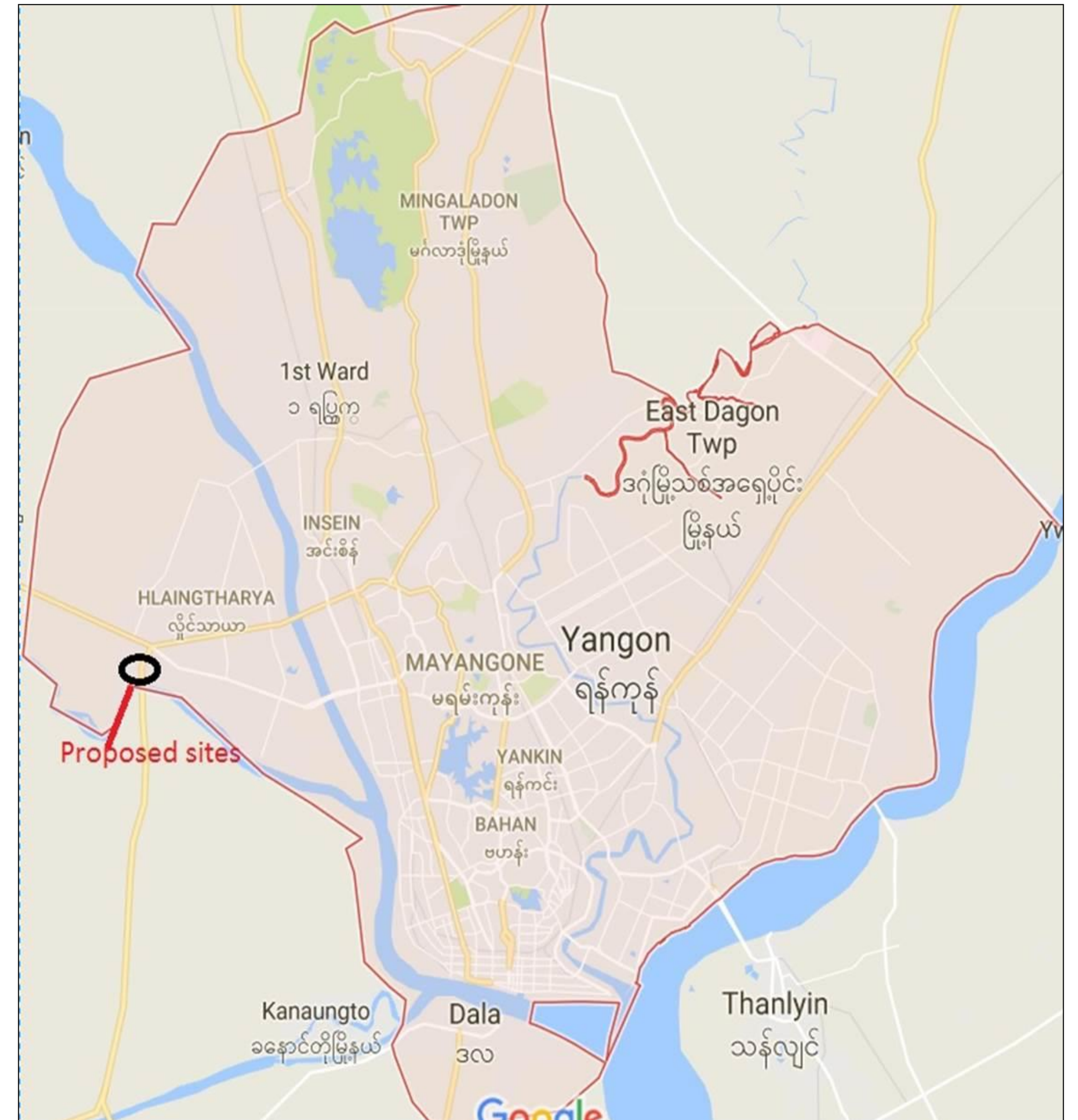


Low Cost Housing Program & Slum Upgrading (Phase 1)

Objectives:

To provide a better, safer, greener city for those living in poor conditions and the economic growth of those areas as well as to set up the new squatter areas.



Yangon City Size: 195,840 Acres
 Proposed Site: 3,000 Acres
 Targeted Household: 100,000 units
 Average Size of Household: 4 members
 No. of inhabitants: 400,000
 Implementation Agency: Yangon City Development Committee

Mixed residential real estate development across Yangon River (Phase 1: \$ 800 million)

Strategic location, located nearby Central Business District at Hlaing Thar Yar township

Low Cost Housing Construction Phase 1

- (30ft x 20ft) Low Income (U600)
- Installment system
- Vertical Expansion (4-5 Storeys)
- Currently, 4 installments (30% down payment, 70% principal on 12% interest and 1% Service Charge @ 8 years) CHDB

Basic Infrastructure to support development

- Public Transportation
- Power/Water Supply
- Waste Disposal (Liquid & Solid)
- Green Areas
- School/Hospital
- Community Center

Commercial/Infrastructure Development

- Commercial Zone
- Industrial Zone
- Special Economic Zone
- SMEs/Microenterprise

Required Technical Assistance

- Feasibility study, Market demand research, Transaction Structure, Developers and Users Studies, Financing Impact Analysis, Economic Impact Analysis
- Project Planning, PPP Planning
- Legal Regulatory Structure

Sources of Finance

- Basic Infrastructure (\$200 million) to be financed by (Government Budget, Grants, Loans)
- Low Cost Housing Construction (\$500 million) to be financed and implemented by PPP, joint venture (there may be private sector sharing construction risks)
- Commercial Infrastructure Development (estimated share from the Government Budget is \$100 million) The balance of resources will be provided by other financing tools and strategies, such as:
 - Land Value Capture:
 - Sales or Leases and development rights.
 - PPPs and Joint Ventures
- Future Investments (Investment requirement TBD)
 - Phase 2
 - (30ft x 30ft) U900 for Middle Income earners
 - Phase 3
 - 30ft x 40ft) U1200 for High Income earners