

PERCEPTIONS OF PUBLIC RENTAL HOUSING RESIDENTS IN YANGON CITY, MYANMAR: OPPORTUNITIES AND CHALLENGES

Sabe Pyu Lwin¹, Khin Khin Soe²

Abstract

This research paper aims to explore the spatial distribution of public rental housing in Yangon City, Myanmar. With the rapid urbanization of Yangon as a commercial capital, affordable rental housing has become a crucial need. The demand for public rental housing has grown significantly, making it an essential component of urban development strategies. This study uses a mixed-methods approach that includes quantitative spatial data and qualitative residents' perspectives to comprehend the perception of residents regarding public rental housing's opportunities and challenges. The study uses Geographic Information System (GIS) mapping to visualize and analyze the spatial patterns of public housing distribution in the city. Resident surveys provide a deeper understanding of how this distribution influences their overall well-being, including their lives, employment, transportation, community engagement, and access to education, healthcare, and urban development. The findings of this study have significant implications for urban planning and policy-making, guiding the enhancement of public housing strategies in line with the needs and preferences of residents. Ultimately, this research aims to contribute to more inclusive and holistic urban development in Yangon City and help identify the factors that need to be considered in the next supply of public rental housing that is in high demand.

Keywords: public rental housing, perceptions, rapid urbanization, challenges, well-being, urban development

Introduction

Housing problems are prevalent worldwide, especially in developing countries. In recent years, the issue of housing accessibility and affordability has become more severe due to rapid urbanization and population growth in cities across the globe. Although various governments have made efforts to address this issue, it remains unsolved. Myanmar is also facing similar housing problems, and the government is trying to solve them as much as possible. The government has provided several housing options, including staff housing, public rental housing, low-cost housing, affordable housing, and luxury housing. The government has also allocated plots of land for the construction of private housing. Among these, public rental housing is the most attractive option for low-income people.

Myanmar's population is 55,236,387 and Yangon City's population is 5,514,000, Yangon City's population is 10% of Myanmar's population. Yangon City, Myanmar's economic and cultural hub, has witnessed a surge in urban migration, leading to a growing demand for housing options especially affordable for low-income people. As Yangon is a business capital, there are many employment opportunities and the costs of food and living are very high. Middle-income and lower-income people do not own their homes, but live in rented accommodations.

Many individuals residing in Yangon City are occupying public rental housing due to the difference in rent and quality of housing compared to private rental housing. The distribution of public rental housing in the city is a crucial factor in determining the living conditions and opportunities available to its inhabitants. This research delves into the public rental housing situation in Yangon, analyzing the effects on the residents residing in these housing projects. By

¹ Department of Urban and Housing Development, Myanmar

² Department of Geography, University of Yangon/Myanmar

exploring the perceptions and experiences of these occupants, this paper identifies the current challenges and opportunities for spatial planning. The study focuses on three housing camps in Yangon, namely: housing within the city center, housing on the outskirts, and housing located between the once-new urban areas that are now industrial zones. This research aims to highlight the opportunities and challenges faced by public rental housing occupants so that housing developers can use them as a reference for future rental housing development.

Research Background

The government has been exploring various solutions to address the housing demand in the country. In Yangon, the Yangon City Development Committee (YCDC) and the Department of Urban and Housing Development (DUHD) are responsible for resolving the housing issues faced by the public. This research focuses on the public rental housing sector in Yangon, which primarily caters to lower-income families and grassroots-level individuals. The Yangon Region has fifteen government-subsidized public rental housing projects that have been implemented by the Ministry of Construction, Department of Urban and Housing Development. Fourteen of these properties are already occupied, and the new “Thukha Dagon” project will be ready for occupancy in 2023. Public rental housing is available in all special areas of Yangon. However, the number of public rental housing units in Yangon is currently insufficient.

According to Table (1) and Figure (1), housing projects were located outside the city center. However, with the process of urbanization, some housing projects come to be established in the city center. As the population in Yangon has increased, some housing areas that were previously sparsely populated have become overcrowded.

