

Yangon Project Bank

*Strategic Public-Private Partnership
and Investment Opportunities
in Yangon Region*

May 2019



ဥယျောဇဉ်

ဦးဖြိုးမင်းသိန်း ဝန်ကြီးချုပ် ရန်ကုန်တိုင်းဒေသကြီး အစိုးရအဖွဲ့



မိမိတို့အစိုးရ၏ အဓိက ရည်မှန်းချက်တစ်ရပ်မှာ တိုးတက်မှုနှိမ့်ကျပြီး ဝင်ငွေနည်းပါးသည့် ပြည်သူများအား လူနေမှုအဆင့်အတန်းမြင့်မားစေပြီး အလယ်အလတ်တန်းနှင့် ဝင်ငွေမြင့်မားသည့် အခြေအနေတစ်ရပ်သို့ ရောက်ရှိစေလိုခြင်း ဖြစ်ပါသည်။ ဤမျှော်မှန်းချက်တို့ကို ဖော်ဆောင်ရန်အလို့ငှာ ပြည်ထောင်စု အစိုးရအဖွဲ့မှ မြန်မာနိုင်ငံ၏ ရေရှည်တည်တံ့ခိုင်မြဲပြီး ဟန်ချက်ညီသော ဖွံ့ဖြိုးတိုးတက်မှုစီမံကိန်း (MSDP) ကို ၂၀၁၈ ခုနှစ်၊ ဩဂုတ်လ တွင် ထုတ်ပြန်ခဲ့ပြီး လက်တွေ့ အကောင်အထည်ဖော် ဆောင်ရွက်လျက်ရှိသည်ကို တွေ့မြင်ကြားသိပြီး ဖြစ်ပါသည်။

အဆိုပါ မြန်မာနိုင်ငံ၏ ရေရှည်တည်တံ့ခိုင်မြဲပြီး ဟန်ချက်ညီသော ဖွံ့ဖြိုးတိုးတက်မှုစီမံကိန်း (MSDP) တွင် မဏ္ဍိုင်ကြီး (၃) ရပ်၊ ပန်းတိုင် (၅) ရပ်၊ နည်းဗျူဟာ (၂၈) ခုနှင့် လက်တွေ့လုပ်ငန်းစဉ် (၂၅၁) ခု တို့ပါဝင်ပြီး မြန်မာနိုင်ငံအား ငြိမ်းချမ်းရေး၊ သာယာဝပြောရေးနှင့် ဒီမိုကရေစီနိုင်ငံ အဖြစ် ပေါ်ထွန်းစေမည့် ဖွံ့ဖြိုးမှု မျှော်မှန်းချက်များလည်း ဖြစ်ပါသည်။

မြန်မာနိုင်ငံ၏ ရေရှည်တည်တံ့ခိုင်မြဲပြီး ဟန်ချက်ညီသော ဖွံ့ဖြိုးတိုးတက်မှုစီမံကိန်း(MSDP) ၏ တတိယ ပန်းတိုင်သည် အလုပ်အကိုင်ဖန်တီးမှုနှင့် ပုဂ္ဂလိက ကဏ္ဍဖွံ့ဖြိုးမှုကို ဖော်ဆောင်နိုင်ရေးအတွက် ဖြစ်ပြီး အဆိုပါ ပန်းတိုင်တွင် ပါဝင်သည့် မဟာဗျူဟာ ၃.၃၊ ၃.၄၊ ၃.၆ နှင့် ၃.၇ အစရှိသည်တို့တွင် ရင်းနှီးမြှုပ်နှံမှုပြုလုပ်နိုင်ရန် အထောက်အကူ ဖြစ်စေသော ပတ်ဝန်းကျင်တစ်ခုအား ဖန်တီးစေခြင်း၊ ဒေသတွင်းနှင့် ပြည်ပကုန်စည် စီးဆင်းခြင်းလမ်းကြောင်း အချိတ်အဆက်များကိုလည်း ပိုမိုခိုင်မာစေခြင်း၊ ရေရှည်တည်တံ့ခိုင်မြဲသော စီးပွားရေးနှင့် လုပ်ငန်းမျိုးစုံ ဆောင်ရွက်နိုင်ရေးနှင့် ခေတ်မီဖွံ့ဖြိုးတိုးတက်သော စီးပွားရေးမဏ္ဍိုင်တစ်ခုအား ဖော်ဆောင်နိုင်ရန် အလွန်ပင်အရေးကြီးကြောင်း ရည်ရွယ်ချက် ချမှတ်ထားပါသည်။

ရင်းနှီးမြှုပ်နှံမှုများနှင့် စီးပွားရေးဝန်းကျင်ကောင်းများ ဖန်တီးသည့် နေရာတွင် ရန်ကုန်တိုင်းဒေသကြီး၏ အခန်းကဏ္ဍကို ထောက်ပြ ညွှန်းဆိုလိုပါသည်။ ရန်ကုန်မြို့တော်သည် အမိမြေ၏ ၁% မျှပင် မရှိသော အကျယ်အဝန်းပေါ်တွင် မြန်မာလူဦးရေ၏ ၁၀ပုံ ၁ပုံခန့်၊ မြို့ပြလူဦးရေ၏ ၃ပုံ ၁ ပုံခန့် နေထိုင်လျက်ရှိကြပြီး ပြည်တွင်းအသားတင် ထုတ်လုပ်မှု တန်ဖိုး(GDP) ၏ ၄ ပုံ ၁ ပုံခန့် ကို ထုတ်လုပ် ဖြည့်ဆည်းလျက် ရှိပါသည်။ အဓိကအားဖြင့် မြန်မာနိုင်ငံ၏ စီးပွားရေးမြို့တော်ဖြစ်သော ရန်ကုန်မြို့တော်သည် အခြားနိုင်ငံတကာ အဓိက မြို့တော်ကြီးများနည်းတူ ဖွံ့ဖြိုးတိုးတက်မှု၏ အချက်အချာ၊ ရင်းနှီးမြှုပ်နှံမှုတို့၏ ဆုံဆည်းရာ၊ မြန်မာ့ စီးပွားရေး၏ မောင်းနှင်အား (Economic Driver) ဖြစ်သည်ဟုလည်း ဆိုနိုင်ပါသည်။

ထို့ကြောင့် ဖွံ့ဖြိုးတိုးတက်မှု အခြေခံနှင့် အလားအလာကောင်းများ ရှိပြီးဖြစ်သော ရန်ကုန်တိုင်းဒေသကြီးအတွက် အထိရောက်ဆုံးနှင့် အကျိုးအရှိဆုံးဖြစ်မည့် စီမံကိန်းများကို စီးပွားရေးရှုထောင့် တစ်ခုတည်းသာမက လူမှုရေး၊ သဘာဝပတ်ဝန်းကျင် ထိန်းသိမ်းရေးနှင့် ဖွံ့ဖြိုးမှု ဟန်ချက်ညီရေး စသည့် ဘက်စုံ၊ ထောင့်စုံ၊ အချက်အလက်စုံမှ မဟာဗျူဟာကျကျ ဖော်ထုတ် ရွေးချယ်၍ လိုအပ်သော ဘဏ္ဍာငွေများကို ရှာဖွေစုဆောင်းမှသာလျှင် မိမိတို့မျှော်မှန်းသည့် အခြေအနေတစ်ရပ်သို့ လျှင်လျှင်မြန်မြန် ရောက်ရှိစေနိုင်မည် ဖြစ်ပါသည်။

ဤ Project Bank စီမံကိန်းတွင် ပါဝင်သော စီမံကိန်းများသည် ရန်ကုန်တိုင်းဒေသကြီးအတွက်သာမက နိုင်ငံတော် ဖွံ့ဖြိုးတိုးတက်ရေးအတွက် ပဓာနကျသော ဦးစားပေး စီမံကိန်းများ ဖြစ်သည့်အပြင် အစိုးရဘတ်ဂျက်၊ ဖွံ့ဖြိုးမှုအကူအညီ သို့မဟုတ် ပုဂ္ဂလိကကဏ္ဍ ရင်းနှီးမြှုပ်နှံမှု၊ အစိုးရ ပုဂ္ဂလိက ပူးပေါင်းဆောင်ရွက်မှု စသည့် အသင့်လျော်ဆုံး ဘဏ္ဍာရေးအရင်းအမြစ်များဖြင့် အကောင်အထည် ဖော်နိုင်ရန် စုစည်းထားသည့် အချက်အလက်ဘဏ် (Data Bank) ဖြစ်ပါသည်။ သို့ပါ၍ ရန်ကုန်တိုင်းဒေသကြီး အစိုးရအဖွဲ့ အနေဖြင့် ဤစီမံကိန်းဘဏ်ကို နိုင်ငံတကာ၊ ပြည်တွင်း၊ ပြည်ပစီးပွားရေးလုပ်ငန်းရှင်များ၊ ဆက်နွယ်သော အဖွဲ့အစည်းများနှင့် အများပြည်သူ ထံ တင်ပြရခြင်း ဖြစ်ပါသည်။

တနည်းအားဖြင့် ဤစီမံကိန်းဘဏ်သည် မြန်မာ့ဖွံ့ဖြိုးရေးခရီးစဉ်အတွက် အထောက်အပံ့ (catalyst) ဖြစ်မည် ဟု ယုံကြည်သည့်အပြင် ပြည်တွင်း၊ ပြည်ပ စီးပွားရေးလုပ်ငန်းရှင်များနှင့် နိုင်ငံတကာမိတ်ဖက် အဖွဲ့အစည်းများက ယုံကြည်မှု အပြည့်အဝဖြင့် ပူးပေါင်းဖော်ဆောင်ကာ ပြည်သူများ၏ လူမှုဘဝကို မြှင့်တင်နိုင်မည် ဖြစ်ပါကြောင်း လေးနက်စွာ တိုက်တွန်းပန်ကြားအပ်ပါသည်။

Foreword

Chief Minister, Yangon Region

One of the primary objectives of our Government is to enhance the living standards of lower income citizens and raise their level of income to that of middle and high income. To meet the goal, Union Government has announced the implementation of Myanmar Sustainable Development Plan (“MSDP”) in August 2018.

MSDP is structured based on 3 Pillars, 5 Goals, 28 Strategies and 251 Action Plans and founded on the development visions of a peaceful, prosperous and democratic country.

The third goal of MSDP relates to job creation and private sector led growth. Strategies 3.3, 3.4, 3.6 and 3.7 have highlighted the importance of creating a conducive investment environment, strengthening of regional and international trade links, building supporting infrastructure to facilitate sustainable growth, economic diversification and encourage innovation to drive a modern economy.

I would like to point out the role of the Yangon Region Government in creating a favourable investment and business enabling environment. While Yangon City makes up less than one percent of Myanmar’s land mass, it is also home to over ten percent of our country’s population and contributing a quarter of Myanmar’s GDP. In such context, we can say that Yangon City is Myanmar’s economic capital, the center of growth, engagement of investment and economic driver of the country’s economy.

We can only reach our vision for Yangon Region by strategically choosing the most effective and efficient projects. We should not only take into consideration the economic aspects of the projects but also consider the social and environmental conservation aspects, while taking budget and financing prospects under deliberation.

The projects that have been included in Project Bank, a databank comprising of prioritized projects for the development of Yangon Region and the entire Nation, are ready to be implemented by identifying the most appropriate source of funding which can be sourced through government’s own budget, multilateral and bilateral development assistance and by Public-Private Partnership schemes. This is also the reason why Yangon Region Government decided to publish the Yangon Project Bank for the general public as well as international and local investors.

We believe that the Project Bank can serve as a catalyst for Myanmar’s development and enhance the living standard of our people through sincere cooperation and implementation with international and local investors.


6/5/2019
Phyto Min Thein
Chief Minister
Yangon Region Government

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1. Introduction

1.1. About Yangon Project Bank

The Yangon Region Government (“YRG”) has a vision of developing Yangon Region as a region that is connected domestically and to the global economy through enhanced transport networks; providing a sustainable, well governed region to its citizens who have access to world class services, healthcare and education; and an economy based on industrial growth and connectivity.

To achieve this, YRG recognises the need for infrastructure enhancements in the region that aligns with the Myanmar Sustainable Development Plan 2018 – 2030 (“MSDP”) (see details in Section 1.6 below) and other development goals and priorities of YRG. Further, YRG also recognises that it is important to leverage private sector expertise and resources in implementing these infrastructure enhancements.

YRG has identified eighty (80) priority projects (listed in Section 3.1 below) for the Yangon region that could potentially attract private sector participation (“Yangon Project Bank”). These projects are spread across multiple sectors including real estate (residential and commercial), industrial zones, roads, ports and other urban infrastructure developments such as markets and parks. Further, each project is at a different stage of development.

Given the large number of projects in Yangon Project Bank, it was important for YRG to evaluate and prioritise these projects in order to optimise its YRG’s public finances and also channel its limited resources towards strategically important, feasible and advanced projects. Accordingly, YRG, with the assistance of Yangon Metropolitan Development Company Limited (“YMD”) and PricewaterhouseCoopers Myanmar Co., Ltd. (“PwC”) evaluated and scored the projects in the Yangon Project Bank as per the approach and methodology discussed in Section 2 below.

1.2. Objectives of Yangon Project Bank

The Yangon Project Bank is meant to create a strategic roadmap for project champions within the government to progress projects that are sustainable and can quickly add value to the region. Its key objectives are:

- To identify and prioritise projects which have a **high development impact** such as creating jobs, promoting economic growth, enabling commercial sustainability through local and foreign investment, facilitating international business, enhancing urban transport and developing communities for a growing urban population. Projects in Yangon Project Bank align with the framework laid out in the MSDP.
- To serve as the master list of projects across the Yangon Region meant to **attract private sector participation and investments**. The purpose is to mobilise private sector capital, innovation and expertise in delivering necessary infrastructure. The Yangon Project Bank is meant to identify and prioritise projects that are financially and commercially sustainable. These projects are envisaged to be procured using recognised commercial structures.

1.3. YRG and its role

The YRG is formed by a partially elected parliament (“Hluttaw”) and led by the Chief Minister. The Union President appoints the Chief Minister from amongst the elected or unelected Hluttaw members, which is subject to confirmation by the Hluttaw. U Phyo Min Thein was elected to a parliamentary seat in the Yangon Region Hluttaw from Hlegu Township Constituency No. 2 in the 2015 general election and appointed as Chief Minister for the Yangon Region on 30 March 2016.

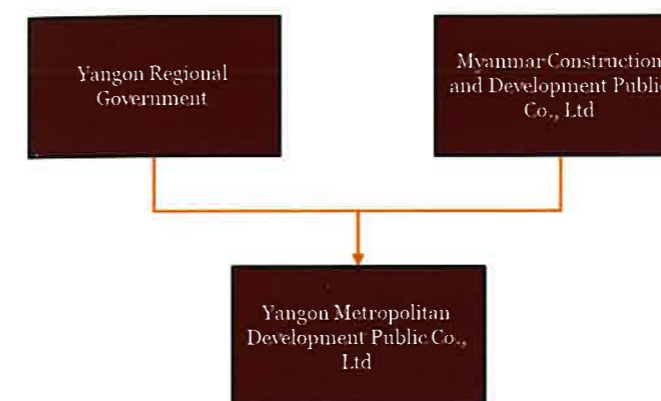
The YRG cabinet is the main executive body comprising the Chief Minister, 2 Region Ministers, a Region Advocate and a Region Auditor. The Chief Minister selects the Region Ministers from among Hluttaw representatives or other candidates, and they are assigned portfolios by the President.

In the context of Yangon Project Bank, YRG is the main institution championing this initiative of compiling a prioritised list of key Yangon region projects. While retaining overall authority over compiling and prioritising the

1.4. YMD and its role

Yangon Metropolitan Development Public Co., Ltd. (“YMD”) was established on the 8th of March 2017 under the Myanmar Companies Law and the Special Company Act. YMD is joint venture between YRG and Myanmar Construction Entrepreneurs Association (“MCEA”) represented as Myanmar Construction and Development Public Co. Ltd. (“MCD”).

Figure 1: YMD’s shareholding structure



YMD has eleven (11) Board of Directors, six (6) of which are appointed by YRG while the remaining five (5) are appointed by MCD. The YCDC Committee Member 4 (which is an official designation) Daw May May Thwe is the Chairwoman of YMD.

YMD intends to raise public funds to develop projects of YRG and it was setup with the intention of carrying out the following objectives:

- To invest in urban infrastructure projects in accordance with YRG’s policy;
- To provide affordable housings for low income workers and government employees;
- To act as an advisor to YRG in accordance with the “Sustainable Cities and Communities” goal of the Sustainable Development Goals by the United Nations;
- To co-operate with foreign investors and increase foreign investments;
- To promote social development; and
- To support the research and development of sustainable development plans in Yangon.

In the context of Yangon Project Bank, as mentioned above, YMD is main coordination agency of the Yangon Project Bank under the strategic direction and oversight of YRG. YMD coordinated the collection of data from Implementing Government Agencies (“IGA”) relevant for the projects in the Yangon Project Bank. Further, YMD was also responsible for developing tools required for analysing projects data and prioritising them.

1.5. Union Project Bank

In early October 2018, the Union Minister of Planning and Finance, U Soe Win, clarified the role of Union Project Bank at a conference in Nay Pyi Taw. Union Project Bank is a national initiative to support the development of the most effective and publicly-beneficial projects from all Myanmar regions and states that align with MSDP. A key objective of the Union Project Bank is for infrastructure enhancements to be financed using either public funds, official development assistance (“ODA”), private investment, or a combination of these.

The Yangon Project Bank is a similar parallel initiative that focuses on the Yangon Region and complements the Union Project Bank. That said, a key exception of the Yangon Project Bank vis-à-vis the union’s Project Bank is that Yangon Project Bank focuses only on projects that are meant to be privately funded or delivered under a Public-Private Partnership (“PPP”) framework.

1.6. Myanmar Sustainable Development Plan (2018-2030)¹

The MSDP envisions a future Myanmar in which all our people have access to the essential elements required for them to live full and happy lives, as expressed within the overarching vision of “A Peaceful, Prosperous and Democratic Myanmar”.

The MSDP has been created to address the demands resulting from rising urbanisation, the need for investment and added economic activity, by proactively building institutional capacity to support a sustainable infrastructure development programme and ensure effective pipeline management.

