Transformation of built cultural heritage in old Saigon (Ho Chi Minh City), Vietnam

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Abstract. Saigon was founded by the army commander Nguyen Huu Canh in the seventeenth century. It became the capital of the French colony of Cochin-China in 1883, part of French Indochinese Union which lasted until 1945, and the capital of the Republic of Vietnam (South Vietnam) until 1975. It has diverse cultural characteristics and a unique urban form. It was described as 'the pearl of the Far East' during the 19th and 20th centuries. After the unification of North and South Vietnam in 1975, Saigon was renamed Ho Chi Minh City (HCMC). The economic reform process, Doi Moi, which started in the late 1980s, transformed Vietnam from a highly centralized planned economy to a socialist-oriented market economy, and its cities, HCMC included, underwent significant new development. This paper aims to re-understand the nature of old Saigon’s establishment and identity to authentically consolidate new findings of the spatial development axis; re-assess the cultural significance of remaining places, which are needed to support the coming Master plan period 2040-2060 of HCMC towards sustainable conservation in a globalization context.

Keywords: Saigon transition, spiritual axis, twin-cities

1. Introduction
The rapid transformation of HCMC’s economy in the last two decades is one of the success stories of Asia. The transformation of this economic center brought about tangible and intangible cultural changes in central places. Consequently, old urban artifacts and fabric, which represented the distinctive cultural and architectural identities of the Vietnamese, Khmer, Cham, Chinese, French, and Indians, are being replaced with more gigantic modern glass skyscrapers.

A local Vietnamese scholar, Le Quang Ninh [1], has provided clear evidence that one consequence of the phenomenon of rapid modernization in the central districts has been that HCMC has lost about 30% of its total 108 registered architectural heritage items since 1993 and 18 significant heritages of Saigon as well [2]. For instance, over hundred-year-old factories along Tau Hu canal and Tran Van Kieu street and at the old Binh Dong quay while ancient shop-houses in Ben Thanh area were demolished in 2014 for redevelopment projects. Three conservation plans have been drawn up in the past, such as central HCMC’s architecture (1995) and Cholon town (2012); adjusted master plan (zone ZV-7) of...
central area (930 hectares) in 2019, but these have not led to conservation projects to protect ‘the spirit’ of Saigon, which had been considered as the original city in the past of HCMC. Dealing with this issue requires an action must be taken immediately to protect Ho Chi Minh City’s surviving built heritage. The city is in a dilemma about how to preserve the spirit of Saigon. End of 2012, the local scholars (Le Quang Ninh, Nguyen Thi Hau, and Nguyen Ngoc Dung) discussed conservation of the city’s built heritage [3] must begin oldest long- ways (đường thiên lý) and its townscape, nostalgia-driven reinvention and unique cultural identity with particular area reflecting Saigon memory, Saigon River and Saigon market.

There are many opportunities in the Asian Century [4] for enriching the city’s local culture, which is a resource of Asian symbolic significance made by the uniqueness of the well-planned French colonial city, old Western and tropical architecture initiated since the seventeenth century in Indochina. In this century, HCMC has a clear plan to become a sustainable city development with potentialities of preserving its cultural heritage and economic growth for a civil and modern city of southern Vietnam and an industrial, service and scientific center of Asia, an international center of tourism, finance, commerce, logistic service to 2040 and vision 2060 (at the document No. 91/BXD-QHDT of Vietnam Ministry of Construction that was submitted to the Prime Minister in 16th January 2019). Therefore, it needs to do more than this to respond to the rapid changes occurring in the HCMC’s historic core, which is re-understand and re-assess potential factors gained from historical Saigon and its transition to different hierarchy, areas, and levels in managing and conserving the local relics.

2. Historical Saigon and its transition

2.1. First initiation of Saigon

The history, at first, showed the early presence of the Chinese in the ancient area of the Khmer by the existence of Phung Son Pagoda renamed from Funan temple built before 1000. The scholars, secondly, indicated it had been initiated from a Khmer village of Baigaur featured fishing and trading characteristics of the market town of Prey Nokor under Khmer Empire during the 10th- 11th century (period 1000- 1145). The area, on the one hand, had attracted more trader, mainly Vietnamese, by 1620 [5] to carry out commerce of agricultural products at the ports. To foster the trading activity, Khmer King- Chay Chettha II [6] established two custom posts for Vietnamese located closely to Tan Binh River (old name of present Saigon River) and Saigon arroyo (previous name of current Thi Nghe arroyo) in the East of Prey Nokor. The first post was located in the Ben Nghe region, called Ben Nghe post (now Thai Binh market). The second post was placed in Saigon region, called Saigon post in the Chinese area. A number of Vietnamese, with the background of soldier-peasants, moved to the region as the land of refuge in the seventeenth century [7] and rapidly increased afterward.

