

**YANGON UNIVERSITY OF ECONOMICS
DEPARTMENT OF ECONOMICS
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**IMPACT OF URBANIZATION ON THE HOUSING AND
INFRASTRUCTURE GROWTH IN EAST DAGON TOWNSHIP**

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JUNE , 2025

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**IMPACT OF URBANIZATION ON THE HOUSING AND
INFRASTRUCTURE GROWTH IN EAST DAGON TOWNSHIP**

A thesis submitted in partial fulfillment of the requirements for the Master of
Development Studies (MDevS) Degree

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This is to certify that the thesis entitled **“IMPACT OF URBANIZATION ON THE HOUSING AND INFRASTRUCTURE GROWTH IN EAST DAGON TOWNSHIP”** submitted as partial fulfillment towards the requirements for the degree of Master of Development Studies has been accepted by the Board of Examiners.

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ABSTRACT

This study examines the impact of urbanization on the growth of housing and infrastructure in East Dagon Township. Since East Dagon is one of Yangon's fastest-growing new areas, more migrants have been moving there in search of better living conditions. The goal is to assess the impact of this urban growth on housing demand, infrastructure capacity, and overall well-being. The analysis, which utilizes both secondary and primary data from 250 household surveys, reveals that urbanization has led to overcrowding, slums, and inadequate service delivery, despite also creating economic opportunities and enhancing access to utilities and transportation. The environment has suffered, and resources are overstretched as a result of population increase outpacing infrastructure expansion. The paper recommends integrated infrastructure investment, participatory urban planning, and immediate improvements to housing policy. To achieve sustainable urban development and a high standard of living for all residents, it is recommended that the government and citizens participate more effectively in this endeavor.

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LIST OF ABBREVIATIONS

ADB	Asian Development Bank
CBRE	Coldwell Banker Richard Ellis
DUHD	Department of Urban and Housing Development
GDP	Gross Domestic Product
GMS	Greater Mekong Sub-region
GPI	Gross Provincial Income
ICT	Information and Communication Technology
IOT	Internet of Things
ITS	Intelligent Transport Systems
JICA	Japan International Cooperation Agency
MSDP	Myanmar Sustainable Development Plan
MTR	Mass Transit Railway
NUP	National Urban Policy
OECD	Organization for Economic Co-operation and Development
PPP	Public-Private Partnership
SEZ	Special Economic Zone
UN	United Nations
UNDP	United Nations Development Programme
UN-Habitat	United Nations Human Settlements Programme
WB	World Bank
YBS	Yangon Bus Service
YCDC	Yangon City Development Committee

CHAPTER I

INTRODUCTION

1.1 Rationale of the Study

Urbanization serves as a significant driver of economic development and social change, reshaping housing systems and infrastructure in rapidly growing urban regions. In recent years, East Dagon Township has undergone significant urban expansion, leading to shifts in land use patterns, population distribution, and an increased demand for essential public services. As more people relocate to urban areas in search of improved living standards, the strain on housing and infrastructure intensifies. While urban growth presents new development opportunities, it also introduces complex challenges that must be analyzed to ensure sustainable progress within the township.

Since the early 1990s, Myanmar has experienced accelerated urbanization but remains in a transitional period of development. According to the World Bank (2021), the country's urban population increased from approximately 22% in 1968 to over 30% by 2019, reflecting a gradual yet steady shift toward urban living. Alongside these demographic changes, Myanmar has witnessed significant socio-political transitions, including economic liberalization from the late 1980s and democratic reforms founded in 2011. Yangon, Myanmar's largest city with a population exceeding 5 million, continues to expand rapidly, mirroring these national changes. However, the pace of urban growth has strained outdated infrastructure in peripheral areas such as East Dagon, emphasizing the need for comprehensive urban planning and infrastructure development.

A critical challenge arising from urban expansion is the growing scarcity of affordable and adequate housing. In many places, a lack of housing supply compared to demand has resulted in greater overcrowding, informal settlements, and rising property prices.. Although new residential developments in East Dagon have attempted to accommodate the township's rising population, persistent challenges related to affordability, housing quality, and accessibility remain.

Without effective management of urban growth, these issues are likely to worsen. Consequently, examining how urbanization affects housing development is essential for informing policymakers, planners, and stakeholders on strategies to promote inclusive and sustainable residential growth.

Beyond housing, the development of infrastructure is central to supporting economic activity and improving residents' quality of life. Access to reliable transportation, electricity, clean water, and waste management systems forms the backbone of urban functionality. However, East Dagon faces significant infrastructure challenges, including traffic congestion, inadequate public facilities, and environmental degradation resulting from rapid population growth.

The current infrastructure network in East Dagon has not kept pace with the township's expanding population. Poorly maintained roads contribute to transportation inefficiencies, making daily travel difficult for residents. Limited public transport options hinder mobility and access to employment opportunities throughout Yangon. Furthermore, frequent disruptions in water and electricity supply, coupled with inadequate drainage systems, have exacerbated flooding, heightened health risks, and contributed to environmental concerns.

A thorough assessment of East Dagon's infrastructure is vital to identifying existing gaps and implementing targeted development strategies. Without appropriate investment in essential services such as transport, utilities, and public facilities, the township risks facing increased inequality, declining living standards, and barriers to sustainable urban development. The situation in East Dagon underscores the pressing need to assess the impact of urbanization on both infrastructure and housing, thereby informing effective urban planning initiatives.

Strengthening housing and infrastructure is also crucial to addressing broader national challenges, including rising population pressures, economic development, and social well-being. Urban centers such as Yangon and Mandalay are already grappling with the consequences of increased migration, traffic congestion, and informal settlements. Therefore, strategic investment in transportation systems, water supply, sanitation, and energy infrastructure is essential to support sustainable urban growth and improve living conditions across Myanmar.

Expanding and upgrading urban infrastructure and housing offers multiple benefits, including attracting private investment, generating employment opportunities, alleviating poverty, enhancing public health, and promoting environmental

sustainability. Achieving these goals requires coordinated urban planning, sound policies, and collaboration between government agencies and the private sector to foster resilient and inclusive cities that support long-term national stability.

Addressing the housing and infrastructure challenges in East Dagon is crucial to achieving sustainable urban growth, enhancing the township's economy, and improving the quality of life for residents. Upgrading residential areas can reduce overcrowding, health risks, and social inequality. At the same time, investments in transport, utilities, and drainage infrastructure can improve connectivity, attract new economic opportunities, and enhance urban livability. Implementing effective policies and comprehensive urban plans will also help limit the spread of informal settlements, supporting the development of a well-organized, resilient, and inclusive township.

1.2 Objective of the Study

The objectives are;

- (1) To examine the historical patterns of urbanization and their influence on housing and infrastructure development in East Dagon Township.
- (2) To identify the factors contributing to urbanization and assess their effects on housing and infrastructure expansion within the Township.

1.3 Method of Study

This study uses a descriptive and analytical approach that combines both primary and secondary data sources. Primary data were collected through structured questionnaires and in-depth interviews with 250 households in East Dagon Township. The survey gathered demographic information and included a 5-point Likert scale to capture residents' perceptions regarding housing conditions, infrastructure availability, and urban services. Secondary data were obtained from reputable sources, including the Japan International Cooperation Agency (JICA), UN-Habitat, the Yangon City Development Committee, and the General Administration Department. This mixed-methods approach provides a comprehensive understanding of how urbanization impacts housing and infrastructure, offering valuable insights for urban planners and policymakers working toward sustainable development in East Dagon Township. The field survey was conducted over two months, from March to April 2025, providing timely and relevant information from residents during this period of urban transformation.

1.4 Scope and Limitations of the Study

This study focuses on exploring urban development trends, challenges, and potential opportunities in East Dagon Township, one of Yangon's fastest-growing suburban areas. Key aspects of the study include infrastructure development (transportation and utilities), housing conditions, land use patterns, environmental sustainability, and socio-economic factors such as employment and access to public services. The study incorporates diverse perspectives from key stakeholders, including residents, government officials, urban planners, and business representatives, to provide a comprehensive understanding of urbanization processes in the township. The research examines historical urban development movements and offers projections for future growth patterns. However, the study's scope is subject to several limitations, including constraints related to data availability, participation rates in household surveys, financial resources, time constraints, and potential shifts in political priorities or environmental conditions, all of which may influence the scope and applicability of the findings.

1.5 Organization of the Study

The organization of this study is structured to provide an analysis of urban development in East Dagon Township. This study includes five chapters. Chapter 1 serves as the introduction, which includes the rationale for the study, its objectives, the method employed, the scope and limitations, and the organization of the study. Chapter 2 presents a literature review on urbanization, infrastructure, and housing. Chapter 3 provides an overview of East Dagon Township and its current state of development. Chapter 4 presents a survey analysis of the impact of urbanization on housing and infrastructure growth in East Dagon Township. Chapter 5 presents the conclusions, findings, suggestions, limitations, and the need for future research.

CHAPTER II

LITERATURE REVIEW

2.1 The Concept of Urbanization

Urbanization refers to the process by which an increasing share of the population resides in urban areas. Both natural population increases and migration from rural communities typically fuel this growth. As cities expand, they undergo major transformations in land use, infrastructure requirements, and housing distribution, all of which reshape economic activities, social dynamics, and environmental conditions. According to global projections, over half of the world's population currently resides in urban areas, and this figure is expected to reach approximately 70% by 2050 (United Nations, 2018).

In developing countries, urbanization often progresses rapidly, presenting multiple challenges. While urban growth may open opportunities for economic development and improved access to services, it can also lead to issues such as overcrowded housing, strained infrastructure, and environmental stress. These trends highlight the importance of understanding how urbanization affects migration and economic development, particularly for policymakers seeking to address inequality and improve urban living conditions (World Bank, 2019).

Theoretical models have long been employed to explain the evolution of urban areas. One classic framework is the Concentric Zone Model developed by Ernest Burgess in 1925. This model suggests that cities grow outward in circular zones from a central business area, each with its own distinct function and population group (Burgess, 1925). Over time, however, urban development has become more complex. Many modern cities now grow through multiple centers rather than expanding from a single core.

A different theoretical approach is the Urban Transition Theory, proposed by Kingsley Davis in 1965, which closely links urbanization with industrialization. This model highlights the migration of people to cities in pursuit of better job prospects

education, and overall living conditions (Davis, 1965). These theories help explain how urban growth patterns can influence housing availability and infrastructure needs. Housing is one of the first sectors impacted by urban expansion. As cities become increasingly crowded, demand for housing rises, often leading to rising property prices and the expansion of informal settlements, particularly in areas where low-income families cannot afford formal housing options (UN-Habitat, 2016). Land use policies and government intervention play a vital role in how cities manage these challenges. Properly enforced zoning regulations and investment in infrastructure can significantly improve living standards and access to services (Angel et al., 2011; World Bank, 2019).

However, when urban growth is poorly managed, it can lead to adverse outcomes. Rapid and unplanned expansion has led to problems such as air pollution, deforestation, and overloaded waste systems in many developing nations (Davis, 2006). Informal settlements lacking basic services continue to grow, particularly in cities with weak administrative capacity and inadequate policy frameworks (UNDP, 2018).

To support sustainable development, long-term urban planning must be paired with strategic investment in housing and infrastructure. Ensuring that cities grow in a balanced and inclusive manner requires effective governance, robust planning institutions, and a focus on environmental and social resilience (UNDP, 2018; World Bank, 2019).

2.2 Urbanization Trend in Global

Urbanization is one of the defining phenomena of the 21st century, reshaping the structure and function of societies worldwide. As populations migrate from rural to urban regions, cities have emerged as centers of innovation, cultural exchange, and economic growth. This shift has brought about both new opportunities and complex challenges that continue to influence global development patterns.