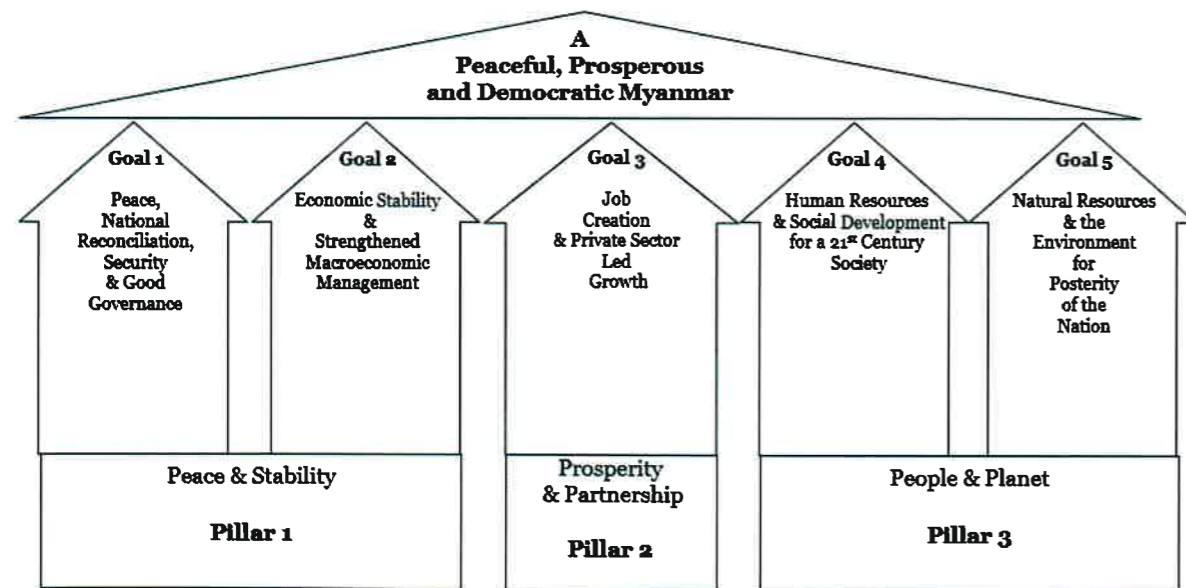
MSDP provides an overall framework and vision for development across Myanmar by:

- ensuring strong policy direction with comprehensive implementation plans;
- avoiding potential ‘silo-ing’ of sector and thematic plans;
- providing a more strategic planning system;
- allowing for clearer messaging and public communication regarding the Government’s policy direction and accompanying strategies; and
- providing greater transparency regarding projects the Government plans to (a) invest with its own budget; (b) develop with development assistance; and (c) partner with private sector.

It also aligns with the United Nations’ Sustainable Development Goals, action plans of the ASEAN Economic Community, Greater Mekong Sub-region (“GMS”) Strategic Plan, the 12 Point Economic Policy of the Union of Myanmar and other sectoral and thematic plans of the Government of Myanmar.

MSDP’s crosscutting themes which have been mainstreamed into all aspects of MSDP implementation are equity and inclusion; sustainability in all its forms; conflict-sensitive approaches; and democratic principles.

Figure 2: Myanmar Sustainable Development Plan (MSDP)



¹ TDN MSDP Presentation (2019)

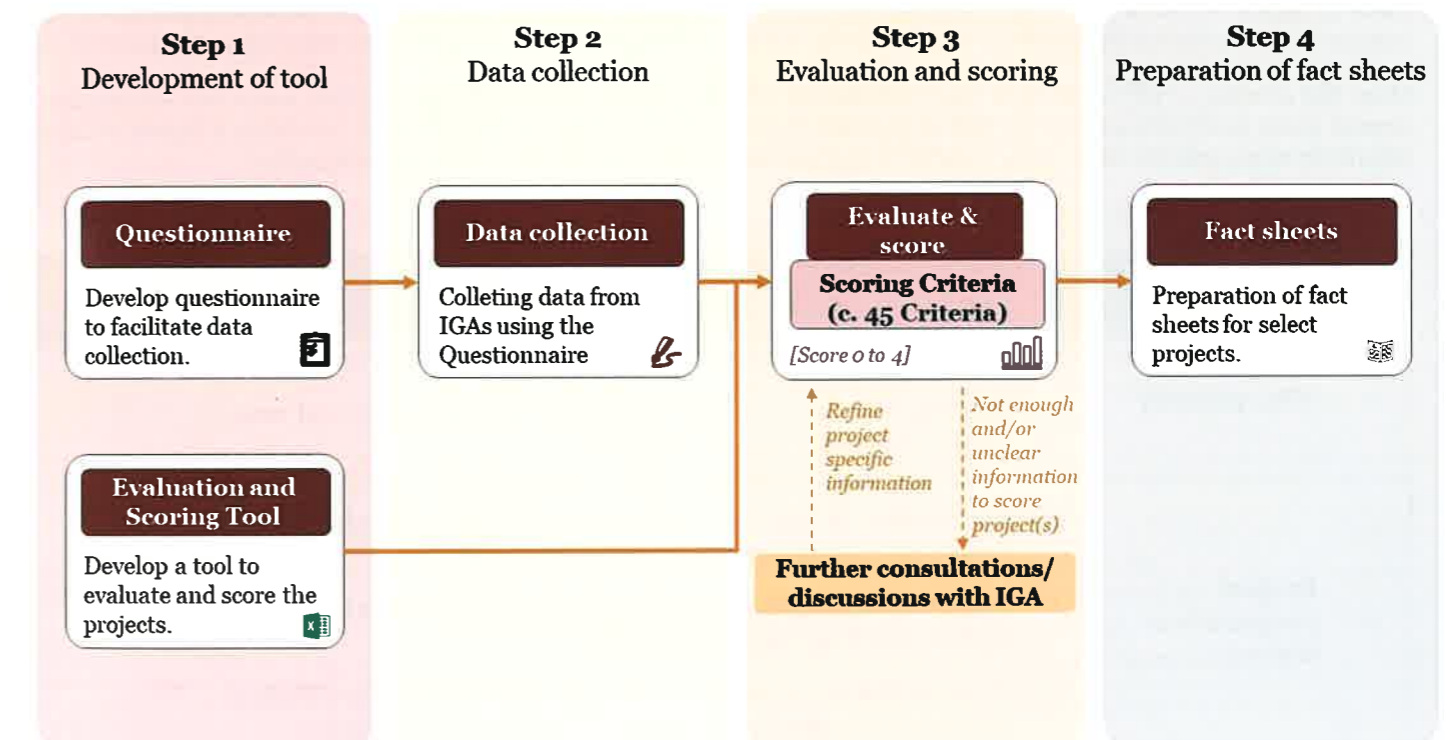
2. Approach and methodology

2.1. The overall approach

The approach for evaluating and prioritising projects for the Yangon Project Bank was divided into three steps as illustrated in Figure 3 below:

- **Step 1: Development of tools** for facilitating data collection and evaluation.
- **Step 2: Data collection** from Implementing Government Agencies (“IGA”) responsible for the projects listed in the Yangon Project Bank.
- **Step 3: Evaluation and scoring** of the projects listed in the Yangon Project Bank.
- **Step 4: Preparation of fact sheets** for select projects in the Yangon Project Bank.

Figure 3: Overall approach



2.2. Development of tools

The first step of the approach was to develop tools to facilitate data collection and evaluation of projects in the Yangon Project Bank. Two (2) tools were developed i.e. a questionnaire for data collection and an evaluation and scoring tool for scoring and ranking projects in the Yangon Project Bank.

2.2.1. Questionnaire

For the purpose of collecting project data, a questionnaire with detailed instructions was developed (“Questionnaire”). A template of the Questionnaire is included as **Appendix 2** of this report.

This Questionnaire was shared with all the IGA relevant for the projects included in the Yangon Project Bank. It served as a guide for the IGAs to refer to for sharing project information required for evaluation and scoring.

2.2.2. Evaluation and scoring tool

In parallel to developing the Questionnaire, an evaluation and scoring tool was also developed that is meant to use the information gathered using the Questionnaire for scoring and ranking projects in the Yangon Project Bank ("Evaluation and Scoring Tool").

The Evaluation and Scoring Tool was developed by reviewing best practice for evaluating and scoring criteria implemented in other countries.

To understand and capture the status of each Project, the Evaluation and Scoring Tool is divided into seven (7) dimensions of YRG priority, project preparation status, project implementation timeline, project feasibility, ease of financing; private sector interest, and IGA readiness. A description of each dimension is included in Table 1 below. Each dimension is assigned a weight in the overall score for a project ("Dimension Weight").

In order to determine the impact of each dimension on a project, there are criteria which cumulatively capture the purpose of the dimension. In total there are forty five (45) criteria capturing the effect of all the seven (7) dimensions. The number of criteria comprising each dimension is also included in Table 1 below. Each criteria is assigned a weight in the overall dimension score for a project ("Criteria Weight").

Each criterion within a dimension has five (5) options to choose from for each project. Depending on the option selected, each criterion is scored on a scale of 0 to 4 with zero being the lowest score and four being the highest.

Once the scoring of all the criteria and dimensions of a project is completed, its weighted score will determine its overall score and rank among the list of projects in the Yangon Project Bank. Projects receiving a higher score are relatively more feasible and easier to take to market, hence will rank higher in the prioritised list.

Table 1: Evaluation and Scoring Tool dimensions

Sl. No.	Dimension	Description	No. of criteria
1	YRG priority	<ul style="list-style-type: none"> The purpose of this dimension is to capture YRG's priorities. Projects that are of a higher priority for YRG will score and rank higher than lower priority projects. 	2
2	Project preparation status	<ul style="list-style-type: none"> The purpose of this dimension is to understand the current level of preparation of the project by the relevant IGA. Preparation includes studies and assessments such as technical studies and financial assessment. Projects that are at an advanced stage of preparation are likely to be taken to market faster, hence will score and rank higher. 	10
3	Project implementation timeline	<ul style="list-style-type: none"> The purpose of this dimension is to capture a project's complexity. Complexity of a project in terms of factors such as extent of land acquisition, degree of legal amendments required for project to be implemented and extent of government support required. Projects that are less complex are likely to have shorter preparation timeline and hence will score and rank higher. 	11

Sl. No.	Dimension	Description	No. of criteria
4	Project feasibility	<ul style="list-style-type: none"> The purpose of this dimension is to capture the feasibility of a project. Feasibility of a project in terms of aspects such as financial viability, socio-economic viability and positive environmental and social. Projects that are more feasible are likely to generate greater interest from stakeholders such as the government itself, private sector and lenders, and hence will score and rank higher. 	10
5	Ease of financing	<ul style="list-style-type: none"> The purpose of this dimension is to capture the government funding support required and financing complexity of a project. Project's government funding support could be in the form of capital subsidy. Financing pertains to raising debt financing for the project. Projects that require lower government funding support and where there are fewer concerns in raising financing, are likely to face fewer implementation issues and hence will score and rank higher. 	5
6	Private sector interest	<ul style="list-style-type: none"> The purpose of this dimension is to capture the likelihood of a project attracting private sector interest. Projects with greater likelihood of generating private sector interest are likely to attract more competition resulting in better value for money to the government and hence will score and rank higher. 	4
7	IGA readiness	<ul style="list-style-type: none"> The purpose of this dimension is to capture the readiness and capability of the IGA in taking a project to market. IGAs having prior experience of procuring private sector for developing projects means that they are likely to understand its intricacies better. This will help in faster and more robust preparation of projects, hence projects of such IGAs will score and rank higher. 	3
Total			45

2.3. Data collection

The next step after developing the tools was to collect data from IGAs relevant to the projects in the Yangon Project Bank. The IGAs that were contacted for collecting data about the projects in Yangon Project Bank are listed in Table 2 below.

Table 2: List of project owners for data collection

Sl. No.	Project owner	No. of projects	Types of projects
1	YRG Yangon Region Government	16	New city development, housing redevelopment, industrial, port, fishery, agriculture and education projects
2	YCDC Yangon City Development Committee	31	Park, market and water projects
3	MOMA Ministry of Municipal Affairs (Yangon Region)	11	Industrial projects
4	MOC Ministry of Construction	11	Road transport, housing redevelopment and industrial projects
5	MOTC Ministry of Transport and Communication	11	Station redevelopments and rail transport projects
Total		80	

The Questionnaire developed under Step 1 was first shared with the IGAs listed in Table 2 above. Subsequently the Yangon Project Bank team conducted interviews, either in-person or via telephone, to understand the background of the projects better and also to help IGAs populate the Questionnaires.

In addition to obtaining the responses from the IGAs, interviews were also conducted with Yangon Chief Minister and several members of his cabinet to understand YRG's priority.

2.4. Evaluation and scoring process

The next step after data collection was evaluation and scoring of the projects listed in the Yangon Project Bank. Using the information provided in the Questionnaire coupled with secondary research and market knowledge, the Evaluation and Scoring Tool was populated. As such, the evaluation and scoring process was iterative with the Yangon Project Bank team reaching out to the relevant IGAs to plug gaps in information, if any.

Once each project in the Yangon Project Bank was scored across the seven (7) dimensions comprising forty five (45) different criteria in the Evaluation and Scoring Tool, a ranked list of projects is generated. The ranking is based on the overall score of each project which is the weighted average of each project's criteria scores.

2.5. Preparation of fact sheets

The last step was then to prepare fact sheets for select projects in the Yangon Project Bank ("Fact Sheets"). The Fact Sheets are included in Appendix 3 of this report. The Fact Sheets are for the benefit of the private sector who are interested in investing in these projects.

3. Yangon Project Bank projects

3.1. List of projects in Yangon Project Bank

The priority projects included as part of the Yangon Project Bank are listed below.

Table 3: List of projects in Yangon Project Bank

Sl. No.	Project Owner	IGAs	Project Names
1	Yangon Region Government (YRG)	Department of Urban Housing and Development (DUHD)	Dala City Centre Development
2		Department of Urban Housing and Development (DUHD) (Note: jointly develop between YRG and MOC)	San Gyi Wa Transportation Hub Project
3		Ministry of Agriculture, Livestock, Forestry and Energy (Yangon Region)	Agricultural vocational Training School Project at Hmawbi, Nyaung Na Pin
4			Farm Service Centers Project
5			The development of fish/prawn ponds project by Myanmar Fisheries Federation
6		New Yangon Development Co Ltd (Government-owned Company)	New Yangon City Project Phase 1 - Stage 1 (West Yangon)
7			New Yangon City Project Phase 1 - Stage 2 (West Yangon)
8		Urban and Infrastructure Development Coordination Committee	East Dagon Modern Industrial Zone and Housing Project - Zone 1
9			East Dagon Modern Industrial Zone and Housing Project - Zone 2
10			Yangon International Multipurpose Terminal ("YIMT")
11			Yangon Special Economic Zone
12		Yangon Metropolitan Development Public Co Ltd (YMD) (Government-owned Company)	Affordable and Government Staff Rental Housing Project
13			Gyo Gone Housing Redevelopment
14			Mayangone Villa Mixed-use Development Project
15			Ngwe Pin Le Integrated Logistics Park and Inland Water Transport Jetty Linked Port
16			Pyi Taw Thit Housing Redevelopment

Sl. No.	Project Owner	IGAs	Project Names
17	Yangon City Development Committee (YCDC)	Playgrounds, Park and Garden Department	Mya Kyun Thar Park Development
18			Myaing Hay Wun Park Development
19			Padonmar Park Development
20		Markets Department	Bauk Htaw Market Redevelopment
21			Bogyoke Aung San Market
22			Bokalay Market Redevelopment
23			East Dagon No.2 Market
24			Hlaing Market (Hlaing Zay Kyi) Redevelopment
25			Hlaing Yadanar Market Redevelopment
26			Hledan Market
27			Insein Myo Thit Market Redevelopment
28			Mingalar Market Redevelopment
29			Mya Yadanar Market Redevelopment
30			Nadanarwon Market + Padamyar Market Redevelopment
31			New Bogyoke Market
32			Ngwe Yamon Market Redevelopment
33			Nyang Pin Lay Market
34			Padauk Myaing Market
35			Pazuntaung Market Redevelopment

Sl. No.	Project Owner	IGAs	Project Names	
36	Ministry of Municipal Affairs (Yangon Region)		Sanpya Night Market +Mingalar Taung Nyunt Market Redevelopment	
37			Tamwe Market Redevelopment	
38			Than Lwin Market Redevelopment	
39			Tharkayta No.1 Market	
40			Thatepan Market (Sin Min Market)	
41			Thein Phyu Market Redevelopment	
42			Theingyi Market C + E Building Redevelopment	
43			Thuwanna Market Redevelopment	
44			Yadanar Theingi Market Redevelopment	
45			Yankin Myo Ma Market Redevelopment	
46			Engineering Department (Buildings)	Thiri Mingalar Old Market Redevelopment
47			Engineering Department (Water and Sanitation)	Toe River Treated Water Supply Project
48			Yangon Region Development Committee (YRDC)	Hlegu Industrial Zone
49				Hmawbi Industrial Zone
50				Htan Ta Pin Industrial Zone
51		Kawhmu Industrial Zone		
52		Khayan Industrial Zone		
53		Kungyangon Industrial Zone		
54		Kyauktan Industrial Zone		

Sl. No.	Project Owner	IGAs	Project Names
55			Taik Kyi Industrial Zone
56			Thanlyin Industrial Zone
57			Thongwa Industrial Zone
58			Twantay Industrial Zone
59		Department of Highway	Yangon Inner Ring Road - Yangon Elevated Expressway Project - Phase 1 (East Wing and East-West Wing)
60			Yangon Inner Ring Road - Yangon Elevated Expressway Project - Phase 2 (West Wing)
61			Yangon Outer Ring Road (Eastern section)
62	Ministry of Construction	Department of Urban Housing and Development (DUHD)	Eco Green City Project
63			Kan Taw Lay housing Redevelopment
64			Korea Myanmar Industrial Complex (KMIC) Project
65			Smart & Eco City Project
66			Twantay Township Low and Middle Income Housing Project
67			U Wisara Housing Redevelopment
68			Wai Lu Won Housing Redevelopment
69			Yankin Housing Redevelopment
70	Ministry of Transport and Communications	Myanma Railways	Danyingone Railway Station, Intercity Terminal Railway Station
71			Insein Railway Station, Interchange Railway Station
72			Kyee Myin Daing Railway Station Comprehensive Development
73			Ma Hlwa Gone Railway Station Redevelopment

Sl. No.	Project Owner	IGAs	Project Names
74			Ma Hlwa Gone Railway Station, Intercity Terminal Railway Station
75			Mingaladon Railway Station, Intercity Terminal Railway Station
76			Yangon Central Railway Station Comprehensive Development
77			Yangon Urban Mass Rapid Transit (YUMRT): East- West Line - Phase 1
78			Yangon Urban Mass Rapid Transit (YUMRT): North-South Line
79			Yegu Railway Station Redevelopment
80			Yegu Railway Station, Interchange Railway Station