Typologically, the Ben Nghe post was highlighted, by the local scholars, on higher-area and at central point between Ben Nghe port (the East)- a confluence of Tan Binh River and Saigon arroyo and Dieu Khien Market (the West) and Saigon arroyo (the South) as primary point of the early city towards first form of commerce- port city. The Saigon post, located about nearly four km away compared to the first post, in the west to shape another town center of Tan Thuan region (the East). There were two old pagodas (Cay Mai and Phung Son) of Viet and Chinese built and existed until today. It was defined as a center of pure commerce and religion with the Chinese majority towards second form of trading and religious town in the regions. Both single forms had likely been an important trading center in the Mekong Delta region. In other words, economic activity was necessary in these towns’ foundation [7]. In this period, French also marked their visits by erecting religious buildings, such as the first southern Bishop’s Palace (1659) on higher-area (now district 1 of HCMC).

2.2. Second phase: the Viet localized Gia Dinh in Gia Dinh period (1698-1860)

In 1788, the Southern region was re-organized and centralized, under feudal lord Nguyen Anh, to become the southern administration. This land played a role of the main port in the South with the posts
of Ca Tre and Vam Co along the Tan Binh River, together with Cau Kho sub-port on Saigon arroyo to control the goods that arrived and were shipped out.

Later, the army commander Nguyen Huu Canh, in 1836, was sent to pacify land of Gia Dinh, which had previously been selected by Gia Long-first Emperor of the Nguyen dynasty. In terms of administration, Gia Dinh region covered about 260,000 hectares of land and was descriptive as a water and cool climate city. Gia Dinh land- the Imperial City was the land (phủ Gia Định) covered entire the South. At the same time, the rural area belonged to two provinces Tran Bien and Phien Tran, being managed by the commander Canh of the Nguyen dynasty associated with the feudal institution, which applied over the administration, social-economic aspect, etc.

The Gia Dinh region was next naturally localized by Viet people after the market town Baigaur was taken over in 1698. It was gradually coming to be called Saigon. Since there, the Saigon is a considerably initiative form of Vietnamese feudal city in the east. The region, based on the commercial initiative forms, grew and developed to become Saigon (mainly Vietnamese) and Cholon (predominantly Chinese). According to the map 1815, Saigon was one of the towns with rice- field, cemetery, and scattered hamlets in the center.

The City was well protected by two fundamental systems: firstly, the Ban Bich rampart, built in 1772, ranging from the North to the West; secondly, Tan Binh River and Ben Nghe (Buffalo Quay) arroyo to separate the city to rural area. The region and cities being structured and well connected by two oldest long-ways (1) East-West way (now Nguyen Trai road), built in 1748 under Nguyen dynasty [8], connecting Saigon to Hue and My Tho; (2) North- South road (now Cach Mang Thang Tam road) linking Saigon to Cao Mien (the map 1623-1679); and canal of horse bowel (Ruot Ngua) made in 1772. Administratively, the boundary of the City had been changed sometimes. For instance, it was belonged to two provinces: Bien Hoa and Phien An in 1808 and again re-adjusted into Bien Hoa and Gia Dinh provinces after 1836.

