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Title: The role of freedom of choice within the Baan Mankong program:
the case of Kaen Nahkon community's relocation

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Title

The role of freedom of choice within the Baan Mankong
program: the case of Kaen Nahkon community's relocation

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Summary

The aim of the present research is to understand to what extent a real degree of freedom of choice exist within the Baan Mankong program and whether, it influences the beneficiaries' perception of the acceptability and justice of the housing outcomes. To do so, this research focused on the single case study of the relocation of the community called Kaen Nahkon. Therefore, the research questions that this study investigated in order to answer the main research question are the following: What are the individual and collective BMP levels of freedom of choice in the relocation process of the Kaen Nahkon community? What are the factors constraining or supporting the freedom of choice at the individual and collective level in the relocation process of the Kaen Nahkon community? What is the communities' perception regarding the acceptability the justice of the process, in terms of housing outcome?

The data collected about the independent and dependent variables was both of qualitative and quantitative nature in order to describe, explain and explore properly the research question throughout triangulation. Primary quantitative data was collected by a face-to-face Survey while primary qualitative data was collected by semi-structured interviews to few key actors. In the end, Secondary qualitative data was collected to support the primary data collection.

The Quantitative data collected though the Survey was analysed by the statistical analysis software SPSS, in order to answer to the main research question throughout inferential statistics and descriptive analysis. The analysis carried out with inferential statistic, presented that a statistical correlation exist between the freedom of choice and the jointly effect of perceived acceptability and perceived justice. The jointly effect is supported by a large experimental literature about psychology, where it has been demonstrated the causal relation between the procedural justice and the level of acceptability.

The presence of a statistical correlation between the above-mentioned concepts represents the first step into the unexplored field of freedom of choice applied to urban development issues. So far, this field has been highly recognising the importance of participation, especially for the evaluation of the level of satisfaction in terms of housing outcomes, overlooking the role of freedom of choice. These findings, whether further investigated, would bring the importance of freedom of choice at the same level of active participation, drawing useful insights about the role of freedom of choice within procedural justice dynamics. Notwithstanding the provisional nature of these findings, due to the correlational nature of this study, these represent an initial important step towards the exploration out the influence of freedom of choice on the beneficiaries' perception of an acceptable and just process, in a housing program setting.

Keywords

Freedom of choice; Perception of acceptability; Perception of justice; Procedural justice; Acceptability housing outcomes; Baan Mankong; Thailand; Khon Kaen; Kaen Nahkon

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Someone might say that I keep collecting degrees only to get the chance to thank the people I love. I am afraid I cannot prove the contrary.

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“We shall not cease from exploration
And the end of all our exploring
Will be to arrive where we started
And know the place for the first time.”

T. S. Elliot, “Four quartets”, “Little Gidding”, 1942.

Abbreviations

IHS	Institute for Housing and Urban Development
NHA	National Housing Authority
UCDO	Urban Community Development Organization
RFD	Rural Fund for Development
CODI	Community Organizations Development Institute
ACHR	Asian Coalition for Housing Rights
BEA	Baan Eua Arthon
BMP	Baan Mankong Program
LIG	Low Income Group

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Chapter 1: Introduction

The following chapter aims to provide an introduction of the research object of this paper, by delivering general information about both the case study and the structure of the research itself. Firstly, it introduces the general background in terms of location and characteristics of the case study. Secondly, it goes to the problem statement that has been identified for the research area. Thirdly it focuses on the research objectives. Fourthly, it presents the preliminary research question from which the present research has started from. Finally, it briefly analyses the scope and significance of the present work, especially in terms of academic and policy field, illustrating the limitations of the research.

1.1. Background

1.1.1. Urbanization, informality and housing for the poor in Thailand

Thailand, as many of Asian countries, is facing massive urbanization. According to the data collected in the Statistical Annex of the World Cities Report (UN-Habitat, 2016). In 2015 the country experienced a level of urbanization of 50.4 % compared to the 30.3% registered in 1995. This level is foreseen to reach 60.4% in 2025. All the main information related to Thailand urban development has been sum up in the following tables (Table 1 – Table 2).

Thailand Urban Population Size and Rate of Change														
Urban population (million)				Rate of change of the urban population (%)			Level of urbanization (%)				Rate of change in percentage urban (%)			
1995	2005	2015	2015	1995-2005	2005-2015	1995-2015	1995	2005	2015	2015	1995-2005	2005-2015	1995-2015	
17.8	24,6	33,9	40,9	3.20	3.22	3.21	30.3	37.5	50.4	60.4	2.15	2.95	2.55	

Table 1: Urban Population Size and Rate of Change

Source: Developed by the Author from Statistical Annex of the UN-HABITAT World Cities Report (2016)

Thailand Urban Population Living in Slums (%)					
Proportion of Urban Population Living in Slums (%)			Urban Slum Population at Mid-Year by Country ('000)		
2005	2010	2014	2005	2010	2014
26.0	27.0	25.0	5.539	6.146	8.264

Table 2: Urban Population Living in Slums

Source: Developed by the Author from Statistical Annex of the UN-HABITAT World Cities Report (2016)

According to the same report Thailand figures within those countries which cities have the highest degree of inequality, measured by the Gini coefficient. The above-mentioned urbanization phenomenon is strictly linked to a rapid population growth which has faraway roots and that in the 1970s drove to an increasing population especially of informal settlements. Those informal settlements were initially faced by the Government with evictions and demolitions and only after civil mobilizations and protests, through a program of resettlement, managed by the National Housing Authority (NHA). Notwithstanding, the inadequate conditions of the new resettlement area and the lack of means of communications within the cities authorities, pushed people back to the informal settlements. In this context, the main causes of the rising presence of informal settlements in Thailand are three. First, the rural-urban economic inequality, which drives to a migration phenomenon that cities can hardly sustain. Second, the mismatch between the speed of the institutional and bureaucratic machine and the change pace in a rapidly growing economy. This inconsistency led to the displacement of the planning institutes, subordinated by a top-down hierarchy. Alongside, the huge land

speculation triggered by a vague land use plan, led to the proliferation of informal settlements on vacant land.

Lastly, the massive gap in land occupancy, caused by the above-mentioned unclear land use plan and the lack of control, which have seen the rich starting accumulate hectares and hectares of land, taking advantage of a poor property and land tax system (Usavagovitwong, 2012). Historically, during the 1980s a booster in Thailand economy led to considerable reserves channelled towards social expenses, especially in terms of community-led upgrading. Initially through grants, later through the set of the Urban Community Development Organization (UCDO), under the aegis of NHA, who provided soft loans and technical support to the communities for the upgrading. Over the time, the UCDO was unified with the Rural Fund for Development (RFD) creating in 2000 the Community Organizations Development Institute (CODI) as a separate governmental agency. The unification of these funds was to create an institution to operate both in the rural and urban fabric to strength the community through the promotion of community saving groups, loans and housing microfinance (Nadkarny and Anderson, 2010). In 2003, the so-called pro-poor Thai Rak Thai Party, launched two nationwide programs under the aegis of the One Million Units Program: the Baan Eua-Arthon and the Baan Mankong, delivered respectively by the NHA and CODI (further information about the Baan Mankong program are provided in Annex 1).

1.1.2. Housing for the poor in the Northeastern city of Khon Kaen



Figure 1: Map of Thailand and Location of Khon Kaen City

Source: Developed by the Author, 2018

Khon Kaen (Figure 1), is considered the poorest region in Thailand. Extending over 46 kilometres and houses 112.330 people, is both the fourth largest city in the country and the regional capital for the Northeast region. Khon Kaen represents the urban centre of the province and the economic and services region's midpoint (Promphakping, Inmuong, et al., 2016, Yongvanit and Thungsakul, 2013). Khon Kaen initiated the BMP in 2004 through the three-year program ACCA (Asian Coalition for Community Action). Thanks to the financial system guaranteed directly to the community network through ACCA, and the support of the networks of the National Urban Poor Community (NULICO), the Four Regions Slum and the Bangkok Homeless People, 50 out of the 69 poor communities identified by the national authorities were upgraded from 2004 to 2006. In order to fully understand the current Thai unique dynamics around informal settlements, it is important to take into consideration some aspects related to the Thai culture. The Thai culture is grounded on the culture of compromise and this affected somehow the standard dynamics and relationships that usually characterize the urban process around informal settlements. Namely, nowadays-urban poor uneasily would squat a piece of land. Rather they would ask for the oral or written authorization by the landowner. In turn, the landowner would be willing to temporary provide his/her land for a low

rental price or free of charge. Thus, to avoid the social embarrassment of having urban poor people on the city's streets.

With the same logic, people would use temporary material to build their houses and at the end of the agreement, they are expected to move out without protests or public turmoil. The general culture, as well as the urban culture, is founded on the concept of being mutually accommodating (Yap and De Wandeler, 2010, pp 333). This argument is flawless until it is confronted with landowners such as the Railway State of Thailand (RST). Which Boonyabancha has defined as "one of the most difficult public landlords" (2009, pp 321).

In this case, the urban poor have to be considered proper squatters since they do not own any kind of approval by the RST, which very rarely shows an accommodating behaviour. For this reason informal settlements on the Railways State of Thailand (RST) land, are considered the "poorest and most insecure" communities (Boonyabancha, 2005). These communities are the largest and most vulnerable, but also those whose social network is stronger. Indeed, only in Khon Kaen there are two parallel community networks, the first one is linked to the national level and is called "Four Regions Slum Network" while the other is within the Khon Kaen grid. Thanks to these community networks, the communities were able to reach an agreement with the RST.

The general agreement is structured as follow:

- communities located within 20 metres of the railway track have to be relocated;
- communities located within the 20-40 metres from the railway track have the possibility to get a short-term lease contract (3 years) and then upgrade the settlement in situ, and;
- communities located beyond 40 meters from the railway track have the possibility to get a long-term lease contract (30 years) and then upgrade the settlement in situ.

This agreement might be slightly modified case by case, according to the pressure exercised by one of the two actors, even if the principle applied is always the same. Nevertheless, the RST, had preferred to sign the MOU about the leasing directly with CODI, instead of the communities. Thus, CODI had to intervene as a guarantor and sub-lease the land to the community cooperatives (Boonyabancha, 2009, pp 321). It can be concluded that these communities have had, according to the specific case, different space for manoeuvre, namely different degree and level of freedom of choice. For instance, the freedom of choice has been primarily affected by the availability of land and by the specific power relationships between the main key actors (RST and 4 Region Slums Network).

In Khon Kaen the situation about the Railway informal settlements is quite scattered as perfectly described by Elinoff :

There are twenty-six designated settlements that line the railway tracks running through the growing Northeastern Thai city of Khon Kaen. They vary in size, density, and condition. The approximately 8,000 residents settled along both sides of the tracks live in houses that range from brightly painted concrete structures to shacks built from ageing wood, rusting metal, and found objects, like vinyl signs. Irrespective of these differences, all the residents are in conflict with the State Railway of Thailand (SRT) over their rights to live on this land. Some worked with NGO activists and signed three-year, renewable land leases. Other settlements, rejected alliances with their neighbours and the NGO activists to autonomously assert their political voice, but unsuccessfully negotiated with the SRT.

Of course, the informal settlements on the Railway State land did not represent the only poor communities present in Khon Kaen. However, they represent an ongoing issue that inevitably

has repercussions, as is going to be illustrated further, on others community and on the entire city. This is because the railway track run across the city splitting it in half.

Finally, an aspect that is worth to note is that not all the people living in informal settlements are urban poor and *vice versa* not all the urban poor live in informal settlements. Many of them live in formal or informal rental housing, thus during the upgrading projects, this is one of the most vulnerable group. On one hand, they might be excluded from the program by the community organisation because they are considered as a load (renters are less interested to invest in secure of tenure and infrastructure). On the other hand, if included, they might face a financial burden due to lack of finance or need to move where the job is (Yap and De Wandeler, 2010, pp 333).

1.2. Problem Statement

Boonyabanha (2005, pp 25), referring to the Baan Mankong program advocates:

“This programme imposes as few conditions as possible, in order to give urban poor communities, networks and stakeholders in each city the freedom to design their own programme”

Indeed, the main concept of the Baan Mankong Program is to make the community almost entirely responsible for the achievement of its own upgrading. They can either devise its own strategy or choose within a more or less narrow range of different options. This, according to the boundary conditions such as the availability of land and financial resources (Boonyabanha, 2005). The above-illustrated strategy to involve the communities within the planning and decision making process is quite rare from the governments, especially towards those communities belonging to informal settlements. Furthermore, the program has been recognized by UN-HABITAT, as a tool to enable housing strategies, through the channelling of government funds directly to the communities. Thus, the people are on the saddle of improvement and in charge of the planning and implementation of the upgrading (2011, pp 9). The Baan Mankong program is indeed commonly evaluated as a virtuous example of bringing the upgrading at scale, thanks to the involvement of community participation, considered the keystone of the program’ success, enhancing the degree of satisfaction and the sense of belonging (UN-Habitat, 2016, pp 62).

The possibility to actively participate to the process it has been explored as a reason of the successful scaling up of the BMP in relation to the degree of satisfaction about the housing outcome (Archer, 2012). Nonetheless, nothing has been told about the role of freedom of choice within the BMP. The freedom of choice left to stakeholders who are asked to shape their own community-driven upgrading makes the Baan Mankong quite different from others programs where communities are only allowed to participate in the process, especially where the participation is just limited to a mere consultation (Arnstein, 1969). Therefore, it could be also advocate that freedom of choice in the community-driven approach could be as well one of the main reasons of the success of the Baan Mankong program. Whose value has been recognised by scholars such as Boonyabanha (2005, 2009) and Usavagovitwong (2012), and by international organization such as UN-HABITAT (2011).

The concept of freedom of choice and the possible way to achieve it, has always been discussed within the social justice framework, since the ancient Greek. More recently the expansion of people’s freedom of choice has been defined as an overarching aim for development (Sen, 1999). Nevertheless is not clear to what extent communities who enjoy the Baan Mankong program recognise the presence of freedom of choice over the decision making process, and if so, whether or not this influence their perception about the housing outcomes as just and

acceptable. In the end, even less clear is the contribution of freedom of choice to what is considered the success of the Baan Mankong program in terms of housing outcomes.

1.3. Research Objectives

The aim of the following research is to understand to what extent a real degree of freedom of choice exist within the Baan Mankong program. Alongside, even if just apparent, it influences the beneficiaries' perception of the housing outcomes as acceptable and just.

Hence, in this paper, the author is going to:

- Evaluate, according the community's socio-economic and political empowerment framework, the degree of freedom of choice that exist in the community-driven upgrading, evaluating, the level of choice, if individual or collective, and towards what kind of choice (the community to belong to, the land, the housing design etc.)
- Explore those factors which moderate the levels of choice such as affordability, accessibility, power relationships and building of consensus, examining what kind of relationships exist between the stakeholders who rotate around the freedom of choice and who tend to shape it, looking also at what weight communication and information have over the process.
- Evaluate whether the presence of freedom of choice lead to the assessment of a just and acceptable process, contributing to reach procedural justice and whether it determines the success of the Baan Mankong program in the community chose.

In order to look closely at the subject of the research, before going to the fieldwork, the author decided to refer to the upgrading of the Khon Kaen communities settled on the State Railway land as the litmus test of the different degrees of freedom of choice. Due to the impossibility to identify an up-graded railway informal settlement, under the time constraint, the author decided during the fieldwork to focus her attention to the community of Kaen Nahkon. Which represented a valid alternative solution for the reasons further illustrated in Chapter 4.

1.4. Provisional Research Question

To what extent does freedom of choice contribute to the perception of an acceptable and just process in terms of housing outcome?

1.4.1. Research sub-questions:

- What are the characteristics of the individual and collective level of freedom of choice in the research area?
- What are the factors constraining or contributing to freedom of choice at the individual and collective level in the research area?
- What is the Railway communities' perception regarding the acceptability of the process, in terms of housing outcome?
- What is the Railway communities' perception regarding the justice of the process, in terms of housing outcome?

1.5. Significance of the Study

This research sought to investigate to what extent a certain degree of freedom of choice during the process of relocation of the Kaen Nahkon community within the BMP contributes to the perception of an acceptable and just process in terms of housing outcome. This aspect has room to be explored more within the community-driven citywide upgrading. The rational behind this decision is that so far the attention has been more towards the importance of community

participation during planning, instead of the importance of providing the people a certain extent of freedom of choice to design their own up-grading path.

This study also aims to contribute to the existing knowledge about freedom of choice, analysing more the concept of collective freedom of choice, less explored than the individual one. Ultimately, this research might represent a contribution for further researchers, institutions and policy makers to achieve a better understanding of the role that freedom of choice plays within a context of decision-making process, with particular reference to the community-driven processes. Moreover, considering freedom of choice as a key element within the BMP, this study seeks to explore more its role and its importance over the process of up grading (represented in this case by the relocation). Finally, it might help to understand how to make the BMP replicable in different countries, according to those peculiar characteristic that have made the BMP so far a unique case in Thailand.

1.6. Scope and Limitations

The present research, focus on the influence of freedom of choice on the perception of an acceptable and just process of the community of Kaen Nahkon, a community that upgraded through relocation within the Baan Mankong Program, in Thailand.

To do so, data regarding the degree of freedom of choice, the perception of acceptability and perception of justice of the process were collected by Survey. The choice of the Survey implied therefore, firstly the challenges to design a good questionnaire and secondly the possibility to not intercept the respondents' willing to participate to survey and to share information about their perceptions. Lack of willing to participate affects the reliability of the information collected, representing a limitation.

Whilst the author tried to avoid any kind of bias during the interviews, she is aware about the possibility that some interviewed might have answered according to a "social desirability bias" or might have suffered from the "survey fatigue" due to the reputation of the BMP.

Moreover, the significant language barrier between the researcher and the interviews' respondents drove the researcher to rely exclusively upon the constant presence of an interpreter, also for the translation of the written documentation in Thai alphabet. For the reasons above, the collection of data took longer.

Ultimately, time constraints due to the time allocated for data gathering represented a limitation for the collection of an optimal number of responses. Due to the issues linked with the language barrier and the initial diffidence from the respondents, the collection of more observation would have required a longer fieldwork, with the result of a more comprehensive research.

Further explanations about the validity and reliability of the present study and its limitations can be found in the Chapter 3, point 3.5.1 and 3.5.2.

Chapter 2: Literature Review / Theory

The aim of the following chapter is to present and describe the theories where the research grounds. Moreover, the relationship between these theories is going to be explicated and analysed in order to deliver the conceptual framework of the main research question. Indeed, the latter was originated just by the literature above-mentioned. The focus of the research is to understand the influence of freedom of choice on the perception of an acceptable and just process, in terms of housing outcomes, during the relocation of the community of Kaen Nahkon. Bearing this scope in mind, firstly the poverty theory of capability approach is presented with the aim to narrow down the focus on one of its main concept, the freedom of choice. Secondly, the concepts of procedural justice and acceptability perceived are explored in the context of planning and decision-making process. Thirdly, a focus on the Baan Mankong program within the One Million Houses Program in Thailand, is delivered to provide a deeper understanding of the research context. In the end, the conceptual framework would guide the reader through the flow of concept and thoughts originated by the literature review and that represents the basis of the research.

2.1. Poverty theories: The Capability Approach

The goal of the present chapter is to illustrate the poverty theory called Capability Approach, aim to develop right policy solutions, to reduce the phenomenon of poverty. After presenting the capability approach, the focus would narrow on the role that freedom of choice plays within the framework of urban development and slum upgrading.

2.1.1. Capability approach

The capability approach has been developed and later mainstreamed by the Indian economist and philosopher Amartya Sen. The capability approach is a very loose framework, suitable for a wide spectrum of sectors, aimed to the evaluation of social well-being's aspects, such as inequality and poverty, social agreements or policies (Robeyns, 2005), thus might be difficult to catch its scope. According to Robeyns (2018, pp 7):

The basic claim of the capability approach is that, when asking normative questions, we should ask what people are able to do and what lives they are able to lead. That claim resonates with widespread ideas among citizens, academics, and politicians about how to make policies, views about what social justice requires, or bottom-up views about development and social progress.

The main scope of Sen was to reframe the concept of equality, rejecting the assumptions of the mainstreamed neoclassical economic theories. He advocates that equality, whether in outcomes or opportunities, is always related to a specific limited environment and cannot be achieved without encroaching another one. From this point of view, equality accepts a certain degree of tolerable inequality to foster development and can be addressed by several spheres of living such as freedom, income and health. Sen calls these fields “capabilities”. Capabilities address equality not into the distribution of resources but in the way people live their social, cultural, political and economic life. This new nuance of capabilities renovates the Rawlsian concept of “primary goods”, previously used to evaluate the well-being, thus basic freedoms and liberties to move, to be and to choose (Sen, 1987). The main differences between Sen’s capabilities and Rawls’ primary good is that the latter misses the control among the contest and the boundary conditions within the individual is asked to choose. Namely, the ranking based on primary goods overlooks the contextualisation of an individual who either might need more or might have more issues over the conversion or primary good into achievements (Sen, 1988).

For instance considering food a primary good, an equal distribution of it between two people might result as just, allowing both of them to achieve the functioning to be well nourished, according to Rawls. Instead, from Sen's point of view, this approach fails to grasp the context, for instance the circumstance of one of the two individuals having a faster metabolism or being physically bigger, thus requiring more food. According to this circumstance, the person affected would function worse than the other one. This aspect takes wide space within the discussion around development. According to Sen's theory, the development, for years considered dependent by income and prosperity, is actually depending on individual capabilities to achieve functionings of value. Indeed, only when people achieve an expansion of their capability and an access to a pool of equal resources and opportunities, they would finally develop their functionings, without the need for any external help. Namely, people would reach a life conditions improvement because of a more fulfilled life (Sen, 2003). This is the reason why to expand the capability spectrum, according to Sen, should be a social aim. In this theory, people are not considered a passive recipient of compassion waiting the intervention and the help from the State, conversely their own capability are the first trigger for the engine of development. Using Sen's words (1993, pp 31):

“Functionings represent parts of the state of a person – in particular the various things that he or she manages to do or be in leading a life. The capability of a person reflects the alternative combinations of functionings the person can achieve, and from which he or she can choose one collection”

Hence, functionings are related to what people are able to do or to be and represent the achievements gained by the people over their life in terms of elementary capabilities such as health, nourishment and education, up to those more articulated such as happiness and pro-activeness in the community. The functionings, are composed by a dynamic part (pro-active aspect) and a static one (related to the intrinsic characteristic of the individual, namely the state to be or to exist). The capabilities are conversely related to the external factor that allows people to function as there are supposed to do and as much as they want. This concept represents a meeting point with the vision of Turner related to the slum upgrading, since the capacity to leverage on their own strengths and ability is one of its main concept (Turner and Fichter, 1972). What is interesting about Sen's conception of capability, as pointed out by Nussbaum (2003), is that they mostly overlap with what are largely considered human rights. Thus, when these capabilities are limited or suppressed, also the human rights are compromised.

Whilst the conceptualization of development as a capability widening is relatively recent in Sen's career, the interconnection between development and freedom is to be sought in the past, by and large when the first elaboration of the concept of capability is dated.

Notwithstanding development is usually linked with GNP indicators, technology and income, according to Sen (1999) those are only useful means whose sum cannot lead to the satisfaction and achievement of the overarching aims. Development can be conversely achieved expanding people freedom, or better removing those constraints and un-freedoms that limit the social, economic and political level. The example carried out by Sen (1988) is the comparison between countries that have high rate of GNP per head and some other with very low rate. Not surprisingly, the expectation of life of the latter was much higher because of the existence of policies focusing on health and fair distribution of wages and food. Thus, the focus on freedom of choice, functioning and capabilities can be strategic for policy makers and institution, to monitor the status of achievements of developing countries.

Since the general concept of freedom and more specifically the concept of freedom of choice has been a pivotal topic within the discussion around the capability approach, it has been chosen to dedicate a separate chapter to it, as following.

2.1.1.1. Freedom of choice

“The life of money-making’, as Aristotle noted, ‘is one undertaken under compulsion, and wealth is evidently not the good we are seeking; for it is merely useful and for the sake of something else.”

The interest around the concept of freedom of choice has grown rapidly over the time, crosscutting several disciplines, from economy to social science and psychology. It is surely not a new one, since Aristoteles in his *Nicomachean Ethics* was already questioning himself about it (Sen, 1988, pp 269). The understanding about this concept rely upon the angle chosen to observe it, thus the task to dig into the philosophical framework of freedom of choice could result arduous. However, there is a challenge even more strenuous, namely to define first what freedom is. If there is a field in which this question have been explored until making of freedom an obsession, is the economy. The concept of freedom in economy has assisted though to a paradigm shift, going from the compulsive free-everything (market, choice, trade) of the traditional stream, to the less-mainstream *non-welfarist* approach of more recent series of authors, led by Sen among others (Gravel, 2009). Notwithstanding, freedom of choice is highly evaluated by multidisciplinary scientists for its intrinsic value both as a right and as a means to achieve other objectives (Muramatsu R, 2012). The following section will further develop the difference between the instrumental and intrinsic value of freedom of choice.

2.1.1.1.1. Freedom of choice value: instrumental and intrinsic

According to Muramatsu (2012) freedom has been widely recognized, especially in the economic world, only for its instrumental character, looking at it exclusively as a set of opportunities among which individuals can choose. The characteristics of the agents were not take into consideration at all, and this is what the Economic Nobel Prize laureate Amartya Sen, had firstly pointed out. Sen (1988) indeed, without totally rejecting the instrumental importance of freedom, proposes to primary recognise and highlight the importance of its intrinsic value, as fundamental in itself. Sen refers to Karl Marx arguments in favour of intrinsic relevance of freedom, argument that surely represents a discontinuity point among the socialistic literature, where the focus is still on freedom’s instrumental value. The classic example put forward by Sen (1988) to show the crucial difference between instrumental and intrinsic value is the following. If a person, that for the example’s sake we will call Clementine, who is asked to choose within a bundle of opportunity sets, would find in that bundle her optimal solution, we would all agree that she is able to exercise her freedom of choice. Considering that suddenly all the others opportunities but the favourite one became unavailable, from an instrumental vision of freedom of choice, Clementine is still exercising her freedom to choose the original optimal solution, while from an intrinsic value of freedom, Clementine’s freedom of choice has been drastically narrowed, or even: Clementine has no choice at all. As introduced above, Sen’s conception of freedom of choice is bonded with his vision of the intrinsic value of freedom. Nevertheless, Sen (1988, pp 290) delivered also another concept, that he defined a “refined” approach to the functioning. Considering a capability set as a bundle of functionings from which an individual can choose, beyond any other reason to consider freedom essential is that choosing is an important functioning in itself. For example, when comparing a person who is starving and another one who is starving by fasting we can observe how the choice to not eat is substantively different from the impossibility to do so. The functioning of starving is the same, but in one bundle of functionings exists the function to choose. This conceptualization questioned the effectiveness of the most validated axiom largely used in both micro-economic and social science: the so-called “Chernoff Condition” or “basic contraction consistency” or “Property α ”.

As in the example of Clementine, the person choosing to not eat would not be willing to do so when the possibility to eat freely is not available anymore, because in the latter case she would assist to a narrowing of freedom of choice even if the alternative chosen, namely starving, is the same. The loss of freedom is represented by the huge difference between doing x (in this case the starving) and decide to do x (the choice to starve by fasting). The turmoil brought by these methodological insights into the consistency and rationality calm of the economic and social science realms has effectively changed the way to perceive the relevance of freedom of choice within those realms.

Sen's approach is not the only one, indeed, according to Verme (2009) four different approaches can be recognized towards the freedom of choice:

- **Heterotonic/homogeneous:** the size of the choice is not important if the choice set include the utility maximizing solution. Even groups with different size are equivalent in terms of utility if they include the maximizing solution. The intrinsic value of freedom of choice is denied. Heterotonic in terms of utility outcomes and homogeneous in terms of characteristic of the agents, because all of them are considered the same.
- **Monotonic/homogeneous:** the size of the choice is important, the freedom to choose is always better for everyone. Monotonic in terms of utility outcomes (more choice more utility) and homogeneous in terms of characteristic of the agent, because all of them are considered the same.
- **Monotonic/heterogeneous:** the outcome of freedom of choice are always positive but the characteristic between people are different and so the preferences. Monotonic in terms of utility outcomes (more choice more utility) and heterogeneous in terms of characteristic of the agents, because all of them are considered unique. This aspect rises the intrinsic value of freedom of choice, has advocated by Sen. The freedom to vote or to eat is important even for the people who decide not to vote or not to eat.
- **Heterotonic/heterogeneous:** since people preference are different within the set of choice, the outcome in terms of utility can be either positive or negative. Heterotonic in terms of utility outcomes, heterogeneous in terms of characteristic of the agents, because all of them are considered unique. People who prefer ease of choice might feel overwhelmed by open freedom of choice and so have negative consequences in terms of utility. For some, the availability of too much freedom of choice increases the likelihood of either disappointment for the choice of the alleged wrong choice or the regret for the foregone alternatives. Some customers prefer not to choose at all when it comes to choose in a large set of choice. Those people would rather prefer to have a restricted set from which to choose, in order to achieve a decision.

Another approach, which differs from the neoclassical rational choice behaviour is the one proposed by Muramatsu (2012), who borrows the concept of bounded rationality from the field of behavioural economics. Bounded rationality, in the context of freedom of choice, is interpreted as the utility maximization under constraints, which refers to a basin of social, natural, contextual and individual characteristics. This aspect is indeed what the rational choice model fails to grab and what might undermine the agent's freedom to choose the alternative that best fits to him/her. A deeper understanding of this concept represents a substantive solution for those agents who live a biased perception of the decision-maker responsibility. This phenomenon is what Muramatsu calls paternalism. Paternalism can result in two different levels. The weak or soft one, in which the agent, due to cognitive or emotional deficits is unable to take a free and autonomous choice, and a strong one, in which the agent is influenced during the choice by external interferences. Muramatsu (2012) explains this concept through the following example. If a bridge is limited for safety reason and a person is about to cross it, the witness of this event can interfere which his decision to cross-it only if that person is not aware about the danger and he is not willing to put himself under a risk.

Otherwise, if that person is willing to take the risk, he can only be warned about it. Ultimately, no one is allowed to remove from him his freedom to jeopardise his life. Muramatsu's work represents an important step for the analysis on the conditions under which interferences with the agents' freedom of choice and autonomy might be acceptable.

The discussion around the possibility to influence freedom of choice, moves the attention to its intrinsic value and thus on how people interact with freedom of choice according to their interpretation of its value. Arrow's definition of freedom of choice as a rank of opportunity sets with a single or a multiple preference order is quite mainstream. What is interesting in Arrow's work (2006) is the reflection about the freedom of choice as a value in itself, and especially about the acceptability of freedom as a value. Arrows presents three scenarios through which she challenges not the importance of freedom in itself, but instead the universality of perception and interpretation of freedom's value. In the first example, the question is about the possibility for freedom to become a compulsion, as a way to highlight freedom's value volatility as a shortcoming of it. The focus is pointed on the rise of the authoritarian State in Germany, where in 1932, through regular election, people decide to quit democracy, giving up to freedom, insofar as Argentina and Italy. In the second case, the question is about the legitimacy to die for freedom as a way to demonstrate freedom's value. The question addressed is not about those who died to allow people to gain more freedom, but instead about those who were willing to die in order to assure less freedom for all, such as Franco's followers in Spain. In the end, the last question is about the value of freedom for those who are scared by it, or simply for those who feel more comfortable in a restricted freedom environment.

