



# IACSC 2012

THE 3<sup>rd</sup> INTERNATIONAL ACADEMIC CONSORTIUM  
FOR SUSTAINABLE CITIES SYMPOSIUM  
8 SEPTEMBER 2012 THAILAND

---

FACULTY OF ARCHITECTURE AND PLANNING, THAMMASAT UNIVERSITY, RANGSIT CAMPUS

# MESSAGE FROM THE TU RECTOR

Greetings from Thammasat University and a warm welcome to all participants in the 3<sup>rd</sup> International Academic Consortium for Sustainable Cities (IACSC) Symposium. It is a great pleasure to have such a diverse range of researchers and practitioners participating in this exciting event.

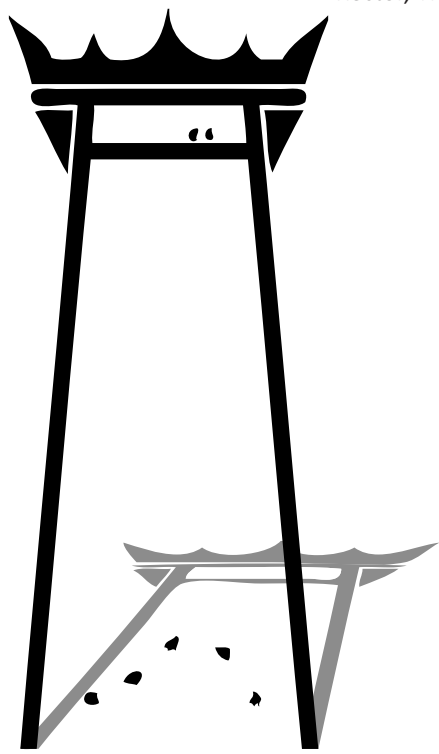
Since its foundation in 1934, Thammasat University has been recognized as one of Thailand's most influential academic institutions. Importantly, we not only emphasize the highest standards of educational attainment, but also a broader commitment to social wellbeing and community – not only in Bangkok and across Thailand, but also throughout Asia and the world. This is why, together with Yokohama City University and the World Bank, it is our pleasure to provide a platform for thinkers and doers in a variety of fields to share their perspectives on the issues confronting us in the twenty-first century.

High quality research on urban sustainability has the power to transform our cities, but to do this close cooperation and effective communication to a wider audience are essential. With this symposium, we hope to bring the collaborative vision of the IACSC a little closer to realization.

I would like to end by thanking Yokohama City University, the World Bank, IGES and all the members of the IACSC for organizing this exciting event, as well as the Faculties of Architecture and Planning, Public Health and Sociology and Anthropology and the Institute of East Asian Studies at Thammasat for their important role. Pathum Thani government has also been a great source of support over the years and during this conference. But most of all, I would like to thank all the presenters and general participants here today. This event would not be possible without their dedication and enthusiasm.

Sincerely,

Professor Dr. Somkit Lertpaithoon  
Rector, Thammasat University



It is a great honor for the Faculty of Architecture and Planning (APTU), Thammasat, to host this conference in partnership with Yokohama City University, the World Bank and the Faculty of Public Health, the Faculty of Sociology and Anthropology and the Institute of East Asian Studies.

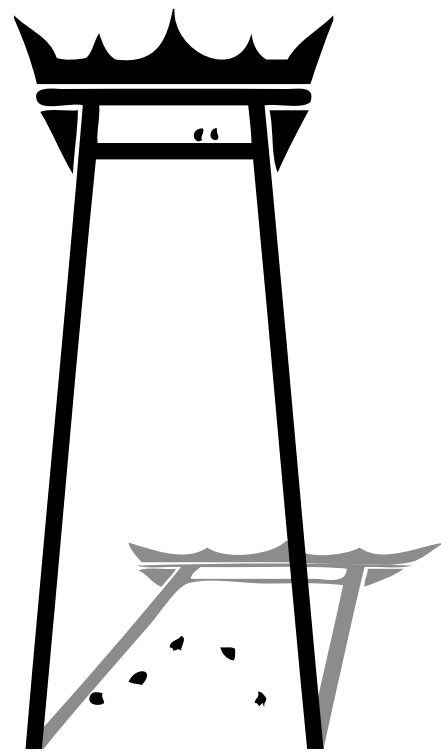
One of our faculty's central aims is the development and promotion of a more holistic and cross-disciplinary approach to city making. In this regard, the conference has been an excellent opportunity to liaise and collaborate with an extraordinary range of specialists and students in different fields. As cities and their associated problems become increasingly complex, the most effective solutions will be those that integrate the tools and expertise of urban planning, sociology, environmental protection and public health into a combined approach.

We are now more aware than ever that true sustainability for our cities must be wide as well as deep – nurturing society, the environment and economic well-being together. The International Academic Consortium for Sustainable Cities is a compelling vision of how in future such an approach might be achieved. I trust that, after this conference is over, we will come away with a better understanding of the great potential that cooperation could bring us all.

