



Slum Improvement from Thailand Perspective: Case Study of Klong Toey Community, Bangkok

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Table of content

- 1. Introduction**
- 2. Klong Toey slum in Bangkok**
- 3. Lessons learned for Vietnam's cities**
- 4. Discussion and conclusion**

Table of content

- 1. Introduction**
2. Klong Toey slum in Bangkok
3. Lessons learned for Vietnam's cities
4. Discussion and conclusion

Slums as a pressing challenge

1.1 billion

**people globally live in
slums or informal
settlements**
(UN Habitat, 2026)



Dhobi Ghat, Mumbai, India



Dhobi Ghat, Mumbai, India



Slums in Buenos Aires, Argentina



Slums in Manila, the Philippines

Figures for slums around the world

Summary of typical slums around the world

Slum location	City	Territory	People living in slums
Khayelitsha	Cape Town	South Africa	400,000
Kibera	Nairobi	Kenya	700,000
Dharavi	Mumbai	India	1,000,000
Neza	–	Mexico	1,200,000
Orangi Town	Karachi	Pakistan	2,400,000



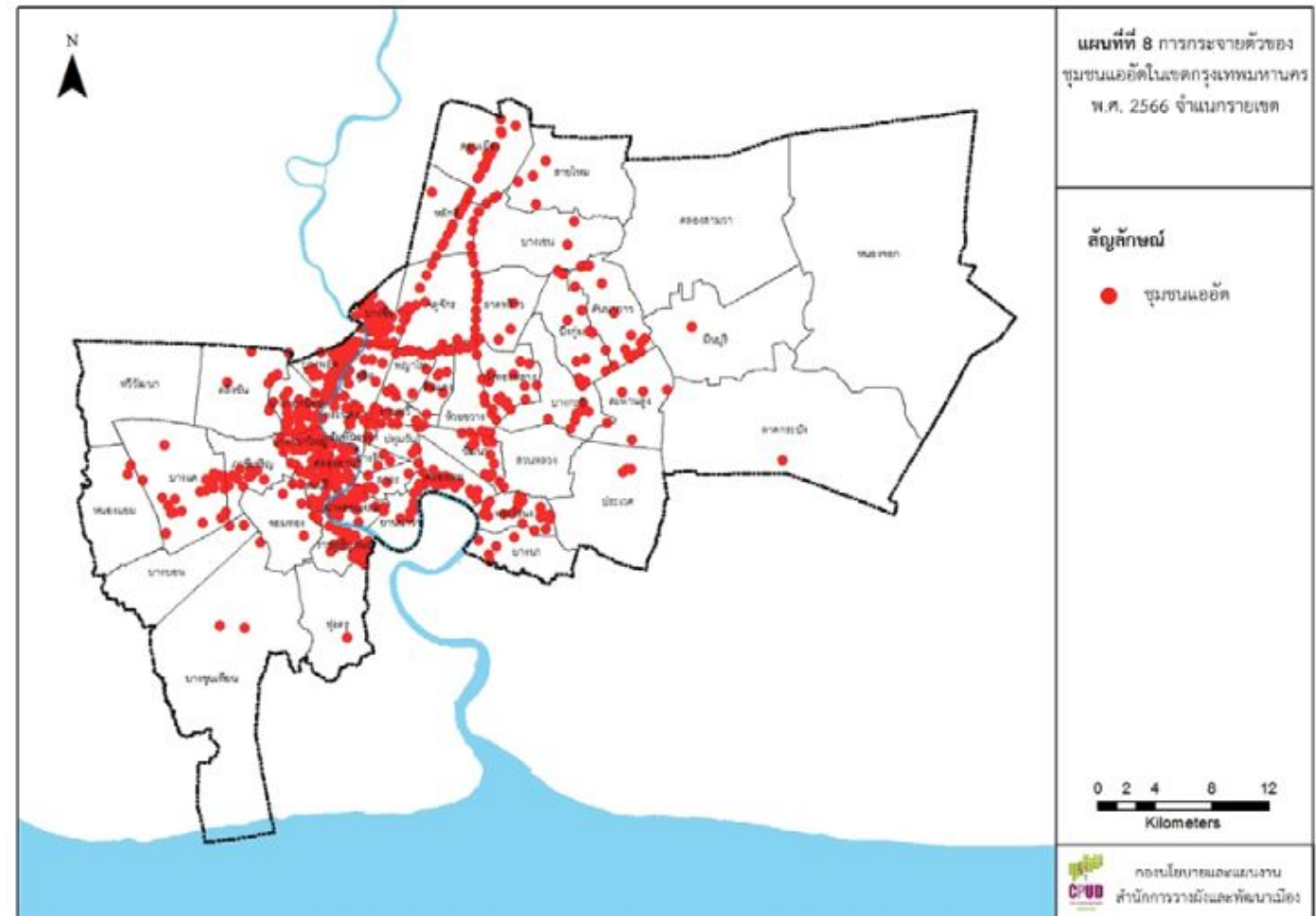
Source: Habitat for Humanity GB (2017).

