
METROPOLITAN AMBITIONS



ETH Studio Basel
Contemporary City Institute
Hanae Pfändler, Anne-Kathrin Widmer

Prof. Roger Diener, Prof. Marcel Meili
Mathias Gunz, Vesna Jovanovic, Rolf Jenni,
Christian Mueller Inderbitzin

Spring Semester 2012

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II.

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URBAN EXPANSION HANOI

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URBAN COLLAGE
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Infill - Individual Pragmatism

HETEROGENOUS REALITY
Mechanisms of Urban Expansion

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GROWTH VS. PLANNING

A group of Hanoians are sitting on stools in the middle of the sidewalk, enjoying a local lunch that is prepared on a temporarily stove. The civil servant from the Ministry indulges in a phò, a traditional Vietnamese noodle soup, while his co-worker from the Construction and Planning Institute is revealing to him where the next big urban development area is planned and about to be implemented.

Those intransparent flows of information are nowadays worth a lot of money. To build a house next to the newly developed site and sell it after the landprices have risen would bring good profit.

A few streets further the cranes already stretch out to the sky from the local construction companies Vinaconex and Posco. Vietnam tries with great eagerness to jump on the train of the Asian Tigers.

With assistance of major foreign investment funds new housing areas are popping up on the formerly public ground, luxurious villas are constructed while high-rise apartment towers draw a new city skyline. The most upscale of those major projects promise a western style of living with a diverse facility landscape for the exclusive use of their inhabitants. An environment of which the lunching Hanoians with their average salary can only dream of. They have to organize themselves on a much smaller level, developing their often informal houses around those islands of fast development.

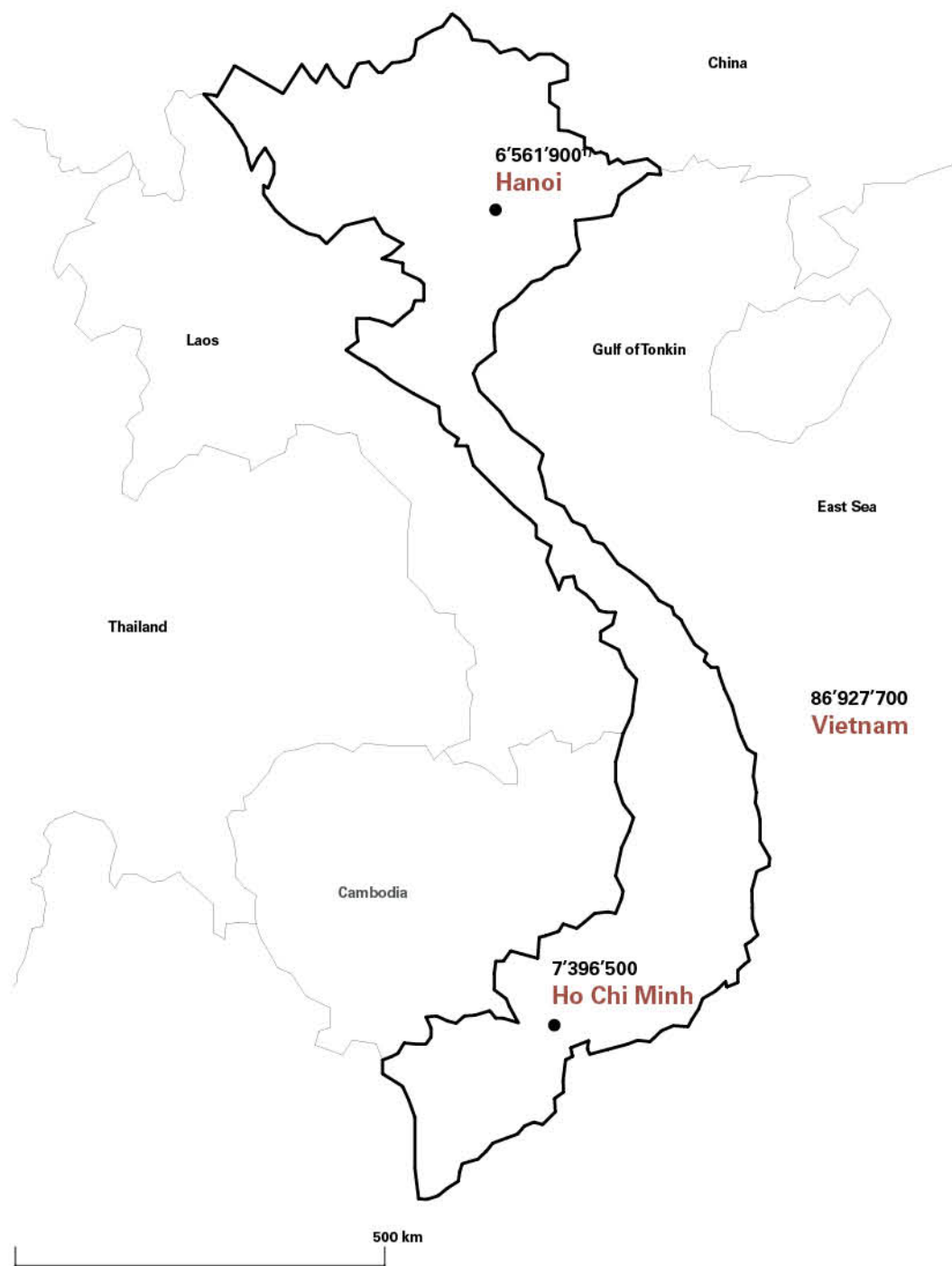
The city is in the process of redefining itself. This vision is manifested in the ambitious Masterplan for Great Hanoi 2020-2050. But its top-down tabula rasa urban planning hardly includes the historical substance of the city or long tradition of self-constructed individual housing, which make up much of the city's current character and lifestyles. Will it be possible to find a balance between the poles of rich history and modern capitalism, state intervention and a pluralistic society, reality and dream?

The aim of this chapter is to give an overview of the city's development, which was fueled by various foreign impacts and have generated a rich, complex and multi-layered urban and cultural landscape.

Furthermore we would like to illuminate different patterns of the current urban landscape and find out about the mechanisms behind the proclaimed change in lifestyle, especially in relation to the newest city vision of Hanoi: „The Great Masterplan Hanoi 2020-2050“.



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Hanoi - Capital of Vietnam

Hanoi is the oldest, still existing capital of South East Asia and the second largest city of Vietnam after Ho Chi Minh. In October 2010, Hanoi was officially marked 1000 years since the establishment of the city.

¹⁾Population (2010)



Urbanized Hanoi 2012



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City Expansion

In its history of about 1000 years Hanoi experienced different influences and was confronted by several foreign ideologies. Occupied by chinese dynasties, capital of Indochina ruled by the French, occupied by the Japanese during World War II, it became theater of war with the Americans and involved into socialism from the USSR. All those influences created a diverse growing urban city pattern which with the opening to the western world has started to expand rapidly.

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City growth under foreign influences



1.

Citadel (- 1000)

The history of Hanoi as the vietnamese capital began in the eleventh century. The city was divided into two parts: the royal city (hoang thanh) and the commoners' city (kingh thanh).



2.

Old city center (1000 - 1700)

The old quarter, near Hoan Kiem lake, has the original street layout and architecture of old Hanoi. Each street then had merchants and households specialized in a particular trade, such as silk, jewellery, etc. The street names nowadays still reflect these specializations. Although few of them remain exclusively in their original commerce.



3.

French quarter (1700 - 1940)

During French colonization, Ernest Hébard proposed a masterplan which should extend Hanoi almost to the double-size. Hébard's plan was never fully implemented, but the area which is called today "French Quarter" is structured with a generous grid pattern of 20-30 meters wide streets.



4.

Red belt (1945 - 1986)

This epoche is marked by the socialist stamp of collective housing - the so called Khu Tap The. With the USSR as a rolemodel for the livingstyle, people suffered from poor living conditions.



5.

Doi moi (1986 - today)

Since the connection of Hanoi with the global world market economy in 1986, the start of reforms (doi moi in vietnamese) brought in particular increasing liberalization of the economy. The city has developed as a highly complex urban environment which is chaotic and organized by non-control.

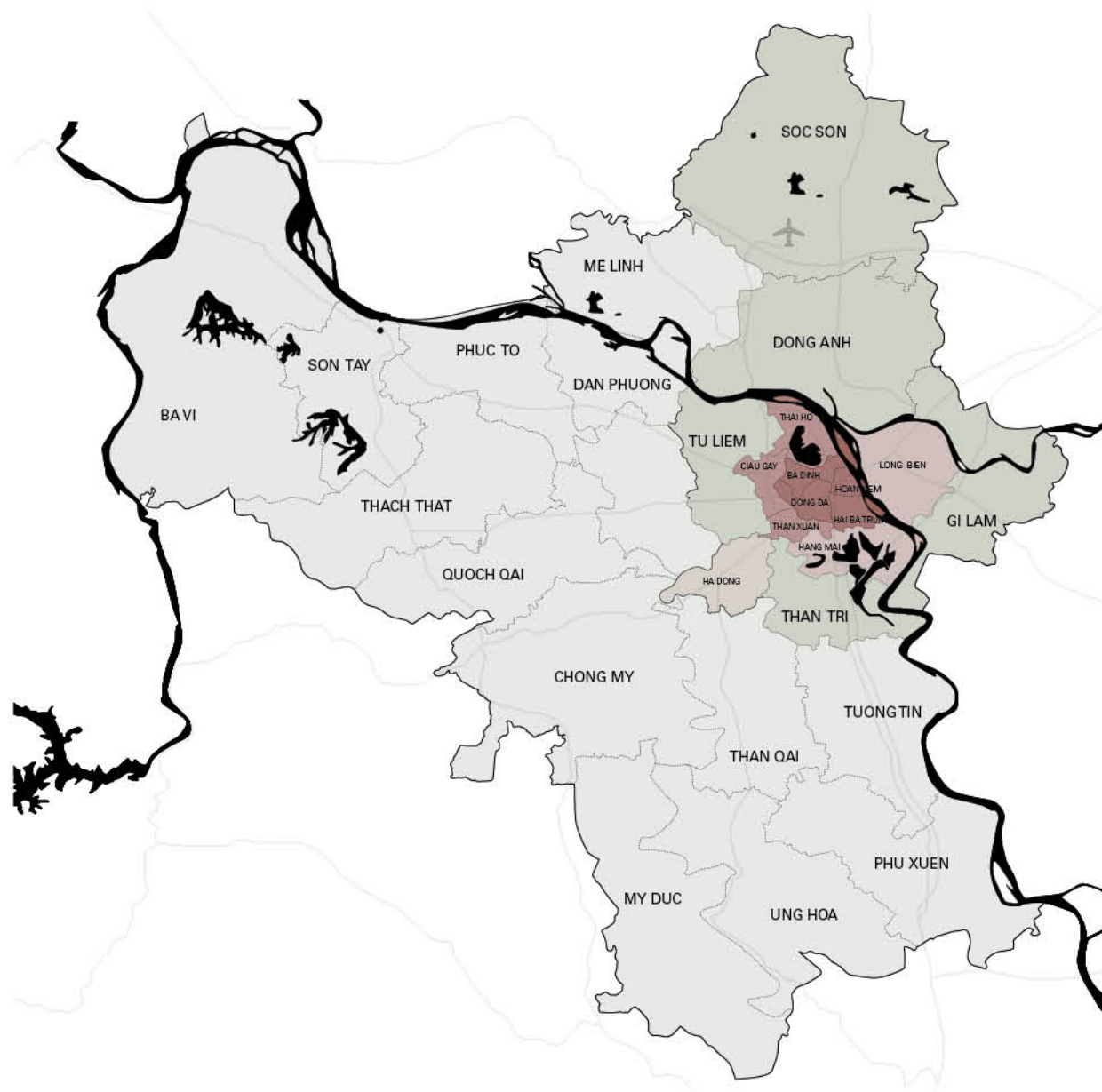
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Utopian Visions - Masterplan 2020-2050

The main approach of the newest Masterplan of Hanoi is to control urban growth. Therefore the PPJ (Posco, Perkins Eastman and Jina) thought of a city which is making a great jump in scale and intensifying the use of space to deal with the density. Part of this new master plan was the zoning of 49 new smaller zones (mainly on the Southern bank) instead of the two large new areas (Tu Liem and Dong Anh).

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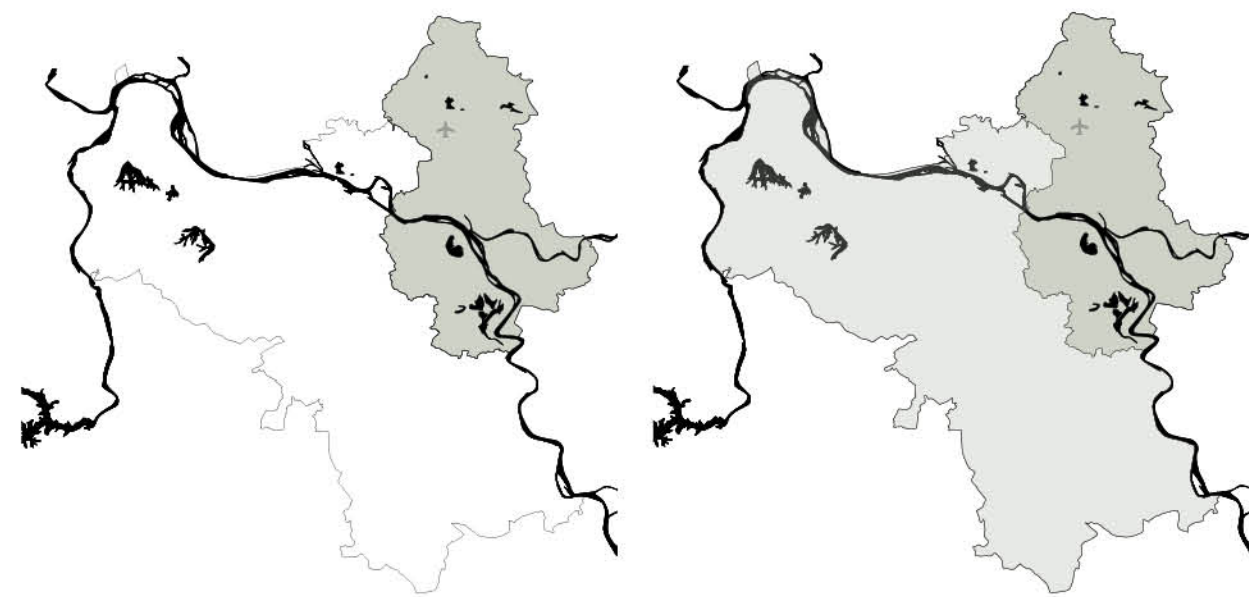


- Outer districts 1991
- Outer districts 2008
- Inner districts 1991
- Inner districts 1995
- Inner districts 2003
- Inner districts 2008

Expansion of borders

Hanoi's borders changed several times in history due to foreign occupations and influences. After the opening to the west with doi moi, Hanoi enlarged its borders step by step. The biggest batch was made in 2008 as the city areas

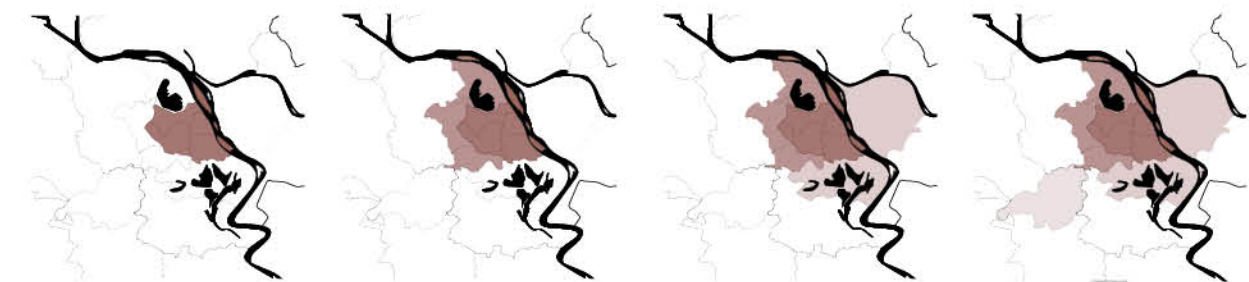
was tripled in its size to a total of 3'344 km². With this expansion of the administrative borders, Hanoi is now one of the 30 biggest cities in the world with a 40% urbanised areas.