Research Questions

To investigate the impact of public rental housing on the residents' living conditions and development in the Yangon Region, as well as their perceptions and experiences. The guiding research questions are:

1. What are the primary factors that influence the decision of residents to choose public rental housing, and how do these preferences affect the spatial distribution of public housing demand?
2. How do residents perceive the overall living conditions, comfort, and sense of community in different housing developments across Yangon City?
3. What are the main challenges, barriers, and benefits that residents associate with public rental housing?
4. How much do rental fees differ between public rental housing and market prices?
5. Based on residents' feedback, what policies and recommendations can be proposed to improve the situation of housing in Yangon City.

Table 1. Public Rental Housings Situation in Yangon City (1952-2023)

No	Name of Housing	Township	Buildings (Number)	Units	Year of Construction
1	Kyauktada(Middle Part)33St-38St	Kyauktada	13	404	1952
2	Yankin	Yankin	244	3604	1952
3	Kantawkalay (Pha Sa Pa La)	Mingala Taungnyunt	32	848	1952
4	Gyo Gone	Insein	30	145	1953
5	U Wisarra (Minn Ma Naing)	Dagon	34	684	1954
6	51Road	Botahtaung	2	224	1956/2013
7	PyiTawThit	Pazundaung	6	142	1956/2020
8	Lan Thit	Lanmadaw	11	264	1957/2017
9	Shwegon(Link Road)	Bahan	1	16	1964/2013
10	Thuwana	Thingankyun	411	2812	1965
11	Thanlyin	Thanlyin	6	112	1965
12	Wailuwon	Sanchaung	24	400	1968
13	Pyin Ma Pin	Mingaladon	6	96	1986
14	Mahar Bandula	South Dagon	50	1200	2015
15	Thukha Dagon	South Dagon	73	1168	2023

Source: Department of Urban and Housing Development, Myanmar, 2023

**Figure1. Spatial Distribution of Public Rental Housing in Yangon City, Myanmar**

Source: Department of Urban and Housing Development, Myanmar, (2023)

Materials and Methods

By using a *mixed-methods approach*, the research hopes to provide a comprehensive understanding of the issue. This study uses both quantitative and qualitative research methods to gain a complete understanding of the spatial distribution of public housing in Yangon, Myanmar. It aims to investigate how this distribution affects the perception of opportunities and challenges among the residents.

Data Collection

The data collection methods include:

Geographic Information System (GIS) Data: Obtain GIS data from the Department of Urban and Housing Development, Ministry of Construction. This data provides valuable information about the spatial distribution of public rental housing.

Surveys: Surveys with residents living in Yangon city area public rental housing developments. The survey questionnaires are Likert-scale questions and open-ended questions.

Key Informant Interviews: Conduct interviews with key informants, such as government officials, urban planners, and representatives from housing authorities to gain insights into the policies and decision-making processes related to public rental housing distribution.

Focus Individual Discussions: Organize focus individual discussions with residents in different types of public rental housing areas to facilitate discussions and interactions on the topic. This method uncovered collective perceptions and fostered a better understanding of shared experiences.

Data Analysis

The research utilizes various data analysis techniques, such as descriptive statistics, spatial analysis, content analysis, comparative analysis, and triangulation. This combination of quantitative and qualitative data provides a comprehensive understanding of the issue and can help in making informed decisions for future public housing planning and policy-making in Myanmar. The findings of this study can be instrumental in improving the accessibility and equitable distribution of public housing, leading to more inclusive housing solutions for the residents of Myanmar.

Study Area

Public rental housing is located throughout Yangon City. They are located in different areas such as undeveloped and developed areas but occupiers and rental rates are usually the same. The government has been implementing the housing project since 1952. There are fifteen public rental housing in Yangon City by the Department of Urban and Housing Development. Among them, three housing projects in different areas of development were studied on a pilot basis. (Figure.2) U Wisarra Housing located in the center of the city, Pyin Ma Pin Housing which is on the outskirts of the city and Mahar Bandula Housing located between the once new town and now industrial zones area, were surveyed and studied. In the past, the development of public

housing was concentrated in the non-central areas of the city, but now these areas are located in the central areas or near the hub area due to urbanization.