2.3. Third stage of Saigon City:
In 4 Feb 1790, Gia Long- the first Emperor of Nguyen dynasty, who was inspired by military art of French fortification, ordered to build Bat Quai citadel (eight Trigrams, Vauban form [8], designed by Oliver de Puymmanuel and Le Brun). It, built before the Hue Capital Citadel, was positioned on the High-ground surrounded by Tan Binh River (East), Thi Nghe arroyo (North), Ben Nghe arroyo (South) and oldest way of thousand miles (West). Regarding topological analysis on the maps, this provides clear evidence of the unique location of the citadel, following principles of Feng-Shui and the Book of Changes [9] in planning the master layout. Notably, the citadel faced Tan Binh river (now Saigon River) in front in Southeast (SE direction) towards Eastern sea and relied on the range of hill knolls (now Go Vap) in Northwest (NW direction) and a remote part of the Annamite Mountain Range (dãy Trường Sơn). On the one hand, it appears the citadel erected to stick close on such direction Southeast-Northwest forming Spiritual Axis that had been meaningfully determined by Viet’s ancestor and the founder of Gia Dinh residence as called in the south. On the other hand, the main axes of the citadel, running Northeast-Southwest-Northwest-Southwest, were identified by local ‘climate orientation’ [10] as considerably as controlling factor for later French urban form and street alignment of Saigon. Generally speaking, the citadel establishment was traditional and standard integration of ‘Thiên thời-Địa lợi-Nhân hòa’ (clement weather, favorably terrain and concord among the people) accordingly.

Moreover, the citadel had been named by different terms, such as Phien An, Qui (Turtle shape) and Saigon, Uy, to present its feature of an Imperial City, which currently bounded between four streets: Dinh Tien Hoang (East), Nam Ky Khoi Nghia (West), Le Thanh Ton (South) and Nguyen Dinh Chieu (North) of District 1, HCMC. There were storages of gunpowder, rice, and weapon, Royal step-over place (for the King’s visit and stay), military governor palace placed within the citadel that was the military symbol of the imperial administration [7].

Interestingly, the citadel had been depicted as the military city and also became the Governor-General’s residence, which proclaimed the unique vernacular architecture of the South. The inner space was low-rise buildings variously functioned: domestic offices, apartment, business, for the use of the...
king and royal family, upon square layouts with roofs covered by glazed tile and ornamented with dragons, constructed by brick; with verandas enclosed with a screen of matting [11]. The buildings had been laid on the foundation of brick and could be accessible by wooden staircase. Another building form was bungalow with good light and ventilation by using local and environmental-friendly materials, for instance: bamboo in general and being roofed with thatch in particular.

Outside was residential area expanded on Lower-ground surrounding the citadel and naval arsenal to Tan Binh River and the arroyo of Thi Nghe and Ben Nghe; the oldest way of thousand miles (now Cach Mang Thang Tam road). Its residential structure constructed to follow grid-network that proved strong influence of European modern urban form and well connected the citadel with rivers’ banks and ports by the straight roads (now Dong Khoi, Hai Ba Trung, Nguyen Thi Minh Khai and etc). The scholar figured out that the population was dense near the river [11]. In parallel, the local architecture of the functional areas seemed quite temporary and straightforward factually. The majority of the house was one story made by wood, palm leaves, or rice straw roof to ordinary people downwards. Otherwise, several brick and tiled houses were built for the higher classes.

Nevertheless, the bustling trade activity was focally happening at the Ben Thanh (Quay near the citadel) market and Ben Nghe harbor at Tan Binh river and Ben Nghe arroyo. This area was highlighted as the most significant trading center in the South with such famous markets, for example (1) old Ben Nghe located at current street corner of Dong Khoi and Nguyen Hue; (2) Da Com in front of the August Museum (now Cach Mang Thang Tam); (3) first Ben Thanh closed to Saigon river (now National treasure building); (4) Soi was opposite the Nha Rong building at the confluence and; (4) Tan Kieng established near Cho Quan church and etc. Moreover, surrounding hamlets and villages had their own specialized commercial and trade shops consistent with the tradition of the time. For these reasons,
Saigon compared to Bangkok as two prominent economic centers in Southeast Asia during 1800. Thanks to the economic boom, here continuously attracted more multicultural people (Vietnamese, Khmers, Chinese and Lao) to come. From 1802 to 1832, the Imperial City was a semi-autonomous area [5]. From the Ben Nghe port, rice was shipped to Manila, Batavia (Indonesia) or Malacca (Malaysia) onboard Chinese boats and foreign junks. The trade surplus was used to open up canals and improve riverine transports.

