Thailand Incremental Housing Experience

Wijitbusaba Ann Marome, Ph.D. & Supreedee Rittironk, Ph.D.
Faculty of Architecture and Planning, Thammasat University (Bangkok, Thailand)
> Bangkok Urban Growth and Low-income Settlements

> Survey Case Studies

> 3 types of Incremental Housing
1) Site-and-Service
2) Slum Upgrading and Squatter Settlements
3) Independent Progressively Expanded Housing

> Composite Chart

> Applicability
> Low-income Settlements

- **Site-and-Service**
  1: Tong Song Hong
  2: Klong Jun

- **Slum Upgrading**
  3: Klong Lum Noon
  4: Bang Bua
  5: Pra Cha Ruam Jai

- **Independently Progressively Expanded Housing**
  6: Democracy Monument District
  7: Yao Wa Rat District
  8: Sukhumvit District

Source: CODI, 2009
Type 1: Site-and-Service

> stated initiated self-help housing

> legally built housing → land security

Type 2: Slum Upgrading

> state-supported self-help housing (by CODI) and collective effort by community

> illegally built, previously → increasing land security

Type 3: Independent Progressively Expanded Housing

> Unaided self-help housing

> rental home owned by private developer
Type 1: Site-and-Service

Tung Song Hong Community

A: very progressed house
B: progressed house
C: hardly progressed
Type 1: Site-and-Service

Tung Song Hong Community

C: hardly progressed
B: progressed house
A: very progressed house

12 m.  6 m.
Type 1: Site-and-Service

Tung Song Hong Community

A: very progressed house
+ 1 story & staircase
+ better construction material
+ 1 bedroom
+ 1 living room
+ 1 kitchen
Type 1: Site-and-Service

*Tung Song Hong Community*

- A: very progressed house
  - + 1 story
  - + better construction material
  - + 2 bedrooms
  - + 1 living room
  - + 1 kitchen

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Type 1: Site-and-Service

*Klong Jun Community*
Type 1: Site-and-Service

Klong Jun Community

A: very progressed house

B: progressed house

C: hardly progressed
Type 1: Site-and-Service

**Klong Jun Community**

A: very progressed house
+ 2-metre side expansion
+ 2 bedrooms
+ 1 front shop
+ 1 WC
Type 1: Site-and-Service

*Klong Jun Community*

- very progressed house
- 2-metre side expansion
- 2 bedrooms
- 1 front shop
- 1 WC
- roof area

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Type 2: Slum Upgrading

cases in canal communities

Bang Bua Community  Klong Lum Noon Community  Pra Cha Ruam Jai Community
Type 2: Slum Upgrading

**Bang Bua Community**

A: very progressed house

B: progressed house

C: hardly progressed
Type 2: Slum Upgrading

**Bang Bua Community**

A: very progressed house
- 2 stories (roof floor)
- better construction material
- 1 living room
- staircase
Type 2: Slum Upgrading

*Bang Bua Community*

**A:** very progressed house
+ 2 stories (roof floor)
+ better construction material
+ 1 living room
+ staircase
Type 2: Slum Upgrading

*Klong Lum Noon Community*

A: very progressed house

B: progressed house

C: hardly progressed

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Type 2: Slum Upgrading

Klong Lum Noon Community

A: very progressed house
+ 1 outdoor staircase
+ 1 bedroom
+ 1 kitchen
+ 2 WC
Type 2: Slum Upgrading

Klong Lum Noon Community

A: very progressed house
  + 1 outdoor staircase
  + 1 bedroom
  + 1 kitchen
  + 2 WC
Type 2: Slum Upgrading

Pra Cha Ruam Jai Community

A: very progressed house

B: progressed house

C: hardly progressed

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Type 2: Slum Upgrading

Pra Cha Ruam Jai Community

A: very progressed house
+ 2 living rooms
+ 1 WC
+ 1 staircase

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Type 2: Slum Upgrading

Pra Cha Ruam Jai Community

A: very progressed house
+ 2 living rooms
+ 1 WC
+ 1 staircase
Type 3: Independent Progressively Expanded Housing

_Yao Wa Rat District_

B: progressed house

C: hardly progressed
Type 3: Independent Progressively Expanded Housing

Yao Wa Rat District

B: progressed house
+ 1 story
+ 1 living room
+ 1 bedroom
Type 3: Independent Progressively Expanded Housing

*Yao Wa Rat District*

B: progressed house
+ 1 story
+ 1 living room
+ 1 bedroom
Type 3: Independent Progressively Expanded Housing

Sukhumvit District

A: very progressed house
B: progressed house
C: hardly progressed
Type 3: Independent Progressively Expanded Housing

**Sukhumvit District**

1. **1st Floor Plan**
   - Footpath
   - Shop

2. **2nd-4th Floor Plan**
   - Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4
   - WC

3. **5th Floor Plan**
   - Bedroom 5, Bedroom 6, Bedroom 7, Bedroom 8
   - WC

**A:**
- Very progressed house
- + 1 story
- + 10 bedrooms
- + 6 WC
Type 3: Independent Progressively Expanded Housing

Sukhumvit District

A: very progressed house
+ 1 story
+ 10 bedrooms
+ 6 WC
Type 3: Independent Progressively Expanded Housing

Democracy Monument District

A: very progressed house
B: progressed house
C: hardly progressed
Type 3: Independent Progressively Expanded Housing

Democracy Monument District

B: progressed house
+ 1 story
+ expanded bedrooms
Type 3: Independent Progressively Expanded Housing

Democracy Monument District

B: progressed house
+ 1 story
+ expanded bedrooms
Composite Chart > **Type 1: Site-and Service**

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Composite Chart > Type 2: Slum Upgrading
Composite Chart > **Type 3: Independent Progressively Expanded Housing**

![Composite Chart](chart.png)
Composite Chart > Type 1 + 2 + 3

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Adaptability

Incremental Housing should be:

-systematically studied throughout a city concerning different level of housing intensification in terms of number of room progressed, number of household members increased, level of household income, process of land tenure security, budget used for incremental housing. A more in-depth interview in terms of household negotiation with regards to who has the major influence on improving one’s house is also important in order to understand the internal working of how incremental housing is built or even promoted.

-integrated with the study on city-wide and nation-wide slum upgrading programme initiated by CODI’s ambition.

-promoted more for rental market. State should intervene and support the last type of incremental housing, not leaving it for the sake of private market.