

Developing New Urban Areas in the Sustainable Direction: The Case of Hanoi, Vietnam

Author's Details:

⁽¹⁾Dieu Linh Nguyen-Ministry of construction ⁽²⁾Van Hung Bui-National Economics University ⁽³⁾Thi Thu Hien Phan-University of Economics - Technology for Industries, Vietnam **Correspondence: Thi Thu Hien Phan**, 456 Minh Khai, Hai Ba Trung, Ha Noi

Abstract:

The objective of this study is to review previous studies on the development of new urban areas towards sustainability of countries. Then analyze the current situation of new urban areas in Hanoi, then recommend solutions to help develop new urban areas in a sustainable way

Keywords: *New urban areas, Hanoi, Vietnam*

1. Introduction

New urban areas in this period were built to meet the housing needs of a large number of urban people during the period when Hanoi city flourished after the renovation. In addition to paying attention to the construction of daily-life facilities in new urban areas, the State is also interested in the construction of other high-class service and commercial works such as hotels and centers. commercial, agency headquarters. Urban areas with diverse types of houses (adjacent houses, villas, apartments ...) and synchronous technical and social infrastructure have met most of the requirements for accommodation and birth. activities and relaxation of urban people.

Currently in Hanoi, the term "new urban area" is often understood as a newly built concentrated housing area according to the approved planning, with synchronous technical infrastructure, including the housing system and public works. public works for use for business or non-business purposes.

Since 1994, hundreds of new urban areas have been built in Hanoi City. However, the system of public service works in new urban areas has largely failed to meet the needs of the people. Some supermarkets with staple goods, frozen and canned goods do not provide fresh food and require low prices. Swimming pool, tennis court are not enough to rest and entertainment; crèche, kindergarten and car park are overloaded with actual requirements. Therefore, most new urban areas just to return to live in other activities of people to go out.

For new urban areas with large scale and independent construction, the system of social infrastructure works is more diversified and more complete in terms of types, subjects and service time than new urban centers of medium scale. average and small, located alternating suburban. Urban areas serve the purpose of resettlement and social housing because of low construction costs, so there is almost no public service works, urban facilities and equipment. In some places, there is a lack of services and administrative agencies so people cannot register essential procedures such as birth, death, marriage registration, elections ...

Green space in new urban areas is also a matter of concern. In planning drawings, due to profitability, the construction density is often pushed to the maximum, prioritizing housing and commercial services, reducing the areas for flower gardens, parks, fitness grounds. sports ... The few remaining green spaces are not properly organized and cared for. Not planning into a system of green spaces from flower beds, street greenery, flower gardens to small and medium parks - to serve the needs of communication, rest and recreation for the elderly , children and urban residents after the workday. In the rare flower gardens and greenery of the urban area, exotic plants such as areca king, banana rags, Japanese grass, etc. are grown widely, ignoring climatic conditions, soil as well as the cityscape. Traditional Marketing.

In general, to ensure the life of the people, the system of social infrastructure works in new urban areas must be complete and comprehensive, including houses, health care facilities, educational systems. education, socio-cultural constructions (clubs, entertainment centers), commercial and service facilities (shops, supermarket

systems), green spaces (flower gardens, parks) ... meet the needs of the people daily, according to the season, or according to the free time of the people in the area.

Diverse populations requiring social infrastructure facilities need to be diverse and reasonably sized, with special service systems for different groups of people. The service system attracts and serves not only residents living in the new urban area but also residents of the surrounding area.

Regarding spatial organization, the reality shows that closed urban areas will become increasingly inappropriate. An open model, conveniently connected to the surrounding in terms of technical infrastructure, social infrastructure, continuous and friendly spatial image, enhanced green areas and communication space for residents- here is the ideal model for the choices of people about their future life.

The objective of this study is to review previous studies on the development of new urban areas towards sustainability of countries. Then analyze the current situation of new urban areas in Hanoi, then recommend solutions to help develop new urban areas in a sustainable way.

2. Literature review

2.1. Overview of developing new urban areas in the world towards sustainability

In Singapore: Urban managers in Singapore believe that urbanization is an inevitable process, we should not avoid it, but must consider it as challenges for businesses to create a prosperous urban image. living well but still have to ensure the sustainability factor over time. Therefore, creative planning, intelligent design and sustainable development are valuable practical lessons of Singapore in urban development as well as the formation of new urban areas. Due to the focus on developing clean industries and urban services, Singapore built new urban areas around industrial parks, combining urban service areas, ... under the motto "live - work - play" . The goal is to reduce travel costs, save on living and solve local labor.

