



# **Baan Chang - Plutaluang**

## **Low-income Resettlement Project**

Baan Chang, Rayong-Plutalhuang, Chonburi  
Low-income Housing  
Affected Area by Future Railway Project Development Case Study

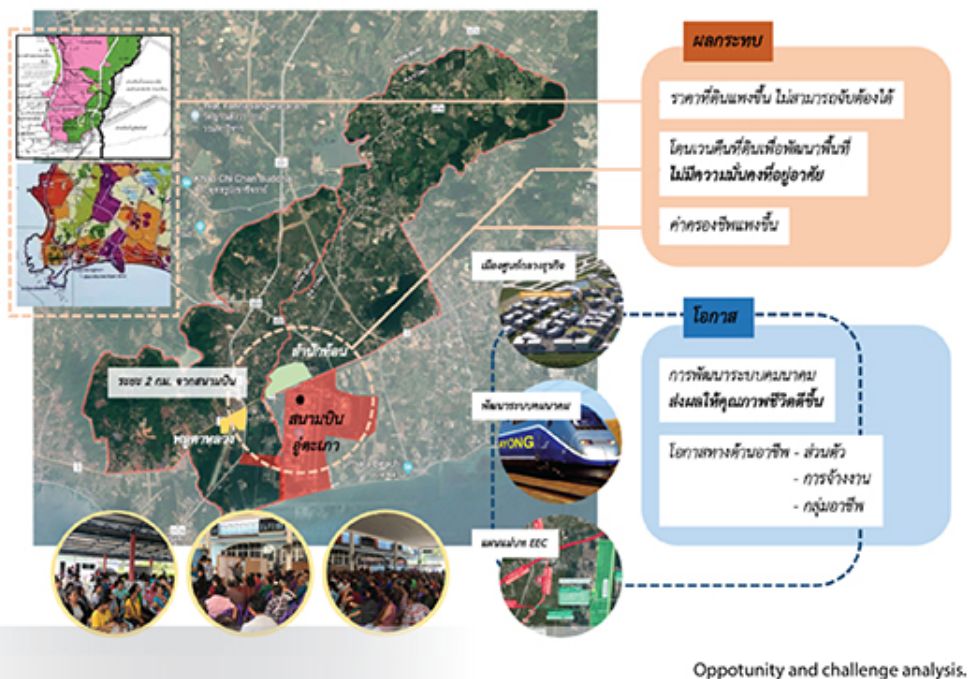
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## Project introduction and challenges

For the past years, Thailand has rapid development plan for every dimension of the country in order to move the city forward. Railway development project has become one of the major developments for Thailand's development goals as it can improve both socio-economic and environmental aspects of the country. However, the development itself has become a double-edged sword for the country to grow as the project's analysis, design and construction process is creating a major settlement problem for low-income communities in every region of Thailand. Baan Chang, Rayong-Plutahuang, Chonburi Low-income Housing Resettlement Project is one of the areas that got affected by the rapid development of national

railway development which planned to improve and enhance the East Economic Corridor of Thailand (EEC). Eastern Economic Corridor is the railway project that aims to improve the industrial and economic sectors towards the east of Thailand. Furthermore, the development phase of Smart Airport based on creating a new smart city is planned to develop from Rayong towards Chonburi province, causing the settlements loss of 563 households from the land expropriation process of the land tenant, Royal Thai Navy.



## Project introduction and challenges

*Baan Chang-Plutaluang resettlement project* is started around 2015 as the land insecurity of the community caused by the development plan of Eastern Economic Corridor project became solid. Thus, the resettlement of 563 households has become a city's major equation to solve, Community Organisation Development Institute (CODI) has driven this equation towards holistic solution by constructing the city committee including the community themselves, local authorities, land tenant and related stakeholders to find a mutual solution for this resettlement equation.

*In addition, the resettlement project is based on using participatory approach from the start by every process are driven by the affected community from collecting community's socio-economic database, community mapping towards designing different scenarios of the solution for their own settlement problems.*



Moreover, the participation is use as main tool to accomplish the resettlement scenarios together with how the community works socially and physically. According to the scenarios including

- (1) re-blocking the settlement area on the existing land or
- (2) resettle the community on the new land within the radius of 3-5 kilometers as majority of the people who lived in the community are the workers who work for the city and the development project itself. So, this can eliminate the future problem of job opportunity loss and after the resettlement.

However, after the negotiations and consultation with the land tenant, the community will follow the second scenario as the tenant is finding a possible new land within the radius. Which leads the project towards designing phase, including houses and community plan. The interesting challenge of this project is the community contains high diversity of occupations where it covers from farming, cattle ranching and workers in governmental sectors. As the usage of spaces and financial status are different in the community according to their occupation, CODI has use this as main tool to generate a participatory housing plan where people are allows to design their own living spaces to reflect the different needs of the community.



Site analysis for a community relocation

The masterplan design includes both living units designed in 50 small clusters and public spaces from household towards community scale reflecting the diversity in using spaces of the community. Moreover, the clustering design is designed to illustrates the social structure and connection of the community such as family and relatives as well as the occupation, each cluster are allowed to make their own mutual rules in order to lived together in the future.



A community cluster design with a shared space for small group living.

## Project Constraints and Solution

Nevertheless, even the community housing design and community masterplan is finished, yet the major problem is new given land has registration under Royal Forest Department. Means the construction of residential units are not allow until the status of the land has changes, causing the postponement of the resettlement project as the process takes a year to solve. Moreover, the topography of the given land is difficult to construct living clusters for 563 households according to the masterplan means that the construction costs are higher than expected.

***The cooperation of the city committee has become a major solution as the local authority has taken the responsibility towards solving both problems*** by working together with Royal Forest Department and given governmental funding in order to conduct and generate a disable outcome.



Model making as part of community design process.



A collective house selection process

## Conclusions

In conclusion, even though the project has not yet begun the construction phase, however, the constraints are eliminated by the cooperation of the city committee towards the future construction.

*This means that the participatory process allows the holistic development plan to happen as this approach is able to convey socio-economic aspects as well as environmental problem and future development together to design a physical solution with mutual agreement of every stakeholder in the city.*

This allows the city to have an alternative solution towards finding ways to solve low-income housing problem with the community in the future.