Sincerely,

Assistant Professor Santirak Prasertsuk  
Dean, Faculty of Architecture and Planning, Thammasat University

**MESSAGE FROM AP. TU. DEAN**



## Mission and Ideals

The International Academic Consortium for Sustainable Cities (IACSC) was established in 2009 with the express purpose of fostering closer cooperation between academic institutions and their cities. Its holistic focus spans three main areas of study – ‘Urban Planning/Urban Studies’, ‘Public Health’ and ‘Environment’. Through dialogues, discussions, research partnerships and other projects, IACSC members have been able to engage fruitfully among themselves and with other organizations across Asia and beyond.

IACSC’s annual symposium also offers a platform for specialists to interact and knowledge share with NGOs, businesses and city policy makers, as well as fellow researchers. Together, these activities serve to bring the gap between research and practice, expanding the opportunities for positive cross-sectoral collaborations in response to the challenging realities of cities in the 21<sup>st</sup> century.

## History

### Aug, 2010: The 1<sup>st</sup> General Meeting

With reference to the core principles of the Eco2 initiative, the framework of the IACSC charter and the Consortium’s future activities were developed through member discussions.

### Oct. 2010: Memorandum of Understanding between IACSC and the World Bank

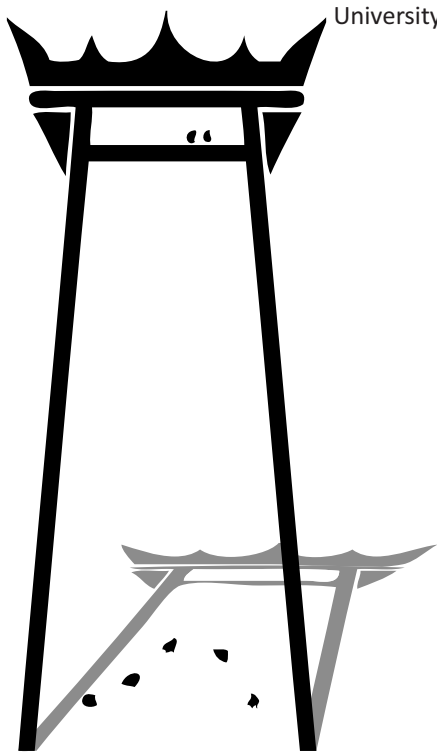
Mme. Inger Andersen, Deputy President of the World Bank, and Professor Tsutomu Fuse, President of Yokohama City University, representing IACSC, concluded the MoU at the 1st Eco2 Conference in Yokohama.

### Sep, 2011: The 2<sup>nd</sup> General Meeting

The 2<sup>nd</sup> IACSC Meeting, ‘Towards a Sustainable Future: A Collaboration of Higher Education Institution and Local Society’, was hosted by Universiti Sains Malaysia in Penang, Malaysia.

### Sep, 2012: The 3<sup>rd</sup> General Meeting

The 3<sup>rd</sup> IACSC Meeting, ‘Reimagining Sustainable Cities’, is hosted by Thammasat University in Thailand.



## **Advisor**

Prof. Dr. Somkit Lertpaitoon  
Rector, Thammasat University

Asst. Prof. Jirapa Worasiangsuk  
Dean, Faculty of Sociology and Anthropology, TU (SoAn)

Dr. Chaiyuth Chavalitnitikul  
Dean, Faculty of Public Health, TU (FPH)

Assoc. Prof. Dr. Manyat Ruchiwit  
Director, Institute of East Asian Studies, TU (IEAS)

## **Chairman**

Assistant Professor Santirak Prasertsuk  
Dean, Faculty of Architecture and Planning, TU (APTU)

## **Committee member**

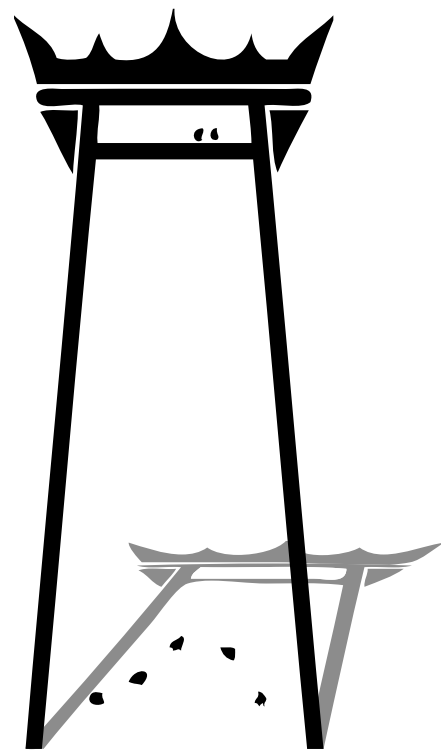
Dr. Wijitbusaba Ann Marome	APTU
Asst. Prof. Dr. Kaysorn Sumpowthong	FPH
Asst. Prof. Dr. Pawinee Iamtrakul	APTU
Dr. Jaturong Pokaratsiri	APTU
Dr. Thipsuree Kornboonraksa	FPH
Dr. Nopparat Plucktaveesak	IEAS
Dr. Anusorn Unno	SoAn
Instructor Thrissawan Ponglamjeak	APTU
Instructor Payap Pakdeelao	APTU

