

# **COUNTRY REPORT AND ORIENTATION FOR HOUSING DEVELOPMENT IN VIET NAM UP TO 2020**

## **I. Achievements in housing development of Vietnam**

In Vietnam, under the leadership of the Government, all Vietnamese people are striving to realize the target of wealthy people, strong country, and equitable, democratic and civilized society. The Government creates favorable environment and encourages all strata of people to promote their internal force for gradual housing development contributing to change rural and urban face.

The Vietnamese Government has made so many changes in related policies and regulations since 1991; therefore, certain achievements in housing branch have been obtained contributing to stabilize social politics. Houses in rural and urban areas have increased in respect of their quantity and quality. The average housing area per head has risen from 6.5m<sup>2</sup> floor/person in 1993 to 10m<sup>2</sup> floor/person at present. The quality of houses has upgraded increasingly, many new spacious residential areas have been constructed to replace degraded residential areas.

The housing development target up to 2020 is to satisfy the population increase (including natural and mechanic population growth rate) and the growth of housing area per head. According to the statistics, total housing area in the whole nation at present is about 865 million m<sup>2</sup>. The average housing area per head is 10.1m<sup>2</sup>/person (in urban areas 10.3m<sup>2</sup>/person, in rural areas 10m<sup>2</sup>/person).

## **II. Contents of housing development orientation**

### **1. Urban housing development**

- Encourage urban housing development in accordance with projects, ensure the synchrony of technical and social infrastructure, limit and gradually bring an end to illegal housing construction; pay attention to develop reasonably high rise tenement houses in corresponding with specific conditions of each urban type.

- Renovate procedures, orders, and formalities for issuing housing construction licenses, manage housing construction from building period and manage exploitation for use to ensure that urban houses meet the requirements about construction quality with nice scenery, modern architecture and retain special features of each region.

- The Government issues supporting policies at the same time with guiding social housing development (including flats with design standards, quality of construction,

equipment and prices suitable with low-income people) contributing to solve the urgent housing demand of people.

- Encourage economic sectors including foreign investors invest in urban housing development aimed at satisfying diversified demands on houses.

- The target on average housing area is 15m<sup>2</sup> floor/person in 2010. New houses have synchronous social and technical infrastructure that satisfies the stipulated standards. The target on average residential area is 20m<sup>2</sup> floor/person up to 2010 and each flat has the same or bigger number of functional rooms than the number of people living in the flat.

## 2. Rural housing development

- Gradually improve and upgrade the quality of housing areas for people living in rural areas. Rural housing development is carried out at the same time with developing and upgrading essential infrastructure system;

- Rural housing development is combined with ecological environment development of each region. Combine housing construction with the improvement of human ecology and environment.

- Encourage households and individuals in rural areas to mobilize their internal force in order to improve their housing areas on their own with the support from the community, family, and economic sectors.

- Create favorable conditions for improving housing areas for rural households through allowances about preferential capital loan, mans power and materials...

- The Government issues and guides the implementation of policies supporting households living in flood prone areas in Cuu Long river delta, ethnic minorities on the highland and mountainous, beneficiaries have good conditions to improve their house.

The orientation for rural and urban housing development of Vietnamese government defines housing development direction in the period of speeding up the industrialization and modernization aimed at improving gradually houses for people especially people with low income.

## **III. Expectation to this ASIAN Forum**

We are participated 3rd Asian Forum with expectation to be consulted experiences from 3rd Asian participated members in Housing development aspect about social house development, House for low-income objects, tenement house development for rent...