***Appendix 1 – Fact sheets of
featured projects***

Affordable and Government Staff Rental Housing



Source: MIMU
Project site in Dagon Seikkan TS

Project Owner: **Yangon Region Government**
IGA: **Yangon Metropolitan Development Public Co Ltd (YMD) (Government-owned Company)**

Sector: **Real Estate** Subsector: **Mixed-use Development**

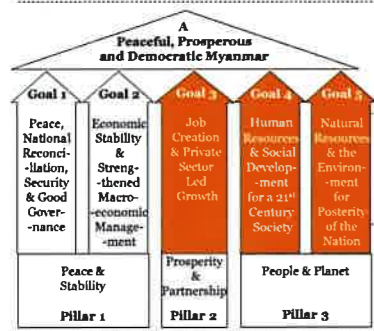
Land: **~183 acres** Location: **Dagon Seikkan TS**

Estimated project cost: **USD 453 million**

Concession period: **TBC**

Status: YMD appointed as procurement agent. **EoI for selection of master developer completed** in March 2019

MSDP



Project objectives

-  **Provide housing** for in-service and retired government employees and low to middle income citizens
-  **Improve standard of living** of Yangon residents
-  **Promote economic growth** in Yangon

Project scope

-  **Zone 1: Commercial facilities**
- Zone 2: Affordable housing** (includes housing for government employees)
- Zone 3: Middle income housing**
- Zone 4: Park and other amenities**

Scope of work

- | | |
|--|--|
|  <ul style="list-style-type: none"> Provide land for development Provide designs for the project Build housing for government employees |  <ul style="list-style-type: none"> Develop and Construct |
|--|--|

Timeline



Potential opportunity

-   
- Opportunity for private sector to be **master developer and/or sub-developer** of the project

Affordable and Government Staff Rental Housing



Dala City Centre Development



Project site in Dala TS

Project Owner: **Yangon Region Government**
IGA: **Department of Urban Housing and Development**

Sector: **Real Estate** Subsector: **Mixed-use Development**

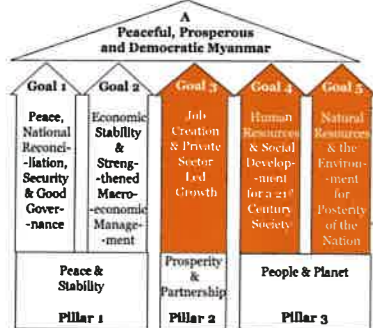
Land: **145 acres** Location: **Dala TS**

Estimated project cost: **TBC**

Concession period: **TBC**

Status: Currently under **planning**

MSDP



Project objectives

- Promote **development** of region surrounding Yangon city
- Improve **standard of living** of Yangon residents
- Reduce **road congestion** and **population density** across Yangon

Project scope

- Develop **commercial and residential facilities**

Scope of work

- Government and IGA**
 - Provide **land** for development
 - Provide **development rights**
- Private Sector**
 - Develop and Construct**

Timeline

Pre-feasibility study ongoing

2019

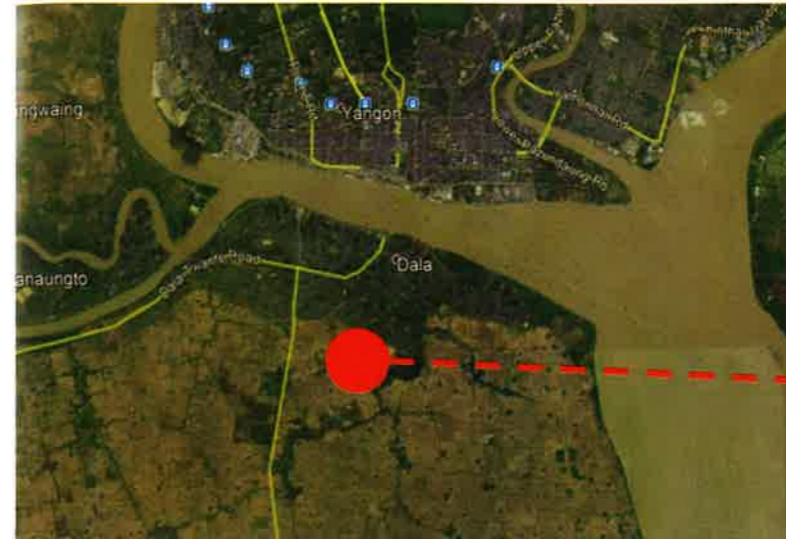
2019

TBC

Potential opportunity

-
- Opportunity for private sector to be **master developer** and/or **sub-developer** of the project

Dala City Centre Development



PROJECT OVERVIEW



PURPOSE OF PROJECT





East Dagon Modern Industrial Zone and Housing - Zone 1



Project site in East Dagon TS

Project Owner: **Yangon Region Government**
IGA: **Urban and Infrastructure Development Coordination Committee**

Sector: **Real Estate** Subsector: **Industrial**

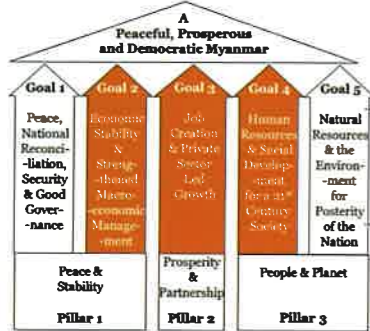
Land: **~2,850 acres** Location: **East Dagon TS**

Estimated project cost: **TBC**

Concession period: **TBC**

Status: **Feasibility studies** by private companies are currently underway

MSDP



Project objectives

- Increase trade and production of goods** for domestic and export consumption
- Create employment opportunities**
- Encourage domestic and foreign investment**

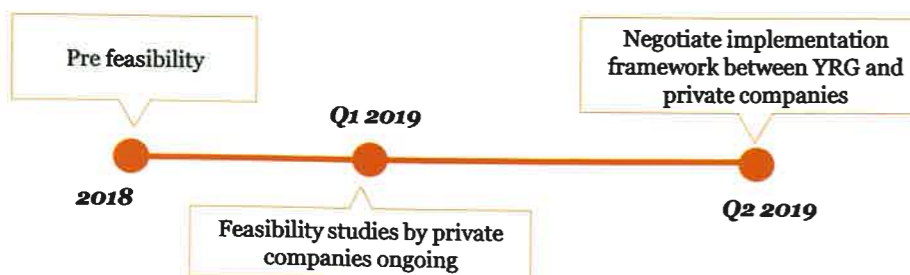
Project scope

- Light and medium **industrial and economic zones**
- Residential and commercial facilities**

Scope of work

- Government and IGA**
 - Grant **development rights**
- Private Sector**
 - Acquire **land**
 - Develop and Construct**

Timeline

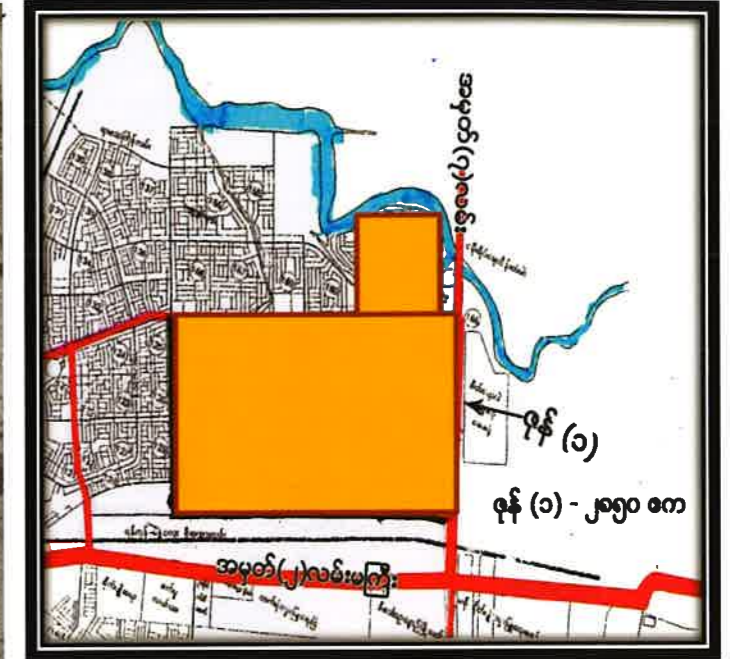


Potential opportunity

-
- Opportunity for investors to either be the **master developer, sub-developers** of the project.
- An opportunity to be a **manufacturer** in the industrial zone as well



East Dagon Modern Industrial Zone and Housing - Zone 1





East Dagon Modern Industrial Zone and Housing - Zone 2



Source: MIMU
Project site in East Dagon TS

Project Owner: **Yangon Region Government**
IGA: **Urban and Infrastructure Development Coordination Committee**

Sector: **Real Estate** Subsector: **Industrial**

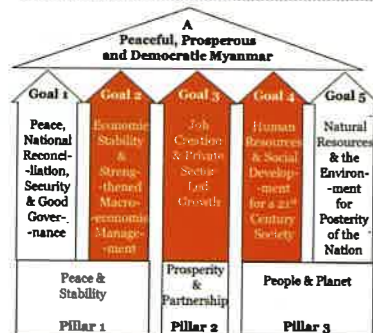
Land: **~6,555 acres** Location: **East Dagon TS**

Estimated project cost: **TBC**

Concession period: **TBC**

Status: **Feasibility studies** by private companies is currently underway

MSDP



Project objectives

- Increase trade and production of goods** for domestic and export consumption
- Create employment opportunities**
- Encourage domestic and foreign investment**

Project scope

- Light and medium **industrial and economic zones**
- Residential and commercial facilities**

Scope of work

- | | |
|---|---|
|
Government and IGA <ul style="list-style-type: none"> • Grant development rights |
Private Sector <ul style="list-style-type: none"> • Acquire land • Develop and Construct |
|---|---|

Timeline

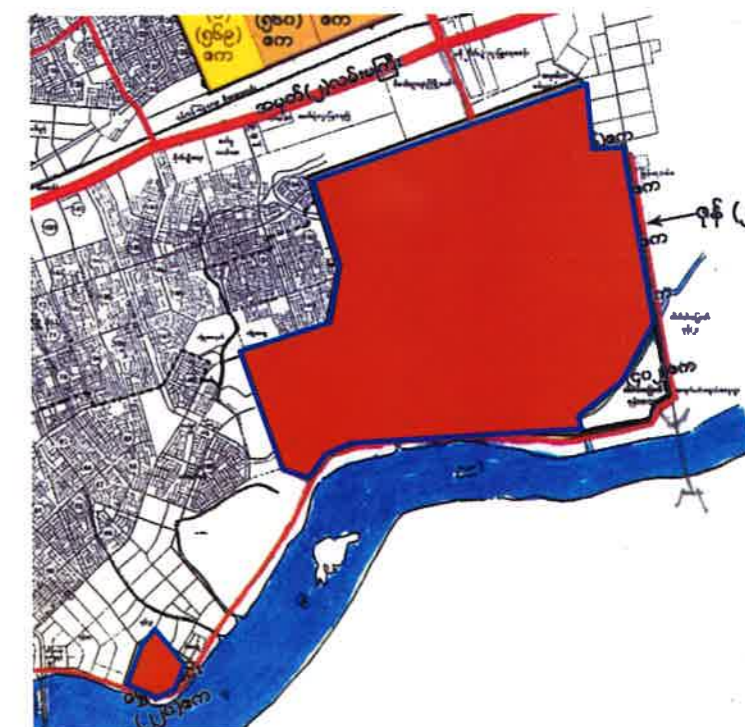


Potential opportunity

-
- Opportunity for investors to either be the **master developer, sub-developers** of the project.
- An opportunity to be a **manufacturer** in the industrial zone as well



East Dagon Modern Industrial Zone and Housing - Zone 2



Eco Green City



Project site in Hlegu TS

Project Owner: **Ministry of Construction**
IGA: **Department of Urban and Housing Development**

Sector: **Real Estate** Subsector: **Mixed-use Development**

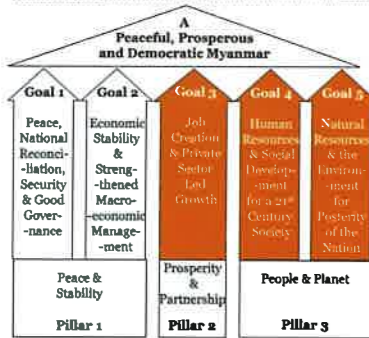
Land: **~1,453 acres** Location: **Hlegu TS**

Estimated project cost: **USD 1 billion**

Concession period: **TBC**

Status: **DUHD signed project contract** with Alliance Stars Group. Proposal submitted for **MIC approval**.

MSDP



Project objectives

- Provide **affordable housing** for low-income citizens
- Improve **communication and transportation** north of Yangon
- Improve **standard of living** of Yangon residents

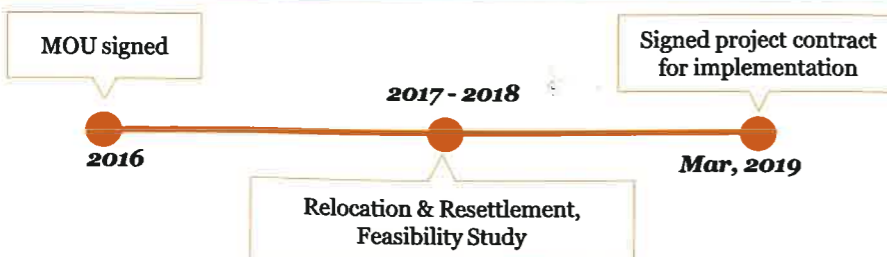
Project scope

- Affordable housing
- Logistics hub
- Recreation area
- Agro park
- Resorts
- Farm housing

Scope of work

- Government and IGA**
 - Grant **development rights**
- Private Sector**
 - Acquire **land**
 - Develop and Construct**

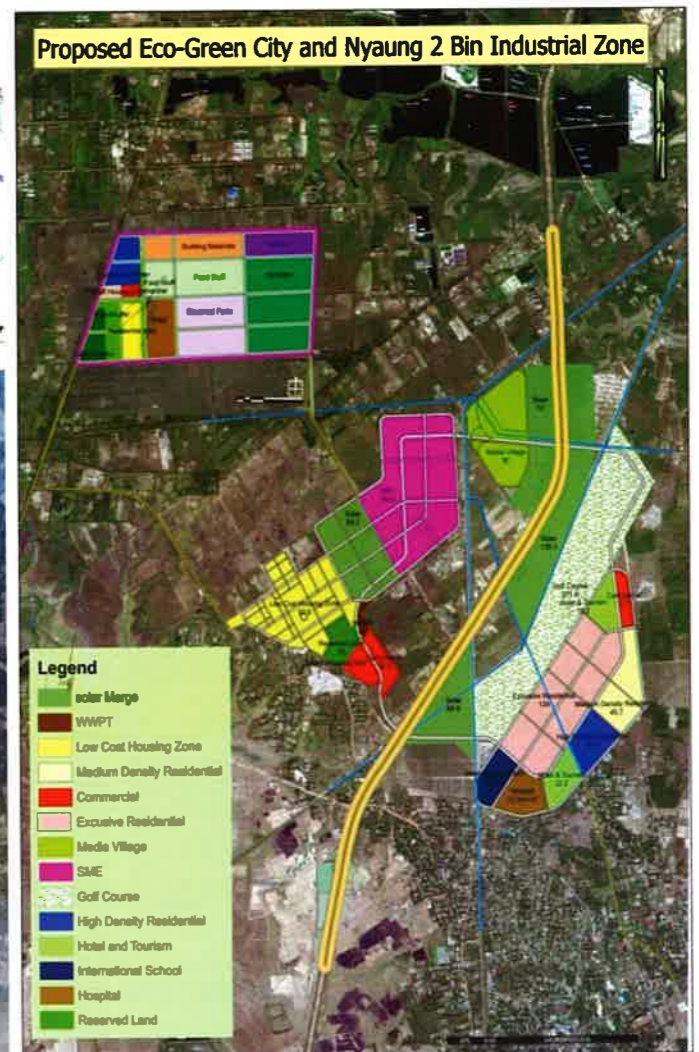
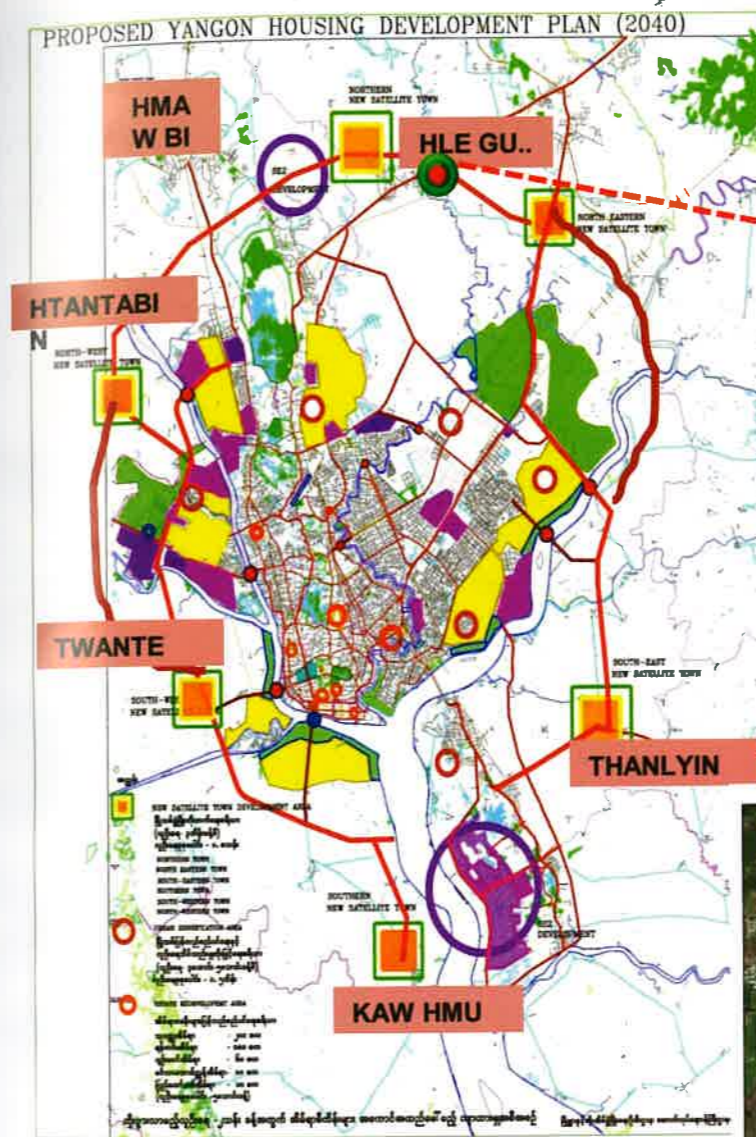
Timeline