The planning of new urban centers encourages diversity and comprehensive development - making a difference and richness of new urban centers, creating urban characteristics and making people live close and interact with each other; Bringing nature close to people, respecting nature, blending nature into the city to help the city "soften" the "hard" aspects of an urban landscape filled with a series of buildings ; Optimizing public spaces, fully promoting the potential of public spaces by effectively combining commercial and recreational activities to bring satisfaction to the people; Application of green transport and green architecture, low energy strategy application in buildings, and development of efficient public transport system; Create a sense of security, convenient urban design application, easy access and urban security so that people have a sense of peace and do not have to worry even when "going home early today"; Create a residential area with an affordable living standard so that people can have faith in a good city life. Residential areas in the new urban area of Singapore always have a combination of public and private development with a full range of affordable facilities; Working closely with partners, all stakeholders need to work together to find solutions so that there are no unfortunate consequences that reduce the quality of life of the stakeholders. In Singapore, a number of new urban centers have been built in a synchronous system of social and technical infrastructure since the 1980s, many systems have been built in advance according to the development orientation to meet the needs of the future. It is the Government of Singapore's policy to provide housing for all families, enabling them to own it, through the Housing Development Agency.

In South Korea, during the 1980s, the government enacted the "Law to Promote the Development of Residential Land" to provide land for the purpose of rapid housing on a large scale. Many new urban development projects are implemented under this Law. In Seoul metropolitan area, new urban areas including Bundang, Ilsan and Sanbon were built in the late 1980s to early 1990s and new urban areas of Dongtan, Seongnam Pangyo, Suwon Y-eui, Osan, Asan were built continuously. 2000s. In 2005, the Ministry of Construction and Transport of Korea took a decisive step to address outstanding issues with "Planning criteria for sustainable new urban

areas". This standard includes planning standards to ensure economic sustainability; cultural and social sustainability; environmental sustainability; landscape management and creation; Crime and disaster prevention.

In Brazil, the City of Curitiba Policy on the Development of New Urban Areas: Prioritizing the development of public and pedestrian transport, considering bicycles and pedestrian zones as an integral component of the road network and systems public transport in the new urban areas. With a complex land use strategy combined with public transport, the long-term vision is to build an integrated public transport system.

In China, new urban areas are growing rapidly due to the strong economic development and the increasing demand for housing. Along with the development policy, China implemented three modes of housing supply: Housing with high and fairly high standards was built for business purposes, sold to high-income objects; Housing suitable for construction in accordance with economic conditions of families with medium and low income; Houses for rent at low prices, built to serve the poor with fairly low standards managed by the State. In addition, the State has expanded, developed and improved the circulation of housing capital, extended loan term, created favorable conditions to help people borrow money to buy houses, and well managed. pricing, promotion, rental reform. Most houses are built in the form of 4 to 30 storey apartments.

In Japan, the Housing and Urban Development Corporation addresses the shortage of housing in centers while promoting urban renewal in order to create a good urban environment in a variety of forms. The Japanese government advocates building new urban areas with various types of housing with the coordination between central, local governments and communities on the basis of long-term and comprehensive programs, creating opportunities For people to choose houses that are suitable to their situation and ability, such as: urban areas with good quality or large scale, with reasonable use and living environment according to development criteria. lasting; houses for rent cheaply, houses for people far from their families, the elderly, the disabled. Japan has developed laws and operating regulations for all members of the residential area as well as specific regulations on the responsibility of each person for the properties in the shared housing that they own. , issue tables and tables to list and propose proposals to create favorable conditions for apartment users to give their opinions. Organizing management board of apartment complexes in which the members and the Managing Board are elected by the meeting of all families in the apartment building, and clearly define the operation and accounting of this Board. .

2.2. Overview of developing new urban areas in Vietnam towards sustainability

- Concept:

+ According to the Planning Law (June 2009): A new urban area is an area in an urban area, which is invested to build synchronously on technical infrastructure, social infrastructure and housing.

+ According to the Government's Decree on urban classification and urban management No. 42/2009 / ND-CP of October 5, 2009, replacing Decree 72/2001 / ND-CP of October 5, 2001 : New urban area is a new construction area with general or thematic functions; to be built concentratedly according to complete development investment projects, synchronous technical infrastructure, houses and other works for business or non-business purposes; be arranged in association with an existing urban center or with a newly formed urban center, with defined boundaries and functions and suitable to urban construction plannings already approved by competent state agencies.