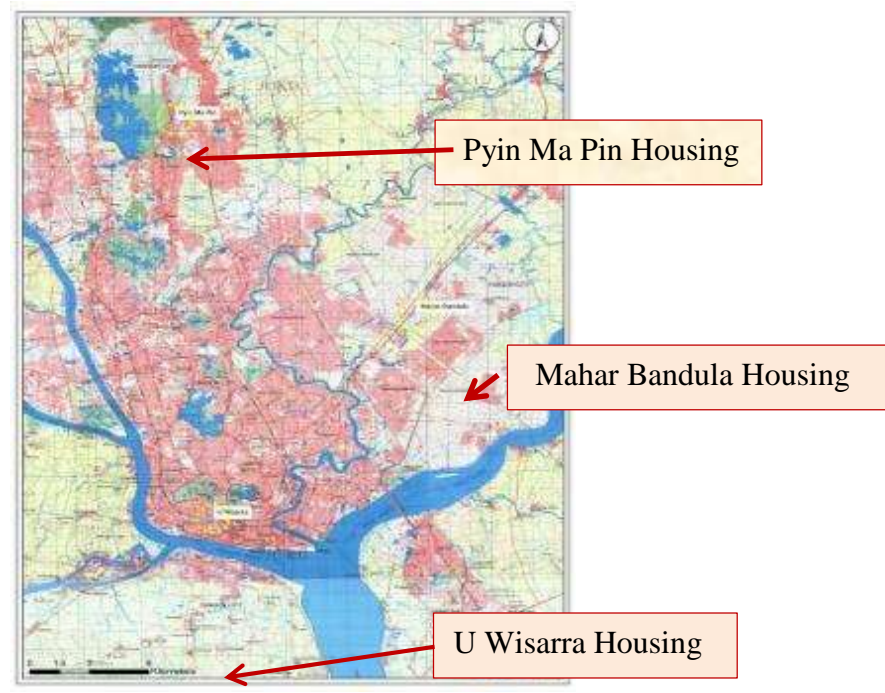


Figure 2. Location of Pilot Three Housing Projects

Source: Department of Urban and Housing Development, Myanmar, 2023

The housing complex is situated in the central hub of the city and is easily accessible through two nearby stations - Lan Ma Taw and Phayar Lan. Additionally, there are bus stations located beside it. The complex is situated close to the Yangon Public General Hospital, Yangon General New Hospital, as well as the General Aung San Market and four large shopping malls. There are also two high schools, one primary school, and one secondary school located near the complex. The ancient Christian Temple, which is over a hundred years old, is located in the courtyard. The area also boasts a football pitch and a small park. Furthermore, the famous Shwedagon Pagoda, a well-known trademark of Myanmar, is located nearby.

Source: Department of Urban and Housing Development, Myanmar, (2023)

U Wisarra Housing, a popular housing project among public rental housing, is located in Dagon Township, Yangon. People have been living there since 1954, and there are five types of buildings built with bricks; 4units x 4 stories; 21buildings, 6units x 4stories; 9buildings, 7units x 4stories; 1building, 8units x 4 stories; 2buildings and 10units x 4 stories; 1building. A total of 684 units in 34 buildings. It was found that a minimum of two to a maximum of six people live in a family per unit. (Figure 3)



Figure 3. Location of U Wisarra Housing (Minn Ma Naing)

Source: Department of Urban and Housing Development, Myanmar, (2023)

The housing complex is situated in the central hub of the city and is easily accessible through two nearby railway stations - Lan Ma Taw and Phayar Lan. Additionally, there are bus stations located beside it. The complex is situated close to the Yangon Public General Hospital, Yangon General New Hospital, as well as the General Aung San Market and four large shopping malls. There are also two high schools, one primary school, and one secondary school located near the complex. The ancient Christian Temple, which is over a hundred years old, is located in the courtyard. The area also boasts a football pitch and a small park. Furthermore, the famous Shwedagon Pagoda, a well-known trademark of Myanmar, is located nearby.

It has the advantage of being walkable to the markets, schools, hospitals and work places. This housing complex is a livable place as it is easily accessible by social services such as public transportation, perfect infrastructures and have a lot of job opportunities. Source: Department of Urban and Housing Development, Myanmar, (2023)

The offices of the General Administration Department and the Department of Urban and Housing Development, which are responsible for housing maintenance, are both located in the township area. Additionally, the police station, communication unit, and medical unit of the Ministry of Defense are situated near the housing camp. Water supply is provided by a tube well, owned by the Department of Urban and Housing Development, and electricity is obtained from the National Energy Grid.