Since freedom was such a central objective in the economic field, a lot of terminology and concepts from that niche have flowed into the others disciplines dictionary, and it is important to be aware of their meaning. One of the most basic concept is the distinction between positive and negative freedom, conceptualized by Berlin since 1958, which is deeply explored in the following section.

2.1.1.1.2. Positive and negative freedom: is this a strict dichotomy?

Even though the distinction between positive and negative freedom has been largely explored by several scholars, the first one putting forward this dichotomy was Berlin.

The positive approach towards freedom focuses on what a person is free to choose, act or be regardless any kind of constraints that potentially would not allow him to pursue his aim. Conversely, the negative approach to freedom focuses more on the existence of those constraints that could limited or narrow individual and collective freedom (Berlin, 1969). Even if the concept of negative freedom is the most accredited when it comes to talk about freedom, Sen (1988) is more concerned about its positive definition. Sen's main arguments is that looking at freedom only through the lenses of negative approach will overlook the positive actions required when limitation of rights and constraints come into pictures, as might happen in our imperfect societies. For instance, looking at history only through the negative freedom approach would consider societies under authoritarian dictatorship doomed.

However, also to consider freedom only from the positive point of view can have some limitations as well, due to the habits to link positive freedom to a bundle of commodities or income that affect individual capability to do or to be freely. Indeed, Sen states aloud that is absolutely necessaire to leave the space of commodities in order to approach positive freedom, as a pro-active individual will to enhance capabilities to achieve functionings of value.

An author that does not accept this dichotomy positive-negative freedom of choice is Bavetta. Bavetta's (2004) arguments that the whole literature about freedom of choice has used the already existing knowledge about the dichotomy, without questioning its normative aspects. He suggest instead using the triadic syntax by MacCallum, whose axes are: who is the subject holder of liberty, what are the opportunities available to him/her to choose and what are the

constrains he/her has to deal with. These axes would result in a triadic of this type: “x is free (or free not) to do, be (or do not, be not) z”. The fanatics of Sen’s positive liberty had firstly neglected the complexity of the concept of freedom of choice and secondly overlooked some aspects of the philosophical structure, neglecting the normative outcomes of the measure of liberty. The latter point has two shortcomings: firstly, since everybody agrees on the normative content by default, the new axioms developed based on that are refusing any normative implications. Furthermore, even considering positive freedom as the only admissible one, the concept of positive freedom could still have different interpretations. For instance, as stated by Miller, positive freedom as the possibility to choose but also as the will to choose and do or act in a certain way (autonomy). The MacCallum triadic allows us to grab three important insights on which the knowledge about freedom of choice lays. Freedom as the availability of choice, for which the freedom of the agent rises when the number of the distinguishable availabilities grows, the effectiveness of freedom, for which freedom is self-sustainable and consist in the liberty to access it, and finally the autonomy of freedom, for which the freedom consist in availability of significant choices (Bavetta, 2004). Notwithstanding Bavetta recognizes the MacCallum triadic as a possible way to overcome the dichotomy between positive and negative freedom, all the measurements related to freedom of choice in the existent literature missed to address the collective freedom and to tackle the freedom of choice within a holistic framework in order to be measured.

Even though all the thoughts around freedom of choice appears abstract and strictly theoretical, some researches revealed the accountability measures of freedom. For instance, Verme (2009) uses the Veenhoven’s relation between freedom and happiness to carry out his survey about happiness, freedom and control on people from 84 countries over almost 20 years. Verme has achieved to define a set of 913 indicators related to life satisfaction, ranking also the level of freedom of choice. To do so he refers to Veenhoven’s distinction between freedom as the opportunity to choose and as capability to choose. The opportunity to choose is determined by the presence of alternatives and by the lack of restrictions or impediments. The capability to choose is related to the behaviour of the agent towards the choice according to her awareness about the choice (depending of level of information and education) and according to her inclination to choose (individual values, attitudes, locus of control) (Veenhoven, 2000).

2.1.1.1.3. Freedom of choice and the concept of “control”

As stated above, freedom of choice can face some external constraints but even when those constraints are not present, it could be effected by what is called personal or perceived control. Perceived control is defined as the perception of a personal power about one’s own thoughts and behaviours in order to influence a certain situation or to plot towards desired outcomes. Perceived control can be exercise in two different levels: at the primary level people behave in order to altering an existing reality, while in the secondary level people behave in order to adjust themselves to the existing reality with the aim to maximise the level of satisfaction (Wallston, 2001). Wallston (2001) draws his theory around the concept of *locus of control* introduced by Rotter (1966), where the Latin word “locus” means “place”. According to Rotter’s the locus of control is characterised by the dichotomy between *the internals* and *the externals*. People who reckon that the outcomes of their choice is related to internal factors such as commitment and capacities (what Rotter calls *the internals*) perceive more favourably the freedom of choice, instead of those who consider that the outcomes depend upon external factors such as the destiny (*the externals*). To believe that a specific choice would affect one’s future drives one to feel more in control and more satisfied towards the act of making choices. Thus, the locus of control affects freedom of choice. There is a sort of spontaneous mental process that links the concept of liberty to do or to be freely, to the concept of happiness, albeit is unclear the alleged linear relation between the two.

This correlation was largely explored by Verme. According to Verme the “locus of control” represents the bridge between freedom of choice and happiness. Some scholars advocated that more availability of income lead to more freedom of choice but on the other hand studies have been demonstrating that happiness is not linearly dependent by income and that in some case the degree of happiness does not change or decrease with more disposable income (2009). This can be explained considering that more freedom of choice results to have positive outcomes in terms of utility only for the so-called *internals*, while for *the external* can be even counterproductive. According to this frame, democracy works better for *the internals*, authoritarian systems work better for *the externals*. As well as old generation, more used to delegate family or work’s responsibilities to the state, can evaluate negatively more freedom of choice, while new generation can handle it better.

Verme (2009) advocates that the personality has a big role in the relationship between happiness and freedom of choice, since happiness is mostly related to genetic factor or aspects such as self-esteem, optimism, extroversion and neuroticism. Wallston (2001) criticise indeed the locus of control to focusing only on the outcome expectancy missing the opportunities to address also the behavioural expectancy, namely the perception to feel in control about certain outcomes regardless the feeling to be liable about them. This nuance is further explored by the Bondura’s concept of Self-Efficacy, which represent that personal feeling to be capable to behave in order to achieving certain outcomes. Verme (2009) arguments that in the neoclassical utility framework and even in Sen’s economical approach the individual personality, what above is called Self-Efficacy, is not take into consideration at all. Whether this statement is true concerning the neo-classical approach, this is less truthful looking at Sen’s work. Indeed, Arrow (2006) run to Sen’s defence listing all the possible interpretation of Sen’s preferences that vary according to personal behaviour or societal behaviour, but also to emotional or cognitive states. Personality has been addressed also in terms of voluntariness, defined not only in the acceptance of freedom of choice exercised without any influence or compulsion but as the individual’s power to control his or her own behaviour, even in the presence of influences or compulsions. The freedom to choose and to behave in a certain way is thus strictly related to the individual perception of the influence or the compulsion (Miller, Reynolds, et al., 2009). In order to assess whether a decision is informed and voluntary Miller, Reynolds et al. built the construct of perception of voluntariness based on the existing knowledge and on instruments and definitions about voluntariness, including locus of control and self-efficacy.

The perception of voluntariness is presented in the matrix below (Table 3):

		Perception of Voluntariness	
		Yes	No
Perception of Options	Yes	There were several options, and I was in control of choosing one.	There were several options, but I was not in control of choosing one.
	No	There was only one option, and I was in control of choosing it (e.g., It was my choice but I had no choice).	There was only one option, and I was not in control of choosing it.

Table 3: Example of approach towards Voluntariness

Source: Developed by the Author from (Miller, Reynolds, et al., 2009)

Albeit the table above was design to address the voluntariness within the decision-making process in the health field, the rationale behind is valid within the decision-making process. Bearing these concepts in mind, the new section is going to introduce new levels of knowledge about individual perception within the decision making process, namely the perception of justice and acceptability.

2.2. Justice and acceptability within the decision making process

2.2.1. Perception of justice

The concept of justice has been explored extensively by important authors such as John Rawls and Susan Feinsein who brought the concept of justice as a social contract, as discussed by Aristoteles, Locke, Rousseau and Kant, to a broader and generic level in order to be flexibly adjusted to every kind of society. What need to be taken into consideration is that whatever philosophers and thinkers agree upon the concept of justice, how people perceive it is another story. Perception of justice, on the ground, is highly subjective and could mismatch from the common macro picture drowned by intellectuals.

Therefore, when we talk about justice, to what kind of justice are we referring to? Although the concept of justice might look like an all-embracing concept under which every discussion might be addressed, actually different types of justice can be pointed out, according to the discipline from which we are looking at the concept. For instance, when it comes to urban development, scholars refer to different kind of justice such as spatial justice, environmental justice, distributive justice, namely the fairness concerning the distribution or allocation of rights and resources or the retributive justice, namely the fairness concerning the allocation of punishments. What is lacking in these declensions of justice, is the role of perception of the actors involved. This aspect is what the so-called procedural justice is focused on.

The procedural justice is broadly defined as the perceived fairness during a process of allocation of resources or during a process of negotiation or conflict resolution. Concisely, while the distributive justice regards the perception of the process' outcomes fairness, the procedural justice focuses on the fairness of the process in itself. Judgements of procedural justice are more reliable than those related to distributive justice, since in the latter case, people would tend to consider themselves deserving more than what others would allocate (T. R. Tyler and Blader, 2003). The procedural justice is the one that now onwards we are going to refer to when talking about the influence of freedom of choice on the perception of justice and acceptability within the Baan Mankong Program.

John Rawls, in his *A Theory of Justice*, introduced three kinds of procedural justice: the perfect, the imperfect and the pure ones. The perfect procedural justice grounds on an independent criterion to decide which outcome of the process is to consider just and the process to assure it. The imperfect procedural justice grounds as well on an independent criterion to decide which outcome of the process is to consider just but lack a flexible process to assure it.

Ultimately, the pure procedural justice is characterized by the lack of an independent criterion to assess the fairness of an outcome but is based on the presence of a fair process that will guarantee, if properly followed, fair outcomes (2009).

According to the research conducted on the work of Thibaut and Walker's (1975) high level of process control (the possibility to express one's own view) raises the judgements about procedural justice even in condition of low decision control (the possibility to affect the decision-making process throughout the participation to the process). This study illustrates how, for the members of a group, just the fact of their *voice* to be listened, as firstly stated by Hirschman (1970), and their point of view to be considered, is sufficient to let them perceive the process as fair. This happens besides their voice being instrumental or not, so whether their voice has been effective or not within the decision-making process (T. R. Tyler, Rasinski, et al., 1985, T. R. Tyler and Blader, 2003).

Over time though, the procedural justice defined the precursors Thibaut and Walker (1975) has been losing its exclusive focus on the decision making process during resources allocation. It shifted indeed more towards the importance of the interpersonal relationship between the actors involved in the process, regardless this process being about decision making or market exchange (T. R. Tyler and Blader, 2003).

This is what Tyler, Degoey et al. (1996, pp 927) conclude in their research about the importance of justice within group procedures:

Procedural justice not only encourage people to accept unfavourable decisions, but it also promotes commitment, loyalty, and effort on behalf of the larger group. Our results show why procedural justice is related to group-oriented attitudes and behaviours. Fair and respectful treatment by authorities who represent important groups communicate feeling of respect and pride. Feelings of respect and pride, in turn are related to self-esteem, feeling of obligation to group authorities, and the desire to help the group beyond what is required.

Not only the approach towards the procedural justice has been changing, but with it also the models use to deal with it. The Group-Value Model (thorough presented in the chapter 2.2.3) has been flown towards a broader model in order to deeper understand the psychology of justice within process engaging different groups. The differences between the previous model and the new one, called Group-Engagement Model, can be observed in the image below (Figure 2):

Model	Focus of Concern	Value Added by Model
Group-value model	Procedural justice judgments	Noninstrumental factors influence judgments about procedural justice
Relational model	Authority relations, leadership	Procedural justice shapes reactions to authorities Relational concerns (neutrality, trustworthiness, standing and status recognition) shape judgments about procedural justice
Group engagement model	Attitudes, values, and cooperative behavior in groups	Identity judgments directly shape attitudes, values, and cooperative behavior Resource judgments influence attitudes values, and discretionary cooperative behavior primarily through their influence on identity judgments Procedural justice shapes identity judgments Pride and respect influence identification with the group

Figure 2: Comparison between procedural justice model

Source: (T. R. Tyler and Blader, 2003)

The Group-Engagement Model is based on four components: Formal and informal quality of the decision-making process and formal and informal quality of treatment, as explained as following. Exist two different ways to influence people’s behaviours through procedural justice, firstly by the institutionalization of the group rules (formal source) and secondly by the implementation of these rules by specific authorities (informal source).

These two aspects would affect people behaviour according to two different procedural information: the level of satisfaction about the decision-making process and the level of satisfaction about the treatment received. Another fundamental concept of the model is people involvement in the group, according to their degree of identification with it (shaped by pride and respect). This concept rejects indeed to consider one’s own identity strictly related to the resources received. Notwithstanding, resource judgements are considered in the model as a mediating connection.

In the end, the level of psychological engagement within a group, will finally lead to different behaviours: the mandatory behaviour, namely that level of cooperation agreed upon within the entire group, and the discretionary behaviour, namely the level of cooperation sprung by each member of the group (T. R. Tyler and Blader, 2003).

The scheme of the Group-Engagement Model can be seen in the following image (Figure 3):

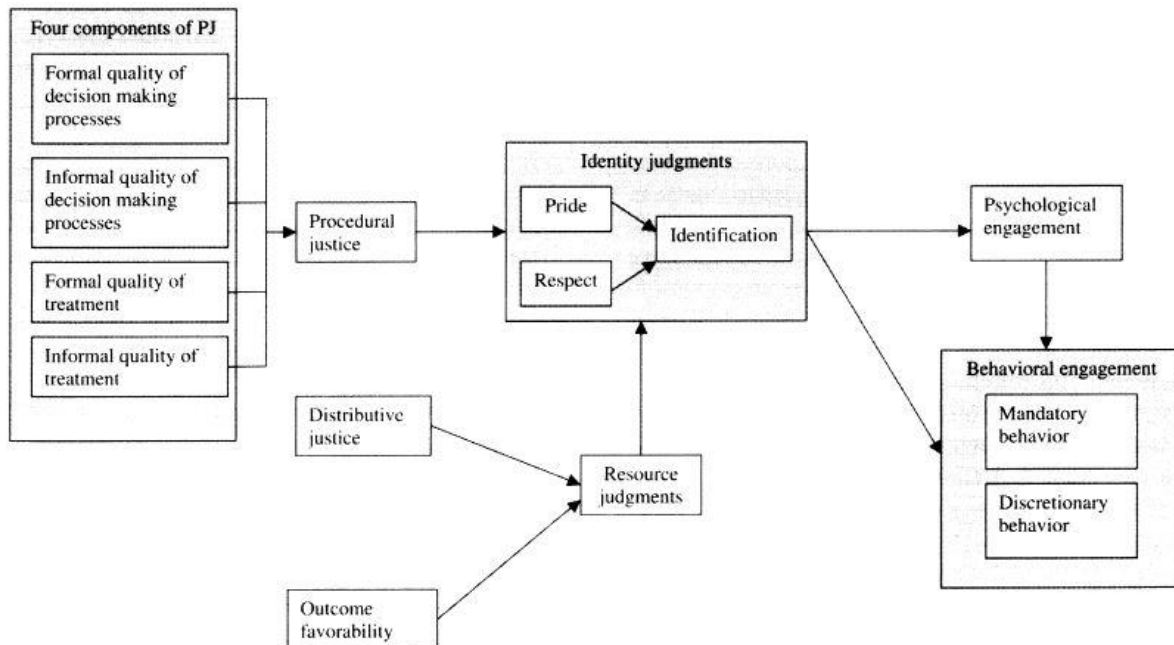


Figure 3: Group-Engagement Model Scheme

Source: (T. R. Tyler and Blader, 2003)

The power of this scheme relies on the explication of the reason why the concept of procedural justice is so important for people. The main reason is that people tend to build through procedural justice judgements, their identity and values, as stated by Tyler and Blader:

We propose that procedural justice provides identity security. A merger of the self with the group may provide people with support for positive feelings of self-worth and high self-esteem, through their connection to the group. By being members of a group, people can first use the group as a source of identity-relevant categories through which they define themselves.

For Cohen (1982) the concept of perception of justice grounds on the attribution of causes and responsibilities. This is why perceptions between people could vary so much, because people might face firstly an issue of attributional conflicts and secondly an attributional mismatch. Another relevant issue in the study of perception of justice is that often scholars tend to provide assumptions concerning the nature of people's causes and responsibilities understanding. Furthermore a substantive misalignment about the nature of the justice in itself from major scholars and researchers drives to different assessments about the degree of one's moral responsibility about behaviours and actions in a given situation and social frame.

The perception of fairness of a process, called so far procedural justice, has been studied by several scholars in relation with the perception of acceptability, namely the degree of satisfaction about the process itself. For this reason, the concept of perceived acceptability has been taken into account during the formulation of the main research question, and a specific section has been dedicated to this topic, as following.

2.2.2. Perception of acceptability

Starting from Thibaut and Walker (1975), who in their book *Procedural Justice* have found a correlation between the so-called *voice* (Hirschman, 1970) or the process control in procedural justice judgements and the level of satisfaction, the perception of acceptability is a topic that has been widely researched. According to this perspective, the perception of acceptability is strictly influenced by procedural justice judgements, insofar processes perceived as fair stimulate identity-based behaviours such as pride and respect that would influence the effect of procedural justice on self-esteem feelings. Indeed, people care about their voice being heard even when they are aware about the fact that their opinion unlikely would effectively affect or have an influence over the process, in terms of outcomes. (T. Tyler, et al., 1996).

As Tyler, Degoey et al. (1996, pp 913), who based their research about the psychological dynamics within the group-value model on two decades of previous researches, stated:

When people feel they have been fairly treated, they are more willing to accept the decision resulting from the procedures, more satisfied with the procedures, more likely to comply with general group rules and laws, more willing to remain a group member and more willing to help the group, even at a cost to themselves.

The process of control, might be observed from two different interpretations. One is the rational or social exchange model, according to which people would renounce to decision of control in favour of process control only to maximise their social profit. The second one is the value-expressive model, for which the process of control, namely the opportunity to share one's own opinion or view, has a value in itself. One of the most important finding from Tyler, et al. was to test that process of control could lead to high level of satisfaction even without involving decision control. This result goes against the instrumental role of process of control, highlighting the intrinsic value of it. According to it, people do not tend to greedily maximise their outcomes to follow the economic optimum, but instead they seek to be heard even regardless the outcomes (1985). Hollander-Blumoff and Tyler found a correlation that suggests that procedural justice stimulates the acceptability during negotiation procedures as well as the possibility of satisfying bargaining. Their research grounds on the wide literature that actually take apart the concept of maximization of outcome during allocation of resources procedures. In the act of maximizing profit and minimizing losses, people would prevent each other from a win-win situation, namely a mutual beneficial agreement (2008).

The concept of acceptability perceived has been studied in connection with the concept of justice even in context beyond the canonical theoretical approach, with practical implications, as illustrated in the two cases below.

In their research about acceptability of travel-demand management measures, Eriksson, Garvill and Nordlund (2006) discover that for the acceptability of improved public transport, the freedom to choose the way to travel and the fairness perceived were equally affecting. More specifically, they proved how freedom of choice was linked to perceived fairness, and how perceived fairness has a link with acceptability in a way that freedom of choice had an influence on the acceptability that was strictly mediated by the perceived fairness.

In the study about the level of job satisfaction in teaching job related to educational systems was found a correlation between the procedural justice and the job satisfaction, indicating that here is a direct impact of the level of satisfaction according to the fairness of the process. The latter might be influencing also with the presence of elements such as education, age and collateral variables.

2.2.3. Participation within the decision-making process

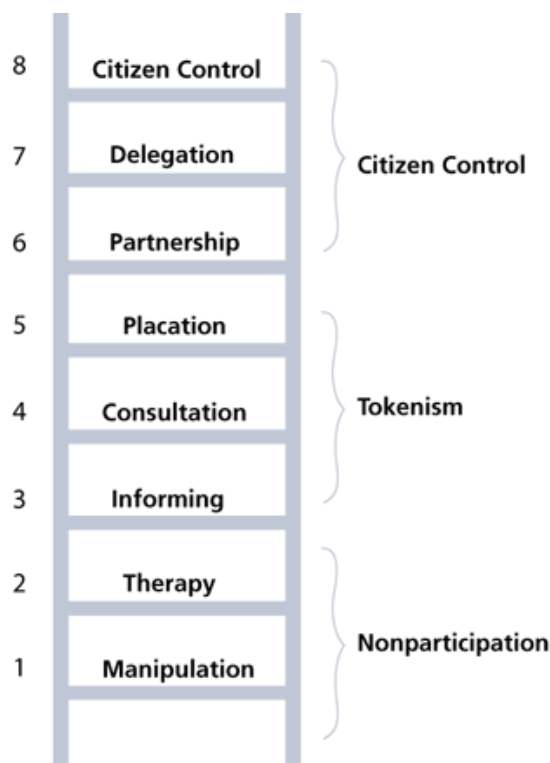


Figure 4: Arnstein's Ladder
Source: Developed from Arnstein (1969)

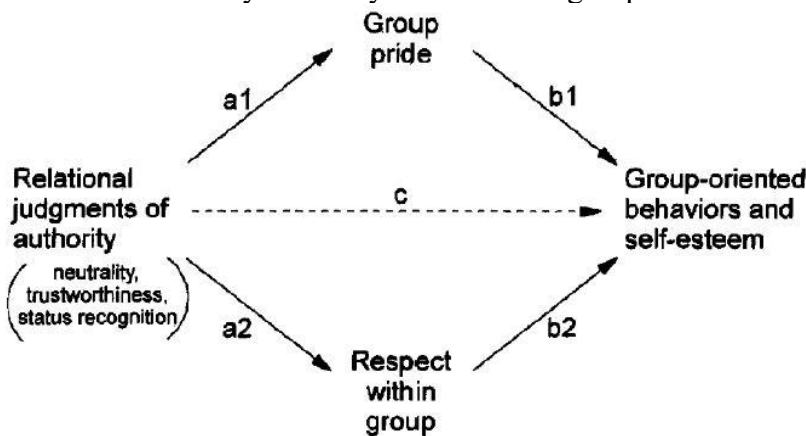
According to the European Commission (2002) the participation in planning and decision making process is usually generated by a political will to involve each stakeholders or actor interested in the project, in developing of the process. This participation could occur throughout two different processes: the explicit one or so-called the professional approach, with the enhancement of technical skills through participation, and the implicit one with the consideration of the participation as a right per se and as a way to improve the governance.

When it comes to talk about participation is quite impossible to overcome the powerful metaphor about civil participation provided by Arnstein, the so-called "ladder of participation". The Arnstein ladder of participation (Figure 4) is made up of eight rungs where the lower represents the denied possibility to participate and the upper represent a complete citizens involvement within the decision making process. The eight rungs are divided into 3 main groups, as illustrated by the side image, which

go from the bottom group of non-participation, to the upper of degrees of citizen power passing by the middle group of degrees of tokenism. The Arnstein's ladder has been over time adjusted and modernized. For instance, by authors such as Weidemann and Femers, who took into account the importance of information's level and right, or Smyth who coined the e-participation, which represent the ladder of participation after the advent of internet. After internet, each step, from public services delivery, throughout discussion and surveys up to decision-making could be done on-line (Sten Hansen and Mäenpää, 2008). When it comes to participation a lot of issues and aspects to take into account arise, for instance the power relationships either between the different stakeholders or between the different actors among the same community or the same family. The research has been showing that in a social dilemma situation the long-term interest of community members and leader would 'not been achieved when one of them would pursue short-term interests (T. R. Tyler and Degoey, 1995). For instance, the way the leader is perceived from the group might influence the response and the perception of the decision making process for the entire group. To what extent the leader power is effective, depends firstly upon the relationship that the leader has with the community members (T. R. Tyler and Degoey, 1995). According to Tyler, Degoey et al. (1996) the relational judgements about the leader in charge of the decisional process that influence the procedural justice judgements are three: neutrality, trustworthiness and status recognition. The first one is related to the unbiased, transparency and honesty of the decision making-process, the second one is related to the degree of integrity and reliability that people perceive about the authorities they deal with, while the third one is related to the degree of polite and dignifying treatment they receive during a decision-making process.

Grabbing from social identity theory some concepts, Tyler, Degoey et al. (1996) built a model called Group-Value Model. It differs from the social identity theory in terms of focus, since it focuses on intragroup dynamics instead of intergroup ones, but draws from that the concept

that individuals can build their own identity based on the sense of belonging to a specific group and that this identity is strictly related to the group's behaviours or attitudes (Graph 1).



Graph 1: Scheme of the Group-Value Model
Source: Tyler, Degoey et al. (1996)

The relational judgements towards authority and the group-oriented behaviour and self-esteem is somehow mediated by two important factors related to the way people perceive their role within a group directly coming from the social Identity Theory: the position of the people within the group, so-called respect, and the position of the group compared to others, so-called pride. Pride and respect are two concepts that can lead towards the comprehension about the reason why people might be willing to restrain their self-interest in the interest of the group. The entire model can also explain certain group's dynamics for instance the reason why some people prefer to be a respected associate of a marginalised group then a marginal associate of a respected group (T. Tyler, et al., 1996).

2.4. Conceptual Framework

In this section are illustrated all the connections between the different theories and the scope of the research. The flux of relationships is graphically presented as follow (Figure 5).

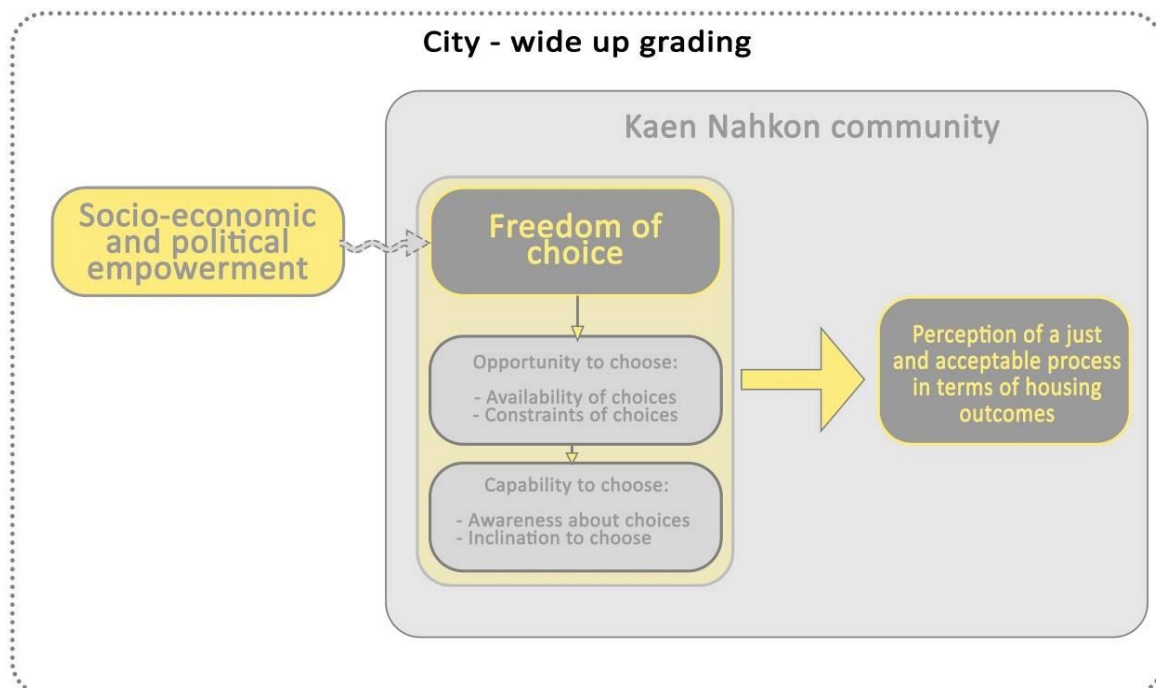


Figure 5: Conceptual Framework
Source: The Author, 2018

In the context of the city wide upgrading in Thailand, the socio-economic and political empowerment of people, works as a precondition to access the freedom of choice, in the context of the Baan Mankong program, as it has been explained in the section related to it. In the above-reported conceptual framework, the freedom of choice represents the independent variable of the research, which affect the perception of an acceptable and just process in terms of housing outcomes, that is indeed the dependent variable. The freedom of choice is composed by two different elements that relate mostly with external and internal conditions: opportunity to choose and capability to choose. The levels of freedom of choice are several: individual or collective freedom of choice, freedom applied to the choice of the community to be part of, the land to purchase or lease, the housing solution or the program to apply for. These level of freedom of choice might be influenced by factors such as for instance the building of consensus (within the community) and the affordability (of the land or of the housing solution).

The logical flux presented in this theoretical framework is the product of the literature review reported in the previous chapter, and in order to show the exact process from which the framework comes, I would like to walk through it across the lenses of the scholars that has been referenced before. For this scope, it has been chosen the direct quote, to keep the emphasis and the original nature of the concept.

The socio-economic and political empowerment, what is considered a characteristic of the Baan Mankong program, has been recognized as fundamental even in approaches different from the slum upgrading, indeed Wekesa, Steyn, et al. (2011, pp 141) state:

“Indirect public housing programmes attempted to incorporate the principle of self-determination but it lacked the social, economic and political components that are vital in empowering any community.”

Furthermore, the scholars envisage the need for a certain degree of freedom of choice, in the acceptance of capability to choose, that they called “self-determination” (Wekesa, et al., 2011, pp 142). And even looking at virtuosi approaches such as the slum upgrading, can be easily observed that when the social component is overlooked, the outcomes are limited. According to Roy (2005, pp 150) this is indeed one of the limit of the approach of slum upgrading:

“The limitations of urban upgrading are the limitations of the ideology of space. In such policy approaches, what is redeveloped is space, the built environment and physical amenities rather than people’s capacities or livelihoods. I have argued elsewhere that such an emphasis on the physical environment is an “aestheticization of poverty” (Roy,2004), one that equates upgrading with aesthetic upgrading rather than the upgrading of livelihoods, wages, political capacities”

From Roy words, it is clear how the conventional slum up grading have for such long time aimed only to physical assets and security of tenure, overlooking the socio-economic and political empowerment of the community.

In the Baan Mankong program the “house is more than a house” (Elinoff, 2016), the house is seen as a political, economic and social lever through which trigger a change into relationships, communities space and allowing people to access to services that were denied before. For instance, the house number might represent only a label in front of the house but instead represent access to formal infrastructures, schools for the children and identity cards.

Boonyabantha advocates that the citywide upgrading represented by the Baan Mankong, is the result of a different and successful approaches right because its social and political benefits.

Moreover, she adds the concept of freedom as a peculiarity of the program, advocating that besides few condition, the stakeholders have the possibility to design their own programme (Boonyabancha, 2005, pp 25).