## **Secretariat**

Mrs. Athitaya Ruangrunchaikul  
Mr. Peter Grant  
Ms. Panudda Rodsatru  
Ms. Apinya Hemmawangoon  
Ms. Rewadee Prasankan

## **YCU Secretariat**

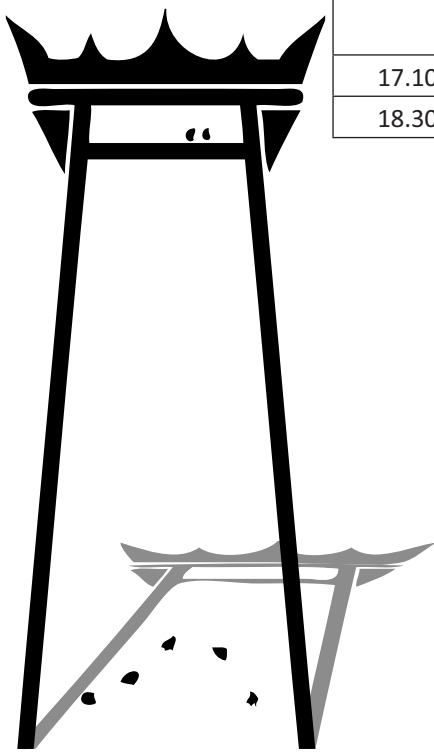
Mr. Yusaku Hanyu  
Ms. Ayako Moriya



# SCHEDULE, September 8, 2012

The Faculty of Architecture and Planning, Thammasat University (Rangsit Center)

Time	Planned Items			
08.30	Registration			
09.00	Welcome Speech <b>Prof. Dr. Somkit Lertpaithoon</b> , Rector, Thammasat University, Thailand			
09.10	Opening Ceremony <b>Mr. Prasit Boonlikit</b> , Deputy Governor of Pathumthani Province, Thailand			
09.20	Presentation: 'Transforming Cities with Transit: Transit and Land-Use Integration toward Sustainable Urban Development' <b>Mr. Hiroaki Suzuki</b> , Lead Urban Specialist, World Bank			
09.40	1 <sup>st</sup> Keynote Speech: 'Urban Vulnerability and Adaptation to Climate Change: Beyond Spatial Boundary' <b>Mozaharul Alam</b> , UNEP, Bangkok, Thailand			
10.00	2 <sup>nd</sup> Keynote Speech: 'City of Yokohama - The History and Challenges' <b>Takashi Kondo</b> , Manager of International Technical Cooperation, City of Yokohama, Japan			
10.20	Coffee break			
10.30	Symposium (parallel session)			
	Room 314 UP	Room 415 US	Room 514 UH	Room 614 UE
12.20	Lunch Break			
13.20	Symposium (parallel session)			
	Room 314 UP	Room 415 US	Room 514 UP	Room 614 UE
15.10	Coffee break			
15.20	Symposium (parallel session)			
	Room 314 UP	Room 415 UP	Room 514 City Report	Room 614 UE
17.10	Poster Presentation			
18.30	Reception Party at IEAS, TU, Rangsit campus			