Over the past century, the rate of urbanization has grown significantly. The United Nations estimated that in 2018, over 55% of the global population lived in urban areas, with that figure projected to rise to 68% by 2050 (United Nations, 2018). This trend is particularly prominent in Asia and Africa, where urban growth is driven by both internal migration and natural population increases (UN, 2019). The emergence of megacities—urban regions with populations exceeding 10 million—exemplifies this trend. In 1990, there were only ten such cities; by 2018, that number had increased to 33, with significant hubs like Tokyo, Delhi, and São Paulo standing out as global

economic powerhouses (World Bank, 2019). Despite their economic prominence, these cities continue to grapple with issues such as overcrowding, traffic congestion, environmental pollution, and housing shortages (Glaeser, 2011).

In high-income countries, the urbanization rate has largely plateaued, with more than 80% of the population already living in cities (OECD, 2020). However, in low- and middle-income countries, the process remains highly dynamic and uneven, often outpacing the capacity of urban infrastructure to keep up. These cities frequently face challenges such as inadequate housing, poor transportation systems, and limited access to basic services (UN-Habitat, 2021).

Economic development and urbanization are tightly linked. Urban centers often serve as engines of economic activity, offering employment, facilitating industrial expansion, and fostering innovation (Henderson, 2010). However, in lower-income nations, migration rather than industrialization is often the primary driver of urban growth, as individuals seek better education, healthcare, and job opportunities (Todaro, 1976). When this growth is unplanned, it can lead to urban sprawl, overstretched infrastructure, and reduced service quality (Satterthwaite, 2020).

Technological innovation is also transforming the way cities operate. The concept of "smart cities" has gained popularity, where digital technologies and ICT are applied to improve efficiency, governance, and sustainability. Cities such as Singapore, Amsterdam, and Barcelona have adopted innovative infrastructure systems to enhance mobility and resource management (Giffinger et al., 2007).

However, urbanization is not without drawbacks. It can widen socio-economic disparities and intensify environmental stress. As urban areas account for approximately 75% of resource consumption and 70% of carbon emissions, their ecological footprint is substantial (IPCC, 2014). Environmental consequences such as air pollution, water scarcity, and loss of green spaces are common in rapidly growing cities (Newman & Kenworthy, 1999).

In many developing nations, informal housing remains widespread, often lacking adequate access to clean water, sanitation, and healthcare (Davis, 2006). To counter these problems, urban planners are increasingly adopting sustainable urban models. These include promoting mixed land use, supporting compact city designs, and improving public transportation systems (Jenks et al., 1996). Moreover, initiatives like microfinance, cooperative housing, and public-private partnerships are being explored to address affordability issues (Angel, 2012). Building urban resilience through

adaptive infrastructure and investment in green systems has also become a global priority (Klein et al., 2005).

Urbanization is a powerful and ongoing force that offers vast potential for human progress, yet also poses serious risks. Managing this transformation effectively will require robust institutions, stable policy frameworks, and the strategic use of technology to ensure that urban growth benefits all segments of society.

2.3 Infrastructure Development and Urban Growth

Infrastructure is fundamental to modern urban societies, underpinning economic growth, social transformation, and urban expansion. The quality and accessibility of key services—such as transport, energy, water, and digital networks—directly influence how cities grow and function. Strategic infrastructure investment enhances urban livability, economic competitiveness, and long-term sustainability (UN-Habitat, 2016).

Several theoretical frameworks have explored this relationship. Rostow's Stages of Economic Growth (1960) views infrastructure as a catalyst for industrialization and national progress. Contemporary scholars, such as Glaeser (2011), argue that infrastructure facilitates innovation by enabling economic clustering, labor mobility, and reducing transaction costs. This aligns with Marshallian Agglomeration Theory. Romer's Endogenous Growth Theory (1986) emphasizes the role of infrastructure in stimulating trade, investment, and productivity. Urban sustainability models, such as those by Jane Jacobs and the New Urbanism movement, advocate for infrastructure that balances social inclusivity, environmental sustainability, and economic growth (Jacobs, 1961; UN-Habitat, 2016).

Globally, infrastructure continues to shape urban landscapes. Resilient transportation systems, efficient energy use, and digital connectivity are crucial for managing the growth of urban populations. Innovative city technologies now use data to optimize infrastructure performance and service delivery (World Bank, 2019; Giffinger et al., 2007).

However, significant disparities persist. Developed countries benefit from advanced systems, while cities in low-income regions face challenges from outdated and underfunded infrastructure. These inequalities hinder development and deepen urban divides. Understanding and applying global best practices is crucial for urban planners seeking to create equitable, adaptable, and sustainable cities (OECD, 2020).

(a) Transportation Infrastructure and Urban Expansion

Transportation infrastructure plays an integral role in shaping the physical and economic structure of cities. Effective transport systems support urban growth by improving accessibility, enhancing workforce mobility, and reducing traffic congestion. Cities with efficient transportation networks attract investment, encourage spatial integration, and promote productivity. Glaeser and Kahn (2010) emphasize that public transportation and high-speed rail investments have been key factors in steering urban development across regions such as North America, Europe, and East Asia.

In advanced economies, technological innovation has significantly altered urban mobility. Intelligent transportation systems, which utilize digital technologies such as artificial intelligence (AI), machine learning, and the Internet of Things (IoT), are now being implemented in leading global cities. Urban centers like Singapore, Tokyo, and Copenhagen have integrated intelligent transport systems (ITS) to manage traffic flow, monitor transit operations, and reduce environmental emissions. These systems have enhanced efficiency while supporting sustainability goals (Townsend, 2013).

However, the transport landscape is markedly different in many developing countries, where infrastructure development has struggled to keep pace with rapid urbanization. Major cities in South Asia and Africa, including Dhaka and Lagos, face chronic congestion and environmental stress due to underinvestment in road and transit systems. According to the World Bank (2020), inadequate transport infrastructure has become a significant barrier to economic and social development in these regions.

In response to these challenges, several Latin American cities have adopted innovative and scalable solutions. The introduction of Bus Rapid Transit (BRT) systems in cities such as Bogotá and Mexico City has demonstrated how cost-effective, high-capacity transit can enhance urban mobility while maintaining affordability and inclusivity. These systems have become international models for urban transit planning, particularly in resource-constrained settings (World Bank, 2020).

Modern transportation infrastructure is increasingly recognized as a driver of sustainable development. As urban populations continue to grow, particularly in low- and middle-income countries, the need for inclusive, efficient, and environmentally conscious transport strategies becomes more urgent. Equipping cities with resilient and adaptable mobility systems is critical to supporting long-term urban and economic development.

(b) Energy and Utility Infrastructure in Growing Cities

Energy infrastructure is a vital component in ensuring the sustainability of urban environments. For cities to operate efficiently, they must have access to stable electricity supplies, clean water, and effective waste management systems. According to the International Energy Agency (IEA, 2019), the rapid pace of urbanization has significantly increased global energy consumption, with urban areas now responsible for over 70% of energy use and contributing approximately 60% of greenhouse gas emissions.

The integration of renewable energy sources has become an essential focus in the development of urban infrastructure. Nations such as Germany, Denmark, and China have made substantial investments in renewable technologies, including solar and wind power, to support urban growth while reducing carbon emissions. Urban planning strategies are increasingly incorporating green infrastructure solutions, such as solar panels on rooftops, innovative grid systems, and waste-to-energy facilities, to promote environmental sustainability and resource efficiency (European Green Deal, 2020).

(c) Digital Infrastructure and Smart Cities

The emergence of smart cities is fundamentally transforming the development and management of infrastructure. Enhanced digital connectivity, facilitated by technologies such as high-speed broadband, 5G networks, and Internet of Things (IoT) solutions, is transforming urban operations and service delivery. The McKinsey Global Institute (2020) reports that investments in digital infrastructure have significantly improved urban efficiency by lowering energy consumption and streamlining public services.

Cities such as Barcelona, Dubai, and Shanghai have adopted comprehensive, innovative city initiatives that leverage big data, artificial intelligence (AI), and real-time monitoring to enhance urban resilience and improve service provision (Townsend, 2013). Furthermore, the United Nations (2021) emphasizes that digital infrastructure will play a crucial role in facilitating sustainable urban development, particularly in rapidly growing regions where urban populations are expected to increase substantially.

2.4 Factors Influencing Urbanization on Housing and Infrastructure Development

Urbanization is a complex, multi-dimensional process shaped by various factors that influence both housing demand and the development of infrastructure. Economic trends, social change, governance frameworks, technological progress, environmental conditions, and the quality of existing infrastructure all interact to determine the trajectory of urban growth. To achieve sustainable, inclusive urban environments, policymakers and planners must address these interconnected influences (UN-Habitat, 2022; World Bank, 2021).

(a) Economic Factor

Economic development is central to urban expansion, as cities serve as hubs for trade, innovation, and industrial growth. Employment opportunities in urban areas attract migrants from rural regions, thereby increasing demand for housing, transportation, and public services (World Bank, 2021). Industrialization accelerates urbanization by fostering investment, creating jobs, and driving infrastructure development. Furthermore, urban agglomeration enhances economic efficiency by clustering labour and resources in concentrated spaces (Henderson, 2010).

Income disparities influence residential patterns; affluent groups tend to seek well-planned, high-amenity neighbourhoods, while lower-income households often settle in informal areas due to affordability constraints (UN-Habitat, 2022). Real estate market dynamics also shape urban growth. Escalating property prices in high-investment cities, such as Hong Kong and San Francisco, have limited access to affordable housing, forcing lower-income populations to move to city peripheries or informal settlements (OECD, 2021). These challenges emphasize the need for inclusive policies that address housing affordability and reduce inequality.

(b) Social Factor

Social factors, including demographic growth, migration, evolving lifestyles, and access to services, directly impact urban development. The global urban population is projected to reach nearly 70% by 2050, intensifying the demand for adequate housing and reliable infrastructure (United Nations, 2021). Rural-to-urban migration contributes to rapid city expansion but can overwhelm services, leading to unplanned settlements (Griffiths & Ito, 2016).

Changing preferences have increased demand for smart homes, energy-efficient buildings, and mixed-use developments (World Economic Forum, 2021). Access to

education and healthcare also shapes migration decisions, with people relocating to cities that offer quality public services (OECD, 2020). Case studies from cities such as Singapore and Berlin demonstrate how investments in social infrastructure enhance the quality of life and attract diverse populations (European Commission, 2020).

(c) Political and Policy Factor

Effective governance and public policy play a crucial role in regulating urban expansion by guiding land use, infrastructure development, and housing supply. Strategic urban planning enables cities to grow in an organized and sustainable manner. Cities such as Amsterdam and Singapore have successfully incorporated transport systems, green spaces, and high-density housing into integrated development plans (European Commission, 2020).

Zoning regulations, while essential for defining urban spaces, can also restrict housing supply. Overly stringent zoning in cities like London and New York has contributed to housing shortages and elevated property prices (McKinsey Global Institute, 2021). In many emerging economies, public-private partnerships (PPPs) have become instrumental in financing infrastructure and delivering affordable housing (World Bank, 2019). These policy mechanisms are crucial for fostering inclusive urban growth and mitigating the social consequences of rapid urbanization.

