



ForUm

NEWSLETTER

Forum for Urban Future in Southeast Asia

Network of Southeast Asian and German Experts

Issue No.16 NETWORK ACTIVITIES AND NEWS

April 2 0 1 5

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EDITORIAL

Dear ForUm Friends
and Colleagues:



It's very sizzling here in KK. Of course, it's April, the warmest month of the year. Anyway, April is also a blessing month of "Songkran", traditional New Year for many of us. On behalf of editorial team, I would like to use this page to send you our best wishes of good health, happiness, and prosperity. May this year hold the great things for you all.

In front of you is our new issue of ForUm newsletter. Finally, we can wrap up our newsletter though it's a month later than we expected. It is the 16th issue since 2006, after our first seminar in Yogyakarta. And it has been a while since our seminar in Myanmar, though we hardly meet each other, we somehow can manage to keep in touch, share updates and experiences to each other through the newsletter. Thanks to Hong Ching's effort for being the wonderful editor of the last two issues. The content in this issue mostly covers the cooperation among our members including researches and updates of academic services regarding sustainable and urban development.

Apart from updated news from friends and colleagues, this issue includes a short article from Dr. Noel Cornel Alegrea and the announcement of interesting upcoming event in 2016, the 13th International Asian Urbanization Conference organized by our colleagues from Gadjadara University, Indonesia.

The completion of this newsletter is possible because of the strong support from many ForUm members. Many thanks go to those who continually commit their involvement in activities regarding our ForUm's prime objectives. With your works, our network's main tasks are carried on.

I would like to use this last paragraph to congratulate many of you who accomplished whatever you expected for, recently. I hope those missed opportunity to present your side of story this time will not miss next time. Friends and colleagues in the network are looking forward to hearing from you.

Happy Songkran Day to you all.

Monsicha Bejrananda, Ph.D.

Faculty of Architecture, Khon Kaen University

Thailand

April, 2015



SECTION 1: UPCOMING EVENT



The 13th International Asian Urbanization Conference

Regional Development Study Program

Faculty of Geography, Universitas Gadjah Mada, Yogyakarta, Indonesia January 6-8, 2016

The 13th International Asian Urbanization Conference
The conference is being hosted by Regional Development, Faculty of Geography, Universitas Gadjah Mada, Yogyakarta, Indonesia, in association with the Asian Urban Research Association (AURA). AURA was established in January 1986 and is housed at Shippensburg University of Pennsylvania, USA. It is a non-profit research organization whose primary purpose is to promote the study of urbanization, urban growth and to organize Asian Urbanization Conferences. The conferences are biennial (held every other/alternate year) and have resulted in many publications. The scholarly legacy of the original organizers and the successful history of these conferences have served to brand this conference as of a recognized quality for a diversity of scholars and practitioners across the globe.

Important Dates

- Abstract Submission: April 30, 2015
- Abstract Acceptance Notification: May 31, 2015
- End of Early Bird Registration: June 15, 2015
- Full Paper Submission: June 30, 2015
- Conference: January 6-8, 2016

Theme : RAPID URBANISATION AND SUSTAINABLE DEVELOPMENT IN ASIA

Cities and their metropolitan regions are at the leading edge of change in an era increasingly rapid globalization. Indeed, urban areas themselves are undergoing astounding transformations of scale and substance in terms of demographics, socioeconomics, culture, and politics. These changes prompt innovations in governance, including planning, that progressively incorporate aspects of sustainability and public participation. Regardless of issue, the urbanization process brings some of our most important and vexing development challenges.

The magnitude and dynamic nature of rapid urbanization in Asia is distinctive and demands innovative and novel examination and perspective. Whether it be issues of rural to urban migration, slums, infrastructure, housing, employment, or environment, amongst many other issues, the Asian city context is unique both within and across its entire geographic context. Globalization and technological developments serve to add complexity to urban issues and problems. At the same time, these developments also leverage new solutions to problems both old and new.

Sustainable development strategies, leveraged across all levels of governance, are clearly needed to address issues associated with Asian urbanization. With this in mind, the conference will broadly address leading topics surrounding this issue, including urban resilience, risk and disaster management, employment, urban poverty, urbanization in the era of ICT, urban planning & urban governance, urban futures & aspirations, land, urban development, & housing in Asia.

Sub-themes

1. Rural-Urban Transformation
2. Urban Resilience, Risk and Disaster Management
3. Urbanization, Employment, and Urban Poverty
4. Urbanization in the Era of Information Communication and Technology
5. Urban Planning and Urban Governance
6. Socio-economic impacts of urbanization
7. Slum Upgrading and Capability Building
8. Urban Futures and Aspirations
9. Natural Resource Governance and Urbanization
10. Communities and the Asian City
11. Land, urban development and housing in Asia
12. Contested Urban Public Space
13. Innovative Approaches to Urban Issues

Tentative Schedule

Date	Time	Agenda
Tuesday, January 5, 2016	13:00-16:00	Registration*
Wednesday, January 6, 2016	08:00-16:00	Registration*
	09:00-10:00	Opening Ceremony
	10:00-10:30	Coffee break
	10:30-12:00	Keynote Speech
	12:00-13:00	Lunch
	13:00-15:00	Plenary Session 1&2 (separated room)
	15:00-15:35	Coffee break
Thursday, January 7, 2016	15:30-17:30	Sub-theme 1, 10(separated room)
	08:00-10:00	Sub-theme 3,5, 13(separated room)
	10:00-10:15	Coffee break
	10:15-12:15	Sub-theme 4, 6, 11 (separated room)
	12:15-13:15	Lunch
	13:15-15:15	Sub-theme 7, 8, 9(separated room)
	15:15-15:30	Coffee break
Friday, January 8, 2016	15:30-17:30	Sub-theme 2, 12(separated room)
	07:00-21:00	Field trip** Yogyakarta
Saturday-Tuesday, January 9-12, 2016	07:00-21:00	Field trip** Bali and Lombok

*Registration desk will be opened on Tuesday, January 5, 2016 until Thursday, January 8, 2016

**Only for those who register

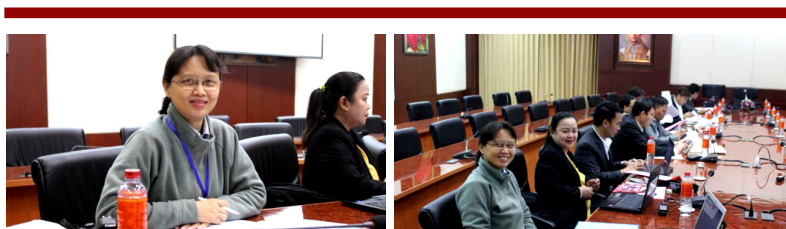


SECTION 2: EXCHANGE ACTIVITIES

2.1 Dr.ZinNweMyint; Case Studies Writing Workshop of best Practices in Local Government

During November 2014, Prof. Sekson introduced me to Prof. Richard Pratt via emails. Prof. Richard Pratt gave an advice to submit an abstract for International Association for Local Governments (IALG) Best Practices Case Study Writing Workshop which will be held in Khon Kaen University. Although I was reluctant at the very beginning, Prof. Pratt kindly encouraged me to submit the abstract. Luckily, the abstract was selected and with the support of the College of Local Administration (COLA), Khon Kaen University, I was able to attend the Case Study Writing workshop from 11 to 14 January, 2015. It was held in COLA's Udom Tantisunthron hall. The goals of the workshop are to create a relationship with and among the authors that benefits: (1) the book project (2) future professional relationships and (3) for future participation in IALG. It is aimed to establish shared expectations about the content, format and quality of papers and to provide feedback for individual authors that will facilitate their timely completion of chapter drafts. This workshop was very helpful to me and I learned a lot. I also have many new friends. Apart from this, I came to know a little bit about Khon Kaen through visiting to a community farmyard, night market, supermarket, souvenir shops in downtown and the largest pagoda of Khon Kaen at the last day.

By
 Zin Nwe Myint
 Department of Geography
 University of Yangon
 Yangon, Myanmar



2.2 Dr.Le Thu Hoa

The 10th International Conference on Humanities and Social Science 2014



Dr.Le Thu Hoa presented paper title 'Environment Issues and Legal Framework for the Vietnam Green Growth Strategy' at The 10th International Conference on Humanities and Social Science 2014. The conference organized by Faculty of Humanities and Social Science, KhonKaen University between 20 th-21st November 2014 at the Faculty conference room. The paper argues that Vietnam facing of great pressure on environment and green growth development due its economic growth and rapid urbanization. This results in environment problems becoming an urgent issue. Her paper suggests Vietnam government needs to be well-prepared in term of legislation, institutional and capable arrangement to be ready to achieve successful green targets and sustainable development goal.