RESIDENTIAL MOBILITY AS A CHALLENGE TO SUSTAINABLE URBAN SETTLEMENTS IN SURABAYA CITY

*Alen Miftahul and Dian Rahmawati*

NOWHERE TO REMEMBER THE CITY BY: THREATS TO THE SUSTAINABILITY OF SOCIAL MEMORY IN HONG KONG'S URBAN SPACE

*Anthony H.F. Li*

POLITICAL USE OF PUBLIC OPEN SPACE IN A PARTICIPATORY SLUM UPGRADING PROJECT IN BANGKOK

*Boonanan Natakun*

FINDING POTENTIAL FOR SUSTAINABILITY IN A "H.I.P." URBAN ENCLAVE: THE CASE OF NIMMANHAEMIN AREA, CHIANG MAI, THAILAND

*Komson Teeraparbong*

READING MULTICULTURAL SPACE: SENSE OF TERRITORY, PUBLIC IDENTITY, AND CENTEREDNESS

*Moohan Kim*

THE HIDDEN NEIGHBORHOOD IN YAOWARAT: HOW SOCIAL MOBILIZATION PROCESS EVOKES THE PLACE IDENTITY

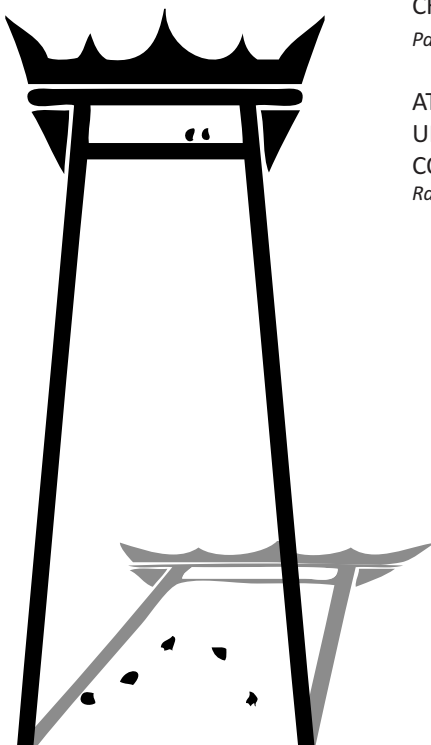
*Nattawut Usavagovitwong*

CHIANG MAI: TOWARDS AN INTERNATIONAL CREATIVE COMMUNITY

*Payap Pakdeelao, Tipsuda Janjamlah, PhD and Peeradorn Kaewlai, DDes*

ATTEMPTING SUSTAINABLE DEVELOPMENT IN CHALLENGING URBAN ENVIRONMENTS: URBAN NGOS, SOCIAL BUSINESSES, AND COMMUNITY-BASED ORGANIZATIONS COMMUNICATE AND COLLABORATE VIA SOCIAL MEDIA IN KATHMANDU

*Rachel D Amtzis*



# THE HIDDEN NEIGHBORHOOD IN YAOWARAT: HOW SOCIAL MOBILIZATION PROCESS EVOKES THE PLACE IDENTITY

Nattawut Usavagovitwong

Center for Integrated Socio-Spatial Research, Sripatum University

E-mail: nattawut.us@spu.ac.th

## Abstract

Neighborliness and whether or not it is a critical element of place-making science has been at the forefront of discussions among development practitioners, planners, and academics. By its nature, the degree of neighborliness has always been uncertain and dynamic from place to place. Also, it inevitably affects any physical development approach since the neighborhood per se is a crosscutting socio-spatial domain. This paper portrays how neighborliness could be constructed upon development activities and social mobilization process, and help bring on a place-making entity. Based on an actual development and a research intervention in Chinatown – Yaowarat, it is discovered that within the highly-concentrated commercial district, neighborliness has long adhered, rather recently evoked by the mass rapid transit development. Place identity has become an instrument for residents, despite being the resourceful middle-class, to encounter globally-overarching economic activities. The research findings challenge current neighborhood concepts by positing two main understandings, reflected from the field; (1) it is discovered that neighborliness, albeit under hard conditions and through an unnatural process, could reemerge, and (2) place identity highly contributes to the re-embrace of neighborhood ties.

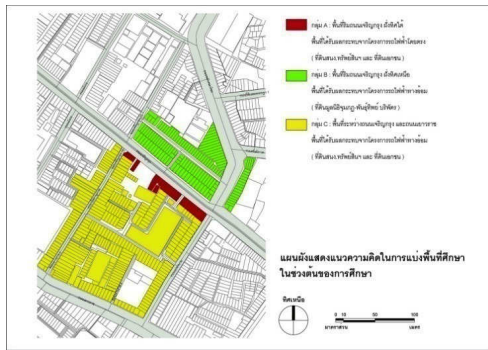
**Keywords:** Neighborhood, Social Mobilization, Chinatown, Place Identity

## 1. Brief context and circumstance

Neighborhood and place identity might be independent units of analysis in social and spatial science for their own sakes. There are plenty of neighborhoods without place identity and vice versa. Nonetheless, they are often understood as an intersecting endeavor of socio-spatial practice. The author underscores a case study that reflects the opposition to everydayness neighborhood: the ambiguity of neighborliness at Yaowarat, Chinatown in Bangkok. Unlike the conventional neighborhood, this disguised neighborhood has drastically provoked some neighborliness elements in an obviously critical context.

The neighborhood in Yaowarat has long comprised rigid clusters based on clans and family names<sup>1</sup>. At the original period of Chinese settlement herein, expats, Chinese clans and families regularly associated among one another and represented a very strong sense of neighborliness in order to be a protective community. Once they were allowed to assimilate into the nation and became firmly secured and settled in the system, the roles of clan and family association declined in Chinatown, being almost meaningless to the current generation. The community has loosed and lessened neighborhood ties as a result of diminishing socio-spatial activities/practice. Being more individualistic and with more limited personal contact, rather than as a group, neighborliness as a source of social capital for economic survival is thus no longer necessary.