Enlarging administrative borders

1991
15 outer districts (880 km²)

2008
18 outer districts (3'344 km²)



Enlarging inner city borders

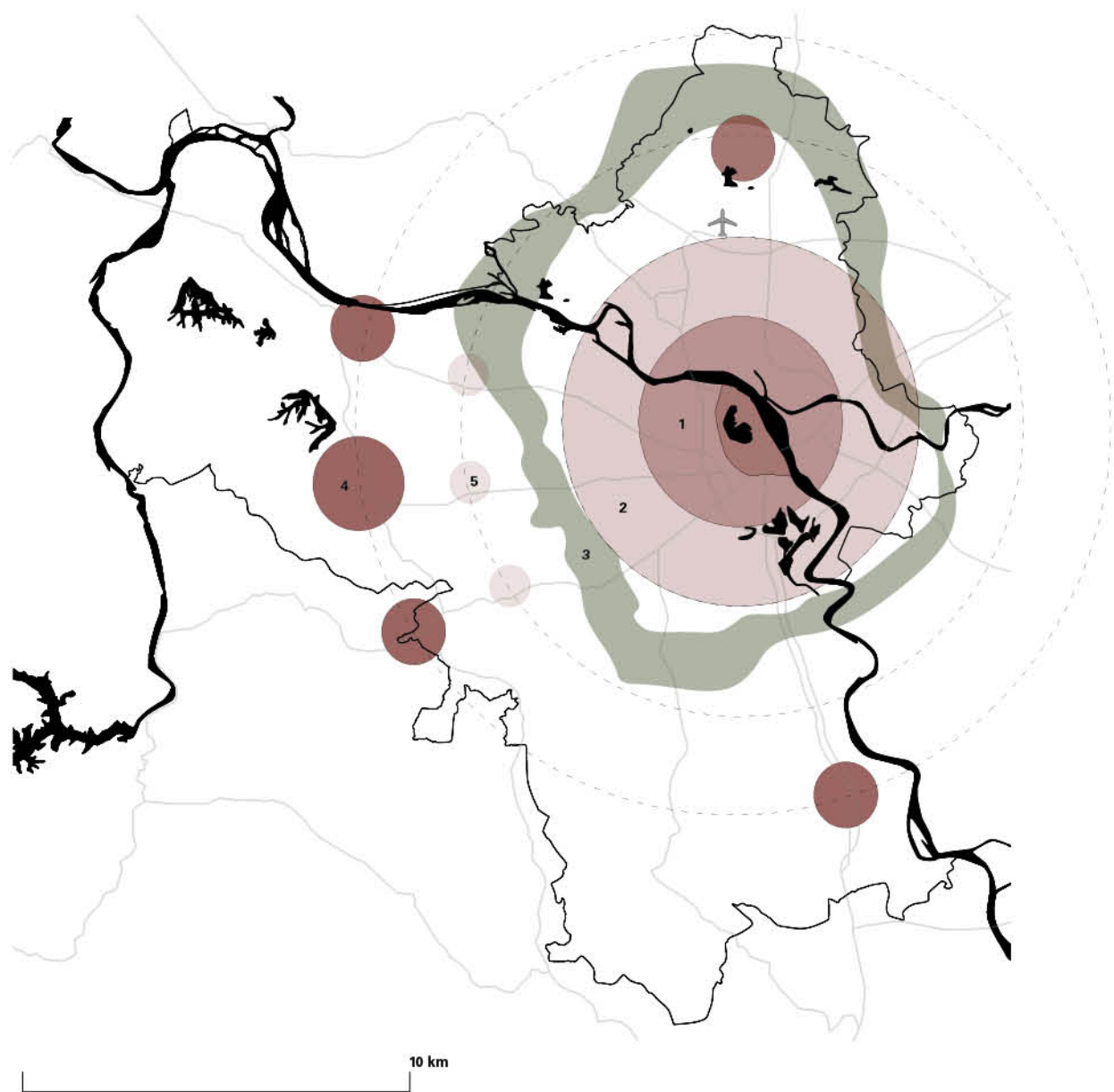
1991
4 inner districts (40 km²)

1995
7 inner districts (85 km²)

2003
9 inner districts (186 km²)

2008
10 inner districts (233 km²)

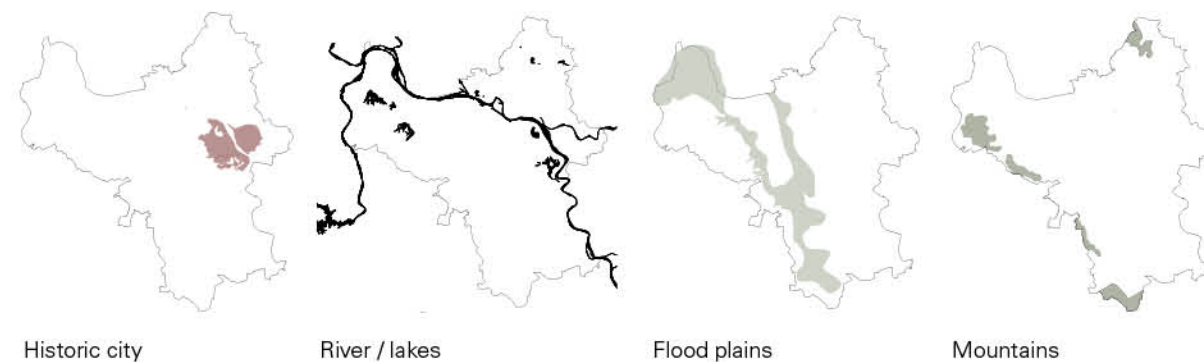
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Masterplan 2020 - 2050

The vision suggests to preserve and upgrade the inner historical core (1) and enlarge it with an extended urban core ring (2). The greenbelt along this urban center is planned as a big green corridor (3) to protect high productive agriculture land. Five big scale satellite urban cities (4) and three small scale economic cities (5) are planned, which are located around the city center and function autonomously

with education center, healthcare system and so on, but are well connected to the inner center with planned infrastructure. This planning is as it is called more a vision or dream but it defines the main points of development. It is not based on social and economic analysis and therefore there are already problems implementing the green belt and accessing the new urban areas with the city center.



Natural borders

The administrative borders of Hanoi, same as the area of the Masterplan 2020 - 2050, are defined by natural borders of the geographical and demographical situation.



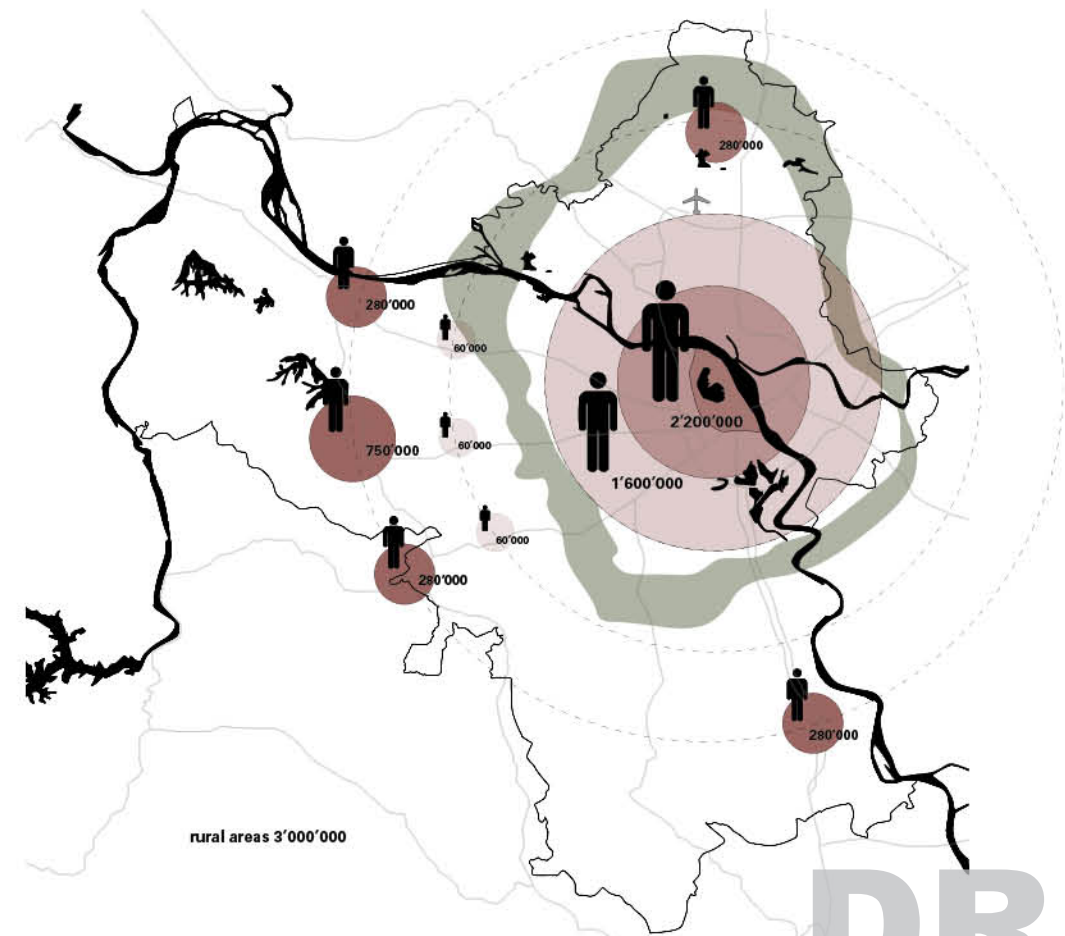
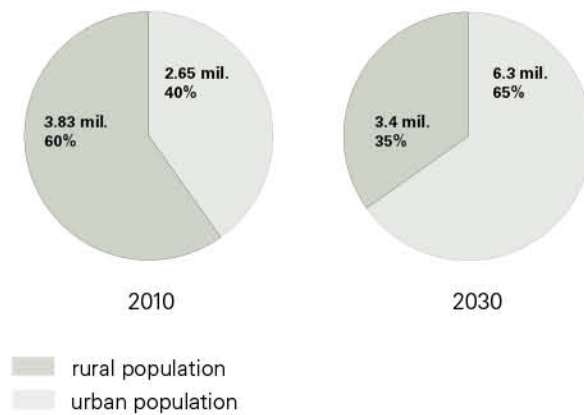
"The city's authority has targeted an annual economic growth rate of 12-13% in the 2011-2015 period, 11-12% in 2016-2020 and 9.5-10% in 2021-2030."

"The city aims for more than 55% of its labour to have professional skills by 2015 and 70-75% by 2020, making it a high-quality training centre for the country and the region."

"Hanoi is also striving to generate 135,000-140,000 jobs each year from 2011 to 2015, increasing to 155,000-160,000 in the following five year period (2016-2020)."

Realistic growth rates?

The Masterplan 2020 - 2050 expects a rise of urban population from 2.65 million to 6.3 million people in the next twenty years. The reality doesn't show such a huge expansion as the Masterplan predicts. For example Xuan Mai, 30 kilometers away from the inner core and a future "economic town" with an expected population of 60'000 people shows nowadays a population of around 18'000. The "satellite urban city Soc Son" supposes to inhabit 220'000 people, today the whole Soc Son district has barely more.