SECTION 3: MEMBERS' UPDATE

Malaysia

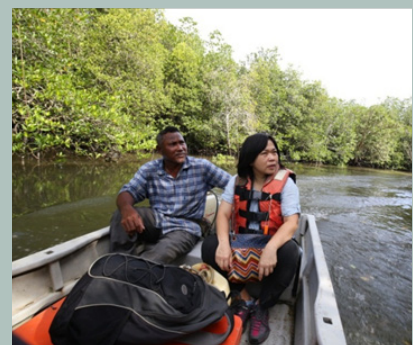
Goh Hong Ching, Senior Lecturer Department of Urban and Regional Planning Faculty of BuiltEnvironment, Universiti Malaya 50603 Kuala Lumpur Malaysia

MIT-UTM Malaysia Sustainable Cities Program

1st September 2014- 31st May 2015, Dr. Goh was awarded the scholarship to participate in the 9-month MIT-UTM Malaysia Sustainable Cities Program, which she spent the 1st half of the duration in Universiti Teknologi Malaysia, Johor Bahru Malaysia and the 2nd half in Massachusetts Institute of Technology, Cambridge, USA. For this program, she conducts a research on natural resource governance in light of urbanization specifically focusing on the mangrove forest in Iskandar Malaysia. During the data collection stage, she conducted field work and video shooting in the indigenous village and also the local villages, apart from collecting secondary data and conducting interview with the government agencies. A field work has also been conducted at the world best managed mangrove forest- Matang Mangrove Forest Reserve in the state of Perak, Malaysia to study the recipe of good management.



Video shooting in the mangrove forest which would not be possible without the village teenage guiding, Kelab Alami Tanjung Kupang on 8th Nov 2014.



Interview and boat ride along Sungai Pulai with the Seletar indigenous people of Kelab Alam Tanjung Kupang on 24th Nov 2014.



Q&A session during the MIT-UTM student practicum presentation on the 21st January 2015

Seascape of Southern Johor at a glance

7th and 8th October 2014, Dr. Goh went on a boat trip along the southern Johor coastal areas. She joined a group of students of Architecture and Territorial Planning from ETH-Zurich who are currently conducting a studio project on 'Sea Region' project. This project is led by Assistant Professor Milica Topalovic of Singapore-ETC Centre, Future Cities Laboratories in Singapore while the trip was arranged by the Department of Urban and Regional Planning, Faculty of Built Environment, Universiti Teknologi Malaysia. The purpose of the trip was to observe the development and sea territories in the state of Johor in Malaysia within the framework of the established growth triangle incorporating Singapore, the state of Johor in Malaysia and the provinces of Riau and West Sumatra in Indonesia. Various aspects of development are to be discussed by the students, which include the history and settlements, economic sectors, social and environmental aspects of the seascape.

The routes they visited were

1. Eastern route-Sungai Johor (participants boarded in 30-passenger boat provided by KEJORA): Tanjung Sengat-Tanjung-Belung kor-Sugai Belungkor-Pulau Linting-Kong Kong-Johor Lama Museum-Tanjung Sengat.
2. Western route- Danga Bay, Sungai Pulai, Pulau Kukup (participants boarded in 2-passenger boat provided by Kampung Sungai Melayu, then in the Johor State Marine Department ship: Country Garden-Danga Bay-Danga Island-Sungai Danga-Sungai Melayu-Puteri Harbour- Tanjung Pelepas-Sungai Pulai- Tanjung Piai- Kampung Pendas Laut.



Discussion about the sea topographic map between the Marine Department crew and the ETH-Zurich students



Group photo taken at Johor Lama Museum



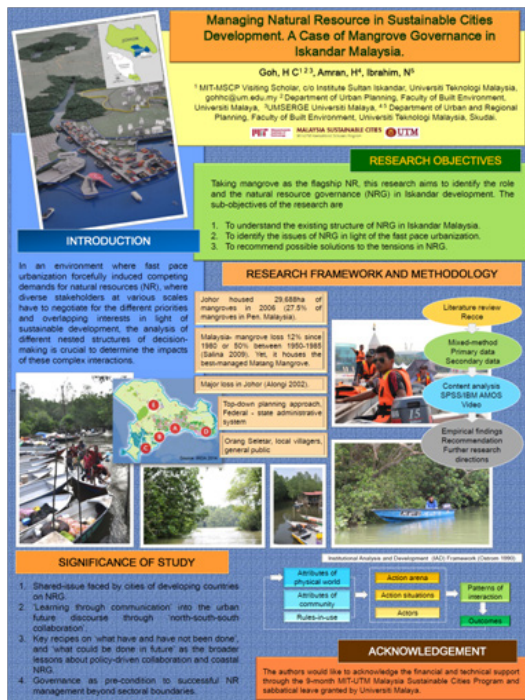
Boarded on Kejora's boat for Sungai Johor route on the 7th Oct 2014



Boat from Kampung Sungai Melayu for the ride in Danga Bay in the morning of the 8th Oct



Boarded on the Marine Department's ship in the afternoon of the 8th Oct to cruise along the western coast of Johor state until the Southernmost Tip of Mainland Asia



Poster presentation during the international conference on ‘Mangrove of Asia Pacific Countries in view of Climate Change 2014’

11th and 12th November 2014- Dr. Goh presented a poster during the Conference on ‘Mangrove of Asia Pacific Countries in view of Climate Change’ (MAPCVOC 2014) organized by Forest Research Institute, at Grand Seasons Hotel, Kuala Lumpur.

Universiti Teknologi Malaysia Urban and Regional Planning Monthly Seminar 2014

20th November 2014, DrGoh was invited as a speaker in the Urban and Regional Planning, Faculty of Built Environment, Universiti Teknologi Malaysia Monthly Seminar 2014. She talked on the findings of her long-term research titled: ‘the tourism governance of Kinabalu Park’. Among the participants were the lecturers from the faculty who were also her lecturers when she studied in Universiti Teknologi Malaysia from 1993-1998 and her super juniors the students of the department.



Iskandar Malaysia Ecotourism Summit Workshop

27th November 2014- DrGoh was invited by Iskandar Malaysia to give a talk during the Iskandar Malaysia Ecotourism Summit Workshop. The venue of the workshop was at Iskandar Malaysia Information Center (IMIC), Danga Bay. She presented her on-going research titled 'Managing Natural Resource in Sustainable Cities Development: A Case of Mangrove Governance in Iskandar Malaysia'. Among the participants there will be representatives from agencies, members of Johor Nature & City Guides Association of Johor and Malaysian Nature Society of Johor.



Group photo after the meeting at ISTIC, Academy of Sciences, Malaysia Headquarter at Kuala Lumpur

Member of the Global Young Academy

Feb 2015, Dr. Goh becomes a member of the Global Young Academy, of which her membership will serve a 5-year term.

Meeting at ISTIC, ASM KL

5th January 2015- Dr. Goh, together with another 8 visiting scholars of MIT-UTM Malaysia Sustainable Cities Program attended an informal, introductory meeting, following an invitation by Dato' Dr. Samsudin Tugiman, Director of ISTIC and Secretary General of the Academy of Sciences Malaysia at ISTIC Academy of Sciences, Malaysia Headquarters in Kuala Lumpur. The meeting was also attended by Dato' Ir. Lee Yee Cheong, Chairperson of the Governing Board of ISTIC, who has taken a special interest in the work of the MSCP and proposes this engagement with the scholars to learn more about their research efforts (both for the MSCP and more broadly, in the scholars' home universities). The International Science, Technology, and Innovation Centre for South-South Cooperation (ISTIC), under the auspices of UNESCO, is a pre-eminent world organization devoted to capacity-building and supporting scientists and researchers working in G-77 nations and China. ISTIC supports collaborative knowledge transfer and international exchanges for scholars in participating countries through fellowships, training courses, and workshops.

The Philippines

EMPOWERMENT OF CIVIL SOCIETY IN CAGAYAN DE ORO, PHILIPPINES

Urban ForUm Network,

February 2, 2015

Anselmo B. mercado *



Anselmo B. Mercado on a wooded trail, Camino Santiago de Compostela, Spain, April 20-May 29, 2012

Past Background:

In March 1-10, 2009, I presented a paper at the Urban ForUm Summer School in Kuala Lumpur, Malaysia, entitled “Strengthening Civil Society: Philippine Experiences.” The paper discussed three main parts. The first part dealt with a “Sustainable Development model” with three main actors (Government, Business and Civil Society), in “harmonious integration for a sound viable economy, responsible governance, social cohesion-harmony and ecological integrity to ensure that development is a life-long process.”

The second part discussed “Some Philippine Experiences of Civil Society in Social Actions.” “Civil Society” was defined as “a collectivity of voluntary civic and social organizations and institutions... that take over important functions and competencies, namely of social and societal action, and thereby form the basis of a functioning society” and “comprising action around shared interests, purposes and values” (Kraas, December 2008).

The third part discussed “A Framework for Building a Culture and Sustainable Development” that envisioned poverty-eradication through four main goals, namely: 1) People Empowerment or Participation, 2) Access to Support Services, 3) More Equitable Distribution of Assets (Resources) and Asset Reforms in Society, and 4) Economic Growth and Development.

For decades, Civil Society in the Philippines has contributed much in bringing about some positive results in the realization of this shared vision and goals. But, the challenge remains formidable, because as a leader has put it: It is “a long-drawn process of healing society, of healing the environment, of healing our selves.” In the process, Civil Society strengthens itself.

Recent Developments Year 2014 and Early 2015: Civil Society Initiatives in Cagayan de Oro:

Civil society in the Philippines continues to be vigilant and strong. Recent Developments prove this point.