Sources: Arsomsilp Institute (2009), The Consortium for Action Planning (2011).

**Picture 1.** The location of MRT station and the expropriation site.

In Chinatown, Charoenchai community (in green) has portrayed a degree of neighborliness which is vacillating and ever-changing. Thus, neighborhood and place identity concepts might be contested thereupon. Affected by the blue-line mass rapid transit (MRT) construction, the community has visibly been pressured by external economic forces of investment to a semi-eviction that has been caused by tentative increases in land values. Some developers insert new spatial development programs, bringing on physical and social changes toward a high-concentrated commercial district<sup>2</sup>. Picture 1 illustrates the coming MRT station which has led to the expropriation of 26 plots (in red). From this, the economic development tension would expand into the attached areas owned by two landowners: the Crown Property Bureau (in yellow) and Chumphot-Pantip Foundation (in green). Both landowners have initiated the area development as a mutual partnership to transform the physical setting around the new MRT station in order to meet the most appropriate result between economic potential and dweller satisfaction<sup>3</sup>.

It has been aware among academics and development practitioners that the MRT station would bring on changes of building use and spatial occupancy, and would affect small-medium home businesses who could not stand the new rising property values and rent rates. Dwellers in the community – comprised of diverse occupations such as spiritual-paper shops, camera shops, Chinese food shops/vendors, and traditional pharmacies – have received a signal of insecurity; the landowners have terminated the rent agreement of every building since 2008<sup>4</sup>. Given this anxiety, the dwellers have clustered and incorporated with the agents of change, to generate mutual dialogues and negotiation among the landowners, MRT office, and the local authority by advocating conservation discourse as a flagship strategy.

## 2. Neighborhood and place identity concepts

By this circumstance, neighborhood and place identity concepts have been associated with the study in order to enable an understanding of the potential of neighborhood. As an urban element, it challenges how the neighborhood adapts or fits to the new coming development, and how it lasts between the interplay of the highest investment-return and the social values of the world's biggest overseas Chinatown.

**Table 1.** Summary of key elements of place-making and cognition.

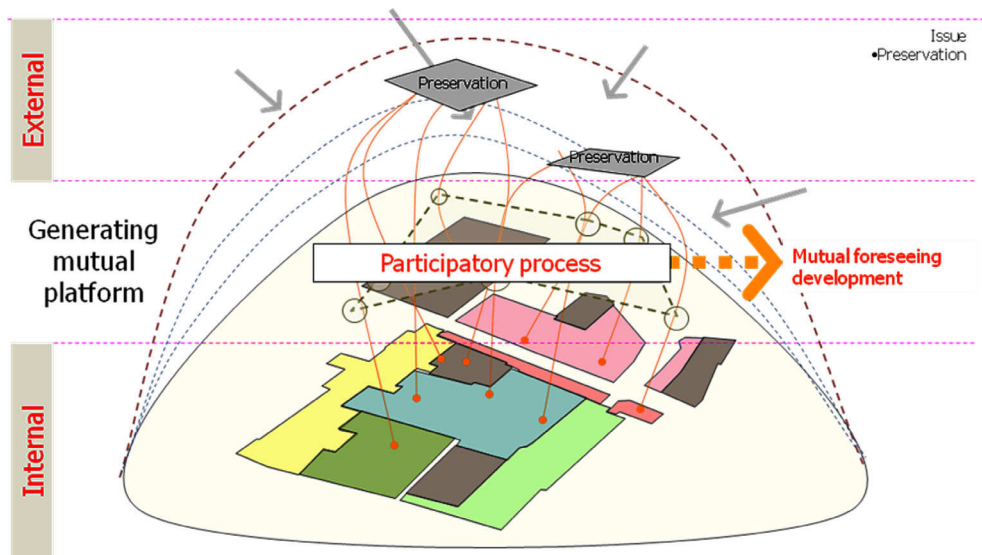
Theorists	Concepts	Elements
Proshansky, Fabian, and Kaminoff (1983)	Place Identity Concept	Recognition function, Meaning function, Expressive-requirement function, Mediating change function, Anxiety and defense function <sup>5</sup>
Christian Norberg-Schulz (1980)	Genius Loci; Sense of Place	Phenomenon of place, Structure of place, Spirit of place <sup>6</sup> (for the man-made urban dwelling, they are image, space, character, and genius loci <sup>7</sup> via meanings, identity and history <sup>8</sup>
Manzo (2003)	Place Attachment Concept	Encompass a broad range of physical settings and emotions, Ever changing/dynamic phenomenon, Unconscious/Conscious, A larger socio-political milieu <sup>9</sup>
Twigger-Ross and Uzzell (1996)	Place Identity/ Attachment Concept	Distinctiveness, Continuity, Place-referent, Place-congruent, Self-esteem, Self-efficacy <sup>10</sup>

For this search, two concepts are discussed. First, the neighborhood concept is adapted from place-based neighborhood by Magnaghi<sup>11</sup>, from home area neighborhood, the smallest scale in Kearns and Parkinson's analysis<sup>12</sup>, and from the idea of widening neighborhood scope to community association by Peterman<sup>13</sup>. Hence, the author summarizes that neighborliness contains three elements: member interrelations and ties, degree of reciprocity, and degree of association. Second, the place identity/attachment concept is derived from place-making sciences from Proshansky, Fabian, and Kaminoff<sup>14</sup>, from Christian Norberg-Schulz<sup>15</sup>, from Manzo<sup>16</sup>, and from Twigger-Ross and Uzzell<sup>17</sup>. Table 1 highlights key elements of place-making and cognition.