The necessity of freedom to choose in order to achieve development it has been the core of Amartya Sen theories. According to Sen (1999) there are two reasons why freedom is so essential for the development. There is an evaluative reason whereby the progress can be measured by the level of freedom that people have reached or develop, and an effective one whereby the progress can be achieved through the free will of people. What is crucial to understand is the necessity to move from the evaluation to the effectiveness to harness the pattern of interconnections between the different types of freedom. Is a bilateral thing: through freedom people achieve social development and freedom is exercised by people participating to the social life. Hence, levels of freedom are not conducive to development but they are constitutive part of it. Sen explores all the different kind of freedoms, among political, economic, social and normative, pointing out those instrumental nuances of freedom that can be leveraged by institution.

Those represent the set of opportunities for the capability of the individuals and can be complementary. Indeed, all these constitutive freedoms are linked and can influence each other. Political freedom leads to economic security, social freedom stimulate the economic facilities, especially when people are seen not as recipient of charity but as an active agency. Vice versa, freedom can be neglected, thus the denial or lack of possibility to participate to the social, political and economic life of the community is an open violation of freedom. Furthermore, the concept of freedom represent a road towards broader concept of justice. John Rawls (2009) states that each individuals deserve as a right the higher degree of freedom, this freedom though have to be compatible with similar degree of freedom for the others.

In the literature review, it has been stated that the attention on justice would be focused only on the procedural justice, namely the perceived fairness during a process of allocation of resources or during a process of negotiation or conflict resolution. The procedural justice is the more suitable to look at when referring to the Baan Mankong process, which implies an ongoing decision-making process throughout all the phases of each project. Moreover, according to the literature, procedural justice judgements are strictly related to the perception of acceptability, insofar process perceived as fair stimulate identity-based behaviours such as pride and respect that would influence the effect of procedural justice on self-esteem feelings (T. R. Tyler, et al., 1985, Hollander-Blumoff and Tyler, 2008, T. R. Tyler and Blader, 2003).

At this point might be reasonable to ask the question: why to focus on the acceptability of the housing outcome, if even in the core philosophy of the BMP the house is seen as a tool instead as a physical outcome to achieve?

To answer this question narrowing down the focus back to the Baan Mankong Program, is necessary to point out a peculiar characteristic of the city-wide upgrading. In order to scale up the upgrading, since the approach is community-led, is essential that the communities are satisfied with the outcomes of the process, as stated by Archer (2010), and so that they perceive as acceptable and just the entire process, physical outcomes included.

Since the program has been recognized as successful because capable to level up at the city-level, apparently community where satisfied by the results of the program in terms of housing outcomes. The main aim of this research is to understand the role and the level of freedom of choice in this process. In the end, it is important to underline, at this stage, that the housing outcomes for which the perception of acceptability is going to be addressed by this research, do not refer only to physical outcomes, or standards, but also to outcomes of values.

Chapter 3: Research Design and Methods

The present chapter aim to provide a clear description of the research design and the different methods use to gather the data necessaire to answer the research question. After have introduced all the concepts required to design the conceptual framework, through a selection from the literature, those concepts would be un-fold and broken down into variables and indicators to make them accountable. Hence, the chapter is structured as follow: it firstly provides the revised research question, it secondly delivers the operationalization, which include the main definitions, variables and indicators, it thirdly defines the research strategy chosen to collect all the data and fourthly the data collection method chosen to achieve this. The latter includes a focus on the validity and reliability of the data collected. Finally, it shows the analysis of data collected through the collection method.

3.1. Revised Research Question

The initial objective of the research question was to understand what is the effective influence of the freedom of choice on the perception of a just and acceptable process throughout the participatory process of the “Railway informal settlements” community-led slum up grading of the city of Khon Kaen. Nevertheless, from the first visits to the Khon Kaen railway informal settlement, it became known that actually, besides the general agreement between the "4 Regions Slums" and the Railway State, the majority of these communities didn't upgrade. The reasons are quite various: financial instability, inability to run long-lasting saving groups, apparent disinterest towards the better living condition proposed by the BMP or the apparent lack of information from the Municipality, discords with the other neighbourhoods or unsuccessful negotiations with the RST.

Many families were subsidized by CODI through the BMP for small interventions but in general, the communities along the railway are still at a slum status. From some interviews, it was discovered that those who had to move within the 20 meters from the railway path moved either within the settlement in itself or, who could apply for the Baan Mankong program, in a community in the South of Khon Kaen called "Kaen Nakhon". This community is a sort of basin where families from different communities could move and where people coming from the Railway Slums have priority. This community has characteristics analogue to the railway informal settlements, especially in terms of consistency with the chosen construct of freedom of choice as stated in the conceptual framework and it looked like interesting to research.

For this reasons, it has been chosen as an alternative valid case study.

Hence, albeit the overall research question is not changed, the overall contest is slightly different. The research question is still as follow:

To what extent does freedom of choice contribute to the perception of an acceptable and just process, in terms of housing outcome?

The independent variable of this question is the contribution of freedom of choice while the dependent variable is the perception of a just and acceptable process in terms of housing outcomes. According with the insights provided by the literature review, the following sub-question can be formulated:

1. What are the individual and collective BMP levels of freedom of choice in the relocation process of the Kaen Nahkon community?
2. What are the factors constraining or supporting the freedom of choice at the individual and collective level in the relocation process of the Kaen Nahkon community?
3. What is the communities' perception regarding the acceptability of the process, in terms of housing outcome?
4. What is the communities' perception regarding the justice of the process, in terms of housing outcome?

3.2. Operationalization

In this section, the conceptual framework presented in the previous chapter is going to be operationalized. That means that all the concepts introduced previously are going to be translated from the theory to the practice realm, in a way that the interviewed can easily understand and interpret. The variables and indicators, which constitute the concepts, are the skeleton of the operationalization and they come from the literature review as well. These variables and indicators are those that would be further coded.

3.2.1. Definitions

Freedom of choice is the result of the combination between opportunity to choose, determined by the presence of alternatives and by the lack of restrictions and the capability to choose, determined by the agent’s behaviour towards the choice, according both to his/her awareness about the choice and inclination to choose. This combination lead one to be free from something or someone to do/not to do or be/not to be something else or someone else. (Sen, Naussbam, Bavetta, Verme, Veenhoven).

The perception of acceptability is the subjective feeling of satisfaction towards a decision, a system, a process or an outcome that one develops according to an acceptability threshold in a certain context in a certain social structure. Perception of acceptability is strictly related to procedural justice judgements, insofar process perceived as fair stimulate identity-based behaviours such as pride and respect that would affect the effect of procedural justice on self-esteem feelings (T. R. Tyler, et al., 1985, Hollander-Blumoff and Tyler, 2008, T. R. Tyler and Blader, 2003).

The perception of justice is the subjective feeling of justice and fairness that one develops according to his/her attribution of causes and responsibilities in a certain context in a certain social structure (Cohen, 1982). The perception of justice is also known as procedural justice, defined as the perceived fairness during a process of allocation of resources or during a process of negotiation or conflict resolution (T. R. Tyler and Blader, 2003). The procedural justice judgements are strictly related to the perception of acceptability (T. R. Tyler, et al., 1985, Hollander-Blumoff and Tyler, 2008, T. R. Tyler and Blader, 2003).

3.2.2. Indicators

DIPENDENT Variables	Concepts	Sub-Variable	Indicators	Method
Freedom of Choice	Opportunity to choose (negative freedom)	Availability of choices (Chutapruttikorn)	Possibility to choose: <ul style="list-style-type: none"> – to be part of the BMP – the community to belong to – the Land to purchase/lease – the kind of land tenure – the Housing Program to apply – the Housing design – the settlement design Availability of alternative options regarding: <ul style="list-style-type: none"> – to be part of the BMP – the community to belong to 	Survey/ Semi-structure interviews
		Constraints of choice	Accessibility to formal funds Necessity to access informal funds Affordability of the land Affordability of building materials Power relationship: Presence of authoritarian actor community leader during the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure 	Survey/ Semi-structure interviews

			Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design			
			Power relationship within the family for the: – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design	Survey		
			Level of education community members	Survey		
	Capability to choose (positive freedom)	Awareness about choices		Perception of sufficient information about the: – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design	Survey	
				Willingness to be part of the BMP	Survey	
				Level of participation in the meeting about the: – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design	Survey	
				Level of clarity of the meeting regarding the: – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design	Survey	
				Modes of information	Survey	
				Level of awareness about the land tenure choice	Survey	
				Level of awareness about the housing program choice		
				Level of awareness about the housing design choice		
				Level of education community members		
			Inclination to choose		Adherence to individualist values: Willingness to compromise own needs in favour of the common wealth, willingness to compromise own housing design expectations in favour of universal design. (Hofstade)	Survey
					Locus of control: Feeling to have/have not power and control towards a decision to make (Rotter) concerning the: – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design	Survey
					Adherence to religion: Feeling that whatever action is partially effective because the decision of God/destiny (Rotter)	Survey

Table 4: Variables and Indicators for the concept Freedom of Choice

Source: The Author, 2018

INDIPENDENT Variables	Concepts	Sub-Variable	Indicators	Method
Perception of Acceptability	Level of Acceptability perceived	Acceptability of the decision making	Level of understanding of the architectural process (Chutapruttikorn)	Survey
			Level of satisfaction about the decision making process towards the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 	
			Level of satisfaction about the choice of the: <ul style="list-style-type: none"> – land – housing program – aesthetic design – spatial distribution 	
			Number of people willing to dropping out before the implementation of the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 	
		Acceptability of the outcomes	Level of satisfaction about the: <ul style="list-style-type: none"> – overall housing package – land tenure security – housing tenure security (Archer) – financial stability 	Survey
			Willingness to invest in the house	
			Feeling to have fulfilled the housing aspirations	
			Feeling to have raised the social ladder (Chutapruttikorn)	Survey/ Semi-structure interviews
			Number of people willing to dropping out after implementation of: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 	
			Number of people who dropped out	

Table 5: Variables and Indicators for the concept Perception of Acceptability

Source: The Author, 2018

INDIPENDENT Variables	Concepts	Sub-Variable	Indicators	Method		
Perception of Justice	Level of Justice perceived	Justice of the structure of the process	Level of participation in the meeting about the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land to purchase/lease – Choice of the kind of land tenure – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 	Survey/ Semi-structure interviews		
			Level of education			
				Justice of the decision making	Feeling of own concerning factors being addressed over the decision making process(Chutapruttikorn) about the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 	Survey
			Feelings of representing a voice that is has been heard during the decision making process about the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 			
			Feeling of own needs and lifestyle have took into consideration over the common decision about the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 			
			Feeling of a fair decision making process during the: <ul style="list-style-type: none"> – Choice to be part of the BMP – Choice of the community to belong to – Choice of the Land – Choice of the Housing Program to apply – Choice of the Housing design – Choice of the settlement design 			
			Feeling of an overall fair housing design (Chutapruttikorn)			
			Feeling of a fair spatial distribution			
			Feeling of have achieved a better social status (Chutapruttikorn)			
			Feeling of have achieved a better financial status (Chutapruttikorn)			
			Feeling of overall enhanced life			
			Feeling of security of land tenure security			
	Feeling of security of housing tenure security					

Table 6: Variables and Indicators for the concept Perception of Justice

Source: The Author, 2018

3.3. Research Strategy

The Research Strategy chosen to answer the research question object of this research is the Co-Variance Case Study. The Case Study represent the most suitable strategy for several reasons. Firstly is recommended to explain or diagnose a certain realm, describing the phenomenon object of the study within a specific context in a real-life setting (Van Thiel, 2014).

This approach is necessary for the present research since the ultimate aim is to understand the influence of freedom of choice on the perception of an acceptable and just process in terms of housing outcome but in the specific context of community-driven citywide upgrading of the Kaen Nahkon, the context matters then. Secondly, this strategy leads to a holistic approach to harness the research question, dealing with a relatively limited number of units and a large number of variables. The possibility to focus on a small sample, gives the researcher the chance to go in depth, exploring, describing, diagnosing, evaluating and digging into details, instead of staying on the surface with a broad data collection.

This research would face the single case study of the relocation of people coming from different Railway informal settlements and different communities to the Kaen Nahkon community. Throughout the co-variation would be possible to analyse the relation between the causal factor represented by the independent variable of freedom of choice and the causal effect represented by the dependent variable of the perception of an acceptable and just process.

3.4. Data Collection Method

The data that are going to be collected are both of qualitative and quantitative nature.

Primary Quantitative Data related to both independent and dependent variable are going to be collected by a face-to-face Survey. The latter, in the form of a hard-copy closed-ended questionnaire, represents a quantitative data collection. This, due to the fact that the outcomes of this research method drives to percentages and statistics even when the data collected have a qualitative nature, such as perceptions. Therefore, the survey grants to make perceptions and values accountable. Furthermore, the survey permits the contingent gathering of demographical and socio-economic characteristics, which might represent the reason of the different perceptions about acceptability and justice.

Primary Qualitative Data related to both independent and dependent variable are going to be collected by semi-structured interviews to few key actors, in order to achieve a better understanding of the causal relationships between the variables. The semi-structure interview is the most suitable approach in this case since allows a high level of flexibility, requiring a medium level of preparation and guaranteeing a medium level of knowledge.

Secondary Qualitative Data related to both independent and dependent variable are going to be collected, to support the primary data collection, through local media (on-line newspaper) social media (YouTube, Facebook), websites (CODI, ACHR, Four Region Slums), and official local regulation or policy documents.

The triangulation of primary and secondary data, both quantitative and qualitative, would allow to describe, explain and explore properly the research question.

3.4.1. Sample size and Selection

The research unit of analysis would be the beneficiaries of the project of the Kaen Nahkon community. According to the different nature of the data collected, it is necessary to profile two different sampling.

Concerning the Quantitative Data Collection Method, the Survey would be conducted on a simple random sample of the Kaen Nahkon community.

Due to the difficulty to cover the total population, for time and resources limitation, the size of the sample would be determined through the Slovin's formula. Under which:

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

Where “n” is the number of samples we are looking for, “N” is the total population and “e” is the error tolerance. In this case, the total population would be the population of each neighbourhood and the error tolerance would be considered equal to 0.05, thus using a 95% confidence level. This formula allows to consider a sufficiently larger sample of the entire population, that should contain anyway a minimum of 30 observations.

According to the Slavin formula, considering the entire population of the community of 150 households, the optimal sample is 109 respondents. Due to the high diffidence and collaborative spirit from part of the community, the number of valid questionnaires collected is 37, still a sufficient number for the minimum observations required.

Concerning the Qualitative Data Collection Method, the semi-structured interview would be conducted on a number of respondents chosen by purposive sampling based on their knowledge. The key figure chosen to be interviewed are:

- **The Kaen Nahkon community leader:** Mr. Khun Marang (Khun Marang has been representing Kaen Nakon community for one year. He has been elected by the municipality through election managed by the municipality. He is charge to help and be a point of reference for every daily issue for the members of the community. He share his duties with two vice community leaders and 24 committee members who form with him the community committee to help out the community in terms of health, education, cleaning, moral support)
- **The Kaen Nahkon Cooperative Director:** Mr. Wirat Laosa (Mr. Wirat Laosa has always been part of the cooperative, since the beginning, when he was just the leader of the volunteers in the zone of the municipality and the office of the co-op was simply a desk under a tree. He is a teacher)
- **A member of Local Government** involved into the Kaen Nahkon project: Mr. Anichit Pon Kaew (Social Welfare Section, Khon Kaen Municipality Office).
- **A community architect** involved into the BMP projects: Arch. Sakkarin Sapu
- **A representative of the 4 Regions Slums:** Khun Bee
- **A researcher from the Khon Kaen University**, Faculty of Architecture: Arch. Monsicha Bejrananda
- **A member of ACHR and CODI:** Samsook Boonyabancha
- **The international voice of ACHR:** Tom Kerr
- **A representative of scepticism towards the Baan Mankong Program:** Dr. Sophon Pornchokchai

Notwithstanding the priceless insights gained throughout all of these interviews, for the scope of this research, the first three have been extremely important to properly understand the context and the background of the Kaen Nahkon community development.

3.5. Data Analysis Method

The Quantitative data collected though the Survey was analysed by the statistical anlysis software SPSS. A code-book of the all variables and sub-variables was firstly developed from the questionnaire in order to assign values in a second step. Through statistical tests and descriptive analysis, the characteristics of the dataset were reported.

This preliminary step was useful to evaluate the correlation between the variables before to run inferential statistics in order to understand whether the previous relations were consistent or not. Indeed a Multivariate analysis of variance (MANOVA) was run to test if the independent variable explains or not a significant amount of variance in the dependent variables.

The Qualitative Data was collected through semi-structured interviews, recorded with the interviewed authorization. In this way, it has been possible to listen carefully to the respondents and guide better the conversation. After the fieldworks, the interviews were manually transcribed, highlighting the key concepts. Since the small number of interviews conducted, it was not required the analysis of the data by a specific software such as Atlas.TI.

All the findings analysed and interpreted about this research are presented in the following chapter.

3.5.1. Validity and Reliability

Validity and Reliability are two fundamental element to take care during the research. The first one regards the instruments chosen to measure the variables and it indicates whether or not the instrument fits the elements to measure. The latter indicates whether or not that instrument measure with consistency in different situations (Van Thiel, 2014).

To assure validity is necessaire to guarantee consistency throughout a clear and logical connection between the research question, the conceptual framework, the literature review, the operationalisation and the survey. There are two kind of validity to consider, the internal, which is related to the ability of the instrument to measure what is supposed to measure, and the external, which instead refers to the ability to scale and generalise the finding to a broader context. (Van Thiel, 2014).

The external validity of the present research is limited since the scope of it is not to build or improve theory but to produce knowledge concerning the topic in exam.

The factors that might interfere with the internal validity of the research relate to a bad design of the survey, such as a poor operationalization or an inaccurate formulation of the items. To cover this aspect and to verify the practicability and clarity of the survey, a pilot was ran before the final distribution of the questionnaires, between both peers and a small sample of households. An accurate design of the Survey aimed to limit phenomenon such as the social desirability bias or the answering tendencies. This aspect, which would undermine the reliability of the research, was covered through a pool of similar items.

The questionnaire was designed of different sections. The first section contains precise information about the aim of the research, detailed instruction about how to complete the questionnaire, and the rational behind the score. The introductory part provides explanations about the way the data collected are going to be used and the guarantees of privacy. The questionnaire is composed by different clusters identified by different colours. Each topic is introduced by headers, containing a bundle of question regarding that specific topic. The first section of questions are more general and easy, to let the respondents familiarizing with the structure of the questionnaire. The most sensitive or articulated questions are placed in the middle of the to avoid hasty or unprecise answers due to boredom or tiredness. The structure of the questionnaire covers also the issues related to the reliability of the research, assuring the non-accidentalness of the findings.

In order to guarantee trustworthy data, the triangulation, aimed to crosscheck the information, is essential. Firstly, the triangulation has been operated on two different levels, triangulation of sources (between primary sources: beneficiaries and experts, between secondary sources: on-line newspapers and social media). Secondly the triangulation of instruments, with the operationalisations of the same variable with different instruments.

3.5.2. Fieldwork experience limitations

This study focuses on the influence of freedom of choice on the perception of an acceptable and just process of the community of Kaen Nahkon community, one of the many communities upgraded through the BMP in Khon Kaen, in Thailand.

The initial aim of the research was to study an up-graded “railway slum”, but the fieldwork showed up the lack of railway informal settlement upgraded, so the choice of the final community took longer, undermining the overall time schedule for the data collection.

The decision to refer to both the positive and negative theories about freedom of choice guided the selection of the case study towards the community of Kaen Nahkon. Indeed, one of the limitation, related to the research of the most suitable community, is that according to the theoretical decisions made, the new community could not have been a successful case characterized by a high amount of availability of choices and lack of major constraints. This type of choice would have probably affected the chosen construct of freedom of choice as stated in the conceptual framework. In the end, that would have distorted the findings about the relationship between freedom of choice and perception. Choosing a case in which since the beginning constraints were present, assured at least consistency to the analysis process and to the findings. In addition, the characteristic of the Kaen Nahkon community, as a sum of families coming from different communities, made the approach to the respondents challenging due to internal fights or alliances within the community. Therefore, a part from the challenges to design a good questionnaire for the Survey, the lack of willing to participate to the survey and to share information about their perceptions from the respondents, was a limitation that might narrow the reliability of the information collected down. Time constraints, language barrier issues and the initial diffidence from the respondents represented a limitation for the collection of an optimal number of responses, the collection of more observation would have required a longer fieldwork, with the result of a more comprehensive research. To limit this factor the researcher tried to spend as much time as possible in the area of interest, especially during the weekends, participating to the social life and to the activities of the communities.

The massive language barrier, due to the lack of a language in common between the researcher and the respondents, drove the researcher to rely exclusively upon the constant presence of an interpreter, also for the translation of the written documentation in Thai alphabet. This factor not only made the survey exercise longer but also made the researcher less in control of the interview process, with either the possible lost in translation of potential key information or the gaining of them only throughout the transcription of the interviews, where the momentum to formulate new questions or digging more into the topic is gone.

In the end, in order to be introduced to the community, the researcher had to rely on the Cooperative Director and on the Community Leader, who helped into the distribution of the questionnaire within the community. Thus, a limitation might be the possibility of biased answers coming from the respondents well known by the Cooperative Director and the Community Leader. In order to dispel this limitation and to keep the sample as random and as representative as possible for further generalization to larger population, the researcher ran the survey with random households, without the presence of any community representatives.

Chapter 4: Research Findings

The present chapter aim to provide a clear description of the case study, as well as about the data analysis and the research findings concerning each variables introduced in the conceptual framework. Hence, the chapter is structured as follow: it firstly provides the background and the context of the case study, it secondly introduce the data analysis, delivering separate analysis and conclusion for each variables, in a logic that follows the aim of answering to the sub-question and finally to the research question of the final chapter.

4.1. The Case Study: Kaen Nahkon community

4.1.1. The choice of Kaen Nahkon

This section is aimed to explain in details the characteristics of the case study represented by the Kaen Nahkon community. As previously stated the choice of this community followed the visit to the biggest railway informal settlement of Khon Kaen where more than 179 families live, called Theparak community. The visit brought to the light that besides the agreement between the "4 Regions Slums" and the Railway State, the majority of these communities did not upgrade. The reasons why are to find between the financial instability, the inability to run long-lasting saving groups, the apparent disinterest towards the better living condition proposed by the BMP or the apparent lack of information from the Municipality. Some families were subsided by CODI for small interventions but in general, the communities along the railway are still at a slum status. From some interviews, it was find out that those who were within the 20 meters from the railway path moved either within the settlement in itself or, who could manage to apply for the Baan Mankong program, in the community at the south of Khon Kaen called "Kaen Nakhon".



Photograph 1: View of the 20 meters where people were asked to move to build the double track railway
Source: The Author, 2018



Photograph 2: View of the housing condition of the railway informal settlements
Source: The Author, 2018

Among the reasons why to not move, there are also preference factors, which for a certain extent highlight the perception of not urgency or unnecessary to move, from the railway people. Indeed, this is what Khun Mae Amnuaym, the cooperative director of the Tawanmai community, one of the most successful community in Khon Kaen, reported:

“(...) we were informed by the municipality that they would like to have the railway community to share the land with us too. We reserved one piece of land for the railway people and we were going to live in on the other side. (...) After we finished constructing, we were informed by the railway people that they did not want to share the land with us because they did not know us, and they were not familiar with the community.”

4.1.2. The background of Kaen Nahkon

Kaen Nahkon’s official name is *95 Kao Na Nakhon*, literally translated into “95 Moving Forward City”. While the number “95” is just the newly-built community project’s number according to the list of the municipality, the second part of the name reveals the willing to represent a change and a push towards it for the city of Kaen Nahkon.

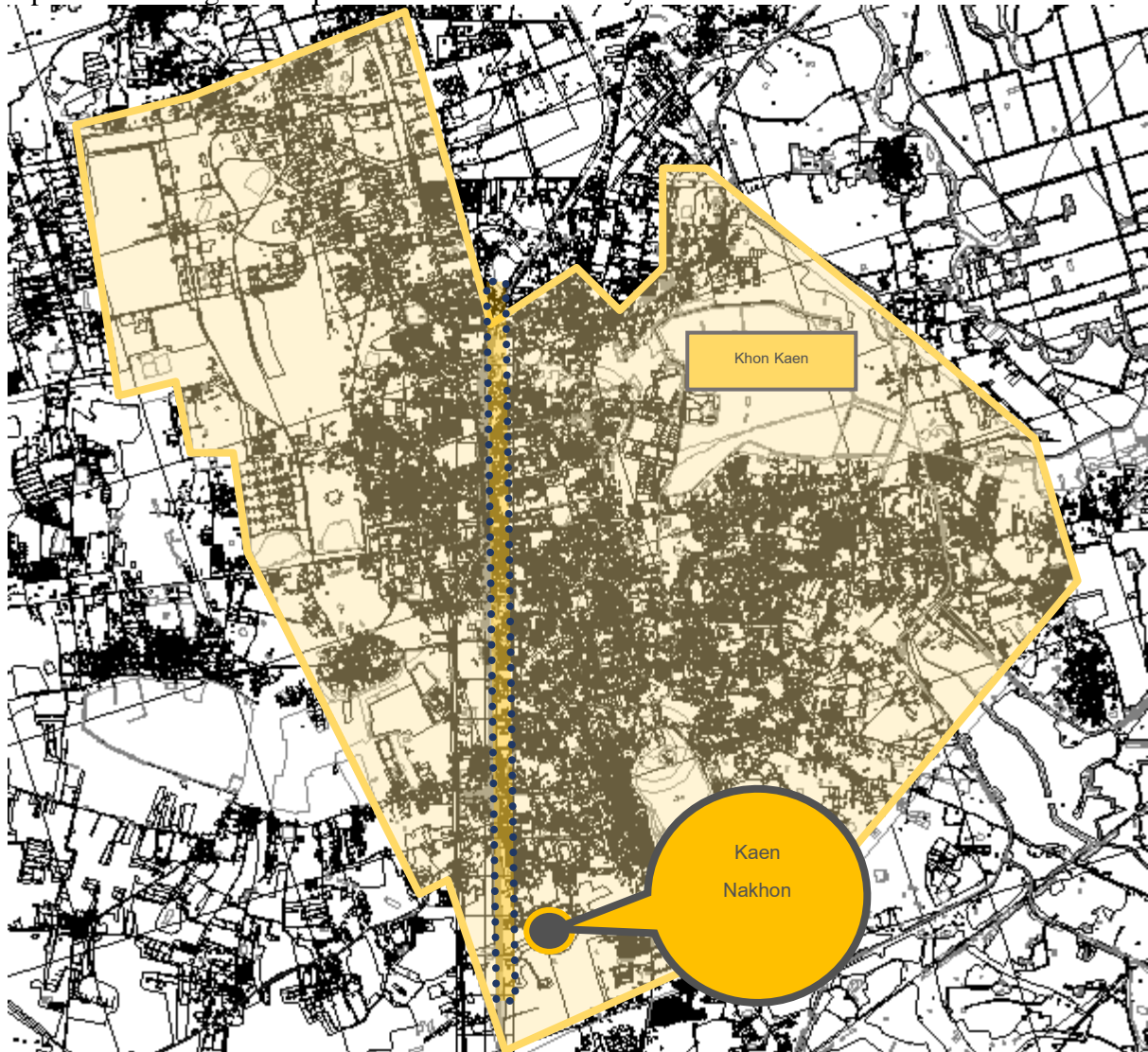


Figure 6: Map of Khon Kaen (railway path and location of the Kaen Nahkon community highlighted)
Source: Developed from CODI, 2018

Kaen Nahkon is a project triggered in 2005 by the municipality, with the creation of a saving group, to solve the housing needs of the city, prioritizing the most vulnerable group, first of all the people from the railway informal settlements, threatened by eviction by the RST (Siam, R., 4/1/2005). The very first group of people willing to join the saving group with the shared vision to apply for the BMP was composed by a group of 50 people, coming from the area around the Municipality (for instance the community leader back then was a committee volunteer in the municipality zone) and a group of people coming from rental housing. While this people have to demonstrate to have certain characteristics to join the program, the people coming from the railway informal settlement didn't have to, since the priority accorded to them due to their vulnerable condition. Notwithstanding, the likelihood of registration from railway informal settlement was not enough to think to buy a land within a reasonable timeframe so the saving group had to open the application also to other groups of people, still prioritizing low income people, renters and squatters. According to the current Kaen Nahkon's community leader, people from the railway informal settlements did not believe in the feasibility of the project. According to the cooperative director Mr. Wirat Laosa and Mr. Anuchit, officer from the Municipality's Social Welfare section, there are several other reasons why people from railway informal settlement did not join the Kaen Nahkon community. Firstly, since people from railway communities have been living in a free of charge land for 30-40 years, some of them were not willing to pay for any land or house. Others, lack a full understanding of the project thinking that the BMP belongs to a free benefits governmental program and that the government would deliver free housing for them. Thus, they simply withdraw their application as soon as they realize they have to partially cover the cost of the process. Secondly, there has been never a very clear information from the Department of Railway about their terms to request the land back. Since the due date was never announced, people chose to wait until the eviction. They rely on the agreement with the RST that says that if the railway state wants to get their land back, they have to compensate by money and by land the people in the railway community. The new land has to be in the urban zone, not more than 5 kilometres from the city centre. This is a very hard condition for the Railway state, which indeed kept postponing any intervention. Even for the Municipality, to deal with the Department of Railway is hard. The department seems very unlikely to share any information with other state sectors and even in the high-rank board of the committee, the department of Railway rarely attend the meetings. Thirdly, the location of the Kaen Nahkon community was too far from railway informal settlements. They did not want to lose their livelihood, such as their workplaces, mostly bus stations, and their relatives.

Kaen Nahkon community established officially its cooperative on the 6th March 2009 and settle only in 2015, receiving the registration from 27 different communities including 12 railway communities and 15 urban communities, representing a unique case for Khon Kaen. The process of land buying and community settling is divided in three phases. At the beginning of the process 444 household applied for the project, but only 345 were satisfying the criteria of approval. Over the time 60 household were capable to upgrade their old house and some others dropped out due to the long time required for the saving group, so in 2015 only 136 households finally bought part of the piece of land where now the Kaen Nahkon community is placed. The initial 136 household were coming from 27 different communities and had different nature of livelihood (Evicted from the 20 meters from the railway: 25 households, Rented house: 70 households, Expanding family: 32 households, Welfare housing: 6 households). This is an important aspect to take into account when looking at the findings coming from this community, which actually is a sort of patchwork of different lifestyle. For the second phase 150 household registered and now the community is starting the third phase.

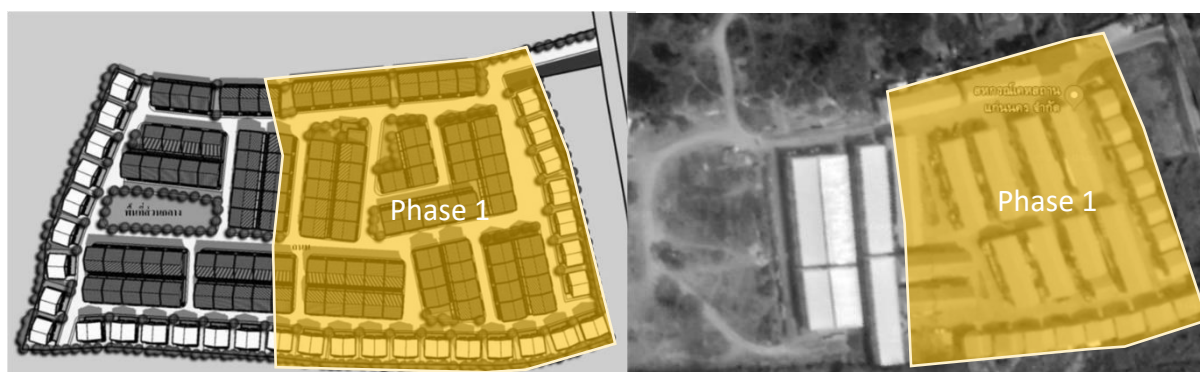


Figure 9: Comparison between the on-site layout and the initial planning draft
 Source: Image on the left CODI, 2018 – Image on the right Google Map, 2018

In the following figure a sum-up of the calculation related to the price of the land payment according to the initial estimation before the raise of the land price in 2015 and afterword.

