Ayemyathaya Myothit and 209 of plots from Dagon Myothit. In this study, plots were chosen as study unit. The households living on these sample plots were interviewed about their socio-economics condition with prepared questionnaire. Questionnaire design is presented in Appendix II. If the sample plots were uninhabited, the kind of houses was personally collected.

In addition sample vacant plots were also collected. In studying like this, terms used in this study are defined as follows:

Household: It is defined as comprising a group of persons related or unrelated, living together under the same roof and sharing food from the same pot. A household may either be a single person household or multi-person household.

Members of Household: Any person who is living in the aforesaid household is defined as a member of the household.

Household Income : Household income is the sum of income received by members of households.

First owner: It is defined as households who were allotted the plots by the government.

Second owner: It is defined as households who purchased these plots from the first owners.

House sitter: It is defined as the person who related the owner stays at that moment when the owner and family transfer their job to other region.

Employed: Persons engaged in any economic activity during a period of time will be considered employed during that period. There are two groups of the employed, the self-employed and employees. The self-employed who are engaged in the economic activities of their own enterprises or firms, are normally called employers. The employee is defined as the person who works for pay.

The information received from case study is analyzed by Quantitative and Qualitative approach. As quantitative approach, it is analyzed by preparing suitable table after collecting the data received from case study. In analyzing like this, as quantitative approach, it is analyzed by calculating ratio, percentage with tables again the

experience received from case study and the concept of theory will be analyzed as qualitative approach.

According to theory, it is presented that "it is necessary to create simultaneously opportunity of employment for settlers in new region". Thus the present study intends to be analyze that "how the basic principle theory is important and affect the urban resettlement program of Myanmar".

To achieve the resettlement program, government supports play a vital role. And settlers are also willing to settle in resettlement site. To be so, job condition is attractive for households to get more income in their resettlement life. The more interested job they can get, the greater income they can earn and thereby settlers would be able to get satisfaction in their resettlement life that they meet.

3.3. Report on Findings

In this part, socio-economics condition of sample households from Dagon Myothit (East) and from Ayemyathaya Myothit have been separately presented. In addition, socio-economics condition of those from Dagon Myothit will be presented against those from Ayemyathaya Myothit.

This study examines the two main patterns of resettlement program namely Ayemyathaya Myothit which aimed at not only to live in their own houses but also to create employment opportunity through farming and processing industry for agricultural output, is examined as rural resettlement and Dagon Myothit which aimed at only to live in own houses, is examined as urban resettlement.

Among of these two, Dagon Myothit will be analyzed first. The socio-economic condition of sample households of Dagon Myothit will be presented. The plots of 209, among total plots of 701 constituted the sample ward No. (7) and No. (12) was chosen by random sampling method. The living condition of sample households on the sample plots is shown in table (2)

Table (2)

Present living condition of sample households in Dagon Myothit

No.	Particular	Number	Percentage
1	First owners	125	59.81
2	Second owners	33	15.79
3	Tenants	25	11.96
4	House sitters	3	1.43
5	Houses (uninhabited)	15	7.18
6	vacant plots	8	3.83
	Total	209	100

Source: Survey Data

Table (2) shows 59.81% of sample households were first owners (households who were allotted plots by the government) and 15.79% of those were second owners (households who purchased these plots from the first owners). Tenants were 11.96% and house sitters were 1.43%. And remaining were houses (uninhabited) and vacant plots.

And the socio-economics condition of first owners and of second owners and of tenants living on the sample plots will be studied in continuation.

Regarding with the age of household heads, 62.4% of household heads among the first owners were in the 45 to 60Years age group but age of household heads in second owners and tenants was mostly under 45 accounting for 39.4% and 56% respectively. It is shown in Appendix I. (See table 3)

Regarding with the educational level, all were high educational level that accounted for 50.4% for first owners, 66.7% for second owners, and 44% for tenants respectively. Thus at high educational level, the second owners were the most. At the graduate level, however, first owners were the most accounting for 30.4% compare with 15.2% for second owners. Thus the first owners were more educated than the others were. (See table 4)

In studying the household members, for the first owners, households with three members were 23.2%. And those, with four members and with five members were 18.4% and 19.2% respectively. Thus it can be said that among the first owners, those with three members were the most. For the second owners, households with five members were 24.2%. And those with seven and above members were 21.2%. Thus among the second owners, those with five members were the most. For tenants, 24% of sample households were with three members. However, house sitters lived only one or two members. (See table 5)

On the study for occupation of bread- winners, civil services were the most, 57.6% among the first owners. 12% of those were company employees and the remaining 30.4% were self- employed. But For the second owners, 15.2% of those were company employees and remaining 72.7% were self-employed. Thus it can be said that in the second owners, self- employed were the most but few, government servants. Among tenants, the company employees and self-employed were 20% and 40%

respectively. There were more self-employed among the tenants. (See table 6). Among the second owners and tenants, bread - winners engaged in self-employed activities such as teashops, small restaurants, and sawmill and own taxi and trishaw drivers. The second owners and tenants had settled down into Dagon Myothit for several things. One thing is decrease in transportation cost because their work sites were within locality or other close by as most were relieved of waste of time. Another thing is that they could get opportunity for self employed activities and informal activities that could earn higher income as well as for houses with more reasonable price at wards allotted to slum dwellers.