1. On April 7, 2014, was formed a group “NagkahiusangKagay-anon” (An Alliance of Cagayan de Oro City Citizens). The identity and nature of the group was that of an alliance and a forum of individuals, groups and communities (inter-faith, inter-cultural, non-partisan, non-discriminatory, and multi-sector consisting of business people, professionals, the “grassroots” or “marginalized”, etc.). The alliance had taken unto themselves responsible citizenship, to engage in active non-violent advocacy on issues and concerns affecting Cagayan de Oro and the citizens, in pursuit of the common good, good governance and development of the City. Furthermore, the alliance decided to pursue an immediate action-point: to arrange for an initial audience with the City Governance of Cagayan de Oro in order to present to them the “10-Point Agenda”, as a starting point for a continuing dialogue with the City Administration and officials. The 10-Point Agenda were as follows:

- a. Improvement of the City’s water system.
- b. Health program for the poor.
- c. Increased budget allotment for the improvement of the City hospital.
- d. Peace and order in the City.
- e. Rehabilitation and preservation of the environment.
- f. Traffic management: enforcement of rules and regulations of traffic.

- g. Transparency of City Hall.
- h. Balanced integrated urban-rural development.
- i. Access to information on government transactions as a basic right of citizens.
- j. Participation in the planning of the City’s infrastructures (i.e., power, water, etc.)

2. On October 8, 2014, in Cagayan de Oro, the Xavier University Research and Social Outreach Office had initiated an effort and process to strengthen the civil society’s past initiatives and experiences through the institutionalization of a “People’s Council.” The People’s Council will pursue several objectives including: a) to formulate and articulate the “People’s Development Agenda”; b) to engage the City Council of Cagayan de Oro City on the process of planning and budgeting; c) to get actively involved in the electoral process, and d) to enhance the People Council’s capability to strengthen and sustain itself in the long run.

3. On November 14, 2014, some thirty-eight civil society organizations from all over the Northern Mindanao Region converged in Cagayan de Oro City to collate the Civil Society Organizations’ agenda to be presented to the national government for the remaining two years of the presidency of President Benigno Aquino III. These organizations organized KOMPRE (KoalisyonngMamamayanparasaReporma), “a broad-based coalition of civil society groups, people’s organizations, political parties, social

movements and reform-minded individuals committed to sustaining the momentum of reforms and the positive gains made under the Benigno Aquino III's Administration beyond 2016."

Foremost among many issues, KOMPRE will put its advocacy thrust on: good governance, anti-corruption, budget reforms, job creation, peace and security, human development, poverty alleviation, preservation of the environment, and inclusive growth. Also among KOMPRE's highest priorities will be to maximize people's participation in the local government's budget process to make sure "government resources will be put to the right use," and to campaign for the passage of Anti-Dynasty Bill and Budget Reform Bill.

4. On January 15 and February 11, 2015, the "People's Council" in Cagayan de Oro continues to discuss some strategies and plans to get the "people's voice" heard especially concerning the City of Cagayan de Oro's process of approving the ANNUAL BUDGET.

* He is a retired professor of Rural-Social Development in the College of Agriculture, Xavier University, Cagayan de Oro City, Philippines. He has participated in most of the Urban ForUm Summer Schools which started with the first host, the University of Cologne, Germany in 2005, and subsequently hosted by various institutions (ForUm members in: Jogjakarta Indonesia 2006, Manila and Cagayan de Oro Philippines 2007, Phnom Penh and Siem Reap Cambodia 2007, Hanoi Vietnam 2008, Penang and Kuala Lumpur Malaysia 2009, Cologne and Berlin Germany 2009 and LuangPrabang Lao PDR 2010).

He retired from Xavier University in 2007. In his active years, his works included: Director of the South East Asia Rural Social Leadership Institute (SEARSOLIN), Xavier University (1993-2007),

former Dean of the College of Agriculture, Xavier University (1998-2000), and former Executive Director of the Outreach Units/Programs of the College of Agriculture, Xavier University and the Xavier Science Foundation.

He holds a Bachelor's Degree in Agriculture, major in Animal Husbandry, from Xavier University (1963), a Master's Degree in Adult Education from the Virginia Polytechnic Institute and State University, USA (1973), and a Doctorate Degree in Education from North Carolina State University, USA (1985). He also obtained the Social Leadership Diploma from Coady International Institute, Antigonish, NS Canada (1963). He held various leadership positions in the cooperative movement in Region X during his professional years. Currently, he is the Chairman of the FIOCO Outreach Foundation in Cagayan de Oro City. He also continues to be actively involved in civil society activities in the same city.

Vietnam

Le Thi Thuy Ha

Deputy Manager of Division for Urban Development Strategy and Policy Research - Vietnam Institute of Urban and Rural Planning

1. Urban - related activities:

- Attended “Integrated Coastal Management”
- Training course, sponsored by International Union for Conservation of Nature IUCN, MFF (Mangroves for the Future) Programme – Asian Institute of Technology, Bangkok, Thailand (August – October 2014)
- Implementing Project “Residential planning and architecture management policies in mangrove populated areas in Ca Mau Province in response to climate change and sustainable development” – IUCN Grant – Mangroves for the future Programme - Position: Project Manager (Duration: May 2014 - May 2015)
- Attended “Integrated Sustainable Coastal Development” regional workshop, sponsored by SIDA and Gothenborg University, Hanoi, Vietnam (July 2014).
- Speaker presenting about “Urban planning in response to climate change” in “Urban planning and architecture in Ca Mau province in response to climate change”, December 2014.



“Integrated Sustainable Coastal Development” regional workshop, sponsored by SIDA and Gothenborg University, Hanoi, Vietnam (July 2014). Participants from Vietnam and Cambodia.



Doing household interview survey for IUCN Project “Residential planning and architecture management policies in mangrove populated areas in Ca Mau Province in response to climate change and sustainable development”, Ca Mau, Vietnam Aug 2014



Fieldtrip in The Siindhorn International Environmental Park, Cha-Am, Thailand in “Integrated Coastal Management” - Training course, sponsored by International Union for Conservation of Nature IUCN, MFF (Mangroves for the Future) Programme with participants from 11 Asian countries (Aug-Oct 2014)



in AIT Bangkok in “Integrated Coastal Management” Training course, sponsored by International Union for Conservation of Nature IUCN, MFF (Mangroves for the Future) Programme (Aug 2014)

Thailand

Monsicha Bejrananda

Dean

Faculty of Architecture Khon Kaen University Thailand

Between the year 2014-2015, Prof.Asst.Dr.Monsicha Benjrananda and the team conducted the Project of Housing Development Plan and Preventing/Problem Solving of Informal Settlement at Bungkan Province of the



fiscal year 2013. On behalf of the project leader, I were assigned by the National Housing Authority to study The project was to enhance security in residence that integrated housing management in provinces, cities and communities. The study was within the scope of city planning of Bungkan city, including 4 local administration organizations, namely, Bungkan sub-district municipality, Wisit sub-district municipality, Non Somboon sub-district administration organization, and Bungkan sub-district administration organization. The procedure comprised of 22 stages to succeed in the goals and objectives of the project which were included public meeting, workshop, and study trips. Particularly, the pilot projects were emphasized to promote local stakeholders capacity in real practice. Pilot projects were conducts in two scales;

- City pilot project: Project of Formulating Plan of Land Used around NongKud Ting and the Connecting Area in Bungkan Province.
- Community pilot project: Project of Recreation Area Development and Natural Trail NongKud Ting in the Area of Non Somboon Sub-district, Bungkan Province.

The project was the integrated stakeholder participation in planning as a key mechanism of driving the Plan since the beginning of the project. As a result, the Project purposes the current housing demand and supply, demand forecasting of housing in various phrases, , visions and strategies in housing development and informal settlement preventing/ solving plan in the targeted area

At the end, the project could achieve the tangible outcome of the housing development plan and informal settlement preventing/solving plan in Bungkan Province. The Plan purposed the integration of city roles, city potentiality, and uniqueness of Bungkan City to comply with the development policy in 3 levels which were National Economic and Social Development Plan, Development Strategies of Bungkan Province, and Local Administration Organization Development Strategies. The focus was on the role of Bungkan as the center of agriculture, commerce, and tourism at border connecting to neighboring country in Indo-China area. It included the feature of the city that was potential in development of eco-tourism and/or agricultural tourism. The project had purposed the vision in housing development of Bungkan as, “Bungkan: Livable City for All” as well as the housing development strategies for Bungkan under the idea of livable city by 5 strategies as follows

- 1) Strategy of City’s Smart Growth for Healthier Cities
 - 2) Strategy of Sustainable Transportation
 - 3) Strategy of Community’s Identity Enhancement to be a Healthy City
 - 4) Strategy of Natural Resource and Environment Preservation for Sustainable Living
 - 5) Strategy of Enhancement of Housing Security and Living Security
- There were 12 plans under these strategies and was able to divided into 3 phases: the project plan of the urgent phase or short phase of 1 year (year 2015), the medium phase of 1-3 years (year 2017), and the long phase of 3-5 years (year 2019).