(d) Technological Factor

Technological innovation is reshaping the development of cities, influencing both housing construction and the development of infrastructure systems. Advanced building techniques, such as prefabrication, modular construction, and 3D printing, enable faster, more affordable housing delivery (OECD, 2020). Smart infrastructure, including automated transportation, AI-powered waste management, and digital urban planning tools, enhances efficiency and sustainability (World Economic Forum, 2021). Technological advancements in mobility and communication, such as high-speed rail, electric vehicles, and the widespread deployment of 5G networks, have enhanced accessibility and urban connectivity in cities like Seoul, Singapore, and London (McKinsey Global Institute, 2021). These advancements contribute to the development of smart, sustainable cities prepared to meet the demands of future urban populations.

(e) Environmental Factor

Environmental considerations are vital to urban planning, particularly in cities exposed to climate risks and natural hazards. Geographic conditions often dictate urban layouts, especially in regions vulnerable to flooding, earthquakes, or severe weather

events. Coastal cities such as Jakarta and Miami face escalating threats from rising sea levels, prompting investments in flood defences and resilient infrastructure (IPCC, 2022). Incorporating green spaces and sustainable design enhances urban liveability. Cities like Vancouver and Stockholm have prioritized urban forests, rooftop gardens, and eco-friendly public spaces to reduce pollution and improve air quality (European Green Deal, 2020). However, rapid urbanization can overburden natural resources, resulting in water scarcity, deforestation, and increased greenhouse gas emissions. Cities such as Cape Town and Beijing have implemented water conservation strategies and renewable energy projects to address these challenges (World Bank, 2019).

(f) Infrastructure Factor

The presence and quality of infrastructure are critical to facilitating urban growth. Efficient transport systems, including roads, railways, and public transit, promote mobility and economic productivity. Hong Kong's Mass Transit Railway (MTR) and Copenhagen's bicycle-friendly infrastructure illustrate how well-designed transport networks can alleviate congestion and enhance urban mobility (OECD, 2020). Reliable utilities, such as water supply, electricity, and waste management, are equally important. Singapore's innovative water recycling and energy-efficient infrastructure serve as models for enhancing urban resilience (McKinsey Global Institute, 2021). Additionally, social infrastructure—including healthcare, education, and recreational spaces—contributes to a city's urban livability and economic attractiveness. Many cities, however, face challenges in upgrading aging infrastructure, which requires significant investments in renewal initiatives and innovative technologies (World Bank, 2019).

Although urbanization contributes to economic growth, it can also intensify inequalities. Income disparities have widened, as shown by Lall, Henderson, and Venables (2017), particularly between skilled and unskilled workers in rapidly urbanizing economies. In Myanmar, for example, affluent groups often benefit from property development and industrial growth, while low-income households struggle with rising living costs (Naing, 2021).

Infrastructure bottlenecks further exacerbate urban challenges. Rapid population growth often exceeds the capacity of infrastructure, resulting in congestion, inefficiencies, and a decline in the quality of life. Dobermann (2016) emphasized that inadequate infrastructure undermines urban productivity and amplifies social disparities. In Yangon, the increasing number of vehicles and limited public

transportation have contributed to severe traffic congestion (JICA, 2017), while frequent power outages and unreliable water supplies continue to disrupt daily life and economic activity (Asian Development Bank, 2021).

Urban-rural disparities persist as a pressing issue, with cities attracting significant investment and labor, while rural regions face stagnation and decline. The World Bank (2019) reports that urban areas in Myanmar exhibit significantly higher GDP per capita than rural areas, driving migration to cities. Although migration can improve household incomes, Lucas (2015) notes that it places additional strain on urban services and fuels the growth of informal settlements. To address these disparities, comprehensive regional development strategies, including infrastructure investment and rural economic incentives, are essential (Todaro & Smith, 2015).

2.5 Review of Previous Studies

Zaw Htet Paing (2019) examined the effects of rapid urbanization on housing demand in Yangon, Myanmar, and explored the role of institutions in addressing housing shortages. The study emphasized that Yangon, home to over seven million residents, continues to face significant housing challenges due to accelerated urban growth. Analyzing the historical trajectory of urban development and housing policies, the research highlighted that housing remains a critical issue on the city's agenda. In response to these growing concerns, the Myanmar government has implemented multiple housing initiatives over the past two decades aimed at narrowing the housing supply gap. The research also underscored the roles played by institutions such as the Department of Human Settlement and Housing Development and the Yangon City Development Committee in meeting the city's housing needs. The study concluded that sustainable housing policies are crucial for effectively managing urban growth and ensuring adequate housing for the city's expanding population (Zaw Htet Paing, 2019).

Rahman, Islam, and Khan (2020) examined urbanization in Southeast Asia, identifying rural-to-urban migration, industrialization, and globalization as key factors fueling urban expansion. Their study emphasized that while urban centers attract large numbers of migrants by offering job opportunities, the combined impacts of rapid population growth and climate change present serious sustainability challenges for cities in the ASEAN region. Through content analysis, the research identified housing shortages, public health concerns, and inadequate waste management as the primary issues associated with unsustainable urbanization. The authors recommended strategies

such as modernizing agriculture, enhancing rural productivity, improving rural infrastructure, and promoting integrated urban-rural development to mitigate the pressures of urbanization (Rahman et al., 2020).

Nwalusi, Okeke, Anierobi, Nnaemeka-Okeke, and Nwosu (2022) examined the impact of urbanization and migration patterns on public housing delivery in Enugu. Utilizing qualitative methods, including direct observation and literature review, the research identified severe housing shortages, escalating rents, high land prices, the growth of informal settlements, and inadequate infrastructure as key urban challenges. The study found that 14 peri-urban squatter settlements housed over 62,000 people, highlighting significant population overflow from central metropolitan areas. Moreover, the research revealed that public housing programs between 1999 and 2020 largely failed to meet the needs of low-income groups. The authors advocated for government-led initiatives to promote affordable housing by expanding access to housing finance, encouraging the use of local building materials, and supporting cooperative housing schemes (Nwalusi et al., 2022).

Prabowo and Adianto (2022) analyzed the impact of infrastructure development on land prices in Cinere and Beji Districts within Depok City. Their research demonstrated that rising housing costs in urban areas often contribute to increased congestion, environmental degradation, and the growth of informal settlements, pushing many residents toward peripheral regions, such as Jabodetabek. The study revealed that high land prices are the primary factor driving up residential costs. While infrastructure development is vital for supporting urban growth, the research noted that in Depok, rapid housing construction has not always been matched by sufficient infrastructure expansion. Utilizing a mixed-methods approach combining quantitative surveys and land price assessments, the study confirmed that land values are closely tied to access to transport routes and proximity to commercial facilities, consistent with broader urban studies (Prabowo & Adianto, 2022).

Obadiah, Polycarp, and Usman (2023) examined the impact of urbanization on housing conditions in Ciroma Ward, Lafia Town, Nasarawa State. Through a descriptive survey of 159 households (representing 1% of the area's total households), the study gathered data using structured questionnaires and field observations. The findings indicated that approximately 65.5% of the existing housing stock was in a state of deterioration, while 68% of environmental facilities were rated as poor. Significant challenges included inadequate infrastructure maintenance and ineffective waste

management systems, whereas land accessibility was a less significant concern. The authors concluded that improvements in housing conditions and urban infrastructure are vital to mitigating the negative impacts of urbanization and ensuring that urban growth contributes positively to economic and social development (Obadiah et al., 2023).

Lehmann (2023) presents a global perspective on urbanization, emphasizing that while urban expansion addresses housing demand, it often disconnects residents from their natural environments, thereby posing risks to both mental health and climate resilience. The study argued for integrating green spaces within urban housing projects, highlighting the physical, emotional, and economic benefits of biophilic design. Through a combination of qualitative and quantitative analyses, as well as a review of urban housing policies, the research recommended adopting holistic approaches that reconnect residents with nature to enhance overall well-being in urban environments (Lehmann, 2023).

Maulat (2024) examined land-based financing mechanisms, including public-private partnerships (PPPs), in urban development, with a focus on housing and infrastructure. The study found that while land acquisition programs have improved transportation and spurred urban growth, they often neglect the needs for affordable housing. Governments and private investors tend to prioritize high-value commercial developments, worsening housing inequality in rapidly growing cities. Financing tools such as tax increment financing (TIF) and land value capture (LVC) have been practical for infrastructure funding but have had a limited impact on equitable housing access. Maulat emphasized the need for stronger policy frameworks to ensure that economic development also supports social equity. The research recommends more inclusive strategies to balance growth with affordable housing provision and mitigate inequality in urban expansion efforts.

CHAPTER III

Urbanization Dynamics and Spatial Development in East Dagon Township

3.1 Urbanization Trends in Myanmar

In recent decades, domestic migration and demographic shifts have been the primary drivers of Myanmar's significant urbanization. Cities have developed into important administrative and economic centers as people move from rural to urban areas, such as Yangon, Mandalay, and Naypyidaw, in search of better living conditions, employment opportunities, and access to education and healthcare. The city's expansion has also been aided by overseas migration, as well as the repatriation of Myanmar natives, in addition to internal movement. This urbanization, however, is very skewed. Growth remains concentrated in a few cities, resulting in significant socioeconomic gaps between urban and rural areas. In most large cities, the growth of new citizens outpaces the development of infrastructure, resulting in issues such as overcrowded housing, limited public amenities, inadequate transportation, and restricted access to clean water. These issues are particularly apparent in remote and underserved townships, such as East Dagon, where demand for metropolitan services is rapidly expanding. The unevenness of urbanization underscores the importance of implementing well-balanced, inclusive policy programs that address population growth and infrastructure sustainability nationwide.

3.1.1 Population Growth and Urban Migration Trends in Myanmar

In 2023, Myanmar's population was estimated to be 55.2 million, with an annual population growth rate of 0.67% (World Bank, 2023). Despite steady national population growth, the nation is rapidly becoming more urbanized due to rural-urban migration. Its urban population grew from 30% in 2014 to 36% in 2023, and the Yangon Region became the leading destination for internal migrants seeking improved public services and employment prospects. With over 7.2 million residents, Yangon is a major contributor to Myanmar's urbanization. Several factors, including natural

disasters such as floods, economic inequality, and inadequate rural infrastructure, contribute to migration. Particularly among impoverished populations, circular migration is common in employment sectors such as manufacturing, informal work, and urban construction. The tendency has increased demand for essential services, infrastructure, and housing, particularly in peri-urban townships like East Dagon Township. To address these issues and achieve sustainable urban development, effective urban planning is essential.

Table 3.1: Population Growth and Migration Trends in Myanmar

Year	Total Population (Millions)	Urban Population (%)	Rural Population (%)
2014	53.9	30	70
2018	54.8	32	68
2022	55.1	34	66
2023	55.2	36	64

Source: World Bank (2023)

3.1.2. Urban Expansion and Land Use Changes

Land use has undergone significant changes as a result of Myanmar's urbanization, with agricultural and wooded areas being converted into commercial, industrial, and residential areas. Urban infrastructure is under additional strain due to the loss of green spaces and agriculture brought about by the rapid growth of cities like Mandalay and Yangon (Khaing, 2015). To attract investment and generate employment, industrial and special economic zones (SEZs) were established, which accelerated urbanization (Fan et al., 2022).

Deforestation, land degradation, and rising pollution levels are just a few of the adverse effects of unchecked urban growth. In addition, disputes over tenure security and land ownership have intensified, especially in areas where informal settlements are growing. To control land use and promote sustainable development, the government has responded by enacting urban planning regulations; however, implementation remains challenging due to a lack of administrative capacity (Arfanuzzaman & Dahiya, 2019).