Regarding with the monthly incomes of bread – winners, among the first owners, 21.6% of households earned monthly income under kyats 1000, were seen to be pensioners. 55.2% of those who earned income ranging from kyats (1000-5000) per month were seen to be working as government servants and company employees. The remaining were also company employees and self- employed. In the second owners and in tenants, 75.8% of and 60% of those earned incomes ranging from kyats 5000 to 15000 per month. (See Table 7)

In the monthly total family incomes, family income of the second owners and of the tenants were kyats 10000 and above accounting for 88% against about 52% of those in the first owners. Because the bread - winners among the first owners were of higher educational level but the majority were government servants and minority were company employees and their family members usually worked in government sector. Among the second owners and tenants, bread - winners and family members could have higher educational level but the majority of them engaged in self - employed activities such as family business, so they earned higher family income. (See Table 8)

Regarding with the utilization of houses, 100% of first owners used their houses with intention only to live in. For the second owners, 90.9% of sample households used their houses with intention only to live in. The remaining 9.1% used their houses as a workshop. For the tenants, those who intended to use for living were 88% and the remaining 12% used their houses as workshop. Thus it can be seen that second owners and tenants used their houses not only to live in but also to open workshops. (See table 9)

In studying the kind of houses, it was classified into three types such as brick, wooden, and huts respectively. Among the first owners, 65.6% of sample households lived in wooden houses. And those who lived in brick houses and in huts were 29.6% and 4.8% respectively. In the second owners, 66.7% of those lived in wooden houses. 21.2% and 12.1% lived in brick and in hut respectively. Thus it can be said that over 50% of them lived in wooden houses. (See table 10). The first owners had acquired loans for constructing of housing from the government banks so they could live in better houses.

The condition of water available was classified into four such as own artesian well, private water distribution, public water distribution and using from neighboring houses. 72.8% of first owners got water from their own artesian well. And those who got it from private water distribution and from neighbors were 24% and 3.2% respectively. Among the second owners, 69.7% of those got water from their own artesian wells and remaining got it from private water distribution. However 48% of tenants used it from the private water distribution. Thus it can be seen that over 50% of them used water from their own artesian well. The second owners and tenants were more reliant on private water distribution. (See table 11)

According to condition of toilet utilization, 68% of first owners used flush toilet and the remaining 32% used outhouses. Among the second owners, 66.7% used flush toilet and 33.3% of those used outhouses. For the tenants, 64% and 36% used flush toilet and outhouses respectively. Thus it can be seen that over 50% of households including house sitters used flush toilet. (See table 12)

Regarding with the condition of electricity available, 70.4% of first owners got electric lights. The remaining 29.6% did not receive it but inhabited. Among the second owners, 60.6% of those got electric lights. The households who did not receive electricity were 39.4%. For the tenants, 60% of those received electric lights. Thus it can be seen that over 50% of them had received electric lights. (See table 13)

In studying the commuting between residence and work site, 61.6% of first owners spent time between 2-3.5 hours for commuting between work site and their jobs. Most were seen to be government servants whose work site was outside of new town. The remaining were those spent time within one hour for commuting and the most were company employees and self-employed whose work site was within there but there were few government servants whose work site was near Dagon Myothit. Mostly government servants took commuting time over hours because of working outside of resettlement area. And the second owners and tenants and including house sitters spent time within one hour because of working within locality and other close by. (See table 14)

In Dagon Myothit, although the first owners, mostly government servants, were in the low-income level, however, utilization of electric lights, water and toilet were in

better conditions. On the one hand, they emphasized more on the clearance of dwelling as against the second owners and tenants.

And then the condition of houses (uninhabited) on the sample plots will be described by information received from survey. According to kind of houses (uninhabited), it can be seen that 60% of those were brick houses and the remaining 40% were wooden houses. (See table 15)

Secondly, the socio-economic condition for sample households of Ayemyathaya Myothit will be presented. Among the total plots of 405 constituted in sample chosen ward No. (4) and No. (9), plots of 100 was chosen by random sampling method. The present living condition of sample plots is described in Appendix I. (See table 16).

Table (16) shows that in Ayemyathaya Myothit, 54% of sample households were those who were allotted the plots by the government. The remaining 46% were those who purchased these plots from the first owners. There were no houses (uninhabited) and vacant plots and tenants living on the sample plots in Ayemyathaya Myothit.

The socio-economic condition of households who were allotted the plots by the government and of those who purchased these plots from the first owners will be presented.

In analyzing for Ayemyathaya Myothit, 55.6% of first owners were under 45 years of age. And those, aged groups (45-60) and over 60 were 27.8% and 16.6 % respectively. Among the second owners, 43.48% of those were in the under 45 age groups. 34.78% and 21.74% were those within 45-60 and over 60 age groups respectively. Thus it can be seen that household heads in the first owners, under 45 years of age groups were

the most but in the second owners, over 45 years of age were the most totally accounting for 56.52%. (See table 17)

Regarding with the level of education, 37.04% of first owners were middle school education level, but in the second owners, most was primary educational level accounting for 32.61%. 26.09% of second owners were high school education level compare to those with high school education level accounting for 20.37% of first owners. (See table 18)

In studying the household size, 42.59% of first owners were with three members and those with four members and with five members were 16.67% and 25.93% respectively. Among the second owners, 43.48% were those with three members. And those with two members and four members were 13.04% and 26.09% respectively. Thus it can be seen that households with three members were the most in both owners. (See table 19)