Summarily, those concepts help illuminate a series of neighborliness indications, incorporating an ever-changing neighborhood concept as in Yaowarat. From the aforementioned elements, this paper employs place identity elements based on Proshansky and others' concepts for the best contextual appropriation.

### 3. Methodology: Participation and the change makers

As a longitudinal analysis, the author applied the abductive method as a research approach to detect actual social interventions occurring through spatial development antagonism between the residents and landowners<sup>18</sup>. The author monitored the change of neighborliness and social relationship via an action research conducted by the Consortium for Action Planning (CAP)<sup>19</sup> sponsored by the landowners during February 2010 - December 2011 in order to shape a mutual dialogue among community inhabitants about laissez faire development forces on area development. Via social mobilization process, CAP had participated with dwellers in a more focused boundary at Charoenchai-Plaeng-Nam district<sup>20</sup> about the coming MRT station and had strategically sought out the potential from embedded social elements for foreseen development changes. Based on CAP's intervention, a number of dialogues and discussion among dwellers and change agents were addressed. Picture 2 illustrates the general concept of methodological intervention to generate the mutual dialogue between landowners and inhabitants via CAP's participatory platform.



Source: Adapted from Arsomsip Institute 2009.

**Picture 2.** Simulation of participatory research method applied in Yaowarat.

Within the intervention period alongside CAP's practice, the author attended a series of community events: group discussions, field visits, and local partnership activities. There had been a list of activities including mutual discussions in general and in particular around area development alternatives, community organization formation, and community/intra-local politics as well as a series of empowerment activities. The set of activities toward community capacity building and empowerment is presented in Table 2.

**Table 2.** Summary of input activities on community capacity building and empowerment.

Aims	Activities	Date
Community capacity building	- International field visit on conservation in <ul style="list-style-type: none"> <li>o Shanghai, Beijing, Zhouzhuang Lijiang</li> <li>o Penang, and Singapore</li> </ul>	Apr 4-10, 2011 July 14-18, 2011
	- National field visit on conservation in <ul style="list-style-type: none"> <li>o Bang Luang (Nakorn Pathom) market district</li> <li>o Kao Hong and Samchuk (Suphanburi) market district</li> </ul>	July 30, 2010 July 31, 2010
Community empowerment	- Involving in current public hearing on the new Bangkok Comprehensive Plan	Aug 25, 2011
	- Involving in the seminars pertaining to Thailand Reform, effects of public mega-projects to community	Feb 25, 2011
	- Seminar on Chinatown conservation on the Moon ceremony event 2011 <sup>21</sup>	Sep 15, 2011

Source: CAP 2010<sup>22</sup>; CAP 2011<sup>23</sup>

To attain the clearest reflection of place identity and neighborliness measures, the scope had addressed ‘Charoenchai Lane and Plaengnam Street’ where altogether 128 shophouses are located. Changes of neighborhood and place identity have been monitored and measured. Also how they interrelate in between would be discussed.

#### 4. A reflection of intervention

Among the intervention activities, the co-taskforce between CAP and community dwellers underlines two strategies to protect against the coming radical-physical change: historiography and place-making.

Historiography was highlighted by two actions: the historical census (Picture 3) and the local museum. CAP’s researchers had recorded vital everyday data from every household, so called ‘notes of unimportant persons’, in activities that project values, economic activities, and origins of family. Place-making had been articulated at ‘Baan Kao Lao Rueng’, the local museum in Charoenchai Community (Picture 4). The museum was set up by the inhabitants in Charoenchai Community to introduce the landowners the existence of historical values in Yaowarat. It also helped to provoke the public to safeguard the tentative loss of Chinese legacy in Thailand by overwhelming capitalism.