Table 3.2: Land Use Changes in Myanmar

Land Use Type	1990	2000	2010	2020	2023
Agricultural Land	34.2%	32.8%	30.9%	29.2%	28.5%
Forest Cover	51.4%	48.6%	46.2%	43.0%	42.1%
Urban Built-Up Area	2.8%	3.7%	5.1%	7.5%	8.9%
Industrial Land	1.1%	1.8%	3.2%	4.9%	5.6%

Source: Myanmar Land Survey (2023)

Significant land use changes in Myanmar between 1990 and 2023 are presented in Table 3.2, highlighting the nation's growing industrialization and urbanization. Urbanization and infrastructure development harm rural and natural regions, as seen by the decline in agricultural land from 34.2% to 28.5% and the decline in forest cover from 51.4% to 42.1%. On the other hand, industrial land rose from 1.1% to 5.6%, while urban built-up areas increased significantly from 2.8% to 8.9%, suggesting an increasing demand for commercial zones, housing, and services. These patterns raise concerns about sustainability, as they indicate a national trend toward urban and industrial uses, at the expense of agricultural and wooded land.

3.2 Government Policies and Urban Planning in Myanmar

A combination of government policies, economic reforms, and infrastructure development efforts has shaped Government Policies and urban planning in Myanmar, contributing to Myanmar's urbanization. As urban centers continue to grow rapidly, policymakers face challenges in ensuring sustainable and inclusive urban expansion. The government has implemented various urban planning initiatives to manage population growth, improve infrastructure, and promote environmental sustainability. However, issues such as weak governance, informal settlements, land disputes, and environmental degradation continue to be key obstacles to effective urban planning. Despite these challenges, the adoption of national strategies, such as the National Urban Policy (NUP) and the Myanmar Sustainable Development Plan (MSDP) 2018–2030, indicates the government's recognition of the need for structured urban development.

3.2.1 Urban and Regional Development Law (2015)

Land use, housing, and infrastructure development are all regulated by a combination of national and provincial laws in Myanmar. With an emphasis on sustainable development and orderly city growth, the Urban and Regional Development Law (2015) creates a legislative framework for planning and controlling urban expansion. Urban management in Yangon, including zoning regulations, building permits, and public services, is governed by the Yangon City Development Committee (YCDC) Law. Furthermore, the development of urban housing and real estate management is significantly impacted by the Land Acquisition Act and the Condominium Law (2016). Administrative issues and growing, uncontrolled urbanization have made the enforcement of these restrictions uneven. There are still informal settlements, poor infrastructure, and a lack of reasonably priced accommodation in places like Mandalay and Yangon. To ensure balanced urban development, improve living conditions, and support Myanmar's long-term socioeconomic growth, it is essential to strengthen urban legislation and enhance cooperation among government organizations.

3.2.2 National Urban Policies and Strategic Plans

Myanmar's urban development is guided by the National Urban Policy (NUP) and the Myanmar Sustainable Development Plan (MSDP) 2018–2030. The NUP, supported by UN-Habitat, provides a sustainable urbanization framework that focuses on land use, governance, infrastructure, the environment, and social inclusion. The MSDP emphasizes integrated urban planning, infrastructure investment, decentralization, and climate resilience to support economic growth. Both policies aim to strengthen municipal governance. However, implementation is hindered by challenges such as limited funding, bureaucratic delays, and slow regulatory reforms, which reduce their overall effectiveness and impact on urban transformation.

3.2.3 Urban Planning Framework and Implementation

Myanmar has created city-specific strategies for Mandalay and Yangon. Although Yangon's Urban Master Plan (2010–2040) prioritizes affordable housing, transportation, and land use, it faces challenges such as traffic congestion, informal settlements, and rising real estate costs. Despite encouraging industry, tourism, and conservation, Mandalay's strategy is beset by poor coordination and land disputes.

Although industrialization has increased, special economic zones like Thilawa SEZ have also led to infrastructure strain and displacement. Although the DUHD initiated affordable housing projects to address housing scarcity, nearly 1.5 million people in Yangon still reside in unofficial settlements that lack basic amenities. This highlights the urgent need for effective zoning enforcement and a robust housing policy.

3.2.4 Slum Upgrading and Resettlement Programs

The Yangon Squatter Clearance and Resettlement Program, which was started in the early 1990s, provided leased land and essential infrastructure, like as roads, drainage, electricity, and water, with the goal of moving squatters from informal settlements to suburban regions. In order to control the spread of urban slums and enhance living circumstances, the initiative mainly focused on four suburban townships: Hlaing Tharyar, Shwepyithar, Dagon Seikkan, and East Dagon. North, South, and East Dagon Myothit.

Myanmar moved some 200,000 squatters to new townships between 1989 and 1993, which improved housing but lacked jobs, healthcare, and education. By upgrading slums with low-rise apartments, the 1994 Hut-to-Apartment Scheme aimed to relocate 12,862 households by the year 2000. However, its ability to effectively address urban housing issues was hampered by a lack of financing, a lack of available land, and opposition from locals.

3.2.5 Low-Cost Housing Development

To further mitigate slum expansion, the government has prioritized the construction of low-cost housing projects to accommodate low-income families, government employees, and pensioners. Several key housing projects have been implemented over the years, including:

- Dagon Myothit Housing Projects (introduced in 1997)
- Hlaing Tharyar, North Okkalapa, and Danyingone Housing Projects
- Mahar Bandoola Rental Housing Project (launched in 2015-2016)

The Mahar Bandoola Rental Housing Project, funded with Kyat 20 billion, aimed to offer affordable rental housing for low-income families but was overwhelmed by over 35,000 applications, highlighting Yangon's severe housing shortage. In 2011, Myanmar introduced the Million Homes Plan, aiming to build one million units by

2030, with 90% of the units to be low-cost housing. However, slow implementation, bureaucracy, and funding issues have limited its effectiveness.

3.2.6 Public-Private Partnerships (PPPs) and Urban Redevelopment

Due to financial and logistical challenges in government-led housing, Yangon has increasingly adopted Public-Private Partnerships (PPPs) for urban redevelopment. These initiatives engage private developers to build affordable and mixed-income housing. A key example is the Yoma Housing Project in Dagon Myothit Seikkan, developed in collaboration with UN-Habitat and JICA, which aims to integrate former squatters into the formal housing market. PPPs have also targeted the redevelopment of inner-city slums. However, many developers focus on high-end projects, worsening the affordability gap for low-income groups.

3.3 Overview of East Dagon Township

East Dagon Township, officially designated as Dagon Myothit (East), is located in the northeastern quadrant of Yangon and spans approximately 88.96 square kilometers. It shares its boundaries with Hlegu Township to the north, Dagon Myothit (North) to the west, and Dagon Myothit (South) to the south. Established in 1994 as part of Yangon's 1989 urban expansion strategy, the township was planned to accommodate population overflow through the creation of residential communities and industrial zones. Despite these intentions, East Dagon has remained relatively underdeveloped compared to its neighboring areas, such as Dagon Seikkan.

Administratively, the township comprises 54 urban wards and 24 village tracts, encompassing a mixture of urban, peri-urban, and rural landscapes. The built environment encompasses a diverse range of elements, including planned housing projects, informal settlements, agricultural lands, and emerging industrial corridors. Key development corridors such as Min Ye Kyaw Swar Road, Kyan Sit Thar Road, and A Naw Ra Htar Road offer strong connectivity and real estate potential.

East Dagon Township, despite its proximity to downtown Yangon and transport access, struggles with poor road networks, unreliable utilities, drainage issues, and flooding. Development has been limited due to low investment, land speculation, and weak urban planning. The area has also become a relocation zone for vulnerable groups, including disaster-displaced farmers and low-income workers. As of 2023, the

population reached 203,744, with over 94% residing in urban areas, increasing pressure on housing and infrastructure services.

3.3.1 Population Growth of East Dagon

East Dagon Township's population has grown significantly due to internal migration and rapid urbanization. Attracting migrants from rural areas and working parts of the city, it was first created as part of Yangon's expansion strategy. Affordable housing, plentiful job opportunities, and infrastructure development are key drivers behind this expansion. Due to government housing programs, land availability, and the township's convenient location near industrial areas, the population has grown consistently over the last decade, making it a desirable place for low- to middle-income citizens seeking better living conditions.

Table 3.3: Population Growth in East Dagon (2011–2022)

Year	Population	Annual Growth Rate (%)
2011	201,374	-
2012	202,618	0.62
2013	202,697	0.04
2014	208,257	2.74
2015	220,693	5.99
2016	214,023	-3.02
2017	225,004	5.14
2018	224,902	-0.05
2019	228,736	1.71
2020	238,717	4.36
2021	241,417	1.13
2022	247,905	2.69

Source: General Administration Department (2011–2022)

Table 3.3 highlights fluctuations in growth rates, reflecting periods of high migration influx and urban expansion. Notably, 2015 recorded a 5.99% growth rate, which may be attributed to new housing projects and industrial developments in the area.

3.3.2 Migration Patterns in East Dagon

Migration plays a key role in shaping East Dagon's demographic structure. The township has witnessed both in-migration and out-migration trends, primarily influenced by economic conditions, infrastructure improvements, and social factors.

Table 3.4: Migration Statistics in East Dagon

Year	In-Migrants	Out-Migrants	Net Migration
2011	5,124	2,013	+3,111
2012	5,589	2,302	+3,287
2013	5,710	2,156	+3,554
2014	6,345	2,890	+3,455
2015	8,024	3,412	+4,612
2016	7,315	3,198	+4,117
2017	6,954	3,402	+3,552
2018	7,110	3,305	+3,805
2019	7,654	3,821	+3,833
2020	8,421	4,017	+4,404
2021	7,932	3,846	+4,086
2022	8,259	4,212	+4,047

Source: Urban Census Report (2022)

Table 3.4 indicates that East Dagon consistently receives more immigrants than it loses through out-migration, resulting in a positive net migration. Peaks in migration often align with economic booms and urban development projects.

3.3.3 Impact on Housing Development

Dagon Myothit (East) Township in Yangon's eastern district is rapidly developing, featuring a mix of urban and peri-urban housing. As of the 2014 census, it had 165,628 residents, with 94.3% in urban areas. Housing includes formal structures, low-cost units, rentals, and widespread informal settlements.

(a) Housing Ownership and Tenure

Housing ownership patterns in Dagon Myothit (East) Township indicate a mix of owner-occupied and rental housing. Table 3.5 shows that over half of the residents own their homes, while nearly 30% live in rental accommodations. The presence of

government and private company quarters suggests that some residents work in industrial or government sectors.

Table 3.5 Housing ownership

Tenure Type	Number of Households	Percentage (%)
Owner-occupied	18,870	55.6
Renter	10,090	29.8
Provided free (individually)	1,310	3.9
Government quarters	872	2.6
Private company quarters	559	1.6
Other	2,212	6.5

Source: 2014 Myanmar Population and Housing Census, Dagon Myothit (East) Township Report.

(b) Types of Housing Structures

Housing in East Dagon ranges from modern buildings to traditional wooden and bamboo structures. Wooden and bamboo houses are most common, especially in peri-urban areas with informal settlements. Higher-quality housing, including brick houses and apartments, is concentrated in planned urban zones, reflecting uneven development across the township.

Table 3.6 Housing Structure

Housing Type	Percentage (%)
Wooden houses	51.5
Bamboo houses	22.1
Semi-pacca houses	8.5
Bungalow/brick houses	9.7
Apartment/Condominium	2.3
Huts (1-year, 2-3 years)	3.9
Other	2.0

Source: 2014 Myanmar Population and Housing Census, Dagon Myothit (East) Township Report.

(c) Infrastructure and Household Amenities

Access to essential services is a crucial aspect of housing conditions. Table 3.7 presents the availability of basic amenities. While most households have access to electricity and sanitation, water supply remains a significant challenge, with many residents relying on bottled water or boreholes.