According to the occupation condition, 13% of first owners were government servants. 11.1% of those were self-employed. Again those who were cultivating with their own fields were 35.2%. The households who were rented out are 1.9%. Those who were working in one's rented land for cultivation were 5.5%. 33.3% of those were casual workers. Thus it can be seen that household heads among the first owners used their land for cultivation for their livelihood. The government provided one-acre land for cultivation to each household to get employment opportunity. Thus those who were in farming activities were the most among the first owners. The second most were seen as casual workers who employed in private home industries. For the second owners, 4.3% of those were seen as government servants. And 28.3% of those were self-employed and 21.7% were casual workers. Again 13.1% of them were working in

their own land for cultivation. The remaining 23.9% was those who working in one's rented land. Thus it can be seen that most were self-employed who were working in own sawmill, store shops. And the second most were those working in rented fields because they would get opportunity to rent land for cultivation they desired by paying amount 3000 kyats or 20 baskets per acre. Again the third most were casual workers including trishaw drivers, workers in private home industry and street vendors. (See table 20)

In studying the monthly income of household heads, 3.7% of first owners earning monthly income under Kyats 1000, was seen to be government servants. And 68.52%, monthly income group Kyats (1000-5000) were those who worked in farming. The remaining 27.78%, monthly income group kyats (5001-10000) and above, employed in farming as well as in working private home industries as part time and some were self-employed activities such as saw mill and buying and selling rice. Among the second owners, 8.70% of sample households who earned monthly income under Kyats 1000 were seen to be pensioners. And 54.3% of those, income group earning Kyats (1000-5000) per month were seen to be working as self-employed including merchants and own saw mills. The remaining were those working in farming activities and complement with private home industries. (See table 21)

Regarding with the monthly total family income, 3.70% of first owners earned family income under Kyats 1000 per month. The remaining were family income group Kyats (1000-5000) and above. Because household heads as well as family members employed in family business, farming and in self-employed. In the second owners, 50% of sample households were in family income group earning Kyats (1000-5000) per months. And those in family income group were earning Kyats (5001-10000) and

(10001-15000) per month because family members were working family enterprises including buying and selling rice, own saw mills and working in rented land for cultivation. (See table 22)

According to condition of use of houses, 100% of both first owners and second owners intended to live in their houses. (See table 23)

Regarding with the kind of houses, the kind of houses was classified into three, such as brick, wooden, and hut. 70.37% of first owners lived in wooden houses. And those who lived in brick houses and in huts were 7.41% and 22.22% respectively. In the second owners, 8.7% of sample households lived in brick houses. And those who lived in wooden houses and in huts were 76.1% and 15.2% respectively. Thus it can be seen that over 50% of households lived in wooden houses. (See table 24)

According to the condition of use of water, 42.6% of first owners got water from their own artesian wells. And those got water from private water distribution and from public water distribution were 18.5% and 37% respectively. The remaining 1.90% got water from neighboring houses. Thus it can be seen that the first owners relied on public water distribution as well as their own artesian well. Among the second owners, 41.3% of sample households got water from their own artesian wells. And those got it from private water distribution and from public one were 23.9% and 21.7% respectively. The remaining 13.1% got it from neighbors'. (See table 25)

Regarding with the condition of toilet utilization, 57.4 % of first owners used the flush toilet and the remaining 42.6% used outhouses. Among the second owners, 58.7% of sample households used flush toilet and the remaining 41.3% used outhouses. Thus it can be seen that over 50% of those used flush toilet. (See table 26)

Regarding with condition of electricity attainment, 53.7% of first owners were inhabited and received electricity. The remaining did not receive it. For the second owners, 58.7% received electricity. (See table 27)

Regarding with the commuting time between work site and their homes, they took time only 15 minutes because their work sites were within locality.

The socio economics condition of sample households in Dagon Myothit and of those in Ayemyathaya Myothit has been relatively studied as follows.

In comparing the age of household heads in Dagon Myothit (East) and of those in Ayemyathaya Myothit, about 29% of sample households in Dagon Myothit were in the under 45 years of age as against 50% of those in Ayemyathaya Myothit. Again those, within (45-60) age group were 53.8% in Dagon Myothit compared with 31% in Ayemyathaya Myothit. And then 17.2% of those, in Dagon Myothit were in the above 60 years of age group as against 19% of those in Ayemyathaya Myothit. Thus it can be seen that households who resettled Ayemyathaya Myothit were younger aged households but middle aged households in Dagon Myothit. (See table 28)

Regarding with the comparison of educational level of household heads, 53.23% of heads in Dagon were high school education level and 24.73% were heads who were graduates. In Ayemyathaya Myothit, middle school educational level was the most accounting for 30% of sample households. Thus in educational level, Dagon Myothit were more educated than Ayemyathaya Myothit was. (See table 29)

According to comparison of household members in two cities, in Dagon Myothit, households with three members were 21.51% and the most. And average household

size was 4.44%. In the Ayemyathaya Myothit, households with three members, 43%, were the most and average household size was 3.64%. Thus it can be said that households in Ayemyathaya Myothit were smaller household size than those in Dagon Myothit. (See table 30)

In Dagon Myothit, government servants, 42.47% of sample households, were the most. Self-employed, 39.25% were the second most. The third most, company employees constituted 13.98%. And the remaining 4.3% were casual workers. There were no households working in farm because of urban households. In Ayemyathaya Myothit, casual workers, 28% of sample households, were the most. The second most, the households who worked in their own land for cultivation constituted 25%. And 19% of those, self-employed were the third most. The total households depending on farming activity constituted 43%. Thus it can be seen that about 50% of households relied on agriculture. (See table 31)

About 62% of sample households in Dagon Myothit were in the under 5000 Kyats monthly income group as against 68% of those in Ayemyathaya Myothit. Thus it can be seen that monthly income of household heads are not significantly different in the two regions. (See table 32)

In the Dagon Myothit, 75.3% of sample households earned family income, under Kyats 10000 per month. And average income per households was Kyats 9550 per months. In the Ayemyathaya Myothit, 91% of sample households got family income, under Kyats 10000 per month. And average income was Kyats 5874 per household. Thus it can be seen that family income were significantly higher in Dagon Myothit than in Ayemyathaya Myothit. (See table 33)