By the 16th January 2015, the final report of the Plan has submitted to the Bungkan Governor and representatives of several leading provincial government agencies and other stakeholders. Hereby, Faculty of Architecture would like to extend their thanks to the chiefs of the concerned governmental organizations, the municipality of Bungkan sub-district, the municipality of Wisit sub-district, Sub-district administration organization of Bungkan sub-district, Sub-district administration organization of Non Somboon sub-district, the representatives of private sections and entrepreneurs, and coordinators from the National Housing Authority for their kind cooperation in giving suggestions and facilitation for the advisory board throughout the process of the project until the achievement in the objective was eventually obtained.

Kitapatr Dhabhalabutr

Assistant Professor
Faculty of Architecture Khon Kaen University Thailand



Between 17-19 November 2014, Kitapatr Dhabhalabutr visited Xam Neua-Viengxay, Houaphanh Province for the development of Houaphanh Tourism Master Plan. The plan will be tributed to the 30 years anniversaries of Thai-Lao PDR relationship. The team consists of academic staffs from Faculty of Architecture and Management Science, Department of Tourism. The project host is collaborative partners between The Ministry of Foreign Affair Thailand and Houaphanh Province. According to the trip, the team has met the Houaphanh Province Governor at the City Hall for gaining advice and building network with local government agencies. Several major tourist destinations has been visit for data collection and existing survey. After site visit, the team has purposed 'The Master Plan of Conservation and Development for Creative Tourism; XamNeua-Viengxay, Houaphanh

Province, Lao PDR'. The city vision is 'HOUAPHANH' The Birthplace of Lao PDR; National Historical-Natural-Cultural Values Heritage City. Master plan includes six major strategies

1. Development and Conservation on Tourism Destination, Cultural Tradition and The Way of Life in XamNeua-Viengxay
2. Infrastructure and Accessibility System
3. Development on Facilitate Quality, Service Business and Others Dealing with Tourism Industry
4. Capital Human Development
5. Tourism Marketing Promotion
6. Tourism Promotion for Connection and Logistic System in Region

Pranom Tansukanun

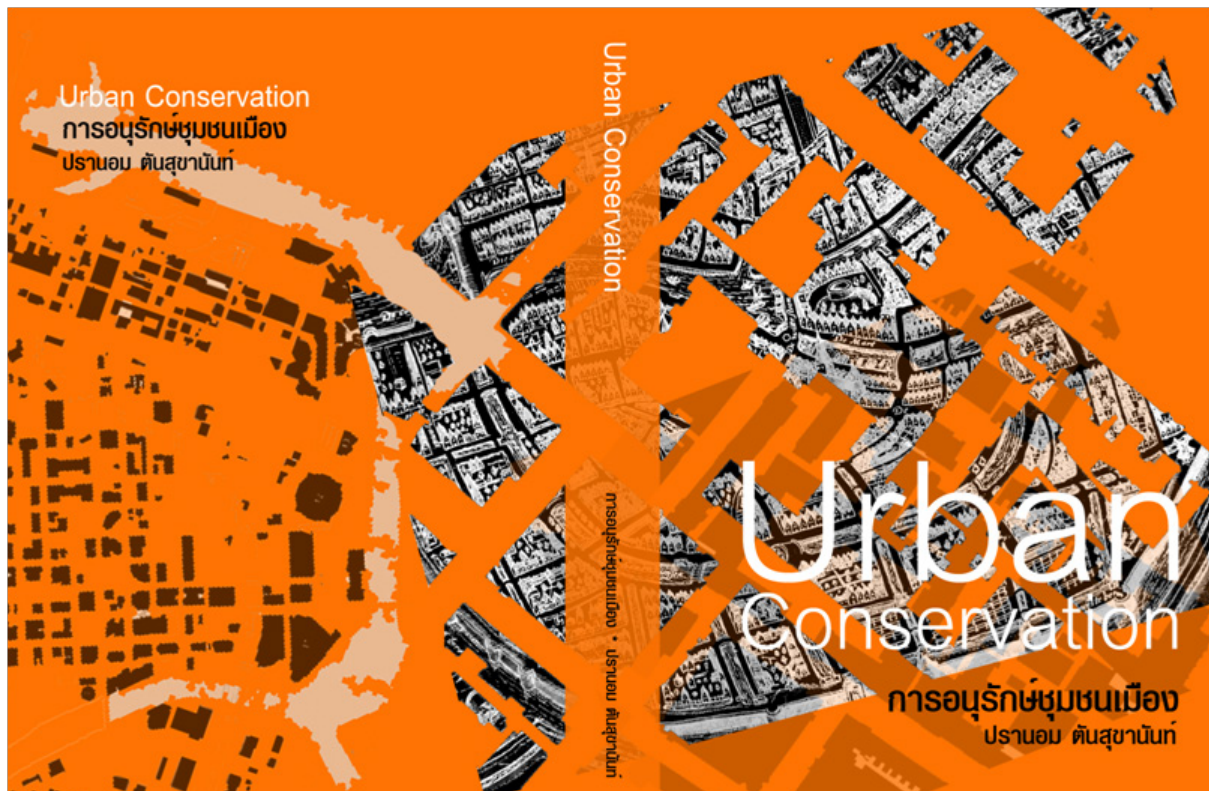
Assistant Prof. Dr.

Faculty of architecture and environmental
design Maejo University Chaing Mai Thailand



BOOK PUBLICATIONS

The book written in Thai entitled “Urban Conservation” was pre-published (for the purpose of academic distribution) during the 4th quarter of 2013 by Maejo University Press and is going to publish to the public in 2015 by Chulalongkorn University Press. It describes the general ideas of urban conservation, history of conservation in both Thai and Western contexts, architectural and townscape appraisal, conservation and tourism, conservation planning as well as lessons from historic cities and a summary. The book has a note of appreciation from Dr. Sumet-Jumsai Na Ayudhaya, one of the best-known and most well-respected Thai architects of the 20th century who has also been working in the architectural conservation field for a long period of time.

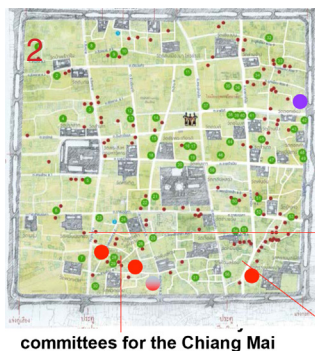




RECENT ACTIVITIES

1. The abstract entitled “The Dynamism of Old Wooden Houses within the Chiang Mai City Wall” has been accepted for an oral presentation in the acsee 2015 - The Asian Conference on Sustainability, Energy, & the Environment at the Art Center of Kobe, Kobe, Japan during Thursday 11 June - Sunday 14 June 2015.

The paper looks at cultural sustainability as one of the key factors for sustainable development and dwelling as a ‘place’ for people, it is ‘both a process and artefact’ and the experience of living at a specific location and is the physical expression of doing so. The paper investigates how 191 old wooden houses, surveyed during 1985, within Chiang Mai City Wall habituate to changes through times giving the over all picture of those houses through numbers, locations and other details. Moreover, the detailed adaptations of the first five cases are described. It ends with inside observations and suggestions.



committees for the Chiang Mai



Comprehensive Plan.

3. The Chiang Mai Municipality Ordinance on building construction and alteration within Chiang Mai City Wall has been announced on the 10th February 2015. Assistant Professor Dr. Tansukanun was one of the committees working during 2013-2014. The Ordinance concerns uses, styles, heights, materials, colours, textures and the design of new buildings as well as the alteration of old buildings within old city wall.

4. An exhibition of ‘old house measurement’ and the ‘TOD development concept within the Chiang Mai Railway Station vicinity’ by 5th and 4th year students of the Faculty of Architecture and Environmental Design, Maejo University was held during 21-28 February 2015 at the former Sriprakad Hotel, one of the memorable buildings in Chiang Mai. On the opening ceremony day the house plans were handed in to the house owners. The event has given hope to the owner of Sriprakad, the community and to the general public as well as adding life to the old building.



SECTION 4: MEMBERS' ARTICLES

Noel Cornel Alegre

Topic: Changing Landscape of Cagayan de Oro City Core

Abstract

The old historic poblacion of Cagayan de Misamis had enormous transformations since its first urban development plan. What remains of the old town has become a point of contestation. Utilizing the techniques of triangulation in social research (a combination of visual sociology, FGD and KI interview), findings show that the major urban upgrading in the old city core affected the tangible cultural heritage. When many of the vintage houses were left to new owners and transform it for commercial use, it opened a new consciousness among the old residents. The new identity, cultural citizenship, clashes with other identities making urban spaces a place of contestation for “meaning” and “power”.

Introduction

The old historic poblacion of Cagayan de Misamis, now a medium-sized city, has gone through enormous transformations after its first urban development plan was drafted forty years ago (1971). Since then, the continuous escalation of the city's transformation is justified by the City Development Plans or Programs of its Administrators. As what remains of the old town now is about to disappear, the urban transformation of the city has become a point of contestation as its residents grapple for the locus of their identity, meaning, and power.