Table 3.7 Infrastructure and Household Amenities

Amenity	Percentage (%)
Households with electricity	70.4
Households using firewood	17.1
Households with tap water	9.6
Households using bottled water	38.8
Households with improved sanitation (flush/water seal toilets)	94.4

Source: 2014 Myanmar Population and Housing Census, Dagon Myothit (East) Township Report.

3.3.4 Commercial Housing Development in East Dagon

East Dagon Township, located outside of Yangon, has been a hub for the construction of commercial buildings and urban development. Due to its growing population and proximity to Yangon, the area has become a highly desirable location for real estate projects. A large portion of East Dagon was formerly an agricultural area. However, in recent years, there has been a notable surge in residential and commercial construction, particularly along key thoroughfares such as Min Ye Kyaw Swar Road, Kyan Sit Thar Road, and A Naw Ra Htar Road.

- University Avenue Housing Project -1
- University Avenue Housing Project – 2
- Chan Thar Shwe Pyi Housing Project

Commercial housing in East Dagon adopts a mixed-use model to boost local economic growth and ease pressure on Yangon's CBD. While private investment focuses on mid- to high-end housing, affordability is limited by high costs. Infrastructure gaps remain despite transport improvements. Sustainable development needs coordinated efforts in housing, infrastructure, and policy support.

3.3.5 Informal Settlements and Slums

Over the past 20 years, East Dagon Township, a part of East Yangon District, has undergone rapid urbanization, leading to the growth of slums and informal settlements. Low-income immigrants seeking employment in adjacent industrial zones are primarily responsible for this expansion. Many have turned to erecting temporary homes on unoccupied ground, close to railroads, and in industrial zones as a result of a shortage of affordable housing and appropriate urban planning.

According to 2017 research data, East Dagon Township had 20,918 slum inhabitants and 6,918 slum dwellings. Socioeconomic and environmental reasons, such as closeness to industrial centers and migration from disaster-affected areas like Ayeyarwady, Bago, and Mon States, are linked to the emergence of slums, particularly following Cyclone Nargis in 2008. Informal settlements developed as a result of many people's inability to buy formal housing due to financial limitations and high living expenses. To protect disadvantaged individuals, these issues underscore the pressing need for improved housing policies and inclusive urban development.

3.4 Characteristics of Slum Settlements in East Dagon

Residents of East Dagon's slums endure subpar living conditions due to a lack of electricity, clean water, sanitary facilities, and other essential infrastructure. Due to inadequate drainage, homes constructed from bamboo and other leftover materials often flood. Residents struggle to pay for necessities while working in low-paying jobs. To support their families, many kids leave school, which prolongs poverty. Social assistance and infrastructure must be improved immediately. An overview of the living conditions in the slum districts of East Dagon is given in Table 3.8.

Table:3.8 Slum condition in East Dagon

Factor	East Dagon Township (2017-2018)
Total Slum Households	6,918
Total Slum Population	20,918
Average Household Size	4-6 people per unit
Access to Clean Water	35% of slum residents
Electricity Coverage	40% (mostly illegal connections)
Children Attending School	55%

Source: General Administrative Office of East Dagon Township

3.5 Environmental and Social Challenges

The rapid expansion of informal settlements has had negative environmental and social impacts on East Dagon. The absence of proper waste disposal and sanitation facilities has led to pollution of water sources, particularly in areas near streams and ponds. Many slum dwellers dispose of garbage in open areas, further deteriorating the township's environmental conditions. Additionally, the lack of proper drainage systems has contributed to frequent flooding, especially during the rainy season.

Health issues are another primary concern in slum areas. The overcrowded living conditions, poor sanitation, and lack of access to clean drinking water have resulted in a high prevalence of waterborne diseases and respiratory infections. Many families cannot access proper healthcare, causing health conditions among children and the elderly to worsen.

3.6 Infrastructure Growth

East Dagon Township, located in northeastern Yangon, has undergone significant infrastructure development due to rising urbanization and government-led expansion projects. Investments in transportation, housing, industrial zones, and public utilities have enhanced living conditions and economic opportunities for residents. Examines the key aspects of infrastructure growth in East Dagon and its overall effect on the township's progress.

3.6.1. Transportation and Road Network Development

The development of East Dagon's roadways and public transportation system is one of the most obvious upgrades. The township is now connected to central Yangon and the surrounding areas by major road networks that have undergone renovation. Residents' mobility has improved, and economic growth has been fostered by increased connectivity. Even with these advancements, traffic congestion remains a significant issue, particularly in areas where population growth has occurred. Public transportation is still limited in this township compared to other areas in Yangon, and certain secondary roads require additional maintenance.

Table 3.9 Road Network Development in East Dagon Township

Road Type	1990 (km)	2000 (km)	2010 (km)	2020 (km)	2023 (km)
Paved Roads	5 km	8 km	15 km	35 km	48 km
Unpaved Roads	50 km	45 km	30 km	15 km	10 km
Bridges	1	1	2	4	5
Bus Routes	1	2	3	6	8

Source: East Dagon Township General Administrative Office Reports

East Dagon is well-connected to the heart of Yangon through 17 Yangon Bus Service (YBS) routes, with a total of 597 buses operating daily. These routes provide access to key destinations, including Sule, Hledan, Myaynigone, North Okkalapa, and the Aung Mingalar Highway Terminal. Major routes include Route 10 (East Dagon – Tine Yin Thar Village) with 50 Yutong buses, Route 24 (East Dagon – Bohtahtaung) and Route 62 (East Dagon – Sanchaung), each with 50 Ankai buses. Other notable routes, such as 28, 29, 87, and 108, offer direct service to central areas, including City Hall, Sule, and Thakin Mya Park. Dagon University serves as a key transit point for several routes, including 15, 25, 26, 30, 117, and 128. The fleet is composed of reliable brands, including Yutong, Ankai, and Hyundai. In total, 597 buses run on these 17 routes daily, ensuring efficient public transport coverage for East Dagon residents.

3.6.2. Housing and Urban Expansion

Between 1990 and 2023, East Dagon Township experienced significant residential growth, with government-affordable housing projects expanding and the private housing sector experiencing a boom. However, infrastructure remains inadequate, particularly in informal areas, with residents relying on private groundwater wells for water and electricity.

3.6.3. Water Supply and Sanitation Infrastructure

East Dagon Township experienced significant advancements in its sanitation and water supply systems between 1990 and 2023. There has been a shift toward safer, regulated water sources, as evidenced by the increase in access to municipal water from 5,000 to 35,000 households and the decrease in reliance on groundwater from 42,500 to 12,500 households. The number of households with adequate amenities increased from 10,000 to 42,500, indicating a significant increase in sanitation facilities. However, many locals still rely on private wells and water tankers, and access to clean

water is still uneven. Inadequate sewage systems and increased health hazards are still problems in informal settlements. Marginalized communities have not yet fully benefited from improved drainage in formal areas, underscoring the need for more inclusive infrastructure development.

3.6.4. Electricity and Energy Infrastructure

Between 2010 and 2023, East Dagon Township made significant progress in gaining access to electricity. The percentage of households connected to the national grid increased from 50% to 85%, indicating significant investment in infrastructure. Although it still needs improvement, the industrial zones' power supply reliability has improved from low to moderate, encouraging economic growth. The use of renewable energy, particularly solar, increased 650% from 2% to 15% as a result of government initiatives. Despite these advancements, some locations continue to experience power outages, especially in industries with high demand. Energy sustainability and availability have improved noticeably; however, more needs to be done to ensure a consistent and reliable supply across the township.

3.6.5. Industrial and Economic Growth

East Dagon Township's strategic location and affordable properties have attracted a growing number of small and medium-sized businesses (SMEs), with a notable increase from 10 in 1990 to 250 by 2023, thanks to improved transportation infrastructure and a reliable power supply.

Between 1990 and 2023, the quantity of land designated for industry expanded from 1.2 square kilometers to 10.2 square kilometers, in tandem with the growth in industrial activity. An estimated 25,000 people are employed in the industrial sector, up from about 1,000 over the same period. This increase reflects the sector's increasing importance in the community's economy and its role in creating jobs.

East Dagon's rapid expansion has put sustainability at risk by causing environmental problems, including pollution and inadequate waste management. Due to informal settlements and uncertain land titles, industrial expansion has also led to land conflicts. These difficulties highlight the need for improved legal frameworks, sustainable planning, and explicit land-use regulations to ensure equality for all, balanced development, and environmental preservation.

3.6.6. Environmental Impact of Infrastructure Growth

Rapid urban infrastructure expansion between 2010 and 2023 resulted in environmental problems, including increasing temperatures, worsening air quality, and increased air pollution. Construction, industrial growth, and vehicle pollution were the leading causes of the decline in green space coverage. Both population expansion and inadequate waste management contributed to a rise in garbage output. Preserving green spaces, implementing effective waste management, and adopting sustainable urban planning are crucial to mitigating these issues.

3.6.7 Educational and Health Facilities

Education infrastructure plays a critical role in shaping the social and economic development of any community. In East Dagon Township, a rapidly urbanizing area in Yangon, Myanmar, the quality and accessibility of educational facilities have a significant impact on literacy rates, employment opportunities, and overall community well-being.

Table 3.10 Education Infrastructure of East Dagon

No	Particulars	Number of Schools	Number of Teachers	Number of Students
1	Basic Education High School	5	145	4974
2	Basic Education Post Middle School	1	21	1082
3	Basic Education Middle School	4	57	3297
4	Basic Education Post-Primary School	7	80	3179
5	Basic Education Primary School	14	138	6350
6	Monastic Education School	11	117	3486

Source: GAD Report of East Dagon Township

East Dagon faces challenges related to educational infrastructure, poverty, and dropout rates. Studies suggest that factors such as access to education, gender disparities, and economic conditions have a significant impact on literacy levels in the township.

East Dagon Township has made moderate progress in literacy, with overall rates between 75% and 80%. Female literacy (78%) surpasses male literacy (72%), and

literacy among youth (15–24 years) is high at 82%, reflecting the success of recent education efforts. However, elderly literacy remains low at 50%, highlighting past educational limitations. Child school enrollment is at 65%, indicating a need for improved access for younger children. While trends are positive, especially among youth and women, targeted policies are necessary to increase enrollment and adult literacy, ensuring inclusive and sustainable development in the township.

3.4.8. Health Facilities in East Dagon Township

East Dagon's healthcare infrastructure is crucial amid rapid urbanization, with growing demand for services and professionals. The township offers a range of healthcare facilities, including public and private hospitals, clinics, and traditional medicine centers. However, public facilities are overcrowded and under-equipped, while private care remains too expensive for many low-income residents. Despite improvements, ensuring equitable access to quality healthcare remains a significant challenge for East Dagon's expanding population.

Table 3.11 Overview of Health Facilities in East Dagon Township

Facility Type	Number of Facilities	Key Services
Public Hospitals	3	General medicine, emergency care, maternity services
Private Hospitals	1	Specialized treatments, surgery, diagnostics, 24/7 emergency services
Public Clinics	8	Basic outpatient care, vaccinations, maternal and child health
Private Clinics	48	General practice, diagnostics, minor procedures

Source: GAD Report of East Dagon Township

The infrastructure growth in East Dagon Township has led to improved transportation, expanded housing, enhanced electricity supply, and industrial development. However, challenges such as traffic congestion, informal settlements, water shortages, and environmental degradation persist. To ensure sustainable development, stronger urban planning, increased investment in renewable energy, improved waste management, and enhanced enforcement of environmental regulations are necessary.

