

# INVESTMENT OPPORTUNITY



The Anglican Relief and Development Fund®



## THAILAND: NEW BOARDING FACILITIES FOR KAREN COMMUNITIES

Children living at the Timothy House will strengthen their faith while receiving a quality education



Timothy House, built by the Deanery of Thailand, serves the people of the Karen community. Above, the house was used to host a camp for children.

### PROJECT OVERVIEW

**CONTEXT:** With an estimated population of 1 million, the Karen are a tribal group who have historically lived in the hills in Myanmar side of the Thai border. Karen communities live a rugged, tedious, and simple lifestyle. Most of them are Buddhists or animists, but there is a growing Christian population. For many of the Karen families that remain in the village or mountains, education is scarce as very few schools exist, especially schools where they live.

**NEED:** Basic education in Thailand is divided into six years of mandatory elementary schooling, followed by three years of lower secondary and three years of upper secondary schooling. For many in rural Thailand, education beyond the six years of compulsory school is not affordable. Thailand's poor rural population and disadvantaged communities have significantly lower enrollment and graduation rates due to poor schools and a shortage of qualified teachers. There are no middle or high schools in the Karen villages where the Deanery of Thailand's Anglican churches are located. Parents who are local farmers do not have the time to transport their children into town for an education. Travel can take one to three hours one way.

**SOLUTION:** The Deanery of Thailand established Timothy House as a place to extend evangelism, education, and social outreach to the Karen communities. It offers children a quality education where they can also be mentored in their faith. However, Timothy House has reached its maximum capacity. The building needs renovation and repairs. There are more children on the waiting list. With \$180,000 in support from the Anglican Relief and Development Fund (ARDF), the Deanery of Thailand will renovate its existing buildings and construct two blocks of boarding facilities for 12 boys and 12 girls. This will result in eight bedrooms, one game room, and one dining area to serve students from the Karen communities in Omkoi, Thailand.

### LIFE IMPACT

**Benefits 2,607 people, some in multiple ways:**

- 24 children will attend school and be disciplined
- 3 adults gain employment at the Timothy House
- 80 people will attend church at the Timothy House
- 2,500 people will have access to outreach services offered through the Timothy House.

### PROJECT PROFILE

ID: ARDF-0722-Thailand

Lead Ministry

**THE DIOCESE OF SINGAPORE  
IN THAILAND**



LIVES IMPACTED 2,607

SECTOR EDUCATION

AMOUNT REQUESTED \$180,000

ARDF COST PER  
BENEFICIARY \$69.04

### IN THEIR OWN WORDS

*"Before going to Timothy House, my faith in God was not strong. I often told my friends around me that I am a Christian, but I think my heart wasn't with God. I felt that I was not ready to serve God, I was not willing to give myself to serve God because my faith was not strong at that time. Living at Timothy House taught me to love God more, there I learned more about God and there were opportunities to serve God. I was more willing to serve and do the work of God. There I was also taught to be a blessing to others."*

– Siriphoom Pipakpop, 22, a young teacher in Omkoi, Pha Pu Dong Village, who stayed in Timothy House before graduating and returning to teach at Omkoi Middle School



## WHAT IT'S LIKE NOW

*"In Thailand the Karen are facing assimilation into*

*Thai society through mass education, the economic necessity of engaging in wage labor for Thai employers, and the assimilation of highland Karen into a generalized 'hill tribe' category generated by Thai and foreign tourists."*

— <https://www.everyculture.com/East-Southeast-Asia/Karen-History-and-Cultural-Relations.html#ixzz7ZWbUJ5bX>

*"Around 95 percent of primary-school age children in the country attend school. Unfortunately, disparities in access are more pronounced at the secondary school level. About 14 percent of secondary-school age children are not in school. The largest proportion of children not in school are from disadvantaged communities, migrants, or children living with a disability."*

— <https://www.unicef.org/thailand/what-we-do/education>

*"The term 'Karen' actually refers to a number of ethnic groups with Tibetan-Central Asian origins who speak 12 related but mutually unintelligible languages. ... The vast majority of Karen are Buddhists (probably over two-thirds), although large numbers converted to Christianity during British rule and are thought to constitute about 30 percent among the Karen."*

— <https://minorityrights.org/minorities/karen/>

## PROJECT DESIGN

Timothy House was founded in the town of Omkoi, Thailand, five years ago and currently hosts nine residential students. The property sits on 17,222 square feet of land that was purchased by the Deanery of Thailand with support from local Thai Christians and communities. Thai Christians witnessed the change that Timothy House was having in meeting education and evangelism goals, and they joined together to purchase the land, which is now held under a freehold lease by the Thai Anglican Church Foundation.

With the funding, Timothy House will build two extensions to host 24 new high school students from Karen villages. Construction will follow government requirements for gender separated dormitories and capacity guidelines. The building will be a single-story house with eight bedrooms, one game room, and one dining area. Enrollment will be capped at 24 students to maintain effective discipleship of the residents, starting with the current nine students.