Potential opportunity

- Potential opportunity for private sector to **invest as sub-developers** of the project

Eco Green City





Hlegu Industrial Zone



Project site in Hlegu TS

Project Owner: **Ministry of Municipal Affairs, Yangon Region**
IGA: **Yangon Region Development Committee**

Sector: **Real Estate** Subsector: **Industrial**

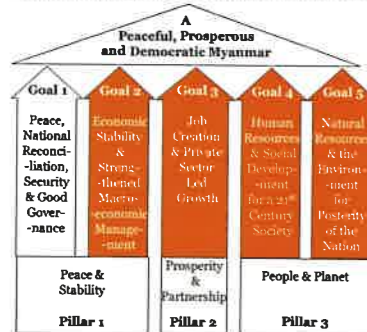
Land: **1,000 acres** Location: **Hlegu TS**

Estimated project cost: **TBC**

Concession period: **TBC**

Status: Ongoing discussions between **YRG** and an **interested investor**

MSDP



Project objectives



Promote development of region surrounding Yangon city



Create employment opportunities



Reduce congestion and **improve standard of living** in the core Yangon city

Project scope



Development of:

- An **industrial zone**
- Commercial** and **residential** facilities

Scope of work



Government and IGA

- Provide **land** for development
- Provide **development rights**



Private Sector

- Develop and Construct**

Timeline

YRG announced plans for development of 11 new industrial zones

May 2018

2019

Discussions between YRG and private investor to be confirmed

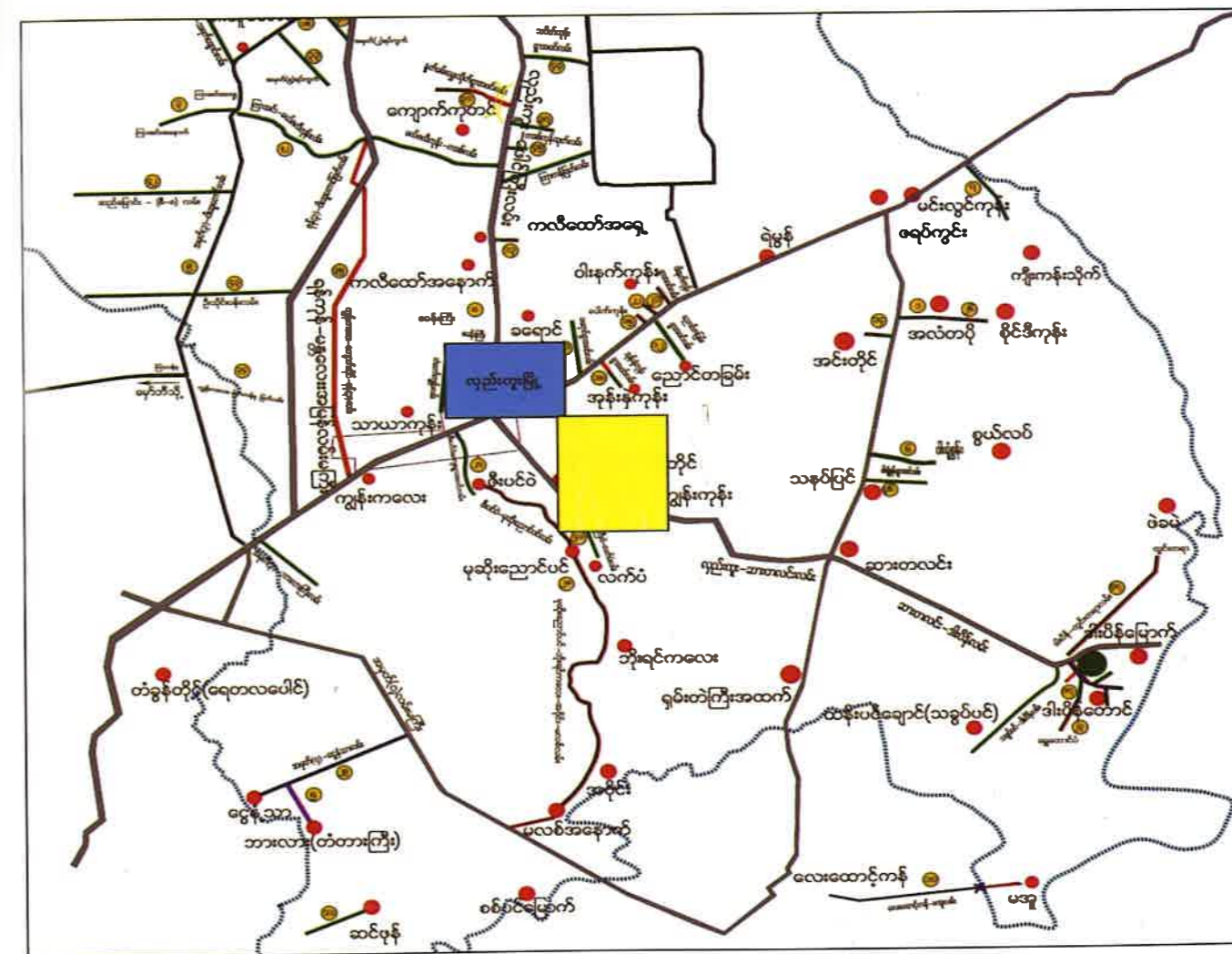
Potential opportunity



Opportunity for investors to be **sub-developers** of the project. An opportunity to be a **manufacturer** in the industrial zone as well



Hlegu Industrial Zone





Htan Ta Pin Industrial Zone



Project site in Htan Ta Pin TS

Project Owner: **Ministry of Municipal Affairs, Yangon Region**
IGA: **Yangon Region Development Committee**

Sector: **Real Estate**

Subsector: **Industrial**

Land: **1,600 acres**

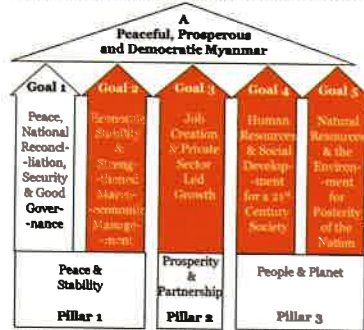
Location: **Htan Ta Pin TS**

Estimated project cost: **TBC**

Concession period: **TBC**

Status: **Proposal submitted by an investor** to YRG which is currently under evaluation for a potential **Swiss challenge** process

MSDP



Project objectives



Promote development of region surrounding Yangon city



Create employment opportunities



Reduce congestion and **improve standard of living** in the core Yangon city

Project scope



Development of:

- **Industrial zone**
- **Commercial** and **residential** facilities

Scope of work



Government and IGA

- Provide **land** for development
- Provide **development rights**



Private Sector

- **Develop and Construct**

Timeline

YRG announced plans for development of 11 new industrial zones

May 2018

Q4 2018

Proposal received by YRG from interested investor

Expected date for signing of an MoU

2019

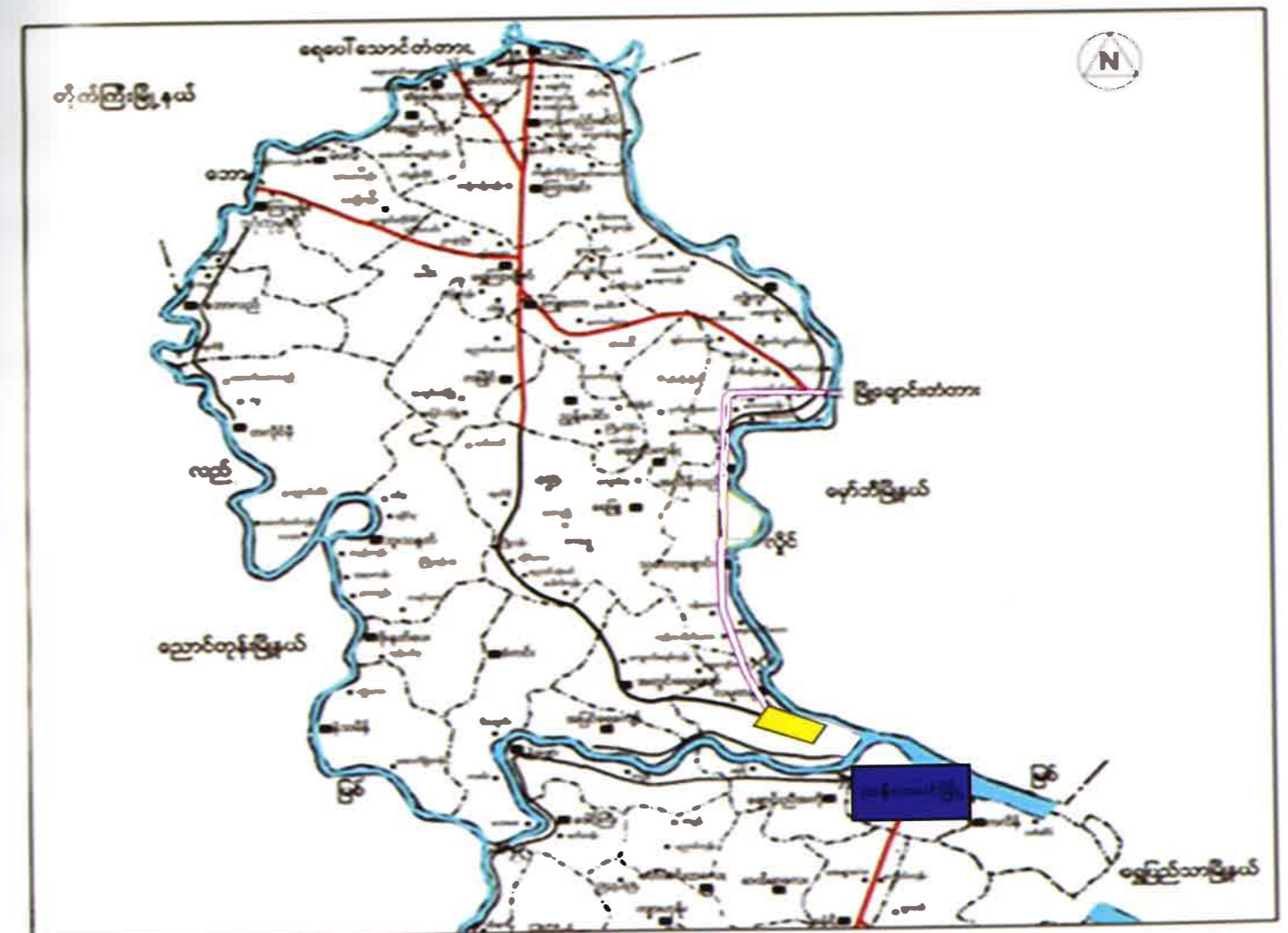
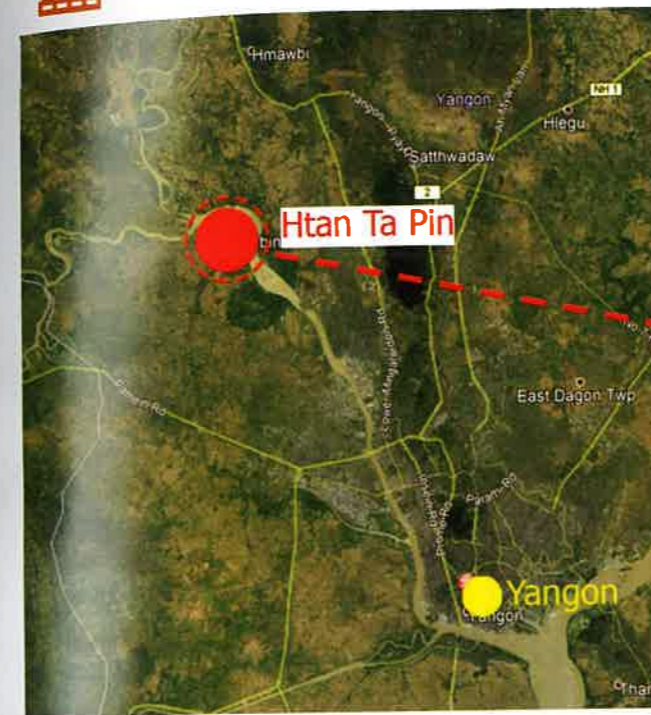
Potential opportunity



Interested developers can participate in the planned **Swiss challenge** process and/or invest as **sub-developers**. An opportunity for to be a **manufacturer** in the industrial zone as well



Htan Ta Pin Industrial Zone



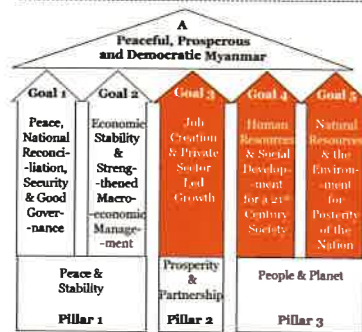


Kan Taw Lay Housing Redevelopment



Project site in Mingalar Taungnyunt TS

MSDP



Project objectives

- Provide public housing facilities
- Improve standard of living of Yangon residents
- Promote economic growth in Yangon

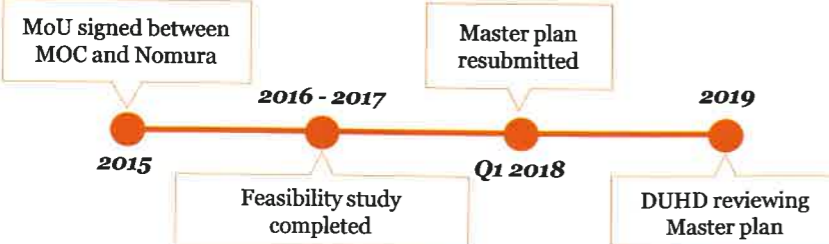
Project scope

- Residential facilities:** 1,000 units of Public Housing on 5.9 acres of land
- Commercial facilities:** Service apartments, office and retail space on 7.2 acres of land

Scope of work

- | | |
|---|--|
| <ul style="list-style-type: none"> • Provide land and development rights • Develop public housing | <ul style="list-style-type: none"> • Develop and Construct |
|---|--|

Timeline



Potential opportunity

-
- Opportunity for investors to be a **sub-developer** of the Project



Kan Taw Lay Housing Redevelopment



Artist's Moods



Korea Myanmar Industrial Complex (KMIC)



Project site in Hlegu TS

Project Owner: **Ministry of Construction**
IGA: **Department of Urban and Housing Development**

Sector: **Real Estate** Subsector: **Industrial**

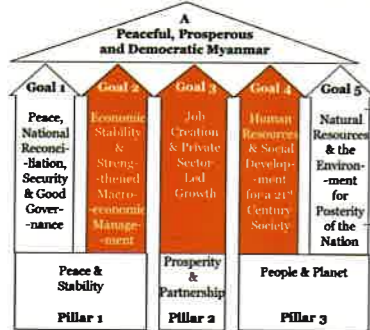
Land: **~556 acres** Location: **Hlegu TS**

Estimated project cost: **USD 110 million**

Concession period: **50 years** with an option for two 10-year extensions

Status: A **Korea-Myanmar G2G joint venture** has received Myanmar Investment Commission (MIC) permit and preparations are underway

MSDP



Project objectives

- Increase trade and production of goods** between Korea and Myanmar
- Create employment opportunities**
- Encourage domestic and foreign investment**

Project scope

- Industrial area** (200 factories)
- Research and Development facility**
- Housing**
- Commercial**
- Training schools**

Scope of work

- Government and IGA**
 - Provide **land** for development
- Private Sector**
 - Develop and Construct**

Timeline

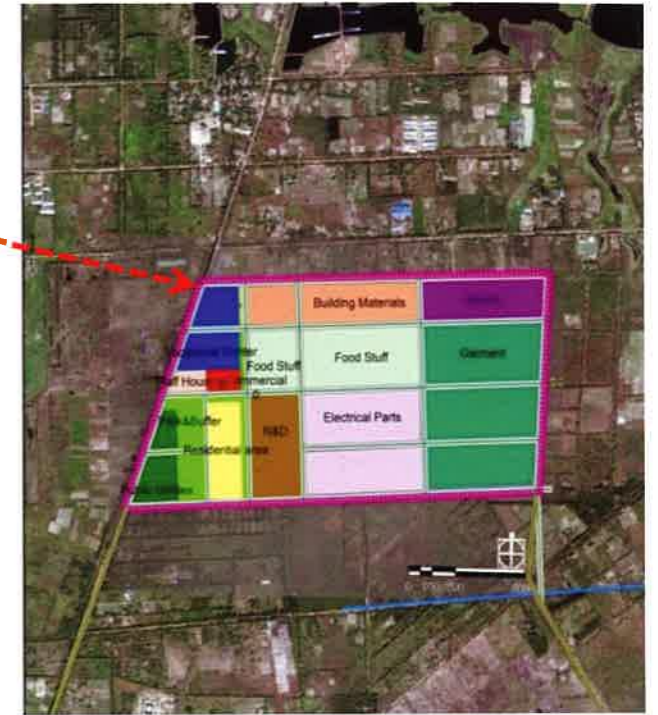
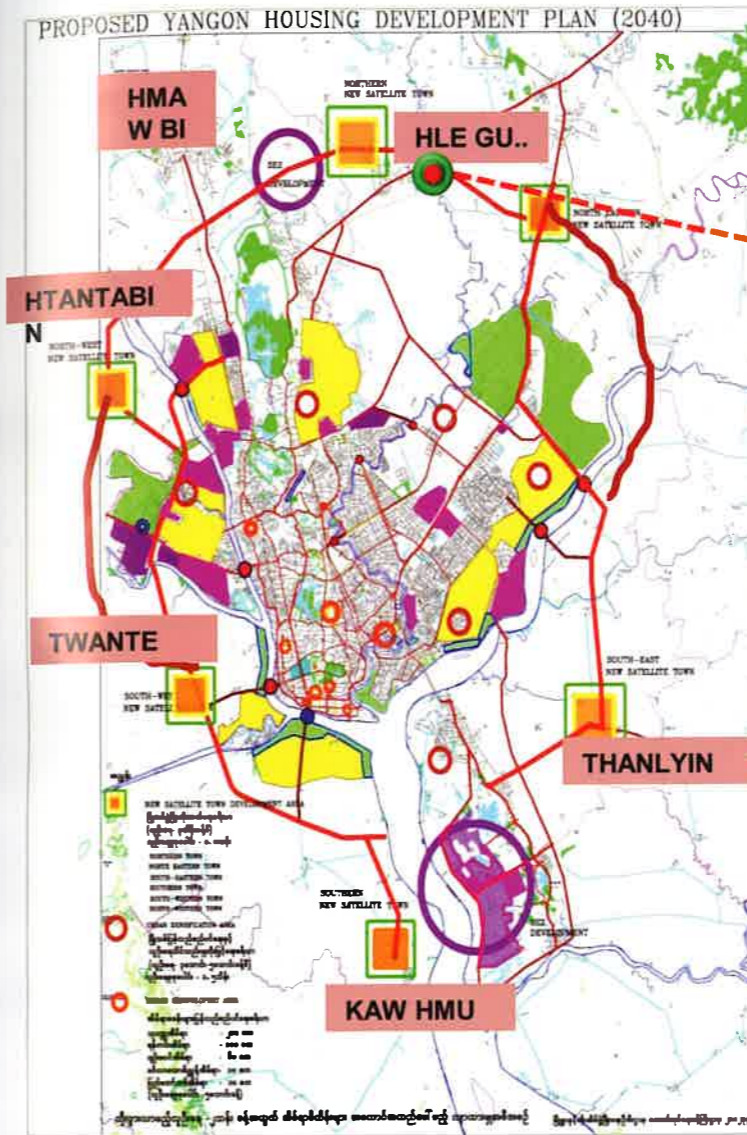


