



Southern Tagalog Islands Research and Development Consortium
and
Occidental Mindoro State College



award this

Certificate of Recognition
to

REYNALDO P. RAMOS

for presenting the paper entitled:

**THE SUCCESS INDICATORS IN THE PERFORMANCE OF MIXED-USE SCHEMES: CASE
STUDIES IN IRELAND AND UK**

during the 6TH STIRDC REGIONAL RESEARCH, DEVELOPMENT AND EXTENSION
CONFERENCE with the theme "*Gearing up STIRDC in the new horizon through
globally recognized research, development, and extension initiatives*" on January 4-6,
2017 at the Occidental Mindoro State College, San Jose, Occidental Mindoro, Philippines

Given this 5th day of January 2017.


ELSA P. MANARPAAC

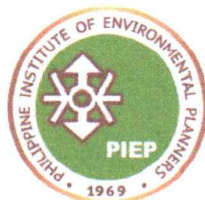
Chair, STIRDC

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Vice-Chair, STIRDC

President, Occidental Mindoro State College



Certificate of Participation

This Certificate is proudly presented to

REYNALDO RAMOS

for attending the

**Philippine Institute of Environmental Planners 50th Anniversary
National Convention and General Assembly**

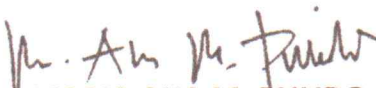
with the theme:

***Celebrating Philippine Planning Legacy, Shaping a Sustainable Future
7 - 9 November 2019***

14 CPD Units

**Given this 9th day of November 2019 at The Forum,
Philippine International Convention Center, Pasay City, Metro Manila**


Engr. EDGARDO D. SABADO, EnP
National President


Engr. MARIA ANA M. PULIDO, EnP
NatCon Chairperson, Awards Committee Chair,
National Vice President



Celebrating PHILIPPINE
SHAPING A SUSTAINABLE PLANNING LEGACY
Future





Certificate of Presentation

This is to certify that

ENP. REYNALDO P. RAMOS

Associate Professor II, Romblon State University

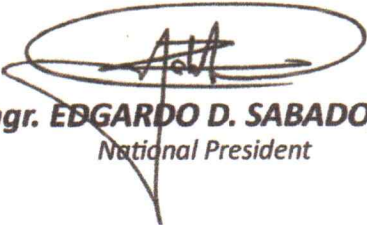
presented a paper entitled

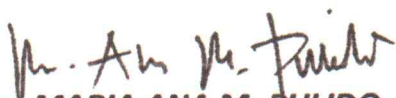
MIXED-USE SCHEMES KEY DRIVER IN REGENERATING TOWNS AND CITIES

at the **Philippine Institute of Environmental Planners' 50th Anniversary**
and **National Convention** with the theme:

Celebrating Philippine Planning Legacy, Shaping a Sustainable Future

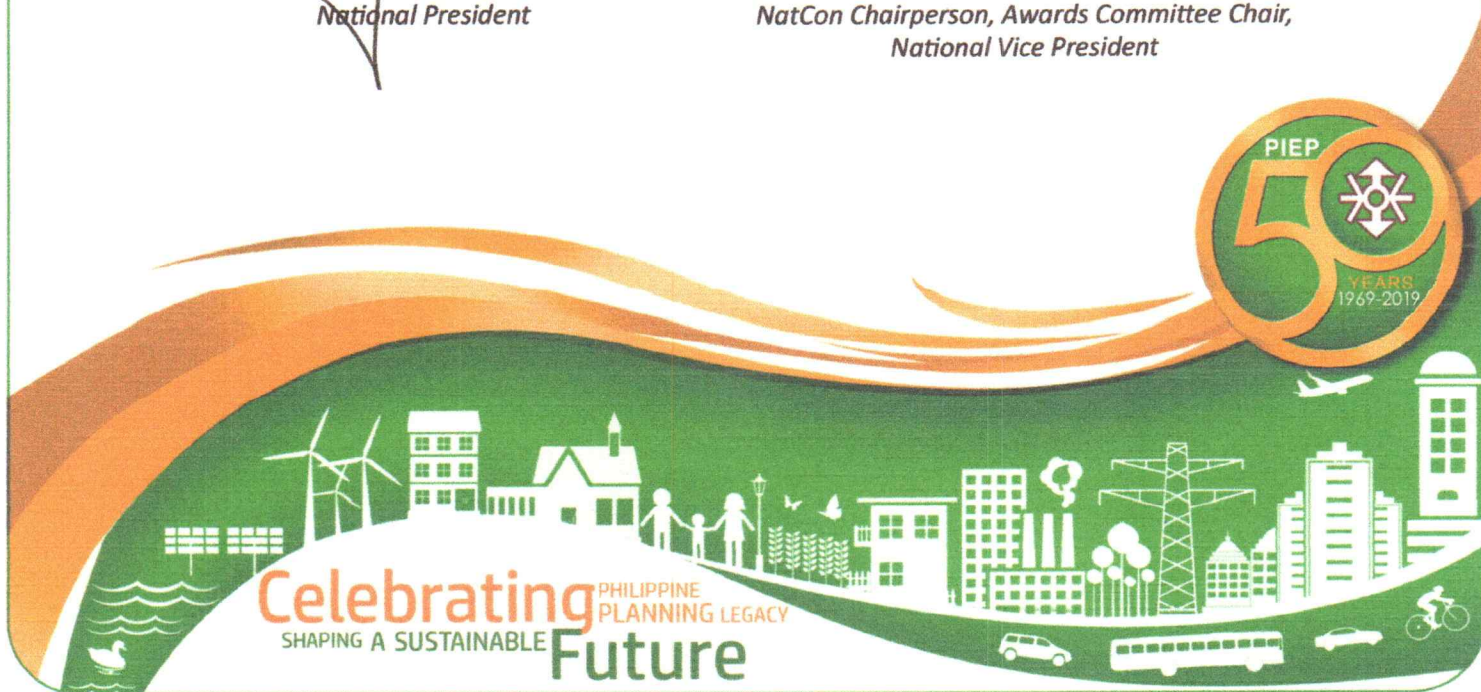
Given this 8th day of November 2019 at The Forum,
Philippine International Convention Center, Pasay City, Metro Manila.