About six years ago the plan to sell and transfer the Cagayan de Oro City Hall to Upper Dugong, Carmen stirred the residents, NGOs, POs and academic communities. The contested Cagayan de Oro City Hall was the site of Casa Real, the seat of the three colonial governments and it has remained the seat of power from the time Cagayan de Misamis became part of the Segundo Distrito de Misamis in 1872 until today (Del Castillo, 2007:40). Casa Real, however,

was demolished between 1910 and 1930 to give way for a new town hall on the same site. The new town hall was given equal significance when President Manuel L. Quezon attended its reopening (Baños, 2010). In the not so recent past, the historic cemetery of Philippine Independent Church (PIC) or the Aglipayan Church located along Hayes Street (beside Xavier University) became the relocation site of the Hall of Justice and City Health Offices without much opposition. Adjacent to the PIC church and the cemetery are four parks located between TirsoNeri and R. N. Abejuela Streets. After undergoing upgrading in 2003 these parks are now well lit and with new facilities and was renamed as Golden Friendship Parks, a theme park for the tourism campaign for Cagayan de Oro City depicting her as a City in Blossom, Bloom, and in Boom. On August 22, 2003, the whole stretch of TirsoNeri and R.N. Abejuela Streets were opened on weekends as swap meet (market for secondhand goods) dubbed as

Night Café with booming sounds from singing bands to attract customers. Its opening was authorized by virtue of Executive Order (EO) no. 85-2003 followed by and City Ordinance no. 9820-2003 and EO no. 65-2004. Six years after, in spite of the issues and controversies in the upgrading of the Golden Friendship Parks, it has remained a weekend attraction to local and foreign visitors. The upgrading of these parks did not only revive the economic activity of Cagayan de Oro's former central business district (CBD) but also has intensified the urban renewal in the old city area of Cagayan de Oro (Alba, 2009, p.1).

The upgrading process of Cagayan de Oro City's inner city core is not a simple issue of development. It presents an angle of the various dimensions of gentrification. In this particular study, I narrowly define gentrification as the process of disinvestment and re-investment in the old city core neighborhood enabling higher income people to reap substantial profits resulting to contestation and displacement of unintended beneficiaries. My working definition is based on the notion that more important than physical and spatial transformations of the old city core are the contested spaces. City development policies promoting tourism, shopping, sports, and entertainment have facilitated the refurbishment of the old city core resulting to social exclusion in favor of the new program's target beneficiaries. Amidst the transformation of the old city core of Cagayan de Oro City are the voices of the excluded or the non-recipients of the program. Thus, this study aims to bring these voices to the fore and to locate the tension in the development of the old city core and to paint the images and meanings created by its upgrading.

Research Problem

The physical upgrading, be it private or public initiative, of Cagayan de Oro's old city core and its effect to unintended beneficiaries is an issue of gentrification. Following this perspective, this study will look into how upgrading of the old city core affects the residents in reference to local tangible or natural heritage sites. Specifically, this study will try to look into the following: (1) The major urban infrastructural developments in the old city core areas for the past forty years (1971-2011); (2) Status of the tangible cultural heritages and as well as the residents affected by the developments programs; (3) The significance of these developments for the old city core residents; and (4) Possible program that can be recommended as a point of action by the Local Government Unit (LGU) and Higher Educational Institutions (HEIs).

Conceptual Framework

The issue of development takes different forms depending on its geopolitical and socioeconomic situations (Jameson & Wilber, 1996; Satake, 2003). Very recently in the Philippines, driven by globalization, it took the form of aggression or development aggression (Corpuz, 1996; Evans, 2002; Alegre, 1993; 2004). These types of developments are not without the participation of the National Government since many of these are regulated by government agencies whether implemented in the urban areas or in the countryside.

In my view, gentrification is an issue in development paradigm which, when applied to the processes of old city core development, would show us the counter effect on unintended development beneficiaries such as marginalization, displacement, and poverty. These are part of various ramifications of gentrification as cities experience a range of threats and opportunities brought about by the forces of globalization (Butler, 2006, pg. 6; Kennedy and Leonard, 2001, pg. 5). As my working definition in this particular study, I narrowly define gentrification as the process of disinvestment and re-investment in a particular neighborhood, resulting to contestation and displacement of unintended beneficiaries. In this working definition I have zeroed in the four concepts of: (1) disinvestment, (2) re-investment, (3) contestation, and (4) displacement.

Disinvestment and re-investment in the old city core

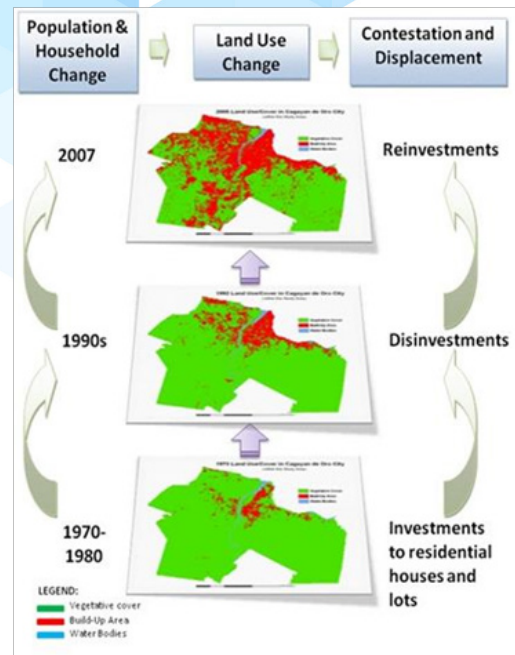
As city core transforms from residential to non-residential, urban residents moved out to suburban residential areas with businesses catching up to expand in the city's new growth areas (Palen, 2002, p.151-168; Hall in Miles and Hall, 2003, p.94). Disinvestment in the old city core is explained by urban sprawl or the opening of expansion areas for suburban residential and economic zones to decongest the old city core. The movement of old city core residents to suburban areas is due to the fast growth rate of population in the city core and the annexation of already developed areas located at the fringes of the city boundary by efficient transportation system (Kennedy and Leonard, 2001, p.8; Palen, 2002; Miles and Hall, 2003).

Powell (2010) and Palen (2002, p.228) observed that the effect of suburban sprawl is not only the isolation of the inner-city communities from economic and educational opportunities but also the concentration of poverty within the old city core. In America, urban sprawl also led to the clustering of ethnic minorities. The concentration of middle class whites at the periphery of the region made possible the concentration of low-income minorities at the center. This trend includes the movement of employment opportunities to the outer reaches of the region following the demographic shift away from the central city. This process has a drastic effect on the deterioration of the old city core's physical infrastructure until 1960 (Lees, 2000, pp.389-392; Palen, 2002, p.229; Aka, 2010).

In 1960, American policy and decision makers see that a city without flagship program has no regeneration strategy (Loftman and Nevin in Miles and Hall, 2003, p.76) or the pro-growth local economic strategy which are focused on facilitating physical, economic and cultural restructuring of downtown areas or old city centers and designating of empowerment zone programs that are supposed to reuse central-city factories and businesses (Palen, 2002). The program defines economically depressed areas in which employers who invest in businesses within the empowerment zone get tax breaks and wage credits for employing local residents. The renewed emphasis on the renewal or recycling of city core triggered a countermovement among city residents now called gentrification. Gentrification movement has not been the rebuilt urban renewal areas, but to older neighborhoods that are recycling from a period of decay (Palen, 2002, p.231; Kennedy and Leonard, 2001, pp. 10-14).

Contestation and Displacement

Gentrification, as a process of neighborhood change, results when lower income residents are replaced with higher income ones which come in periodic waves and intensities (Kenedy and Leonard, 2001, p.1.). As the affluent moved back into the central city to take advantage of new urban redevelopment policies, poverty and homelessness are increasingly relegated to the margins of the city (Roschelle and Wright in Miles and Hall, 2003, p.154.). Coupled by the city development policies that promote tourism, shopping, sports, and entertainment, the refurbishment of the old city core resulted to physical and social exclusion in favor of the new program's target beneficiaries or new affluent city core residents (Palen, 2002, p.234; Roschelle and Wright in Miles and Hall, 2003, pp.149-166). Thus, the re-transformation of the old city core communities, according to Michelich (2006), is not a smooth process but ...include[s] class tensions and disruptions to communities as well as economic and political (Roschelle and Wright in Miles and Hall, 2003, p.149-166; Newman and Wyly, 2006, p.2; Vandergrift, 2010).



The diagram of the conceptual framework (see Figure 1) shows the dramatic transformation of Cagayan de Oro City's land use with the build-up areas starting from the old city core from 1973, 1992 and 2005.

Within the two short periods having a span of 19 years (1973-1992) and 13 years (1992-2005), the build-up areas have drastically expanded. This increase in the build-up areas is an indication of an increase in population and land use change. The land use change can be inferred as the areas of investment, disinvestments and re-investments. It is in these processes that displacement and contestation can be located. Thus, this study aims to bring these voices to the fore to locate the conflicts of interests and the coping strategy of selected residents in the old city core.

Scope and Limitation

The study focuses on the tangible cultural heritages and selected demographic characteristics of old Cagayan de Oro city core as they are affected by gentrification. The old city core, in the Framework Plan for the City of Cagayaan de Oro (1971) or FPCCDO (1971), ... included most of the present segment of Cagayan de Oro City between Carmen Street and the estuary south of the Cathedral and between Rizal Street and the River (p.11). However, this study will be limited to the old city core which is now bounded by Yakapin Street to the North, Burgos Street to the West, Corrales Street to the East and Fernandez Street to the South where old structures in the old city core are located in this area.