+ According to the Government's Decree No. 02/2006 / ND - CP of January 5, 2006, promulgating the Regulation on NUCs, and Circular 04/2006 / TT - BXD Guiding the implementation of the Regulation on new urban areas Pursuant to the Government's Decree No. 02/2006 / ND-CP of January 5, 2006, a new urban area project is an investment project to build a synchronous urban center with a system of technical infrastructure works. , social infrastructure, residential areas and other service facilities are developed in line with existing

urban centers or forming separate urban areas, with boundaries and functions determined in accordance with construction plannings. urban areas already approved by competent state agencies, new urban areas with administrative boundaries of a province.

In addition, for each region and locality, there are additional regulations on the content, scale, nature and function of the new urban area to ensure the general development of the city as well as the development orientation. socio-economic development of that locality. Such as the content of conservation and improvement, the content of social housing development, the content of sustainable development, the content of strategic development.

- Scale of new urban area

Last time, the rapid development of the market economy, the rapid pace of urbanization means the formation of a diverse range of new urban areas. However, the government has no model, no standard principles for the development of new urban areas that are stable and suitable to social conditions. So the scale of NUC projects that allow investment to be implemented is very diverse, the concept of NUCs is used quite arbitrarily for investment projects, many NUCs can only be a new residential area or a cluster of houses. .

+ In Article 04, chapter 01 of Decree 02/2006 / ND-CP stipulates that a new urban project is planned to occupy a land area of 50 ha or more, in case the land area reserved for the project is in the urban land planning. However, if the urban area is restricted by other projects or existing urban areas, it is allowed to set up a new urban project of less than 50 hectares but not smaller than 20 hectares.

+ According to Circular 10/2008 / TT-BXD, guiding the assessment, model new urban workers: New urban area must be 50ha or more, if the current urban renovation area may be smaller but not less than 20ha; population scale of 5,000 people or equivalent to 1,000 apartments or more.

- Order of forming and developing a new urban area

In Article 6, Chapter II, Decree 02/2006 / ND-CP stipulating the formation and development of new urban investment projects.

+ The general planning, detailed planning on construction of urban areas already approved by competent authorities is the basis for formation and development of new urban centers.

+ The investor shall base on the construction planning at the place where the investment is expected to invest in making a detailed construction plan of 1/500 scale and formulating a new urban area project and submitting it to the competent agency for approval. investment or investment permission.

+ The investor shall base on the decision or document permitting the investment to carry out procedures for land delivery, land lease, transfer of land use right and ground clearance.

+ The investor executes the project according to the approved content.

+ Investors conduct business, transfer works, transfer administrative management when the project is completed and put into use, business in each completed stage and when the whole project is completed.

3. Practice of developing new urban areas in Vietnam

According to data of the Ministry of Construction, the whole country has 689 urban areas (including special urban areas, grade-I urban areas, concentrated industrial parks, border-gate economic zones and new urban centers). The urban population of 11.87 million (in 1986) is now 20.86 million; The urbanization rate of localities increased by 25.8%. In particular, the two fast growing localities are Hanoi and Ho Chi Minh City. From 2000 to 2003, Hanoi developed nearly 3 million m² of houses, that figure in Ho Chi Minh City was nearly 7 million. Urban areas (KTDT) develop in both quantity and scale from dozens, hundreds of hectares, such as:

Linh Dam, Dinh Cong, Trung Hoa, Nhan Chinh, My Dinh, An Phu An Khanh, Binh Trung Dong, An Lac ... up to thousands of hectares, such as the North Red River - Hanoi project (nearly 8,000 hectares), South Saigon Urban Area (2,600 hectares), North Thu Dau Mot Urban Area, Binh Duong Province (4,300 hectares).

In addition to the efficiency of the development of new urban areas, experts in urban areas have also pointed out the existence of new urban areas such as: not yet identified locations to ensure favorable development; structure of land use or functional subdivisions in the Master Plan are still rigid; management planning - architecture and construction inspection has not been concerned; administrative procedures in construction investment management are still troublesome, haven't stimulated investors yet; quality and landscape environment are still low; Most of the new urban centers do not have infrastructure outside the fence, making it difficult for investors to deal with traffic, water supply, electricity ...; The handover, maintenance and exploitation of technical infrastructure works, public works and apartment buildings are still ineffective; the decentralization of management between investors and local state management agencies on public services is not clear; The management of new urban areas is still new and there is no unified regulation.