Expected population 2030

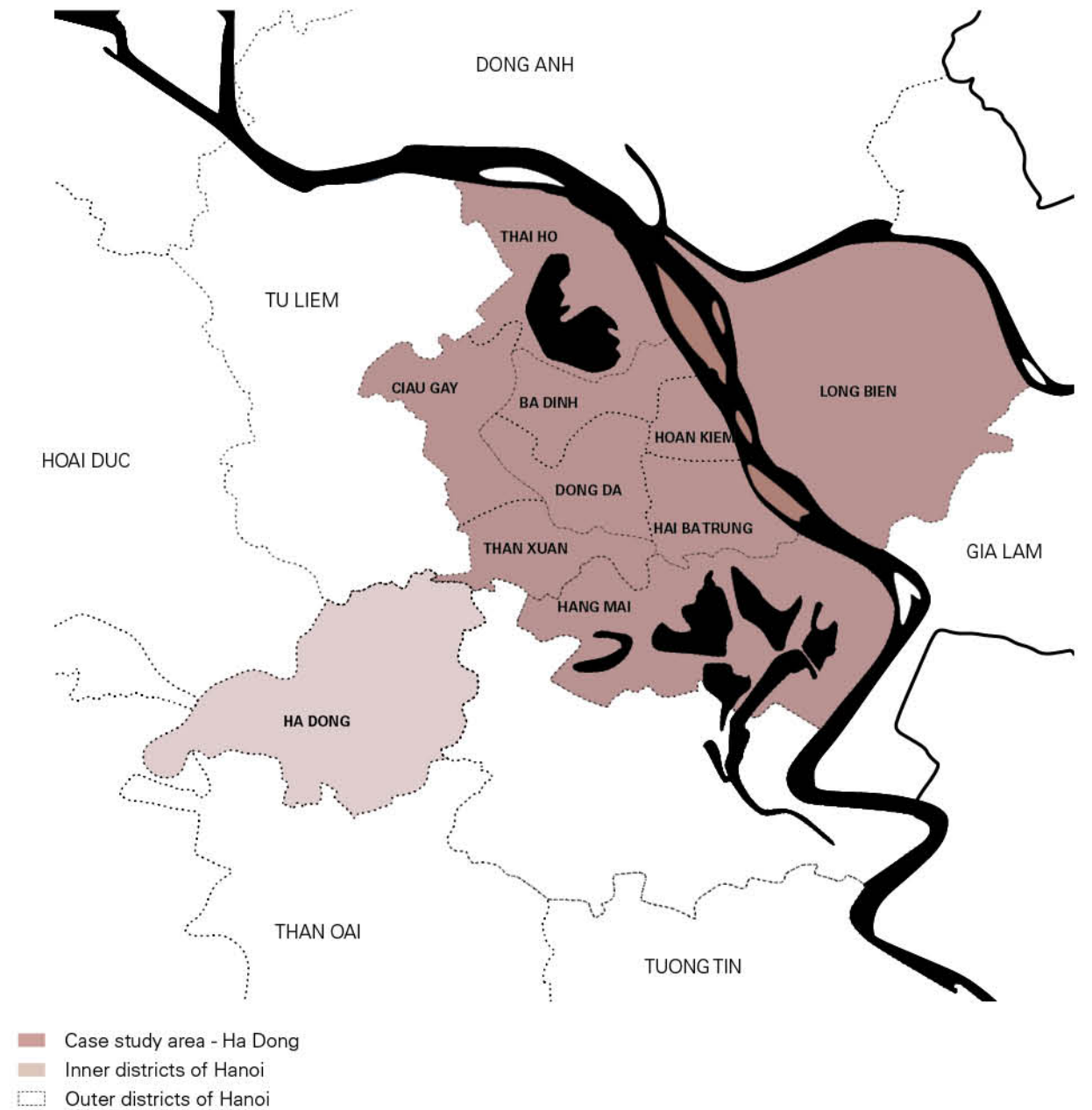
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URBAN COLLAGE

In this chapter an area of Ha Dong, a district of urban Hanoi, will be analyzed by different layers such as villages, new urban areas, kttts or infills. These components describe a multi-layered urban pattern which are characterising the mechanisms of urban growth and explain the ongoing expansion of the city edge.



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Growing edge - case study Ha Dong

The city is expanding in a handshape form from the city core along the main roads. Ha Dong is located along the highway 6 heading south-west to Ha Tai province. The capital of the province was the largest suburb before it became part of Greater Hanoi in 2008. A lot of top down planned new urban areas are developing in this area while individuals densify the existing village structures with selfbuilt housing connecting in a profitable manner the existing with the new.

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Masterplan areas

- Handicraft village land
- Administrative land
- Public urban project land
- Administrative land - expected
- Urban resident land - actual state
- Urban resident land - planned
- Park and sport land - planned
- Eco-Tourism land
- Specializing school land
- Water

Masterplan Ha Dong

The Masterplan showing that the northern and southern part are almost divided into an urbanized and a rural part where villages and agriculture land still have an existence. The case study concentrated foremost on the fastly urbanizing northern part (coloured).



Research area Ha Dong

The whole Ha Dong city is framed in black while the white highlighted part represents the chosen research area. In this map once again we can see that today the southern part is not very much cultivated while the northern part is marked by residential use along the road 6 and a lot of new urban areas under construction.

We extended our research area at the northern part to the third ring road to include also the access to Hanoi urban center, which is called from the Hanoians "First Hanoi", while the area after the third ringroad is called a bit pejoratively the "Second Hanoi".

Ha Dong faces a fast urbanization since it became part of urban Hanoi in 2008.

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Urban growth along Road 6

Ha Dong was first urbanized along Road 6, where shops share the street facade in the groundfloor. This lively road building line represents Ha Dongs urbanization.



2002

The building mass is located along Road 6 which connects Hanoi with the Ha Tai province. Ha Dong as the capital of the province is the biggest suburb of Hanoi.



2008

Ha Dong becomes part of the extension planning area of Great Hanoi and is now one of the ten inner districts.



2009

New urban areas are implemented on agriculture land and new infrastructure roads are enlarging the physical boarders while private housings start rapidly to densify the area.



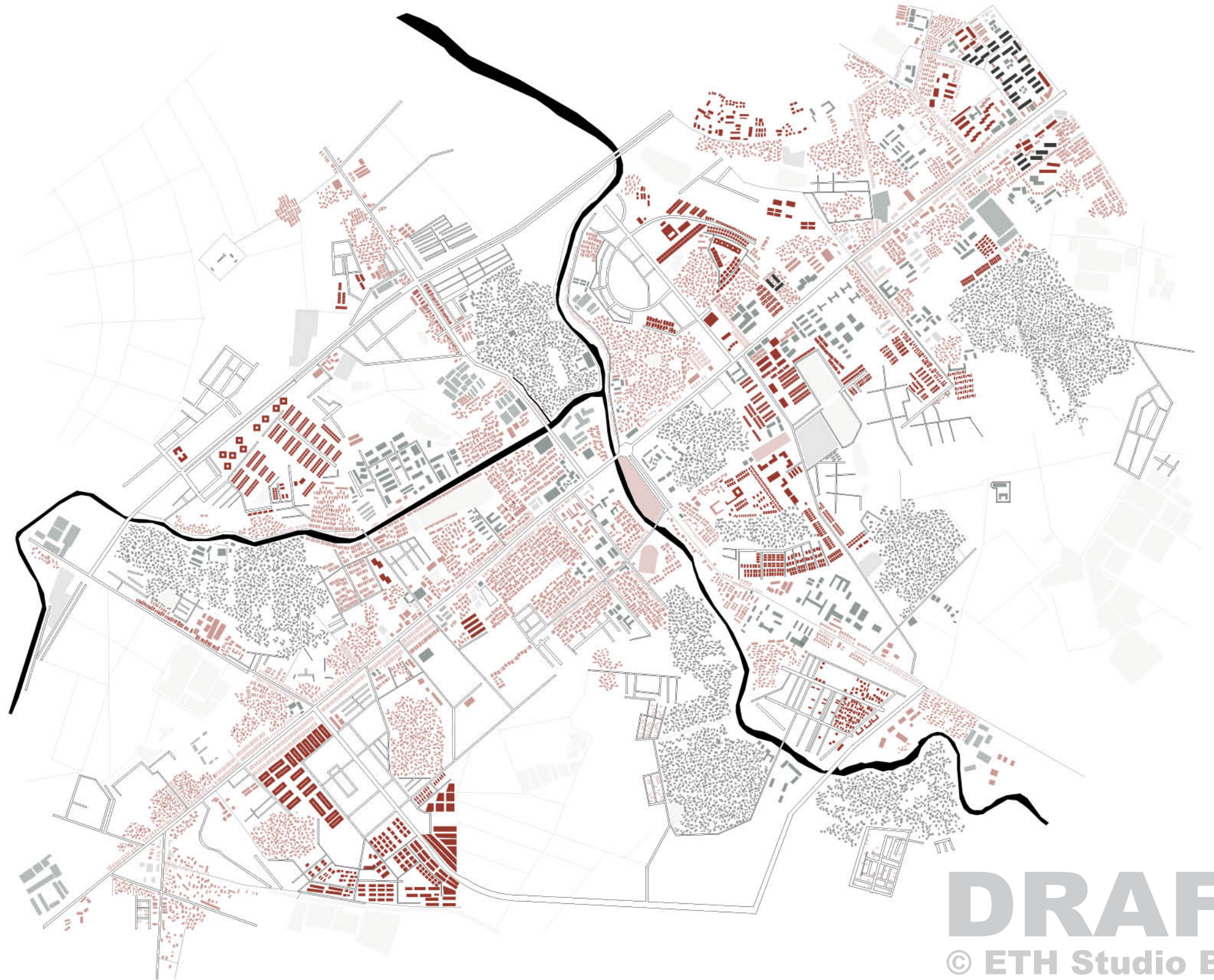
2010

The densification process continues to merge the new urban areas, the existing villages and the new infrastructure roads by spontaneous infilling processes.

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Components of Ha Dong

- Village
- Khu tap the | Collective housing
- New urban area
- Infill | Private house
- Infill | Riverside illegal housing
- Infill | Linear housing
- Compensation housing
- Office, facility and public building
- Factory
- Cemetery
- Lake
- Infrastructure
- Agriculture



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Local villages - Forced urbanism

With about a 1000 years history Ha Dong has a rich handicraft culture producing silk and forging. Located along the river, the villages still function like autonomous islands in the fast developing area.



Villages in Ha Dong

1. Trieu Khuc village
2. Van Phuc village
3. Van Quan village
4. Yen Phuc village
5. Yen Xa village
6. Huu Tu village
7. Mau Luong village
8. Da Sy village
9. Ha Tri village
10. La Khe village

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Ken Phuc Village



1.



2.



3.



4.

Village structure

Traditionally the village was surrounded by a bamboo fence. The entrance to the villages were marked with gates (1). The village center had a watsource surrounded by a pagoda (2) an administrative office building (3) and a local market place (4).

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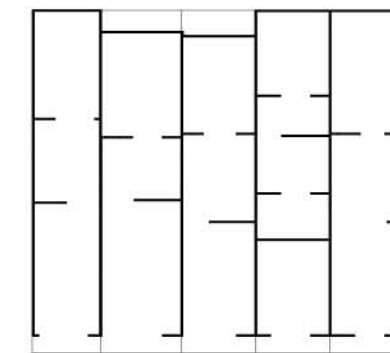
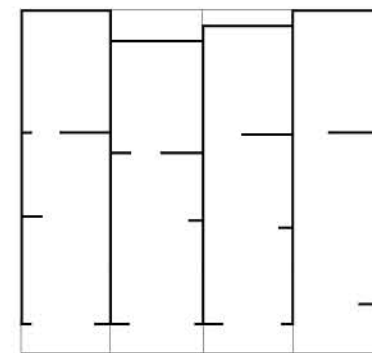
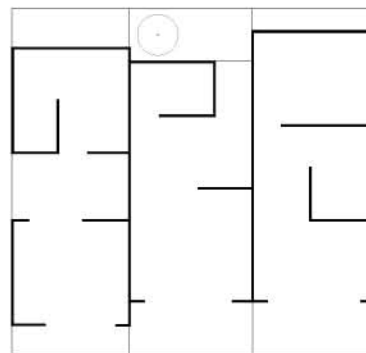
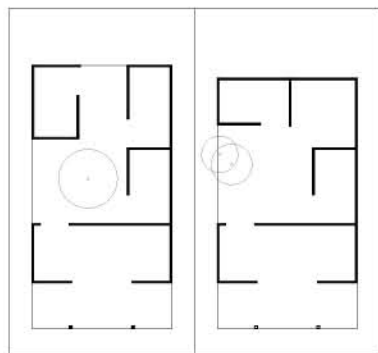
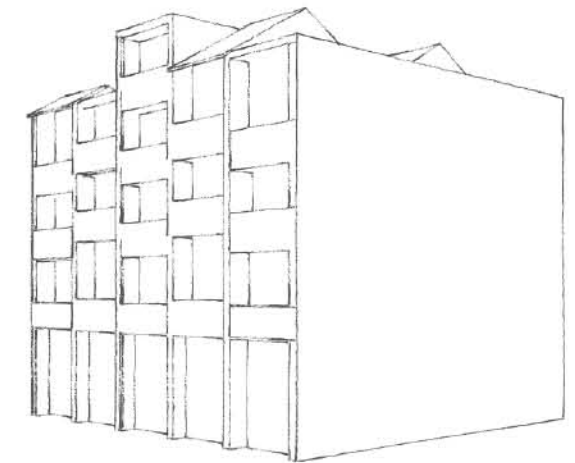
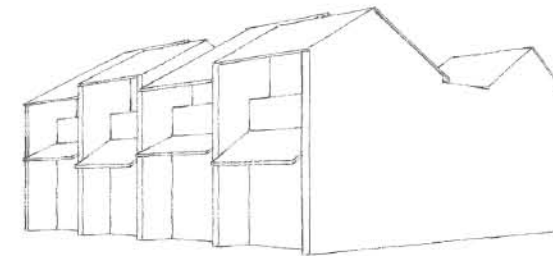
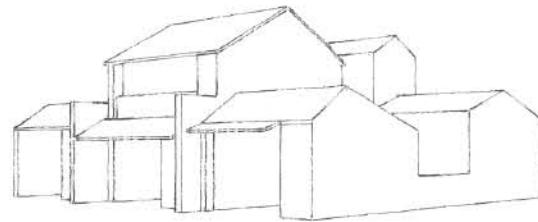
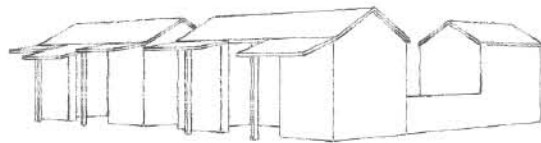
Van Phuc village

The village has been well known for its traditional silk production. The opening to the West brought not only new business relations overseas, but also touristic attraction for visitors. Till today, Van Phuc is one of the richest villages in Hanoi.

Da Sy village

Da Sy is situated outside Hanoi in the urban district of Ha Dong and famous for its metalware. The first impression when entering the village, is a rush of excitement at the sounds of hard work and enthusiasm - a chorus of hammering on family anvils.

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Evolution village house to shop house

Step 1 (15th - 16th cent.):

Village houses along the roads with shops facing the street.

Step 2 (17th cent.):

Division of the parcel into three plots. The houses move closer and are divided by fire protection walls.