Total land	Price (THB /rai) before 2015	After (THB /rai) after 2015	Total price (THB) before 2015	Total price (THB) after 2015
16-02-88 rai 27952sm	750.000	2.000.000	12.352.500	32.940.000

Table 7: Simulation of the land price before and after 2015
 Source: CODI, 2018

1 st PHASE Estimation = Reality								
Residential area	Price THB/sq.wa	Lot size (sq.wa)	Total Price (THB)	Aid 10% (THB)	Subsidy (THB)	Loan 6% int (THB)	N° of months	(THB) /month
4.434 sq.wa 17736,28 sm	2785	12	33420	3342	20000	10078	85	126
4.434 sq.wa 17736,28 sm	2785	22	61270	6127	20000	35143	297	126
2 nd PHASE Estimation ≠ Reality								
Residential area	Price THB/sq.wa	Lot size (sq.wa)	Total Price (THB)	Aid 10% (THB)	Subsidy (THB)	Loan 6% int (THB)	N° of months	(THB) /month
3990 sq.wa 15960 sm	3146	12	37352	3776	20000	13976	118	126
3990 sq.wa 15960 sm	3146	21	66066	6607	20000	39459	333	126
2 nd PHASE Estimation adjusted								
Residential area	Price THB/sq.wa	Lot size (sq.wa)	Total Price (THB)	Aid 10% (THB)	Subsidy (THB)	Loan 6% int (THB)	N° of months	(THB) /month
3990 sq.wa 15960 sm	8020	12	96000	9600	20000	66400	333	200
3990 sq.wa 15960 sm	8020	21	168000	16800	20000	131200	333	394

Table 8: Simulation of the loan re-payment over the two phases before and after 2015
 Source: CODI, 2018

In the following images the planning process managed by CODI, according to the following steps:

- 1) Inform and make the project criteria
- 2) In-depth interviews
- 3) Form the neighbourhood group
- 4) Choose the distribution of the lot



Photograph 3: CODI planning process in Kaen Nahkon community
Source: CODI, 2018

In the following images (Figure 10 – Figure 11) the plans of the housing typologies (Row and Twin houses) with the relative calculation about the construction cost and loan re-payment.

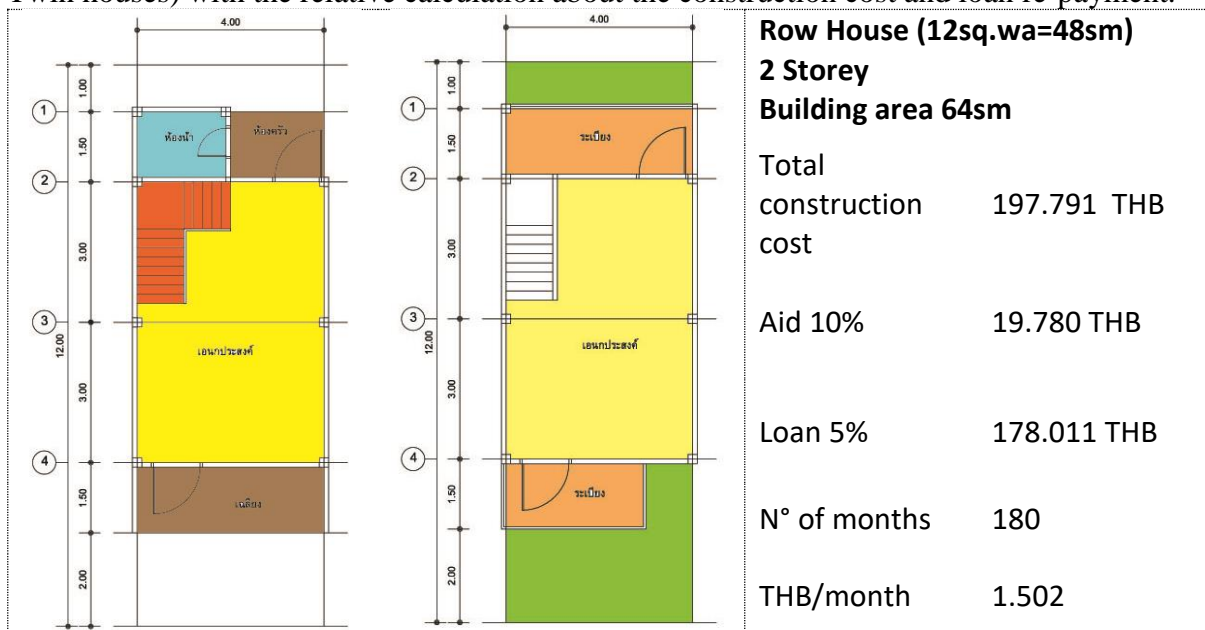


Figure 10: Plan of the two storey Row House (1st floor on the left, second floor on the right)
Source: CODI, 2018

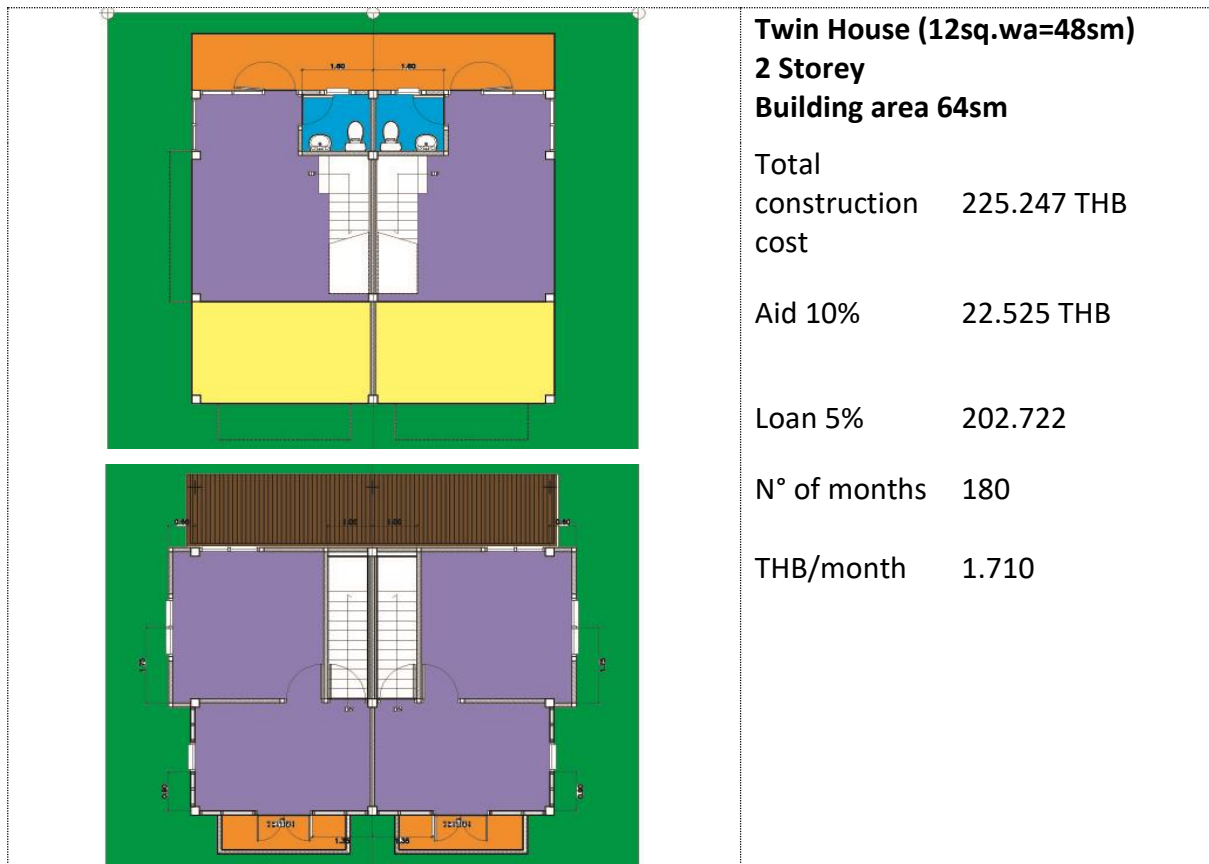


Figure 11: Plans of the two storey Twin House (1st floor on the top, 2nd floor on the bottom)
Source: CODI, 2018



Figure 12: Render and on-site construction of Row and Twin houses
Source: Render on the top CODI, 2018 – Images on the bottom the Author, 2018

4.2. Data Analysis

This section aims to present the findings of the present research. These findings are the result of the analysis of primary and secondary data. Primary data was collected through a questionnaire and semi-structured interviews with key-actors, such as the Cooperative Director of Kaen Nahkon community, the Community Leader of Kaen Nahkon community and the Social Welfare Municipal Officer in charge to follow the developing of this community (for further information about these key actors please refer to the point 3.4.1). Secondary data from the different sources previously mentioned and available documentation was used to crosscheck the primary data. The primary data collected by questionnaire has been analysed through the statistical analysis software called SPSS and Excel when necessary. The Survey was conducted in July 2018 in the community of Kaen Nahkon, in the southern part of the city of Khon Kaen, in Thailand. The analysis of the findings is going to be presented per sub-question. All the information gathered aim to evaluate to what extent the freedom of choice present in the Baan Mankong program influences the perception of an acceptable and just process in terms of housing outcome.

4.2.1. Overview of Respondents

Analysing the respondents of the Survey, 37 valid questionnaires were collected following the criteria of adults living in the Kaen Nahkon community beneficiaries of the BMP. The above-mentioned number of respondents is not sufficient to be statistically representative of the entire population of 150 households to achieve a confidence level of 95%. However, a sufficient number of responses was collected to carry a valid statistical analysis in order to answer to the main research question and reach insights about the influence of freedom of choice on the perception of the Baan Mankong process as acceptable and just. In the further lines, an overview of the respondents' characteristics is following, but the summary of the main characteristic of the sample is presented in the Annex 5, Table 1. The households covered by this research consist in 9 male (25%) and 27 female (75%) randomly identified. The average age of the respondents is between 31 and 40 years (33,3%) followed by between 41 and 50 years (27,8%) with between 51 and 60 and 60 years and above cohort. Within the group of the respondents the majority (36,1%) finish the High School, followed by those who finished the

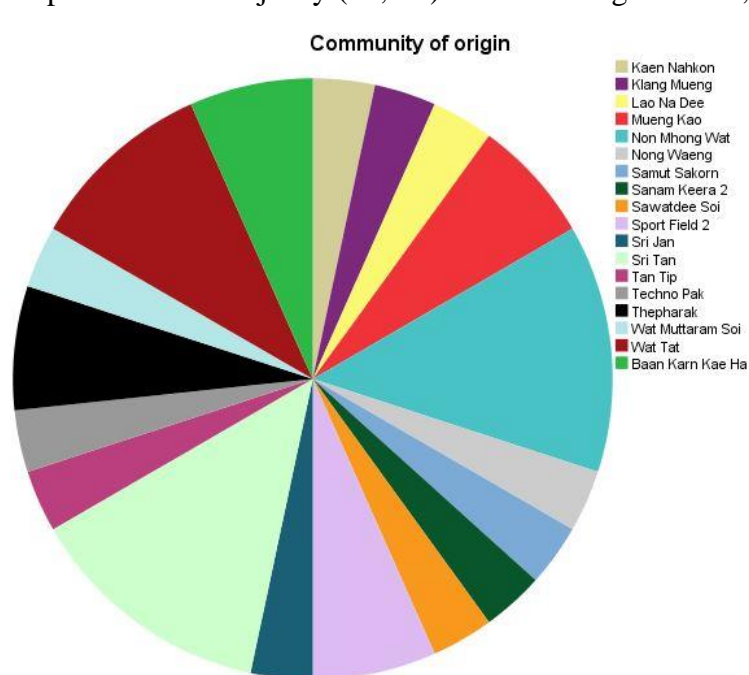


Figure 13: Pie Chart of the communities of origin
Source: The Author. 2018

Primary School (33,3%) and Vocational School (22,2) while a small percentage obtained a university degree (9%). The whole group of respondent declared to be Buddhist, but the majority of interviewed answered to practice only “sometime” (45,9%) while the rest practice “often” (32,4) and “always” (18,9%) with “sporadically” cohort.

The majority of the people moving in Kaen Nahkon were in living in Khon Kaen before (97,3%) and moved during the first phase (84,8%) but what is extremely interesting to notice is the scattered number of communities of origin the respondents are coming from, as can be seen in the image above (Figure 13).

The image presented, aims more to highlight the high number of communities of origin, instead to present them. Despite the fact that the original 136 households were coming from 27 different community, only in the sample at least 15 different communities can be highlighted. The different communities of origins and especially the different lifestyles of the families that compose the Kaen Nahkon community have been representing an issue in terms of unity and calm of the community. The main problems are small order issues but can represent a valid reason of daily fights within the community such as the management of the trash, the car parking, or the annoying presence of a pet.

4.2.2. Sub-Question 1: What are the individual and collective BMP levels of freedom of choice in the relocation process of the Kaen Nahkon community?

The aim of this section is to answer to the first sub-question throughout the description of the independent variable looking at the descriptive statistic of some of its indicators.

According to the literature related to the BMP, the levels of freedom of choice during the process of up-grading of the communities that can be identified are:

1. Choice to apply for the Baan Mankong Program (individual)
2. Choice of the community to belong to (individual)
3. Choice of the land to purchase/lease (collective)
4. Choice of the land tenure (collective)
5. Choice of the housing program to apply (collective)
6. Choice of the housing design (collective)
7. Choice of the settlement layout, allotment of plots (collective)

Usually during the BMP process the community decide to move altogether, so the choice of the community to belong to is actually not a step to take. The presence of this level of freedom of choice in the list above is due to the specific characteristic of the Kaen Nahkon community, which is born as a sort of basin where households from different communities can converge.

The questionnaire that 37 households fulfilled during the Survey was designed according to the above-listed levels of choice and to the indicators relative to the concept of freedom of choice illustrated in the Chapter 3. The results of the descriptive analysis run concerning the possibility to choose throughout the process is presented in the Annex 5, Table 2.

Going to the data collected it's possible to highlight how people feel the control of the decisional process concerning the individual choices such as to apply to the BMP (97,3%) and the community to belong to (65%). Regarding the ownership of the collective decisions, that are the core of the community-driven slum upgrading, slightly more than the half of the respondents said to had had the possibility to choose the land for (59,5%) while the other decisions are perceived as less owned by the beneficiaries. Lower likelihoods can be observed concerning the land tenure (32,4%), the housing program (32,4%) the housing design (13,9%) and the settlement design (25%). These results (Annex 5, Table 2) need to be interpolated with the information collected through the interviews with the Municipal Officer, the Community Leader and the Cooperative Director, who followed the process since the beginning and that provided helpful insights about the process, that actually is quite peculiar since is structured in three different phases. In all the phases, the choice of the community to belong to is not in place, since the community is the sum of different families coming from different communities. While the beneficiaries in the first phase choose the land where to move and the land tenure, due to time constrains they were not allowed to choose the housing design that was instead managed by the Municipality and CODI architects. People from the second and third phases, enjoying the community later in time, had had no choice to choose the land or the land tenure but they got more chances to participate in the housing design.

Indeed, they had the possibility to intervene, at their own expenses, in the modification of small details (for instance to change the door, the window or the floor) of the model chosen by the cooperative committee. The committee had to choose between three different models. The Cooperative Director declared:

What we have done is to have learnt from the mistakes during the first phase to improve the second. That is why the house design of the second phase is beautiful and people got a beautiful house.

Thus, while during the second phase any small modifications to the model was possible, before the construction, at the owner expenses, during the first ones people have to wait the end of the construction to intervene on the housing design. These different perspectives highlight a sort of gap between the real level of freedom of choice happening over the process and the one perceived from the beneficiaries during the different phases. For the sake of clarity this comparison is illustrated in the table below (Table 9). It's important to bear in mind that the majority of the interviewed (84,8%) joined the process during the first phase. The settlement layout and so the allotment of the plots, was ran by a lottery in each phase. The trade of the houses was allowed by the cooperative's regulation.

	Possibility to choose	Possibility to choose perceived
Possibility to choose to apply to the BMP		
1st Phase	✓	✓
2nd Phase	✓	
3rd Phase	✓	
Possibility to choose the community to belong to		
1st Phase	X	✓
2nd Phase	X	
3rd Phase	X	
Possibility to choose the land to purchase/lease		
1st Phase	✓	✓
2nd Phase	X	
3rd Phase	X	
Possibility to choose the land tenure		
1st Phase	✓	X
2nd Phase	X	
3rd Phase	X	
Possibility to choose the housing program		
1st Phase	✓	X
2nd Phase	X	
3rd Phase	X	
Possibility to choose the housing design		
1st Phase	X	X
2nd Phase	✓	
3rd Phase	✓	
Possibility to choose the settlement design		
1st Phase	X	X
2nd Phase	X	
3rd Phase	X	

Table 9: Comparison between the freedom of choice levels factual and perceived during the process
Source: The Author, 2018

The previous Table illustrates a mismatch between the factual freedom of choice's levels and the ones perceived by the beneficiaries during the overall process. It is important to consider this discrepancy for the further analysis. This incongruity could be ascribable to several concomitant factors such as lack of information or misunderstanding of the information received, which is in turn attributable to the level of education or tendencies to delegate the decision power that Rotter refers to the locus of control or to adherence to a specific religion. These factors are also moderating factors of the freedom to choose, that is the reason why are introduced and analysed further in the following section.

After the construction, any renovation or modification has to be reported to the cooperative who would check if this modification is in line with the rules of the cooperative that all the residents of the community are asked to read and sign before enjoy the community. Some of the community rules established for the "unity of the community", as stated by its cooperative director, refers to CODI recommendation to guarantee a sense of community and belonging. Those are the prohibition to build and raise fences around the house, in order to promote communication and the sharing of spaces, the prohibition to own noisy or big pets, which might disturb the community's peace and the prescription to follow the aesthetical rules stated in the regulation. For instance, the entrance canopy has to be green (Photograph 4).



Photograph 4: The green canopy

Source: The Author, 2018

In this section the levels of freedom of choice within the process of relocation of the community of Kaen Nahkon was analysed. It is important to note that in this context the focus has been on the beneficiaries, thus on who decided to join this community. For the sake of a deeper understanding and an overall analysis, some reflection about the freedom of choice of those who did not join the community will be available at the point 4.2.6.

The analysis shows that several degree of freedom of choice were present in the analysed case study, but also a coeval conspicuous mismatch between the factual freedom of choice and the one perceived.

4.2.3. Sub-Question 2: What are the factors constraining or supporting the freedom of choice at the individual and collective level in the relocation process of the Kaen Nahkon community?

The aim of this section is to answer to the second sub-question throughout the description of the independent variable looking at the descriptive statistic of some of its indicators.

The Survey took into consideration the above-mentioned aspects that might constrain or support the freedom to choose. Firstly the availability of alternatives. Secondly the availability of funds. Thirdly the affordability of land and of the house. Fourthly the mode and level of information, which includes the clarity of the information and the understanding of it so the awareness about the choice, and finally, the inclination to choose.

4.2.3.1. The availability of alternative choices

The availability of alternatives is a precondition of the choice, since the freedom of choice loses its meaning when there is no a bundle of valid options (one can think to the example about starvation introduced in the literature review). Thus, here the availability of alternatives is considered as a positive element in support of the freedom of choice. Since respondents expressed in the overall to be able to choose only in the choice to apply for the BMP, in the choice of the community to belong to and the choice of the land, the analysis would be limited to those elements. When respondents were asked if alternative options to the BMP were present, the majority of them (43%) agreed and a smaller percentage was neutral (29,7%). When asked if alternative options were present concerning the community to belong to, the pattern of answer is pretty scattered since the majority, represented by a small likelihood (24,3%) showed neutral behaviour, followed by those slightly agree (16,2%) and likewise (10,8%) those agree and disagree. The availability of alternative choice about the land to purchase is verified by CODI documentation that shows the list of possible selected site chosen by the people (Table 10; Photograph 5). The results of the descriptive analysis is presented in the Annex 5, Table 3.

Site	Area (rai)	Sale Price (THB)	Unit Cost (THB)	Tresury dep. price
1	36 ไร่ 1 งาน 90.5 ตร.ว.	27,630,000	1,894	3,000
2	22 ไร่ 2 งาน 75.8 ตร.ว.	77,842,000	8,577	3,000
3	16 ไร่ 1 งาน 88.0 ตร.ว.	12,352,500	1,909	3,000
4	23 ไร่ 72.0 ตร.ว.	60,864,000	6,565	3,000

Table 10: List of possible location sites for the choice of the land to purchase

Source: CODI, 2018



Photograph 5: Kaen Nahkon location site before the beginning of the construction

Source: CODI, 2018

According to the interviews the choice of the land was ran by the first group members who surveyed the available lands within 5 kilometres from the city centre as required by the Prime Minister. The final choice about the land was taken by the cooperative that found the price competitive and affordable at the beginning due to the lack of infrastructure and connections.

4.2.3.2. The availability of funds

The availability of funds is a delicate and important aspect in the creation process of the Kaen Nahkon community since the high likelihood of dropping-out over the time caused a significant delay in the land buying. Indeed even if the process started in 2005, the time required to save the money and purchase the land had discouraged many people who left the program provoking further delay and the final acquisition of the land only ten years afterword. Notwithstanding the highest number of members registered at the cooperative reached the number of 950 members, nowadays the co-op count on only 365 members, thus the rate of default has been particularly high. The high number of defaulter was due to three different reasons. Firstly, because some people took the decision to use the money saved over the time for different scopes. Secondly due to the difficulty from the cooperative, to make people understand the positive aspects and advantages of moving to the new settlement. Especially the people coming from the railway informal settlement were more likely to drop-off, unable to find the convenience to move from a free of charge land where they had lived for 30-40 years to another one where they have to pay almost 3000bath/month (for further information about this topic please refer to the point 4.2.6). Thirdly, due to the lack of trust towards the other members and towards the cooperative. The lack of trust is attributable to both the different communities of origin and so the fear of the unknown and to the lack of guarantees provided by the cooperative at the beginning of the process when, without even a land where to build, has its office under a tree, with only a desk and a chair. At this information collected by the interviews is necessary to add the information collected by the questionnaire, as follow, also summarised in the image below (Figure 14). When asked if had the possibility to access to formal funds to buy the land a small majority of the respondents (54,1%) answered “yes” while the rest (45,9%) answered “no”. Regarding the construction of the house analogously a small majority of the respondents (51,4%) answered “no” while the rest (48,6%) answered “yes”. If concerning the accessibility to formal funds the gap is not significant, when people were asked if they had the necessity to access the informal funds from friends, relatives or others, the answers collected were more polarised. Concerning the access to funds for the land the majority of the respondents (91,9%) answered “no” while the rest (8,1%) answered “yes”. Same percentage are visible regarding the funds for the construction of the house where the majority of the respondents (89,2%) answered “no” while the rest (10,8%) answered “yes”. The results of the descriptive analysis is presented in the Annex 5, Table 4.

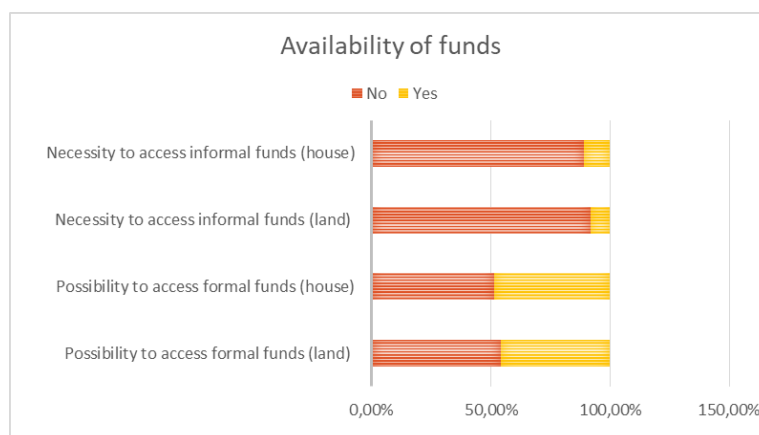


Figure 14: Bar chart regarding the Availability of funds
Source: The Author, 2018

According to the interviews with the cooperative director, without breaking the rules of the cooperative, the community would not have been capable to buy the land, since they did not have the total amount to reach the 10% of the land price, thus they had to use the “utilities and others expenditures” money from the cooperative.

4.2.3.3. The affordability of the land and house

The affordability of the land and of the building material was an aspect treated by the survey where the majority of the respondents said that the land (70,3%) and the construction of the house (91,9%) was affordable, as illustrated in the image below (Figure 15). This information, considering that the process required a long time and who could not afford it just dropped out, shows that only who really could take the financial burden of the entire process stuck to it (a further reflection about this issue is available at the point 4.2.6). The results of the descriptive analysis is presented in the Annex 5, Table 5.

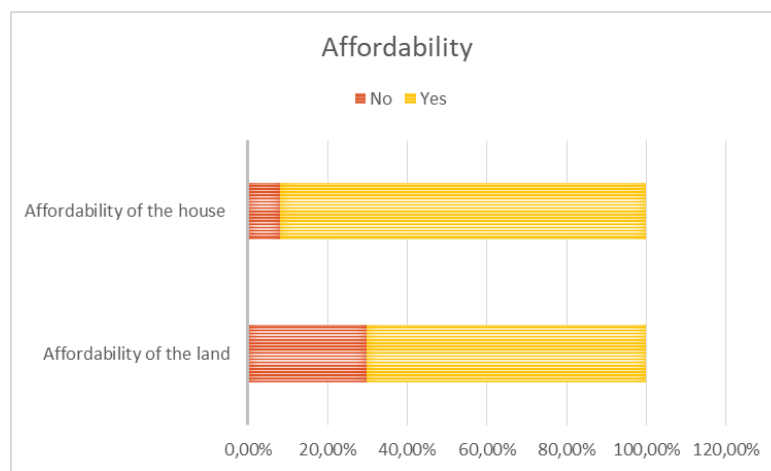


Figure 15: Bar chart regarding the affordability of the land and the house
Source: The Author, 2018

The affordability issue presented in the above lines was a topic addressed also by the Municipality Officer, who explained from his point of view the reasons why people cannot afford sometimes the BMP and what are the possible alternatives proposed by the Municipality:

The poor people can't participate in this project because in every month, they have to pay for the loan, for eating etc. They need about 3-4 thousand per month. It's a lot for them. The big problem for the municipality is how do we make the poor people be able to participate in the project. This is such a challenging thing for us. The prime minister of Khon Kaen has the new project for the really poor people. They can rent a room and pay for a night. There is a budget of about 3,500,000 baht of the government, and they are thinking about the new project by making a four-floor-building. The aim of the project is for the poor people who cannot participate in the Baan Man Kong project. They can rent for a day, or buy to live for a long time. The project will be collaborating with CODI.

The declaration above is quite controversial and open a floor of discussion about who is the final real target group of the BMP and what are the possibility to make it more affordable and accessible for the most vulnerable group. Concerning the loan repayment, the cooperative is quite flexible in terms of payment and is ready to cover the payment for those who sometimes cannot pay the monthly loan repayment.

However, the cooperative regulation is clear about this topic and it says that after three months of default people would receive a reminder and after that, at the end of the fourth month of default the contract would be broken.

According to the interview with the cooperative director, so far, none of the contracts have been breached or none in the community decided to sell the house back to the cooperative. In case of choice to sell the house back to the cooperative, the regulations advocates the cooperative would return the money invested in the house without the interest.

4.2.3.4. The mode and level of information

Regarding the mode of information for each section the respondents were asked to select from which source they got to know about the decision to take between the options “fliers”, “community meetings”, “mouth to mouth”, “newspaper” and “others”. In the overall the Mean and Median scored respectively 2,89 and 2,55, thus the most frequent means of information during the process were the mouth-to-mouth and the community meetings. The overall perception concerning the means of information, measured in a scale 1 (Disagree) – 5 (Agree) - I don’t know, shows that people perceived the level of information as slightly sufficient (Mean=4,17, Median=4,20) and also the level of perceived clarity about the means of information is perceived as sufficient (Mean=4,26, Median=4,33).

Regarding the choice to apply for the BMP, according to the Municipality Officer who follow the process of development of the Kaen Nahkon community, the Municipality tried to reach the people through several channels such as meetings, surveys, internet, speakers, websites, radio and Facebook. About my inspection to the railway informal settlements that revealed a low knowledge and understanding of the BMP, the Municipal Officer replied that leaders from all the communities participated to the meeting so either they did not reported the information to the community or people did not listened carefully because not interested or careless towards certain issues. Regarding the rest of the process, considering that the community meetings scored high percentage as the main means of information is required to look at the respondents’ attendance to the meetings. The level of participation to the meeting, illustrates a discrete participation (Mean=3,12, Median=3,16 where 1=none, 2=few, 3=most of them, 4=all).

The results of the descriptive analysis is presented in the Annex 5, Table 6.

A way to test the level of awareness about the choices was to ask to the respondents who express they had the possibility to choose, which choice has been taken in the end. Regarding the choice of the land tenure (Figure 16), while the majority express to been unable to choose (67,6%) the rest was aware to have chosen to purchase the land (24,3). Regarding the choice of the housing design (Figure 17), while the majority were aware to have been unable to choose (81 %) the rest answered to have chosen to have the same design for all the houses (16,2%).

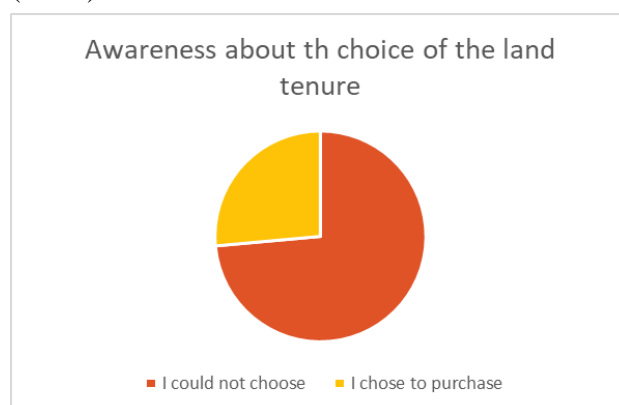


Figure 16: Awareness about the land tenure
Source: The Author, 2018

Regarding the choice of the housing program (Figure 18) while the majority express to been unable to choose (73 %) the rest answered to have chosen the slum-upgrading option instead of e relocation (13,5%). The results of the descriptive analysis is presented in the Annex 5, Table 7. This blurry awareness can be explained first of all by the tiredness about the length of the process and second of all by those trends to delegate, mentioned in the literature, further analysed in the following chapter.