Review of Related Literature

Theorists present opposing landscapes and accompanying types of social relations. Among the classical writers, the urban landscapes seem to be more problematic, compared with rural landscapes. Moreover, the emerging trend looks into the various actors in the city and their contribution to the maintenance or change of city landscapes. Their contributions give life or character to the city. It is also these various sectors in the city that make it possible for cities to connect with other cities in the local and international arena.

Urbanization: Disintegration and disorganization

The physical growth of cities and its accompanying social change in the Western world is a phenomenon that did not escape the eyes of sociologists in the industrializing world at the turn of 20th century. These changes noted became the eyepiece or the lenses used in the subsequent studies in urbanization in Europe and America. From their experiences, cities are a collage of typologies of urban problems as they move away from being rural.

Ferdinand Tonnies (1885-1937), a German, characterizes the city dwellers that have little sense of community or common identity. For him, urbanization weakens the ...close, long-lasting social relations in favor of the brief and impersonal ties, orsecondary relationship (Macionis, 2005, p.430). Similar to Tonnies, a French sociologist, Emile Durkheim saw how urbanites are differently organized from rural people. For him urbanization erodes the social bond that is based on specialization and interdependence because urban society offers more individual choice, moral tolerance, and personal privacy than people find in rural villages (Macionis, 2005, p.431). As Tonnies and Durkheim assume a macro perspective, another German, Georg Simmel (1858-1918) see a blaš attitude or they simply keep distance as a survival strategy so they can focus their time and energy on those who really matter to them (Macionis, 2005, p.431).

In the United States, Robert Park (1864-1944) and Louie Wirth (1897-1952) from the University of Chicago observes that the city people could be known by what they do” rather than who they are”. This is a result of the city’s character as impersonal, superficial, and transitory way of life which makes them more tolerant compared to rural villagers (Macionis, 2005, p.431-432). Their thoughts have progressed to the study of urban ecology, linking the physical design of cities to their accompanying social dimensions. They give emphasis to the role played by competition, especially economic competition, in shaping physical and social organization (Palen, 2002, p.74).

Moreover, when many cities in the United States were rocked by social unrest in the late 1960s, the method shifted to the urban political economy model using Karl Marx's analysis of conflict, urban political economy model. Palen (2002) observes that political economy emphasizes not impersonal economic forces producing uniform ecological patterns but how urban systems are structured to give advantage to some groups and disadvantage to others (p.84). Moreover, the ecological and political economy models are united in their belief that ...change occurs through conflict, they differ in whether the source of conflict comes more from economic competition or in deliberate planned political and economic decisions... (Palen, 2002, p.75). As these theorists see the negative effects of urbanization, their perspectives are considered macro in that they present a generalized model of what could be expected from highly urbanized areas like cities. Other issues concerning gender, ethnicity, health, or other demographic variables were not taken into consideration.

In the Philippine setting, although the studies on urbanization have been short-lived, the theme had not been far different from its Western counterparts. However, most of the studies are focused in Metro Manila in the late 1960s to the late 1970s. Stone and Marsella (1968 in Hollnsteiner, 1975, p.7) describe the problems of the urban squatters which is beset by unemployment or underemployment aside from the seasonal experience of flooding and threat of eviction from their place. These issues are also seasonal themes that politicians promise in their campaign before election but are never acted upon. This study of Stone and Marsella (1968) has become one of the prototypes of all other urban studies in this period. F. LandaJocano (1969), although looking into the same theme and locus, looks at slum as subculture of the city life. In his *Neighborhood Gang*

Subculture in Sta. Ana, Manila (in Hollnsteiner, 1975, p.138) he is saying that the concentration of population in Metro Manila has given rise to new systems of values and patterns of behavior. As rules of conduct, these new norms are not wholly at variance with but are qualitatively different from those constituting the dominant-value system. This is understandable in that those constituting the dominant-value system are mostly young people: the decadence of the existing moral and cultural values have fizzled out into rationalized tolerance of youth behavior p.139). Eventually, this initial study of F. LandaJocano progressed into looking at Metro Manila in *Slums as a Way of Life*. Hollnsteiner (*Becoming an Urbanite*, 1976), prefigured the post-modernist approach as she focused her studies on the self and identity of Metro Manila urban culture (Porio, 2009).

Urbanization: Locus of identity and power

The urbanization processes in Europe and in the United States, until recently, have generated a picture of crime, racial division, pollution, ugliness, congestion, and alienation depending on the degree of urban life. But according to Kennedy and Leonard (2001) the downtrend of urban life ended in the early 1990s when economies of old cities showed improvement. Eventually, the uptrend in urban economy has led to the improvement in urban housing and the quality of life with the core cities experiencing urban revivals and the re-discovery of cities as a place of residence. This process is seen as gentrification. It is the improvement of the city core not by urban in-movers but by urban stayers or those who have not moved out from the old city core. Eventually, the urban stayers' new demographic characteristics,

economic status and life-style choices helped in the revitalization of the urban core. Moreover, the re-creation of the urban core is not a free lunch since many of the urban poor were displaced and dislocated in the process (Kennedy and Leonard, 2001, p.5-6; Palen, 2003, p.232). This practically had been the experience of many urban poor communities in Metro Manila from the 70s when development of the city was spinning off. The social effect, however, is an integrated part in the question of urban identity: What is the urban or city character; who are the urbanites? The re-make or the re-definition of urbanity by urban stayers underscores the issue of identity, e.g. historical preservation, architectural design, and urban amenities (Palen, 2003, p.233) which Stevenson (2003) calls cultural citizenship. Cultural citizenship refers to the recognition and appreciation of the ways in which ordinary understanding become constructed. Thus, for Stevenson (2003), the new city core identity binds the urban dwellers (new citizenship) into a social community (p.4). The discussions or perspectives on urbanization as a problem by earlier writers have metamorphosed into the discourse on urban identity and citizenship (inclusion into a social community). The new identity and the inclusion into a social community has become the driving force in the process of urban renewal or urban revival (Miles and Hall, 2003; Stevenson, 2003).

In the local setting, the recently concluded 31st Annual Conference of UGAT (Anthropological Society of the Philippines) shows a new genre in looking at cities and urban life. Most of the conference presenters, starting from the keynote speaker, anchored their analysis on city in the perspective of post-modernism. Dr. Emma Porio, the keynote speaker stressed that the new identity of city dwellers is

the locus of power that is used in consciously making and remaking of their identities (meaning) as city dwellers. These new-found identities clash with other identities, creating gated communities. Thus, cities or highly urbanized areas are contested spaces of meaning and power.

Representative studies delved into the issues on contestation of space in the cities, as a paradigm in analyzing urban spaces (Campos, 2009; Guazon, 2009; Maiquez and Cuesta, 2009). The study of Maiquez and Cuesta (2009) shows how the contestation in information through billboards in Metro Manila influenced the queer desires and anxieties that reflect all other studies among the queers in the city. Moreover, the commonalities and the desires or fantasies of the queers constitute the organizing factor that binds them into communities in the city which then is the source of their identity and power (Abaya, 2009; Beronio, 2009; German, 2009). The contestation on land as a space and locus of politics and power and how it affects urban dwellers remains a contention. The reclamation areas in Cebu City and the construction of a coastal highway that connects Talisay and Cebu cities not only physically dislocated the small coastal fisher folks but also questioned their new identity (Amper, 2009; Del Rosario, 2009; Jung, 2009). Moreover, the study of Sarmiento (2009) is an example of how migrants recreate their provincial identity in the city (promdi) through their affiliation with regional associations or organizations of migrants. The studies presented show that at the heart of the discussion on the contestations of urban spaces are how individuals found their new identities and how these identities have formed them into communities.

Research Design and Methodology

Research Design

This study is designed to be unobtrusive and descriptive utilizing the triangulation method of data sources, collection and validation. The qualitative method methods used are key informants interview, Focus Group Discussion (FGD) and secondary data analysis. The data presentations are further enhanced by the visual anthropological approach. This technique used digital camera, in this case Canon DSLR EOS 1000D, not only for validation but also to present a more vivid picture as the event unfolds for the descriptive and qualitative data.

Reflexivity is a method that requires an awareness of the researcher's contribution to the construction of meanings throughout the research process, and an acknowledgment of the impossibility of remaining 'outside of' one's subject matter while conducting research. This means therefore that as the formulation of the study is framed by the researcher, the researcher is also shaped by his research field experiences (Nightingale and Cromby, 1999, p.228). In his theoretical thesis, Anthony Giddens states that ...in being reflexive the human actor is not merely self-conscious, but also monitoring the ongoing flow of activities and conditions.... Thus, ...the moment of the production of action is also one of reproduction in contexts of the day-to-day enactment of social life.... (Ritzer, 1988, pp.487, 189). The prolonged involvement of the researcher and participant in the field, maintaining a completely detached view will be difficult (StreubertSpeziale and Carpenter, 2003 pp.158-159).