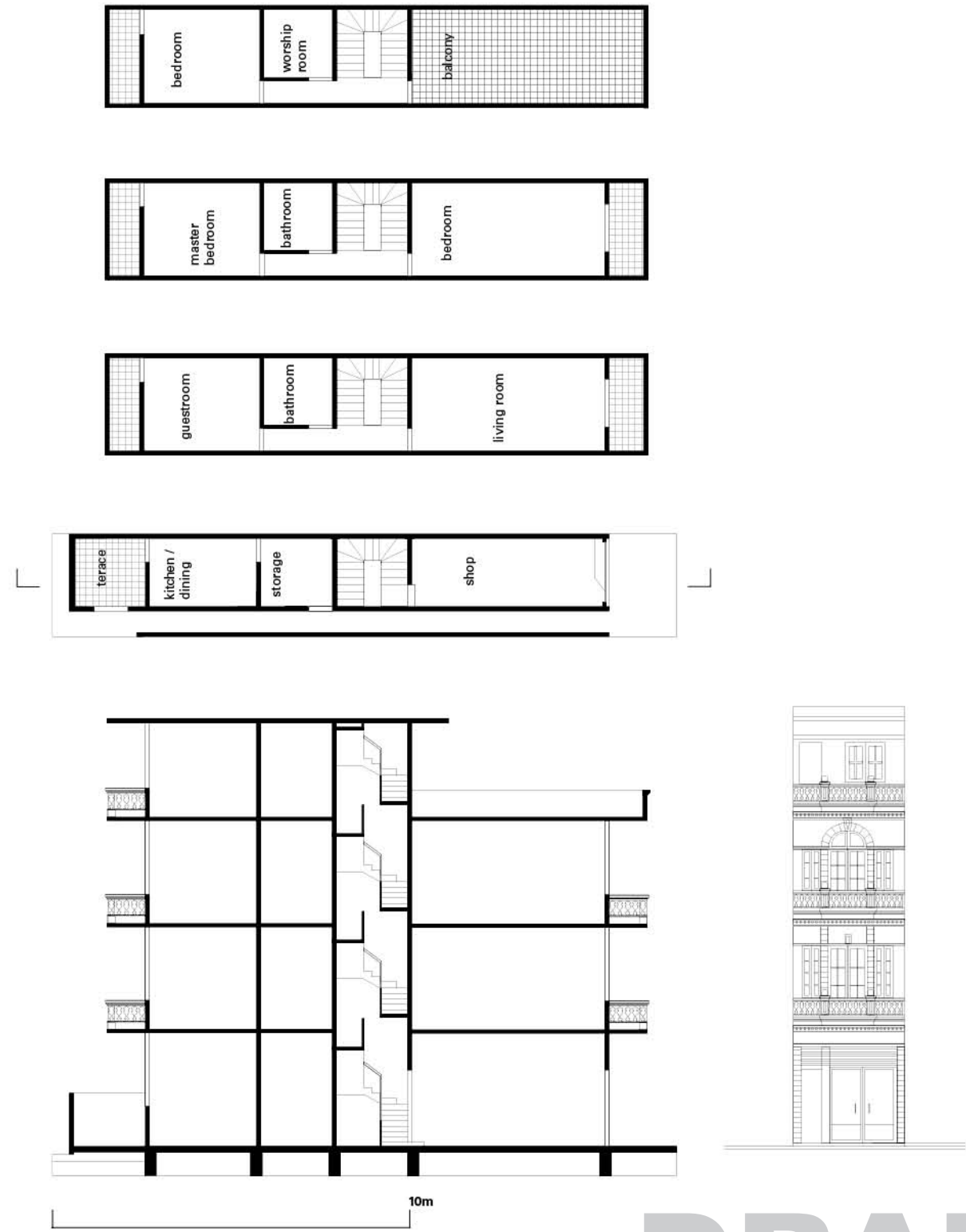
Step 3 (18th cent.):

The backyards are replaced by areaways and the buildings merge into longer buildings, while the shops at the ground floor have an open front facade.

Step 4 (19 - 20th cent.):

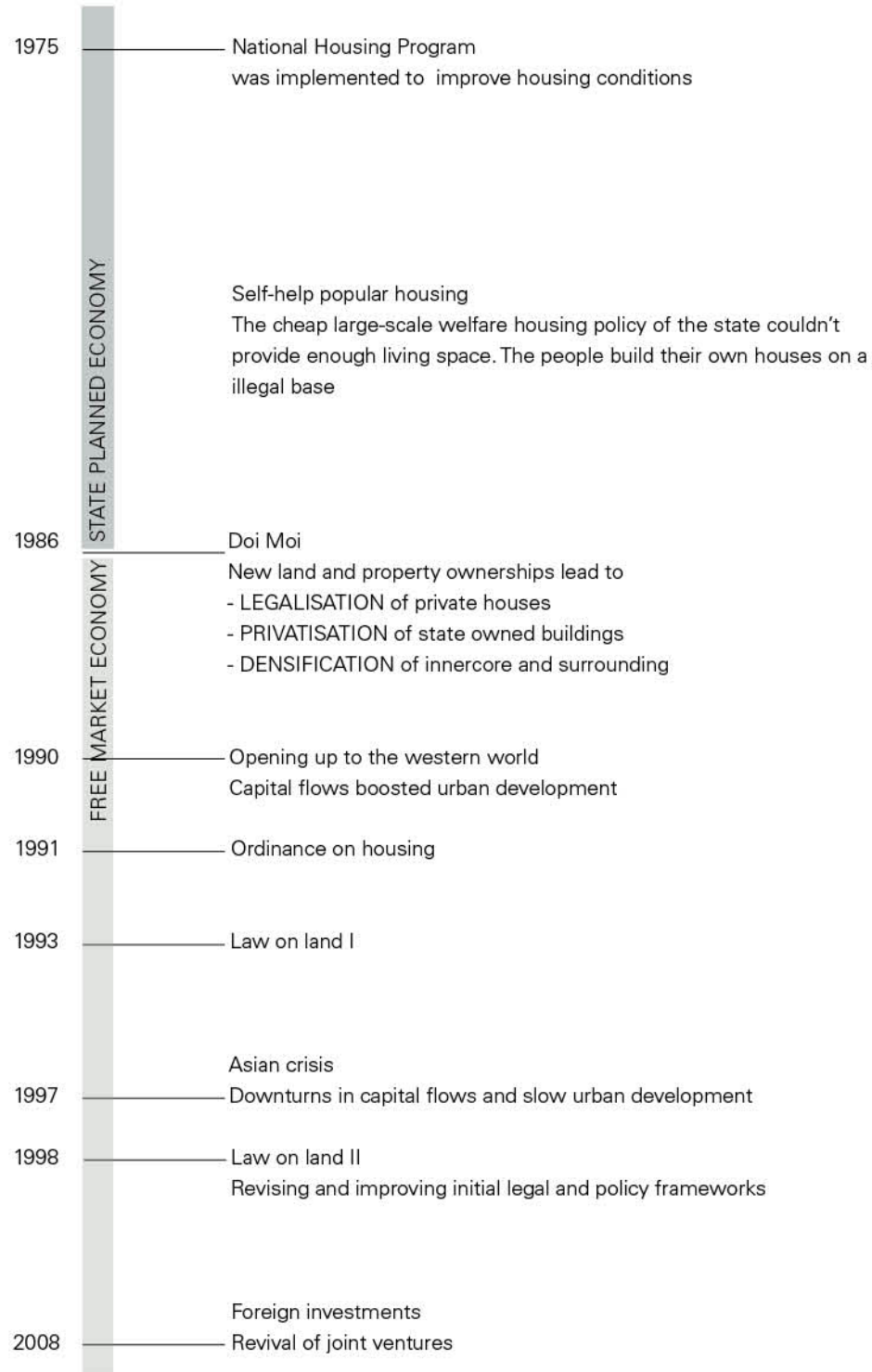
Densification of the plot and building up to four to five storeys. The shophouses are still organised like village houses but the areaways disappear.

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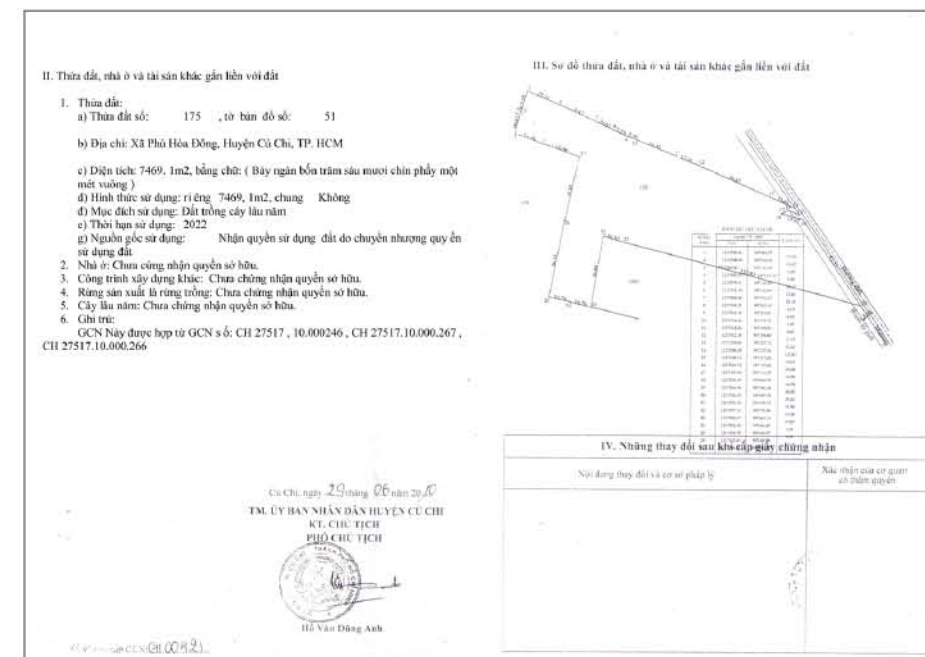
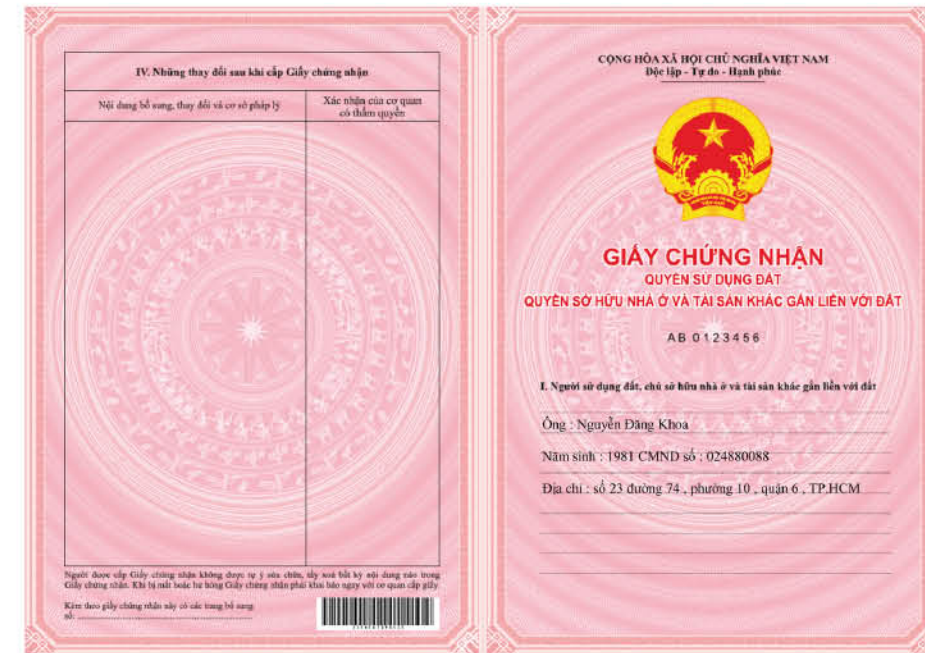


Typical tube house - floorplans, section, elevation

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From state planned to free market economy
Impacts and changes for individuals 1975 - 2008



Certificate of land use and ownership

The Vietnamese citizen cannot own land, because it is property of the people. But it is possible to own housing structure. The certificate of land use and ownership is a document which is given by the government when the constructed buildings went through all the required construction process steps.

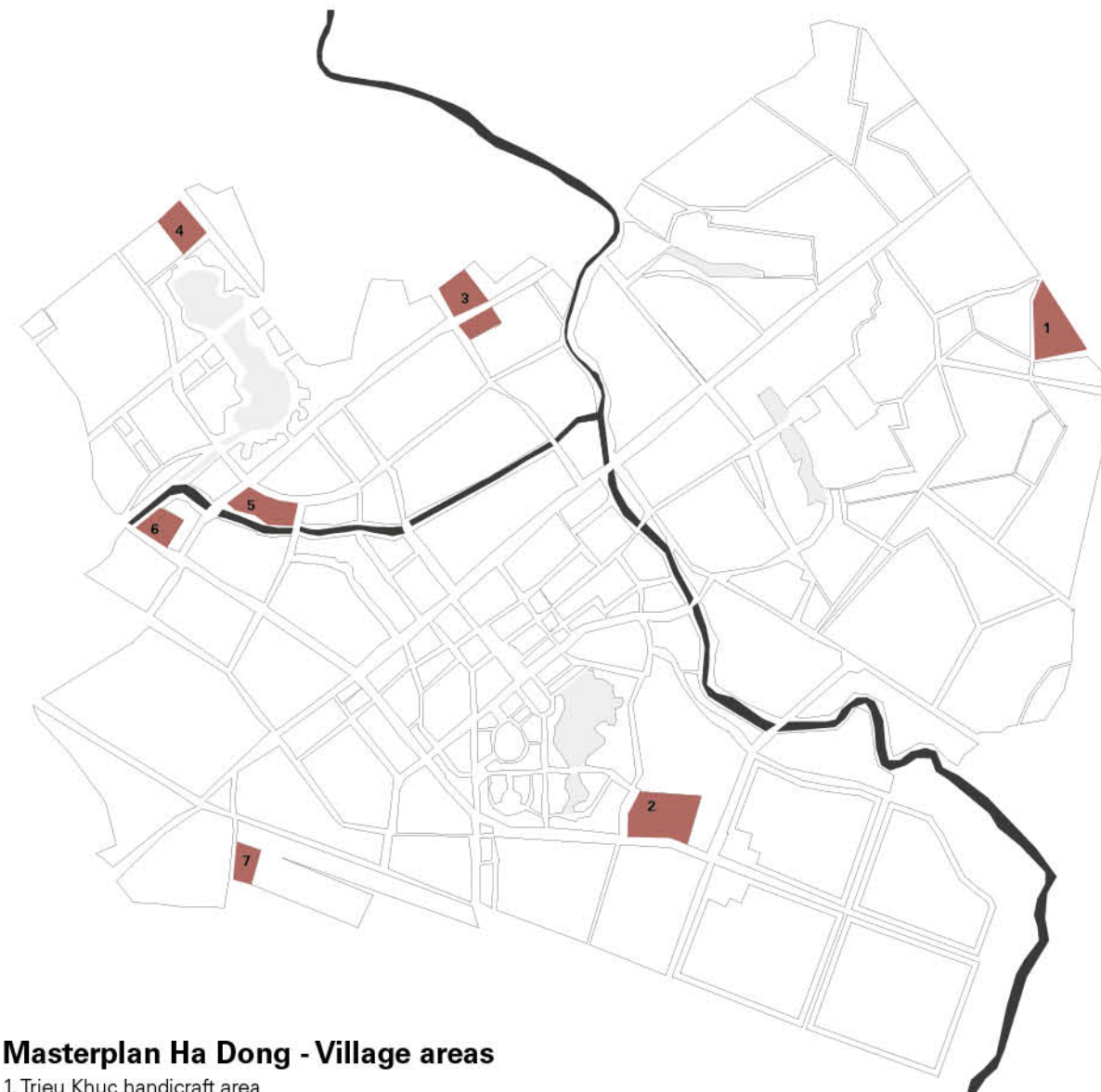
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Reality vs. Masterplan – Local villages become urban residential land

With about a 1000 years tradition into handicrafts producing silk and forging Ha Dong's villages still function like islands in the urban fabric. In the Masterplan the villages are separated to „urban residential land“ with areas only for handicraft activities, mostly on current agricultural land.