The monthly rental fees for housing units range from 4500/-Kyats to 14500/-Kyats. The rental fees vary based on the salary of the apartment owner and the floor level of the apartment. Therefore, the rental fees for each apartment differ from one another. The majority of the residents are individuals with middle-level income such as government officers, company employees, retired employees, teachers, sailors, merchants, and shop owners.

Pyin Ma Pin Housing is situated in Mingalardon Township, Yangon, adjacent to the Yangon-Pyay Road and in the Yangon outer ring. The housing has been around since 1965 and has been home to many people. It is a 4-unit x 4-story building and each room is 576 square feet. Among them, six buildings are public rental housing and four are sale housing. Family members range from a minimum of four to a maximum of eight per unit. Housing rental fees are (4500/- Kyats to 10,200/-Kyats) per unit per month and rental fees are not the same depending on the floor layer and apartment owner income (Figure 4).

Hlawga National Park and Hlawga Water Supply Station are situated near a housing compound. This housing compound receives water from the Water Supply Station. The electricity for the compound is obtained from the National Energy Grid. The compound is located on the outskirts of Yangon and is close to the bus station, Pearl New Town, Pearl Hospital, and Htauk Kyant Wholesale Market. Every Saturday, the Yangon Municipal Development Committee guides a mobile car that sells meat and fish at discounted prices. The area is considered safe and secure as there is an artillery unit of the Ministry of Defense located nearby. The majority of the residents are middle and low-income earners, such as government employees, company employees, retired employees, school teachers, taxi drivers, cycle drivers, and vendors. The residents mainly use cycle carriers for transportation.

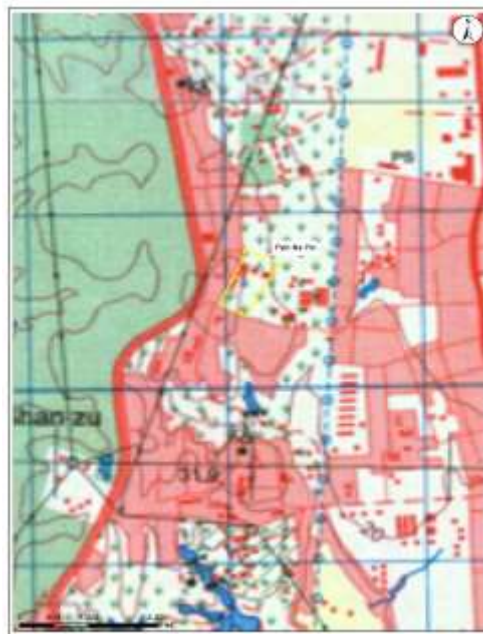


Figure 4. Location of Pyin Ma Pin Housing

Source: Department of Urban and Housing Development, Myanmar, (2023)

Mahar Bandula Rental Housing is in South Dagon Township, Yangon. Since 2015, it has received a residence permit. There are fifty buildings and all total 1200 units which are 6 units x 4 stories type and 640 square feet per area. Among them two buildings for the slum upgrading system and others are public which are at Yangon by the Yangon Regional Government allocated rooms through a lottery system. It was found that a minimum of four to a maximum of twelve people live in a family per unit. Housing rental fees are 30000/- Kyats per unit per month. Water is supplied by a tube well which is owned by the Department of Urban and Housing Development and electricity gets from the National Energy Grid. (Figure 5).

The housing compound is situated near Number 2 Main Road, and it's opposite the U Hla Tun Cancer Foundation Hospital. Additionally, there are two markets next to the housing courtyard - one open market and a cover market by the Yangon Municipal Development Committee. Bus stations are also located beside it. The Department of Road Transport District Office (Ywarthargyi), Ywarthargyi Dagon South Industrial Zone, Dagon East Industrial Zone, and Ywarthargyi Slaughterhouse are all around the housing camp. Adjacent to the housing camp, there is one Basic Education high school and one Secondary School.