Potential opportunity

-
- Opportunity for **manufacturers** to invest in the industrial zone



Korea Myanmar Industrial Complex (KMIC)



Korea-Myanmar Industrial Complex (KMIC) Master Plan



Land Use Type	Area (r)	Percentage(%)	Note
Total	2,248,281	100.0	
Industrial Area	1,809,279	71.6	
Residential Area	82,475	3.8	
Village	24,385	1.1	
Commercial Area	11,299	0.5	
Techpark (IT Park)	25,176	1.1	
Gas Station	1,467	0.1	
Public Facility Site	482,241	21.5	
Road	349,301	15.5	
Green Space	29,027	1.3	
Tram	87,141	3.9	Included Undercurrent Facility
Water Supply Site	48,788	2.1	
Public Support Facility	6,182	0.3	
Substation	31,881	1.4	
Water Treatment Plant	20,441	0.9	
Wastewater Treatment Plant	20,111	0.9	

Exclusion site : 121,408 r



Kyee Myin Daing Railway Station Transit Oriented Development



Project Owner: **Ministry of Transport and Communications**
IGA: **Myanmar Railways**

Sector: **Transport**

Subsector: **Rail/TOD**

Land: **TBC**

Location: **Kyee Myin Daing TS**

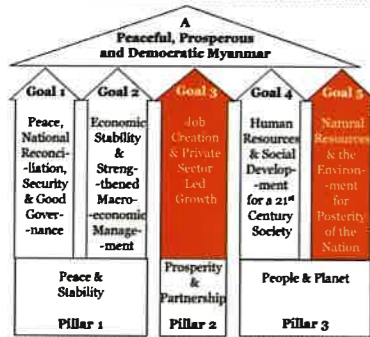
Estimated project cost: **TBC**

Concession period: **TBC**

Status: **Feasibility study** is ongoing

Project site in Kyee Myin Daing TS

MSDP



Project objectives

- Improve connectivity** between Yangon and surrounding cities
- Protect heritage value of the railway station and nearby landmarks** in the city
- Promote economic growth** in Yangon

Project scope



Transit-Oriented Development (TOD)

- **Refurbish** the existing railway station which is a heritage building
- **Mixed use development**

Scope of work



Government and IGA

- Provide **land** for development
- Provide **development rights**



Private Sector

- **Develop and Construct**

Timeline

Potential opportunity

Feasibility study commencement date

Q1 2019

Q4 2019

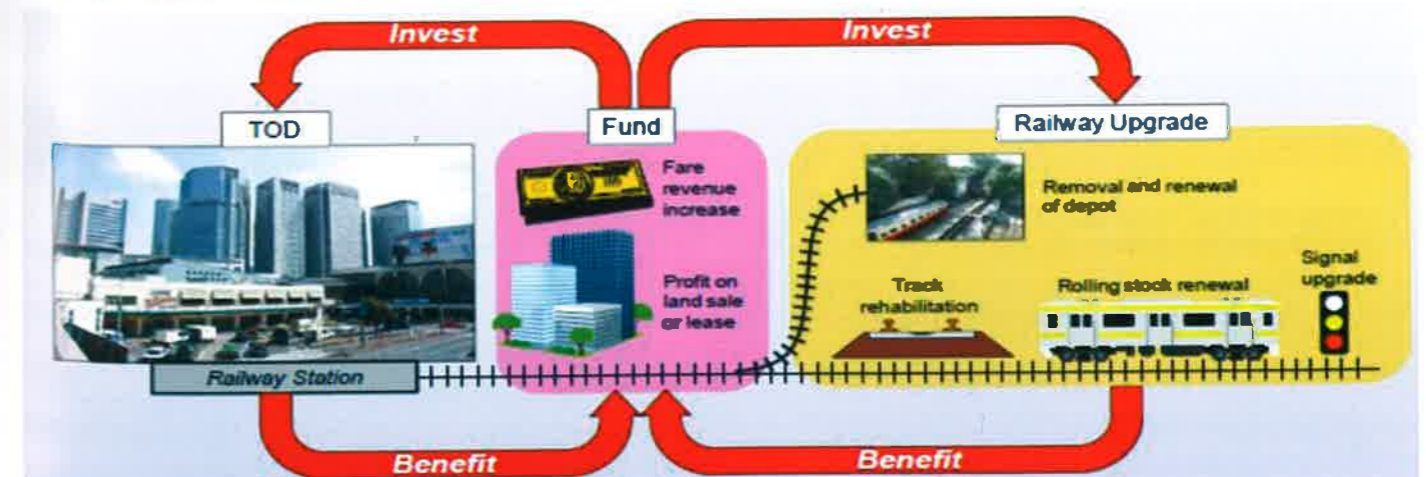
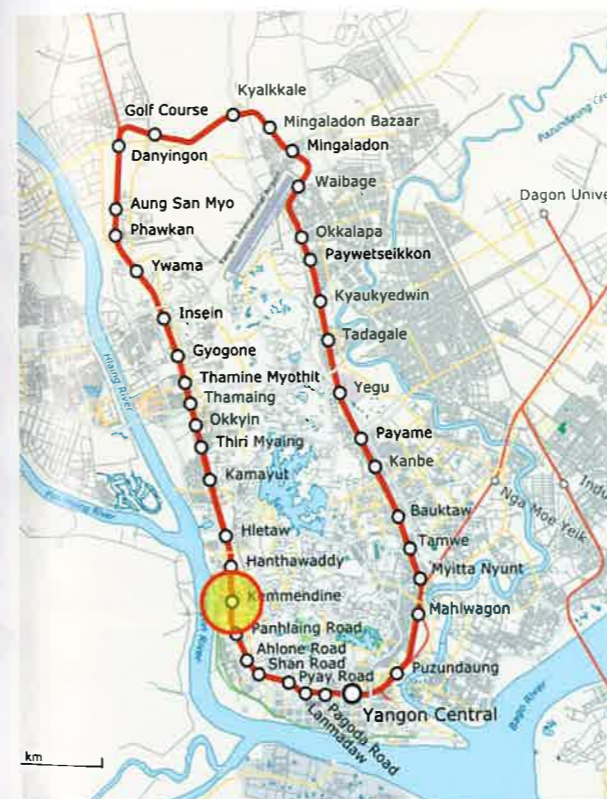
Expected quarter for completion of feasibility study



Opportunity for private sector to be a **master developer and/or sub-developer** of the project. Opportunity to invest in **retail/commercial** space as well



Kyee Myin Daing Railway Station Transit Oriented Development



Source: JICA Study Team

Mingalar Market Redevelopment



Project site in Mingalar Taungnyunt TS

Project Owner: **Yangon City Development Committee**
IGA: **Markets Department**

Sector: **Real Estate**

Subsector: **Markets**

Land: **~3 acres**

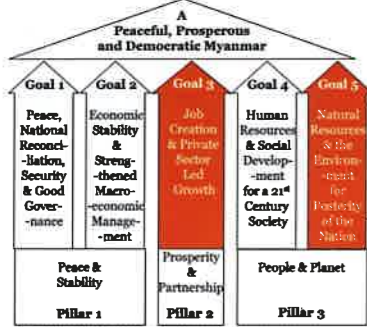
Location: **Mingalar Taungnyunt TS**

Estimated project cost: **USD 45 million**

Concession period: **TBC**

Status: **Tender awarded** to San Myat Tun Co Ltd and **under construction**

MSDP



Project objectives

- Improve facilities** and **conserve the heritage value** of existing markets
- Boost commerce and growth** in the city
- Create employment opportunities**

Project scope

- Upgrade/ modernise and redevelop** existing Mingalar market
- Develop 15-story commercial building**

Scope of work

- | | |
|--|---|
|
Government and IGA <ul style="list-style-type: none"> • Provide land • Provide design and development right |
Private Sector <ul style="list-style-type: none"> • Develop, Construct and Operate |
|--|---|

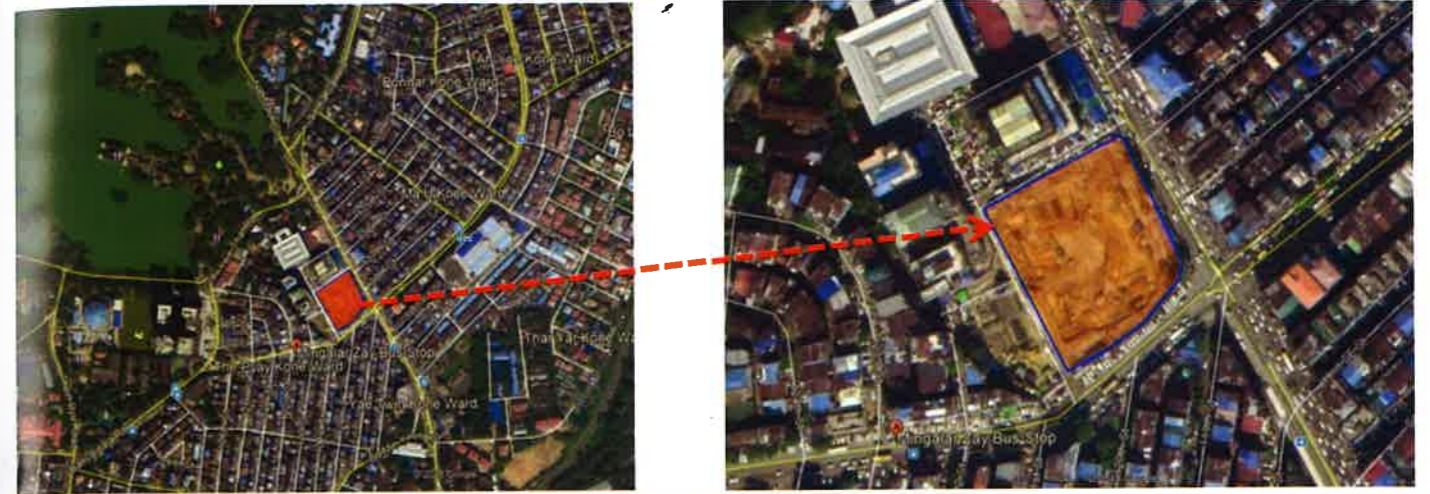
Timeline



Potential opportunity

-
- Opportunity for private sector to invest in **retail/commercial** space

Mingalar Market Redevelopment



Mya Kyun Thar Park Redevelopment



Project site in Mayangone TS

Project Owner: Yangon City Development Committee
IGA: Playgrounds, Park and Garden Department

Sector: **Real Estate**

Subsector: **Commercial**

Land: **~44 acres**

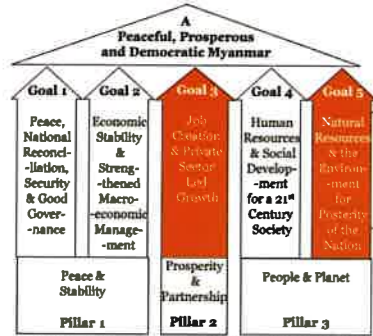
Location: **Mayangone TS**

Estimated project cost: **TBC**

Concession period: **60 years land lease**

Status: **Interested bidders to submit** proposals per revised site specifications

MSDP



Project objectives



Improve **standard of living** of Yangon residents



Create **employment opportunities**



Promote **economic growth** in Yangon

Project scope



Development of **commercial and public recreational area**

Scope of work



Government and IGA

- Provide **land** for development
- Provide **development rights**



Private Sector

- Develop and Construct**

Timeline

Potential opportunity

Proposals from 8 companies received for development

2013

Q4 2016

IGA seeking new proposals for revised site specifications

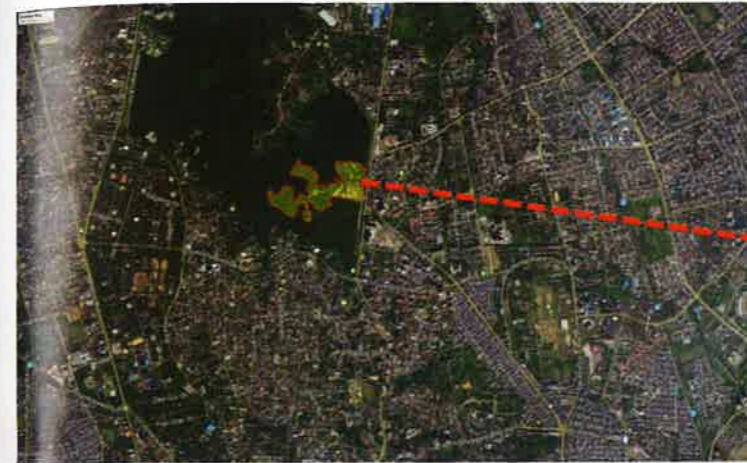
Preparation of Master Plan by YCDC is ongoing

2019



Opportunity for investors to **invest, finance** and/or **be sub-developers** of the Project

Mya Kyun Thar Park Redevelopment



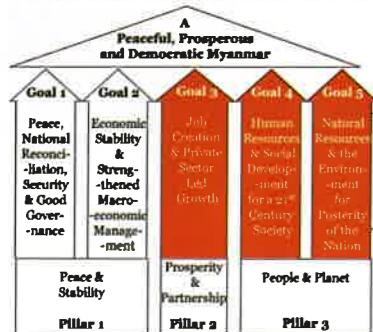
New Yangon City Phase 1 – Stage 1 (West Yangon)



Source: MIMU
Project site in West of Yangon City

Project Owner: Yangon Region Government IGA: New Yangon Development Company Ltd (Government-owned Company)	
Sector: Real Estate	Subsector: New Town Development
Land: ~22,240 acres	Location: West of Yangon City
Estimated project cost: USD 8 billion	
Concession period: 30 years	
Status: Unsolicited Proposal submitted by a private player	

MSDP



Project objectives

- Create employment opportunities
- Reduce road congestion in Yangon city
- Improve standard of living of Yangon residents

Project scope

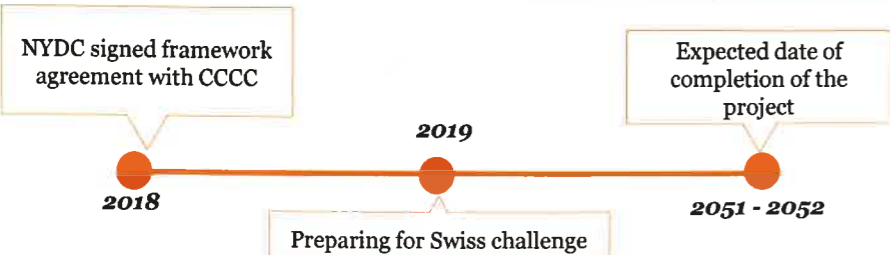
Development of:

- Infrastructure for **5** resettlement areas
- 2** bridges
- 13 sq. km** of industrial estate
- Water and Power facilities
- 15 sq. km** of commercial and residential land development
- 26 km** main artery roads
- Flood control facilities

Scope of work

- | | | | |
|---------------------------|---------------------------------------|-----------------------|---|
| Government and IGA | • Provide land for development | Private Sector | • DBFOT - Design, Build, Finance, Operate and Transfer |
|---------------------------|---------------------------------------|-----------------------|---|

Timeline



Potential opportunity

- Interested developers can participate in the planned **Swiss challenge** process. An opportunity for **manufacturers** as well

New Yangon City Phase 1 – Stage 1 (West Yangon)



New Yangon City Phase 1 – Stage 2 (West Yangon)



Source: MIMU
Project site in West of Yangon City

Project Owner: **Yangon Region Government**
IGA: **New Yangon Development Company Ltd (Government-owned Company)**

Sector: **Real Estate** Subsector: **Infrastructure/Utility**

Land: **TBC** Location: **West of Yangon City**

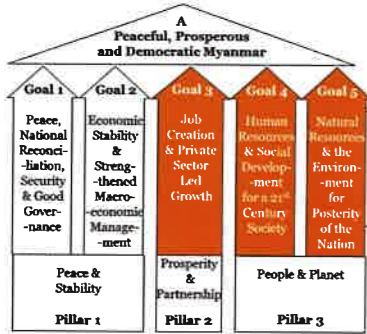
Estimated project cost: **TBC**

Concession period: **TBC**

Status: NYDC had called for EoIs and in response received **77 EOI submissions** for six infrastructure packages in **February 2019**.