Unfortunately, the citadel, under Minh Mang- the second Emperor of Nguyen dynasty, was firstly destroyed by the law on ‘no bigger citadel scale’ as strictly as ‘to be in line with hierarchy’ [5] compared to the Hue Capital Citadel. In comparison, it shows the Hue Capital Citadel obviously is larger than Bat Quai citadel in terms of spatial and built scale. It is not clear why the largest citadel in the South was destroyed against the rule of Nguyen dynasty. Regarding building process, the local scholars adequately presented Gia Long Emperor principally constructed the Capital Citadel from Inside-to-Outside meaning to build Forbidden Citadel at first and Royal Citadel later [9] respectively and; last outside-walls of the Capital City completed in 1832. It may be argued that the scale of the Bat Quai citadel had unexpectedly broken the rule, at that time, relatively to the Royal citadel (width: 622m, length: 606m; wall height: 4m, thick: 1m; circumference: 2.356m). In addition, the Nguyen dynasty secondly defeated Le Van Khoi, who was adopted son of the military Governor Le Van Duyet (Gia Dinh region, in 1830) and occupied the Bat Quai citadel in 1833 to against the oppressive ruling Nguyen dynasty. The largest citadel of the South, consequently, had finished its role in 1835. In other words, it had existed only 45 years (1790-1835).

2.4. Fourth phase: the French colonized Saigon (1861- 1954)
Saigon became the colonial city after the fall of the Southern Imperial City in 1859. From 1861 afterward, ‘political stability’ had settled on Saigon under French administration. The colonials, under the management of Admiral Bonnard, began their plans to transform the oriental Saigon becoming ‘Asian Paris’ or little France City to concretize the Napoleon III’s idea of permanent stand on Cochin-China, reflect the French’s nostalgia and implant their civilization in Vietnam. On the other hand, those were considerable as such commercial establishments to compete with Singapore, Hong Kong and Batavia [7].

According to French colonial policy in Cochin-China, their power, by issuing the land-code to secure rights to land for colonial ownership, practiced over land, resource and people. For this reason, Saigon had been quickly re-planned to follow ‘checker-board town’ [7] or strict grid-form of the military, civil engineering style, practically and determinatively, for priority purpose of trade [12] and port; politic and administration and; military. The Admiral’s decision, dated 11 April 1861, defined administrative limits of Saigon City (Ville de Saigon 1861), which regulated boundaries to Ben Nghe and Thi Nghe arroyos, Saigon River (Old Tan Binh River) and the northern road connecting Cay Mai pagoda with the Chi Hoa defense line. The total City area occupied 25 square kilometers for 5-600.000 inhabitants. By deploying the decision, general Saigon City was clearly separated into two spaces: first- Saigon and second- Cholon because of playing different roles functionally.

To concrete such colonial plans, the French government had detached Cholon from the City since 1864. Then, Cholon was considerably the town of Tan Long district of Tan Binh province. According to the administrative division, the City had been growing and recorded over historical transformations and the periodical maps.

Corresponding to those adjustments, the Saigon- Cholon was called twin-cities [13] under the French colony. It defined Saigon city was an important port, market, industrial, and rice- milling center, and Cholon became the rice capital of French Indochina. The twin-cities were Indochina’s most populous center [14]. From this time, the French rule applied the entire city to accelerate Southern Vietnamese society in Saigon towards the definition of new social categories.

In general, the City had such movements by placing the French Military barracks on the Phung citadel’s foundation and Low-grounds of the riverbanks surrounded by swamps, shanties, and wooden
huts. Plans for the hospital and the governor's palace for troops and officers; then, the church, schools, and the 12-hectare botanic garden had been erected in the period 1861-1865.

Since the middle of the 20th century, after having occupied Ben Nghe- Saigon (1861), the French military government had enacted a policy on improving and constructing Ben Nghe area from the Nguyen dynasty's political-military center to become colonial ‘Capital city’ (Thủ phủ) of Indochina. Saigon's development started following European urban form by the plans. Then, Saigon became the political-cultural center and Cholon was the center manufacturing Chinese handicrafts and products. Up to the beginning of the 20th century, Cholon was gradually urbanized but still keeping the commercial identity of a ‘China town’ [15].