Sample Population

There are two sets of data sources (excluding secondary data) in this study: (1) The Key Informants (KI) and (2) The participants in the Focus Group Discussion (FGD). The nine (9) key informants and eight (8) FGD participants with age range of 36-69 are selected purposively following this set of criteria (1) Knowledge or proximity to city urban upgrading projects, (2) Resident in the city core area for not less than forty (40) years or more; and (3) Direct participation in the development plan of the City. The information shared by the key informants and FGD participants are verified in the following offices: (1) City Planning and Development Office, Cagayan de Oro City. (2) Regional Surveys Division, DENR R-10, Cagayan de Oro City, (3) City Assessor Office, Cagayan de Oro City, (4) Registry of Deeds, Cagayan de Oro City, and (5) National Statistics Office R-10, Cagayan de Oro City.

Research Setting

The study was conducted at the old city core of Cagayan de Oro City, Misamis Oriental which is bounded by Yakapin Streets to the North, Burgos Street up to the City Hall to the West, and Corrales Streets to the East and Fernandez Street to the South because this is the area where most of the vintage houses and shops in Cagayan de Oro are located.

Results and Discussion

State of urban upgrading to the tangible cultural heritages and the residents of Cagayan de Oro old city core
The urban development plans for Cagayan de Oro have contributed to the physical and population change at the old city core. These changes are clearly expressed in the current situations of the tangible cultural heritages, and as well as, of its residents, as presented below. Since it is difficult to present the changes at the old city core by period³ or by succession of its City Administrators, I opted to present the major changes in the city core according to the succession of the development plans.

Changes in the tangible heritage at the old city core

CDO City development from Pre-FPCCDO to FPCCDO Period (Late 1950s to Early 1970s)

The development agenda of the former municipio antedated the Framework Plan. During the term of Mayor Justiniano B. Borja (1954-1964), Ordinance No. 11 or the Zoning Regulations for the City of Cagayan de Oro was promulgated in November 7, 1956. In observance of the same, the Mayor transferred in 1958 the old municipal market to Cogon, thereby defusing the concentration of business activities in the CBD along the former North and South Divisoria (now Neri and Abejuela Streets.) This post-WWII market was located along Burgos corner North and South Divisoria (now Tirso Neri and R.N. Abejuela) Streets. The transfer of the market to Cogon eventually diminished the economic activity along Divisoria area especially when big establishments, like Gaisano Department Store, saw the opportunity at Cogon area (Borja, 2011). In the area where the old town market was located now stands the Amphitheatre, locally known as the Amphi. Then, Mayor Borja started the improvement of Divisoria Parks, widened the city streets and installed street lights (Roa, 2011).

City Development under FPCCDO (1971) and onwards

The City Planning Office reveals that the 1971 Framework Plan saw its implementation only in 1979 while another development plan was in its formulation stage. Moreover, as the commercial district was moving slowly to Cogon area, the construction of the Amphitheater gave a new spin to the social life in the city core – from commercial district to a sociocultural district. Divisoria became the center of political speeches, beauty contests, regular singing contests and all other social activities (Roa, 2010; Roa, 2011). The succeeding city development plans were mere improvements of the 1971 city plan. The Cagayan-Iligan Corridor-Special Development Project (CIC-SDP) in 1993. The planned development of the towns along the highway that connects Cagayan de Oro and Iligan Cities is still wanting after 18 years of CIC-SDP. Moreover, among the plans that had taken shape is the Laguindingan International Airport which is strategically placed between Cagayan de Oro and Iligan Cities. The airport is due to operate in 2012. While the airport is one of the major components of the CIC-SDP in 1993, it was only

in 2007 that the airport's construction had started. Now it is already scheduled to open in 2012. However, ...the DOTC is still in the process of paying the 2.99 hectares of land not yet acquired for the main airport (Betonio, 2010). The process of land acquisition had started 15 years back when the plan was being conceived.

Joining the Nodes, the CLUP 2000 and beyond. The nodal concept of urban development has brought about extensive changes within and at the fringes of the old city core. In the city core, the tourism concept of Golden Friendship theme park of Cagayan de Oro City depicting her as a City in Blossom, Bloom, and in Boom recreated Divisoria area as weekend swap meet after several dysfunctional years. Since the area was revitalized in August 2003, the Nite Café has evolved into one of the major attractions of the city for visitors and the locals to sample various food items and to while the evening away. It is said to have been patterned after the famous street cafés of Paris and other European cities. In 2003, it was recognized by Department of Tourism's WOW Philippines Program by conferring a Kalakbay Award (Lo D. e., 2011). The physical uplift of Divisoria Parks

has given a new face and new social dynamics to the area. Aside from the formal and rolling food stalls, it also offers a place for the blind, mute, and sight masseurs and other small entrepreneurs to earn a living on weekends, or a venue to renew social relationships or just for rest and recreation.

Gaston Park had also undergone several renovations. Recently the Mayor stopped the planting of trees at Gaston Park after one of the holes dug yielded artifacts. Although the museum curator of the city was too quick to declare that the park was the habitation site of early Kagayanons, learning from his experience with the Huluga cave at Taguanao, the Mayor promised a thorough study of the new site (Managbanag, 2011). Proximate to this park is the water tower which was constructed in the 1920s and recently converted as the City Museum. Now it houses old pictures of Cagayan de Oro and personal collections of two prominent families of the city.

The construction of additional bridges connecting the Western side of the river facilitates the easy access and movement of goods and people to and from the city core. Under the nodal development concept, it has led to the opening of several highways and the construction of additional bridges. One of these is the controversial Taguanao road and bridge that cut across the Huluga heritage open site. In my interview with the City Planning Officials, I learned that at the beginning of the plan to construct the highway and the bridge at Taguanao they consulted the Heritage Conservation Advocates⁴ (HCA) concerning the distance of the bridge from the cave. The two-kilometer radius proposed by HCA was, for the City Officials, already too broad if the topography of the area is taken into consideration (Sagaral, 2011). This was the start of the controversy until the highway and bridge were constructed and opened.

Changes in the tangible heritages at the old city core

The physical changes presented above are contributory factors to the changes at the old city core's natural heritages. The construction during Mayor Borja's administration of the fountain in the Gaston Park required the felling of the remaining old acacia trees in the area (Roa, 2011) which were probably not included in the 1971 FPCCO inventory. But later, as the land use at the old city core changed, the felling of trees continued. Today, many of the trees that were inventoried in 1968 are gone while the few remaining acacia trees are endangered.

One of the natural heritages that are located within the old city core of Cagayan de Oro are its main drainage, Cagayan de Oro River and one of its tributaries, the Arroyo Creek with its drainage located at the back of the Cathedral in Barangay One (1) and the Isla de Oro located along Cagayan de Oro River. Arroyo Creek is one of the natural heritages abandoned by city planners. Already, after the elliptical road and Pelaez Bridge were constructed in 2009, Barangay One experienced its worst flooding. The floodwaters have reclaimed its former waterway now covered by Paseo del Rio project. The land fill used to reclaim the lowland areas along the river effectively block what was once a big drainage area, leaving only a small passage. Isla de Oro is a sandbar located at Eastern part of Cagayan de Oro River that stretches from Barangay 6 to Barangay Consolacion. This sandbar had been, for many of the residents along the river, a place for rest and recreation before it was populated by informal settlers. With the Golden Mile Project, after its intake was closed in favor of the boulevard, Isla de Oro ceases to exist permanently.

Changes in the population character of Cagayan de Oro City Core

The land use of Cagayan de Oro City is characterized by a very rapid growth in build-up areas from 1953 to 2005. Although the build-up areas reveal where most of the population of the city converges, the old city core (or Barangay 1 to 10) shows otherwise. Data supplied by the National Statistics Office (NSO) from various censal years (1975, 1980, 1990, 1995, 2000, and 2007) show that the population size of the old city core consistently dropped from 6,110 in 1975 to 2,731 by 2007. The population of the city core declined by almost half or 44.70% (see Table 1).

Looking closer at the population data of each barangay, it is noticeable that the Barangays (2, 3, 4, 5, 6, and 8) where most of the commercial activities are located, show a population size much smaller than in the areas that are sites of a mixture of commercial and residential areas (1, 7, 9, and 10). Moreover, the sudden downward population change from 782 to 324 (41.43%) in Barangay 6 from censal years 2000 to 2007 can be explained by the 2007 fire that had gutted most of the squatter shanties proximate to the City Hall and along the river bank. The burning of the squatter's area had paved the way for the construction of the new four-story City Hall and easement of the river bank for the walkway of the Golden Mile Project.

The population decline in these ten Barangays at the city core can be explained by the movement of former residents out of the area from the time the city core had become highly commercialized. The experience of Barangays 2, 3, 4, 5, 6, and 8 explains this well. Moreover, in spite of the decreasing population at the city core, the numbers of land parcels

and buildings in the area had increased from 1978 to 2011. This is due to consolidation, cancellation, delineation or change in location. The Zoning Ordinance that was implemented in the 1970s had an effect in the statistics of parcels and buildings in the concerned Barangays. Inferring from the statistical data on the barangay population, land parcels and buildings, it is clear that the intensification in the build-up area of the city core presents an inverse relationship between the increase of parcels/building and population change in the city core. While land parcels/buildings increases, population decreases.

