

Quality of Planning and Design in New urban Housing quarters of Vietnam

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1. New urban quarters and changing processes of housing policy stages

New urban quarter developments in Hanoi and other big cities in Vietnam are result in the changing process of Vietnam housing policy. This is the answer for the question which model not only is relevant for supplying largest quantity of houses with highest inhabitant rate but also suitable with criterions of urban planning and sustainable development? (Phe,2005).

It can be showed some main stages as follow:

- Stage of Housing are social security. Housing was only constructed and distributed by the government;
- Stage of self distribution of house by organizations;
- Stage of the cooperation between state and resident in housing construction;
- Stage of: “ infrastructure and plot divided”;
- And Stage of new urban quarters

Review these stages, it is recognized some basic points:

First of all, the later stage does not appear until there are unsolvable problems in the former stage. When a new stage can solve urgent problems somewhat effectively then it appears new problems. For example, when a government can not afford enough houses for residents the alternative solution then using organizations' finances is called creation. However this solution only affords a small part of housing needs but it makes big waste because of unprofessional works. Another example is that “Infrastructure and plot divided”. This solution has promoted constructional activities but it came to make “Plot divided and land selling” disreputable problems that we could not hand in.

Secondly, these stages are not separately divided.

Thirdly, the major role of housing policy moves from ‘supply’ to ‘demand’, from ‘distribution’ to ‘selection’, from ‘state responsibility’ to ‘market condition’.

Fourthly, the role of quality more than quantity as before.

Recent housing development with new urban quarters has following advantages:

Planning for whole city is controlled. The reciprocal relationship between investment projects are predictable;

Procedures for construction a new urban quarter can be standardized. It makes equality for various economic sector investors;

The profit success is decided by housing quality. It encourages constructors to innovate technology and planning-architectural design. It makes fair competitions in quality of design and construction;

With these advantages the housing solution with new urban quarters will be improved to become the main solution for supporting houses in big cities.

2. Some Housing projects in new urban quarter

- Linh Dam peninsular housing project (HUD): 25 ha. It includes housing of 11 floor and villas area. Ground floor is for rent.

-Trung Hoa- Nhan Chinh new urban quarter(Vinaconex Cor.): this quarter has 32ha in area with 25ha for new constructions. The salient features of this new urban quarter are comfortable high buildings and comprehensive infrastructures;

- My Dinh new urban area: 24 ha constructed by HUD corp. It located in the west of Hanoi. This quarter is design basically based on cross road network.

- Bac An Khanh new urban quarter: Located 12 km far from Hanoi centre, Bac An Khanh quarter have sufficient factors to become the most important satellite city of the capital. Environment and landscape are attached much important in this new urban quarter;

3. Design and Planning

A planning design is based on clear and close ideas. Any planning design not only is satisfied with general planning but also has its own specific characteristic.

Trung Hoa-Nhan Chinh new urban quarter is supposed the point of junction from beltway 2 and beltway 3 to the walking square where is formed by the 34 floor-building and the 25 floor-building. The use of symmetric arranges is to emphasize the great size and monumental urban area in the south gateway to Hanoi.

In Bac An Khanh new urban quarter, the urban manners and specific visual axes are important factors. Modern architectures with high-rise buildings (to 75 floors) will emphasize the modernism.

Massing is a important stage in planning design. It is the point of departure in designing a planning urban quarter. In our experiments, drawings (in most cases) can replace models. But handiwork drafts are never removable. Drawings by computer are only relevant after the main ideas (showing by drafts) are clear.

In massing stage, the main factors for each architecture have been decided in general such as surface materials, colours, characteristics...

There are two kinds of architectures: urban fabric and iconic architectures.

A urban fabric consist of most common buildings in a quarter. It is necessary to get the decisive pattern and consistent characteristics (opened or closed, point or line, hi-tech or traditional, spongy surface or smooth surface...)

Architectures are emphasized points. They need careful design in colour, figure, and characteristics. In the other side planning is priority to set early stage of design. So sometime regulations from land use of planning is not flexible. There for the investors sometime is very difficult to get satisfy result of business and also building design.

4. Recommendation

In the long period of subsidized policy, planning works has been done dogmatically. Now in the trend of modernization, planning works play important role in the development of country. Urban constructional work is a highly creative activity. It combines all planning, architecture, constructions and society science. The person who is responsible for an urban planning needs knowledge, time and experiments. So it is necessary to think of a methodical training of planning project's chairmen. In addition, in training it is a mistake when the planning department requires lower quality student than the architectural department does in university. In fact, social responsibility of a planning architect is higher than it of a constructional architect.

Simplified procedures is necessary for a planning project in developing countries that can learned from experience of developed countries. So Vietnam code should be more simply than previous completed procedure in propose public as well as private company in housing development. Land use planning regulation should be flexible. This also make flexible to design and planning. Thus created identities of Housing that suitable with each different place as well as play important role to build sustainable new urban quarter.