MSDP

Project objectives



Create employment opportunities



Reduce road congestion in Yangon city



Improve standard of living of Yangon residents

Project scope

Development of:



- **Power** Supply and Distribution
- **Public Transport** System
- **Cyber** Connectivity Infrastructure
- **Municipal Waste** Disposal
- **Natural Gas** Supply and Distribution
- **Convention** Centre

Scope of work



Government and IGA

- Provide **land** for the development
- Provide **development rights**



Private Sector

- **DBFOT** - Design, Build, Finance, Operate and Transfer

Timeline

Potential opportunity

Call for EOI submissions

Feb, 2019

Receipt of 77 EOI submissions

Discussions are underway for Power Supply & Distribution, Natural Gas Supply & Distribution and Public Transport System

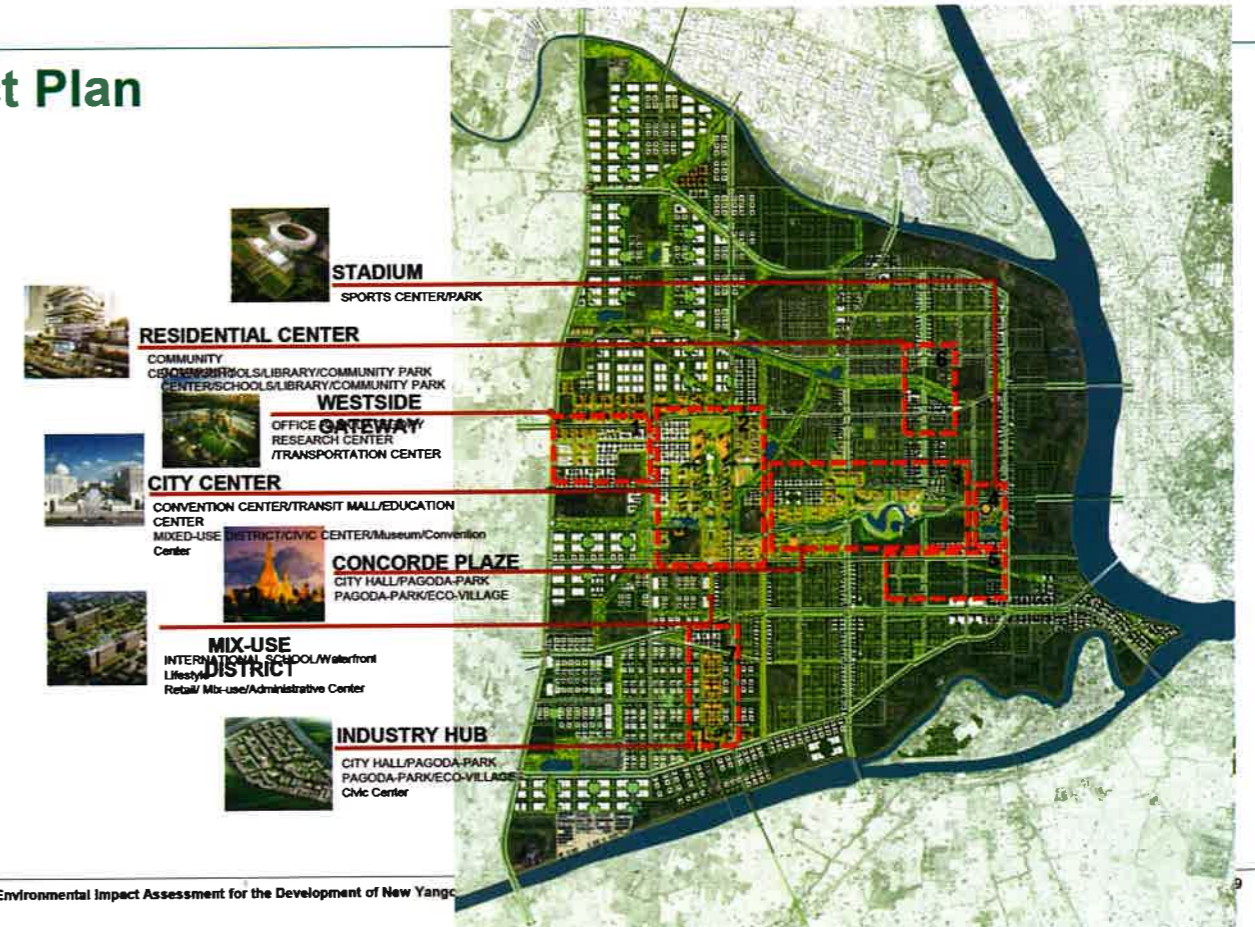


Opportunity for private sector to pursue development **6 infra packages**

New Yangon City Phase 1 – Stage 2 (West Yangon)



Project Plan



Ngwe Pin Le Integrated Logistics Park and Inland Water Transport Jetty Linked Port



Project site in Hlaingtharya TS

Project Owner : Yangon Region Government
IGA: Yangon Metropolitan Development Public Co. Ltd (Government-owned Company)

Sector: Transport and logistics **Subsector:** Port

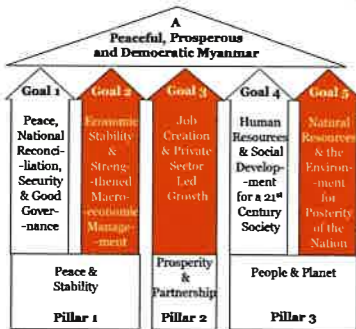
Land: ~244 acres **Location:** Hlaingtharya TS

Estimated project cost: USD 95 million

Concession period: 50 years with an option for two 10-year extensions

Status: Preferred bidders for 2 jetty-linked ports and 3 bonded warehouses were selected in Jan 2019

MSDP



Project objectives

- Reduce road congestion and cost of transport between the ports and western side of Yangon city
- Facilitate container trade in Yangon
- Promote trade and economic growth in Yangon

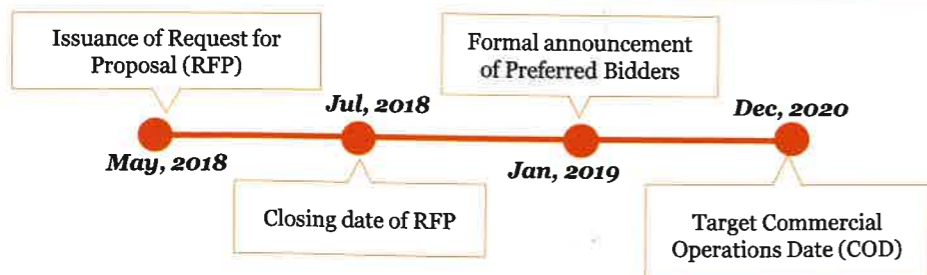
Project scope

- Develop 2 jetty-linked port, with each comprising one jetty, one inland container depot, one container freight station and one warehouse
- Develop 12 bonded warehouses

Scope of work

- Government and IGA**
 - Provide land for development
 - Develop, operate and maintain trunk infrastructure and utilities
- Private Sector**
 - DBFOT - Design, Build, Finance, Operate, and Transfer

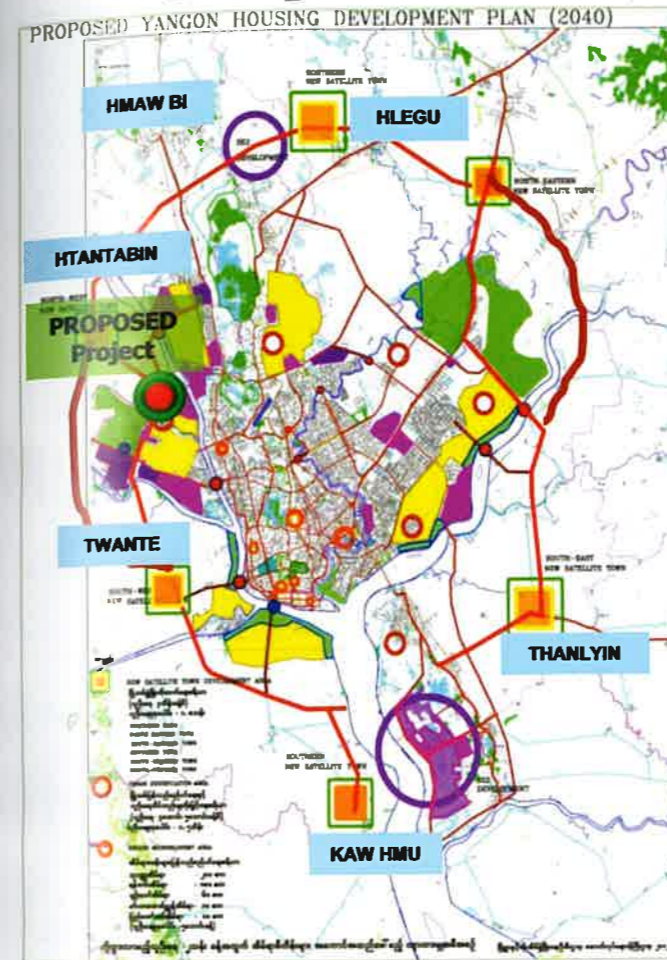
Timeline



Potential opportunity

Opportunity for private sector to pursue 9 more bonded warehouses in the future

Ngwe Pin Le Integrated Logistics Park and Inland Water Transport Jetty Linked Port



Pazuntaung Market Redevelopment



Source: MIMU
Project site in Pazuntaung TS

Project Owner: Yangon City Development Committee
IGA: Markets Department

Sector: Real Estate

Subsector: Markets

Land: ~6 acres

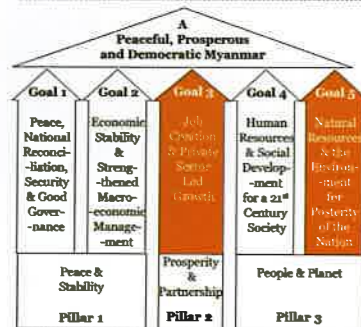
Location: Pazuntaung TS

Estimated project cost: TBC

Concession period: TBC

Status: Currently under **planning**

MSDP



Project objectives



Improve facilities at existing markets



Boost commerce and growth in the city



Create employment opportunities

Project scope



Upgrade/modernise and redevelop existing Pazuntaung market



Develop commercial facilities

Scope of work



Government and IGA

- Provide land and development rights
- Relocate existing tenants during construction (cost borne by private sector)



Private Sector

- Develop, Construct and Operate

Timeline

YCDC decided to procure the project as a PPP

2019

EOI

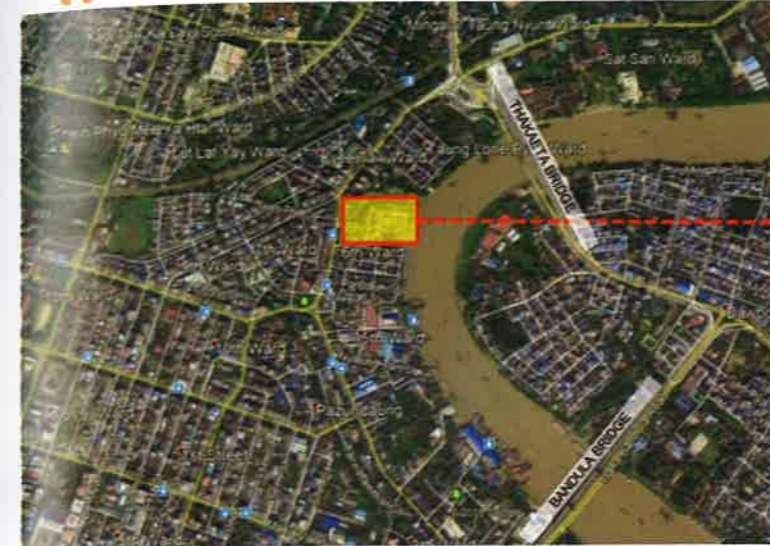
TBC

Potential opportunity



Opportunity for private sector to be **develop** the project and/or invest in **retail/commercial** space

Pazuntaung Market Redevelopment



Artist's Moods



Artist's Moods





Pyi Taw Thit Housing Redevelopment



Project site in Pazundaung TS

Project Owner: Ministry of Construction
IGA: Yangon Metropolitan Development Public Co. Ltd (Government-owned Company)

Sector: Real Estate Subsector: Mixed-use Development

Land: ~4 acres Location: Pazundaung TS

Estimated project cost: TBC

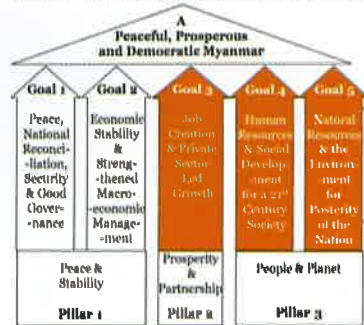
Concession period: TBC

Status: Project awarded to YMD as master developer

Phase 1 - Under construction by YMD

Phase 2 - EOI for selection of sub-developer is ongoing

MSDP



Project objectives



Provide resettlement housing



Improve standard of living of Yangon residents



Promote economic growth in Yangon

Project scope



Phase 1: Develop resettlement housing



Phase 2: Develop multi-storey carpark, office tower, shopping mall and condominium

Scope of work



Government and IGA

- IGA is master developer
- Government to provide land and grant development rights



Private Sector

- Develop and Construct

Timeline

Closing date of EOI submission for sub-developer of Phase 2

Apr, 2019

2019 - 2020

Selection of sub-developer for Phase 2

Completion of Phase 1

Jun, 2020

Potential opportunity



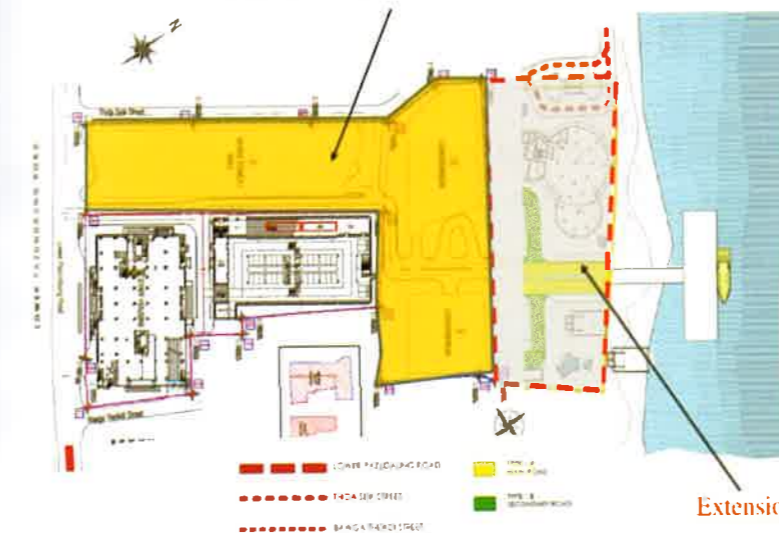
Opportunity for private sector to develop Phase 2 of the Project



Pyi Taw Thit Housing Redevelopment



Will announce for Investment Sub Developer Area



Tamwe Market Redevelopment



Project site in Tamwe TS

Project Owner: Yangon City Development Committee
IGA: Markets Department

Sector: Real Estate **Subsector:** Markets

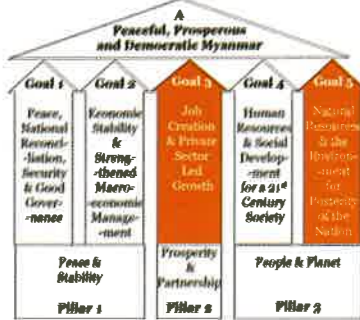
Land: ~4 acres **Location:** Tamwe TS

Estimated project cost: TBC

Concession period: TBC

Status: EOI submissions received by IGA on 22 Feb 2019

MSDP



Project objectives



Improve facilities at existing markets



Boost commerce and growth in the city



Create employment opportunities

Project scope



Upgrade/modernise and redevelop existing Tamwe market



Develop commercial facilities

Scope of work



Government and IGA

- Provide land
- Grant development rights
- Relocating existing tenants (cost borne by private sector)



Private Sector

- Develop, Construct and Operate

Timeline

Call for EoI submissions

Feb, 2019

Selection of preferred developer

Jan, 2019

EoI submission due date

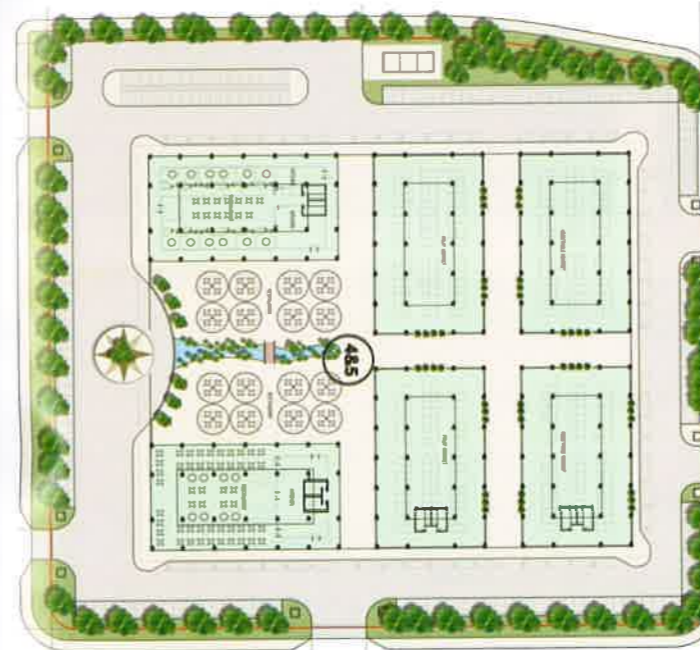
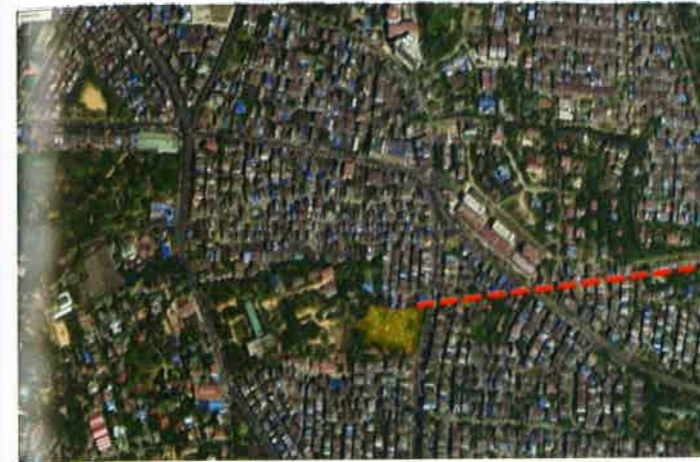
Q3 2019

Potential opportunity



Opportunity for private sector to be **invest and develop** the project. Opportunity to invest in **retail/commercial** space

Tamwe Market Redevelopment



Artist's Moods



Artist's Moods



Artist's Moods



Than Lwin Market Redevelopment



Project site in Kamayut TS

Project Owner: Yangon City Development Committee
IGA: Markets Department

Sector: Real Estate

Subsector: Markets

Land: ~1 acre

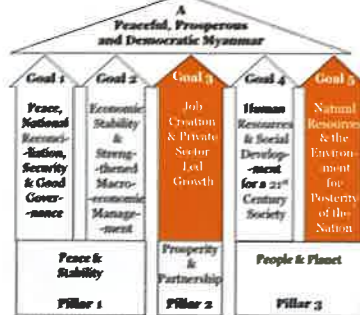
Location: Kamayut TS

Estimated project cost: TBC

Concession period: TBC

Status: Currently under **planning**

MSDP



Project objectives



Improve facilities at existing markets



Boost commerce and growth in the city



Create employment opportunities

Project scope



Upgrade/modernise and redevelop existing Than Lwin market



Develop **commercial facilities**

Scope of work



Government and IGA

- Provide **land and development rights**
- **Relocate** existing tenants during construction (cost borne by private sector)