CHAPTER IV

SURVEY ANALYSIS

4.1 Survey Profile

East Dagon Township, one of Yangon's urban growth districts, was founded in 1989 and is situated on the city's eastern outskirts. It was created as a satellite township plan to alleviate the strain on downtown Yangon's population. East Dagon is a prime example of how urbanization affects housing and infrastructure development since it has evolved from a predominantly rural area to a growing urban township over time.

The township is divided administratively into three village tracts and fifty-four urban wards, which include both official residential areas and semi-rural communities. A variety of land uses, such as residential neighbourhoods, government buildings, Dagon University, small-scale industrial zones, undeveloped plots, and rice fields, define the region.

The population of the township has grown steadily, with increasing inward migration contributing to urban sprawl, informal settlements, and growing demand for housing and basic infrastructure. According to local administrative data, East Dagon consists of approximately 47,060 households, representing a diverse demographic with housing conditions and access to services.

4.2 Survey Design

This study's survey design approach was carefully considered in order to gain an in-depth understanding of the effects of urbanization on the expansion of housing and infrastructure in East Dagon Township. To achieve a comprehensive examination of the study goal, both primary and secondary data gathering methods were used.

Primary data collection involved the use of a structured questionnaire, which was distributed to a sample of 329 respondents. According to Taro Yamane's (1973) ,

the formula, estimated sample size was 329 respondents from a population of 47,060 households, with a 5.5% margin of error and a 95% confidence level. In the end, 250 respondents who answered the survey were included in the study. This slight difference between the calculated and actual sample sizes arose due to practical challenges during data collection, such as non-responses or incomplete answers.

Despite this little discrepancy, 329 is a statistically sound sample size that is adequate to meet the analysis's necessary degree of accuracy. The final sample size stays well inside the permitted range for statistical validity; therefore, the small increase in sample size has no discernible effect on the dependability of the outcome. According to Taro Yamane's calculation (1973), 329 respondents would be the estimated sample size for a population of 47,060 with a 5.5% margin of error. Nevertheless, 250 valid respondents ultimately participated in the study due to practical limitations during data collection (such as non-responses and incomplete surveys). The study was conducted in April and May of 2025, and data from respondents were gathered using a random sample technique. In this study, survey results were analysed quantitatively.

The formula used to determine the sample size is:

$$n = \frac{N}{1 + N(e^2)}$$

Where:

- n = the sample size,
- N = the population size (47060),
- e = the acceptable sampling error (assumed to be 5.5% at a 95% confidence level).

Applying the values to the equation:

$$n = \frac{47060}{1 + 47060(0.055^2)} = 328.27 \approx 329$$

secondary data was collected from local and international research papers, relevant journals, published textbooks, survey reports, articles, and websites. The survey questionnaire used a five-point Likert scale to measure the strength of respondents' opinions, with numerical values assigned as Strongly Disagree =1, Disagree = 2, Neutral = 3, Agree = 4, Strongly Agree = 5.

The questionnaire was divided into two main parts. Part (A) covered personal characteristics, gathering data on age, gender, occupation, and living Period. Part (B)

addressed influencing factors that impact urbanization the housing and infrastructure, with sections on Economic Factor, Social Factor, Environmental Factor, Infrastructure availability, Political and governance, and Opportunities and challenges. Using Likert scale statements to measure the impact of urbanization on housing and infrastructure growth in East Dagon Township.

4.3 Analysis of Survey Results

Descriptive statistics and mean scores from a five-point Likert scale were used to examine the survey data. To assess their impact on urbanization, important elements such as infrastructure, politics, governance, social, economic, and environmental variables were evaluated. This methodical technique makes it possible to analyze variables in a meaningful way and assists in identifying the opportunities and problems brought about by East Dagon's rapid urban growth.

4.3.1 Demographic Characteristics of Respondents

An in-depth demographic survey of 250 respondents was conducted to explore the effects of urbanization on housing and infrastructure in East Dagon Township. Located in Yangon's Eastern District, East Dagon has transformed a rural area to a semi-urban township over the past two decades. The demographic profile of respondents provides critical insights into how different population groups experience this ongoing urban shift.

The gender distribution was relatively balanced, with 55% female and 45% male respondents, allowing for a nuanced understanding of gender-based differences in access to housing and urban services. The majority of respondents were older adults; 42% were aged 46 and above, and 36% were between 36 and 45 years old, offering perspectives shaped by significant urban changes. Employment patterns showed that 46% of respondents worked in the private sector, often commuting to nearby industrial zones. Business owners and informal workers each accounted for 20%, public sector employees for 10%, and 4% were unemployed. This reflects a workforce dominated by small businesses and informal employment, which strongly influence the township's housing and infrastructure needs.

Notably, 54% of respondents had lived in East Dagon for over 10 years, while 30% had been residents for 5 to 10 years. This long-term residency provides a valuable perspective for assessing the true impacts of urbanization on local housing and infrastructure development.

Table (4.1) Demographic Characteristics of Respondents

Description	Total Respondents = 250	
	Numbers of Respondents	Percentage
Gender		
Male	113	45
Female	137	55
Total	250	100
Age		
26 – 35	56	22
36 – 45	89	36
Option 46 and above	105	42
Total	250	100
Occupation		
Business Owner	50	20
Government Employee	24	10
Other	50	20
Private Employee	114	46
Unemployed	12	4
Total	250	100
Living Period at East Dagon		
5 – 10 years	76	30
Less than 5 years	38	16
More than 10 years	136	54
Total	250	100

Source: Survey Data 2025

4.3.2 Economic Impact of Urbanization

Economic factors play a significant role in driving urbanization in East Dagon Township. In Table 4.2, a large majority of respondents agreed that urbanization boosts economic opportunities and employment, with a mean score of 4.37. Similarly, the statement "urban economic growth stimulates real estate investment and development" received the highest mean value of 4.42, highlighting the strong link between urbanization and increased property development. Urbanization's contribution to higher living costs also scored highly, with a mean of 4.38, reflecting public awareness of the economic trade-offs.

The economic motivation behind migration to urban areas was affirmed with a mean of 4.27, and the increasing demand for housing due to economic factors scored 4.35. Some concerns were raised, such as the pressure on infrastructure from rapid urban expansion (mean = 3.61) and the lag in public infrastructure development caused by economic limitations (mean = 3.53). The role of informal economic sectors (mean = 3.58) and disparities impacting housing affordability (mean = 4.03) were also acknowledged. Moreover, respondents agreed that urbanization encourages investment in transportation and utilities (mean = 4.12). These data points reflect both the benefits and challenges of economic urban growth.

The overall mean value for economic factors of urbanization stands at 4.07, indicating a generally high level of agreement on the influence of economic drivers in the urbanization process.

Table 4.2 Economic Impact of Urbanization

	Economic Factor of Urbanization	Mean	Standard Deviation
1	Urbanization boosts economic opportunities and employment in cities.	4.37	0.63
2	Migration to urban areas is primarily influenced by economic factors.	4.27	0.78
3	Urban economic growth stimulates real estate investment and development.	4.42	0.74
4	Urbanization contributes to higher living costs, driven by economic changes.	4.38	0.93
5	Informal economic sectors play a significant role in urban economic activities.	3.58	0.75

Table 4.2 Continued

6	Economic factors linked to urbanization increase the demand for housing.	4.35	0.51
7	Rapid urban economic expansion places pressure on infrastructure systems.	3.61	0.96
8	Economic disparities within cities directly impact housing affordability.	4.03	0.78
9	Economic limitations often cause public infrastructure development to lag behind population growth.	3.53	0.75
10	Urbanization encourages economic investment in transportation and utility infrastructure.	4.12	0.60
Overall Mean Value			4.07

Source: Survey Data 2025

4.3.3 Social Impact of Urbanization

Urbanization in East Dagon Township has brought both positive social developments and emerging challenges. Respondents widely agreed that urbanization has intensified human settlement, resulting in crowded environments ($M = 4.45$, $SD = 0.65$), while improved road and transport infrastructure have enhanced connectivity and access to essential services ($M = 4.47$, $SD = 0.72$). This connectivity is seen as improving social mobility and contributing to better living conditions. The shift toward high-density, communal living such as apartment-style housing ($M = 4.29$, $SD = 0.49$) and investment from both the government and private sector ($M = 4.26$, $SD = 0.55$) has further supported urban communities' resilience.

However, several negative social impacts were also highlighted. Overcrowded housing ($M = 4.32$, $SD = 0.62$) and the rising demand for affordable housing ($M = 4.10$, $SD = 0.63$) point to growing pressure on urban resources. The increase in informal settlements ($M = 3.62$, $SD = 1.31$) reflects underlying social inequality. In contrast, respondents expressed weaker agreement regarding social fragmentation, with lower mean scores for the breakdown of traditional communities ($M = 2.29$), migration's disruption of social harmony ($M = 2.87$), and the impact of cultural diversity ($M = 3.18$). Overall mean value of 3.69 reflects a moderately strong perception that urbanization is reshaping the social landscape of East Dagon.

Table 4.3 Social Impact of Urbanization

Social Factor Impact of Urbanization		Mean	Standard Deviation
1	Urbanization has intensified human settlement patterns, leading to crowded social environments in cities.	4.45	0.65
2	Building cohesive communities has become harder as increased migration disrupts social harmony.	2.87	1.13
3	Traditional customs and close-knit community relationships have been weakened by urban expansion.	2.29	1.04
4	Diverse cultural backgrounds in urban areas have reshaped social norms and influenced housing lifestyles.	3.18	0.86
5	The growing urban population has deepened the social need for affordable and inclusive housing.	4.10	0.63
6	Overcrowding in urban residences has affected family privacy and daily social interactions.	4.32	0.62
7	The rise of informal housing reflects social inequality and marginalization within urban populations.	3.62	1.31
8	Limited urban space has driven a shift toward communal living in high-density residential buildings.	4.29	0.49
9	Urban development has enhanced physical connectivity, improving social mobility and access to services.	4.47	0.72
10	Public service improvements have supported better living standards and social wellbeing in urban areas.	3.32	1.06
11	Increased urban pressures have strained shared public infrastructure, impacting quality of life.	3.15	0.89
12	Government and private investments in infrastructure have aimed to strengthen community resilience and access.	4.26	0.55
Overall Mean Value		3.69	

Source: Survey Data 2025

4.3.4 Environmental Impacts of Urbanization

Environmental impacts of urbanization in East Dagon Township, revealing multiple areas of concern among respondents. The highest level of agreement was recorded for the statement that climate change risks, such as extreme heat and floods, increase environmental vulnerability, with a mean score of 4.38 (SD = 0.58). This is followed by the belief that urbanization contributes to increased pressure on land and natural resources (M = 4.23, SD = 0.52), and that poor drainage systems leading to urban flooding cause environmental hazards (M = 4.03, SD = 1.09). These high mean values reflect public concern over the direct environmental consequences of rapid urban growth.

Other remarkable concerns include environmental degradation caused by urban activities (M = 3.80, SD = 0.89), and poor urban planning resulting in environmental stress and ecosystem imbalance (M = 3.99, SD = 0.81). Respondents were also moderately concerned about air pollution from urban growth (M = 3.44) and inadequate waste management (M = 3.29), both of which contribute to a decline in environmental quality. Interestingly, deforestation due to urban expansion received a relatively lower mean score (M = 3.13, SD = 0.94), suggesting it may be a less immediate concern for residents.

Overall mean value is 3.79, indicating a moderately high level of awareness and concern regarding the environmental impacts of urbanization in East Dagon Township.

