



Socio-economical impacts of urbanization

Perspectives from Htantabin township

Context

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- **Yangon development**
- **Speculative land market with high market prices**
- **Selling land is seen as opportunity**
- **Better road networks = better access to industrial zones and Yangon**
- **Urbanization process**

Changes in livelihoods

Lesser importance of agriculture and income diversification

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- Employment in factories (mostly women)
- New income generation activities (transport cycles/trolley for men, tea shops and small restaurants for new “consumers”)
- New income in land market as brokers...
- Changes in production systems (e.g. farmers switch to intensive breeding)
- Land sales have accelerated agricultural mechanization
- Less agricultural labor opportunities and also less interesting in agricultural work

Socio cultural changes

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- Disappearance of socio-economic bonds between farmers and laborers (less access to affordable credit)
- No more land donation to social welfare (RHC, school etc...)
- Villagers in demand of better infrastructure
- Factory work: melting-pot, wider social networks
- “Commuting”
- Towards urban way of life

Labor conditions in factory

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- More clean job and regular income
- Poor working conditions with low minimum wages and a lot of working hours/ Hardly access social security/welfare
- Taking credit with high interest rate from peer/supervisor or private money lenders
- Taking part in labor demonstrations
- Underage factory labor but can support household income
- Risk for young women (Safety, includes parent's concern over their child dating with strangers in factory)

Impacts of farmland & housing land price increase

Negative Aspects:

- Farmers reinvest in more remote (i.e. cheaper) agricultural land → domino effect
- Selling out lands and no more land for their generation
- No “free” lands for children and relatives to settle
- Narrowing life space

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Social impacts of farmland price increase

Positive Aspects:

- Higher living standards, better access to education
- Investing in other profitable business such as Banana garden, buying car to rent or to carry village products to customer in city, etc.)
- Renovating house with better toilet and hygiene (More healthy house)
- Better infrastructure can support health care accessibility (road, electricity, etc...)
- More donation money to monastery/ redistribute in village social welfare (if redistribute)

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Migration and informal settlements of land exclusion

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- New migration closer to factories (eg: other villages coming to Sibinthar, living in rented houses or barrack rooms)
- Become informal settlements (Dawntkyi to Sipintha, family who cannot afford to rent settle informally and often moved by official.)
- Exclusion: former villagers becoming squatters
- Farmers selling out lands without a specific strategy
- Successful land sales influencing other farmers



Losers and winners of the informal land market

Who are the winners? For what?

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The big winners



- Farmers owning lands situated in key areas (roadside), those who have sufficient lands, with more valuable land use types (village lands, garden lands...), links with authorities and specific investment strategies
- Land speculators (city dwellers etc...)
- All types of brokers

Entrepreneur



- GAD clerk
- Concrete pile seller

Losers and winners of the informal land market

Who are the losers? For what?

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- Young households who wish to settle
- Real farmer who sell out land and could not invest in another business or sustainable other livelihood
- Landless
- Women who are not welcomed or favored in factory?
(More difficult to survive if they have children)

Winners and losers of tomorrow???

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- Value of lands decrease? Speculation bubble?
- New government policy change?
 - Easing conversion land use type (i.e farmland to garden land)
- Farmers if agriculture become attractive and profitable livelihood? (if open regular export market and agriculture sector is well improved and supported under new government)



Thank you!!!