The tradition of the villagers producing in their backyards and selling their goods as self-managing firms to the locals are erased and a clear division of residential land and handicraft centers, serving also for touristic attraction, are planned instead.



Masterplan Ha Dong - Village areas

- 1. Trieu Khuc handicraft area
- 2. Da Sy handicraft village project
- 3. Van Phuc handicraft area
- 4. Handicraft village industrial zone
- 5. / 6. Residential land and public service land for traditional handicraft villages
- 7. Phu Lam industrial zone

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Socialist stamp - Imminent verticalisation

Between 1958 to the late 1980s many socialist housing estates have been constructed by the state, the so called KTT's - Khu Tap The. The welfare housing provision failed to meet needs and demand, so the inhabitants invented ways to extend physically the living space by themselves. Nowadays a lot of KTT areas in the city are about to be replaced by living towers (verticalised KTT) to improve the living conditions and make the areas less dense.



KTTs in Ha Dong

1. KTT Thanh Xuan Bac

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Khu Tap The - remainings of the socialist phase

Throughout the country, a number of five story apartment complexes were built to house the military, state factory workers and civil servants. Over time, they have become appropriated and adopted by the inhabitants and become more congruent with their needs and everyday practices.

The housing estates were designed as attractive living areas following a rational plan of clear infrastructure with various public facilities. Mostly due to the welfare policy of the state, the KTT's suffered of maintenance and they are in a bad condition nowadays.



KTT facilities

1. Hospital
2. Ministry
3. Multi-storey housing block
4. Kindergarten
5. Open space / public space
6. School

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1.



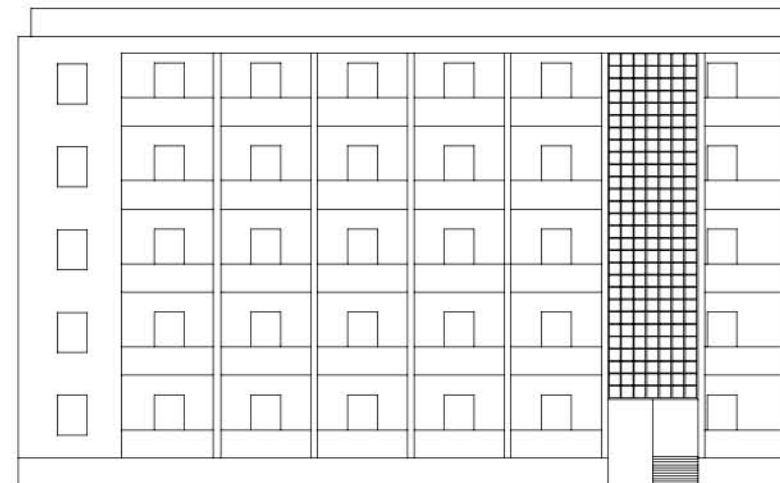
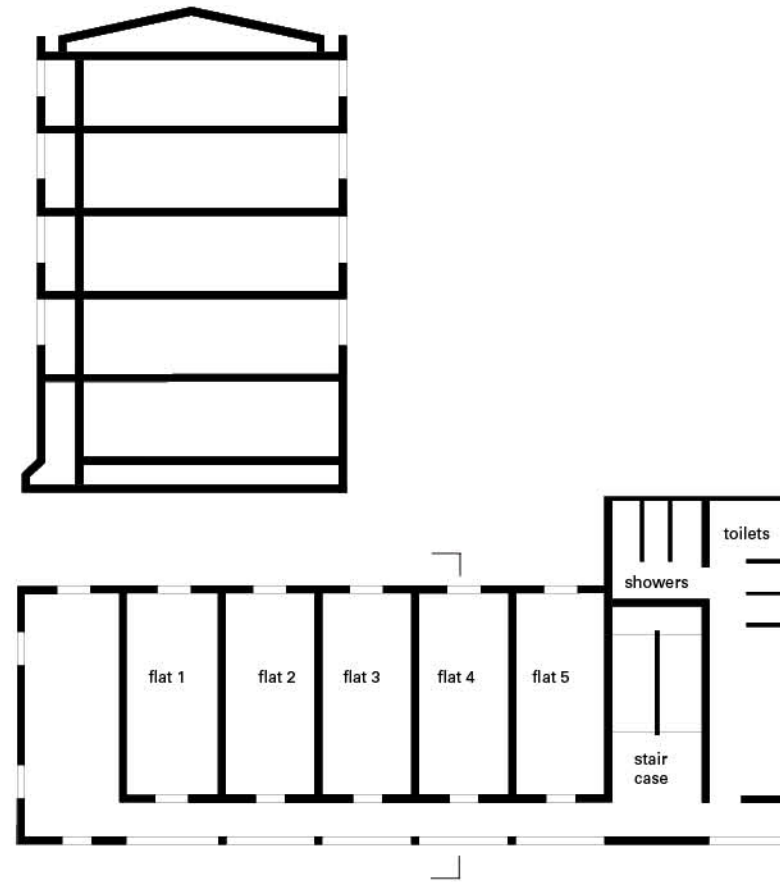
2.



3.



4.



KTT - floorplan, section, elevation

Narrow, loud and dirty

Well visibly at the facade the inhabitants of the KTT invented ways to extend the living space with cage-like extensions added to the existing rectangle shaped original multi storey houses. In contrast to the lively street access (1), while at the quite inner greenzones (2) between the KTT people meet and gather. The numbered mail boxes (3) shows the anonymous living standard of the KTT, with the same rigidly structured apartments (4).

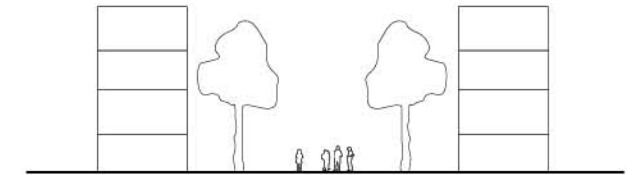
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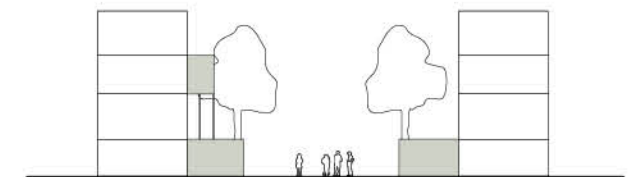
Urban transitions bottom up

The inhabitants of the Khu Tap The tried to find a way to extend their living space due to minimal flat sizes. Beginning on the ground floor with the extensions it took very few time till the upper floors follow.

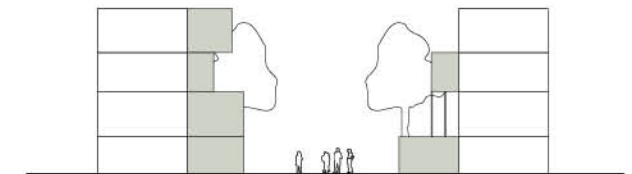
Planned and built KTT - green space inbetween



Moderate extensions - beginning on the ground floor



Massive extensions - all levels



Illegal private housing fill up the space





Interview with a KTT inhabitant

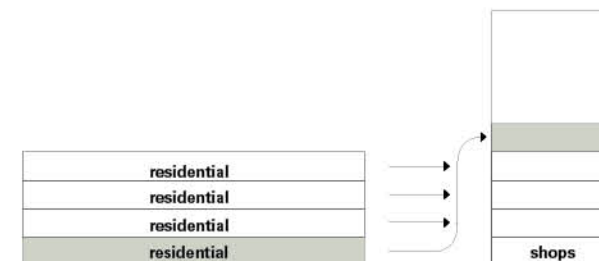
A former governmental worker lives with his wife together in this 24m² flat for about 35 years. Due to his high position at work he was allowed to own two apartments as an exception.



1.



2.



3.

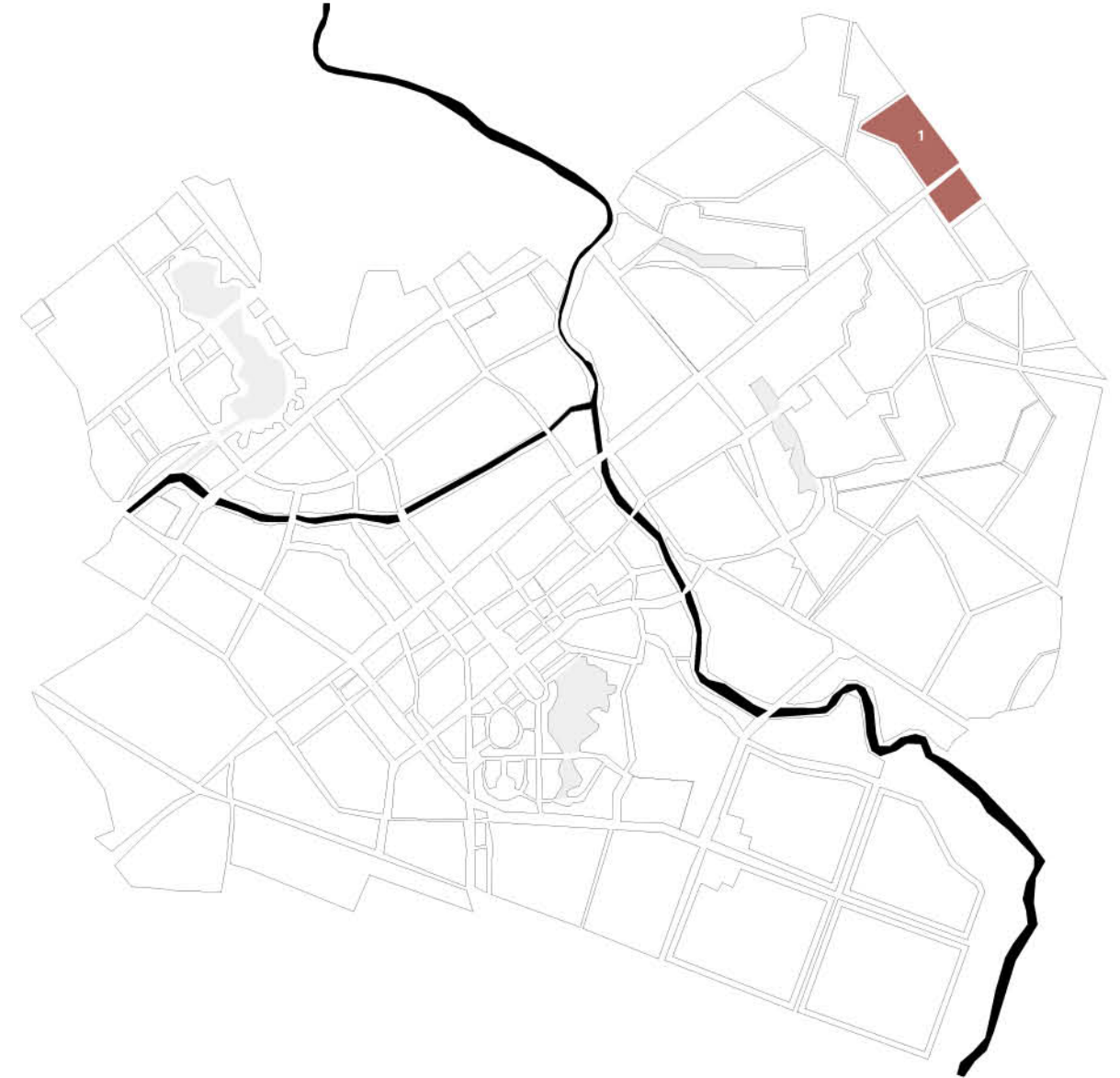
Verticalization of the KTTs

To redensify the city core, the old KTTs are in transition. Traditionally there were no shops planned in a KTT due to the collective thought of the state planned economy. The recent transformations of KTT into so called "verticalized KTTs," where the old KTT will be removed and replaced by a livingtower (1), former inhabitants of the groundfloor in the "old KTT" get the chance to move into the 5th floor (3) as there will be shops in the groundfloor in the new housing type. The verticalized KTT provides more privacy and modern livingstandards (2).



Reality vs. Masterplan – Densification of the original socialist footstamp

On this plot one of the biggest renovation area is planned. Highrise buildings over 20 storeys high and modern apartments next to urban Hanoi will upgrade the western part of the city and replace the KTTs.