Engr. EDGARDO D. SABADO, EnP
National President


Engr. MARIA ANA M. PULIDO, EnP
NatCon Chairperson, Awards Committee Chair,
National Vice President



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*The Department of Environment and Natural Resources
Environmental Management Bureau MIMAROPA Region
awards this*

CERTIFICATE OF APPRECIATION

to

ENGR. REYNALDO P. RAMOS, PhD

Assistant Professor
Director for Planning and Development
Romblon State University

**for sharing his valuable insights as a Resource Speaker during the three-day
event entitled “Environmental IEC Summit 2019” with a Theme: “Beat Air
Pollution: Managing Solid Waste towards a Pollution-Free Environment”
held from June 25-27, 2019**

Given this 26th day of June, 2019 at Bayview Park Hotel,
1118 Roxas Boulevard, corner United Nations Avenue, Ermita, Manila


ATTY. MICHAEL DRAKE P. MATIAS
Regional Director

BOOK OF ABSTRACTS

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ICMR 2016

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Congress in
Multidisciplinary
Researches

23-25
APRIL

**Crown Legacy Hotel
Baguio City,
Philippines**



Asian

Intellect

FOR ACADEMIC ORGANIZATION AND DEVELOPMENT INC

THEORY AND PRACTICES OF MIXED-USE SCHEMES (MUS) TOWARDS SUSTAINABLE BUILT ENVIRONMENT: AN INTERNATIONAL DEVELOPMENT PERSPECTIVE

Engr. Reynaldo Perez-Ramos, PhD
ROMBLON STATE UNIVERSITY

The emergence of mixed-use scheme (MUS) or mixed-use development is linked to the transitional changes in towns and cities. It has been observed that mixing of different land uses came-out in the early development of settlements across small villages to large cities, way back in the prehistoric to present times. Specifically, mixed-use developments are part of the historical development of land uses ranging from small-scale diverse mixes uses to mono-functional planned areas. It is evident in the literature that MUS has gained significant attention from planners, policy makers, environmentalists, academicians, investors, appraisers, and developers. This has also resulted in the emerging awareness of sustainable built environment, including the need for live-work-play facilities and amenities which MUS plays an important role. This study provides an extensive review of the theoretical and conceptual aspects of MUS as a component of urban development strategy as well as to analyze the current practices and approaches in delivering such schemes in an urban fabric around the world. Then, the study focuses on the various activities and players in the development process within the real estate market perspective. Finally, it also examines the distinctive characteristics or salient elements within MUS definition through case studies of selected urban regeneration projects in the UK and Ireland, its relevance and applications in the context of international real estate development practices in creating functional and sustainable communities. With the results of validation and the findings from the literature, MUS is a physical development of a structure or group of structures having two or more integrated functional uses creating diverse of activities.

Key Words: development process, built environment, mixed-use schemes, sustainable communities, urban regeneration

Asian Intellect

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Certificate of Recognition

is hereby awarded to

ENGR. REYNALDO RAMOS

for presenting the Research Paper entitled

"THEORY AND PRACTICES OF MIXED-USE SCHEMES (MUS) TOWARDS SUSTAINABLE BUILT ENVIRONMENT: AN INTERNATIONAL DEVELOPMENT PERSPECTIVE"

during the

**1st International Congress in Multidisciplinary Researches
(ICMR 2016)**

held at Crown Legacy Hotel in Baguio City, Philippines on April 23 – 25, 2016

Given this 25th day of April, 2016 in Baguio City, Philippines.

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Dr. Rodney Davis
Dr. Rodney Davis
Troy University – Alabama, USA
Resource Speaker