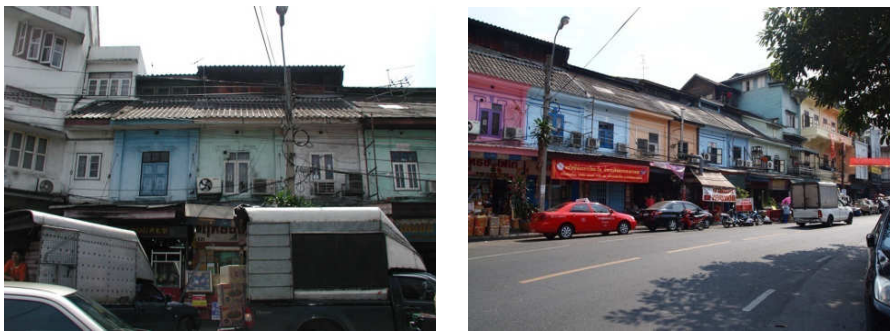
**Picture 3.** Examples of historical census toward place identity.

Place-making was not only articulated by the local museum, but also represented by the building painting (Picture 5). The community dwellers had collaborated with CAP to implement actual physical changes in order to inscribe the community will for a conservation-based development approach. The Chinese festivities were a significant catalyst to draw temporary spatial-cultural sympathy, particularly the Moon ceremony (Picture 6).



Source: CAP 2011.

Picture 4. 'Baan Kao Lao Rueng', the local museum at Charoenchai Community.



Source: The author.

Picture 5. Building painting at Charoenchai Community.



Source: CAP 2011

Picture 6. The Moon Ceremony in Charoenchai Community, 2011.

**Table 3.** Comparison of changes in neighborliness and place identity pre- and post-intervention.

	Elements	Before intervention	After intervention	Indication
Neighborliness parameter	Member tie and interrelation	Weak neighborhood ties and interrelations indicated by no trust and limits in neighborhood familiarity only at small clusters	Events had been organized among dwellers reflecting the hidden community ties and networks which enhance community familiarity network	The rebirth of communal co-organized festivals: twice on the moon ceremony and twice on Chinese New Year.
	Degree of reciprocity	Weak reciprocal sense since most exchanges are based on monetary values	Borrowing and lending activity has increased and becomes usual in some neighborhood clusters.	<i>Exchanges</i> apart from monetary basis such as borrowing and lending, donation, charity involvement, time contribution to public matters.
	Degree of association	None of civic association at the communal scale	Emergence of community group recognized by some public institutes such as the district office, Thailand Research Fund, and Community Organization Development Institute	<i>Setting up of Charoenchai Conservation Taskforce Group</i> gathering the community members to tackle at conservation issue to link with formal institutions.
Place identity parameter	Recognition	Insignificant place elements; the setting contains no distinct to other nearby districts	Place and space has been stabilized by the local museum as an encapsulation of community commemoration.	A number of visitors recognize the place, and the existence of local museum is noted by the <i>local museum data-based networks and academia</i> <sup>24</sup> .
	Meaning	Places have no specific meaning function due to its general multi-purpose rowhouse type	Meanings have been articulated by historiography attached to places	Illustration of family historical data has been posted at each building and has circulated into public recognition via <i>leaflets/posters</i>
	Expressive-requirement	Buildings stand in poor condition. None of occupiers starts cleaning, modifying, or renovating the shelters.	Community dwellers freely engage in coloring building facades based on their preferences without the landowner's consent	Building coloring has expressed the belief upon Chinese <i>Feng Shui of goodness</i> to the owners
	Mediating change	No distinction of building physical characteristics to other nearby areas	Emergence of physical enclave by building coloring.	Building coloring has united a sense of place and has <i>distinguished</i> itself from other areas.
	Anxiety and defense	No anxiety of being aware on the renovation project that could be harmful to the spiritual setting, Wat Mangkorn Kamalavas	The dwellers associate with the broader demonstration to a new hotel restoration project that seems being negative to Wat Mangkorn Kamalavas	Dwellers from Charoenchai community join on <i>protest and demonstration</i> against the renovation project.

The intervention apparently brings about social change to a community, but how much it contains neighborliness as an emerging element within ever-changing urban entity is hereby investigated.

The concepts enlisted in Table 3 reflect changes of core elements in terms of neighborhood and place identity discussed in Section 2. The neighborliness has been enhanced, from individuals to group clustering. Place identity is also shapely expressed via tangible and intangible environments as a more united atmosphere.

The case study projects the change in community engagement on development planning. Though, having developed an unnatural level of neighborliness because of the critical context, the inhabitants herein have managed to

surpass a conventional neighborhood and could eventually develop a more organized system to protect against the landowner's deterministic development approach. Some outcomes are highlighted;

- *Platform of dialogue (Charoenchai model)*<sup>25</sup>: the community is spotlighted as a case study of urban communities vulnerable to state-led megaproject development, and its model is circulated among local museum lovers and networks. Importantly, the emerging neighborhood has advanced from being defensive to become proactive, by proposing the self-organized area development approach to the landowner. Several conditions are posited such as a synopsis of area development, length of tenure, rent fees and rates, a shared investment for building renovation, etc.
- *Continuous communicative channel (Charoenchai newsletter)*: ten issues since 2011 have been circulated in the community as a communication tool on situation progress on MRT station construction and land security.
- *Historical-spatial compression (Series of physical changes)*: The local museum, building coloring, and historiography to places have distinguished this district to others. As a socio-spatial practice and without a quantifying measure, the evidence reflects that both neighborliness and place identity are visible.