Timothy House is hosted by the Rev. Puwasak and his family who moved from the village to be house parents. They are the key to the success of Timothy House, which is a home that emphasizes discipleship and sowing a vision for the village. The children are housed at Timothy so that they can access good schools in the town. Children attend daily devotions and share in the discipline of housework and living together as a family or ministry team. On weekends, they return to the villages with Rev. Puwasak to serve at the village church.

The Rt. Rev. Datuk Melter Jiki Tais, archbishop of the Diocese of Singapore, will oversee the project. Plans include hiring an architect and construction company, getting local government approval, clearing the land, enlarging the existing facilities, building the expansion, purchasing fixtures and furniture, and recruiting one more staff member.

### Measuring impact

In the short term, success will be measured based on the number of children accommodated in the new facilities. In the long term, it will be measured by the number of children graduating from elementary to middle school each year, completing school, and going to college, as well as the growth of believers in the immediate Karen communities.

## PROJECT BUDGET

ITEM	REQUESTED FROM ARDF	LOCAL FUNDS
Cement, sand, and aggregates	\$54,000	
Steel	\$37,000	
Paint and tiles	\$18,500	
Research and evaluation	\$15,000	
ARDF administrative cost	\$15,000	
Plumbing	\$14,000	
Electrical work	\$10,200	
Windows and doors	\$9,600	
Cement blocks	\$6,700	
Furniture and fittings		\$20,000
Renovation of existing building <sup>1</sup>		\$30,000
<b>TOTAL</b>	<b>\$180,000<sup>2</sup></b>	<b>\$50,000</b>

## HOW YOU CAN CONTRIBUTE

For \$ 1,000 each, seven people can provide the cement blocks needed.  
For \$ 5,000 each, three people can pay for the plumbing and sanitary works.  
For \$ 10,000, one person can cover the electrical work needed.

### NOTES

<sup>1</sup> includes replacing the roof and electrical wiring, as well as minor renovations  
<sup>2</sup> The annual operating budget at Timothy House is \$7,050, which is supplied by families of the children living there through agricultural products and cash gifts, support from Church of Good Shepherd in Singapore, and offerings from the three village churches in Omkoi District.



## IMPLEMENTER FINANCIALS\*

This project adheres to some or all of this sector's established best practices

INCOME	2019	%	2020	%	2021	%
Church donations	\$17,187	63	\$18,080	56	\$14,774	59
Boarding house	\$9,664	36	\$14,206	44	\$9,795	40
Interest income	179	1	\$156		\$135	1
<b>TOTAL</b>	<b>\$27,030</b>		<b>\$32,442</b>		<b>\$24,704</b>	
EXPENDITURES	2019	%	2020	%	2021	%
Personnel	\$9,260	38	\$9,911	45	\$8,168	44
Boarding house	\$7,822	32	\$5,615	26	\$4,672	26
Church programs	\$2,511	10	\$1,650	8	\$1,621	9
Administrative expenses	\$2,316	10	\$1,479	7	\$858	5
Travel and transport	\$1,068	4	\$203	1	\$336	2
Depreciation expense	\$1,394	6	\$2,723	13	\$2,446	14
<b>TOTAL</b>	<b>\$24,371</b>		<b>\$21,581</b>		<b>\$18,101</b>	
<b>SURPLUS / (DEFICIT)</b>	<b>\$2,659</b>		<b>\$10,861</b>		<b>\$6,603</b>	

### NOTES:

\*Income and expenditures reported in U.S. dollars

**INCOME:** The Deanery of Thailand provided unaudited financial records comprised of income, expenditures, and balance sheets for fiscal years 2019, 2020 and 2021. Historical foreign exchange rates ending December 31 for those years were retrieved from OANDA Currency Converter and applied by converting reported amounts from the local currency, Thai Baht (TBH) to U.S. dollars.

An average of 60 percent of the deanery's income during the three years under review came from church donations from three local churches (Pha Phun Dong, Tung Loi, and Mae La Meed), as well as through overseas donations. Income from the boarding house was received from both local and overseas donations. It grew both in absolute and relative terms from 36% in 2019 to 44% of total income in 2020 before declining to 40% in 2021.

Interest income of at least 1% was earned by the deanery's accounts.

Overall the diocese maintained a surplus cash flow, an indication of its ability to meet its financial obligations.

**EXPENSES:** The deanery's personnel expenses comprised of salaries, retirement benefits, and allowances. These represented an average of 43% of the deanery's expenditures over the three years in review.

The second largest expenditure for the deanery was incurred operating the boarding house. Costs included utilities, stationery, transportation, meals, and furniture. These represented 32% of the deanery's expenses in 2019 and 26% in 2020 and 2021.

Church expenses included outreach programs, food service, tithes and offerings, retreats and training. These averaged 9% of the deanery's expenditure during the three years.

Administrative expenses, travel and transportation costs, including insurance for vehicles, and depreciation expenses all together comprised 20% of the deanery's expenditures during the three years under review.