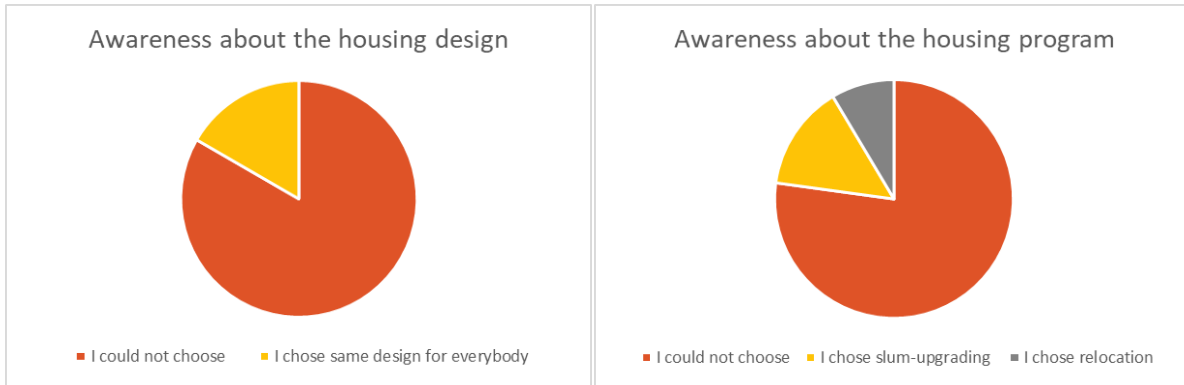


Figure 18: Awareness about the housing design
Source: The Author, 2018

Figure 18: Awareness about the housing program
Source: The Author, 2018

4.2.3.5. The inclination to choose

According to the literature, the freedom of choice might depends on the inclination to choose that is strictly related to several conditions such as the level of education, the adherence to a religion, the locus of control or the adherence to individualistic values. Indeed, going to the data it is possible to notice that actually all these elements, which encourage those trends to delegate, are present. Within the group of the respondents a small percentage obtained a university degree (9%) while the majority (36,1%) finish the High School, followed by the Primary School (33,3%). The whole group of respondent declared to be Buddhist, but the majority answered to practice only “sometime” (45,9%). Regarding the locus of control, namely the attitude to be or not to be in control of your own life, is difficult to report about it since the respondents had divergent answers. On one hand they declared to have been proactive in the decision making process, measured in a scale 1 (Disagree) – 5 (Agree) – I don’t know (Mean=4,11, Median=4,00) but on the other hand they showed a neutral behaviour when asked if a family member managed the decision making process (Mean=3,23, Median=3,00). The results of the descriptive analysis is presented in the Annex 5, Table 8.

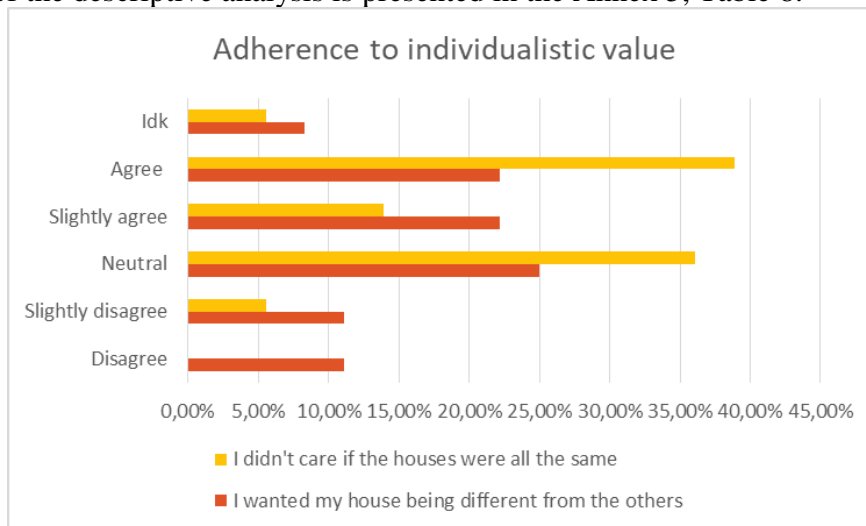


Figure 19: Bar chart regarding the adherence to individualistic values
Source: The Author, 2018

The adherence to individualist values showed more consistencies (Figure 19). When respondents were asked if they wanted their house being different from the others, the majority answered to be “neutral” (24,3%) followed by “slightly agree” (21,6%) and “agree” (21,6%) while when asked if indifferent about the houses being all the same they showed a clearer tendency, with the majority answering “agree” (37,8%) followed by “neutral” (35,1%). The results of the descriptive analysis is presented in the Annex 5, Table 9.

In the end, the freedom to choose is in the overall mediated by the:

- 1) availability of choices (respondents could choose whether or not to apply to the BMP, which community be part of, which land to choose)
- 2) availability of funds (formal funds were available and respondents didn't need to access informal funds)
- 3) affordability of the land and the house (respondents declared the land and the house to be affordable)
- 4) modality and level of information (respondents stated that the main source of information was the community meeting, that their level of participation was discrete, and that the level of information and the clarity was sufficient but their level of awareness about the choices doesn't reflect the above-mentioned factors)
- 5) inclination to choose (respondents showed characteristics more similar to *internals* than *externals* such as low education, adherence to religion, the non-adherence to individualistic values, and a mild locus of control)

The above listed constraining and supporting factors reveal a lot about the dynamic of freedom available in this case. Considering that the majority of respondents went through the relocation during the first phase, their perception of availability of choices, of funds, affordability of the land is extremely different from those beneficiaries who applied during the second phase, which had less alternatives available and more financial constraints to deal with.

4.2.4. Sub-Question 3: What is the communities' perception regarding the acceptability of the process, in terms of housing outcome?

The aim of this section is to answer to the third sub-question throughout the description of the dependent variable, thus looking at the descriptive statistic of some of its indicators.

Notwithstanding the scope of the research is strictly related to the housing outcome, the understanding of the acceptability perceived have looked further into other complementary factors that refers to three different aspects of the BMP, namely the structure of the process, the decision making process and the housing outcome. Thus, the level of acceptability perceived was analysed according to these aspects, addressed as follow.

4.2.4.1. Acceptability of the process' structure

The acceptability of the process structure was examined according to the level of satisfaction about the community meetings, the level of satisfaction about the information received and the level of understanding about the architectural process managed by the CODI' architects (Figure 20). Regarding the level of understanding about the architectural process during the choice of the house design, if the majority express to been unable to choose the housing design (81%) the rest answered to have understood what CODI's architects present (10,8%) while the rest was neutral (5,4%). Concerning the level of understanding about the architectural process during the choice of the settlement design (Figure 20), if the majority express to been unable to choose the housing design (78,4%) the rest answered to have understood what CODI's architects present (10,8%) while the rest was slightly agree (5,4%) or neutral (2,7%).

The overall perception concerning the level of satisfaction about the meetings, measured in a scale 1 (Disagree) – 5 (Agree) - NA, shows that people perceived the overall quality of the meetings as slightly satisfying (Mean=4,20, Median=4,33) as well as the level of information received as (Mean=4,10, Median=4,16). The results of the descriptive analysis is presented in the Annex 5, Table 10.

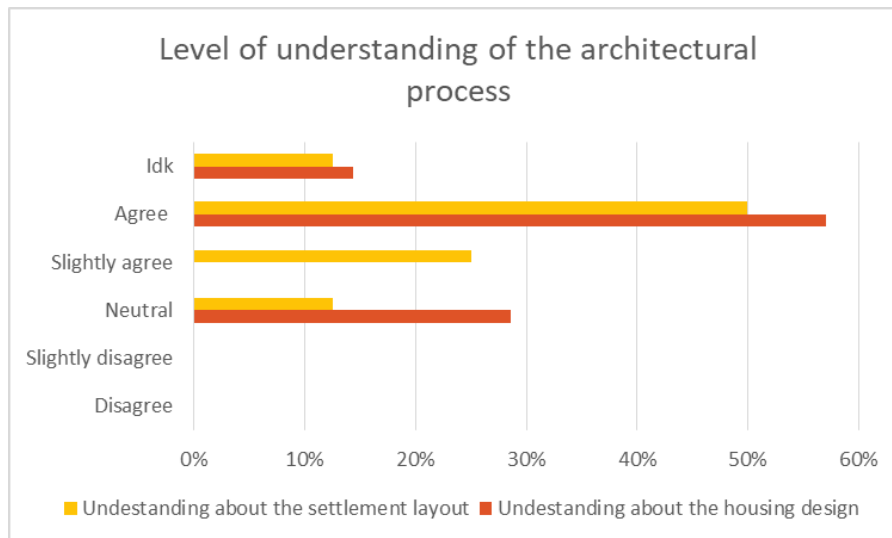


Figure 20: Level of understanding about the architectural process
 Source: The Author, 2018

4.2.4.2. Acceptability of the decision making process

The acceptability of the decision making was examined according to the level of satisfaction about the decision making process in each step, the level of satisfaction of the preliminary choices (land, housing program, spatial distribution, aesthetic design) and the number of people willing to drop out at any stage of the process. Regarding the level of satisfaction, measured in a scale 1 (Disagree) – 5 (Agree) – I don’t know, the data illustrates that people perceived the overall quality of the decision making process as slightly satisfying (Mean=4,13, Median=4,16). As well as in terms of the final decision made, where people perceived the overall quality of the decision slightly satisfying (Mean=4,06, Median=4,00). Regarding the people willing to drop out before the implementation of the choices the result shows a clear willing to not drop out at any stage of the process with an overall clear majority of “no” (81,1%) (Mean=1,90, Median=2,00 where 1=yes, 2=no). The results of the descriptive analysis is presented in the Annex 5, Table 11.

4.2.4.3. Acceptability of the housing outcome

The acceptability of the housing outcome was examined according to the level of satisfaction about the overall housing outcomes (overall housing package, land security, tenure security, financial stability, housing aspiration, better social life and overall better life), and the willingness to invest in the house. Regarding the level of satisfaction, measured in a scale 1 (Disagree) – 5 (Agree) – I don’t know, the data illustrate that people perceive the overall quality of the overall housing outcome as slightly satisfying (Mean=4,00, Median=4,00). The specific values for each indicators can be find in the following image (Figure 21). The results of the descriptive analysis is presented in the Annex 5, Table 12.

The acceptability of the housing outcome is particularly important for the scope of this research. As previously stated, in the BMP the house is seen as an important triggering force instead of as a good in itself. This vision is shared by scholars that agree upon this approach recognizing especially the powerful political meaning of the house, such as Elinoff who advocates: “A permanent housing registration number (*tabian ban thawarn*) entitles people to vote, receive urban services, attend schools in their district and participate in various health programmes” (2016, pp 618). Nevertheless, as observed by Archer (2012) even if the physical outcome in the Baan Mankong Program is considered only a means through which achieve others levels of social and political outcome, for the people investing considerable amount of money in the process, the physical out as the same, if not higher, o the social one.

Moreover, since the Government has been promoting the culture of “sufficiency economy” only people who have more will invest in the house, creating disparities and dissatisfaction (Archer, 2012). This aspect is going to be further analyse in the point 4.2.5.3

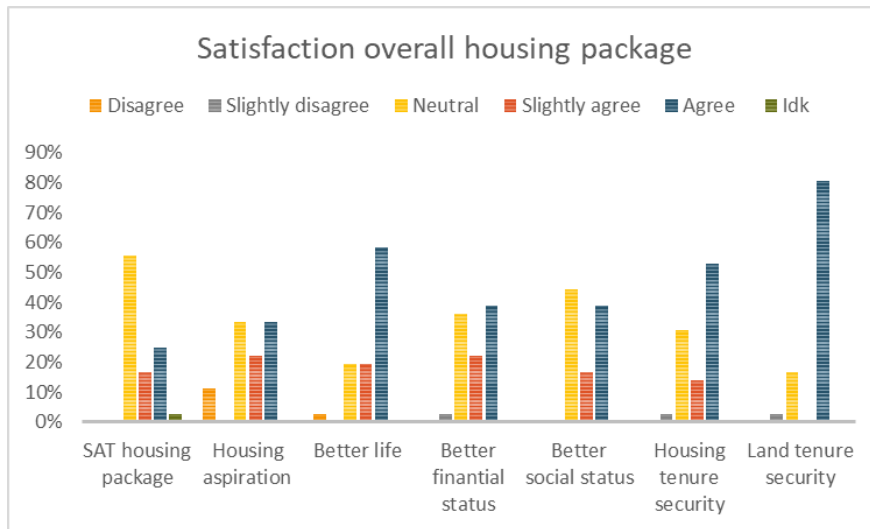


Figure 21: Bar Figure about the Satisfaction overall housing package indicators
Source: The Author, 2018

As introduced at the point 4.2.2 the people that enjoyed the community during the second phase had the chance to get access and in case modify the model of the housing design. However, one of the respondents declared:

They gave us the design of the door, then we have to choose which one that we want. Actually, they gave us only the pictures of the door, but we did not see the real one. From the picture looked like wood. I felt so upset after I got the new door because was not the same material as I thought. It is not wood, it is plastic that looks like wood and the door is so light that during the rain (the monsoon rain), the water comes in and the door moves a lot.



Photograph 6: Default door fake-wood
Source: The Author, 2018



Photograph 7: Remedy against raining
Source: The Author, 2018

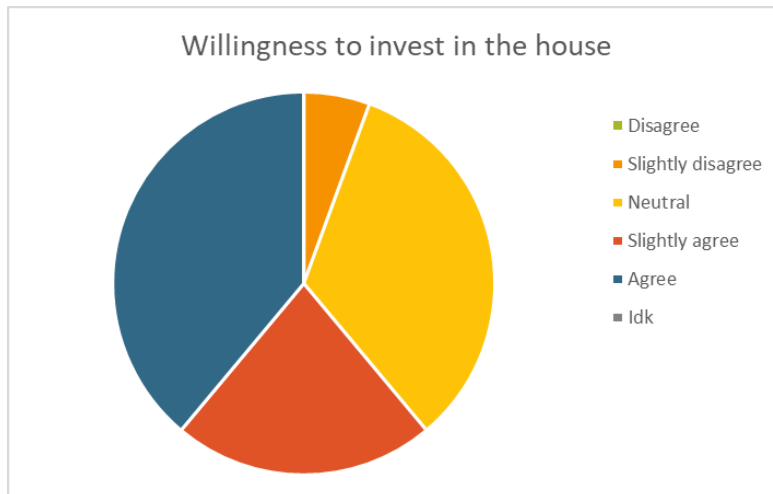


Figure 22: Pie chart regarding the Willingness to invest in the house
Source: The Author, 2018

The previous result that takes into consideration all the factors related to the housing outcome, as illustrated in Figure 22, could explain why the willingness to invest in the house is limited. Indeed, people expressed to be willing to invest in the house (37,8%) in a percentage that is slightly higher than those who expressed to be neutral (32,4%) followed by the likelihood of those slightly agree (21,6%) as presented in the Figure 22.

The overall level of acceptability perceived is slightly satisfying both in the process, in the decision making and in the housing outcome. This element is backed up by the lack of respondents willing to drop off the process and by the likelihood of respondents willing to further invest in the house. This information needs to be observed in the light of the high percentage of people that actually dropped off from the saving groups, the high percentage of cooperative defaulters and the high percentage of people belonging to the railway informal settlement who could not afford to join this community.

4.2.5. Sub-Question 3: What is the communities’ perception regarding the justice of the process, in terms of housing outcome?

The aim of this section is to answer to the fourth sub-question throughout the description of the dependent variable, thus looking at the descriptive statistic of some of its indicators.

Notwithstanding the scope of the research is strictly related to the housing outcome, the understanding of the justice perceived have looked further into other complementary factors that refers to what can be considered the three different aspects of the BMP, namely the structure of the process, the decision making process and the housing outcome. Thus, the level of justice perceived was analysed according to these aspects, addressed as follow.

4.2.5.1. Justice of the process’ structure

The justice of the process structure was examined through to the feeling of ownership of the process according to the level of participation and the level of education. Regarding the feeling of ownership (Figure 23), measured in a scale 1 (Disagree) – 5 (Agree) – I don’t know, the data illustrate that people feel to own partially the overall process (Mean=4,11, Median=4,33).

The results of the descriptive analysis is presented in the Annex 5, Table 13. Within the group of the respondents a small percentage obtained a university degree (9%) while the majority (36,1%) finish the High School, followed by the Primary School (33,3%) (Annex 5, Table 1). The lack of feeling of ownership could be related to an insufficient participation, due to several factors, where the level of education is only one of them. Considering that the community meetings scored high percentage as the main means of information is required to look at the respondents’ attendance to the meetings. The level of participation to the meeting, illustrates a discrete participation (Mean=3,12, Median=3,16 where 1=none, 2=few, 3=most of them, 4=all).

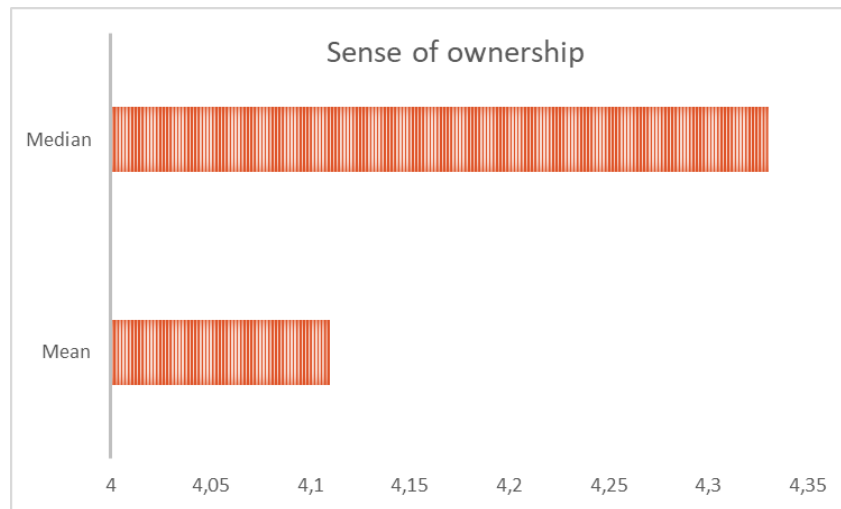


Figure 23: Bar chart regarding the sense of ownership
Source: The Author, 2018

The results of the descriptive analysis is presented in the Annex 5, Table 6. In order to understand if this lack of feeling of ownership is attributable to a poor involvement during the decision making process, is necessaire to look at others aspect that were analysed in the following section.

4.2.5.2. Justice of the decision making process

The justice of the decision making process was examined through several indicators such as the presence of concerns, the feeling of those concerning being addressed, the feeling to have been representing a voice that has been heard, the feeling of own needs being addressed during the decision making process (Figure 24). Moreover a specific indicators evaluated the feeling of an overall fair decision making process. The respondents expressed to haven't had concerns in the overall (65,%) (Mean=1,84, Median=2,00 where 1=yes, 2=no) but those who have it answered to be neutral towards the way those concerns were addressed during the meetings. Concerning their voice been heard and their needs been addressed, measured in a scale 1 (Disagree) – 5 (Agree) – I don't know, the data report similar results showing that people felt slightly satisfied about the way their voice was taken into consideration (Mean=4,17, Median=4,00) and about how their need were addressed (Mean=4,14, Median=4,00). This results are confirmed by the general indicator, indeed regarding the overall fairness of the decision making process, the responses confirm a moderate agreement (Mean=4,20, Median=4,14). The results of the descriptive analysis is presented in the Annex 5, Table 14.

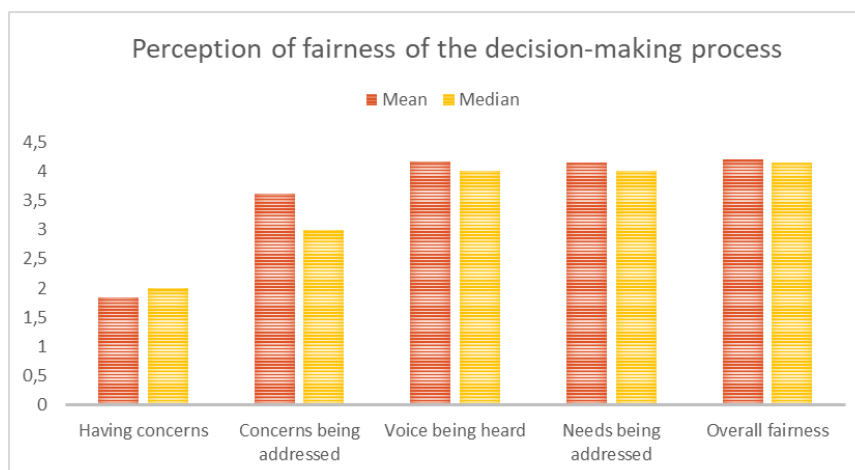


Figure 24: Bar chart regarding the perception of the decision-making process
Source: The Author, 2018

4.2.5.3. Justice of the housing outcome

The justice of the housing outcome was examined through different indicators such as the feeling of an overall fair housing design and the feeling of an overall spatial distribution. These factors were analysed in combination with the level of satisfaction about the overall housing outcomes (overall housing package, land security, tenure security, financial stability, housing aspiration, better social life and overall better life – Figure 25). Regarding the level of satisfaction, the data illustrate that people perceive the overall quality of the overall housing outcome as slightly satisfying (Mean=4,00, Median=4,00) (Annex 5, Table 12). When asked if the housing design was fair, the majority of people answered “agree” (40,5%) and “slightly agree” (29,7%) followed by “neutral” with “slightly disagree” and “disagree” cohort. When asked if the settlement design was fair a smaller majority of people answered “agree” (37,8%) while the same likelihood said to be “neutral” (37,8%) followed by “slightly disagree” and “slightly agree”. The specific values for each indicators can be find in the image below (Figure 25). The results of the descriptive analysis is presented in the Annex 5, Table 15.

The overall level of justice perceived is slightly satisfying, both in the process, where a moderate sense of belonging is present, and in the decision making process while in the housing outcome the process is perceived as satisfying.

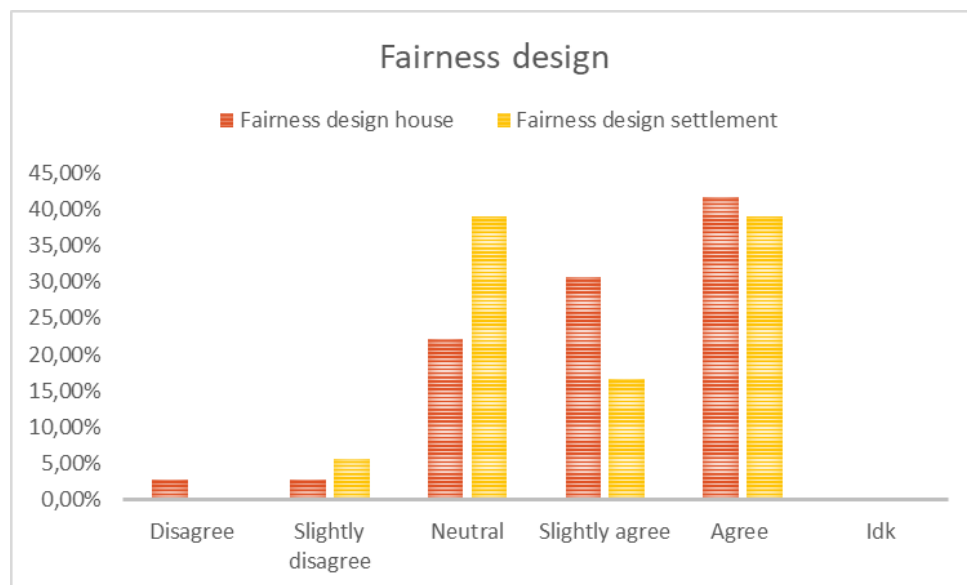


Figure 25: Bar chart about the Perception of fairness of design
Source: The Author, 2018

Notwithstanding the decision to adopt the same design for all the houses in each phase, as previously stated, residents had the possibility to change the design at their own expenses during the design process (in the first phase) or after the construction (second and third phases). The possibility to implement aesthetic changes over the time, respecting few general macro rules, such as the colour of the canopy, leave the people free to choose their own standard and their own path of beautification, according firstly to their availability of funds and secondly to the “aesthetic of sufficiency” (Elinoff, 2016) promoted by the Government and CODI. Moreover, the incremental changes might represent an incentive and a stimuli for the others to take care of their house, guaranteeing for the whole community an upgrading little by little. On the other hand, the same phenomenon, for someone, might represent a bother, thus an indirect forcing to invest in the house just not to be pointed out by the community.

The collage of facades in the next page (Figure 26) is indeed a brief showcase of what kind of modifications people have done, starting from the default design (first image on the top-left).



Figure 26: Collage of pictures of upgraded facades
Source: The Author, 2018

Moreover, it is important to bear in mind that almost all of the respondents to the questionnaire belong to the first phase, thus their perception about the housing outcome and the design process is extremely different for those enjoying the community in different phases. For instance, one of the interviewed from the second phase, complained about the layout of the ground floor between the first and second phase. The modify implied a new disposition of the staircase that in the second phase layout is inconvenient for an optimal distribution of the furniture, namely, according to the respondent “the staircase is in the middle of the house!”.



Figure 27: Comparison between the disposition of the staircase in the first and second phase
Source: The Author, 2018

On one hand, the freedom of choice left to the people to intervene *ex post* in the aesthetic design of the house, might lead to disparities within the community (Archer, 2012), especially if the community is not united as in the case of Kaen Nahkon community. On the other hand this freedom encourage people to express their legitimacy through aesthetic actions, in what Elinoff calls a politics in the making (2016, pp 612):

Such actions reveal a distinctly anthropological vision of the political, not as a prefabricated domain, but rather as an ontological space always under construction, built of shifting arrangements of heterogeneous actors, discourses, and disagreements. Home improvements thus become potent modes of politics because they hold the potential to reconfigure the terms of audibility and visibility of actors typically subordinated within pre-existing socio-political orders.

Always according to Elinoff, even though the Government as been promoting the culture of “Sufficiency Economy” the conception of order as a demonstration of power is still strong, thus, beauty becomes the means through which disclose one’s own wealth and status. The house is not only the place where to dwell, but is also the place where to set the political edges of the community in itself, showing social order but first of all declaring a new role of citizen as a political actor (2016).

4.2.6. “The other side of freedom of choice”: reflections about the fieldwork

Before heading to the final chapter of this study, I feel the need to share some reflections about an aspect that has not been investigated because out of the scope of the research question. Although is not the ultimate focus of the present research, it represents a complementary aspect that must to be taken into consideration when looking at this community, during the evaluation of its degree of freedom of choice. Since the research is focusing on those people who moved into the Kaen Nahkon community, “the other side of freedom of choice” wants to get a glimpse of the phenomenon around this community and of those groups who did not move, trying to understand the possible reasons why and the consequences of it, for future analogue projects.

We could observe the Kaen Nahkon community through the lens of the McCallum triadic (Bavetta, 2004) which in its original version is “x is free (or free not) to do, be (or do not, be not) z”. In the Kaen Nahkon case, concerning the people that move or move not into the community, the triadic would be like “x is free (or free not) to stay, (or stay not) in the community z”. To this triadic one can add a further level of options that would be like “x is able (or not able) to pay, (or pay not) to move”. In this way, the refined triadic would appear as follow (Graph 2):



Graph 2: McCallum triadic customized to the choice to move or not in Kaen Nahkon community
Source: The Author, 2018

Looking at the previous graph it could be interesting to look individually at each single branch to understand which kind of citizen the community of Kaen Nahkon intercepted and most importantly who in the end is left out.

Those who are free to either stay or leave their community of origin would be able to access the housing market according to their ability to pay, so the BMP should not specifically focus on them. Notwithstanding, the Kaen Nahkon community hosts families who for instance came from renting house and wanted to own a house. These families were able to pay the price of a process that not always looked like sustainable. Those who are not free to stay not, so those who are free to leave, represent a case that does not have to be considered herein. Finally, those who are not free to stay, so the people who are threaten by eviction such as the residents of the railway informal settlements, can access Kaen Nahkon community only when able to pay a price that according from different accounts is not an affordable price, especially for low income people. To buy the first piece of land people had to save money for almost ten years (this length is due also to others factors already mentioned in the Chapter 4) and in the end the cooperative had to break the rules just to make the project happen. Moreover, it has to be considered that for instance people who joined in the second or third phase the Kaen Nahkon community, would have to pay three time the land price of the people in the first phase (please refer to the calculation at point 4.1.2 - Table 9). According to the Officer from the Municipality, the BMP in Khon Kaen did not entirely focus on the poorest of the poor yet. Firstly because one of the criteria to apply for the relocation is to find an area within 5 km from the city centre, where the land actually tends to be more expensive. Secondly, because many poor people work in the fields, so they need their house to be close to their working place and these two conditions go unlikely together. Apparently, according to what the Municipality Officer said, the prime minister of Khon Kaen is willing to run a new project targeting the “really poor people”:

They can rent a room and pay for a night. There is a budget of about 3,500,000 baht from the government, and they are thinking about making a four-floor-building. The aim of the project is for the poor people who cannot participate in the Baan Mankong project. They can rent for a day, or buy to live for a long time. The project will be collaborating with the CODI. It's called “Baan Mankong Sustainable Program”. Now we are scanning the really poor people around Khon Kaen by the committees.

However, the information above was not confirmed by CODI, which was questioned about it during the interview with its international voice, Tom Kerr. As briefly introduced in this chapter there are still some issues to guarantee an access to affordable houses to the most vulnerable group and according to the accounts and the data collected, most of these issues are strictly related to the peculiarity of the railway informal settlements situation. On one hand a tough actor such as the RST is, can seriously threat the life of hundreds of people. These the words of the Municipality Officer:

I will tell you that the most headache for me working here is that we have never got any information from the RST The RST told me that they would have demolished the first 20 meter just 3 months before they did it. They came to measure the area to compensate the people. Next month they started to demolish the residence over there. They did this without inform us advance. They never give us any information whenever we ask them. (...) The community nearby Central Plaza will be demolished after the high-speed train. The slum community is over there around 168 households. Where will they go to live then? Right?

On the other hand, a group of informal settlements which over time have been structuring its organization and strengthening its approach. These informal settlements host both the Khon Kaen' poorest of the pour (those who are not free to stay and not able to pay to move somewhere else) but also those who live along the railway as financial choice (those who are not free to stay but able to pay to eventually move somewhere else). As the following respondent from the community of Thepharak 2 (Photograph 8):



Photograph 8: Thepharak community (informal settlement) interviewed

“I know about the Baan Mankong Program, I remember people coming here to convince us to move, but I don't care. Here I don't have to pay anything, neither the land nor the house, I'm in the city centre, just close to the Central Plaza (the mall) and I'm reach. When the RST will come to evict me I will just buy a house nearby”. Ultimately, when the Arch. Monsicha Bejrananda, professor at the Faculty of Architecture of the Khon Kaen University was asked about the interaction between the university and the BMP, in merit of the railway informal settlements she said:

“(.) we found some problem dealing with the railway communities because they have a union or something like that (the Four Region Slums) and they have the power to negotiate with CODI and government and sometimes, this is my personal opinion, I feel that they take too much advantage by claiming that they are low income people. They try to boycott, they try to take advantage. We don't feel comfortable with them and if we have to deal with this union, we step back.”

Is clear that there is tangible clash of power and intentions, which determine this conflict between two strong, controversial and for a certain extent ambiguous actors that characterise the city of Khon Kaen. This conflict has been going ahead for several years and the agreement achieved between the 4 Region Slum and the Railway State of Thailand is the prove of the willing to reciprocity meet at the halfway, typical of the Thai culture of negotiation. Nevertheless, the meeting point there is still some leap to be made in order to let people in need to find their own solution, without being trapped or crashed by power dynamics.