Almost all of the sample households in Ayemyathaya Myothit used their houses only to live in. In Dagon Myothit 96.8% of those used their houses only to live in but the remainders used their houses complement with as workshop. (See table 34)

Households living in wooden houses were 65.1% in Dagon Myothit and 73% in Ayemyathaya Myothit. But brick houses constituted 27.4% in Dagon Myothit compared with 8% in Ayemyathaya Myothit. Again 7.5% of those were huts in Dagon Myothit as against 19% in Ayemyathaya Myothit. Thus there were wooden houses mostly in both regions. Generally it can be estimated that the condition of residence of households in Dagon Myothit was better than those in Ayemyathaya Myothit. (See table 35)

According to the utilization of water condition, it can not be said that there was difficulty for water in the two regions that had been studied. Because households got water from their own artesian wells, private water distribution and public water distribution. In Dagon Myothit, almost all of the sample households did not use water from public water distribution. All relied on source of private water supply. In Ayemyathaya Myothit, 30% of those relied on public water supply but 70% more relied on source of private water distribution. (See table 36)

The utilization of toilet was good condition in both regions from the standpoint of health. In Dagon Myothit, 61.8% were flush toilets that were kept indoors. In Ayemyathaya Myothit, 58% of those were flush toilet that were kept outdoors and the remaining 42% were outhouses. Thus it can be seen that toilets in Dagon Myothit were in better condition than those in Ayemyathaya Myothit. (See table 37)

In Ayemyathaya Myothit, 56% of sample households got electric light. And the remaining 44% of those did not receive it. In Dagon, 66.1% of those (inhabited) got electric light and 33.9% did not receive it. Those who did not receive electricity are still applying. (See table 38)

Among settlers in the two regions, those in Ayemyathaya Myothit were households who were led with young aged bread -winners but those who were led with middle and elder aged bread- winners in Dagon Myothit. It may be assumed that Ayemyathaya Myothit is farther from Yangon city rather than Dagon Myothit. Thus it may be assumed that only the group of young aged bread- winners want to resettle as taking risks. On the one hand, the majority of those in Dagon Myothit were government servants, holding formal job, but the majority in Ayemyathaya Myothit were young aged household heads with no formal jobs. Thus it can be said that there was difference in age groups between household heads in the two regions.

In studying the household size, most of the households who were resettled in Ayemyathaya Myothit were Nucleus families, small family size. But those who were resettled in Dagon Myothit were extended families. Because it could not deteriorate the original family types in resettling to Dagon Myothit but in Ayemyathaya Myothit Nucleus families, younger aged group might be willing to resettle as taking risks to get new opportunities in new regions.

In Ayemyathaya Myothit, 43% of settlers depended on farming activities and 19% on self-employed against 28%, casual workers in the region. Only the remaining 10% were the government servants and company employees. Thus it can be seen that households employed in private business were 90% and only the remaining 10% were civil servants. But in Dagon Myothit, civil servants and company employees were

about 60% and the remainder about 40% were both casual workers and self-employed persons. Because it may be different in nature of job in each regions. The principle opportunity of employment in Ayemyathaya Myothit may be possible to do only farming and processing industry for regional products.

Households in Dagon Myothit continued to persist in their former job pattern and all adults could get opportunities to be employed. This can be seen by comparing monthly income of household heads and income of family members. In Dagon Myothit, average income of household heads was kyats 4465. In Ayemyathaya Myothit, average income of household heads was kyats 4390. Although the average income of household heads was not significantly different, average income of heads in Dagon Myothit was higher than income of those in Ayemyathaya Myothit.

In studying the family income, Average family income in Ayemyathaya Myothit were kyats 5874 but kyats 9350 in Dagon Myothit. Thus family income in Dagon Myothit was nearly twice as much as in Ayemyathaya Myothit. This is for two reasons. One reason is that all adults could get more employment opportunities as against those in Ayemyathaya Myothit due to differences in household size and differences in employment opportunities. In Ayemyathaya Myothit, average income of household heads and of family income were not significantly different. Thus it can be concluded that income of household heads was predominant factor for Ayemyathaya Myothit according to nature of households and nature of jobs.

This fact become sound because average per capita income of family members in Dagon Myothit was Kyats 2088.30 per month but kyats 1608.60 per month in Ayemyathaya Myothit. This fact can be significantly seen due to differences in employment opportunities that could earn higher income in each region. On the other

hand, numbers of dependent people were more in Ayemyathaya Myothit than of in Dagon Myothit.

In comparing the condition of utilization of houses, about 4% of households in Dagon Myothit had used their houses as business places such as workshop, but almost all of the households in Ayemyathaya Myothit had used their houses only for their living but not for business. Because it may be possible for excluding households living in frontage of bazaar or other places Strategically. But in general, it can be concluded that houses were mainly used only for living in both regions.

In comparing the differences in kind of houses, over 27% of households in Dagon Myothit lived in brick houses as against 8% in Ayemyathaya Myothit. Households living in wooden houses were about 70% in Dagon Myothit and 73% in Ayemyathaya Myothit. It can be seen that wooden houses were usually built in both regions.

One of the Myanmar cultural systems is that "the more the income gets, the better houses be built." Because Among the households, there was 19% huts in Ayemyathaya Myothit and about 8% huts in Dagon Myothit. Consequently households in Dagon Myothit had a higher standard of living compared with Ayemyathaya Myothit. Otherwise, it may be most of the households that had been studied in Dagon Myothit were government servants so they obtained loans for construction of housing from the government bank. Consequently, their housing condition was better than that of squatter households.