The lack of audited financial records limits our ability to further assess the deanery's financial management and controls

## RISK ANALYSIS



Low: 1, Low/Medium: 2, Medium: 3, Medium/High: 4, High: 5 

### CONCEPT: 1

Ensuring that ethnic minorities such as the Karen people of Thailand have access to education is a noble call. The Deanery of Thailand is reaching the Karen community by addressing its immediate need for education, while also leading church services in a community where some people are just getting to know Christ. Timothy House allows relationships to build and trust to be gained.

### PROGRAM DESIGN & EXPERIENCE: 2

Timothy House has been serving the Karen community for the last five years. This is the second school the Deanery of Thailand is managing. The construction requires additional skills and budgets, which is why a skilled engineer will be hired to supervise the work.

### LEADERSHIP: 1

Canon Yee Ching Wah, who leads the Deanery of Thailand, has a heart for the people to receive the Gospel. Rev. Puwasak and his wife are committed to the community and have the support of the church members in the village.

### FINANCIAL CONTROL: 3

Financial accounts are externally audited by a firm appointed by the Annual Assembly of the Anglican Church in Thailand. It lacks independent governance as all are members of the Anglican church. Local tithes and offerings from the three supporting churches cover between 52 percent to 84 percent of total expenses. The shortfall is covered by Church of Good Shepherd Singapore, which covers staff salaries. The investment in this expansion is a one-time cost as, once the building is finished, Timothy House will be able to sustain itself with local donations and continued support from the Diocese of Singapore.

### EXTERNAL: 3

Official registration of Timothy House as an official hostel is essential to avoid being shut down by authorities. The hostel has to be in operation for a year before applying for the license, which means Timothy House will be expanding before securing the license. One core criterion is to separate the girls' and boys' buildings, which this project addresses.





## LEADERSHIP PROFILES

Canon Yee Ching Wah has served as the Dean of Thailand since 2006 and concurrently as Director of Missions of the Diocese of Singapore from 2018 to 2022. He has facilitated three church plants in Thailand – Korat in 2003, Lat Krabang in 2011, and Chiangmai in 2013, as well as opening Timothy House in 2017.

The Rev. Puwasak Kabinsak has served as pastor of the village church in Omkoi since 2003. He was ordained as a deacon in 2017 and as a priest in 2018. Besides being a pastor, he has built two church buildings himself with the help of church members. In 2017, he and his wife agreed to move from the village church of Pha PunDong in Omkoi to pioneer Timothy House.

## REFERENCES

*“As a member of the provincial missions committee and also chair of my diocesan mission’s board, I am always impressed with the work of Anglican Church in Thailand. They are well-organized under the leadership of Canon Yee but also with participation and collaboration between foreign workers and local leaders in terms of context and abilities. Thailand is not the easiest of fields, yet slowly but surely I see that the Lord is calling in the harvest and [the Anglican Church] is very much part and parcel of the harvest and planting cycle. Having been to the border to serve the Karen people on short-term trips, the need for strategic investment in the youths is very clear and much needed, and I know, this strategy will bear good fruit for the future.”*

– Canon Andy Shie, chair of the Diocesan Children’s Ministry Board, St. Thomas Cathedral, Kuching, Malaysia

*“The application to expand the capacity of Timothy House will benefit more children of the villages in the hills directly. Timothy House is a boarding house with discipleship emphasis. It is situated in the town of Omkoi where a better-quality high school is needed. The indirect beneficiaries are the churches in the villages and their villages. Having been disciplined in a Christian environment, the children are developed to serve the local church and sow the vision to bless the next generation of children in the villages.”*

– The Most Rev. Melter Jiki Tais, Archbishop, the Province of the Anglican Church in Southeast Asia, Bishop of Sabah

## BEST PRACTICES

Based on The GRID’s research, this project adheres to the following best practices:

- Implemented by individuals living in the culture and therefore less dependent on ongoing external support.
- Represents a long-term investment.

## RESEARCHER’S STATEMENT



**Rhoda Gathoga**  
Sr. Research Analyst  
July 2022

The Deanery of Thailand has been welcomed by the Karen community after serving here for five years through Timothy House. The deanery is offering a much-needed opportunity for more Karen children to receive a quality education right in their community so that the children, even while boarding, do not become disconnected from their families. Along with the education, the children are learning Christian values, are being disciplined and mentored in a family setting, and uncovering the Christian faith for themselves. The Anglican Church in this community is growing too, as members meet for fellowship weekly and address other concerns that impact them.

### IMPLEMENTER’S INSPIRATION

*“Let no one despise you for your youth, but set the believers an example in speech, in conduct, in love, in faith, in purity.”*

- 1 Timothy 4:12 (ESV)

## HOW TO FUND THIS PROJECT

### PROJECT RECAP

ID - ARDF-0722-Thailand  
 Timeline - 12 months  
 Requested - \$180,000  
 Modified - 090222

For information about the Fund or Projects, write to:  
 800 Maplewood Ave.  
 Ambridge, PA 15003-2316  
 (724) 251-6045  
 www.A RDF.org



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