Private Sector

- **Develop, Construct and Operate**

Timeline

YCDC decided to procure the project as a PPP

2019

EOI

TBC

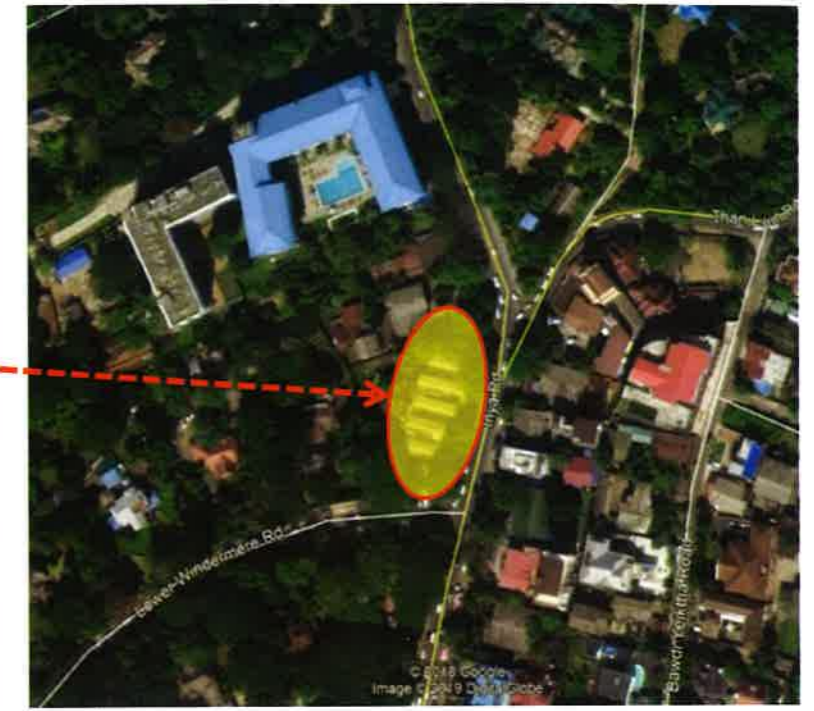
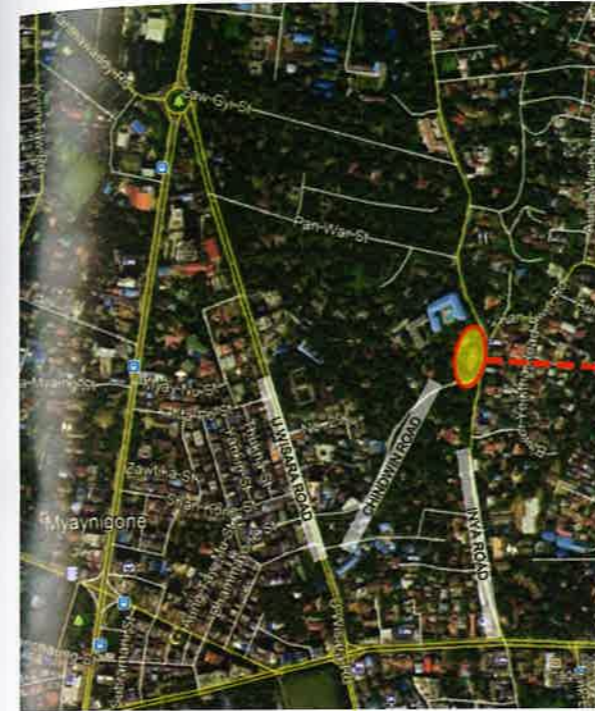
Potential opportunity



Opportunity for private sector to be **develop** the project and/or invest in **retail/commercial** space



Than Lwin Market Redevelopment



Artist's Moods



Artist's Moods



Thiri Mingalar (Old) Market Redevelopment



Project site in Ahlone TS

Project Owner: Yangon City Development Committee
IGA: Market Department

Sector: Real Estate Subsector: Markets

Land: ~ 5 acres Location: Ahlone TS

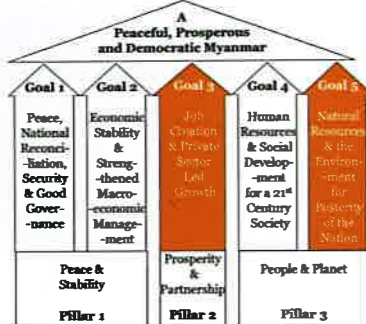
Estimated project cost: TBC

Concession period: TBC

Status: **Ongoing discussions** between YRG and private investors. **Resettlement action plan** is currently being drafted by YCDC.

To be developed under **Swiss Challenge**.

MSDP



Project objectives

- Improve facilities** at existing markets
- Boost commerce and growth** in the city
- Create employment opportunities**

Project scope

- Upgrade/modernise and redevelop** existing Thiri Mingalar Market
- Develop commercial facilities**

Scope of work

- | | |
|--|---|
| Government and IGA <ul style="list-style-type: none"> Provide land and development rights Relocate existing tenants (expense by private sector) | Private Sector <ul style="list-style-type: none"> Develop, Construct and Operate |
|--|---|

Timeline

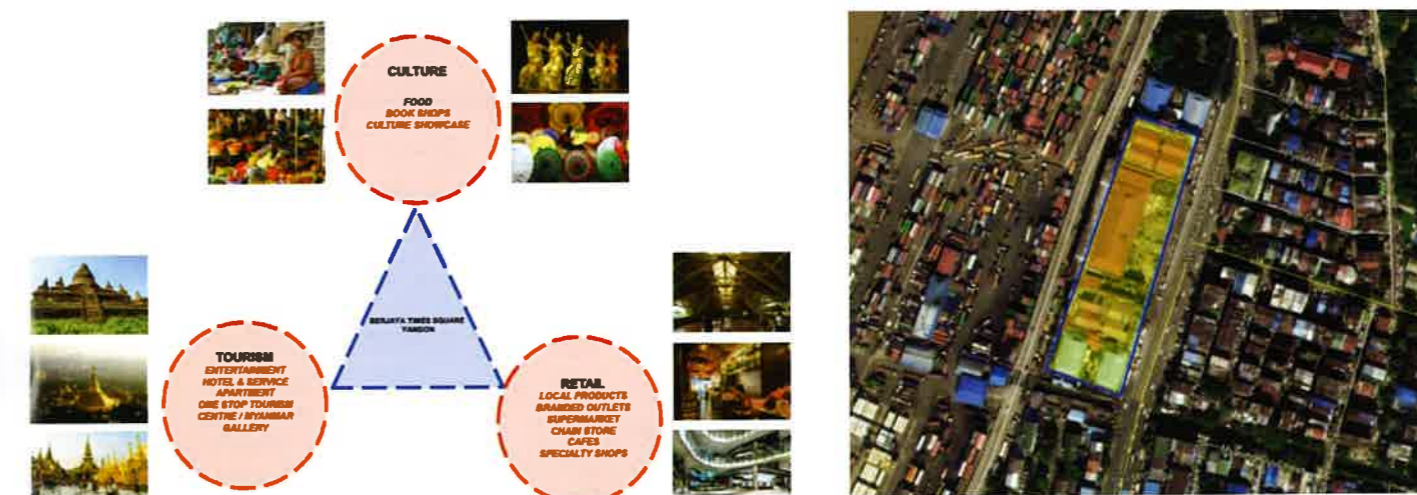
YCDC stopped operations of the market as the building has been deemed unsafe.



Potential opportunity

-
- Opportunity for private sector to be **develop** the project and/or invest in **retail/commercial** space

Thiri Mingalar (Old) Market Redevelopment





Yangon Central Railway Station Comprehensive Development



Source: MIMU

Project site in Mingalar Taungnyunt TS

Project Owner: **Ministry of Transport and Communications**
IGA: **Myanmar Railways**

Sector: **Transport** Subsector: **Railway/TOD**

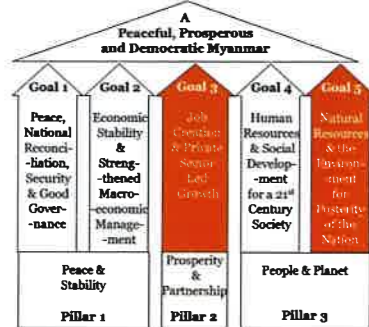
Land: **~38 acres** Location: **Mingalar Taungnyunt TS**

Estimated project cost: **USD 2,152 million**

Concession period: **50 years**

Status: **Central Transport Development Consortium (CTDC)** has been selected as preferred bidder in Feb 2018

MSDP



Project objectives

- Create a strong link** to the south and the central station with central business district
- Conserve the heritage value of railway station and nearby landmarks** in the city
- Promote trade and economic growth** in Yangon

Project scope

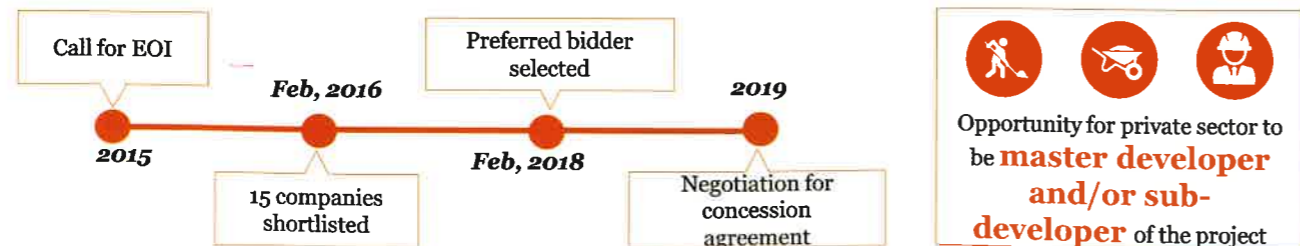
- Refurbish** the existing railway station which is a heritage building
- Mixed use development** comprising commercial and residential units, park and a railway museum

Scope of work

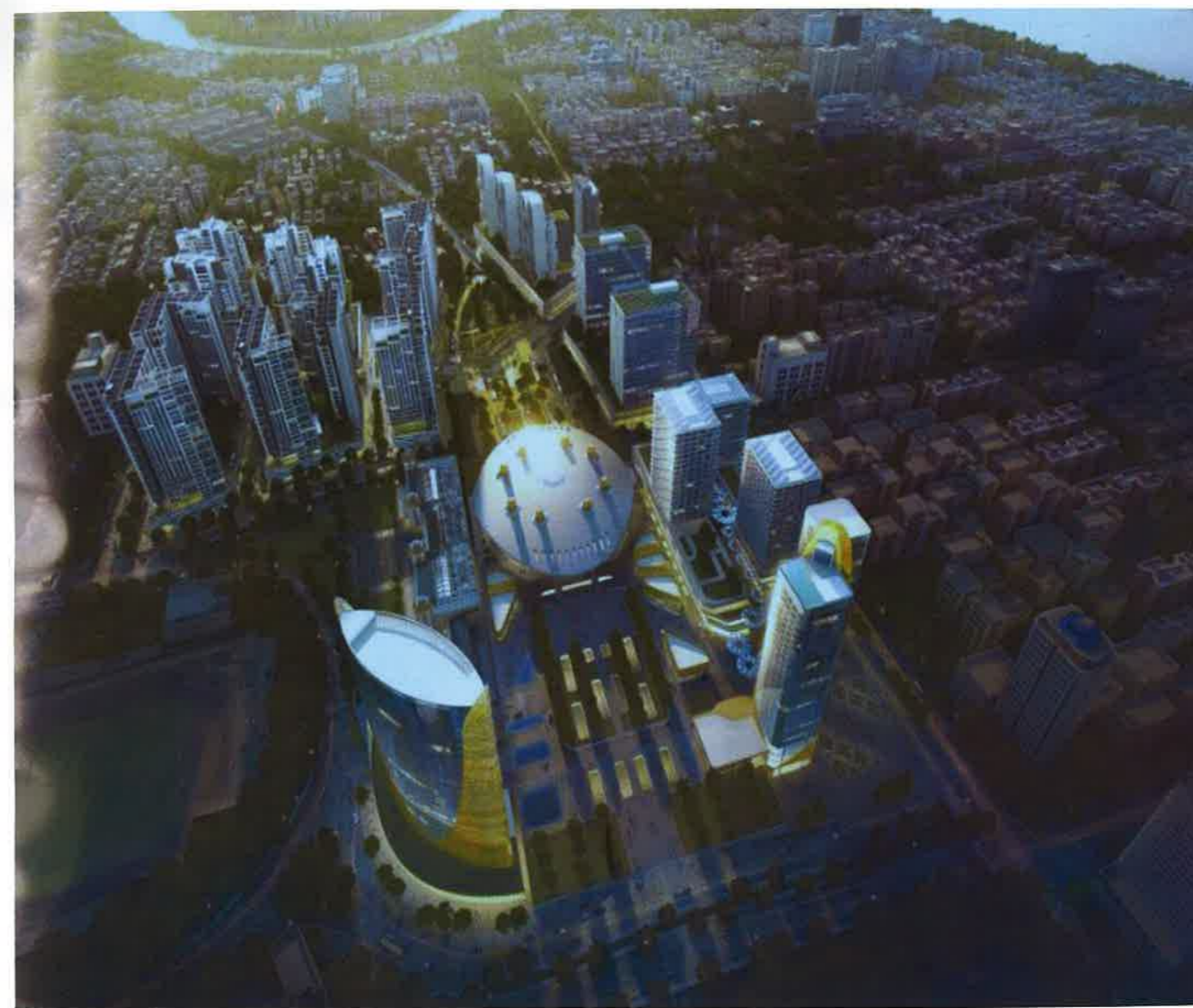
- | | |
|--|---|
|
Government and IGA <ul style="list-style-type: none"> Provide land for development Grant development rights |
Private Sector <ul style="list-style-type: none"> DBFOT - Design, Build, Finance, Operate and Transfer |
|--|---|

Timeline

Potential opportunity



Yangon Central Railway Station Comprehensive Development



Question 21: Please provide details of power supply supporting infrastructure requirements, including an estimated timeline to procure.

မေးခွန်း ၂၁။ လျှပ်စစ်ဓာတ်အားထောက်ပံ့ရန် အခြေခံအဆောက်အအုံ လိုအပ်မှု အခြေအနေအား လိုအပ်သည့် အချိန်ဇယားနှင့်တကွ အသေးစိတ်ဖော်ပြပေးပါရန်။

Guidance: The purpose is to understand if the power will be supplied from the national grid or if it will be supplied through its own dedicated power plant (i.e. off-grid).

If to be supplied from the grid, it is necessary to define the capacity requirement, if existing power generation and transmission infrastructure is suitable, and if construction of additional infrastructure is necessary (e.g. generation plant, transmission & distribution lines, and sub-stations)

လမ်းညွှန်ချက်။ ရည်ရွယ်ချက်မှာ အကယ်၍ မဟာဓါတ်အားလိုင်းမှ လျှပ်စစ် ရရှိမည် သို့မဟုတ် မိမိ အစီအစဉ်ဖြင့် မဟာဓါတ်အားလိုင်း ပြင်ပ power plant တည်ဆောက်ရမည်ကို သိရှိလိုခြင်း ဖြစ်ပါသည်။ မဟာဓါတ်အားလိုင်းမှ ရယူမည် ဆိုပါက လိုအပ်မည့် ဓါတ်အား ပမာဏ ကို သတ်မှတ်ထားရန် လိုအပ်မည်ဖြစ်ပါသည်။ အကယ်၍ လက်ရှိ လျှပ်စစ်ထုတ်လုပ်မှုနှင့် ဖြန့်ဖြူးရေးဆိုင်ရာ အခြေခံအဆောက်အအုံများမှာ လုံလောက်နေသေးသည်ဟု ယူဆပါက (လျှပ်စစ်ဓါတ်အား ထုတ်လုပ်ရေးစက်ရုံ၊ လျှပ်စစ်ဓါတ်အား ပို့လွှတ် ဖြန့်ဖြူးရေးလိုင်းများ နှင့် ဓါတ်အားခွဲရုံများ) တည်ဆောက်ရန် လိုအပ်မှုရှိမရှိကို သိရှိရန် ဖြစ်ပါသည်။

Answer:
အဖြေ။

Question 22: Please provide details of water and sewer supporting infrastructure requirements, including an estimated timeline to procure.

မေးခွန်း ၂၂။ ရေနှင့် ရေဆိုးစွန့်ထုတ်မှုဆိုင်ရာ အခြေခံအဆောက်အအုံလိုအပ်ချက် အသေးစိတ်အား လိုအပ်မည့် အချိန်ဇယားနှင့်တကွ ဖော်ပြပေးရန် ဖြစ်ပါသည်။

Guidance: The purpose is to understand the source of water supply, as well as the need for new water supply infrastructure (e.g. treatment plants, distribution pipeline, sewer mains)

လမ်းညွှန်ချက်။ ရည်ရွယ်ချက်မှာ ရေရရှိနိုင်မည့် အရင်းအမြစ်နှင့် (ရေသန့်စင်စက်ရုံ၊ ဖြန့်ဖြူးရေး ကွန်ရက်များနှင့် အဓိက ရေဆိုးစွန့်ထုတ်ရာ များ စသည့်) အခြေခံအဆောက်အအုံ ထပ်မံ လိုအပ်ချက်အား သိရှိရန်ဖြစ်ပါသည်။

Answer:
အဖြေ။

Question 23: Are there any issues or concerns pertaining to access the project site.

မေးခွန်း ၂၃။ စီမံကိန်းသို့ စီမံကိန်းသို့ သွားလာဆက်သွယ်ရာတွင် ပြဿနာ တစ်စုံတစ်ရာရှိပါသလား။

Guidance: The purpose is to understand the current accessibility of the Project to a road network if any upgrades required such as new bridge and road.

Note: this question may be linked to Question 12 (linkages to other projects)

လမ်းညွှန်ချက်။ ရည်ရွယ်ချက်မှာ စီမံကိန်းသို့ သွားလာဆက်သွယ်ရာတွင် လက်ရှိလမ်းအခြေအနေနှင့် တံတားအသစ် သို့မဟုတ် လမ်းအသစ် အဆင့်မြှင့်တင် ဖော်လုပ်ရန် လိုအပ်ခြင်းရှိမရှိ သိရှိလိုခြင်းဖြစ်ပါသည်။

မှတ်သားရန်မှာ - ယခုမေးခွန်းသည် မေးခွန်း အမှတ် ၁၂ နှင့် ချိတ်ဆက်နေပါသည်။ (အခြားစီမံကိန်းများနှင့် ချိတ်ဆက်မှု)

Answer:
အဖြေ။

Question 24: Please describe the link between the project and specific action plans, pillars, goals and strategies in the MSDP. Please also identify multiple specific links if applicable.