Table: 4.4 Environmental Impact of Urbanization

Environmental Impacts of Urbanization		Mean	Standard Deviation
1	Urbanization contributes to increased pressure on land and natural resources.	4.23	0.52
2	Environmental degradation caused by urban activities lowers overall living conditions.	3.80	0.89
3	Urban flooding, driven by poor drainage systems, leads to environmental hazards.	4.03	1.09
4	Deforestation due to urban expansion results in loss of green spaces and biodiversity.	3.13	0.94
5	Air pollution from urban growth deteriorates environmental quality.	3.44	0.92
6	Inadequate waste management in cities contributes to environmental pollution.	3.29	0.89

Table 4.4, Continued

7	Climate change risks, such as extreme heat and floods, worsen environmental vulnerability.	4.38	0.58
8	Poor urban planning increases environmental stress and ecosystem imbalance.	3.99	0.81
Overall Mean Value		3.79	

Source: Survey Data 2025

4.3.5 Infrastructure Availability, Policy, and Planning for Urbanization

The assessment of infrastructure availability and policy planning in East Dagon Township is shown in Table 4.5 by a generally positive sentiment towards essential utility services, but varied perception regarding the effectiveness of policy implementation. The highest mean score was recorded for the statement that drainage and sewer networks are essential to sustainable housing development (Mean = 4.59, SD = 0.59), registering high consensus on the foremost importance of sanitation infrastructure in enabling urban expansion. Access to basic services such as water supply networks (Mean = 4.42, SD = 0.69) and secure electricity (Mean = 4.39, SD = 0.67) was also considered a major driver for the expansion of housing, proving the impact of utility infrastructure on residential growth.

The respondents also agreed that transportation networks and infrastructure enable housing development (Mean = 4.27, SD = 1.09), though the relatively higher standard deviation suggests varying experience or access levels. Perceptions varied when it came to planning and governance. The belief that municipal planning policies consider infrastructure for housing areas was assigned a mean of 3.63 (SD = 0.86), and trust in local governments to implement projects effectively was also moderate (Mean = 3.72, SD = 0.82).

The most negative mean score belonged to the statement that existing urban policies guide the process of housing and infrastructure growth (Mean = 3.18, SD = 0.67), followed by uncertainty on whether or not there is a well-defined national urban development strategy (Mean = 3.19, SD = 0.61).

Overall mean value of 3.84 suggests that while infrastructure availability is generally well-regarded, there remains room for improvement in aligning urban policy and planning with the real needs of the population.

Table :4.5 Infrastructure Availability, Policy and Planning for Urbanization

Infrastructure Availability, Policy and Planning		Mean	Standard Deviation
1	The availability of roads and transportation networks supports housing development.	4.27	1.09
2	Access to water supply systems influences residential area development.	4.42	0.69
3	Reliable electricity infrastructure contributes to urban housing growth.	4.39	0.67
4	Urbanization improves access to waste management services.	3.84	0.82
5	The presence of drainage and sewage systems is essential for sustainable housing development.	4.59	0.59
6	Urban planning policies consider infrastructure development for residential zones.	3.63	0.86
7	Government initiatives support the improvement of urban infrastructure.	3.34	0.70
8	Public-private partnerships are effective in developing urban infrastructure.	3.80	0.94
9	Urban policies integrate infrastructure planning with housing needs.	3.76	0.86
10	Local governments are capable of implementing infrastructure projects effectively.	3.72	0.82
11	Existing urban policies effectively guide the development of housing and infrastructure.	3.18	0.67
12	There is a clear urban development strategy at the national level.	3.19	0.61
13	Urban development policies reflect the real needs of the population.	3.79	0.82
Overall Mean Value			3.84

Source: Survey Data 2025

4.3.6 Political Stability and Governance

The assessment of Political Stability and Governance in the context of East Dagon Township reveals a mixed perception of how political and administrative factors influence urban development in the area. Table 4.6 underscores key governance challenges, particularly those affecting housing and infrastructure planning and execution.

Respondents identified corruption as the most detrimental factor, with the highest mean score (4.19, SD = 0.73), indicating a strong consensus that corrupt practices significantly hinder infrastructure and housing development in East Dagon.

Closely aligned with this concern is the role of government transparency, which received a high mean of 4.13 (SD = 0.85), reflecting the belief that public trust in urban development is closely tied to transparent governance.

The capacity of local governments to implement urbanization policies also scored relatively well (3.87, SD = 0.66), suggesting some confidence in local administrative capabilities within the township. However, other factors such as political stability (3.18), changes in government (3.19), and institutional coordination (3.22) were rated moderately, implying that while these factors are recognized as influential, they are not consistently seen as strengths in the local governance framework.

Most notably, the lowest-rated factor was the adequacy of funding for urban infrastructure (2.98, SD = 0.77), highlighting a major concern among respondents that insufficient financial support is a critical barrier to progress.

Overall mean value of 3.48 indicates a moderate level of agreement that while certain aspects of governance are effective, others require significant improvement to support sustainable urban development.

Table 4.6 Political Stability and Governance

Political Stability and Governance		Mean	Standard Deviation
1	The political stability of Myanmar positively influences urban planning.	3.18	0.74
2	Changes in government affect the continuity of housing and infrastructure development projects.	3.19	0.74
3	Government transparency influences public trust in urban development policies.	4.13	0.85
4	Local governments have sufficient capacity to implement urbanization policies.	3.87	0.66
5	Corruption negatively affects housing and infrastructure projects.	4.19	0.73
6	There is effective coordination among institutions involved in urban development.	3.22	0.64

Table 4.6, Continued

7	The government prioritizes urban housing and infrastructure in its budget.	3.23	0.63
8	There is strong political will to solve urban housing challenges.	3.30	0.69
9	Urban infrastructure development receives adequate funding.	2.98	0.77
Overall Mean Value		3.48	

Source: Survey Data 2025

4.3.7 Opportunities of Urbanization

Table 4.7 indicates perceptions of the opportunities created by urbanization in East Dagon Township, based on five indicators.

various opportunities created by urbanization, measured by their mean scores and variability. Among the opportunities, urbanization's role in driving economic growth holds the highest mean value of 4.54, indicating strong agreement that urbanization broadly fosters economic opportunities. Access to education and healthcare also ranks highly, with a mean of 4.44, reflecting its importance in improving population wellbeing. Employment opportunities generated by urbanization are similarly recognized with a mean score of 4.38. Infrastructure development, including roads, electricity, and water, shows substantial opportunities with a mean of 4.18, highlighting the role urban growth plays in improving basic services. The lowest mean score of 3.51 relates to housing development's potential to enhance diverse social interactions and inclusive communities, suggesting that while important, this aspect may have more varied perceptions among respondents.

The overall mean value of 4.21 indicates a generally positive view of urbanization's opportunities across economic, social, and infrastructural dimensions.

Table 4.7 Opportunities of Urbanization

Opportunities of Urbanization		Mean	Standard Deviation
1	Urbanization generates increased employment opportunities.	4.38	0.90
2	Housing development in urban areas opens up opportunities for diverse social interactions and inclusive communities.	3.51	1.79
3	Infrastructure (roads, electricity, water) benefits from enhanced development opportunities due to urbanization.	4.18	0.84
4	Access to education and healthcare presents more opportunities for the population.	4.44	0.65
5	Urbanization creates broader opportunities that drive economic growth.	4.54	0.93
Overall Mean Value		4.21	

Source: Survey Data

4.3.8 Challenges of Urbanization

The process of urbanization presents both opportunities and significant challenges, particularly in developing regions where rapid population growth outpaces urban planning and resource availability. The findings from this study, as shown in Table 4.8, highlight key urbanization challenges perceived by respondents, with remarkable statistical insights derived from the calculated mean values and standard deviations. One of the most pressing concerns identified is the rising cost of living in urban centers, with the highest mean score of 4.56 and a relatively low standard deviation of 0.54, indicating strong agreement among respondents regarding this issue. This suggests that urban residents face increasing financial pressures, deepening socio-economic inequalities.

Environmental degradation, increasing crime rates, and severe traffic congestion were also perceived as significant challenges, reflected by a mean score of 4.51 and the highest standard deviation of 1.84. The high variability indicates diverse experiences or perceptions among the urban population, possibly influenced by location

or socio-economic status.

Housing shortages, driven by accelerated urban growth, emerged as another critical challenge with a mean of 4.37. Similarly, overcrowding and strain on essential services scored 4.36, further emphasizing the adverse impacts of rapid urban expansion on infrastructure and public resources. Interestingly, urban infrastructure expansion lagged behind other challenges with a lower mean of 3.32, suggesting that while infrastructure inadequacies are evident, they may not yet be as immediately felt as issues like affordability, congestion, or environmental decline.

Overall mean value of 4.22 reflects a high level of concern regarding urban challenges, underscoring the urgent need for sustainable urban planning and effective governance.

Table 4.8 Challenges of Urbanization

Challenges of Urbanization		Mean	Standard Deviation
1	Accelerated urban growth results in acute housing shortages.	4.37	0.86
2	Urban infrastructure expansion fails to match rapid population increases.	3.32	1.14
3	Overcrowding intensifies pressure on essential services and public spaces.	4.36	0.73
4	Environmental degradation, escalating crime rates, and severe traffic congestion diminish urban livability.	4.51	1.84
5	The rising cost of living exacerbates inequality in urban centers.	4.56	0.54
Overall Mean Value		4.22	

Source: Survey Data 2025

4.3.9 Overall Mean Values

To understand the multifaceted impact of urbanization in East Dagon Township, 7 key variables were analysed across social, economic, environmental, political, and infrastructural dimensions. Each variable was assessed based on the perceptions of local residents, and the overall mean values provide a clear indication of how strongly these factors are influencing the township's ongoing urban transformation.

Table 4.9 Overall Mean Value

Variable		Overall Mean
1	Economic Factors on Urbanization	4.07
2	Social Factor Impact on Urbanization	3.69
3	Environmental Impacts	3.79
4	Infrastructure Availability, Policy and Planning	3.84
5	Political Stability and Governance	3.48
6	Opportunities of Urbanization	4.21
7	Challenges of Urbanization	4.22

Source: Survey Data 2025

Analysis of Overall Mean Values

1 Economic Factor of Urbanization

With such a high mean of 4.07, it indicates that the respondents heavily agree that urbanization is economically beneficial. The citizens are aware of the fact that urban growth leads to job creation, improved income opportunities, and economic stimulation.

2. Social Factor of Urbanization

The average score 3.69 reflects a moderate perspective of the impact of urbanization on social factors. It reflects that people view positive developments in social services such as education and healthcare but also realize social pressures such as congestion, alteration in lifestyle, and pressure on social structures. The relatively lower score reflects that although social impacts are embraced, they are not viewed as strongly as financial impacts.

3. Environmental Impacts

This score 3.79 suggests environmental concerns are quite significant under conditions of urbanization. Pollution, waste management, and resource loss are recognized, albeit not perhaps in an atmosphere of utmost urgency. The data indicate a greater awareness of the environmental cost of urban development, yet perhaps these are still overshadowed by aspirations for economic and infrastructural benefit.

4. Availability of Infrastructure, Policy, and Planning

This relatively high score 3.84 reflects a sense that the planning and provision of infrastructure such as roads, electricity, water, and housing is essential to successful urbanization. While there is average satisfaction, the score reflects potential for improvement in planning, coordination, and investment to meet growing needs in urbanization.

5. Political Stability and Governance

This is the lowest mean, 3.48 for all variables, showing that the public is concerned about political institutions' responsibility for urbanization. The respondents may perceive instability, weak governance, or the absence of political will that thwarts successful urban development. It highlights the need for increased transparency, enhanced capacity at the local government level, and policy stability to drive urban planning activities.