2.5. The setbacks of Gia Dinh Imperial City, Saigon City
A year later (1836), new Phung citadel had been built to follow SE- NW direction replacing the Bat Quai citadel. Its walls re-used the materials from the previous one. It, also called Phuong or Gia Dinh citadel, was roughly about a half of the Bat Quai scale and located in the Northeast (now Nguyen Dinh Chieu, Nguyen Binh Khiem, Mac Dinh Chi and Nguyen Du streets of district 1, HCMC). In contrast to the previous citadel, the Phung Citadel was such a simplified Vauban form that designed in purpose and constructed smaller than the Hue Royal Citadel. The small scale presented a signal of more conflicts led to weaker connections of Nguyen dynasty to the South, in contrast, to the increase of the central power in Hue. Consequently, the downgraded Saigon seemed to be gradually taken into account of France. Table 1. A graphical description on Phung Citadel and Bat Quai Citadel.

| Phung (Phuong/ Gia Dinh) Citadel |
|---------------------------------|
| **Status** | Built: 1836 | Destroyed: 1859 |
| by | Minh Mang Emperor | French military |
| Circumference | 1,960m |
| Dimension | 475- 490m/each side |
| Wall height | 4,70m |
| Width of ditch: | 52,07m |
| Depth of ditch: | 3,19m |
| Major Axis: | Southeast- Northwest |
| Characteristic: | Vauban Form |

**Note:** Q: Bat Quai (Quy) Citadel  
P: Phung Citadel

This citadel was, however, surrounded by concentrated activities of the markets and buildings, such as the workshops of Chu Su and Voi, gunpowder storage, schools (now at the corner of Pham Ngú Lao and Nguyen Trai). Due to the French strategic demand on, at least, one of attractive seaports of Vietnam (in the report of France Southern Council, May 1857) in Cochin-China, naval General Commander Rigault De Genouilly associated with Spain soldier had attacked the Phung citadel causing its demolition later due to the French military's limitation in maintaining the citadel. Later, the French military base placed along the thousand miles roads (Thiên lý) linking Saigon with Cho Lon [16]. It opened a new period of Saigon colonized by the French. In other words, the Colonized Saigon started to be an ‘imposed cultural transition’ of France. Lastly, the Phung (or Gia Dinh) citadel had shortly lasted about 23 years (1836-1859).
Alternatively, the residential area was allocated along Tan Binh (Ben Nghe) River, bridges of Ong Lanh and Kho, arroyos of Ong Lon, Ong be, and Tan Dinh (Son, 2009). The scholar Tran Van Hoc (1815) mapped residence concentrated in four areas, such as Ben Nghe market (or the first Ben Thanh) and others (Dieu Khien, Tan Binh) and Saigon (now Cholon market).

2.6. Present Ho Chi Minh City
Since the beginning of 20th century, Saigon- Ben Nghe had respectively been river port- market- post (1623), political and administrative center (1698), the commercial center of the South, Gia Dinh Palace (1790) of the Lords Nguyen, later Nguyen dynasties (1802). Therefore, the military-political-economic-cultural role of Saigon was affirmed in Mekong River Delta. Historically, the City had passed the unrest of military and politic nearly 320 years, the fortifications (Ban Bich rampart- 1772), the citadels (Gia Dinh City- Quy citadel built by Nguyen Anh in 1790, Phung citadel re-built by Minh Mang King in 1835) Ky Hoa military post and other buildings. However, there are remaining the buildings' foundation and vestige in the earth's womb [15].

Regarding the Sub-divisional Plan officially approved in 2012 and partially revised in 2019, the center of Ho Chi Minh City, covering 930 hectares over district 1, partial district 3 and 4, has divided into five functions, which are (1) commercial-financial central area, (2) cultural and historical central area, (3) Western banks of Saigon River, (4) the villa area and (5) CBD adjoining area and. In the plan, it firstly focused on developing commerce and finance in district 1. Next, the cultural and historical center allows conducting activities of culture, trade, business tourist, residence, and education. The third area is multi-functional, ranging from Saigon Bridge to Tan Thuan Bridge. The fourth area is fourthly emphasizing conservation of French villas, residence, and culture-education-trade, low-rise buildings in districts 1 and 3. The last zone closed to the central Core permits commercial and trading activities in district 1 and 4, respectively.

Regarding the master plans of HCMC and district 1 approved recently, it showed the conservation area had been determined to follow the political axis (northeast-southwest) made by the French previously. This axis also is the primary developmental direction of inner districts of present HCMC eventually. As a result, old commercial activity at the port (sub-port) along Saigon River and Ben Nghe or Thi Nghe arroyos has no-longer happened. In parallel, the unique industrial space structure and architectural settings along the river have regrettably underestimated. In contrast to the approved Master Plans, construction movement of high-rise buildings has purposely shifted to the core of HCMC, specifically at the cultural-historical zone of district 1. After the Open-policy carried out and economic boom happened, modern high-rise buildings, such as the Diamond Plaza, M. Plaza (old Kumho) Asiana complex and Petro tower, replaced the old valuable constructions step by step in the line of major roads like Le Duan, Dong Khoi, Hai Ba Trung, Pasteur and etc. Up to now, old French and American blocks, buildings at golden lands of district one on Higher-ground are the first priority of foreign and local investors for their prospective business. Thus, ancient Saigon or HCMC continue losing its identity and spirit when lacking an excellent mechanism to protect the last resource of the built heritage.