Figure 5. Location of Mahar Bandula Housing

Source: Department of Urban and Housing Development, Myanmar, (2023)

Most of the residents belong to the middle-level and lower-level income earners category, which includes government employees, company employees, retired employees, school teachers, taxi drivers, cycle drivers, vendors, industrial workers, daily workers, and plastics or waste product pickers who don't have a regular income. Since workplaces and schools are located near the housing camp, residents usually go by foot or bicycle.

Results and Findings

Spatial Distribution of the Three Pilot Public Rental Housings

These pilot public rental housings are located in different areas of development in Yangon. This paper found that although these three housings provided by the government are equal, the opportunities and challenges of residents are different this depends on their location and spatial distribution of housing. This paper was analyzed by residents' perceptions and experiences based on the following criteria.

1) Spatial Disparities

The study found that there are significant spatial disparities in public rental housing in Yangon City. Unlike being clustered in one place, rental housing is spread throughout the city. Some neighborhoods have a higher concentration of public housing, while others have limited

availability, leading to unequal opportunities for residents. As a result, residents' development is also affected differently. In the past, public housing was implemented in the outskirts of the city, but now there are various developments all over the place. Due to urbanization, Yangon has a dense population everywhere, but the development varies depending on the area. It turns out that regardless of the development and location, many people are interested in living in public rental housing.

2) Accessibility

Residents' perceptions indicate that the location of public housing has an impact on their access to various opportunities. Housing that is situated closer to the city center, business hubs, industrial zones, schools, healthcare facilities, and public transportation facilities has received more positive responses from residents as it provides them with more opportunities. Those housing developments that are conveniently located near workplaces, schools, and healthcare facilities have higher satisfaction scores. According to some residents, they prefer to live in a place with public transportation near their workplace. Even if education and health services are not situated within the housing area, residents would still be satisfied if they were in an easily accessible place.

These experimental research areas are places where employment opportunities are abundant depending on their location, but living standards and opportunities vary based on the environment. Among these pilot research housings, U Wisarra Housing, located in the city center, has the best service accessibility. Mahar Bandula Housing, which is situated close to the industrial zones, offers the best employment opportunities. On the other hand, Pyin Ma Pin Housing, located outside the city, has slightly poorer service accessibility and job opportunities than the other two areas.

What is noteworthy is that the residents of Mahar Bandula Housing, who used to run shops in front of their houses before moving into this housing estate, have now relocated their businesses to the covered market next to their housing estate. During our research, we learned about their daily income and the success of the slum upgrading program. Mahar Bandula Housing also benefits from the presence of industrial zones around the housing camp, leading to better job opportunities compared to another public rental housing.

3) Infrastructure and Services

The perceptions of residents living in public housing are influenced by the availability and quality of infrastructure and essential basic services in their areas. The size and structure of the rooms, as well as the housing camp, also differ from place to place. Sometimes, even if the housing camp is the same, the housing styles may vary due to the year of construction. Adequate roads, electricity, water supply, sanitation facilities, and recreational spaces have a positive impact on the satisfaction levels of the residents.

This paper notes that public rental housings offer affordable rental prices with complete infrastructure. Some respondents mentioned that the housing is old, but the department provides periodic paint services and major maintenance services such as sewer repairs, plumbing repairs, and electrical aspects. The department also repairs damages to the interior of the houses. There is a housing maintenance committee to which complaints can be made for maintenance, and minor amendments are prepared by them self without reporting to the authorities.

It has been observed that some of the houses have been damaged for a long time, so the residents have repaired certain things themselves without complaining to the government. They do so honestly and without any frustration. When asked, residents of these housing areas responded that they find it difficult to live near the city center or industrial areas due to their income levels. They are very satisfied that the government has allowed them to live in a safe and secure residential camp with complete infrastructure. This is a strong opinion of the residents.