In fact, up to now, the number of new urban centers has been formed quite a lot, but to become a model new urban area, the standards for the development of new urban centers are really modest. Many EIAs formed in big cities are still just an immediate solution to the problem of increasing housing land, while creating a "real living environment" in the right sense is completely impossible to meet, even. Some new urban areas are also a step backward in terms of housing standards, especially the quality of infrastructure and urban services.

With Decree 02/2006 / ND - CP, regulations on new urban area regulations, Circular 10/2008 / TT - BXD on guidelines on assessing new urban models, along with the attraction of the real estate market. , many investors have financial potential, have experience in developing real estate projects at home and abroad, forms of organizing competition for planning ideas along with the participation of design consultants. foreign planning ... has contributed to the creation of legal corridors in the formation and development of new urban areas, the diversity of scale; function; urban structure, spatial organization, landscape and management model ... in new urban projects.

The success of the Phu My Hung new urban area (model new urban area - 2008) is a practical experience in the development of new urban areas in terms of land use planning, spatial structure, urban structure, functional components and models. and investment form, management model, visibility capacity and the role of the investor.

4. Current status of management and development of new urban areas in Hanoi

The phrase "new urban area" appeared in Hanoi in 1995, when society began to recognize the negative sides of the mass development of detached houses. The concept of "new urban area" only really came about when the Government issued Decree 52/1999 / ND-CP of July 8, 1999. According to the content of the Decree, "new urban area" is a project-focused new construction area, invested in developing complete, synchronous and developed technical infrastructure of the whole area, attached to a existing municipality.

The period before 1998: New urban construction in Hanoi was conducted at a exploration of people's needs. The typical new urban areas in this period are: Dinh Cong, Linh Dam, Trung Yen, Dai Kim, Nghia Do, etc. With a small scale of investment, the structure of types of houses is still mixed with houses. The city has required investors to invest in synchronous technical infrastructure with architectural works to ensure people have the best life at this time.

1998 - 2001 period: Marked starting with the Prime Minister's decision on approval of the planning No. 108/1998 QD-TTG of June 20, 1998 and the last milestone with Decision 123 / QDUB of December 6 / The 2001 People's Committee of Hanoi stipulates the proportion of types of houses in the new urban area. In which, low-rise houses are 40%, high-rise houses is 60%. Most typical for the new urban areas in this period are Trung

Hoa Nhan Chinh, Phap Van, Tu Hiep, immigrants of Hai Ba Trung, Bac Dinh Cong, Cau Giay, Dich Vong, Thang Long International Village, Cau Dien, Ha Dinh , My Dinh I ...

Period of 2001 - 2008: The period of new urban areas in Hanoi is mainly high-rise houses, garden houses, villas. The most typical for new urban areas in this period are My Dinh I, II, Thach Ban, Trung Van, Cau Buoi, Sai Dong, etc.

From 2008 to 2010: The National Assembly's Resolution No. 15/2008 / QH12 on adjusting the administrative boundary of Hanoi city, signed on May 29, 2008, taking effect from August 1, 2008, brought about unprecedented new stature for Hanoi Capital, becoming the 17th largest city in the world, with an area of 3344.6 km² (an increase of more than 3 times, accounting for about 1% of the country's area); The current population is nearly 7 million (an increase of more than 2 times, accounting for nearly 8% of the national population) and 555 administrative units, including 29 districts and towns. Taking over the wide administrative boundaries, unequal education, culture and economy, diversified production is a big challenge.

According to the General Plan of Construction of Hanoi Capital up to 2030 and a vision to 2050, Hanoi Capital will consist of a nuclear center, 5 satellite towns and a number of other existing ecological cities and towns. The core urban center is limited from the old core urban center to the west to the belt road 4, to the north and northeast of the Red river, including Me Linh, Dong Anh, Gia Lam and Long Bien. 5 satellite cities have been identified including: Hoa Lac, Son Tay, Xuan Mai, Phu Xuyen - Phu Minh, and Soc Son. Therefore, according to this planning scheme, the western area of the city will have strong development steps in the coming time. The trend of developing new urban areas to the West and East is also an indispensable thing.