မေးခွန်း ၂၄။ မြန်မာနိုင်ငံ ရေရှည်တည်တံ့ခိုင်မြဲပြီး ဟန်ချက်ညီသော ဖွံ့ဖြိုးတိုးတက်မှု စီမံကိန်း (MSDP) ပါ မည်သည့် လုပ်ငန်းစဉ်၊ မဏ္ဍိုင်၊ ရည်မှန်းချက်၊ နှင့် မဟာဗျူဟာများနှင့် ယခုစီမံကိန်း မည်သို့ ချိတ်ဆက်နေပါသနည်း။ ချိတ်ဆက်နေသည့် အချက်များအားဖော်ပြပေးရန် ဖြစ်ပါသည်။

Guidance: Please refer to the Appendix 5.1 for the MSDP goals and strategies.

လမ်းညွှန်ချက်။ နောက်ဆက်တွဲ ၅.၁ ပါ MSDP ၏ ရည်မှန်းချက်များနှင့် မဟာဗျူဟာများကို ကိုးကားရန် ဖြစ်ပါသည်။

Answer:
အဖြေ။

Question 25: Please mention if the project is in line with any strategic plan/master plan of your respective ministries/department/agencies. If yes, please briefly explain.

မေးခွန်း ၂၅။ အကယ်၍ ယခုဆောင်ရွက်သည့် စီမံကိန်းသည် သက်ဆိုင်ရာ ဝန်ကြီးဌာန၊ ဦးစီးဌာန၊ အဖွဲ့အစည်း၏ မဟာဗျူဟာ စီမံကိန်း သို့မဟုတ် ပင်မစီမံကိန်းနှင့် ညီညွတ်မှုရှိပါသလား။ ရှိပါက အကျဉ်းချုပ်ဖော်ပြပေးပါရန်။

Guidance: The purpose is to identify if the project is to be developed under any specific strategic plan such as Yangon Urban Development Master Plan, Agricultural development strategy, etc.

လမ်းညွှန်ချက်။ ရည်ရွယ်ချက်မှာ အကယ်၍ စီမံကိန်းသည် ရန်ကုန်မြို့ပြဖွံ့ဖြိုးတိုးတက်မှု ပင်မစီမံကိန်း၊ ... စသည့် သီးခြား မဟာဗျူဟာစီမံကိန်းများအရ ဆောင်ရွက်နေခြင်း ဖြစ်သည်ကို သိရှိရန်ဖြစ်ပါသည်။

Answer:
အဖြေ။

C. Investment

၇။ ရင်းနှီးမြှုပ်နှံမှု

Question 26: Has a cost estimate been completed for the Project?

If so, please provide the estimated cost of the project. If available, please provide the Capital Cost, and annual O&M cost (i.e. operation and maintenance) separately.

If the cost is not known, please indicate if the Project Capital Cost is likely to be above USD 30 million (MMK 45 billion)? Please provide justification for your answer.

Please share any financial assessments undertaken till date and share any hard copies of relevant documents or send via email contact provided in Appendix 5.2.

မေးခွန်း ၂၆။ စီမံကိန်းအတွက် ကုန်ကျစရိတ် ခန့်မှန်းတွက်ချက်ပြီးပါပြီလား။ တွက်ချက်ပြီးပါက စီမံကိန်း၏ ခန့်မှန်း ကုန်ကျစရိတ်အားဖော်ပြပေးပါရန်။ ဖြစ်နိုင်ပါက မတည်ငွေရင်းနှင့် နှစ်စဉ် လုပ်ငန်းလည်ပတ်မှု ကုန်ကျစရိတ်အား သီးခြားစီ ဖော်ပြပေးပါရန်။ အကယ်၍ ကုန်ကျစရိတ်အား မမျှော်မှန်းနိုင်ပါက စီမံကိန်းအတွက် မတည်ရင်းနှီးငွေစုစုပေါင်းမှာ USD သန်း ၃၀ (မြန်မာကျပ် ၄၅ ဘီလီယံ) ရှိမရှိ ဖော်ပြပေးပါရန်။ အဆိုပါ အဖြေအတွက် ရှင်းလင်းချက်များနှင့် တကွ ဖော်ပြပေးပါရန်။ ဘဏ္ဍာရေးဆိုင်ရာ ဆန်းစစ်လေ့လာမှုများနှင့် စပ်လျဉ်းသည့် စာရွက်စာတမ်းများကို ပူးတွဲပေးပို့ပါရန် (သို့) နောက်ဆက်တွဲ ၅.၂ တွင် ဖော်ပြထားသော အီးမေးသို့ပို့ပေးပါရန်။

Guidance: This information will help to understand the level of commitment necessary to finance the project and if it is suitable for private investment.

Note: Please provide costs in original currency and state the year that estimation has been completed.

လမ်းညွှန်ချက်။ ရည်ရွယ်ချက်မှာ အကယ်၍ စီမံကိန်းသည် ပုဂ္ဂလိကမှ ဝင်ရောက်ရင်းနှီးမြှုပ်နှံရန် သင့်တော်မှုရှိမရှိ၊ ဘဏ္ဍာရေးနှင့် စပ်လျဉ်း၍ အာမခံနိုင်မှု အခြေအနေကို သိရှိနိုင်ရန် ဖြစ်ပါသည်။ မှတ်သားရန်။ ကုန်ကျစရိတ်များအား ခန့်မှန်းတွက်ချက်ပြီးစီးသည့်နှစ်မှ ငွေကြေးနှင့် အခြေအနေအတိုင်း ဖော်ပြပေးရန် ဖြစ်ပါသည်။

Answer:
အဖြေ။

Question 27: Does the project require major investments in multiple years (i.e. more than one year of design and construction)? Would both costs and revenues be incurred in multiple currencies?

မေးခွန်း ၂၇။ စီမံကိန်းအတွက် အကြီးစားရင်းနှီးမြှုပ်နှံမှုကို နှစ်ပေါင်းများစွာတိုင် လိုအပ်ပါသလား။ (ဆိုလိုသည်မှာ - ဒီဇိုင်းနှင့်ဆောက်လုပ်ရေးအတွက် တစ်နှစ် ထက်ပို၍လိုအပ်မှု)။

Guidance: This information will help to understand the potential risk related to inflation and foreign exchange.

လမ်းညွှန်ချက်။ ငွေကြေးဖောင်းပွမှုနှင့် နိုင်ငံခြားငွေ လဲလှယ်နှုန်းနှင့် ပတ်သက်၍ ဖြစ်နိုင်သော အန္တရာယ်များကို နားလည်စေရန်အတွက်ဖြစ်ပါသည်။

Answer:
အဖြေ။

Question 28: Please provide the financial and economic forecasts of the project if available, such as Financial Net Present Value (Million USD), Financial Rate of Return, Payback Period, Economic Net Present Value (Million USD) and Cost Benefit Ratio Economic Rate of Return, among others.

မေးခွန်း ၂၈။ စီမံကိန်းအတွက် ဘဏ္ဍာရေးနှင့် စီးပွားရေးရာ ကြိုတင်ခန့်မှန်းချက်များရှိပါက ဖော်ပြပေးပါရန်။ ဥပမာ - Financial Net Present Value (အမေရိကန်ဒေါ်လာ သန်း), Financial Rate of Return, Payback Period, Economic Net Present Value (အမေရိကန်ဒေါ်လာ သန်း) and Cost Benefit Ratio Economic Rate of Return, among others.

Guidance: The purpose is to understand the level of financial assessment undertaken by the IGA.
လမ်းညွှန်ချက်။ အဓိကရည်ရွယ်ချက်မှာ စီမံကိန်းအကောင်အထည်ဖော် ဆောင်ရွက်မည့် အစိုးရ၊ ဌာန အဖွဲ့အစည်းမှ တာဝန်ယူဆောင်ရွက်သော ဘဏ္ဍာရေးဆိုင်ရာ အကဲဖြတ်မှု အတိုင်းအတာကို နားလည်ရန်ဖြစ်ပါသည်။

Answer:
အဖြေ။

Question 29: Has funding been secured for the Project?

If so, please provide details (e.g. split of public and private commitment to develop the project as well as the commitment to provide payments during operation).

If not, please provide the status of identifying funding sources, including details if known. If not known, please describe reasons.

Note: if public funds are proposed, please provide estimated USD per year until completion.

မေးခွန်း ၂၉။ စီမံကိန်းအတွက် ဘဏ္ဍာရန်ပုံငွေ ရရှိပြီးဖြစ်ပါသလား။

ရရှိပြီးပါက စီမံကိန်း အကောင်အထည်ဖော်ရန် အစိုးရနှင့် ပုဂ္ဂလိက ဘက်မှ တာဝန်ခွဲဝေ ရယူမည့် ကတိကဝတ်များ စသည့် အသေးစိတ်အချက်အလက်များ ဖော်ပြပေးပါရန်။

အကယ်၍ မရရှိသေးပါက ဘဏ္ဍာငွေ ရယူနိုင်မည့် ရင်းမြစ်များ အခြေအနေကို အသေးစိတ် ဖော်ပြပေးပါရန်။ အကယ်၍ မသိရှိပါက မသိရှိရသည့် အကြောင်းရင်းကို ဖော်ပြပေးပါရန်။

မှတ်ချက်။ အကယ်၍ ပြည်သူ့ဘဏ္ဍာငွေအား တောင်းခံထားပါက စီမံကိန်း ပြီးဆုံးချိန်အထိ ထောက်ပံ့မည့် ခန့်မှန်း နှစ်စဉ်တန်ဖိုးအား အမေရိကန်ဒေါ်လာဖြင့် ဖော်ပြပေးပါရန်။

Answer:
အဖြေ။

D. Private Sector Participation

ဃ။ ပုဂ္ဂလိက ကဏ္ဍမှ ပါဝင်မှု

Question 30: Please identify if the project involves a public asset or service. If Yes, please describe.
မေးခွန်း ၃၀။ စီမံကိန်းတွင် ပါဝင်မည့် အများပြည်သူ၏ ပိုင်ဆိုင်မှုများ သို့မဟုတ် ဝန်ဆောင်မှုများ ကိုဖော်ပြပေးပါရန်။

Guidance: A public asset or public service is traditionally provided by the Government to the people. This is typically transport infrastructure (e.g. highways and railways), public housing, municipal services (e.g. street cleaning and waste collection) and utilities (e.g. electricity, water, wastewater, and telecommunications).

လမ်းညွှန်ချက်။ အများပြည်သူ၏ ပိုင်ဆိုင်မှုများ သို့မဟုတ်အများပြည်သူဆိုင်ရာ ဝန်ဆောင်မှုများ ဆိုသည်မှာ သမားရိုးကျအားဖြင့် အစိုးရမှ အများပြည်သူသို့ ဖြည့်ဆည်းပေးမှုများ ဖြစ်ပါသည်။ ယျေဘုယျအားဖြင့် သယ်ယူပို့ဆောင်ရေးဆိုင်ရာ အခြေခံအဆောက်အအုံများ (လမ်းမကြီးများနှင့် ရထားလမ်းများ)၊ ပြည်သူ့အိမ်ရာ၊ မြူနီစပါယ်ဆိုင်ရာ ဝန်ဆောင်မှုများ (ဥပမာ။ လမ်းသန့်ရှင်းရေးနှင့် အမှိုက်ကောက်ခံမှုများ) နှင့် အထောက်အကူပြု စနစ်များ (လျှပ်စစ်၊ ရေ၊ ရေဆိုးနှင့် တယ်လီဖုန်းဆက်သွယ်ရေး စသည်ဖြင့်)

Answer:
အဖြေ။

Question 31: Has a contract duration been confirmed for the development and operation of the proposed asset or service?

If so, please provide the proposed contracting period (also known as the concession period if PPP)?
If not, please confirm if a contract duration of greater than 5 years is likely?

မေးခွန်း ၃၁။ အဆိုပြု လုပ်ငန်း သို့မဟုတ် ဝန်ဆောင်မှုအတွက် အကောင်အထည်ဖော်ခြင်းနှင့် လုပ်ငန်း ဆောင်ရွက်ရန် ကာလအပိုင်းအခြားကို သဘောတူညီမှု ရရှိပြီးပါပြီလား။

သဘောတူညီမှုရရှိပြီးပါက အဆိုပြု စာချုပ်ပါ သက်တမ်း ကို ဖော်ပြပေးပါရန် (PPP တွင် concession period ဟု အများ သိကြပါသည်)။

အကယ်၍ မရှိပါက စာချုပ်သက်တမ်းသည် ၅ နှစ် ထက်ပိုမည် မပိုမည်ကို အတည်ပြုပေးပါရန်။

Answer:
အဖြေ။

Question 32: Please provide the name of the proposed government agency that will contract with the private sector for this Project?

Also, please provide the name of other relevant government agencies that may be involved in approvals/permit process during the planning, and development, and operation of the proposed asset.
မေးခွန်း ၃၂။ ယခု စီမံကိန်းအတွက် ပုဂ္ဂလိက ကဏ္ဍနှင့် ဆက်သွယ်ဆောင်ရွက်ရန် အဆိုပြုထားသည့် အစိုးရ ဌာနအမည် ကို ဖော်ပြရန်။ အလားတူ ခွင့်ပြုမိန့်/ ခွင့်ပြုချက် ထုတ်ပေးရာတွင် ပါဝင်သည့် အခြား သက်ဆိုင်သည့် အစိုးရ ဌာနအဖွဲ့အစည်းများ၏ အမည်အား ဖော်ပြပေးပါရန်။

Guidance: Which government entity is going to be the likely signatory on the contract of the project?
လမ်းညွှန်ချက်။ စီမံကိန်း အတွက် စာချုပ်ချုပ်ဆိုရာတွင် မည်သည့် အစိုးရ အဖွဲ့အစည်းမှ စာချုပ်တွင် လက်မှတ်ရေးထိုးမည်ကို သိရှိနိုင်ရန်ဖြစ်ပါသည်။

Answer:
အဖြေ။

Question 33: Please describe the envisaged role of the government contracting agency for this Project.

မေးခွန်း ၃၃။ စီမံကိန်းအတွက် စာချုပ်ချုပ်ဆိုမည့် အစိုးရဌာနအဖွဲ့အစည်း၏ အခန်းကဏ္ဍကို ဖော်ပြပါရန်။
Guidance: What is the role of the government in the project i.e. provide land, provide a power purchase agreement, provide availability payment, etc.

လမ်းညွှန်ချက်။ အစိုးရ၏ အခန်းကဏ္ဍ ဆိုသည်မှာ မြေထောက်ပံ့မှု၊ လျှပ်စစ်ဝယ်ယူရေး စာချုပ်နှင့် ပေးချေနိုင်မှု စသဖြင့်ကို ဆိုလိုပါသည်။

Answer:
အဖြေ။

Question 34: Has the government contracting agency completed similar projects in the past? If yes, please provide brief details of the project(s).

မေးခွန်း ၃၄။ စီမံကိန်းအတွက် စာချုပ်ချုပ်ဆိုမည့် အစိုးရဌာနအဖွဲ့အစည်းအနေဖြင့် အလားတူစီမံကိန်းများကို ယခင်ကဆောင်ရွက်ဖူးပါသလား။ ဆောင်ရွက်ဖူးပါက ယင်းစီမံကိန်းများအား အနှစ်ချုပ် ဖော်ပြပေးပါရန်။

Answer:
အဖြေ။

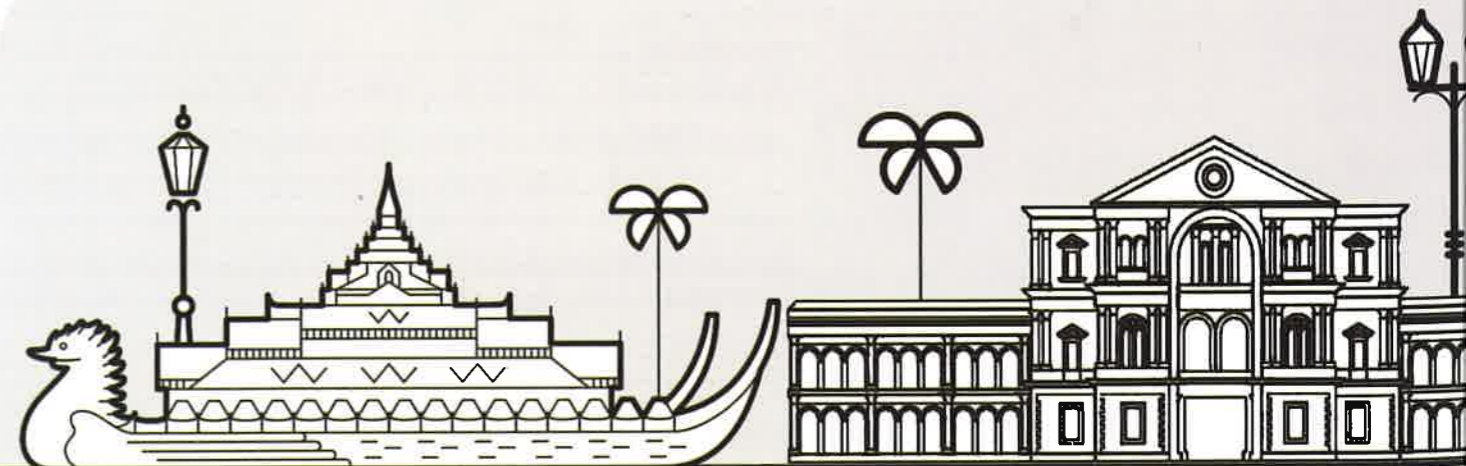
Choices	Response (please tick)
ရွေးချယ်ရန်များ More than two projects စီမံကိန်း ၂ ခုထက်	အဖြေ (ကျေးဇူးပြု၍ အမှန်ဖြစ်ပေးပါ)
Two projects စီမံကိန်း ၂ ခု	

“ We believe that the Project Bank can serve as a catalyst for Myanmar’s development and enhance the living standard of our people through sincere cooperation and implementation with international and local investors.”

Phyo Min Thein
Chief Minister
Yangon Region Government

“ ဤစီမံကိန်းဘဏ်သည် မြန်မာ့ဖွံ့ဖြိုးရေးခရီးစဉ်အတွက် အထောက်အပံ့ (catalyst) ဖြစ်မည်ဟု ယုံကြည်သည့်အပြု
ပြည်တွင်း၊ ပြည်ပ စီးပွားရေးလုပ်ငန်းရှင်များနှင့် နိုင်ငံတကာမိတ်ဖက် အဖွဲ့အစည်းများက ယုံကြည်မှု အပြည့်အဝဖြင့်
ပူးပေါင်းဖော်ဆောင်ကာ ပြည်သူများ၏ လူမှုဘဝကို မြှင့်တင်နိုင်မည် ဖြစ်ပါကြောင်း ”

ဦးမြိုးမင်းသိန်း
ဝန်ကြီးချုပ်
ရန်ကုန်တိုင်းဒေသကြီးအစိုးရအဖွဲ့



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