4) Rental Fees

Rent market prices are currently very high, especially in areas with complete infrastructure and proximity to city centers or abundant employment opportunities. Public rental housing, on the other hand, offers affordable rental fees. In U Wisarra Housing and Pyin Ma Pin Housing, monthly rental fees range from a minimum of Kyats 1250/- to a maximum of Kyats 12500/- per unit, depending on the floor layer and the apartment owner's income. Mahar Bandula Housing has a rental fee of Kyats 30000/- per unit per month. Public housing rents are found to be 5 to 15 times cheaper than market prices, depending on the development area. Residents who were interviewed stated that they find the rent in the market very expensive, with some areas lacking basic infrastructure such as water and electricity for tenants. Public rental housing, however, has fully functional basic infrastructure, including roads, water, and electricity, and the rent is very low. The residents are very satisfied with the living standards in the housing complex.

5) Social Impacts

The study found that there are differences in attitudes among various population groups such as education, occupation, income level, age, household size, and duration of stay in Yangon. Rental housing in U Wisarra has been occupied by the same tenants for many years, resulting in the original tenants being long gone. U Wisarra Housing is mainly occupied by upper and middle-class residents who are mostly educated, and there are hardly any social issues. Respondents' opinions on the Maha Bandula Housing project indicate that retired government and school teachers prefer to live in a quiet and peaceful environment. However, people from slums have low living standards and tend to quarrel more often. Residents of the Maha Bandula Housing project are a mix of retired government employees and people who live in the slums, making it difficult to maintain social harmony. Pyin Ma Pin Housing estate is exclusively for retired employees and their families, so there is equality among the residents.

6) Living Conditions

The study found that there are differences in the quality of living conditions based on the location of the housing. Housing in well-developed and accessible areas received higher satisfaction scores, while housing in more isolated or poorly serviced areas faced challenges related to amenities such as maintenance, safety, community engagement, and infrastructure.

The study focused on three specific areas and found that U Wisarra Housing had the highest standards of living among the three. The housing is located in the city center and has been given priority to government employees since 1954. As a result, everything is conveniently located and the standard of living is high.

Pyin Ma Pin Housing residents are mostly retired government employees, and while they do not have a high income, they have a moderate standard of living.

On the other hand, Maha Bandula Housing has two buildings that are from slums, resulting in a lower standard of living for those residents. The study found that rent was not regularly paid in Maha Bandula Housing, making it difficult to collect rent. Respondents who lived in Maha Bandula Housing previously noted that they had to worry about fire and theft, and had difficulty accessing clean water and electricity when they were in slum areas. Living in a squatter's tent also made them feel insecure about when they would have to move out. However, after moving to public rental housing, they were satisfied with the basic infrastructure provided, including access to clean water, electricity, and safety. They felt that their standard of living had improved. Overall, public rental housing has improved the standard of living for residents.

7) Environmental Impacts

Residents' satisfaction is determined by the quality of their environment, including both the good and bad conditions. Most rental housing camps have a public recreation area, a soccer field, or a small park. Housing developments located in areas with green vegetation, a clean environment, reduced air pollution, low noise levels, and tranquility are associated with higher levels of resident satisfaction. Safety and security concerns are also critical factors that affect residents' perceptions. Developments located in well-lit and secure areas receive more positive feedback, while those in less safe environments face challenges related to safety perceptions. According to U Wisarra Housing, being in the center of the city, near the police station, and close to service points makes for a safe and secure environment.

Pyin Ma Pin Housing, located on the outskirts of the city, away from other residential areas, with green lands, and next to the military area, has a peaceful, safe, and green environment. Respondents have stated, "There is safety in the housing compound. It is not safe outside the courtyard of the house when it is dark because of a lot of vacant land, not enough well-lit areas, and a lack of neighborhoods".

Maha Bandula Housing has a livable, safe, and green environment with vacant land and green areas with security gates. Residents have responded that "there is complete security. Having a 24/7 security guard provides security to the compound, and we have access to fresh air and can easily go to work". So they have a livable environment.