In comparing the electricity attainment condition, about 70% of total households in Dagon Myothit had got electric light as against only 56% in Ayemyathaya Myothit. It

can be said that households in Dagon Myothit were performed well for attainment of electric light compared with those in Ayemyathaya Myothit.

Regarding with the water supply, both regions faced no difficulties for water because households in Ayemyathaya Myothit could get water from their own artesian wells but those in Dagon Myothit could get it through well equipped with engine and machine pumping up water to fill overhead tanks. Households using the water supply by government were 30% in Ayemyathaya Myothit but no households in this study used public water in Dagon Myothit.

The utilization of toilet condition was good in both regions from the standpoints of health. But more emphatic on health care and personal cleanness raised the level of toilet use due to difference in educational level and in standard of living of households in Dagon Myothit compared with in Ayemyathaya Myothit.

The government supports are pivotal role to achieve in the resettlement program. In implementing the resettlement program, it is required to provide the necessary technology for farming activities and sufficient loans for constructing of housing for settlers so that level of housings can be higher in this area. In resettling into new regions, households that had been studied in Ayemyathaya Myothit had faced difficulty to seek white color jobs suitable for their habits as well as to get necessary technology and to manage for farming activities because of working in casual jobs or being unemployment while living in urban places. On the one hand, settlers in Ayemyathaya Myothit employed casual jobs in urban areas that were not sound for their higher income but they could easily earn higher income, which used up only little labor for them.

The nature of casual job means that it can earn higher income than regular income at the time of having job so it causes the income incentives for casual workers. But implementers for Project of Ayemyathaya Myothit expected that settlers in Ayemyathaya Myothit would specialize in their own land for cultivation provided by authorities for lucrative purposes as well as joining together with home industries such as saw mill at leisure time. Nevertheless some households in Ayemyathaya Myothit had returned to their former home sites.

Because Agricultural land for cultivation provided by government could not give incentive for their income and was not suitable for their habits and custom for settlers in Ayemyathaya Myothit. On the other hand, the main deterrent to expansion of these activities as modernized one was the lack of capital as well as skill. Thus they required much capital to expand their farming activities. If they could not contribute with their own capital in farming activities, they would face difficulties to achieve these activities.

Thus it is important to provide sufficiently necessary capitals by government or private organization for not only to run jobs regularly but also to create employment opportunities for settlers in Ayemyathaya Myothit. This means that it is necessary to provide the long-term loans to use machinery, other modern inputs, seeds, cows, and equipment for farm households.

In addition it was difficult to specialize in the traditional agriculture because they were influenced by urban life although settlers in Ayemyathaya Myothit included those from native agricultural rural areas. But they can be induced to specialize in the

farming sector by modern cultivation method using advanced technologies and techniques and modern equipment rather than the traditional method of cultivation.

Although it can not be said that generally the performance of organization of the Ayemyathaya Myothit gave full incentive to the settlers, farm households in the surrounding area of Ayemyathaya Myothit were attracted. Because 46% of households that had been studied in Ayemyathaya Myothit were farm households who migrated from the surrounding areas. Because they shifted to town due to attraction of job opportunities and urban places.

Thus, in the analysis of resettlement program, it is essential to draw up advance plans this mean that it is required to provide necessary subsidies concerning with the housing development and necessary support for their expected jobs so that settlers will be able to get satisfaction for resettlement life.

Chapter (4)

SUMMARY AND CONCLUSION

Urban development in Yangon City similarly the development of other cities in the world caused significantly lower standard of living of urban dwellers as a result of population density. Thus the government had implemented the large-scale resettlement program as an alternative way of reducing overcrowding and other concomitant socio-economic ills which accompanied with urban unemployment and also implied to be able to live the better accommodation for households. According to this program, government established the new towns namely Dagon Myothit and Ayemyathaya Myothit, etc.

In carrying out the resettlement program in Dagon Myothit, the government's aim was only to live in their own houses and to improve their housing condition and their surroundings but not to give priority to create employment opportunities for the households. Because Dagon Myothit was particularly implied to the government servants who had formal job. That is why the government didn't need to give priority for creating job but supported the basic infrastructure as possible as they could. Although Dagon Myothit is 11 miles far from Yangon, it was comfortable for the government servants because authorities concerning each of the ministries arranged to get the office for them by ferry as regular services. Thus most of households in Dagon Myothit had no huge problem concerning about job condition and about commuting.

In implementing the Ayemyathaya Myothit, Government aimed at not only to improve accommodation for settlers but also to get employment opportunities for them. The implementers for project of Ayemyathaya Myothit expected that settlers in Ayemyathaya Myothit would specialize in their own land for cultivation provided by authorities for lucrative purposes. In this study, however, about one half of households in Ayemyathaya Myothit could not continuously resettle in Ayemyathaya Myothit. Because there are several reasons to abandon the Ayemyathaya Myothit. Basic reason is increase in opportunity of casual jobs, not permanent but which easily could get higher incomes and less laborious than farming for them at their former urban area. The second is agricultural land for cultivation provided by government could not give attraction for their income and was not suitable for their habits and their interests. The third is the difficulty to feel the urban life and to distribute cash crops they had grown such as green vegetables, flowers to Yangon (Capital City) because it is far from city where they can get high price.