Significance of urban upgrading to the old city core residents

Table 1. Population change in Barangay 1 to 10 within censal year 1975-2007.

Barangay	CENSAL YEAR					
	1975	1980	1990	1995	2000	2007
Barangay 01	1,223	1,318	949	724	534	497
Barangay 02	332	269	224	121	188	125
Barangay 03	614	583	434	411	248	259
Barangay 04	362	332	236	126	190	101
Barangay 05	245	167	109	84	64	55
Barangay 06	168	408	467	612	782	324
Barangay 07	724	875	766	721	603	479
Barangay 08	574	441	322	271	214	99
Barangay 09	684	723	417	201	219	154
Barangay 10	1,184	1,349	993	988	928	638

Source: NSO (various censal years)

Changes that affect people's livelihood will not pass unnoticed. In my earlier study on the effect of deforestation on the production strategies and gender division of labor among the Subanun community in Lakewood, Zamboanga del Sur, the community slowly shifted crops and agricultural system from upland rice to corn and from banglayan to gamut banglayan farming system to survive and find new meaning in a warmer environment (Alegre N. , 1999; Alegre N. , 2004). Not like upland farmers who can slowly shift to available farming system, the residents in the old city core of Cagayan de Oro are trapped in an urban environment and have to face the consequent effects of urban development. While those who left had been disconnected and find difficulty re-integrating themselves upon their return to the old city core, those who stayed have found ways to re-invent their situations to survive in the old city core.

Disinvestment and Displacement: Of Isolation and Ambivalence

Isolation

Powell (2010) observed that the effect of suburban sprawl is not only the concentration of poverty within the old city core. Many of them are also isolated from economic and educational opportunities. This observation in the West is also evident in Cagayan de Oro City. While those who had moved out of the old city core in Cagayan de Oro find re-adjustments to their own culture difficult, those who have stayed find themselves caught in the new situation which they cannot change—uncontrolled petty crimes and the presence of new residents in the area. The study of F. LandaJocano in 1969 (in Hollnsteiner, 1975), Neighborhood Gang Subculture in Sta. Ana, Manila, attests to this experience. He argued that the concentration of population has given rise to new systems of values and patterns of behavior (p.138). As rules of conduct, these new norms are not wholly at variance with but are qualitatively different from those constituting the dominant-value system (p.139). Moreover, the FGD participants are still thankful for their good health and still expressed their readiness to help improve Cagayan de Oro.

Ambivalence

Many of the residents of the old city core, after their studies outside Cagayan de Oro, have not returned (Garcia, 2010; Sagara, 2011). A lot of them are part of the cyberspace community of Kagay-anon who are connected through the impersonal social networks⁵ and prefer to stay outside Cagayan de Oro because they find re-adjustment to their own culture difficult. Roschelle and Wright (in Miles and Hall, 2003) noted, those who moved out (or migrated out) from the old city core into the suburbs (or to other countries) will create emotional and geographic distances between themselves and citizens of different class backgrounds (p.149-166) making re-adjustment to their local culture difficult. This feeling is aggravated by the uptrend in urban economy, improvement in urban housing and the quality of life. Moreover, the city core also experiences urban revivals and the re-discovery as a place of residence (Kennedy and Leonard, 2001, p.5-6; Palen, 2003, p.232).

Contestation

More than physical and spatial transformations of the old city core are the issues of displacement and contested spaces. Last August 29, 2011, Cagayan de Oro City celebrated its fiesta. Once again, Divisoria has proven that it is the new cultural center not only of the old city core but of Cagayan de Oro. This contradicts the survey on the continuance of the Night Cafe saying that the Night cañ has served its purpose. It is no longer as popular as when it started (Montalvan, 2011). The proponents of the survey are the same people who have staunchly opposed the setting up of this Night Cafe several years back. For them, it is a desecration of the holy ground where the bones of the local heroes of the city are buried.

While I was conducting a KI interview, the key informant referred me to Kagay-anKaniadto website which posted old pictures of the old city. For the younger generations of Kagay-anon who are commenting on the old pictures and events, it is nostalgic. Although there are many social networks where many Kagay-anon express their thoughts and feelings about their hometown, putting them in one social site makes writing of Cagayan de Oro history interactive and facts are easily validated and corrected. Finding their past virtually in digitalized pictures has elevated their feelings of affinity creating awe. Now, they find meaning in the re-making and sharing of old city core's experiences through the virtual space. Moreover, in spite of the physical changes, flood and the dead river, when the FGD participants along Burgos Street were asked of their feeling about it, their response did not coincide with the negative environmental effect of the urban upgrading. Much more, their responses are clearly opposite to the longing expressed earlier of the elite residents of the old city core. What they see are the lively activities (nabibo) and new beautiful structures (na-tsada) in the city.

The re-making or re-defining of urbanity by urban stayers underscores the issue of identity, e.g., historical preservation, architectural design, and urban amenities (Palen, 2003, p.233). Stevenson (2003) calls it cultural citizenship. It is the recognition and appreciation of the ways in which ordinary understanding are constructed. This new city core identity binds the urban dwellers into a social community (p.4).

Re-investment: New challenges and relationships

In the city core, there are several shops that defied the challenge of time. Wadhu's Store was built by

the first generation Wadhu along Rizal and R.N. Abejuela Streets. It was razed to the ground by fire in WWII with all the other establishments located in the area. After the war, the store re-opened in another location but still proximate to Divisoria market. When Divisoria market was moved to Cogon area in 1958 Wadhu's Store moved to the ground floor of their residence which is halfway between Divisoria and Cogon. The reason for moving the store was to situate it close to Cogon but not too far from Divisoria and their regular customers. Along Velez corner Hayes Streets, the same perspective was shared by Go Se Hong (Pet Hong's son-in-law). The structure of the house and warehouse did not change so much and until this time. They are still buying and selling copra. Located in the same block, the Sia store was transformed into a fine dining and catering restaurant named Centro 1850. The number 1850 signifies the year when the agora or the market of the colonial period was located right at the place of the present restaurant (Borja, 2011). At the corner of Velez and Chavez Streets are two concrete vintage houses with rounded corners owned by the Tamparong. They are the same family who owned the only art deco building which façade remain intact after WWII along T. Neri and A. Velez Streets. Many of these vintage houses along A. Velez Street are now owned by new residents in the old city core.

While the city plans have changed overtime to fit the administrators' development agenda, for those who have capital to continue their businesses like Wadhu and Go Se Hong, Sia, and the Tamparong, these changes affecting the old city core are always an opportunity to connect with people, do business, and earn an income. The new setup of the city core has become a challenge to make their businesses responsive to the changing situations and for their continual stay in the old city core meaningful.

Conclusion and Recommendations

The findings of the study show that the major urban infrastructural developments in the old city core areas for the past forty years (1971-2011) after the FPCCDO (1971), are successions of four (4) development plans and projects for Cagayan de Oro City: The CIC-SDP (1993), CLUP (2000), Golden Mile (2009), and Paseo del Rio (2010). Although they were not fully implemented, some infrastructural developments have been initiated. In all of these, the city core is always the recipient of infrastructural development. Since then, it has contributed change to its tangible cultural heritages as well as to the decline in the old city core population. The data presented show that at the height of commercialization in Divisoria area, a lot of residents moved out to suburban areas (others migrated to other countries) leaving their vintage houses to new owners. These houses were either refurbished or totally changed by the new owners to serve its commercial purpose. Moreover, the craving for more spaces for commercial use in the city led to the reclamation of the Barangay One floodplain by Paseo del Rio Project and Isla de Oro by the Golden Mile Project. Reclamation of the floodplains along Paseo del Rio project reduced Arroyo Creek into a small outlet while the Golden Mile Project clogged the inlet of Isla de Oro Creek, leaving it dead. The planned growth for the city has intensified the economic activity of the city core but not without adverse repercussions – it undermined the natural water ways contributing to the regular flooding of the city.

The new developments in the city core created new meanings to the residents. Data show that the experience of disinvestment is also expressed as isolation or the inability to create new business opportunities either because of the lack of capital or the difficulty in re-adjusting to local culture as the basis for refusing to return home to re-invest in the inherited properties. However, the changes that are happening in the old city core have stirred the consciousness of the residents (both who have stayed and those who moved out) and in their exchange of experiences re-created a new level of citizenship – the cultural citizenship. This new-found identity clashes with other identities making urban spaces a place of contestation for meaning and power.

In the light of the findings, this study recommends for the Local Government to create a local law or ordinance that will give flesh and teeth to the Heritage Law of the Philippines (RA 10066, March 26, 2010), to include tangible heritage sites in their land use classifications since these are types of land use, and to organize the owners of the local vintage houses and shops and incorporate them in the local tour packages. For the local Higher Educational Institutions (HEIs) to help in the identification, preservation, and conservation of local heritage sites through supporting local initiatives, studies, and expositions of the same in the local and international fora. For local researchers and graduate students to further uncover the faces of gentrification as a concept and reality in the local as well as in the Southeast Asian setting. Many of the studies on this concept are limited in the advanced cities of the North countries. As the local and Southeast Asian cities grow, it approximates the experiences of the North countries. Thus, local studies on gentrification will be a good tool for the local planning and development.

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