A case of Thailand

Bangkok has **633 registered slum communities in 2023**

- ~ 31.54% of all registered communities
- 606,216 residents
- distributed across 46 of Bangkok's 50 districts

Source: Bangkok Metropolitan Administration (2024)

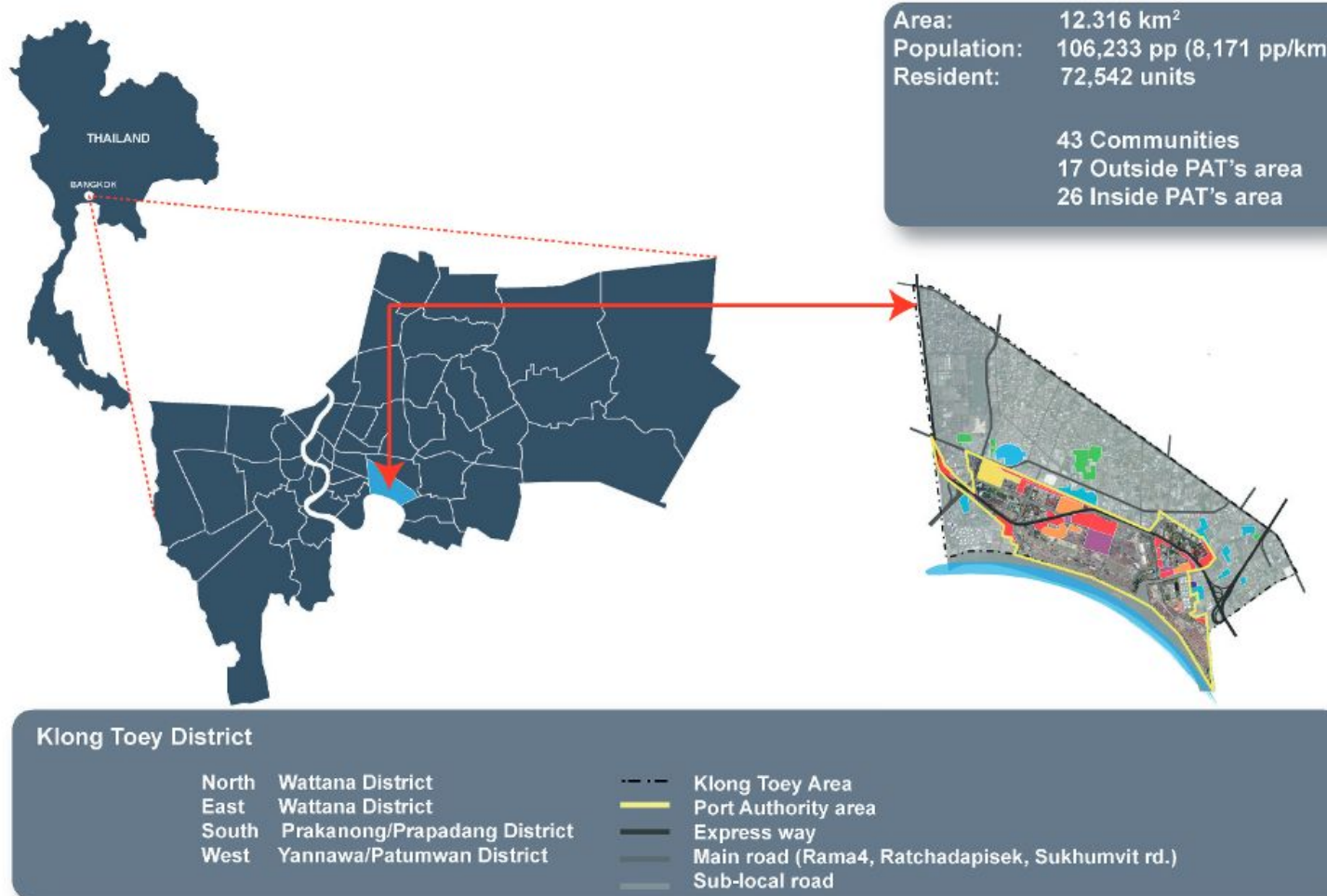


Distribution of slum communities classified by district in Bangkok 2023.

Table of content

1. Introduction
- 2. Klong Toey slum in Bangkok**
3. Lessons learned for Vietnam's cities
4. Discussion and conclusion

Klong Toey slums



Klong Toey location.

Klong Toey was developed through its close relationship with Bangkok's port economy.

Its historical formation was closely linked to the Bangkok Port's construction - began in 1938 to enable large sea vessels to transport goods directly to the capital.

Source: Hadjri et al. (2024)

Klong Toey slums

Basic path and circulation of slums in Klong Toey, Bangkok.



Source: Third World Today (2019)

Klong Toey's redevelopment

House types of Eua Arthorn House Project.



Source: Khaosod Newspaper (2019).

Two primary initiatives: the **Eua Arthorn House Project** and the **Stable House Project (Baan Mankong)**.

While the Eua Arthorn Housing Project focused on government-led construction of standardized flats and detached houses, the Stable House Project prioritizes **community-based participation**.

Residents act as the "Project Owners," collaborating with the Community Organization Development Institute (CODI) and academic institutions to brainstorm housing designs.

Table of content

1. Introduction
2. Klong Toey slum in Bangkok
- 3. Lessons learned for Vietnam's cities**
4. Discussion and conclusion

Implications for Ho Chi Minh City

Summary of differences in approach of two cities

Comparison	Clearance & Upgrading of Klong Toey in Bangkok	Canal Rehabilitation & Slum Clearance in HCMC