Settlers in Ayemyathaya Myothit also expected that they would get the sufficient loans for their cultivation and they would get a chance to use farm machinery because they couldn't do well with traditional method and otherwise without more laborious. Some expected that out of these loans they can get were put aside for investing other own business. And some expectation is that ***“ it is the new town where it would have to build some factories or home industries and they would get the job opportunity in these factories as permanent labors / daily labors thereby they could get income and survive for their life.”***

By looking at the authorities' aspect, they created the job opportunities for settlers in the Ayemyathaya Myothit by allotting one acre of paddy land for their livelihoods. However by looking at the settlers' aspect, cultivation created by government had no attention for their income and was not suitable for their habits and interests. Because

they had difficulty to specialize in agriculture with traditional method due mainly to influence by urban life although settlers in Ayemyathaya Myothit might include those from native agricultural rural area.

As researcher's aspect, if the government want settlers to specialize in cultivation, of course, government can induce them to specialize in the farming sector by offering modern cultivation method using advanced technology and techniques and modern equipment as they expected rather than the traditional method of cultivation. On the other hand, it is important to provide necessary capitals by government or private organization to run their job process regularly not only to create employment opportunities. This means that it is necessary to provide the long-term loans to use machinery, other modern inputs, seeds, cows, and equipment for farm households.

Another way is to build the factories as possible as the government can. At present, there is only one factory, Taiwan – Myanmar Joint Venture paper factory, that could give job opportunity for them but not enough to get job for the whole settlers. In conducting the survey, according to someone's expression, ***“we needed the job especially for our family members but we could not get enough chance to obtain job our interested and we were craving for interested jobs not requiring to make full use of efforts as much as cultivation. Now the Taiwan – Myanmar Joint Venture paper factory start to run so the authority will be able to fulfill our desire and sooner and later we can get job opportunity.”*** That is why the authorities need to build factories in this area with foreign investors or joint ventures thereby settlers can get job opportunity that they interested in.

Thus generally it can not be said that Ayemyathaya Myothit gave full incentive to the settlers, but farm households living in this surrounding area were attracted due to attraction of urban places. Instead of urban households, farm households from surrounding area purchased their houses and job opportunity (cultivation) provided by authorities by offering current market price. It can be concluded that government had performed well for development of Ayemyathaya Myothit than that of the surrounding area.

Thus in implementing the Ayemyathaya Myothit, it is required to provide the basic needs such as loans for cultivation and not only to provide employment opportunities consistent with their interests and habits but also not to be far away from developed urban area. Regarding with the infrastructure in both cities, although government

supported the basic infrastructure but generally settlers relied on self-help basic because basic needs provided by government were necessary to fulfill.

According to the theory, it can also be concluded that creating employment opportunity is the basic factor for settlers in new region particularly far from urban area. However, it should be recognized that employment opportunity created for settlers need to be familiar with their habits and interests.

Finally, job opportunity is attractive for households to get more income in resettlement life. Of course, the government can create more job opportunity that settlers interested, the settlers would be able to get their satisfactions and willing to settle in new regions and resettlement program implemented by government will be achieved more.

This study is not complete, due to limitation of time and costs but it would be able to provide assistance more less in implementing the urban resettlement program.

APPENDICES

APPENDIX. I

TABLES

Table (3)
The age of household heads in Dagon Myothit

No.	Age	first owners		second owners		Tenants		house sitters	
		number	(%)	number	(%)	number	(%)	number	(%)
1	Under 45	26	20.8	13	39.4	14	56	1	33.3
2	45-60	78	62.4	10	30.3	10	40	2	66.7
3	Above 60	21	16.8	10	30.3	1	4	-	-
	Total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (4)
The condition of education of household heads in Dagon Myothit

No.	Particular	first owners		second owners		Tenants		house sitters	
		number	(%)	number	(%)	Number	(%)	number	(%)
1	Monastic	-	-	-	-	-	-	-	-
2	Primary	-	-	-	-	-	-	-	-
3	Middle	4	3.2	4	12.1	7	28	-	-
4	High	63	50.4	22	66.7	11	44	3	100
5	Higher	13	10.4	-	-	-	-	-	-
6	Degree(B.A)	38	30.4	5	15.2	3	12	-	-
7	Degree(B.Sc.)	7	5.6	2	6.0	4	16	-	-
	Total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (5)
The condition of household members of Dagon Myothit

No.	Members	first owners		second owners		Tenants		house sitters	
		number	(%)	number	(%)	Number	(%)	number	(%)
1	1	4	3.2	-	-	2	8	2	66.7
2	2	12	9.6	8	24.2	4	16	1	33.3
3	3	29	23.2	5	15.2	6	24	-	-
4	4	23	18.4	3	9.1	3	12	-	-
5	5	24	19.2	8	24.2	3	12	-	-
6	6	12	9.6	2	6.1	3	12	-	-
7	7and above	21	16.8	7	21.2	4	16	-	-
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (6)
The occupation of household heads in Dagon Myothit

No.	occupation	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	Government servants	72	57.6	4	12.1	3	12	-	-
2	Company employees	15	12	5	15.2	5	20	1	33.3
3	self employed	38	30.4	24	72.7	10	40	1	33.3
4	casual	-	-	-	-	7	28	1	33.3
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (7)
The condition of monthly income of household heads in Dagon Myothit

No.	income group (Kyats)	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	below 1000	27	21.6	3	9.1	1	4	-	-
2	1000-5000	69	55.2	4	12.1	9	36	2	66.7
3	5001-10000	24	19.2	20	60.6	12	48	1	33.3
4	10001-15000	5	4	5	15.2	3	12	-	-
5	above 15000	-	0	1	3.0	-	0	-	-
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (8)
The condition of monthly total family income in Dagon Myothit

