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THE DYNAMICS OF LAND USE CHANGE

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Abstract:

The study was primarily intended to determine how present development in an urban place evolved through time, and to investigate the process where changes or shifts in urban land uses take place. To achieve this general objective, the study analyzed the process of evolution of the different land uses and the present configuration of Barangay Bucana in Davao City, and determined the major social, economic, institutional and bio-physical factors that contributed to the present configuration and level of development in the *barangay*. Moreover, the study determined the main reasons of landowners or occupants in the acquisition and development of their lots for different land uses in said *barangay*.

In the absence of data and maps on previous land uses of the study area, the study made use of landowner questionnaires to generate information on the previous uses of the different lots in Barangay Bucana in Davao City.

In terms of the process of evolution, the study found out that: (a) the growth of planned development areas was more controlled in terms of period of growth, focused in terms of intended use or uses, and targeted in terms of prospective owners; (b) in general, residential lots are the first to evolve, followed by mixed used, then commercial. Institutional use comes in anytime; (c) in most cases, residential lots come from vacant lots and other lots without designated uses; (d) mixed use lots evolve from residential lots, and a minimal contribution of vacant lots; (e) in the absence of vacant lots, mixed use lots generally come from residential lots; and (f) commercial lots come from vacant lots or other lots without designated uses. In the absence of vacant lots, commercial lots evolve from mixed or residential, in that order of priority.

As to the physical configuration of the *barangay*, the study found out that: (a) along the water bodies are informal settlements; and (b) along major thoroughfares are commercial areas. Mixed use lots are located along secondary and tertiary access routes which are designated commercial zones.

With regard to the major factors that led to the development of the area, the following were identified: (a) road and bridges; (b) social infrastructure and facilities; (c) policies; (d) the great flood; and (e) the deliberate or planned development endeavors of the private sector.

As to the reasons or motivations in acquiring and developing their lots to various uses, the study recorded that: (a) lot owners or occupants in Clusters I, II, and III registered the same top five reasons for locating their residential lots in their

respective areas; likewise, with the reasons they cited for the transformation of lots into commercial and mixed uses; (b) there were differences of reasons cited by owners of residential, commercial, and mixed use lots in planned development areas; (c) owners of commercial lots of all the different clusters cited almost the same reasons such as the mushrooming of commercial activities in the area, the availability of funds to go into business, the presence of market, the opportunity to do business, and the security of land tenure; and (d) as to the non-development of designated residential lots, or the vacant residential lots, the location of residence of the lot owner was cited as the primary reason why such lots were kept vacant.