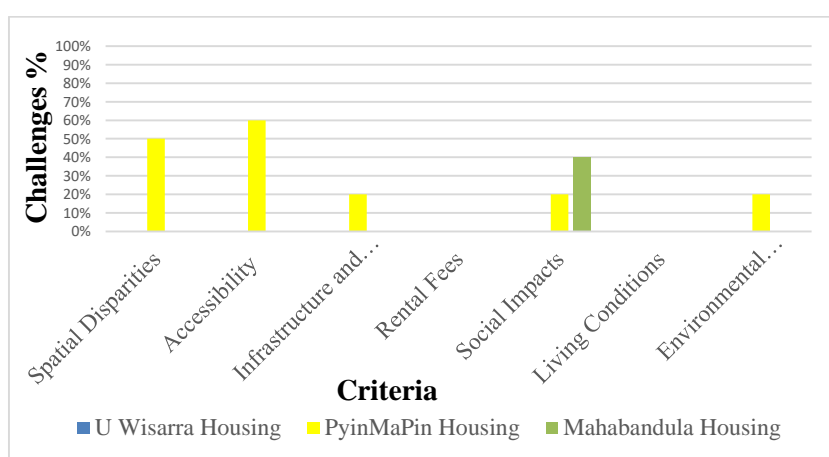
Perceptions of Residents: Challenges and Opportunities

Based on the research results, living in the center of the city is relatively easy with no major challenges. However, people living in the outskirts of the city, especially in Pyin Ma Pin Housing camp, face several challenges including spatial disparities, environmental factors, infrastructure, and limited opportunities. (Table 2) and (Figure 6). Maha Bandula Housing poses social challenges as some residents fail to follow the rules, with some breaking them altogether. Rent collection is also a major issue, with some tenants not paying regularly. Some ground-floor tenants have turned their homes into shops by removing doors and windows, while others engage in illegal subletting. Housing administrators, therefore, called for stricter rules and enforcement. The study suggests that the Housing Estate Management Committees be formed systematically, and the department should strictly enforce the rules.

Table 2: Challenges of Residents in Pilot Public Rental Housing

No.	Criteria	U Wisarra Housing	PyinMaPin Housing	Mahabandula Housing
1.	Spatial Disparities	0	50%	0
2.	Accessibility	0	60%	0
3.	Infrastructure and Services	0	20%	0
4.	Rental Fees	0	0	0
5.	Social Impacts	0	20%	40%
6.	Living Conditions	0	0	0
7.	Environmental Impacts	0	20%	0

Source: Field Survey (2023)

**Figure 6. Challenges of residents in Pilot Public Rental housings**

Source: Based on table 2 (2023)

These studies, show that people living in public rental housing have better opportunities and satisfaction than people living in other private rental housing. (Table3) and (Figure.7), U Wisarra Housing has the best opportunities. Maharbandula Housing has more opportunities than Pyin Ma Pin Housing.

Table 3: Opportunities for residents in pilot public rental housing areas

No	Criteria	U Wisarra Housing	PyinMaPin Housing	Mahabandula Housing
1.	Spatial Disparities	100%	50%	70%
2.	Accessibility	100%	40%	80%
3.	Infrastructure and Services	100%	90%	90%
4.	Rental Fees	100%	100%	100%
5.	Social Impacts	100%	80%	50%
6.	Living Conditions	100%	60%	80%
7.	Environmental Impacts	100%	70%	80%

Source: Field Survey, (2023)

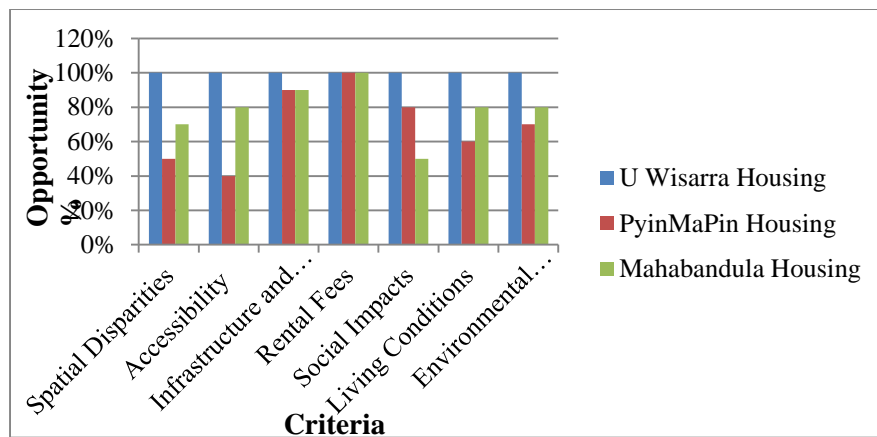


Figure 7. Opportunities for residents in pilot public rental housing areas

Source: Based on Table 3.