6. Opportunities of Urbanization

High score reflects the general esteem of the benefits that urbanization brings with it. These benefits range from job opportunities to improved services and economic growth. It suggests that people consider urbanization a largely positive factor in the growth of the townships and cities.

7. Challenges of Urbanization

"Challenges of Urbanization" had the highest overall mean score of 4.22, suggesting that respondents strongly believe that urbanization presents major obstacles. These include overcrowding, housing shortages, inadequate public services, environmental degradation, and infrastructure strain. This high score demonstrates widespread knowledge of the negative repercussions of rapid urban growth, where urban planning and services frequently fall behind population growth.

CHAPTER V

CONCLUSION

The survey's results about the effects of urbanization on East Dagon Township's housing and infrastructure development are presented in this paper. 250 residents who were chosen using a statistically sound sampling technique filled out a standardized questionnaire that provided the data. Core theme categories such as economic, social, environmental, infrastructure, and political elements are used to group the findings. This study provides a detailed picture of how urban expansion has affected living conditions, service accessibility, and the overall urban landscape in East Dagon by looking at inhabitants' perceptions and experiences. In order to inform effective urban planning and policymaking, the analysis aims to expose both the benefits and the disadvantages of rapid urban expansion.

5.1 Findings

East Dagon Township is still underdeveloped as a result of speculative ownership, a lack of public and private investment, and weak implementation of urban planning regulations. Another factor in the region's quick population growth is that it is a resettlement place for low-wage labourers, farmers impacted by disasters, and victims of Cyclone Nargis. The General Administration Department estimates that of East Dagon's 203,744 residents, 94.3% reside in urban areas. In-migration continuously exceeded out-migration in the township, resulting in a positive net migration from 2011 to 2022. Concerns about housing, infrastructure, and essential services have increased due to the increasing number of newcomers.

Rapid urban growth highlights the urgent need for broad, long-term urban planning strategies to support balanced development and enhance living standards for the growing population of East Dagon. Using information from 250 respondents, this study looked at how urbanization affected housing development and infrastructure in East Dagon Township. According to the findings, urbanization was seen as both a significant driver of growth and potential and a cause of growing problems, especially

with regard to affordability, the need for infrastructure, and the capacity of governance.

According to the research, urbanization has had a significant impact on housing and infrastructure development in East Dagon Township, resulting in both good and negative effects. Economic considerations emerged as key motivations, with respondents broadly agreeing that urban expansion has created job opportunities, stimulated real estate development, and attracted investment in utilities and transportation. The economic dimension received a high overall mean score of 4.07, indicating that the public recognizes the economic benefits of urbanization.

Socially, urbanization has had two effects on society. Positive outcomes included more engagement, enhanced access to resources, and collective housing patterns. However, crowding, the fight for affordable housing, and slums indicate how fast population growth has overburdened social services. The social effect had a moderate aggregate mean of 3.69, indicating that while people appreciate social progress, they are increasingly concerned about social cohesiveness and living conditions.

Respondents rated environmental problems top, with climate-related challenges, drainage issues, and pressure on land and resources cited as major concerns. Environmental impact received a total score of 3.79. Many residents associate urban growth with greater environmental danger, highlighting the significance of climate-resistant infrastructure and sustainable land and waste management.

The availability of infrastructure, as well as the effectiveness of policies and planning, were all extensively reviewed. While respondents agreed that infrastructure such as roads, power, and water facilitated urban growth (overall mean of 3.84), they were dissatisfied with the implementation of urban policies. Inadequate municipal planning, poor coordination, and government inefficiency in infrastructure project execution were among the issues raised.

Governance and political stability received a minimum total mean score of 3.48. Corruption, a lack of openness, and investment in urban infrastructure have all raised serious concerns. Although considerable confidence is shown in the local government's competency, the study reveals that political instability and governance issues are important impediments to long-term growth in East Dagon's cities.

Positively, the statement recognized the range of opportunities brought about by urbanization. Positive perceptions included increased employment, improved access to healthcare and education, improved infrastructure, and economic growth. The

average score for Opportunities was 4.21 overall, suggesting that people generally think that, with the right management, urbanization may be advantageous.

However, such promise is accompanied by some challenging obstacles. The issues of urbanization were blamed for the study's highest overall mean value, 4.22. Significant issues were growing living costs, a lack of available housing, traffic jams, and environmental degradation. The data clearly suggests that rapid urban growth has surpassed planning and service provision, placing a strain on public services, infrastructure, and housing.

Finally, East Dagon Township has seen significant change as a result of urbanization; yet, development has been unequal. The research suggests that enhanced governance, strategic urban planning, and sustainable development policies will prepare the township to fulfil the needs of its rising urban population while improving quality of life.

5.2 Suggestions

The urbanization study in East Dagon Township identifies possibilities and difficulties that have influenced the area's housing and infrastructure growth. Urbanization has had a good impact on employment, investment promotion, and access to basic amenities like water, power, and transportation. These are the dynamics that have contributed to East Dagon's transformation from a peripheral rural area to an emergent urban municipality.

However, the study does raise severe issues. Sustained in-migration has put enormous strain on housing, public services, and infrastructure. Rising living costs, congestion, a housing shortage, and environmental deterioration all indicate that planning and policy responses are lagging behind township expansion. Poor leadership, a lack of funding, and biased policy execution all impede sustainable development.

In response to these issues, a variety of proposals are suggested. First, urban planning interventions must be more responsive to population growth, emphasizing affordable housing and climate-resilient infrastructure. Second, government agencies and local communities need to collaborate more effectively to improve planning, service delivery, and public trust in government. Third, to address environmental threats, increased investment in green infrastructure, efficient drainage, and waste management is necessary.

Finally, policies that balance economic success, social well-being, and environmental sustainability are crucial. With careful planning, stakeholder participation, and strong administration, East Dagon can become a more livable, sustainable, and equitable city for all its residents.

5.3 Further Studies

Whereas this study presents an overall impression of how urbanization influences housing and infrastructure in East Dagon Township, future research should seek to correct a number of limitations and expand understanding in specific areas of urban dynamics.

First, future studies must incorporate qualitative approaches such as interviews, focus group discussions, and field observations. These would yield more detailed, personalized insights into the effects of urbanization on the daily lives of residents, particularly from informal settlements or vulnerable groups.

Second, longitudinal studies are encouraged to monitor changes over time. Urbanization is a dynamic process and monitoring changes in the quality of housing, infrastructure development, and environmental impacts over multiple years would provide stronger findings and policy implications.

Third, research comparing other townships or regions in Myanmar or other places within Yangon may clarify on special vs. common problems. Comparative analysis would allow for the creation of replicable urban development models for differing demographic and geographic situations.

Furthermore, more advanced environmental assessment is needed, particularly with regard to the effects of urbanization on biodiversity, water and air quality, and climate resilience. Utilization of GIS and spatial mapping tools would also enhance the ability to visualize infrastructure gaps and population density in real-time.

Lastly, there may be an analysis of the role served by public participation in urban planning. Understanding how the community engages with the local government can assist in understanding how to properly enforce policies and promote fair development.

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APPENDIX - I
QUESTIONNAIRES

Section (A) . General Information

1.Age

18-25

26-35

36-45

46 and above

2. Gender

Male

Female

3. Occupation

Private Employee

Unemployed

Business Owner

Government Employee

Other

4.How long have you lived in East Dagon Township?

Less Than 5 Years

5 Years to 10 Years

More Than 10 Years

To what extent do you agree or disagree with the following statements? Tell us your opinion on scale of (1) Strongly disagree (2) Disagree (3) Neither disagree nor agree (4) Agree (5) Strongly Agree. Please the column to enter your answer.

Section B: (1) Economic Factors of Urbanization

Statement	1	2	3	4	5
Urbanization boosts economic opportunities and employment in cities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Migration to urban areas is primarily influenced by economic factors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban economic growth stimulates real estate investment and development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urbanization contributes to higher living costs, driven by economic changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Informal economic sectors play a significant role in urban economic activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic factors linked to urbanization increase the demand for housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rapid urban economic expansion places pressure on infrastructure systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic disparities within cities directly impact housing affordability.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic limitations often cause public infrastructure development to lag behind population growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urbanization encourages economic investment in transportation and utility infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section C: (1) Social Factor for Urbanization

Statement	1	2	3	4	5
Urbanization has intensified human settlement patterns, leading to crowded social environments in cities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building cohesive communities has become harder as increased migration disrupts social harmony.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traditional customs and close-knit community relationships have been weakened by urban expansion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diverse cultural backgrounds in urban areas have reshaped social norms and influenced housing lifestyles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The growing urban population has deepened the social need for affordable and inclusive housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overcrowding in urban residences has affected family privacy and daily social interactions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The rise of informal housing reflects social inequality and marginalization within urban populations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limited urban space has driven a shift toward communal living in high-density residential buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban development has enhanced physical connectivity, improving social mobility and access to services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public service improvements have supported better living standards and social wellbeing in urban areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increased urban pressures have strained shared public infrastructure, impacting quality of life.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Government and private investments in infrastructure have aimed to strengthen community resilience and access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section D: (1) Environmental Impacts

Statement	1	2	3	4	5
Urbanization contributes to increased pressure on land and natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental degradation caused by urban activities lowers overall living conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Urban flooding, driven by poor drainage systems, leads to environmental hazards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deforestation due to urban expansion results in loss of green spaces and biodiversity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air pollution from urban growth deteriorates environmental quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inadequate waste management in cities contributes to environmental pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Climate change risks, such as extreme heat and floods, worsen environmental vulnerability.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor urban planning increases environmental stress and ecosystem imbalance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section E: (1) Infrastructure Availability, Policy and Planning

Statement	1	2	3	4	5
The availability of roads and transportation networks supports housing development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to water supply systems influences residential area development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reliable electricity infrastructure contributes to urban housing growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urbanization improves access to waste management services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The presence of drainage and sewage systems is essential for sustainable housing development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban planning policies consider infrastructure development for residential zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Government initiatives support the improvement of urban infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public-private partnerships are effective in developing urban infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban policies integrate infrastructure planning with housing needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local governments are capable of implementing infrastructure projects effectively.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing urban policies effectively guide the development of housing and infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a clear urban development strategy at the national level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban development policies reflect the real needs of the population.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section F: (1) Political Stability and Governance

Statement	1	2	3	4	5
The political stability of Myanmar positively influences urban planning.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes in government affect the continuity of housing and infrastructure development projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Government transparency influences public trust in urban development policies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local governments have sufficient capacity to implement urbanization policies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corruption negatively affects housing and infrastructure projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is effective coordination among institutions involved in urban development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The government prioritizes urban housing and infrastructure in its budget.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is strong political will to solve urban housing challenges.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban infrastructure development receives adequate funding.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section G: Opportunities and Challenges of Urbanization

Statement	1	2	3	4	5
Urbanization generates increased employment opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing development in urban areas opens up opportunities for diverse social interactions and inclusive communities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure (roads, electricity, water) benefits from enhanced development opportunities due to urbanization.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to education and healthcare presents more opportunities for the population.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urbanization creates broader opportunities that drive economic growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accelerated urban growth results in acute housing shortages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban infrastructure expansion fails to match rapid population increases.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overcrowding intensifies pressure on essential services and public spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental degradation, escalating crime rates, and severe traffic congestion diminish urban livability.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The rising cost of living exacerbates inequality in urban centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Add or any Comment on

Thank You