Masterplan Ha Dong - KTT Areas

1. New urban project Than Xuan Bac

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Upgrading Hanoi - A new living standard

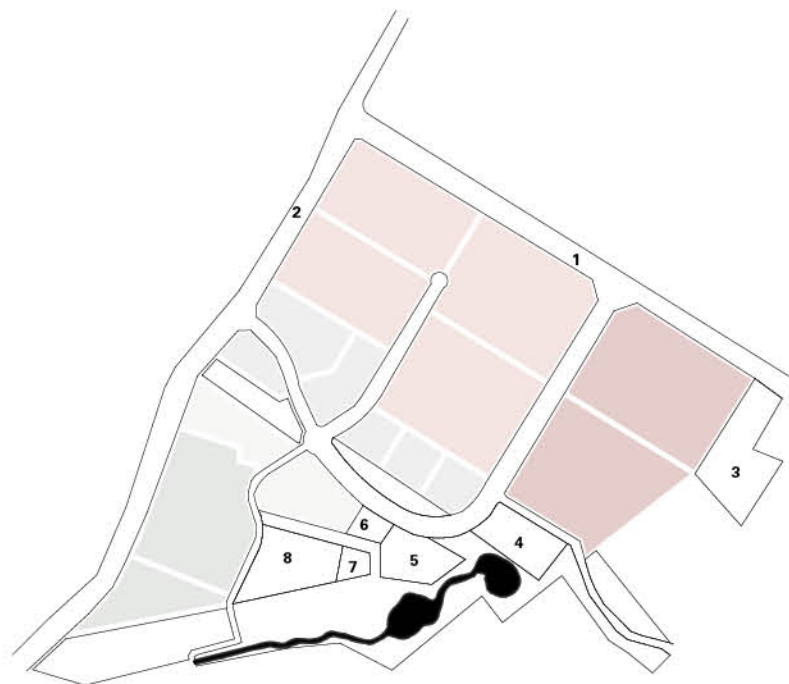
A new way of living - only made for the well off society. Mostly foreign investors build after the role-model of western highclass living standards. New urban areas often concludes three housing types: shophouses, villas and living towers.



New Urban Areas in Ha Dong

- | | |
|---|--|
| 1. New urban central office (Vinaconex Private-State Company) | 10. An Hung NUA (An Hung Joint Stock Company - Private) |
| 2. Van Quan new urban area (HUD - State Company) | 11. The Pride Apartment (Hai Phat Company - Private) |
| 3. Bac Ha NUA (Constrexim Holdings Viet Nam - State Company) | 12. Park City (VIDC - Venture Company, Vinaconex, Malayan Perdana Park City Company) |
| 4. Vietnamese Oversea Village (TSQ - Polish Company) | 13. Van Phu NUA (Van Phu Invest - Private) |
| 5. Boo Young Apartment (BooYoung Company - Private) | 14. Daewoo Cleve (Inpyung Company - Korean Company) |
| 6. Ngo Thi Nham NUA (Vinaconex) | 15. Culture and sport park project |
| 7. Van Khe NUA (Song Da Finance JSC - Private) | 16. Xa La NUA (Lai Chau Construction Company - Private) |

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New urban area - Silk city

- Mixed housing
- Townhouses, semi-detached villas and living towers
- Living towers
- Garden villas and adjacent houses

Silk city - facilities

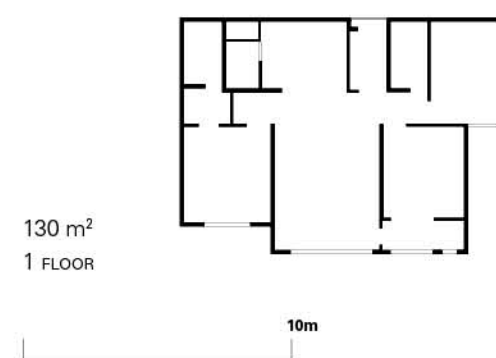
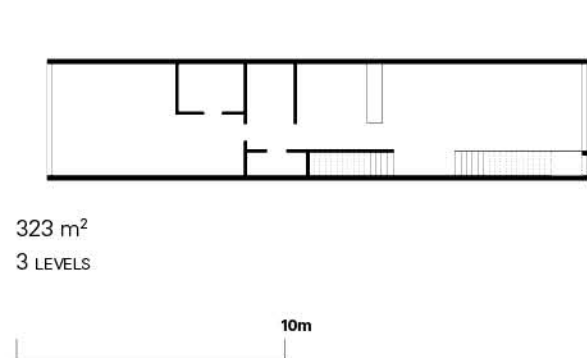
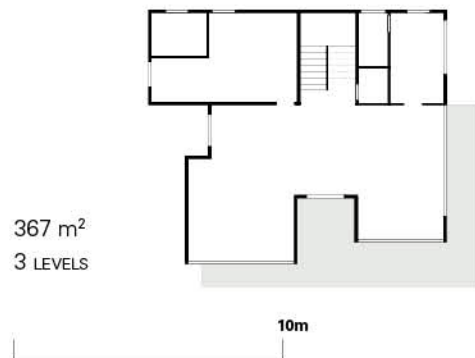
1. Infrastructure - Le Trong Tan road
2. Infrastructure - Le Van Luong road
3. Primary and junior highschool
4. Town center
5. Clubhouse (Swimming pool, tennis court, child care center, fitness rooms, ...)
6. Kindergarten
7. Health Center
8. International School



"Be the first to live in Hanoi's first-of-its-kind visionary township

Designed with the concepts and principles of Kuala Lumpur's highly successful Desa Park City township, Park City Hanoi will reward you and your family with a wholesome, decent and healthy environment. It will be a vibrant and thriving community unlike any other- one that will be the source of your pride and pulic recognition. Be the first to enjoy the offerings of the first-of-its-kind visionary township of Hanoi."

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Villa

An example of high class living standard with a stereotypic interior design. Only well off people are able to afford such exclusive residences. The average price is about 1.5 million dollars.

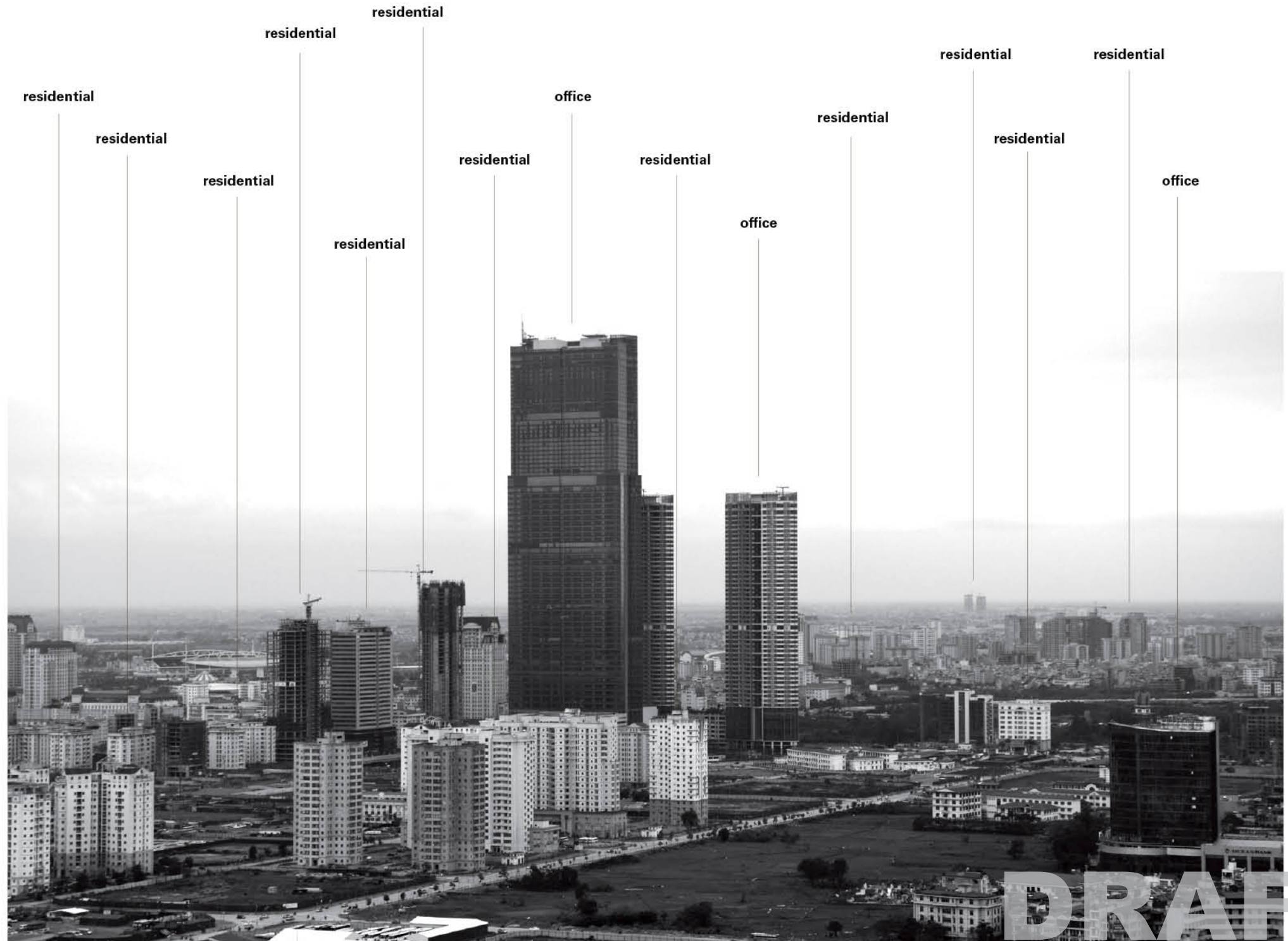
Shophouse

A house typology which remains to the traditional housing type of Vietnam: A narrow but long floor structure with windows in the front and back of the house. The average price is about \$ 500'000.

Living Tower

Living towers complete the typology of new urban areas. The multi storey high rise buildings offer exclusive views and a westernized interior design. The average price of an apartment is about \$ 200'000.

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Living towers - mostly residential use

Most of the highrise buildings in Hanoi do not provide offices but instead residential area. A very famous typology in South East Asia.

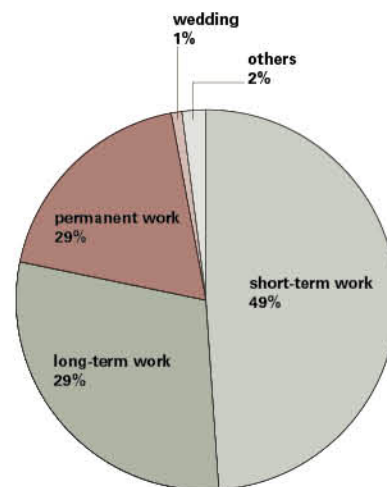
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Migration

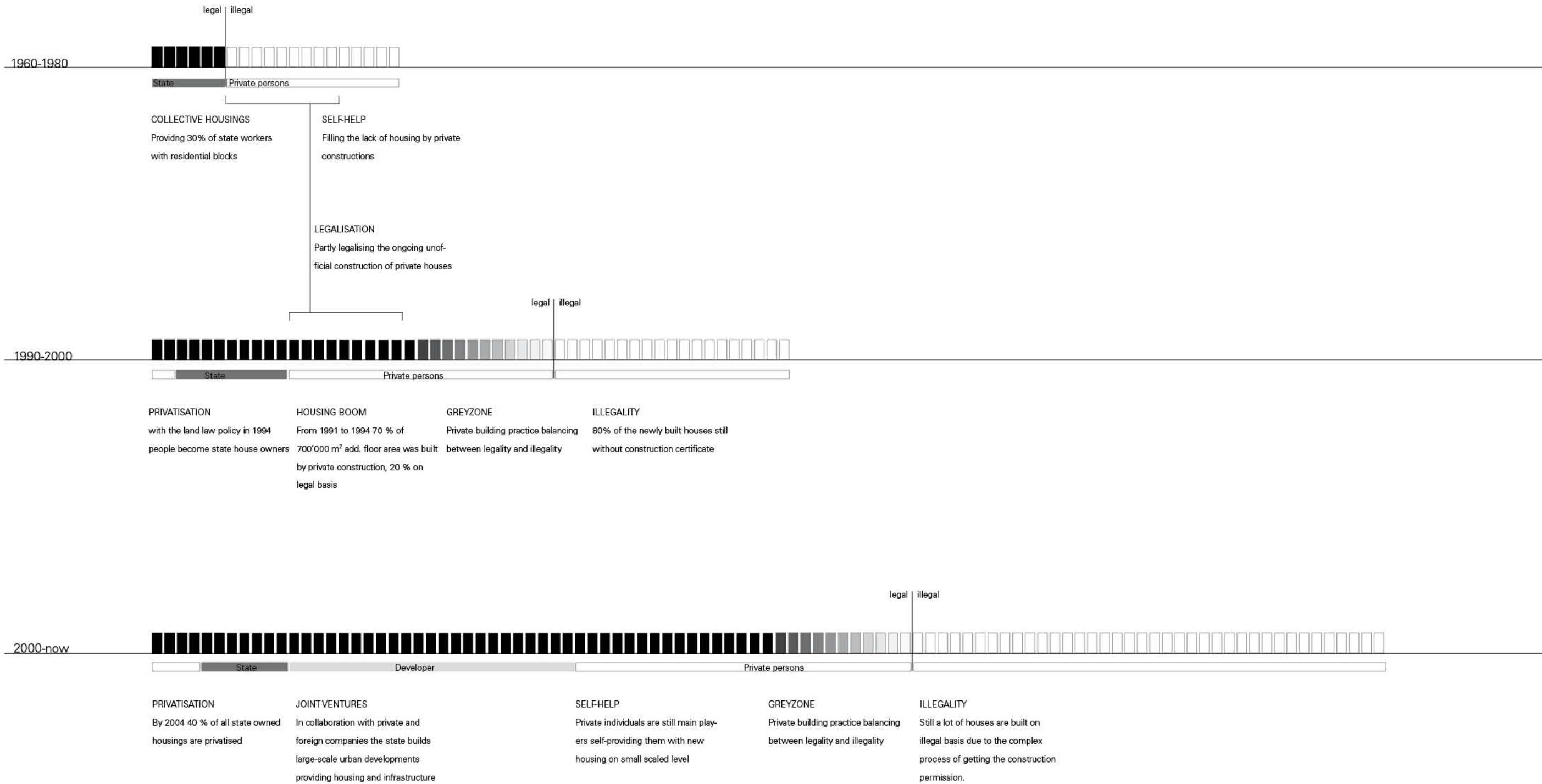
New urban areas will be built now and in future times. Therefore labour is needed from all over the country to finish projects in time. As one of the biggest indicator of migration, the short-term work, people come as construction workers into the city. Those people are mostly part-time farmers, who are able to work in the city during non-harvest time.