No.	income group (kyats)	first owner		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	below 1000	6	4.8	-	-	-	-	-	-
2	1000-5000	54	43.2	4	12.1	3	12	2	66.7
3	5001-10000	36	28.8	17	51.5	17	68	1	33.3
4	10001-15000	18	14.4	8	24.3	3	12	-	-
5	above 15000	11	8.8	4	12.1	2	8	-	-
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (9)
The condition of use of houses in Dagon Myothit

No.	particular	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	to live in	125	100	30	90.9	22	88	3	100.0
2	work shop	-	-	3	9.1	3	12	-	-
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (10)
The condition of kind of houses in Dagon Myothit

No.	particular	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	brick	37	29.6	7	21.2	6	24	1	33.3
2	wooden	82	65.6	22	66.7	16	64	1	33.3
3	hut	6	4.8	4	12.1	3	12	1	33.3
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (11)
The condition of water utilization in Dagon Myothit

No.	particular	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	own artesian	91	72.8	23	69.7	10	40	2	66.7
2	private water	30	24	10	30.3	12	48	1	33.3
3	public water	-	-	-	-	-	-	-	-
4	neighbor	4	3.2	-	-	3	12	-	-
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (12)
The condition of toilet utilization in Dagon Myothit

No.	particular	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	flush toilet	85	68	22	66.7	16	64	2	66.7
2	outhouse	40	32	11	33.3	9	36	1	33.3
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (13)
The condition of electricity attainment in Dagon Myothit

No	particular	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	inhabited- receive electricity	88	70.4	20	60.6	15	60		
2	inhabited- not receive electricity	37	29.6	13	39.4	10	40	3	100
	total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (14)
The commuting time for household heads in Dagon Myothit

No.	time	first owners		second owners		Tenants		house sitters	
		number	%	number	%	number	%	number	%
1	0.5	29	23.2	14	42.43	10	40	1	33.33
2	1	19	15.2	12	36.36	9	36	2	66.67
3	2	20	16	4	12.12	6	24	-	-
4	2.5	18	14.4	1	3.03	-	-	-	-
5	3	29	23.2	2	6.06	-	-	-	-
6	3.5	10	8	-	-	-	-	-	-
	Total	125	100	33	100	25	100	3	100

Source: Survey Data

Table (15)
The condition of kind of houses (uninhabited) in Dagon Myothit

No.	Particular	Number	Percentage
1	Brick	9	60
2	Wooden	6	40
3	Hut	-	-
	Total	15	100

Source: Survey Data

Table (16)
Present living condition in Ayemyathaya Myothit

No.	Particular	Number	Percentage
1	first owners	54	54
2	second owners	46	46
	Total	100	100

Source: Survey Data

Table (17)
The age of household heads in Ayemyathaya Myothit

No.	age	first owners		second owners	
		number	%	number	%
1	under 45	30	55.6	20	43.48
2	45-60	15	27.8	16	34.78
3	over 60	9	16.6	10	21.74
	Total	54	100	46	100

Source: Survey Data

Table (18)
The condition of education of household heads in Ayemyathaya Myothit

No.	particular	first owners		second owners	
		number	%	number	%
1	monastic	5	9.26	8	17.39
2	primary	14	25.93	15	32.61
3	middle	20	37.04	10	21.74
4	high	11	20.37	12	26.09
5	higher	1	1.85	-	-
6	Degree(B.A)	3	5.55	1	2.17
7	Degree (B.Sc.)	-	-	-	-
	total	54	100	46	100

Source: Survey Data

Table (19)
The condition of household members in Ayemyathaya Myothit

No.	household members	first owners		second owners	
		number	%	number	%
1	1	1	1.85	-	-
2	2	5	9.26	6	13.04
3	3	23	42.59	20	43.48
4	4	9	16.67	12	26.09
5	5	14	25.93	4	8.69
6	6	2	3.70	2	4.35
7	7and above	-	-	2	4.35
	Total	54	100	46	100

Source: Survey Data

Table (20)
The condition of occupation of household heads in Ayemyathaya Myothit

No.	particular	first owners		second owners	
		number	%	number	%
1	government servants	7	13.0	2	4.3
2	company employees	-	-	1	2.2
3	self employed	6	11.1	13	28.3
4	own field	19	35.2	6	13.1
5	person who are rent out	1	1.9	3	6.5
6	person working in one's rented land	3	5.5	11	23.9
7	casual labor	18	33.3	10	21.7
	Total	54	100	46	100

Source: Survey Data

Table (21)
The condition of income of household heads in Ayemyathaya Myothit

No.	income group(kyats)	first owners		second owners	
		number	%	number	%
1	below 1000	2	3.70	4	8.7
2	1000-5000	37	68.52	25	54.3
3	5001-10000	14	25.93	16	34.8
4	10001-15000	-	-	-	-
5	above 15000	1	1.85	1	2.2
	Total	54	100	46	100

Source: Survey Data

Table (22)
The condition of monthly total family income in Ayemyathaya Myothit

No.	income group(kyats)	first owners		second owners	
		number	%	number	%
1	below 1000	2	3.7	3	6.5
2	1000-5000	29	53.7	23	50.0
3	5001-10000	18	33.3	16	34.8
4	10001-15000	3	5.6	2	4.4
5	Above 15000	2	3.7	2	4.3
	Total	54	100	46	100

Source: Survey Data

Table (23)
The condition of use of houses in Ayemyathaya Myothit

No.	particular	first owners		second owners	
		number	%	number	%
1	to live in	54	100	46	100
2	work shop	-	-	-	-
	Total	54	100	46	100

Source: Survey Data

Table (24)
The condition of kind of houses in Ayemyathaya Myothit

No.	particular	first owners		second owners	
		number	%	number	%
1	brick	4	7.41	4	8.7
2	wooden	38	70.37	35	76.1
3	hut	12	22.22	7	15.2
	Total	54	100	46	100