However, over time, along with the booming development of the real estate market, especially the housing market over the past period, the development of a "hot" urban area has revealed a number of shortcomings. On the development and management model, which directly affects the existence and sustainable development of the system of new urban centers in Hanoi in particular and the whole country in particular, in groups of issues such as: planning architecture, technical infrastructure system, utility service provision, administrative system management. The problems that exist in Hanoi are typical and similar to other major cities across the country.

Regarding planning: New urban planning projects, attaching importance to the creation of houses, development of the real estate market: buying and selling rather than focusing on social factors, creating a sustainable and quality living environment. good quality of life for residents. This is also understandable for the investment mechanism of enterprises at this time with individual, collective and bank loans; Based on the approved detailed planning projects, there is still a shortage of trees and public spaces, social infrastructure: schools, kindergartens, clinics, cultural houses, etc. and for many reasons. Due to the investment mechanism, the investor did not care to build synchronously with high-rise buildings, adjacent houses or asked to adjust or change the approved architectural planning criteria, leading to lack of social infrastructure for people living in urban areas to be used. Next is the implementation of the planning, which is quite common is the non-compliance with the approved 1/500 detailed plan, the main violations are to adjust land use functions, increase population density. construction, encroachment of traffic, increase housing construction area ... leading to disruption of space, architectural landscape of the whole area.

Public space greatly affects the quality of the living environment of the people. The situation of the courtyards, public places, sidewalks has been transformed into restaurants, cafes, coffee shops, iced tea, parking lots is common. Shortcomings in local management and investors have led to the lack of playgrounds, exercise space and sports for people. Social infrastructure system of many urban areas is still open and lacking of area.

Management of technical infrastructure system: Space for walking is very limited and unsafe. High density of use of personal vehicles such as motorbikes and cars in residential areas causes environmental pollution, affecting the quality of life of residents. In addition, some urban areas seriously lack of static transportation systems due to inaccurate travel demand calculations. Most of the apartment buildings can only handle

motorbikes and bicycles, while cars exceed the ability to meet. While the underground space in foreign urban areas is fully utilized as a square, a public space for shopping, watching movies and eating, in Vietnam as Trung Hoa urban area - Nhan Chinh Tinh Overcrowding has created parking lots on the road, on the sidewalks, obstructing traffic and urban disorder and safety.

Providing utility services: Public services are essential services that directly serve the urban community such as providing clean water, drainage, electricity, environmental sanitation, lighting and park management. trees, security and order protection ... The satisfaction of residents with the quality of service is different for each new urban area, but no area has reached absolute. Besides a number of highly appreciated new urban areas such as Vincomvillage, Ciputra, there are also urban areas that only stop at: Xa La urban area, Trung Hoa Nhan Chinh.

Administrative management of urban areas: Through research and research, there are many new urban areas located on the administrative boundaries of many different wards and communes (because the boundary of investment and construction is too large), so it is subject to management. The management process of many governments at the same time, for example, Trung Hoa - Nhan Chinh Urban Area is managed by both Trung Hoa Ward (Cau Giay District) and Nhan Chinh Ward (Thanh Xuan District). Ciputra Area is managed by Xuan La Ward People's Committee and Phu Thuong Ward People's Committee - Tay Ho District. This decentralized management by administrative boundaries makes it difficult for both government and investors. Collaboration with different levels of government will be repeated many times with the same content of work (because it is not always inter-commune meeting at the same time). In addition, depending on the actual function and the number of personnel of each ward and commune, it is difficult to implement a homogeneous and entanglement that will occur when dealing with the pavement encroachment but according to administrative boundaries. In two different wards will have to organize very complex coordination.

Experience from model urban model Linh Dam, Hanoi

Over 10 years of development, according to Decision No. 74 / QD-BXD dated January 22, 2009 of the Minister of Construction, Linh Dam New Urban Area was recognized as a model urban area with the successful implementation of 6 target groups. lice:

Criterion 1: Investment preparation is methodically performed in accordance with current regulations.

Criterion 2: The construction works are in accordance with the approved plan, creating a harmonious and unified architectural space.

Criterion 3: Urban areas are implemented according to synchronous investment in technical and social infrastructures, meeting the requirements of people coming to settle in the process of project implementation.

Criterion 4: Project management, construction work ensure quality and comply with state construction standards and regulations.

Criteria 5: Quality of life and ecological environment.

Criterion 6: Managing and exploiting services for the community's sake.