Living on construction sites

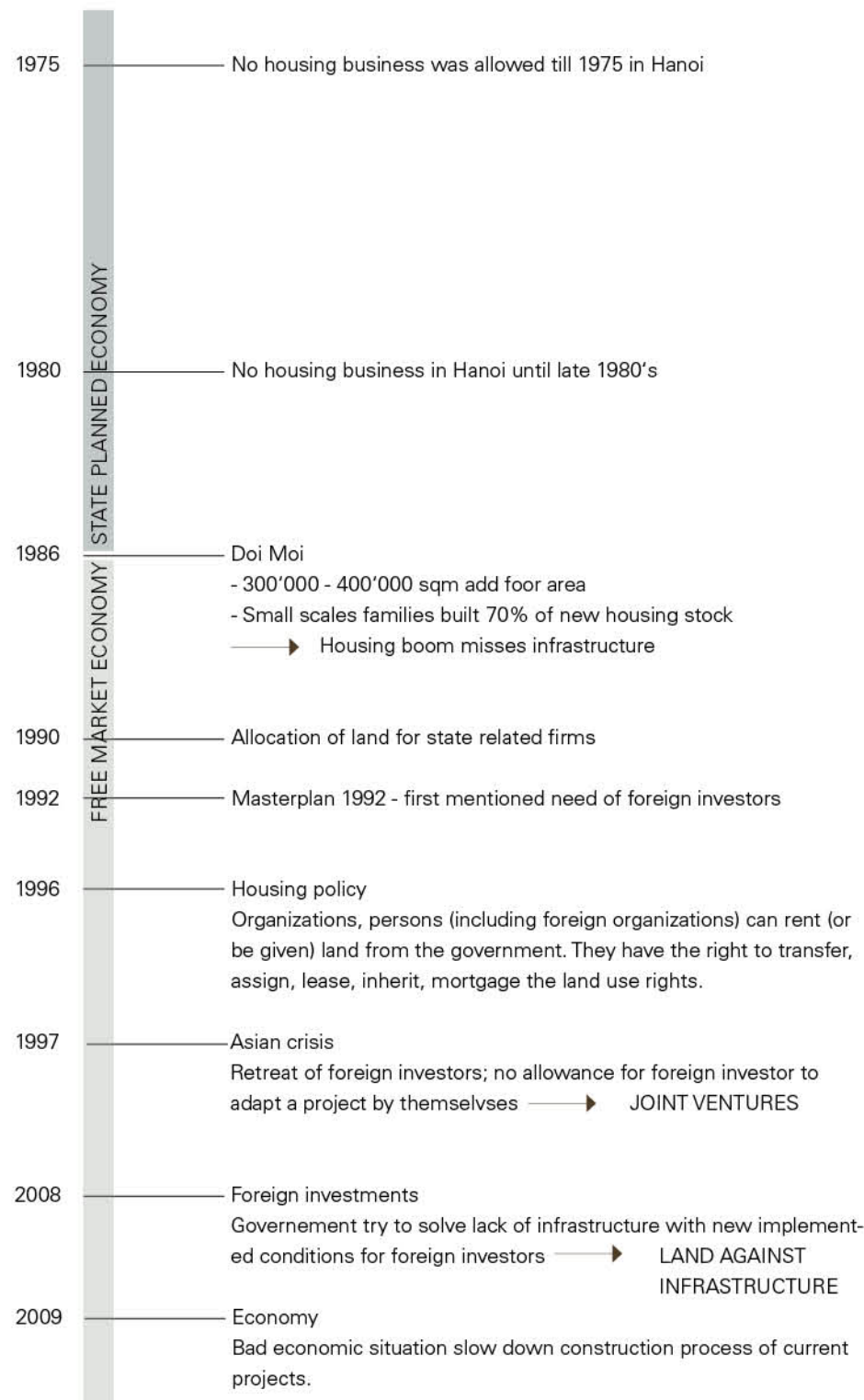
Construction workers are very low paid people. As they stay only for short term, they live directly on the construction side. Towels and paperboard are the only way to get a bit of privacy.

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Shifting main construction actors and greyzones of legality

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Open doors for investors

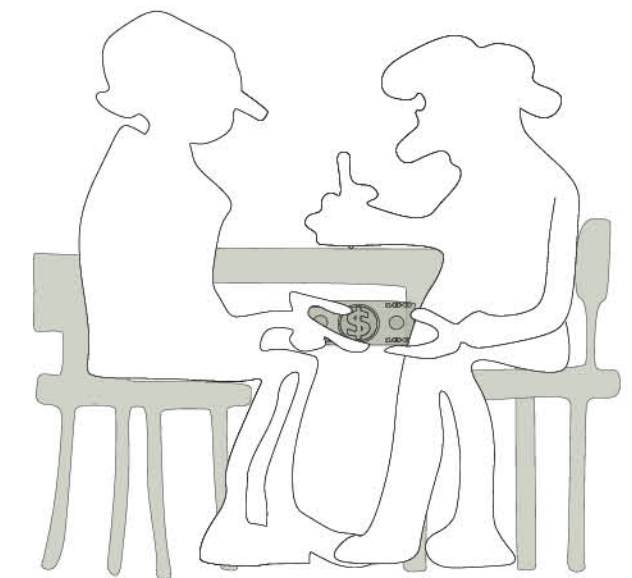
Impacts and changes for investors 1975 - 2009

Local and foreign investment

Foreign investors who participate in the new commercial housing projects have often to work in joint venture with a state related firm: the foreign investor provides the money, the local company the approval. The two largest Vietnamese enterprises developing housing in Hanoi are the 'Housing and Urban Development Corporation' (HUD) and the company 'Viet Nam Construction Import and Export Corporation' (Vinaconex). Both function under the Ministry of Construction but are also active in the non-state sector in which they have benefits of commercialization.

Speculation

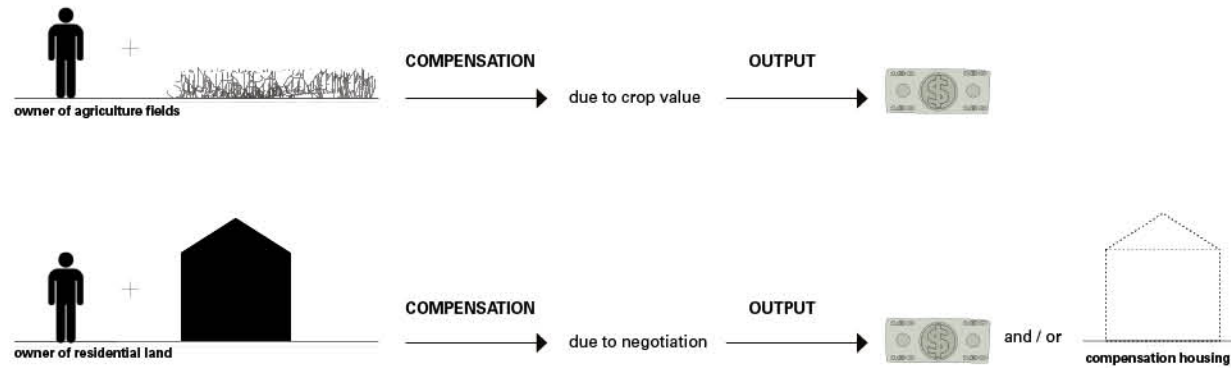
People use the new luxurious housing stock to profit from rising house prices. Often they buy for example not only one apartment, but instead three or four and announce it on the same day on the free market to resell it with profit.



Money under the table

40% of the whole construction sum are normally used for getting a faster approval. Furthermore, a certain amount of the residential areas will be also given to the stateworkers in decision positions.

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Compensation

New urban areas are built on former agriculture land or on already illegally built residential areas. In both ways, the state compensate the relevant people with money or / and land for building a new home. The problematic is that often ordinary people get very fast - in their relation - a huge amount of money and are unable to deal with it. Driven by the thought of being rich, they often spend all their money. At the end they do have sometimes more debt than before the "money blessing" by the state.



Defending against the state

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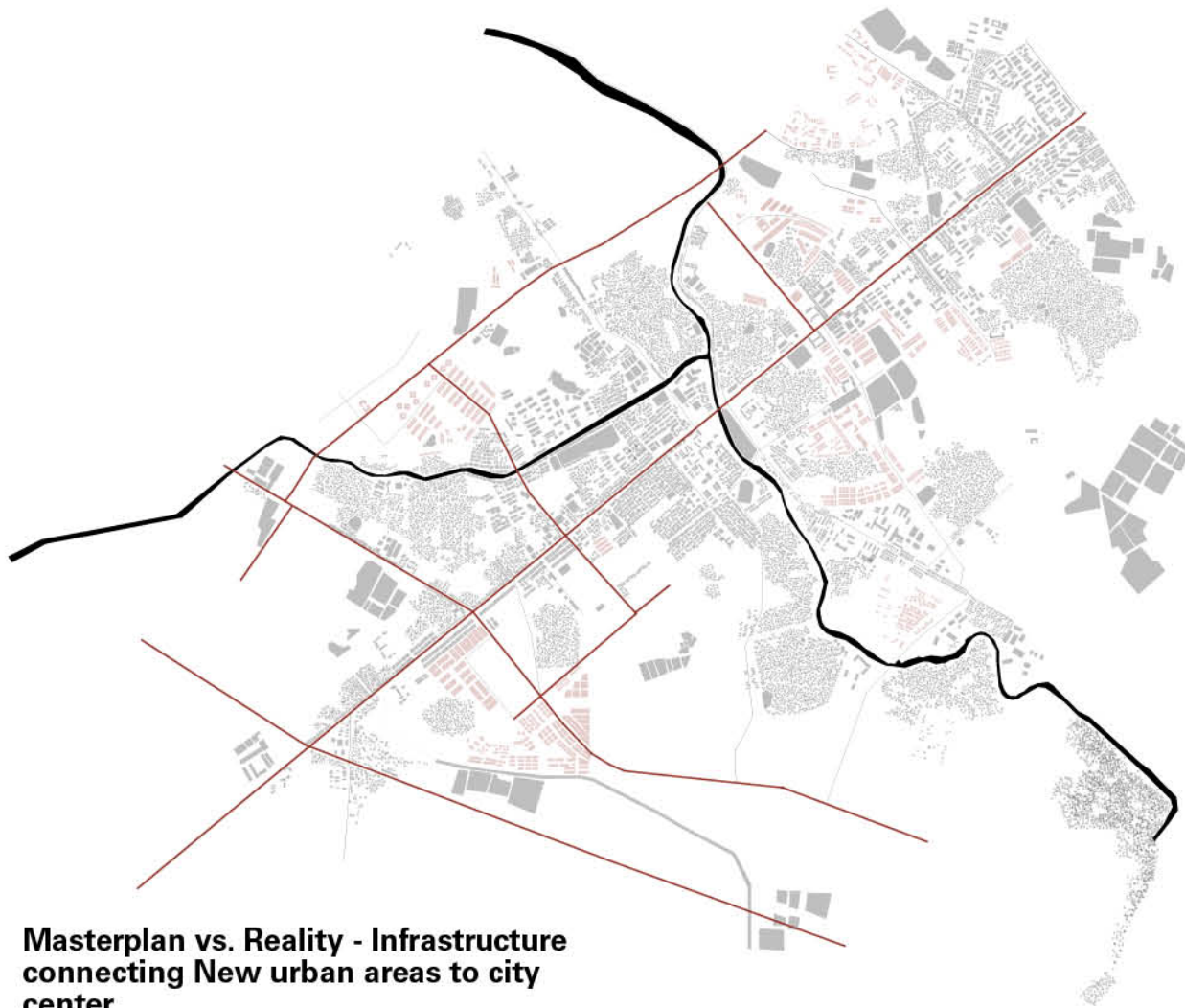


Masterplan vs. Reality - Reserved plots for implemented New urban areas

The Masterplan already reserved several plots for new urban areas in the exact shape of the project which is an indicator that the projects were implemented before the Masterplan was made.

Masterplan Ha Dong - New urban areas

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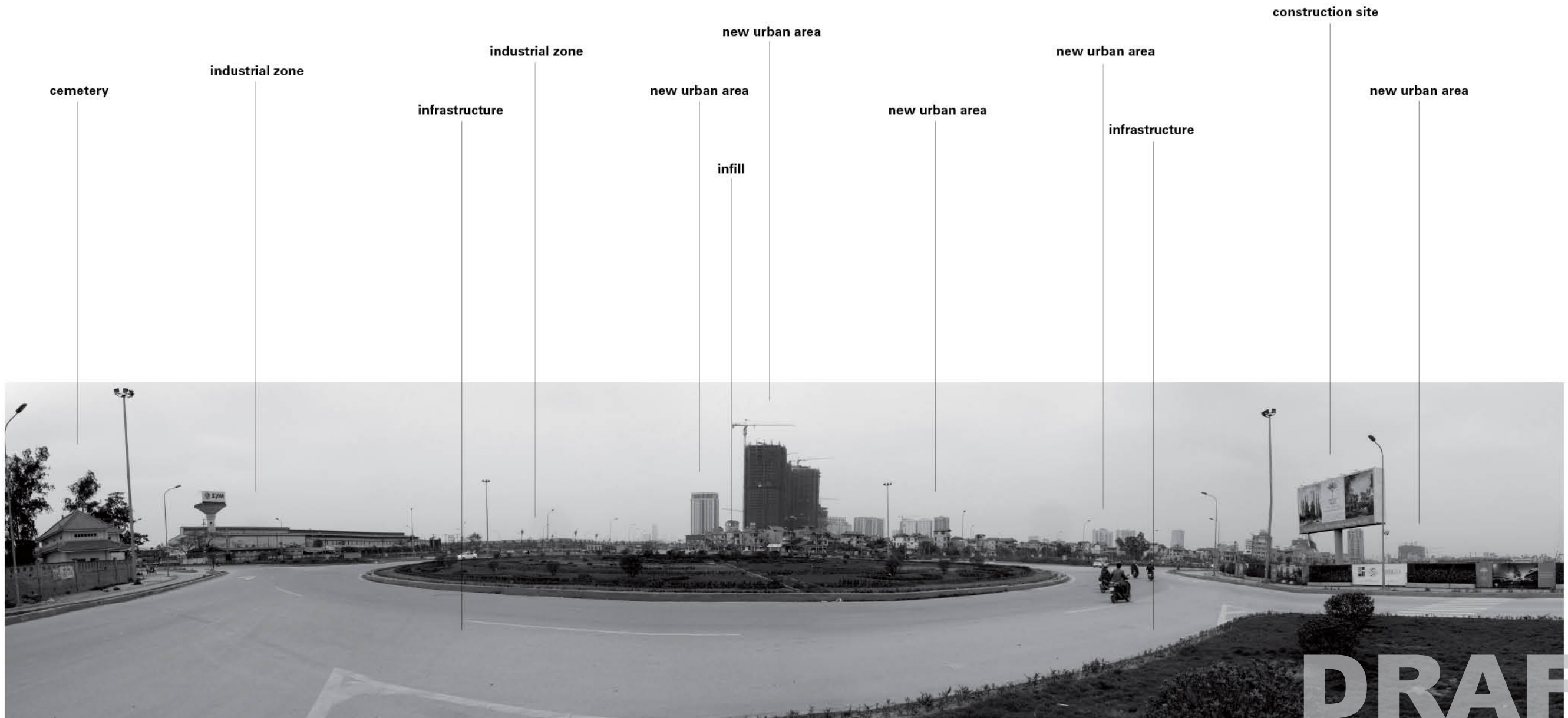
Masterplan vs. Reality - Infrastructure connecting New urban areas to city center

The newly built roads which are under construction nowadays follow the planned infrastructure of the Masterplan and are mainly connecting the new urban areas to each other and to the city center. A lot of the roads are paid by foreign companies.