Source: Survey Data

Table (25)
The condition of water utilization in Ayemyathaya Myothit

No.	particular	first owners		second owners	
		number	%	number	%
1	own artesian well	23	42.6	19	41.3
2	private water distribution	10	18.5	11	23.9
3	public water distribution	20	37.0	10	21.7
4	neighboring houses	1	1.9	6	13.1
	total	54	100	46	100

Source: Survey Data

Table (26)
The condition of toilet utilization in Ayemyathaya Myothit

No.	particular	first owners		second owners	
		number	%	number	%
1	flush toilet	31	57.4	27	58.7
2	outhouses	23	42.6	19	41.3
	Total	54	100	46	100

Source: Survey Data

Table (27)
The condition of electricity attainment in Ayemyathaya Myothit

No.	particular	first owners		second owners	
		number	%	number	%
1	inhabited -receive electricity	29	53.7	27	58.7
2	inhabited -do not receive electricity	25	46.3	19	41.3
	total	54	100	46	100

Source: Survey Data

Table (28)
The comparison of age of household heads in Dagon Myothit and Ayemyathaya

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	under 45	54	50	29.0	50
2	45-60	100	31	53.8	31
3	above 60	32	19	17.2	19
	Total	186	100	100	100

Source: Survey Data

Table (29)
The comparison of education of household heads in Dagon Myothit and Ayemyathaya

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	monastic	-	13	-	13
2	primary	-	29	-	29
3	middle	15	30	8.06	30
4	high	99	23	53.23	23
5	higher	13	1	6.99	1
6	degree(B.A)	46	4	24.73	4
7	degree (B.Sc.)	13	-	6.99	-
	Total	186	100	100	100

Source: Survey Data

Table (30)
The comparison of household members in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	1	8	1	4.30	1
2	2	25	11	13.44	11
3	3	40	43	21.51	43
4	4	29	21	15.59	22
5	5	35	18	18.82	18
6	6	17	4	9.14	4
7	7and above	32	2	17.20	1
	Total	186	100	100	100

Source: Survey Data

Table (31)
The comparison of occupation of household heads in Dagon Myothit and Ayemyathaya Myothit

No.	occupation	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	government servants	79	9	42.47	9
2	company employees	26	1	13.98	1
3	self-employed	73	19	39.25	19
4	own field	-	25	-	25
5	people who are rent out	-	4	-	4
6	people working in one's rented land	-	14	-	14
7	casual labors	8	28	4.30	28
	total	186	100	100	100

Source: Survey Data

Table (32)
The comparison of income of household heads in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	below 1000	31	6	16.7	6
2	1000-5000	84	62	45.2	62
3	5001-10000	57	30	30.6	30
4	10001-15000	13	-	7.0	-
5	above 15000	1	2	0.5	2
	Total	186	100	100	100

Source: Survey Data

Table (33)
The comparison of monthly total family income in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	below 1000	6	5	3.2	5
2	1000-5000	63	52	33.9	52
3	5001-10000	71	34	38.2	34
4	10001-15000	29	5	15.6	5
5	above 15000	17	4	9.1	4
	Total	186	100	100	100

Source: Survey Data

Table (34)
The comparison of use of houses in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	to live in	180	100	96.8	100
2	work shop	6	-	3.2	-
	Total	186	100	100	100

Source: Survey Data

Table (35)
The comparison of kind of houses in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	brick	51	8	27.4	8
2	wooden	121	73	65.1	73
3	hut	14	19	7.5	19
	Total	186	100	100	100

Source: Survey Data

Table (36)
The comparison of water utilization in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	own artesian well	126	42	67.7	42
2	private water distribution	53	21	28.5	21
3	neighboring houses	7	7	3.8	7
4	public water distribution	-	30	-	30
	total	186	100	100	100

Source: Survey Data

Table (37)
The comparison of toilet utilization in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	flush toilet	115	58	61.8	58
2	outhouses	71	42	38.2	42
	Total	186	100	100	100

Source: Survey Data

Table (38)
The comparison of electricity attainment in Dagon Myothit and Ayemyathaya Myothit

No.	particular	number		percentage	
		Dagon	Ayemyathaya	Dagon	Ayemyathaya
1	inhabited-receive electricity	123	56	66.1	56
2	inhabited-do not receive electricity	63	44	33.9	44
	Total	186	100	100	100

Source: Survey Data

APPENDIX (II)
QUESTIONNAIRES

N o	N a m e	Relatio- nship to head	A g e	S e x	Nation- ality	Reli- gion	Marital Status	Occup- ation	Salar- ies/ wages	educ- ation	Income per month

Condition of Resettlement to New Town

. Reason for relocation

- | | |
|-------------------------|-----------------------------|
| (i) Government servants | (v) expected income |
| (ii) Squatter | (vi) relative |
| (iii) Fire victims | (vii) to get new employment |
| (iv) Cheap home price | (vi) others |

Status of resident living on the sample plot

- | | |
|-------------------|-------------------|
| (i) First owner | (iii) rented |
| (ii) Second owner | (iv) house sitter |

Commuting time to go from residence to job

Monthly Income

1. Monthly income of household head
2. Monthly income of all members of household

. Area of land for cultivation

- type of ownership (owner / tenant)

- Amount paid in

Road Condition

1. Electricity light for road

(I) receive

(ii) Not receive

2. Condition of road

(i) tar road

(ii) red ochre

(iii) Concrete

Support for Resettlement

(i) loans for constructing housing

(ii) Consumption

(iii) Business

(iv) Moving cost

Open expression for One's Stand

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