## 5. Conclusion

From the intervention, the author mirrors changes in the neighborhood into two understandings as followings;

*Neighborliness herein has vacillated*: Underpinned by the project, the degree of neighborliness and place identity recognition gradually increases. However, it has flourished, as a defensible threshold, to external threats. Therefore, neighborhood existence herein becomes a strategic discourse to encounter capitalistic spatial development. Otherwise, a rich opportunity of highly-concentrated commerce could take root and radically change the entire physical setting without any community resistance.

*Neighborhood as political discourse*: Currently, in such a highly-concentrated commercial area, the new challenge of international trade upon the place, and the tentatively radical change of transportation behaviors, Yaowarat district seems to incline its racial identity by being more connected to the global economy. Recently, the land value has been tripled<sup>26</sup>. Neighborhood discourse is arising not only as at Charoenchai Community, but also at district-wide level to widen community cohesion and to be inclusive in the city development process, the sharing city.

Although the outcomes from this paper could not clearly crystallize a list of the precise degree of neighborliness as it is, in this context, so dynamic and swaying. However, the author supports the view that Yaowarat, despite being perceived to contain minimal neighborliness as a highly commercial area, still has embedded neighborhood elements that could be reborn (even temporally), and that any city development issue demands addressing for long-term equity in urban development planning<sup>27</sup>.

## References

- Arsomsilp Institute. (2009). *"Approaches toward Participatory Urban Development in Yaowarat MRT Station and Chinatown District"*. Final report submitted to Chinatown Community Development Co. Ltd.
- Brydon-Miller, M. et.al. (2003). 'Why Action Research?' *Action Research*, 1(1), 9-28.
- Fainstein, S. S. (2010). *The Just City*. New York: Cornell University Press, pp. 58-66.
- Kearns, A. & Parkinson, M. (2001). "The Significance of Neighborhood" *Urban Studies*, 38(12), 2103.
- Kittinartindanee, C. (2012, May 23). *"Charoenchai Model"* The Krungthepdurakij Online, Retrieve July 4, 2012, from <http://www.bangkokbiznews.com/home/detail/life-style/lifestyle/20120523/453143/news.html>
- Lien, L. L. (2009). "Home as Identity: Place-making and Its Implication in the Built Environment of Older Persons" *Housing and Society*, 36(2), 158-9.

- Magnaghi, A. (2005). *Urban Village: A Character for Democracy and Local Self-Sustainable Development*. Translated by David, Kerr. London: Zed Books.
- Manzo, L. (2003). "Beyond House and Haven: Toward a Revisioning of Emotional Relationships with Places" *Journal of Environmental Psychology*, 23, 47-61.
- Matichon. (2011). "The renters of Werng Nakorn Kasem will survived the ancestors' attempts" Retrieved July 4, 2012, from [http://www.matichon.co.th/news\\_detail.php?newsid=1312550898](http://www.matichon.co.th/news_detail.php?newsid=1312550898)
- Norberg-Schulz, C. (1980). *Genius Loci: Towards a Phenomenology of Architecture*. New York: Rizzoli
- Peterman, W. (2000). *Neighborhood Planning and Community-based Development: The Potential and Limits of Grassroots Action*. London: Sage
- Prachachart. (2012). "Charoen deals 4.5 billion Baht for Werng Nakorn Kasem: 400 renters are inconvenient for eviction" Retrieved July 4, 2012.
- Sirindhorn Anthropology Center. (2012, February 15). "Baan Kao Lao Rueng: Charoenchai Community" Retrieved July 11, 2012, from [http://www.eighteggs.com/sac\\_complete/museumdatabase/review\\_inside.php?id=38](http://www.eighteggs.com/sac_complete/museumdatabase/review_inside.php?id=38)
- Tanaphat, S. (2011). "The Moon Ceremony: From Wueng Nakhon Kasem to Charoenchai" *Green World Foundation*. Retrieved on July 10, 2012, from <http://www.greenworld.or.th/greenworld/local/1462>
- The Consortium for Action Planning. (2010). "Approaches toward Participatory Urban Development in Yaowarat MRT Station and Chinatown District (2<sup>nd</sup> Phase)" Final report submitted to Chinatown Community Development Co. Ltd.
- The Consortium for Action Planning. (2011). "Approaches toward Participatory Urban Development in Yaowarat MRT Station and Chinatown District (3<sup>rd</sup> Phase)" Final report submitted to Chinatown Community Development Co. Ltd.
- Twigger-Ross, C. & Uzzell, D. (1996). Place and Identity Processes. *Journal of Environmental Psychology*, 16, 205-20.