4.2.7. Research Question: To what extent does freedom of choice contribute to the perception of an acceptable and just process by the community of Kaen Nahkon, in terms of housing outcome?

The aim of this section is to answer to the main research question throughout inferential statistics. Before to start with the analysis three new variables were created to compile the indicators related to the independent variable “Possibility to choose” and to the dependent “Perceived acceptability” and “Perceived justice” of the process. The creation of the new variable was backed up by a high value of the Cronbach α during the reliability analysis (Annex 5, Tables 16, 17, 18). Firstly, the correlation between the independent variable “Possibility to choose” and separately the dependent variables “Perceived acceptability” and “Perceived justice” were carried out through one simple T-tests.

The results showed that there was no significant difference in perceived acceptability of the process between who was free to choose and who was not ($t = -0,30, p > 0,05$) as well as there was no significant difference in perceived justice of the process between who was free to choose and who was not ($t = 1,582, p > 0,05$). The results of the T-Tests are presented in the Annex 5, Tables 19,20. According to the literature (T. R. Tyler, et al., 1985, Hollander-Blumoff and Tyler, 2008, T. R. Tyler and Blader, 2003) quoted in the chapter three there is a correlation between procedural justice judgements, thus the perception of the process and its perception of the acceptability. It has been proved that procedural justice stimulates the acceptability during negotiation procedures as well as the possibility of satisfying bargaining.

In this case the correlation was statistically proved by the Pearson correlation, which showed that there is a statistically significant correlation between the perceived acceptability of the process and the perceived justice of the process ($n=36, r=0,695, p=0,00$) (Annex 5, Table 21). Based on this correlation, a MANOVA was carried out to check the significance between the independent variable on the presence of the acceptability jointly with the justice of the process. The MANOVA was conducted between the independent variable and both the dependent variables to test their jointly relationship. Before the MANOVA a Person correlation between the predictors was conducted to have confirm about the necessity to consider their jointly effect.

Variables	F	P value
Perceived acceptability	0,885	0,353
Perceived justice	2,503	0,123

Table 11: MANOVA result
Source: The Author, 2018

According to the results of the MANOVA (Table 11) there is a significant difference between who was able to choose and who was not when considering jointly on the variables acceptability and the justice perceived. Looking at the single predictor, MANOVA shows significant difference of perception between who was able to choose and who was not with a $p=0,353$ regarding the acceptability of the housing outcome and $p=0,123$ regarding the justice of the housing outcome. The results of the MANOVA are presented in the Annex 5, Tables 22.

In the end, the analysis carried out with inferential statistic, presented that no direct correlation exists between the freedom of choice and the perceived acceptability of the process or the perceived justice of the process but that a statistical correlation exist between the freedom of choice and the jointly effect of perceived acceptability and perceived justice. The jointly effect is supported by a large experimental literature about psychology, where it has been demonstrated the causal relation between the procedural justice and the level of acceptability (Hollander-Blumoff and Tyler, 2008).

The reflections above, although backed by both literature and analysis, need to be further explored. Indeed, due to the small sample size and due to the vulnerability of the group, caused by the diversity of the community structure, is important to manage the findings carefully. It is extremely important herein to bear in mind that all the findings gained through statistical analysis and inferential tests only illustrate association, namely correlation does not imply causation.

5: Conclusions and general reflections

The aim of this section is to draw conclusion according to the research findings. The objective of the research is to understand to what extent freedom of choice influences the perception of an acceptable and just process in terms of housing outcome. Thus, data about the degree of freedom of choice, the perceived acceptability of the process and the perceived justice of the process were collected and analysed in the previous sections. In this chapter, an overall reflection about the findings is presented throughout the summary of the findings related both to freedom of choice and to the perception of the acceptability and justice of the process with the aim to answer to the main research question. All the findings are also linked with the postulations introduced in the conceptual framework of this research.

5.1. The freedom of choice

The first analysis about the freedom of choice started with the exploration of the presence of degrees of freedom of choice according to Sen's positive freedom definition (1988). The findings show that several degree of freedom of choice were present in the analysed case study, but also a coeval conspicuous mismatch between the factual freedom of choice and the one perceived by the respondents. The discrepancy identified, reveals a low degree of understanding and awareness about some choices or about some aspects of the process.

However, as illustrated in the literature review, to consider freedom of choice only from its positive meaning might be limiting. For this reason, the research focused as well on possible constraints of this freedom, introduced as factors constraining or supporting the freedom of choice according to the negative approach to freedom stated by Berlin (1969), which focuses on the existence of constraints that might limit or narrow individual and collective freedom. The possible constraints have been investigated as resumed as follow, starting from the availability of alternative choices, to support the intrinsic value of freedom (Sen, 1988), or what Sen (1988, pp 290) called a "refined" approach to the functioning. Namely, the importance of the function-to-choose is important as well as the available choices in the bundles of functioning, (exemplified in the literature as the act of starving and the choice to starve). Respondents stated to have been free to choose whether or not to apply to the BMP, which community be part of and finally which land to choose. Respondents declared also that formal funds were available and they didn't need to access informal funds. Moreover respondents declared the land and the house was affordable to them. These results reveal a lot about the dynamic of freedom available in this case. Considering that the majority of respondents went through the relocation during the first phase, their perception of availability of choices, of funds and affordability of the land is extremely different from those beneficiaries who applied during the second phase, which have had less alternatives available and more financial constraints to deal with as further illustrated in the analysis section.

The modality and level of information showed as well a mismatch between the level of awareness and the level of awareness perceived. Indeed, respondents stated that the main source of information was the community meeting, that their level of participation was discrete, and that the level of information and the clarity was sufficient but their level of awareness about the choices didn't actually reflect the above-mentioned factors.

The mismatch individualized both in the perception of possibility to choose and in the level of awareness is ascribable to the inclination to choose, namely the tendency to be or not to be in control of one's own decision. Under this description, rephrase two important concepts. Firstly Rotter's (1966) locus of control, which distinguishes between *internals* and *externals* according to their feeling to have/have not power and control towards a decision to make. Secondly, Hofstade's adherence to individualistic values or to religion.

These concepts were also translated in the specific case study. In the first case, as the willingness to compromise one's own needs in favour of the common wealth or the willingness to compromise one's own housing design expectations in favour of universal design. In the second case as the feeling that whatever action might be only partially effective because of the final the decision of God/destiny embodied by the dichotomy *internals-externals* (Verme, 2009). In the overall, respondents showed a low inclination to choose, identified by low education, discrete adherence to religion, non-adherence to individualistic values, and a mild locus of control, revealing characteristics more similar to *internals* than *externals*. This attitude, as *internals*, plus the so called "Thai nature of compromise" might have affected the perception of the effective degree of freedom of choice present as well as the presence of alternatives.

5.2. The perception of an acceptable and just process

The analysis about freedom of choice left the floor to the analysis of the perceived acceptability and the perceived justice of the process (treated in the text as procedural justice).

The overall level of justice perceived, considered as Cohen's definition of attribution of causes and responsibilities, resulted to be slightly satisfying both during the overall process, where a moderate sense of belonging is present, and during the decision making process while in the housing outcome the process is perceived as satisfying. Considering that respondents declared to have had process control this findings slightly collides with what stated about the fact that process control raises procedural justice judgements even in condition of low decision control, (T. R. Tyler, et al., 1985, T. R. Tyler and Blader, 2003). This findings make more sense when observed through the lenses of the Group-Engagement Model (T. R. Tyler and Blader, 2003), which as previously stated considers the level of satisfaction about the decision-making process and the level of satisfaction about the treatment received affecting people behaviour. People behaviour though, is also affected by their involvement in the group, according to their degree of identification with it (shaped by pride and respect).

Looking at the community of Kaen Nahkon, due to its development history and the consequent lack of cohesion, is easy to recognise that the level of pride (the position of the group compared to others) and respect (the position of the people within the group) is not so high to effectively influence the procedural justice judgements of its residents.

The satisfaction about procedural justice related to the housing outcome can be explained as well throughout the involvement in the group according to the degree of identification to it. In this case, though, the identification is not within the group as a community but as beneficiaries of the BMP. Indeed, notwithstanding the decision to adopt the same design for all the houses in each phase, as previously stated, residents had the possibility to change the design at their own expenses during the design process (in the first phase) or after the construction (second and third phases). The possibility to implement aesthetic changes over the time, leave the people free to choose their own standard and their own path of beautification. Freedom that represents an umbrella concept under which people can express their legitimacy through aesthetic actions, in what Elinoff calls a politics in the making.

For the residents of Kaen Nahkon community, the freedom to beautify is the physical manifestation that the house is not only the place where to dwell, but is also the place where to set the political edges of the community, declaring their new role of citizens as a political actors (Elinoff, 2016, pp 612).

As advocated by Archer (2012), the other side of the coin is that the same freedom that connect Kaen Nahkon community residents as beneficiaries of the BMP, is the same that jeopardise the already precarious social equilibrium for the Kaen Nahkon residents as members of a disjoint community. Indeed, albeit the Government has been promoting the culture of “sufficiency economy”, people who have more will invest more in the house, creating disparities and dissatisfaction.

The mixed feeling among the community towards the procedural justice judgements, directly reflect on the perception of acceptability. In the community of Kaen Nahkon the overall level of acceptability perceived, resulted to be slightly satisfying both during the process, in the decision-making and in the housing outcome. The correlation between procedural justice judgements and perception of acceptability, which has been largely investigated, grounds on the concept that processes perceived as fair stimulate identity-based behaviours such as pride and respect that would influence the effect of procedural justice on self-esteem feelings (T. Tyler, et al., 1996). No wonder if the lack of involvement and identification in the group, which has undermined the perception of the overall decision making process, led to low levels of satisfaction and thus acceptability. Nevertheless, the findings still report a slightly level of acceptability, element that is backed up by the lack of respondents willing to drop off the process and by the likelihood of respondents willing to further invest in the house. Notwithstanding, this information needs to be observed in the light of the high percentage of people that actually dropped off over the time from the saving groups, the high percentage of cooperative defaulters and the high percentage of people belonging to the railway informal settlement who could not afford to join this community.

Also for this reason, the acceptability of the housing outcome is particularly important for the scope of this research. As previously stated, in the BMP the house is seen as an important triggering force instead of as a good in itself. This vision is shared by scholars, such as Elinoff, that agree upon this approach recognizing especially the powerful political meaning of the house. Nevertheless, as observed by Archer (2012) even if the physical outcome in the Baan Mankong Program is considered only a means through which achieve others levels of social and political outcome. For the people investing considerable amount of money in the process, the physical outcome has the same importance, if not higher, than the social one.

5.3. Conclusion and overarching reflection for further research

The ultimate analysis carried out with inferential statistic, presented that does not exist a direct correlation between the freedom of choice and the perceived acceptability of the process or the perceived justice of the process but that a statistical correlation exist between the freedom of choice and the jointly effect of perceived acceptability and perceived justice.

The jointly effect is supported by a large experimental literature, where it has been demonstrated the causal relation between the procedural justice and the level of acceptability (Hollander-Blumoff and Tyler, 2008). As illustrated by the previous chapters the analysis about the perception of acceptability and fairness of the process of relocation of Kaen Nahkon community, reported slightly satisfying and satisfying result. Nevertheless, due to the small sample size and due to the vulnerability of the group caused by the diversity of the community structure, is important to manage the findings carefully. Even though the level of satisfaction discovered is not overwhelming, is still a positive result considering all the constraints that the community had to face and all the complex relationships that have been characterizing the history of this community. On the other hand, several levels of freedom of choice were present over the process, even if the findings showed a certain extent of mismatching due to reasons previously illustrated.

The presence of a statistical correlation between the above-mentioned concepts represents the first step into the unexplored field of freedom of choice applied to urban development issues, field that has been so far highly recognising the importance of participation, especially for the evaluation of the level of satisfaction in terms of housing outcomes, overlooking the role of freedom of choice. These findings, whether further investigated, would bring the importance of freedom of choice at the same level of active participation, drawing useful insights about the role of freedom of choice within procedural justice dynamics.

Therefore, these results, even if strictly connected with the community of Kaen Nahkon chose as a case study and with the specificity of the Baan Mankong Program in Thailand, can still be applicable in other kind of program, because of the breath of the main concepts involved.

The reflections above, although backed by both literature and analysis, need to be further explored. Moreover, is extremely important herein to bear in mind that all the findings gained through statistical analysis and inferential tests only illustrate association. Indeed, this study is purely correlational, thus it cannot be established a causal link between the freedom of choice and the perception of an acceptable and just process. At this stage, we cannot jump into the conclusion that respondents rated the process as acceptable and just because of their freedom to choose/not to choose. Namely, we cannot exclude that others variable have affected their perception as well.

For the reasons above, further experimental analysis and cross-sectional studies would be required to prove unambiguously the causality between the degree of freedom of choice and the perception of the process as acceptable and just. Notwithstanding the provisional nature of these findings, these represent an initial important step towards the exploration out the influence of freedom of choice on the beneficiaries' perception of an acceptable and just process, in a housing program setting.

Before heading to the end of this final chapter, I feel the need to share some overall overarching reflections that might represent a hint for future further researches.

The first one is related to the phenomenon that has been introduced in Chapter 4.2.6 called "The other side of freedom of choice: reflection about the fieldwork" concerning the people left out from the process of relocation within the Baan Mankong Program.

The topic touches several aspects, which drive towards likewise several physiological questions that I will just leave here, as a memo: what are the chances of a betterment of life and adequate housing condition for the people left out? What are the factors preventing the full success of the BMP in Khon Kaen in terms of addressing the housing needs of the most vulnerable group, the poorest of the poor? Are the BMP loose limits and rules making it too much dependent from the context, with a high risk of failure if the context lack certain characteristics? Of course, these questions need a proper room to be discussed and eventually answered. Ultimately, further research is needed.

However, the latter question leads me to another reflection about the replicability of the BMP, not only in other cities in Thailand but also in other countries. The flexibility of the program is surely one of its main quality, but probably as well as one of its main constrains. Each project is tailor made according to the context, to the target group and to the stakeholders interacting with it, moreover the flexibility coming from the lack of a strict policy matches wonderfully with the Thai culture of compromise and negotiation. Is legit to think that the extent to which this flexibility can be replicable perhaps relies on the possibility to make replicable also the culture. Underneath, this topic also stresses the lack of a national housing and land policy in Thailand, which would set the framework to guarantee access to adequate and affordable land and housing to the most vulnerable groups, as advocated by Yap, De Wandeler (2010)

The last reflection is related to the overall perception about the success of the community of Kaen Nahkon. Rather, about the criteria that one assesses to determine the success or the failure of a community. In the BMP the house is a tool, the house is the visible manifestation of a process of empowerment, the house is the tangible result of a community strengthen by a shared vision, the house is so many things but just a house (Elinoff, 2016, Boonyabancha, 2005). According to this logic, if at the end of the process there are no others outcomes a part from the house, maybe the project just missed the entire point of what upgrading means. Thus, in the light of this premise, how are we going to assess the degree of success of the Kaen Nahkon community? Because from a certain perspective, Kaen Nahkon is a community partially crumbled, where the sense of belonging is missing and where people are genuinely surprise about a student interested in studying their community, pointing out to more successful stories, but that, however, got “beautiful, beautiful houses”. What could be the future of such a community? From another perspective, the perspective I would like to embrace during this thesis farewell, Kaen Nahkon in a community that, besides the controversies, besides the several constraints and besides the shortcomings of a disjoint community, have managed to make the project of their dream, come true. Is that less admirable or less successful? From now onwards, the community can start working to build its sense of belonging from that. As practitioners and scholars, we can just look back to the flaws of this process and learn from this in order to guarantee, project after project, adequate housing for all.

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Annex 1: “Don’t call me Slum”: informal settlements’ approaches

The word “slum” is a globalized word in a plethora of synonyms, varying from country to country. “Favelas” in Brazil, “Ranchos” in “Venezuela”, “Barriadas” in Peru, “Townships” in South Africa, the name changes also according with the legal nuance and the outlook that the user of the word wants to attached to it: informal settlement, squatter settlement, low-income settlement, spontaneous settlement, unauthorized settlement, unplanned or uncontrolled settlement. Nevertheless, beyond the name style the informal settlements shared worldwide some specific physical, socio-economic and legal characteristics. Indeed, inadequate services, infrastructures and dwellings, mostly built with precarious and low-quality materials, usually characterize informal settlements. Informal settlements are usually developed on public or private-owned land, without permission and authorization to build and its residents belong, in most of the case, to the lower income groups. The former characteristics are strictly interrelated and provide a global definition of what living in an informal settlement could be (Srinivas, 2005, Wekesa, Steyn, et al., 2011). Generally, an informal settlement might be defined as an overpopulated and uncontrolled environment where the standard living conditions of the human being are not satisfied. The word “slum” is used differently according to the final aim, but when used by governments it has been having for a very long period a negative connotation, especially when employed to justify forced evictions in name of a jeopardized urban security and development. Especially those cities running for a world-class competitive position resulted to be really intolerant toward informal settlements, due to the occupancy of a land that could be maximised and optimised in a profitable way (Yap, 2016).

In the following section, two interventions, namely the resettlement and the slum upgrading, are going to be introduced briefly, in order to provide a sufficient level of understanding about the approaches toward the informal settlements, especially in view of the presentation about the nature of the Baan Mankong program within the community-driven city-wide upgrading that it will be further presented.

3.5.3. From Theory...

Even if some approach has resulted to be more or less effective than others are, there is no a golden solution or a model approach which indistinctly applied would solve the housing backlog and the informal settlement issues. However, from each approach a lesson can be learnt in order to avoid either to commit the same errors or to miss the chance to do better.

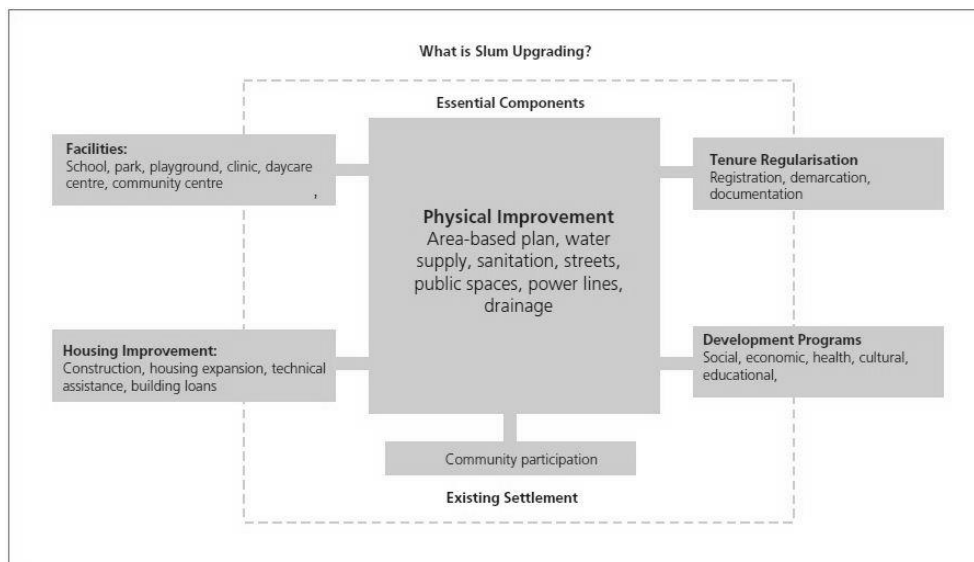
1.1.1.1. Slum removal – (Forced) resettlement

Due to the mushrooming of informal settlements, caused by skyrocketing urbanization, some governments, obsessed by the dichotomy between formal and informal, legal and illegal, opted for the fierce practice of forced eviction. In some case, some alternatives were provided such as the redevelopment or the relocation, but the lack of a fair compensation or the unaffordable commuting distance from the relocation site to the previous one, close to the job place, pushed the people back to another informal settlement. For the public sector, the presence of informal settlements represents an indicator of failure, and is perceived from international development agencies as the result of a weak political will, a corrupted and dysfunctional land market or badly designed regulations. Notwithstanding, it has been widely demonstrated how an oppositional attitude will not neither answer to the question of adequate housing for all, nor will represent a concrete solution until the Government has went back to the origin of the phenomenon. Instead of keep trying to eradicate only the symptoms some solutions put forward by the literature are empowering the communities, decentralizing the decision-making process, proposing a wage and economic reform, (Huchzermeyer and Karam, 2006, Roy, 2005, Srinivas, 2005). Forced eviction impoverishes the poor destroying their investments in housing, and infrastructure, making them homeless and destroying their livelihood and social network.

However, the resettlement has chances to be successful when the community is supported to restore the livelihood throughout a fair compensation, the proper time to prepare the relocation, to choose independently an alternative piece of land, and to have a say within the overall decision-making process. In this way the communities can be empowered through the relocation instead of being dramatically affected (Yap and De Wandeler, 2010).

1.1.1.2. Slum up grading

One of the slum upgrading strategies is to start with the provision or improvement of infrastructures, such as sewage, water pipes, toilets, main road networks, electricity and gas grid. Enhancing the basic living condition, the upgrading aims not only to provide housing and infrastructure but also to guarantee the right to the city, the security of tenure, the empowerment and the participation of the slum residents. There are few variations about slum upgrading: upgrading *in situ*, which include the land sharing, the re blocking *in situ* and the slum relocation or resettlement, when all the others alternative are to exclude due to environmental or security reasons. According to UN-HABITAT (2011, pp 24) the “slum upgrading is widely seen as the most pragmatic way of achieving Millennium development Goal 7, Target 11, which aims to improve the lives of at least 100 million slum dwellers by 2020”.



Graph 3: How the slum up grading is designed
Source: Developed from UN-HABITAT (2012)

The up grading *in situ* allows incremental development and the maintenance of the livelihood, and usually deals with the tenure security, especially when concerns the land. With the slum upgrading the Governments can provide the proper living condition through the less expensive and disruptive intervention. Notwithstanding, the upgrading, in order to be successful and less time consuming should be implemented and managed by the local government, more aware and closed to the grassroots issues, involving the participation of the community, which can steer the process towards more shared objectives and acceptable outcomes (Wekesa, et al., 2011, Archer, 2012). The slum upgrading lead to enforce important aspects and capitals of the livelihood: the physical (housing improvement, basic infrastructures community facilities), the legal (tenure security and citizen rights), the social (community networks and participation), natural (mitigation of natural hazards) and the human (empowerment and employment through income-earning opportunities and saving groups) (UN-HABITAT, 2011). In some cases, the slum upgrading has turned to be not the best option for the settlers who are not ready, prepared, willing or simply cannot afford the expenses of the slum upgrading. To pass from an informal way of living to a formal ones, requires to face several costs, such as the taxes attached to the

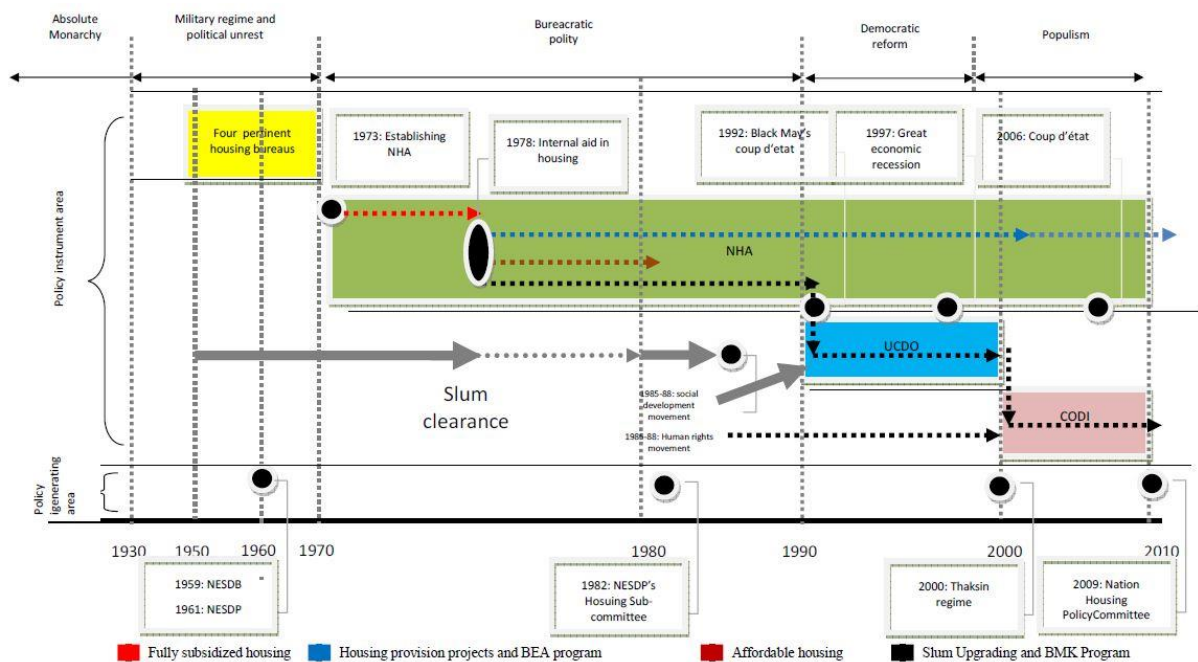
tenure of land and house and the eventual monthly fee of loans, when the Government subsidises the upgrading partially (Archer, 2012).

1.1.1.3. City-wide Slum up grading

The citywide slum upgrading is the transposition of the slum upgrading approach to the scale of the city. According to the physical, demographic, economic, managerial and planning characteristic of the place, it is possible, starting from a well-informed and detailed policy to achieve goals at the city level, with improvement of accessibility, infrastructure, regularization of land tenure and mobility within the entire urban fabric. The process of a citywide slum upgrading is incremental and requires a strong political support and the local government capacity to be triggered and to be developed since the level of transformation is such that the traditional steps of the slum up grading need to be coupled by a strong frame of policies.

3.5.4. ...to Practice: The Baan Mankong citywide upgrading

The Baan Mankong Program (BMP) that is going to be fully presented in this section, is a people-driven housing program that of course cannot be looked at as a standing alone program. The BMP is the result of a long and hectic process of political changes, institutional changes, financial mobilization and paradigm shifts to observe within an historical and culture frame that cannot be overlooked. The image below provide an idea about what above-mentioned. To know more about the socio-economic and political history of Thailand please refer to Usavagovitwong (2012).



Graph 4: Evolution in Thai Housing policy, politic and economic
Source: Usavagovitwong, (2012)

1.1.2.1. The background: The Million Housing Program in Thailand

The Million Housing Program started in Thailand after the visit of the back then Prime Minister Thaksin Shinawatra in Russia in 2002. Hence, the Prime Minister announced the beginning of the program, entrusting the Ministry of Social Development and Human Security and the Ministry of Finance to design a policy to be implemented by the National Housing Authority (NHA) and the Community Organizations Development Institute (CODI) (Leeruttanawisut and Fukushima, 2017). The aim was to tackle the lack of house and the tenure insecurity, especially for the poorer tiers of the society, in the period between 2003 and 2007. According to what

stated by Pornchokchai only 139,980 housing units were built in that stage, not even one fifth of the initial goal set of one million units, against of the estimated 1.14 million household in need (UN-Habitat, 2008). Since the program has been clearly running beyond the NHA capacity, some scholars attribute this housing policy, such as others Thaksin policies targeted to the poor, to a populist behaviour to gain more votes (Leeruttanawisut and Fukushima, 2017). The Million Housing Units scheme was later divided in two different programs: the “Baan Eua-Arthon” (home with care) and the “Baan Mankong” (secure housing), which are more detailed in the following paragraphs.

1.1.2.2. Baan Eua-Arthon Program

The Baan Eua-Arthon (BEA) was the first large-scale housing program implemented by the NHA to respond to the housing backlog for the low-income group (LIG) after the announcement of the Million Housing Units beginning. The program, developed and implemented by the NHA, was aiming to deliver 600,000 units in 5 years (2003-2007). This objective was supported by a government subsidy to cover almost the 17% of the entire unit cost and the collaboration with the Government Housing Bank (GHB) as a provider of affordable housing mortgages to the buyers with a very low interest rate (4% for the first three years, 5% for the further two and floating rate thereafter). The program provided either small to medium size of condominium units in 4-5 storey buildings located in urban areas or detached houses located in suburban area, on NHA’s land, public agencies’ land, private land or joint ventures. According to the NHA data from 2014 reported by Leeruttanawisut and Fukushima (2017) only 22,101 units were supplied during that period and a total of 281,550 until 2014. Notwithstanding NHA registered a surplus of housing with a resulting financial loss. The surplus was due to several reasons. Firstly, because the mismatch between the demand and supply within the BEA different urban areas where the “one price fits all” policy, suited potential buyers more in certain zones than others. Secondly, due to the misunderstanding from NHA of the low-income group affordability, which was not fully supported by the financial means provided by GHB and the Government. Moreover the GHB did not provide mortgages either because the income requirements were lower than those requested by the selection set criteria or because informal workers attendant have no credit stories. Finally yet importantly, many purchasers were not able to keep paying the monthly instalment when the floating interest rate period came and consequently the units were left vacant. To solve the financial conundrum the NHA decided to higher the income ceiling required and to adjust any cost to inflation and overall wage increasing. Even if this measure raised the demand, it has been questioned how, after the adjustments, the BEA program has shifted its target group from low-income groups to the middle-income ones (Leeruttanawisut and Fukushima, 2017).

For all the above-mentioned reasons, the effort from NHA has been welcomed with some criticisms, while some scholar such Pornchokchai put himself in the extreme wing of disappointed by the program, defining it “a waste” (UN-HABITAT, 2011).