Recommendations and Suggestions

Quality of life and affordability are key indicators of a country's development and stability. Public rental housing is an important need, especially for low- and moderate-income people. Due to high demand, many people are looking for public rental housing. There should be a systematic survey of illegal residents by the township to provide them with rental housing. Establish short-term, mid-year, and long-term plans and make public rental housing mandatory. The **“5A Principles of Availability, Accessibility, Affordability, Acceptability, and Adaptability”** must be followed in the development of international public rental housing areas. In particular, as this research finds, it is important to carefully consider the location of public rental housing to provide easy access to the public, access to employment opportunities, and inclusion in the security system in the future that Burmese people desire. The main requirement is to enforce the rules. It is seen that the action taken against those who do not follow the rules set by the department is weak.



Figure 8. 5A Principles for Public Rental Housing Areas

Source: Lecture from Institute of Urban and Housing Studies, Netherlands

Conclusion

The study highlights the importance of how the availability of public rental housing areas is distributed in shaping the perceptions and experiences of its residents. Many people prefer living in public rental housing areas due to its benefits such as complete infrastructure, low rent, and residential area with a courtyard. Residents have provided feedback that there is a high demand for public rental housing, and the government needs to provide more of it since the current distribution of rent and housing is imbalanced. When comparing the challenges and satisfaction of residents, satisfaction is found to be greater. Policymakers and urban planners need to address spatial disparities, improve housing quality and amenities, and promote access to opportunities for more equitable and sustainable public housing solutions in Yangon City.

Public rental housing in Yangon, as in many urban areas around the world, can have a significant socio-economic impact on the City and its residents. Public rental housing initiatives aim to address these challenges by reducing housing rental costs for low-income people, improving accessibility for low-income families, reducing homelessness and upgrading slums, reducing the informal economy, promoting economic stability and social cohesion, integrating urban development and planning, and promoting education and improving living conditions. Regular monitoring and evaluation are essential to assess and improve the effectiveness of such initiatives in addressing housing challenges and promoting socio-economic well-being.

The results of this study can serve as a crucial base for enhancing the quality of life and opportunities for individuals residing in public rental housing areas in Yangon. The distribution of public rental housing has been influenced by urban planning policies and decisions related to housing development. The study has underscored the significance of considering social equity and inclusion in urban planning to create more balanced and sustainable communities. Based on the research findings, those in authority will have access to crucial information that can help identify public rental housing in the future. It is hoped that the conclusions and findings of this study will help advance knowledge and lead to positive changes in the spatial distribution of public rental housing residents in Yangon, ultimately resulting in an improvement in their quality of life.

Acknowledgment

The researchers are deeply indebted to the government authorities, the Department of Urban and Housing Departments, local officials, and public rental housing residents in Yangon City, Myanmar, for their cooperation and support throughout the data collection process. And also, very sincere appreciation goes to the experts and scholars in the fields of urban and housing planning, policy, and social sciences who provided valuable guidance and feedback throughout this research. We would like to express our gratitude to our seniors and colleagues at the Department of Geography, University of Yangon, and Yangon City Development Committee for their patient support and understanding during the research process. This research would not have been possible without the cooperation and support of all the individuals and organizations mentioned above.

References

- Hijrah Ananta (2015): "Recommendation Way to Solve Housing Backlong in Indonesia"
- Kristen Kopko & Suki Wang (2021): "Opportunities for Housing Development in the Inland Empire: Perspectives from the Community"
- Robert Buckley (2014): "Affordable Housing in Rwanda: Opportunities, Options, and Challenges: Some Perspectives from the International Experience"
- Renée Lewis Glover, et al. (2017): "Developing Inclusive Communities: Challenges and Opportunities for Mixed-Income Housing"
- Su Su Nwal & Kriengsak Panuwatwanich (2018): "Social Housing in Myanmar: Issue and Wayforward"
- Sensus Report (2014): Myanmar Population and Housing Census, Volume 4-I.