Masterplan Ha Dong - Infrastructure

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cemetery

industrial zone

infrastructure

industrial zone

new urban area

infill

new urban area

new urban area

new urban area

infrastructure

construction site

new urban area

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Infill - Individual pragmatism

Around the new urban areas, the villages, next to the riverside and along the roads self-built houses by individuals are connecting the areas. The main driving force is to profit most of the established settlements.



Infill Ha Dong

- Illegal housing riverside
- Selfbuilt houses along the road
- Selfbuilt Houses around new urban areas and villages

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2002
A village cluster located along the river, surrounded by ricefields and lakes. The villages are connected with narrow roads.



1.



2005
The change in working sectors is noticeable. Agriculture fields disappear continuous.



2.



2008
Ha Dong is one of the inner districts of Hanoi and fastly growing.



3.

Densification process along the river

People settle around the river due to the water system to preserve their paddy fields (1). By the time, markets arise along the road and appear as an indicator for migration. More and more people densify the riverside to be part of the urbanizing area (2). Finally a change in the work sectors from farming into trade and guilds let the area grown and disappear last agriculture fields (3).



1.



2.



3.



4.

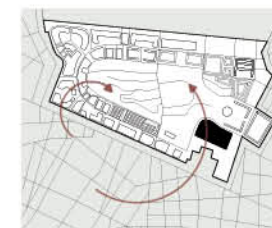
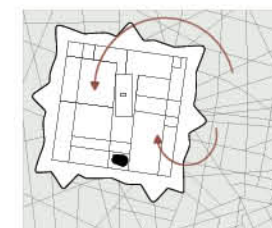
Riverside

To be part of the urban life, people want to move most close to the city. Areas around the river are mostly unbuilt due to flooding danger. The migrated people take this risk to have an opportunity to live in the city (1). Several times a year they are forced to move during flooding periods. Therefore, they live in very simple and fastly made self built houses (2). Their main income is farmers work (3/4).

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1.



2.

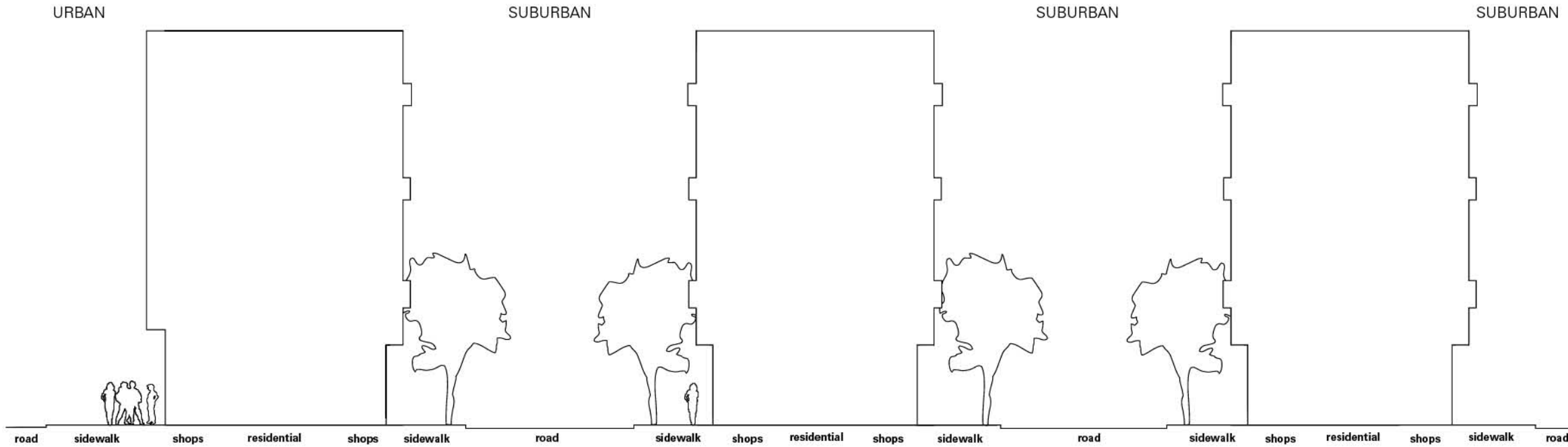
Around new urban areas

The surrounding land of new urban areas is rising in price and value after implementing the project. First knowers, mainly state workers, try to get most close to the future urban area to profit of rising land prices. Often, private houses are built before the construction site is officially marked.

Symbiosis

Already in the time of emperors, the old quarter was providing the royal city with all kind of services and products. Nowadays we can see such a symbiosis between new urban areas and its surrounding (2). For example during construction phase, people open up shops with building material (1) to find a way to do business.

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Linear housing along the road

A way to get most profit of an urbanized area is to be close to the commercial zone. As common in whole Vietnam, shops are located in the ground floor. Along the road is one of the best spots to make business. People try to get a

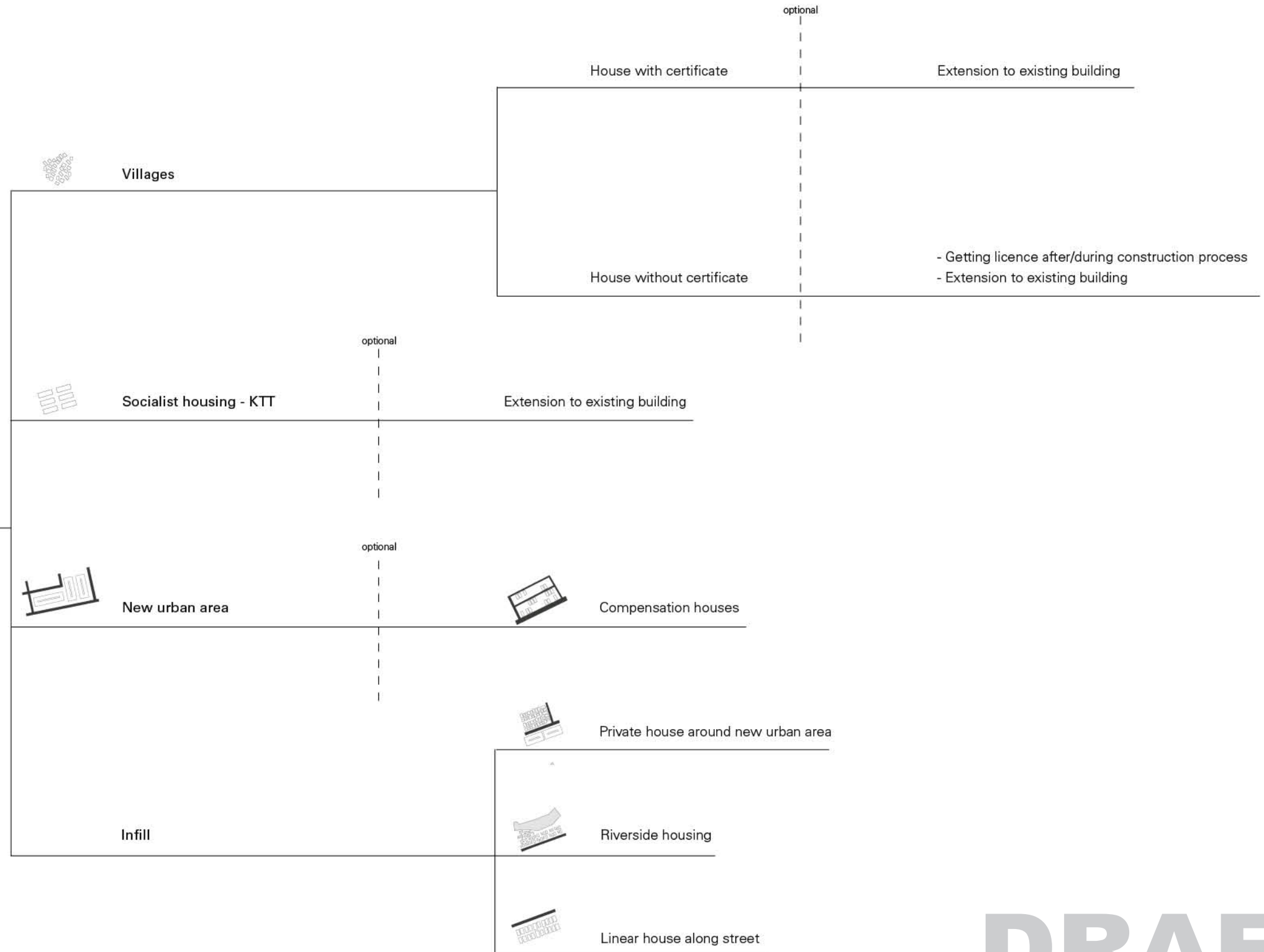
space along this road or just behind. An interesting fact is that the urban life only belongs to the main road, one row behind, we can find a more likely suburban living style: quiet, clean, empty and filled with greenery.

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SETTLEMENTS HA DONG

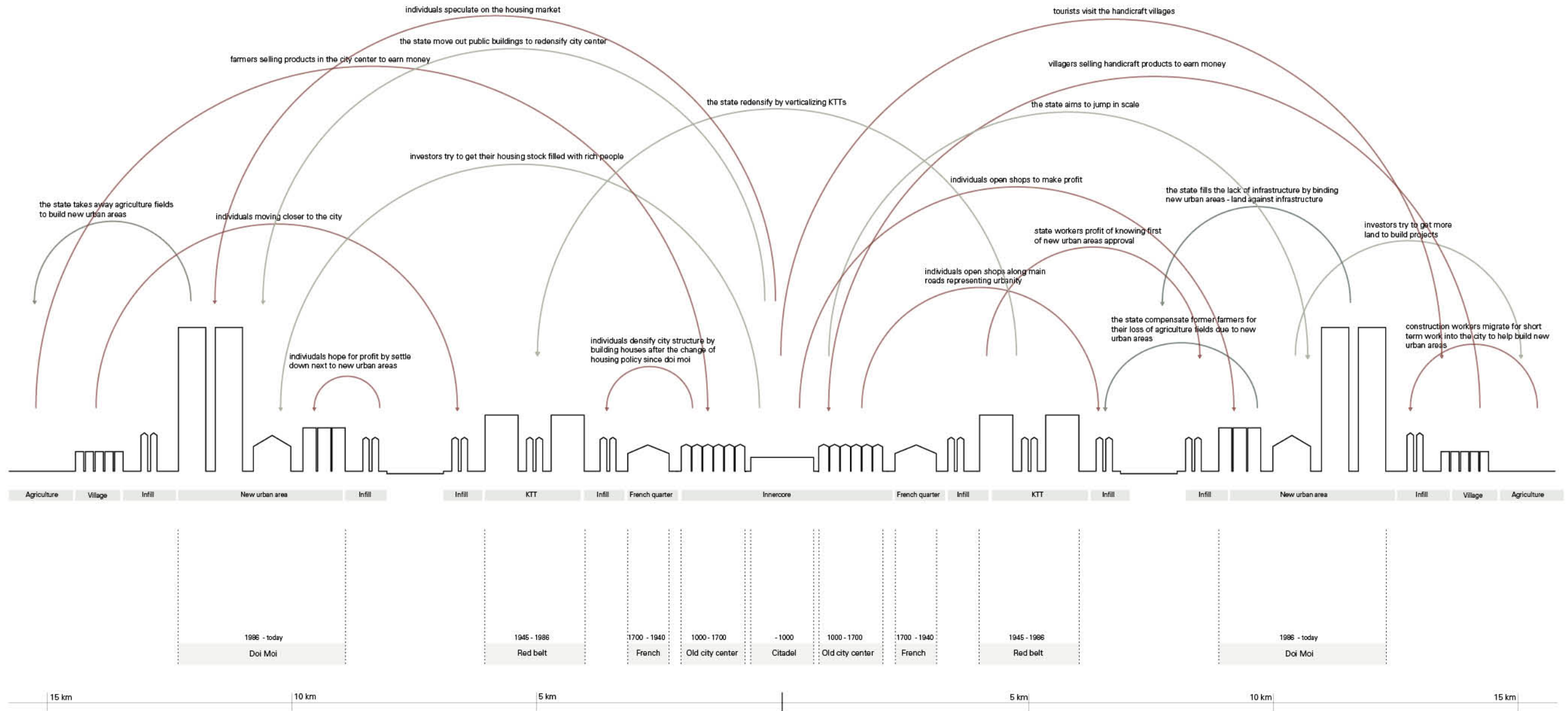


HETEROGENOUS REALITY

Today's Vietnamese landscape is characterized by profit oriented urban developments where the interests of Vietnamese and Foreign investors with close ties to the Vietnamese state are predominant. The common individuals, representing the rich and complex urban lifestyle of Hanoi, try to make an existence aside this explosion of development speed and scale and the associated ideological shifts while being left with insecurity in relation to the state. The newest version of the 'Masterplan 2020-2050' seems overly optimistic not only in statistical numbers but also in the speed of the anticipated development. The progress of building construction, but also the allocation of funds from investors and mostly the identification of the people with the new urban image of the city is not catching up with the desired speed of progress. Meanwhile individual pragmatism seems the only opportunity to become a part in the city's development process. Examples like the administration officer from the beginning who on one hand works for the government, representing the ideas of a generic, global corporate urbanism, while in private makes profit by building on the fringe of this new ideals are characteristic for this tolerated grey-zone of opportunities. It seems that in between the large visions and projects there is a lot of development potential and the Hanoians actively try to use them to get a crumb of the cake.



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Mechanism of urban expansion

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