Model	Land sharing and collective land lease	Complete land clearance along the canal riparian corridor
Spatial Impact	Densification and partial land surrender; residents remain in-situ	Total land acquisition to construct riverside boulevards and public green parks
Design & Construction	Community-led: Residents form cooperatives to self-design and construct	State/Developer-led: Government or private developers construct pre-built resettlement apartments
Resident Livelihoods	Fully preserved due to proximity to original employment hubs	Historically disrupted due to suburban displacement (gradually improving in recent projects)

1. **Empower communities as project owners:** Involve residents directly in housing design and budget management to meet practical needs.
2. **Adopt a multidimensional upgrading process:** Combine secure tenure with healthcare, education, and livelihood support through public-civil partnerships.
3. **Provide low-interest financial support:** Offer low-interest loans (as low as 1%) and public infrastructure subsidies to ease financial burdens.
4. **Engage volunteer professionals:** Partner with architects and academic institutions to redesign sanitation and spatial quality.
5. **Decentralize and build capacity:** Delegate management to local communities to foster long-term sustainability and self-reliance.

Table of content

1. Introduction
2. Klong Toey slum in Bangkok
3. Lessons learned for Vietnam's cities
- 4. Discussion and conclusion**

Key lessons learned for HCMC, Vietnam

- **Community-Led Upgrading:** Driven by land sharing, collective leasing, and in-situ upgrades.
- **Livelihood & Proximity:** Keeps residents near job centers to preserve socio-economic networks.
- **Financial Self-Reliance:** Empowers communities through local savings cooperatives.

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