3. The city development impacting the built heritage
According to HCMC development plan over the periods, it showed that the misuse of urban planning in HCMC [17], which has failed to shape its urban development. From the plans 1993 and 1998, the main development direction stressed East-West by implementing unrealistic infrastructure projects. For instance, project West-East expressway, an ODA project funded by JICA-Japan, built-in 2005-2011, had removed entirely the ancient trace, such as the piers Binh Dong, Ba Binh, and Me Coc and Le Quang Liem [18], old Chinese group and row of shop-house along Tran Van Kieu street and the store buildings of the Saigon, and trading activity at the ports and along Thi Nghe canal. Moreover, the old commercial center (Thuong Xa Tax- a 134 years old building- ended 30 Sep 2014) and rows of the heritage trees (63 trees for Thu Thiem bridge No.2 project, 51 trees in front of HCM Opera House and 57 trees in Ben Thanh Market for the Metro Project) [19], in the center of District 1 just have been destroyed recently.
In terms of architecture, new modern high-rise buildings, Vincom, M. Plaza (old Kumho) complex, gradually replaced ancient buildings, Caravel hotel, HSBC tower, Petro building, and HTV tower, etc., especially on the High-area of the previous citadels. Also, there are many high-end hotels and office buildings located on such sites of ancient built heritage as considerably as ‘the golden land’ along Saigon river-banks and blocked the views to the river.

To other ancient buildings within residential zones, many of them have been occupied, encroached, and demolished to build new functional constructions - people made everywhere without a thought to planning, aesthetics, or zoning. Three to five story-buildings could be raised on ‘a foundation of 16 square meters’ [5] between the groups of buildings in the blocks, that contain narrow alleys enough for people to walk by or for a bike to get through. Behind the first modern and charming buildings were more temporary and poor buildings that lodged more people- a growing population that Saigon needed to accommodate. Additionally, many ‘ghost villages’ [5] as slums and squatters, along Thi Nghe canal, have attached and surrounded old build heritage compounds everywhere in HCMC.

According to the list of preserved relics, it showed that total relics of three district is about 41 buildings, covering 26 national relics and 15 municipal relics in term of leveling. In other words, it includes a religious majority (20 relics), mainly in district 5. Most of revolutionary relics (6 of 11) next are located in district 1 while its historical relics is less than, about 7 relics. From this data, it may be argued that the Municipal recognition seemed to stress such place and site concerning the revolutionary period (1954- 1975) more than others within district 1.

Consequently, many architectural buildings under the Republic of Vietnam have not existed because of its value related to the old regime. To other buildings of Americanized Saigon, some of them have been well preserved in the purpose of (1) marking victories of the revolution in 1975; (2) attracting tourist and cultural activities, such as Independent Palace, for instance eventually.

4. Conclusions

Old Saigon or present Ho Chi Minh City, as considerably as the pearl of the Far East, has developed nearly 320 years and experienced 5 different stages (first initiation of Saigon, the Viet localized Gia Dinh, Saigon City, the French colonized Saigon and current Ho Chi Minh city). The historical and its transformation figured out the findings relative to the forms of the commerce-port city, trading and religious town, the direction SE-NW of the Spiritual Axis, the functional twin-cities, the unique Vauban-formed citadels of Gia Dinh Imperial and Saigon City together with built heritage elements.

Nowadays, the local authority emphasizes the political axis (northeast-southwest) more than the spiritual axis (southeast-northwest) determined by Viet’s ancestor and the founder of Gia Dinh land as found in recent Sub-divisional Plan partially revised in 2019. According to the remaining heritages of Ho Chi Minh city, those research findings and analyses assist local authorities and urban managers in updating potential architectural and urban heritages towards sustainable conservation programs into coming Master Plan of Ho Chi Minh city to 2040 and vision 2060 finally.

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