1.1.2.3. The Baan Mankong Program

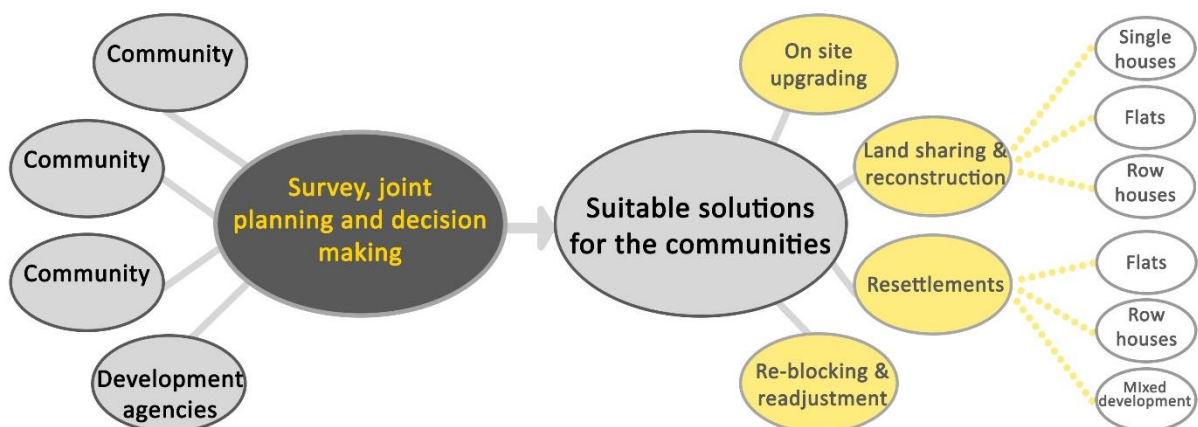
In January 2003, the Thai Government launched the Baan Mankong program with the aim to address the housing issues of the most vulnerable and poorest groups in an innovative and experimental way, through a community-driven city-wide upgrading, providing a system of government funds delivered directly to the communities. The program, implemented by CODI, put the poor communities, envisaged to be able to manage their own needs, at the centre of the developing process. The communities are asked to firstly analyse through a survey all the households’ situations and then planning the up grading with the support of NGOs, universities, professionals and social networks. When the planning is finalised and the communities are definite, CODI acts as intermediary delivering the infrastructure subsidies and the loans directly to the communities. The latter are in charge of the total management of the budget, in

order to achieve the up grading (that can happen through in situ up-grading, re-blocking, land sharing, reconstruction and relocation, according to the necessities and liabilities) within 3-5 years. In the initial phase, the Baan Mankong program has set to give access to adequate housing and tenure security to 300.000 households of 2000 communities of 200 cities in Thailand, within 5 year. It has been estimated that from January 2003 to June 2009 the Baan Mankong program has achieved the following performance figures (Boonyabanacha, 2005, Boonyabanacha, 2009):

Thailand Baan Mankong Performance Figures 2003-2009	
Total number of cities involved in the process	260
Total number of cities where projects approved	243
Total number of projects	738
Total number of communities approved	1,312
Total number of families benefitted	79.884
Total budget for infrastructure (million Bhat)	2.420
Total loans approved (million Bhat)	2.793

Table 12: Baan Mankong Performance Figures 2003-2009
Source: Developed from Boonyabanacha 2009

The Baan Mankong program has been developing a system of informal settlements up grading, starting from community facilities creating security of tenure for slum and squatter people on the land currently occupied. The rationale behind it is to turn upside down the role of households from a “passive beneficiaries” to an active shaper and owners of the process that starts with the formation of saving groups. Since the people of a community come together forming a saving group, they, as a group, can be eligible for the government funds such as infrastructure subsidies and housing loans. The government stimulate communities either to negotiate for a lease or to purchase the land from the landowners. All this process follow a methodology of thirteen designed steps, that go from the identification of the stakeholders and creation of community committees to the survey made in parallel with networking strength, knowledge sharing, community savings, and collective management skills building, everything. A net of linkages illustrated in the following graph supports the overall methodology:



Graph 5: The linkages of networks with communities and local authorities of Baan Mankong Program

The Baan Mankong program is strongly based on community financial mechanism initiated by the saving groups. When slum residents have created the cooperative and the community is ready to start the process, if the negotiation with the property owner is successful, the Government, with CODI and NHA as mediators, provides the mortgage for the land at a lower interest rate and subsidize the infrastructure cost.

Community can have access to the infrastructure subsidies from Government, up to 25.000 Bath (625 US\$) for family of communities implementing up grading in situ, 45.000 Bath (1.125 US\$) for those implementing re-blocking and 65.000 Bath (1.625 US\$) for those implementing relocation (Boonyabanha, 2005). Furthermore, households can borrow either from CODI or from GHB with the guarantee of CODI of first-loss position. Housing loans are up to 300.000 Bath for a 15-year loan period, at an interest rate or 2%, community organizations can add a 2-4% to cover any extras. The aim of this surplus has a double meaning: on one hand to cover operational costs and on the other to challenge people to take care of community finance management (Usavagovitwong, 2012).

The program, implemented by the parastatal institution CODI, supports the up grading in situ or relocation where possible, otherwise other solutions such as land sharing, reconstruction, relocation and land purchasing can be evaluated.

According to Boonyabanha (2005, 2009) the Baan Mankong program represents one of the few examples of slum up-grading and new house development program able to bring at scale the entire process in order to make a substantive difference significantly reducing the problem. The differences from the conventional approaches are several:

- it's a demand-driven process, entirely handled by communities, where the households manage funding and management;
- the process doesn't deliver a physical output but instead a flexible financial system which allows households to satisfy their own need and requirements;
- the approach boosts the sense of belonging and ownership of the household that for their very first time are part of the planning process;
- the process pushes to the obtainment of a secure tenure, mostly collective, negotiated almost at each stage, and;
- the strategy is to drive all the local community-driven processes at the city and national scale through the design of a city-wide upgrading in a quite short period (from three to four years).

If on one hand, authors such as Boonyabanha (2005, 2009), Usavagovitwong (2012) and Satterthwaite (2008) totally support the Baan Mankong program, on the other hand others scholars such as Archer (2012), Yap (2016), Yap and Wandeler (2010) and Pornchokchai (UN-HABITAT, 2011) show some scepticisms. The more sceptical authors, even recognizing the effectiveness of the program, in terms of empowering people and contrasting the market forces through the community, still consider its limitations in terms of the necessity of capable and strong CBOs, the narrowed individual freedom traded-off with a pull of resources and the poor's limited ability to save (Yap, 2016). Pornchokchai, extremist opponent, questioning the efficiency of the land use, the effective return to the Public, the poor' saving ability, the validity of the low-rise residence development and the philanthropic attitude towards squatters and informal settlers, put himself in a very clear position when states that the "so-called" success of the Baan Mankong program might be instead a "fiasco" (2010).

Annex 2: The Survey

Questionnaire for slum-upgrading beneficiaries.

Dear respondent, first of all thank you for agreeing to take part to this survey.

The present questionnaire is solely aimed to gather data for a the research I'm conducting about the relationship between the possibility to choose freely over the Baan Mankong program and the beneficiaries' perception of an acceptable and just process during the slum upgrading. This research is a required step for the conclusion of the Master in Urban Development Management at the Institute for Housing and Urban Development Studies at Erasmus University, Rotterdam (Netherlands).

In the following questionnaire, you would be asked to grade some statements related to the six steps of the upgrading during the Baan Mankong program, namely the decision to being part of the Baan Mankong program, the community to belong to, the land tenure, the housing program, the settlement design and the housing design.

Each section, identified by a specific colour, as you can see from the below scheme, contain similar statements but you are kindly asked to complete each section considering each statement in relationship with the related topic of that specific section.

Step 0	Step 1	Step 2	Step 3	Step 4	Step 5
Section B	Section C	Section D	Section E	Section F	Section G
Being part of the Baan Mankong program	Community to belong to	Land Tenure	Housing Program	Settlement Design	Housing Design

All the information to be gathered are entirely for academic purposes and will be treated with the utmost confidentiality. Therefore, you are kindly asked to answer the following questions and give your opinion freely. Thank you in advance for your time and collaboration.

For any doubts or question about the questionnaire, please contact us at the following numbers for any kind of clarifications or appointment:

Alessia: 06 2873 5302

PoP:

Questionnaire No: _____

Date: _____

House No: _____

Telephone N° of reference: _____

Section A: Personal Information

Please for the following questions tick the option that applies to you.

Are you a beneficiary of the “Baan Mankong program”?

- yes no
-

What is your gender?

- Male Female
-

What is your age?

- 20-30 31-40 41-50 51-60 60 and above
-

What is your educational level?

- Primary level High School Vocational School University None
-

What is your religion?

- Buddhism Christianity Islam Other None
-

If you have a religion, how often do you practice?

- Always Often Sometime Sporadically Never
-

Before moving in Kaen Nahkom community i was living in Khon Kaen:

- yes no
-

"If yes, please write the community you came from:"

I joined the community during phase:

- one two
-

Section B: Choice to being part of the Baan Mankong program before the beginning of the project

Let's talk about your decision to take part to the Baan Mankong program!

Please rate the following statement ticking the option that better applies to you.

1. I had the possibility to choose if being part of the Baan Mankong program .
<input type="checkbox"/> Yes <input type="checkbox"/> No (If "no", please go directly to the Question n° 16)
2. I feel I had sufficient options from which to choose.
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> I don't know Disagree Agree
3. The decision if being part of the Baan Mankong program was discussed by the all family.
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> I don't know Disagree Agree
4. A family member took the decision if being part of the Baan Mankong program for the all family.
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> I don't know Disagree Agree
5. The decision to being part of the Baan Mankong program was reported to:
<input type="checkbox"/> Community <input type="checkbox"/> CODI's <input type="checkbox"/> Other <input type="checkbox"/> None of the <input type="checkbox"/> Other leader architects family above
6. I feel a sufficient numbers of meetings were organized to discuss about the decision to take part to the Baan Mankong program.
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> I don't know Disagree Agree
7. My attendance to the meetings organized was:
<input type="checkbox"/> None <input type="checkbox"/> Few <input type="checkbox"/> Most of them <input type="checkbox"/> All (If "none" go directly to question n° 12)
8. The meeting/meetings that I attended provided me clear information about the Baan Mankong program.
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> Not applicable Disagree Agree
9. I had the opportunity to put forward my proposal/idea during the meeting/meetings
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> Not applicable Disagree Agree
10. My proposal/idea was further taken into account.
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> Not applicable Disagree Agree
11. I'm satisfied about the organization's level of the meeting/meetings.
<input type="checkbox"/> Disagree <input type="checkbox"/> Slightly <input type="checkbox"/> Neither <input type="checkbox"/> Slightly <input type="checkbox"/> Agree <input type="checkbox"/> Not applicable Disagree Agree
12. I feel my opinion was taken into consideration during the overall decision-making process

Section B: Choice to being part of the Baan Mankong program before the beginning of the project

Let's talk about your decision to take part to the Baan Mankong program!

Please rate the following statement ticking the option that better applies to you.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

13. I had concerns about the choice to being part of the Baan Mankong program:

Yes No (If "no" go to the question n° 15)

14. If "yes", I'm satisfied about how my concerns were addressed during the decision-making process

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

15. I feel my needs were taken into consideration the overall decision-making process

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

16. I got information about the Baan Mankong program from:

(In this case you can tick more than one option)

Fliers Community meetings Mouth-to-mouth Newspaper Radio Other

17. I'm satisfied with the level of information obtained through the above mentioned resources.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

18. I'm satisfied about how the decision to take part to the Baan Mankong program was reached.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

19. I feel that the decision-making process to decide to take part to the Baan Mankong program was discriminatory.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

20. I feel that the decision-making process to take part to the Baan Mankong program was free from favouritism.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

21. I was willing to take part to the Baan Mankong program

Yes No (If "yes" go directly to the question n° 23)

22. If "no", why:

I felt ignored I felt overwhelmed I felt was not worth it Other

23. How would you rate the decision-making process to **take part to the Baan Mankong program?**

Section B: Choice to being part of the Baan Mankong program before the beginning of the project

Let's talk about your decision to take part to the Baan Mankong program!

Please rate the following statement ticking the option that better applies to you.



Section C: Choice of the community before the beginning of the project

Let's talk about your choice of the community to belong to!

Please rate the following statement ticking the option that better applies to you.

1. I had the possibility to choose **the community to belong to** during the Baan Mankong program.

Yes No (If "no", please go directly to the question n° 17)

2. I feel I had sufficient options from which to choose.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

3. The decision of what community to belong to was discussed by the all family

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

4. A family member took the decision of what community to belong to for the all family

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

5. The decision of what community to belong to was reported to:

Community leader CODI's architects Other family None of the above Other

6. I feel a sufficient numbers of meetings were organized to discuss which community I wanted to belong to.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

7. My attendance to the meetings organized was:

None Few Most of them All

8. The meeting/meetings that I have attended provided me clear information about the choice of the community to belong to.

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

9. I understood what was discussed during the meetings

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

10. I intervened during the meeting to put forward my proposal

Section C: Choice of the community before the beginning of the project

Let's talk about your choice of the community to belong to!

Please rate the following statement ticking the option that better applies to you.

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

11. My proposal was taken into account

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

12. I'm satisfied about the organization's level of the community meetings

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

13. I feel my opinion was taken into consideration during the overall decision-making process

Disagree Slightly Disagree Neither Slightly Agree I don't know

14. I had concerns about the choice of the community to belong to:

Yes No (If "no" go directly to the question n° 16)

15. If "yes", I'm satisfied about how my concerns were addressed during the decision-making process

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

16. I feel my needs were taken into consideration during the overall decision-making process

Disagree Slightly Disagree Neutral Slightly Agree I don't know

17. I got information about the choice of the community to belong to from:

(In this case you can tick more than one option)

Fliers Community meetings Mouth-to-mouth Newspaper Radio Other

18. I am satisfied with the level of information obtained through the above mentioned resources.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

19. I am satisfied with how the decision regarding which community I wanted to belong to was reached

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

20. I'm satisfied about the community I'm in right now.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

21. I feel that the decision-making process to decide which community I wanted to belong to was discriminatory.

Section C: Choice of the community before the beginning of the project

Let's talk about your choice of the community to belong to!

Please rate the following statement ticking the option that better applies to you.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

22. I feel that the decision-making process to decide which community I wanted to belong to was free from favouritism.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know






23. I was willing to drop out at this point of the process

Yes No (If "no" go directly to the question n° 24)

If "yes", why:

I felt ignored I felt overwhelmed I felt was not worth it Other

24. How would you rate the decision-making process about **the community to belong**.

Section D: Choice of the land and choice of the land tenure type

Let's talk about your choice of which land to purchase or lease!

Please rate the following statement ticking the option that better applies to you.

1. I had the possibility to choose **which land** to purchase.

Yes No (If "no", please go directly to the Question n° 11)

2. The decision about which land to purchase was discussed by the all family

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

3. A family member took the decision about which land to purchase for the all family

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

4. The decision about which land to purchase was reported to:

Community CODI's architects Other family None of the above Other leader

5. I feel a sufficient numbers of meetings were organized to discuss which land to purchase.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

6. My attendance to the meetings organized was:

None Few Most of them All

Section D: Choice of the land and choice of the land tenure type

Let's talk about your choice of which land to purchase or lease!

Please rate the following statement ticking the option that better applies to you.

7. The meeting/meetings that I have attended provided me clear information about the choice of the land.

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

8. I had the opportunity to put forward my proposal/idea

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

9. My proposal was taken into account

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

10. I'm satisfied about the organization's level of the meetings

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

11. I'm satisfied about how the decision of which land to purchase/lease was reached.

Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable

12. I feel that the decision-making process to decide which land to purchase was free from favouritism.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

13. I had the possibility to access funds from CODI and/or banks to purchase the land.

Yes No

14. I had the necessity to ask for money from relatives, friends, others to purchase the land.

Yes No

15. The land that was purchased was affordable for me.

Yes No (If "yes" go directly to the question n° 16)

If "no", why:

I didn't access any kind of loans I did access loans but weren't enough Other

Now let's talk about your choice of which typology of land tenure!

16. I had the possibility to choose the **typology of land tenure** (purchasing, leasing..)

Yes No (If "no", please go directly to the Question n° 32)

17. If "yes", which typology of land tenure did you chose?

Purchase Lease Other I don't remember

18. The decision about which typology of land tenure to choose was discussed by the all family

Disagree Slightly Disagree Slightly Agree Agree I don't know
 Neither

19. A family member took the decision about which typology of land tenure to choose for the all family

Disagree Slightly Disagree Slightly Agree Agree I don't know
 Neither

20. The decision about which typology of land tenure to choose was reported to:

Community CODI's architects Other family None of the above Other leader

21. I feel a sufficient numbers of meetings were organized to discuss about the land tenure type.

Disagree Slightly Disagree Slightly Agree Agree I don't know
 Neither

22. My attendance to the meetings organized was:

None Few Most of them All

23. The meeting/meetings that I have attended provided me clear information about the choice of the land tenure typology.

Disagree Slightly Disagree Slightly Agree Agree Not applicable
 Neither

24. I had the opportunity to put forward my proposal/idea

Disagree Slightly Disagree Slightly Agree Agree Not applicable
 Neither

25. My proposal was taken into account

Disagree Slightly Disagree Slightly Agree Agree Not applicable
 Neither

26. I'm satisfied about the organization's level of the meetings

Disagree Slightly Disagree Slightly Agree Agree Not applicable
 Neither

27. I feel that the decision-making process to decide which typology of land tenure to choose was free from favouritism.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

28. I feel my opinion was taken into consideration during the overall decision-making process

Disagree Slightly Disagree Slightly Agree Agree I don't know
 Neither

29. I had concerns about the land during the overall decision-making process:

Yes No (If "no" go directly to the question n° 31)

30. If "yes" I'm satisfied about how my concerns were addressed during the overall decision-making process

Disagree Slightly Disagree Slightly Agree Agree I don't know
 Neither

4. A family member took the decision about which housing program to apply for for the all family

- Disagree Slightly Disagree Neither Slightly Agree I don't know

5. The decision about which housing program to apply for was reported to:

- Community leader CODI's architects Other family None of the above Other

6. I feel a sufficient numbers of meetings were organized to discuss about the housing program.

- Disagree Slightly Disagree Neither Slightly Agree I don't know

7. My attendance to the meetings organized was:

- None Few Most of them All

8. The meeting/meetings that I have attended provided me clear information about the choice of the housing program.

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

9. I had the opportunity to put forward my proposal/idea

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

10. My proposal was taken into account

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

11. I'm satisfied about the organization's level of the meetings

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

12. I feel my opinion was taken into consideration during the overall decision-making process

- Disagree Slightly Disagree Neither Slightly Agree I don't know

13. I had concerns about the choice of the housing program:

- Yes No (If "no" go directly to the question n° 15)

14. If yes, I'm satisfied about how my doubts and concerns were addressed during the decision-making process

- Disagree Slightly Disagree Neither Slightly Agree I don't know

15. I feel my needs were taken into consideration the overall decision-making process

- Disagree Slightly Disagree Neutral Slightly Agree I don't know

16. I got information about the choice of the community to belong to from:

(In this case you can tick more than one option)

- Fliers
 Community meetings
 Mouth-to-mouth
 Newspaper
 Radio
 Other

17. I am satisfied with the level of information obtained through the above mentioned resources.

- Disagree Slightly Disagree
 Neither Slightly Agree
 Agree I don't know

18. I'm satisfied about how the decision of the housing program was reached.

- Disagree Slightly Disagree
 Neither Slightly Agree
 Agree I don't know

19. I am satisfied about the housing program we applied for.

- Disagree Slightly Disagree
 Neither Slightly Agree
 Agree I don't know

20. I feel that the decision-making process to choose which housing program apply for was discriminatory.

- Disagree Slightly Disagree
 Neither Slightly Agree
 Agree I don't know

21. I feel that the decision-making process to choose which housing program apply for was free from favouritism.

- Disagree Slightly Disagree
 Neither Slightly Agree
 Agree I don't know






22. I was willing to drop out at this point of the process

- Yes No (If "no" go directly to the question n° 24)

23. If "yes", why:

- I felt ignored
 I felt overwhelmed
 I felt was not worth it
 Other

24. How would you rate the decision-making process about the housing program.

- 
 
 
 
 

Section F: Choice of the housing design

Let's talk about your choice of the housing design!

Please rate the following statement ticking the option that better applies to you.

1. I had the possibility to choose how to design my own house

- Yes No (If "no", please go directly to the Question n° 17)

2. The decision about how to design the house was discussed by the all family

- Disagree Slightly Disagree
 Neither Slightly Agree
 Agree I don't know

3. A family member took the decision about how to design the house for the all family

- Disagree Slightly Disagree
 Neither Slightly Agree
 Agree I don't know

4. The decision about how to design the house was reported to:
- Community leader CODI's architects Other family None of the above Other
5. I feel a sufficient numbers of meetings were organized to discuss about the housing design.
- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know
6. My attendance to the meetings organized was:
- None Few Most of them All
7. The meeting/meetings that I have attended provided me clear information about the choice of the housing design.
- Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable
8. I understood what CODI's architects were showing me during the meetings
- Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable
9. I had the opportunity to put forward my proposal/idea
- Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable
10. My proposal was taken into account
- Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable
11. I'm satisfied about the organization's level of the meetings
- Disagree Slightly Disagree Neither Slightly Agree Agree Not applicable
12. From the meeting/meetings it has been decided for:
- Same design for all the houses Different design for each house
13. I feel my opinion was taken into consideration during the overall decision-making process
- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know
14. I had concerns about the choice of the housing program:
- Yes No (If "no" go directly to the question n° 16)
15. If "yes", I'm satisfied about how my concerns were addressed during the decision-making process
- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know
16. I feel my needs were taken into consideration the overall decision-making process
- Disagree Slightly Disagree Neutral Slightly Agree Agree I don't know

17. I got information about the choice of the community to belong to from:

(In this case you can tick more than one option)

- Fliers Community meetings Mouth-to-mouth Newspaper Radio Other

18. I am satisfied with the level of information obtained through the above mentioned resources.

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

19. I am satisfied about how the decision of the housing design was reached.

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

20. I am satisfied about the overall housing package.

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

21. I'm satisfied about the aesthetic design of the houses

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

22. I have invested/I'm willing to invest in the house

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

23. I feel I'm in the house of my dreams

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

24. I feel to have achieved an overall better life

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

25. I feel to have achieved a better financial status

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

26. I feel secure in the current house because no one is going to evict me.

- Disagree Slightly Disagree Neutral Slightly Agree Agree

27. I feel I'm being seen with respect from the society

- Disagree Slightly Disagree Neutral Slightly Agree Agree

28. I feel that the decision-making process to choose which housing design apply for was free from favouritism.

- Disagree Slightly Disagree Neither Slightly Agree Agree

29. I feel the overall design of the houses was free from favouritism.

- Disagree Slightly Disagree Neither Slightly Agree Agree

30. I feel that the decision-making process to choose which housing design apply for was free from favouritism.

- Disagree Slightly Disagree Neither Slightly Agree Agree

31. I had the possibility to access funds from CODI and/or banks to construct the house.

- Yes No

32. I had the necessity to ask for money to relatives, friends, others to construct the house.

- Yes No

33. The building material for the construction of the house was affordable for me.

- Yes No (If "yes", go directly to the question n° 35)

34. If "no", why:

- I didn't access any kind of loans I did access loans but weren't enough Other

35. I wanted my house being different from the others

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

36. I didn't care if the houses were all the same

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

37. I was willing to drop out at this point of the process

- Yes No (If "no" go directly to the question n° 38)

If "yes", why:

- I felt ignored I felt overwhelmed I felt was not worth it Other

38. How would you rate the decision-making process about the housing design.

-     

Section G: Choice of the settlement design

Let's talk about your choice of the settlement design!

Please rate the following statement ticking the option that better applies to you.

1. I had the possibility to choose the physical layout of the houses in the settlement

- Yes No (If "no" go directly to the question n° 16)

2. The decision about the physical layout of the houses in the settlement was discussed by the all family

- Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

3. A family member took the decision about the physical layout of the houses in the settlement for the all family

- Disagree Slightly Disagree Neither Slightly Agree I don't know

4. The decision about the physical layout of the houses in the settlement was reported to:

- Community leader CODI's architects Other family None of the above Other

5. I feel a sufficient numbers of meetings were organized to discuss about the settlement design.

- Disagree Slightly Disagree Neither Slightly Agree I don't know

6. My attendance to the meetings organized was:

- None Few Most of them All

7. The meeting/meetings that I have attended provided me clear information about the choice of the settlement design.

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

8. I easily understood what CODI's architects were showing me during the meetings

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

9. I had the opportunity to put forward my proposal/idea

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

10. My proposal was taken into account

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

11. I'm satisfied about the organization's level of the meetings

- Disagree Slightly Disagree Neither Slightly Agree Not applicable

12. I feel my opinion was taken into consideration during the overall decision-making process

- Disagree Slightly Disagree Neither Slightly Agree I don't know

13. I had concerns about the choice of the settlement design:

- Yes No (If "no" go directly to the question n° 15)

14. If "yes" I'm satisfied about my concerns were addressed during the overall decision-making process

- Disagree Slightly Disagree Neither Slightly Agree I don't know

15. I feel my needs were taken into consideration the overall decision-making process

Disagree Slightly Disagree Neutral Slightly Agree Agree I don't know

16. I got information about the choice of the community to belong to from:
(In this case you can tick more than one option)

Fliers Community meetings Mouth-to-mouth Newspaper Radio Other

17. I am satisfied with the level of information obtained through the above mentioned resources.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

18. I'm satisfied about how the decision of the settlement design was reached.

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

19. I'm satisfied about the physical layout of the houses in the settlement

Disagree Slightly Disagree Neither Slightly Agree Agree I don't know

20. I feel that the decision-making process to choose the physical layout of the houses in the settlement for was free from favouritism.

Disagree Slightly Disagree Neither Slightly Agree Agree

21. I feel that the physical layout of the houses in the settlement is free from favouritism.

Disagree Slightly Disagree Neither Slightly Agree Agree

22. I was willing to drop out at this point of the process

Yes No (If "no" go directly to the question n°24)

23. If "yes" why:

I felt ignored I felt overwhelmed I felt was not worth it Other

24. How would you rate the decision-making process about the settlement design.

The Survey is done!

Thank you for taking the time to complete this survey. We truly value the information you have provided. Your responses will contribute to my analysis related to the **importance of freedom of choice.**

Please sign below to allow the processing of personal data for exclusive research purposes.

Annex 3: The Code Book

DEPENDENT Variables	Sub-Variable	Indicators	Code in SPSS	Scale
Opportunity to choose (negative freedom)	Availability of choices > Individual > Collective	Possibility to choose: to be part of the BMP the community to belong to (Chutapruttikorn) the Land to purchase/lease the kind of land tenure the Housing Program to apply the Housing design (Chutapruttikorn) the settlement design	B_choice C_choice D1_choice D2_choice E_choice F_choice G_choice	1 (yes) – 2 (no)
		Availability of alternative options regarding: to be part of the BMP the community to belong to (Chutapruttikorn)	B_options C_options	1 (Disagree) – 5 (Agree) - I don't know
	Constraints of choice > Individual > Collective (Economic Political Private)	Accessibility to formal funds	(D1_FFounds) (F_FFounds)	1 (yes) – 2 (no)
		Necessity to access informal funds	(D1_IFFounds) (F_INFounds)	1 (yes) – 2 (no)
		Affordability of the land	(D1_AFFland)	1 (yes) – 2 (no)
		Affordability of building materials	(F_AFFmat)	1 (yes) – 2 (no)
		Power relationship within the main actors (Presence of authoritarian actor who shaped the process (community leader, CODI's architects)) during the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_PR_Comm) (C_PR_Comm) (D1_PR_Comm) (D2_PR_Comm) (E_PR_Comm) (F_PR_Comm) (G_PR_Comm)	1 (Disagree) – 5 (Agree) – NA
		Power relationship within the family for the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_PR_family) (C_PR_family) (D1_PR_family) (D2_PR_family) (E_PR_family) (F_PR_family) (G_PR_family)	1 (Disagree) – 5 (Agree) - I don't know

		Level of education community members	Educational_Level	1 (Primary school) 2 (High school) 3 (Vocational school) 4 (University) 5 (None)
Capability to choose (positive freedom)	Awareness about choices	Perception of sufficient information about the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_PerclInfo) (C_PerclInfo) (D1_PerclInfo) (D2_PerclInfo) (E_PerclInfo) (F_PerclInfo) (G_PerclInfo)	1 (Disagree) – 5 (Agree) - I don't know
		Willingness to be part of the BMP	(B_Will)	1 (yes) – 2 (no)
		Level of participation in the meeting about the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_Partecipation) (C_Partecipation) (D1_Partecipation) (D2_Partecipation) (E_Partecipation) (F_Partecipation) (G_Partecipation)	1 (Disagree) – 5 (Agree) - I don't know
		Level of clarity of the meeting regarding the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_clarity) (C_clarity) (D1_clarity) (D2_clarity) (E_clarity) (F_clarity) (G_clarity)	1 (Disagree) – 5 (Agree) - I don't know
		Modes of information (media/community leaders)	(B_HOW) (C_HOW) (D1_HOW) (D2_HOW) (E_HOW) (F_HOW) (G_HOW)	1 (Fliers) 2 (Community meetings) 3 (Mouth-to-mouth) 4 (Newspaper) 5 (Radio) 6 (Other)
		Level of awareness about the land tenure choice	(D2_AWARENESS)	1 (Purchase) 2 (Lease) 3 (Other) 4 (I don't remember)

		Level of awareness about the housing program choice	(E_AWARENESS)	1 (Slum-upgrading) 2 (Re-location) 3 (Land sharing) 4 (Re-blocking) 5 (I don't know)	
		Level of awareness about the housing design choice	(F_AWARENESS)	1 (Same design for all the houses) 2 (Different design for each house)	
		Level of education community members	Educational_Level	1 (Primary school) 2 (High school) 3 (Vocational school) 4 (University) 5 (None)	
	Inclination to choose		Adherence to individualist values (Hofstade) (Willingness to compromise own needs in favour of the common wealth, willingness to compromise own housing design expectations in favour of universal design)	(F_INDvalues)	1 (Disagree) – 5 (Agree) - I don't know
			Locus of control (Internals, Externals) (Rotter) (Feeling to have/have not power and control towards a decision to make) concerning the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_PR_family) (C_PR_family) (D1_PR_family) (D2_PR_family) (E_PR_family) (F_PR_family) (G_PR_family)	1 (Disagree) – 5 (Agree) - I don't know
			Adherence to religion (Feeling that whatever action is partially effective because the decision of God/destiny)	Religion_practice	1 (Always) 2 (Often) 3 (Sometime) 4 (Sporadically) 5 (Never)

INDIPENDEN T Variables	Sub-Variable	Indicators	Code in SPSS	Scale
Level of Acceptability perceived	Acceptability of the structure of the process	Level of satisfaction about the meetings relating to the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_SATmeet) (C_SATmeet) (D1_SATmeet) (D2_SATmeet) (E_SATmeet) (F_SATmeet) (G_SATmeet)	1 (Disagree) – 5 (Agree) – NA






		Level of understanding of the architectural process (Chutapruttikorn)	(F_CODIclarity) (G_CODIclarity)	1 (Disagree) – 5 (Agree) - I don't know
		Level of satisfaction about the information received about the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_SATinfo) (C_SATinfo) (D1_SATinfo) (D2_SATinfo) (E_SATinfo) (F_SATinfo) (G_SATinfo)	1 (Disagree) – 5 (Agree) - I don't know
	Acceptability of the decision making	Level of satisfaction about the decision making process towards the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_SATdmp) (C_SATdmp) (D1_SATdmp) (D2_SATdmp) (E_SATdmp) (F_SATdmp) (G_SATdmp)	1 (Disagree) – 5 (Agree) - I don't know
		Level of satisfaction about the choice of the land	(D_SATland)	1 (Disagree) – 5 (Agree) - I don't know
		Level of satisfaction about the housing program	(D_SAThp)	1 (Disagree) – 5 (Agree) - I don't know
		Level of satisfaction about the spatial distribution	(G_SATsd)	1 (Disagree) – 5 (Agree) - I don't know
		Level of satisfaction about the aesthetic design	F_SAThd	1 (Disagree) – 5 (Agree) - I don't know
		Number of people willing to dropping out before the implementation of the: Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(C_Will) (D1_Will) (D2_Will) (E_Will) (F_Will) (G_Will)	1 (yes) – 2 (no)
		Acceptability of the outcomes	Level of satisfaction about the overall housing package	F_SAThouse
	Level of satisfaction about land tenure security (Archer, 2009)		(D_SATlandsec)	1 (Disagree) – 5 (Agree) - I don't know
	Level of satisfaction about housing tenure security (Archer)		(F_Housesec)	1 (Disagree) – 5 (Agree) - I don't know
	Level of satisfaction about financial stability (Chutapruttikorn)		(F_FINANCE+)	1 (Disagree) – 5 (Agree) - I don't know
	Willingness to invest in the house (Archer, 2009)		F_Invest	1 (Disagree) – 5 (Agree) - I don't know

