

Assessment of Individual Transitional Housing constructed by the DRD in Thandwe Township



Myanmar Shelter Cluster
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Coordinating Humanitarian Shelter



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Inter-Communal Violence

Sept 29th – Oct 2nd 2013

112 houses burnt:

- 11 Rakhine
- 101 Kaman

Most affected villages:

- Tha Bye Chaing (52 HH)
- Pauktaw & Shwe Lay (44HH)



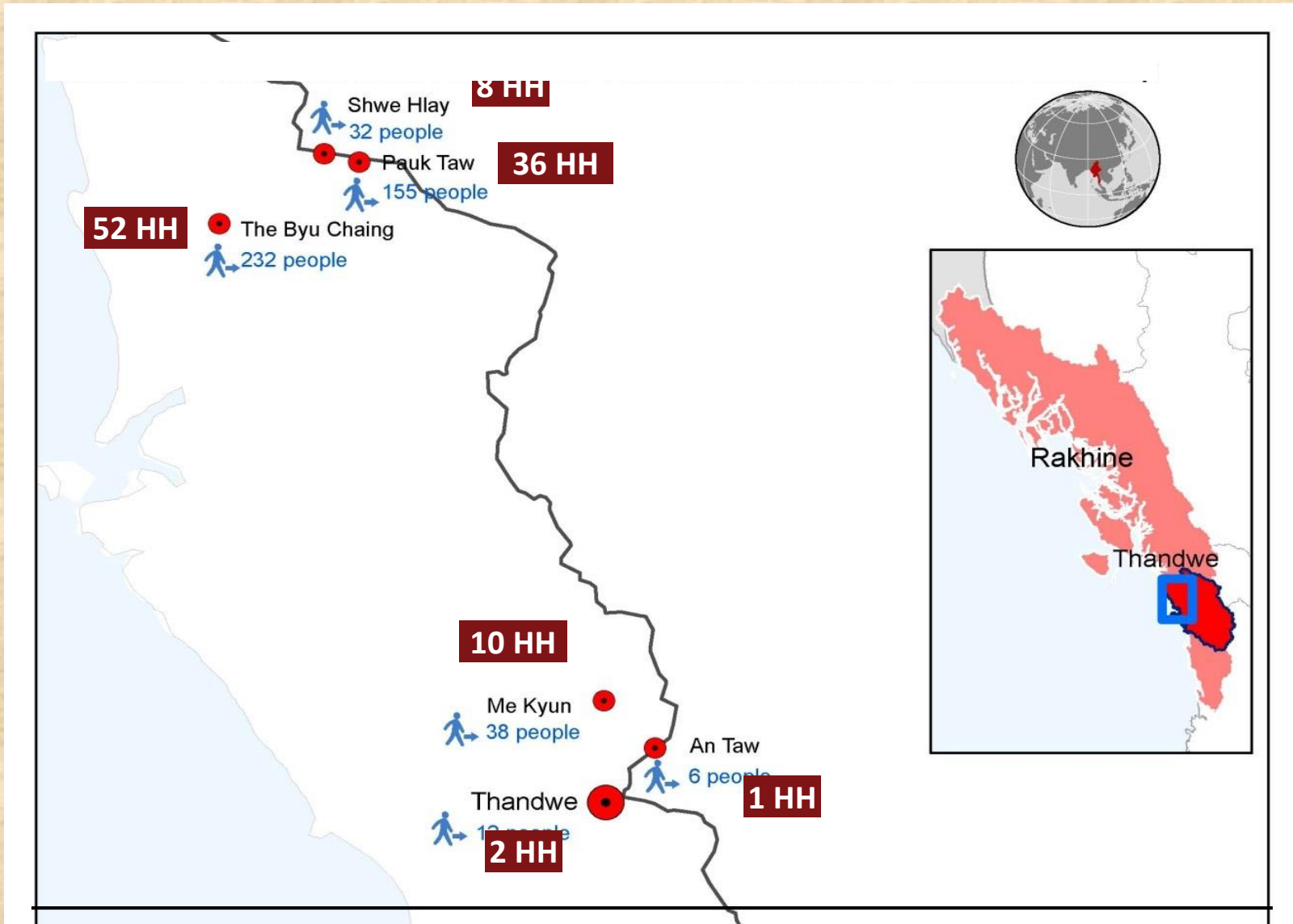
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Affected HH & Type of Assistance

Village Tract	Village / Hamlet	Ethnicity		Type of Shelter Assistance	
		Rakhine	Kaman	Cash Grant	Contractor
Auk Nat Maw	Tha Byu Chaing	11	41	8	44
Shwe Hlay	Pauktaw	-	36	36	
Shwe Hlay	Shwe Hlay	-	8	8	
Mae Kyun	Mae Kyun	-	10		10
Wet Htee Taung	Mya Kyun		1	1	
Kin Maw	Kyauk Seik		1	1	
An Naw	An Naw		1	1	
Thandwe (Urban)	Ward 3	-	1	1	
Thandwe (Urban)	Ward 5	-	1	1	
		11 (10%)	100 (90%)	57 (52%)	54 (48%)