		Feeling to have fulfilled the housing aspirations	F_aspirations	1 (Disagree) – 5 (Agree) - I don't know
		Feeling to have raised the social ladder (Chutapruttikorn)	(F_SOCIAL+)	1 (Disagree) – 5 (Agree)
		Number of people willing to dropping out after implementation of: Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(C_SATinfo) (D1_SATinfo) (D2_SATinfo) (E_SATinfo) (F_SATinfo) (G_SATinfo)	1 (Disagree) – 5 (Agree) - I don't know

INDIPENDENT Variables	Sub-Variable	Indicators	Code in SPSS	Scale
Level of Justice perceived	Justice of the structure of the process	Level of participation in the meeting about the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_Partecipation) (C_Partecipation) (D1_Partecipation) (D2_Partecipation) (E_Partecipation) (F_Partecipation) (G_Partecipation)	1 (Disagree) – 5 (Agree) - I don't know
		Level of education	Educational_Level	1 (Primary school) 2 (High school) 3 (Vocational school) 4 (University) 5 (None)
		Feeling of ownership of the process during the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_Ownership) (C_Ownership) (D1_Ownership) (D2_Ownership) (E_Ownership) (F_Ownership) (G_Ownership)	1 (Disagree) – 5 (Agree) – NA
	Justice of the decision making	Feeling of own concerning factors being addressed over the decision making process(Chutapruttikorn) about the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land	(B_ConcernsADD) (C_ConcernsADD) (D_ConcernsADD) (E_ConcernsADD)	1 (Disagree) – 5 (Agree) - I don't know

		Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(F_ConcernsADD) (G_ConcernsADD)	
		Feelings of representing a voice that is has been heard during the decision making process about the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_Voice) (C_Voice) (D_Voice) (E_Voice) (F_Voice) (G_Voice)	1 (Disagree) – 5 (Agree) - I don't know
		Feeling of own needs and lifestyle have took into consideration over the common decision about the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design (Chutapruttikorn)	(B_Needs) (C_Needs) (D_Needs) (E_Needs) (F_Needs) (G_Needs)	1 (Disagree) – 5 (Agree) - I don't know
		Feeling of a fair decision making process during the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_FAIRdmp) (C_FAIRdmp) (D_FAIRdmp) (E_FAIRdmp) (F_FAIRdmp) (G_FAIRdmp)	1 (Disagree) – 5 (Agree)
		Feeling of an overall fair housing design - Feeling of a fair aesthetic design (façade) (Chutapruttikorn)	(F_FAIRdesign)	1 (Disagree) – 5 (Agree)
		Feeling of a fair spatial distribution	(G_FAIRdesign)	1 (Disagree) – 5 (Agree)
	Justice of the outcomes	Feeling to have achieved a better social status (Chutapruttikorn)	(F_SOCIAL+)	1 (Disagree) – 5 (Agree)
		Feeling to have achieved a better financial status (Chutapruttikorn)	(F_FINANCE+)	1 (Disagree) – 5 (Agree) - I don't know
		Feeling of overall enhanced life	(F_LIFE+)	1 (Disagree) – 5 (Agree) - I don't know
		Feeling of security of land tenure security	(D_SATlandsec)	1 (Disagree) – 5 (Agree) - I don't know
		Feeling of security of housing tenure security	(F_Housesec)	1 (Disagree) – 5 (Agree)

CONTROL Variables	Indicators	Code in SPSS	Scale
	Beneficiaries	Beneficiaries	1 (yes) – 2 (no)
	Gender	Gender	1 (male) – 2 (female)
	Age	Age	20 – 60 above
	Religion	Religion	1 (Buddhism) 2 (Christianity) 3 (Islam) 4 (Other) 5 (None)
	Living in Khon Kaen	Living_KK	1 (yes) – 2 (no)
	Previous Community	Previous_community	
	Phase of moving in Khon Kaen	Phase	1 (one) – 2 (two)
	Control Variable Power relationship within the family for the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(CB_PR_family) (CC_PR_family) (CD1_PR_family) (CD2_PR_family) (CE_PR_family) (CF_PR_family) (CG_PR_family)	1 (Disagree) – 5 (Agree) – I don't know
	Control Variable To whom report the decision about: Choice to be part of the BMP Choice of the community to belong to Choice of the Land to purchase/lease Choice of the kind of land tenure Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_ToWhom) (C_ToWhom) (D1_ToWhom) (D2_ToWhom) (E_ToWhom) (F_ToWhom) (G_ToWhom)	1 (Community Leader) 2 (CODI's architect) 3 (Other family) 4 (None of the above) 5 (other)
	Control Variable Level of clarity of the meeting regarding the: Choice of the community to belong to	(CC_clarity)	1 (Disagree) – 5 (Agree) – NA
	Control Variable: presence of concerning during the: Choice to be part of the BMP Choice of the community to belong to Choice of the Land Choice of the Housing Program to apply Choice of the Housing design Choice of the settlement design	(B_Concerns) (C_Concerns) (D_Concerns) (E_Concerns) (F_Concerns) (G_Concerns)	1 (yes) – 2 (no)

	<p>Control Variable: Feeling of a fair decision making process during the:</p> <p>Choice to be part of the BMP</p> <p>Choice of the community to belong to</p> <p>Choice of the Land</p> <p>Choice of the Housing Program to apply</p> <p>Choice of the Housing design</p> <p>Choice of the settlement design</p>	<p>(CB_FAIRdmp)</p> <p>(CC_FAIRdmp)</p> <p>(CE_FAIRdmp)</p>	<p>1 (Disagree) – 5 (Agree)</p>
	<p>Control variable: Willingness to be part of the BMP/to drop off after the:</p> <p>Choice to be part of the BMP</p> <p>Choice of the community to belong to</p> <p>Choice of the Land</p> <p>Choice of the Housing Program to apply</p> <p>Choice of the Housing design</p> <p>Choice of the settlement design</p>	<p>(B_WHYWill)</p> <p>(C_WHYWill)</p> <p>(D_WHYWill)</p> <p>(E_WHYWill)</p> <p>(F_WHYWill)</p> <p>(G_WHYWill)</p>	<p>1 I felt ignored, 2 I felt overwhelmed 3 I felt it was not worth it 4 Other</p>
	<p>Control variable: rating decision making process during the choice of the:</p> <p>Choice to be part of the BMP</p> <p>Choice of the community to belong to</p> <p>Choice of the Land</p> <p>Choice of the Housing Program to apply</p> <p>Choice of the Housing design</p> <p>Choice of the settlement design</p>	<p>(B_RATdmp)</p> <p>(C_RATdmp)</p> <p>(D_RATdmp)</p> <p>(E_RATdmp)</p> <p>(F_RATdmp)</p> <p>(G_RATdmp)</p>	<p>1  2  3  4  5 </p>
	<p>Control variable: reason why land not affordable</p>	<p>(D1_AFFlandwhy)</p>	<p>1 I didn't access any kind of loans 2 I did access loan but weren't enough 3 other</p>
	<p>Control variable: Adherence to individualist values (Hofstade) (Willingness to compromise own needs in favour of the common wealth, willingness to compromise own housing design expectations in favour of universal design)</p>	<p>(CF_INDvalues)</p>	<p>1 (Disagree) – 5 (Agree) - I don't know</p>

Annex 4: Interview Guide

What to I need (general):

- Individual or collective interviews with main actors (Social Welfare Manager, Community Leader (CL), Coop Director (CD)). If all of them not available on the spot request an individual appointment with each of them over the next weeks.
- Ask to CL or CD census data about the community, material about the history of the community, plan of the settlement, distribution of the houses
- Ask to CL or CD contacts about community architects who followed the process
- Ask to CL or CD to spread the info I would run a survey during the next two week to the community
- Ask to CL or CD a personal appointment if they are not available tomorrow
- Ask to CL or CD the possibility to give them some questionnaires to spread out within the community
- Ask to CD the possibility to work from COOP office in order to be on call for everybody for doubts or questions
- Ask to CL or CD the next community meeting day. If before 21st of July, ask the possibility to be present and show the Survey, could be a nice occasion to gather people and explain/conduct the Survey

Interviews guide (general):

- Thanks for giving me time to answer my questions
- Start with brief introduction about myself and the project
- From there request permission to start recording the interviews. (IHS needs it to be quantified on Atlas.ti)
- Break the ice
- Start with easy questions

Since the main actors come from different environments, we need different kind and type of questions, because they would have different perspectives!

Social Welfare Manager – Municipality (More institutional, He looks at the process from the delivering point of view)

Coop Director (CD) – Community (In between figure, he/she looks at the process from a mediator point of view, in theory closer to the community)

Community Leader (CL) – Community (More grass roots, he/she looks at the process from the beneficiaries point of view)

Questions Social Welfare Manager Kaen Nahkom community:

BMP wants to ensure houses for the poorest of the poor

1. What has been the Municipality experience with the BMP? What are the best achievements from the social welfare point of view?
2. What are the major impacts of the BMP in the city?
3. (according to the previous answer, if he think BMP is successful or not) What do you reckon, from the Municipality point of view, being the main reasons why of the successfulness (or not) of the BMP?
4. What is the history of the Kaen Nahkom project? (according the answer at this question, the further question could be different/useless)
5. Is this community part of the BMP?
6. How CODI, ACHR and 4RS worked together/interacted during the process of creation of this new community? What has been the role of each of them?
7. How and when did it started? Who is the actor who triggered the process in this case?
8. (according to the previous answer, if was not a community) According to CODI reports, the communities that what to move are usually in charge of the choice of the land and the design of the process with the help of CODI. If this is not the case, regarding the choice of the land, the tenure and the design, what are then the people who converge on this site?
9. If people come from different communities, how does it work the group savings?
10. If people come from different communities, is their relationship strong as well as in the consolidated communities? (Taiwamai community) Do you think the possibility of default is higher?
11. What do you think is the bigger group of people coming in this community?
12. Whose is/was the land? If the land is leased, what happens after the lease expires? What are the guarantees for the community?
13. How does the dropping off/default works?
14. How the Municipality approached the spreading of information about the possibility to move in the Kaen Nahkom community? To whom did the Municipality aimed?
15. I went through the Thepharak communities along the Railway and many people stated to be not aware about what the BMP is. What do you think might be the reason?
16. How the process by phases of the community expansion works according to the BMP process?
17. What are the main differences between the first and second phase?
18. What are in your opinion the steps in which people could exercise their freedom of choice over the development of the community? For example: were the people involved in the housing design?
19. One of the main critic is that the Baan Mankong program is not efficient due to degree of freedom of choice given to people not used to managing money and processes. What do you think about it? And what are the possible ways to make it more efficient?
20. According to my previous interviews and the current fieldwork I have been facing the fact that the freedom of choice, which in my first hypothesis was the reason of the success of the BMP, could be also a shortcomings in itself. For example the freedom left to people to drop off from the saving group and do not attend the BMP is the reason why the Railway communities Thepharak 1-5 are still there in precarious conditions. Therefore, the poorest of the poor are still left behind. What do you think about it?

Questions COOP director Kaen Nahkom community:

1. How many families live in the community?
2. From where the people living in this community are coming from?
3. How the community grew up over the time and the 2 phases?
4. What is the history of this COOP?
5. For how long have you been the director of the COOP (CD)?
6. How the CD election works?
7. What is your role, responsibilities within the community?
8. How does the COOP structure works?
9. How the decision-making process of the COOP works?
10. Do you have regular meetings or only when there is a decision to make for the community?
11. How to involve all the people during the meeting? How do you make people feel comfortable to say their opinion?
12. How can the community approach the COOP?
13. How do the COOP inform the community about your activities? Are there collective activities in which the community can participate? (I saw an event on Facebook)
14. What is your relation with the others COOP?
15. Do you approach institutions? With which purpose?
16. What is the relationship between you and the community leader? What is the role of each of you? How do you interact and share responsibilities?
17. What is the process of moving for the families who move in this community?
18. How does the saving group works for this community?
19. Do you think that the different background of the different families living here compromises the relation among the saving groups?
20. One of the main critic is that the Baan Mankong program is not efficient due to degree of freedom of choice given to people not used to managing money and processes. What do you think about it? And what are the possible ways to make it more efficient?
21. I read that the housing cooperatives for the city have applied for loans for the construction of houses from CODI. I'm aware that the deadline for the loan the community asked from CODI is this year. How the saving group have been facing this expense?
22. Is this loan related only to the first phase? Because I also read that the budget for the second phase of the housing estate project was donated to the Committee of Housing Cooperatives, Kaen Nakorn Co., Ltd.
23. There have been in the overall cases of default? Or dropping off?
24. What do you think about the families from the Railway informal settlements who decided to not move? What are the reasons why, according to you?
25. According to my previous interviews and the current fieldwork I have been facing the fact that the freedom of choice, which in my first hypothesis was the reason of the success of the BMP, could be also a shortcomings in itself. For example the freedom left to people to drop off from the saving group and do not attend the BMP is the reason why the Railway communities Thepharak 1-5 are still there in precarious conditions. Therefore, the poorest of the poor are still left behind. What do you think about it?

Questions Community Leader Kaen Nahkom community:

1. For how long have you been a community leader (CL)?
2. How the CL election works?
3. What is your role, responsibilities within the community?
4. What is the relationship between you and the COOP? What is the role of each of you?
How do you interact and share responsibilities?
5. How does the community structure works? How the decision-making process works?
6. Do you have regular meetings or only when there is a decision to make for the community?
7. How to involve all the people during the meeting? How do you make people feel comfortable to say their opinion?
8. How can the community approach you?
9. How do you inform the community about your activities?
10. What is your relation with other communities?
11. From which community do you come from? How did you get to know about Kaen Nahkon and what has been the evolution of you figure in the community
12. From where the people living in this community are coming from? What do you think is the bigger group of people coming in this community?
13. There are almost 200 families coming from different communities, how the process of consolidation and development of the community worked over the time?
14. If people come from different communities, is their relationship strong as well as in the consolidated communities? (Taiwamai community) Do you think the possibility of default is higher?
15. How the community grew up over the time and the 2 phases?
16. What do you think about the families from the Railway informal settlements who decided to not move? What are the reasons why, according to you?
17. What do you think about the BMP?
18. What do you think would have been the life of the people of this community without the BMP?
19. What do you think is the best achievement of this community?

Annex 5: Tables – Data Analysis

Table 13: General characteristics of the respondents

Indicator	Frequency (N)	Percentage
Gender		
Male	9	25
Female	27	75
Age		
20-20	0	0
31-40	12	33,3
41-50	10	27,8
51-60	9	25
60 and above	5	13,9
Educational Level		
Primary School	12	33,3
High School	13	36,1
Vocational School	8	22,2
University	3	8,3
None	0	0
Religion		
Buddhism	37	100
Christianity	0	0
Islam	0	0
Other	0	0
None	0	0
Religion practice frequency		
Always	7	18,9
Often	12	32,4
Sometime	17	45,9
Sporadically	1	2,7
Never	0	0
Living in Khon Kaen before moving		
Yes	36	97,3
No	1	2,7
Phase of moving		

One	28	84,8
Two	5	15,2

Table 14: Descriptive analysis of the indicators "Possibility to choose"

Indicator	Frequency (N)	Percentage (%)
Possibility to choose to apply to the BMP		
Yes	36	97,3
No	1	2,7
Missing	0	0
Total	37	100
Possibility to choose the community to belong to		
Yes	24	64,9
No	13	35,1
Missing	0	0
Total	37	100
Possibility to choose the land to purchase/lease		
Yes	22	59,5
No	15	40,5
Missing	0	0
Total	37	100
Possibility to choose the land tenure		
Yes	12	32,4
No	25	67,6
Missing	0	0
Total	37	100
Possibility to choose the housing program		
Yes	12	32,4
No	25	67,6
Missing	0	0
Total	37	100
Possibility to choose the housing design		
Yes	5	13,9
No	31	86,1
Missing	1	2,7

Total	37	100
Possibility to choose the settlement design		
One	9	25,7
Two	26	74,3
Missing	2	5,4
Total	37	100

Table 15: Frequency availability of alternative choices

B_options Availability of alternative choices

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 Disagree	6	16,2	16,7	16,7
	2,00 Slightly Disagree	2	5,4	5,6	22,2
	3,00 Neutral	11	29,7	30,6	52,8
	4,00 Slightly Agree	1	2,7	2,8	55,6
	5,00 Agree	16	43,2	44,4	100,0
	Total	36	97,3	100,0	
Missing	System	1	2,7		
Total		37	100,0		

C_options Availability of alternative choices

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 Disagree	4	10,8	16,7	16,7
	2,00 Slightly Disagree	1	2,7	4,2	20,8
	3,00 Neutral	9	24,3	37,5	58,3
	4,00 Slightly Agree	6	16,2	25,0	83,3
	5,00 Agree	4	10,8	16,7	100,0
	Total	24	64,9	100,0	
Missing	System	13	35,1		
Total		37	100,0		

Table 16: Frequency availability of funds

F_FFunds Accessibility formal funds

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 yes	17	45,9	47,2	47,2
	2,00 no	19	51,4	52,8	100,0
	Total	36	97,3	100,0	
Missing	System	1	2,7		
Total		37	100,0		

D1_INFounds Accessibility informal founds

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 yes	3	8,1	8,1	8,1
	2,00 no	34	91,9	91,9	100,0
	Total	37	100,0	100,0	

F_INFounds Accessibility informal founds

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 yes	3	8,1	8,3	8,3
	2,00 no	33	89,2	91,7	100,0
	Total	36	97,3	100,0	
Missing	System	1	2,7		
Total		37	100,0		

Table 17: Frequency affordability**D1_AFFland Affordability land**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 yes	26	70,3	70,3	70,3
	2,00 no	11	29,7	29,7	100,0
	Total	37	100,0	100,0	

F_AFFmat Affordability building material

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 yes	34	91,9	97,1	97,1
	2,00 no	1	2,7	2,9	100,0
	Total	35	94,6	100,0	
Missing	System	2	5,4		
Total		37	100,0		

Table 18: Mode and level of information

Statistics			Statistics			Statistics		
HOW			Mean_PerInfo			Mean_Participation		
N	Valid	36	N	Valid	37	N	Valid	37
	Missing	1		Missing	0		Missing	0
Mean		2,8944	Mean		4,1779	Mean		3,1226
Median		2,5500	Median		4,2000	Median		3,1667
Std. Deviation		1,22105	Std. Deviation		,66154	Std. Deviation		,80159

Statistics

		Mean_Clarify	Mean_Partecipation
N	Valid	37	37
	Missing	0	0
Mean		4,2625	3,1226
Median		4,3333	3,1667
Std. Deviation		,73886	,80159

Table 19: Frequency Awareness

D2_AWARENESS Awareness about the choice of the land tenure

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 Purchase	9	24,3	75,0	75,0
	2,00 Lease	2	5,4	16,7	91,7
	3,00 Other	1	2,7	8,3	100,0
	Total	12	32,4	100,0	
Missing	System	25	67,6		
Total		37	100,0		

E_AWARENESS Awareness about the choice of the housing program

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 slum-upgrading	5	13,5	50,0	50,0
	2,00 re location	3	8,1	30,0	80,0
	5,00 I don't know	2	5,4	20,0	100,0
	Total	10	27,0	100,0	
Missing	System	27	73,0		
Total		37	100,0		

F_AWARENESS Level of awareness about the choice of the housing design

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 Same design for all the houses	6	16,2	85,7	85,7
	2,00 Different design for each house	1	2,7	14,3	100,0
	Total	7	18,9	100,0	
Missing	System	30	81,1		
Total		37	100,0		

Table 20: Frequency Inclination to choose

		Statistics			
		Mean_PR_fa mily	Mean_CPR_f amily	F_INDvalues Adherence to individualistic values	CF_INDvalue s Control variable: Adherence to individualistic values
N	Valid	37	37	36	36
	Missing	0	0	1	1
Mean		4,1125	3,2342	3,5833	4,0278
Median		4,0000	3,0000	4,0000	4,0000
Std. Deviation		,79870	1,23570	1,46141	1,10805

Table 21: Frequency Adherence to individualistic values

F_INDvalues Adherence to individualistic values					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 Disagree	4	10,8	11,1	11,1
	2,00 Slightly Disagree	4	10,8	11,1	22,2
	3,00 Neutral	9	24,3	25,0	47,2
	4,00 Slightly Agree	8	21,6	22,2	69,4
	5,00 Agree	8	21,6	22,2	91,7
	6,00 I don't know	3	8,1	8,3	100,0
	Total	36	97,3	100,0	
Missing	System	1	2,7		
Total		37	100,0		

CF_INDvalues Control variable: Adherence to individualistic values					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2,00 Slightly Disagree	2	5,4	5,6	5,6
	3,00 Neutral	13	35,1	36,1	41,7
	4,00 Slightly Agree	5	13,5	13,9	55,6
	5,00 Agree	14	37,8	38,9	94,4
	6,00 I don't know	2	5,4	5,6	100,0
	Total	36	97,3	100,0	
Missing	System	1	2,7		
Total		37	100,0		

Table 22: Frequency Acceptability of the structure

Statistics

		F_CODIclarity Level of understanding from CODI's architect regarding the: Choice of the Housing design	G_CODI_clarity Level of understanding from CODI's architect regarding the: Choice of the settlement design	MeanSATmeett	MeanSATinfo
N	Valid	7	8	37	37
	Missing	30	29	0	0
Mean		4,5714	4,6250	4,2068	4,1045
Median		5,0000	5,0000	4,3333	4,1667
Std. Deviation		1,13389	,91613	,75465	,78807

F_CODIclarity Level of understanding from CODI's architect regarding the: Choice of the Housing design

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	3,00 Neutral	2	5,4	28,6	28,6
	5,00 Agree	4	10,8	57,1	85,7
	6,00 I don't know	1	2,7	14,3	100,0
	Total	7	18,9	100,0	
Missing	System	30	81,1		
Total		37	100,0		

G_CODI_clarity Level of understanding from CODI's architect regarding the: Choice of the settlement design

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	3,00 Neutral	1	2,7	12,5	12,5
	4,00 Slightly Agree	2	5,4	25,0	37,5
	5,00 Agree	4	10,8	50,0	87,5
	6,00 NA	1	2,7	12,5	100,0
	Total	8	21,6	100,0	
Missing	System	29	78,4		
Total		37	100,0		

Table 23: Frequency Acceptability decision-making process

Table 25: Frequency perception of ownership

Statistics

		MeanSATdmp	MeanSATchoice	MeanWILL
N	Valid	37	37	37
	Missing	0	0	0
Mean		4,1351	4,0698	1,9032
Median		4,1667	4,0000	2,0000
Std. Deviation		,69964	,69957	,22267

Table 24: Acceptability Housing Outcome

Statistics

		Housing_Outcome	F_Invest Willingness to invest
N	Valid	37	36
	Missing	0	1
Mean		4,0024	3,9444
Median		4,0000	4,0000
Std. Deviation		,71432	,98400

Statistics

Mean_Ownership

N	Valid	37
	Missing	0
Mean		4,1176
Median		4,3333
Std. Deviation		,74719

Table 26: Frequency fairness decision-making process

Statistics

		Mean_Concerns	Mean_ConcernsADD	Mean_Voice	Mean_Needs	Mean_FAIRdmp
N	Valid	37	24	37	37	37
	Missing	0	13	0	0	0
Mean		1,8446	3,6167	4,1716	4,1473	4,2012
Median		2,0000	3,0000	4,0000	4,0000	4,1429
Std. Deviation		,40738	1,19807	,91531	,92621	,63124

Table 27: Frequency fairness housing design

F_FAIRdesign Feeling of a fair Housing design

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1,00 Disagree	1	2,7	2,8	2,8
	2,00 Slightly Disagree	1	2,7	2,8	5,6
	3,00 Neutral	8	21,6	22,2	27,8
	4,00 Slightly Agree	11	29,7	30,6	58,3
	5,00 Agree	15	40,5	41,7	100,0
	Total	36	97,3	100,0	
Missing	System	1	2,7		
Total		37	100,0		

G_FAIRdesign Feeling of a fair settlement design

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2,00 Slightly Disagree	2	5,4	5,6	5,6
	3,00 Neutral	14	37,8	38,9	44,4
	4,00 Slightly Agree	6	16,2	16,7	61,1
	5,00 Agree	14	37,8	38,9	100,0
	Total	36	97,3	100,0	
Missing	System	1	2,7		
Total		37	100,0		

Table 28: Reliability analysis "Possibility to choose" before and after the delating of an item

Reliability Statistics

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
,578	,532	6

Reliability Statistics

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
,624	,529	5

Table 29: Reliability analysis "Acceptability of the process"

Reliability Statistics

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
,808	,813	6

Table 34: MANOVA test **Table 30: Reliability analysis "Justice of the process"**

Reliability Statistics

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
,900	,900	2

Table 31: T-test between "Possibility to choose" (IV) and "Acceptability of the process" (DP)

Group Statistics

	IV_PoC	N	Mean	Std. Deviation	Std. Error Mean
DP_AHO	1,00 yes	9	3,9960	,95672	,31891
	2,00 no	28	4,0045	,63963	,12088

Independent Samples Test

		Levene's Test for Equality of Variances		t-test for Equality of Means						
		F	Sig.	t	df	Sig. (2-tailed)	Mean Difference	Std. Error Difference	95% Confidence Interval of the Difference	
									Lower	Upper
DP_AHO	Equal variances assumed	1,566	,219	-,030	35	,976	-,00843	,27759	-,57198	,55511
	Equal variances not assumed			-,025	10,400	,981	-,00843	,34105	-,76439	,74752

Table 32: T-test between "Possibility to choose" (IV) and "Justice of the process" (DP)

Group Statistics

	IV_PoC	N	Mean	Std. Deviation	Std. Error Mean
DV_JHO	1,00 yes	8	4,4375	,82104	,29028
	2,00 no	28	3,8393	,97234	,18375

Independent Samples Test

		Levene's Test for Equality of Variances		t-test for Equality of Means						
		F	Sig.	t	df	Sig. (2-tailed)	Mean Difference	Std. Error Difference	95% Confidence Interval of the Difference	
									Lower	Upper
DV_JHO	Equal variances assumed	,345	,561	1,582	34	,123	,59821	,37811	-,17020	1,36663
	Equal variances not assumed			1,741	13,185	,105	,59821	,34355	-,14293	1,33936

Table 33: Pearson Correlation between the dependent variables

Correlations

		DP_AHO	DV_JHO
DP_AHO	Pearson Correlation	1	,695**
	Sig. (2-tailed)		,000
	N	37	36
DV_JHO	Pearson Correlation	,695**	1
	Sig. (2-tailed)	,000	
	N	36	36

** . Correlation is significant at the 0.01 level (2-tailed).

Multivariate Tests^a

Effect		Value	F	Hypothesis df	Error df	Sig.	Partial Eta Squared
Intercept	Pillai's Trace	,968	503,235 ^b	2,000	33,000	,000	,968
	Wilks' Lambda	,032	503,235 ^b	2,000	33,000	,000	,968
	Hotelling's Trace	30,499	503,235 ^b	2,000	33,000	,000	,968
	Roy's Largest Root	30,499	503,235 ^b	2,000	33,000	,000	,968
IV_PoC	Pillai's Trace	,070	1,234 ^b	2,000	33,000	,304	,070
	Wilks' Lambda	,930	1,234 ^b	2,000	33,000	,304	,070
	Hotelling's Trace	,075	1,234 ^b	2,000	33,000	,304	,070
	Roy's Largest Root	,075	1,234 ^b	2,000	33,000	,304	,070

a. Design: Intercept + IV_PoC

b. Exact statistic

Levene's Test of Equality of Error Variances^a

	F	df1	df2	Sig.
DP_AHO	,104	1	34	,749
DV_JHO	,345	1	34	,561

Tests the null hypothesis that the error variance of the dependent variable is equal across groups.

a. Design: Intercept + IV_PoC

Tests of Between-Subjects Effects

Source	Dependent Variable	Type III Sum of Squares	df	Mean Square	F	Sig.	Partial Eta Squared
Corrected Model	DP_AHO	,362 ^a	1	,362	,885	,353	,025
	DV_JHO	2,227 ^b	1	2,227	2,503	,123	,069
Intercept	DP_AHO	423,500	1	423,500	1036,890	,000	,968
	DV_JHO	426,254	1	426,254	479,167	,000	,934
IV_PoC	DP_AHO	,362	1	,362	,885	,353	,025
	DV_JHO	2,227	1	2,227	2,503	,123	,069
Error	DP_AHO	13,887	34	,408			
	DV_JHO	30,246	34	,890			
Total	DP_AHO	607,084	36				
	DV_JHO	600,500	36				
Corrected Total	DP_AHO	14,248	35				
	DV_JHO	32,472	35				

Annex 6: Thesis Time Schedule

Date	Activity
3 – 5 Jan	Submission of Thesis Topic and Problem Statement
5 Jan – 19 Mar	Development Research Question
29 March	Colloquium 1
29 Mar – 12 Apr	Review of Chapter 1 according to feedback from Colloquium 1
12 April	Submission draft conceptual framework
29 Mar – 20 Apr	Development Literature Review
19 Apr	Colloquium 2
19 Apr – 20 Apr	Review of Chapter 1 and 2 according to feedback from Colloquium 2
20 April	Submission draft research proposal (Chapters 1+2)
20 Apr – 31 May	Operationalisation
31 May	Colloquium 3
11 Jun	Submit full research proposal (Chapter 1, 2 and 3 +draft data collection instruments)
14 June	Reception of the “GO” for fieldwork
14 Jun – 21 Jun	Review Chapter 1, 2 and 3 according to the feedback from supervisor and second reader
21 - 22 Jun	Preparation for Fieldwork
25 Jun – 22 Jul	Field work
23 Jul – 16 Aug	Data Analysis Period and Thesis Writing
16 Aug	Colloquium 4
17 Aug	Submission draft thesis
24 Aug	Reception of comments about draft thesis
24 Aug – 5 Sep	Review draft thesis according to the feedback from supervisor and second reader
5 Sep	Submission of final thesis
12-14 Sep	Thesis defence

Annex 7: Fieldwork Time Schedule

Activity	June 18							July 18																						
	Week 4							Week 1							Week 2							Week 3				Week 4				
	26	27	28	29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Arrival in Thailand																														
Semi-structured interview with Samsook at CODI Bangkok																														
Preparaton for visit at rural communities																														
Visit rural communities Chiang Mai																														
Arrival in Khon Kaen																														
Meeting with Arch. Sakkarin Sapu at VOA																														
Meeting with translator and introduction to topic																														
Meeting at CODI Khon Kaen																														
Visit Tawan Mai community																														
Visit Railway informal settlements/research of the community																														
Semi structured interview with Khun Kosit informal settlement community leader																														
Organization visit at Kaen Nahkon community/preparation interviews																														
Semi-structured interview with Dr. Kittapatr Dhabhalabutr																														
Visit at Kaen Nahkon/interviews with cooperative director and municipality																														
Test Questionnaire																														
Edit questionnaire/printing questionnaires																														
Kaen Nahkon residents Survey																														
Codification of the questionnaire in SPSS																														
Interview with Community Leader																														
Meeting with Tom Kerr (ACHR) in Bangkok																														
Wrap up meeting at CODI Bangkok																														

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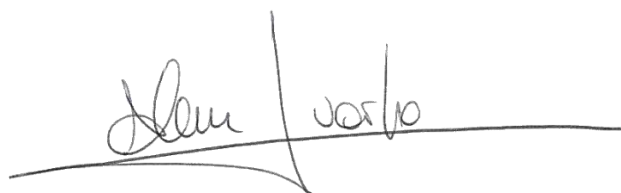
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