Map of the Affected Villages in Thandwe Township



Enabling Factors

- **Effective Rapid Response** from MRCS
- **Quick and Effective Decision-Making** from RSG exemplified by the decision to provide cash grants
- **Strong Demand to Return** to their point of origin
- **No Pre-existing Land Disputes** in the affected villages
- All the affected HH received **Equal Assistance**:
 - Cash Grants
 - Construction by a local contractor



Transitional Shelter constructed by a Contractor

- Small Floor Area [16ft x 15ft]
- No Kitchen Area
- No Partition Walls
- No Area for Rice Storage



- Lower Quality Workmanship / Materials
- Single Design
- No Anti-Pest Treatment



HH receiving Cash Grants



- Designs Tailored to Household Specifications
- Larger Floor Areas
- Attached Kitchens
- Higher Quality Materials used
- Reasonable Workmanship



Factors Requiring Improvement

- IDPs were **unable to make structural alterations** to the generic designs constructed by contractors
- Local economies have **limited technical skills available** directly affecting the rate of construction
- IDPs had **limited influence over the quality of materials** used on structures built by contractors
- **Limited technical support** provided particularly for those receiving cash grants



Key Learnings

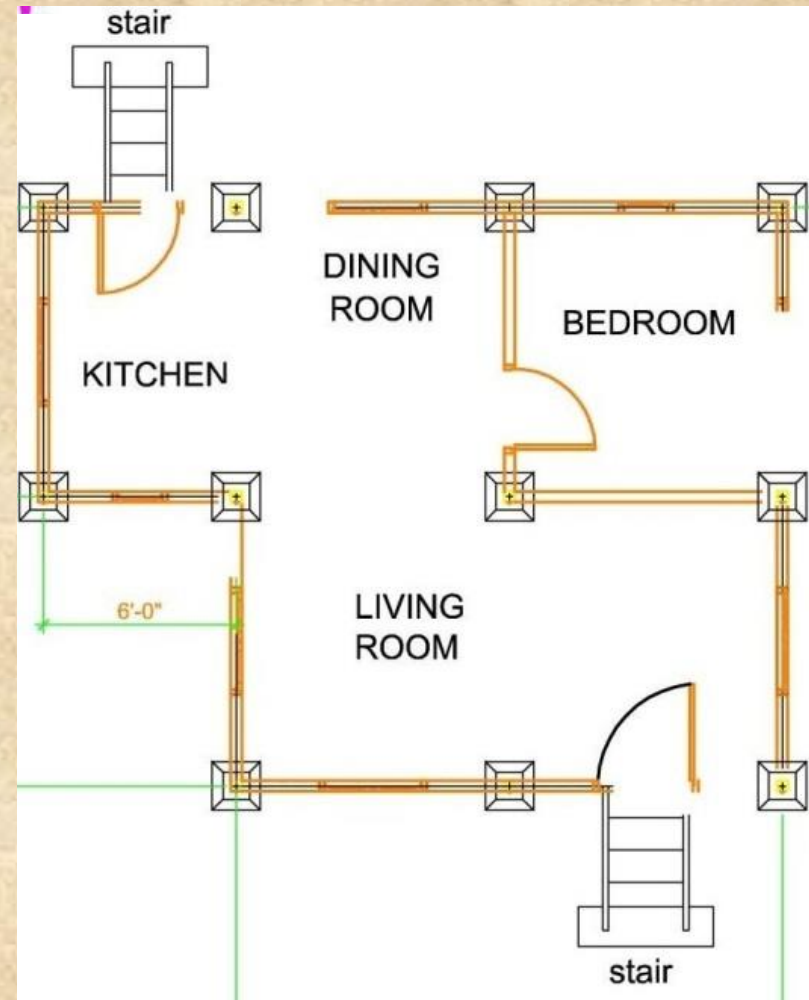
- Preferred implementation strategy:
 - **Cash Grants** with supporting **Technical Assistance**
- **Private Building Contractors:**
 - *Reduce the sense of ownership*
 - *Increase the risks of sub-standard workmanship*
- BoQs must reflect '**real**' **market prices**
- **Local Carpenters** require capacity building prior to construction
- **Full-Time Engineers** required on-site throughout
[Technical Assistance & Monitor Workmanship]



Draft Minimum Technical Standards for Transitional Shelter



- Floor Area: (18ft x17ft) + Kitchen (9ft x 6ft)
- Concrete Footings
- 5 " x 5" Scantling Timber Columns
- Planked Floor
- Bamboo Mat Walling
- Thatched Roof



The Way Forward

1. Endorse Min. Technical Standards for Transitional Shelter

2. Identify Target Communities

3. Prototype Transitional Shelters in Key Government Offices

4. Sensitize & Mobilize Communities

5. Training for Local Carpenters

6. Provision of Materials Package
Provision of Labour Costs
On-Site Technical Support

7. Evaluate Pilot Project

8. Scale-Up in Appropriate Areas

Water
Festival

End Rainy
Season

2014-2015 Dry Season



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