With the center being Linh Dam peninsula, the urban area is planned to be a new urban area adapting to the majority of the population, adapting to the climate, respecting the ecological landscape; synthesis tool of "architectural design", "urban design" and "landscape design" through harmonious landscape space of the whole area. The main routes form the East-West axes, along the length of Linh Dam Lake in the shape of a donut, emphasized by long-running blocks, facing the north-south direction. The center is Nguyen Duy Trinh street, creating a linear space with starting and ending points of large parks. The central - linear structure with the support of parallel component lines has created a clear direction to make the nuances of tropical urban areas. These routes are also organized into trade routes - small shops and street services suitable to the traditional

living habits of the urban population. More specifically, one out of every three blocks has a warm, closed community yard in the neighborhood, creating the characteristic of the urban area.

Based on the practical experience that has been tested and evaluated from reality, this is a model of urban planning and development with many advantages, which can be considered as a good experience for replication throughout the country in order to contribute to the sustainable development orientation for Vietnamese cities.

5. Some solutions to propose new urban development trends in Hanoi

Regarding planning - architecture: In order for a urban center to be put into construction investment, it must go through many stages: Evaluation, approval, approval, compensation for ground clearance, implementation of construction investment, operation management investment after construction ... Time is quite a lot so a project that brings sustainability, ecology, worth living for residents still has many difficulties and shortcomings. More than ever, the evaluation and approval process of the Investor's proposal is the basic step, leading the process, needs a good roadmap, minimizing time for rapid deployment, so the quality of the unit Project consultants need professional consultants with high planning, architectural design, deep understanding of legal provisions in investment, construction and "understanding" of investors' investment ideas. as well as closely coordinating in the appraisal process from decentralized management agencies. At the beginning of the planning, good, sustainable, cultural and economic planning will be very convenient for investors in all aspects.

The construction deployment, competent agencies and state management must have specific solutions, schedule and schedule for investors to deploy and after completion, strictly follow the regulations. State regulations and regulations: Urban management regulations, Circulars, Decrees, Vietnam construction standards; Design standards for changing industries, Urban Planning Law, Construction Law, Investment Law, Housing Law Besides, there are positive and satisfactory mechanisms of the State for investors when implementing the project.

Regarding social infrastructure: To attach importance to resolving the lack of area and quality of investment and to synchronize in construction among school buildings, kindergartens, health stations, cultural houses, roads, greenery, public space with construction of high-rise buildings and adjacent houses according to each investment divergence; ensure quality, progress and synchronous coupling of technical infrastructure inside and outside the project boundary; implementation of the mode of first-class investor is the focal point to manage the whole project and construction ground. Avoid the situation of having many urban areas despite the completion of high and low-rise housing items, but the infrastructure within the project area is still incomplete, making it difficult for people to or do not want to move to live. Some other urban areas have not yet finished ground clearance, no infrastructure, but the investor still proceeds to sell products, mobilize capital from customers. Enhance health care facilities, Spa, Gym, swimming pool, playground, community space. This requires policies of state management agencies at all levels and coordination of departments, sanctions if any violations occur (for example, using the wrong purpose as public space for rent for business, ...) to ensure the best quality of life for people.

Technical infrastructure: In the process of assessing the current situation, it is necessary to pay attention to the solution of synchronous connection of technical infrastructure, floating underground systems between the new urban area and neighboring villages and adjacent urban areas. Particular attention should be paid to the foundation of the area and the project to avoid water inundation into the surrounding area after the EIA is completed. Improve the water supply and drainage system, minimize flooding in the event of rain by constructing urban areas in such a way that these areas will not be lower than other areas and have uniform elevation. urban areas with each other, creating slopes to drain water, regularly renovating and renovating drainage systems to ensure the system works well.

To maximize the service to the community, especially to the tropical climate, erratic rain and wind, the design of a covered corridor for pedestrians and the disabled can be easily and conveniently accessed, From each house

to the first floor and out other public services such as bus station, school, kindergarten, commercial. To create links with adjacent areas, it is necessary to design different types of pedestrian bridges through traffic routes.

Strengthening the system of solid waste collection, transportation and treatment, especially for hazardous waste, ensuring the collection of garbage, widely deploying the waste classification right at the generating source, will contribute part of burden reduction for urban waste collection and treatment; invest in facilities to treat and dispose solid wastes strictly according to hygienic methods. There is a plan to recycle domestic waste to serve other needs of the Residential Area.

Improving transportation system, especially intersections to minimize traffic accidents and congestion, develop public transport, limit cars and motorbikes, and strictly control vehicle quality Environmental considerations to minimize air pollution and traffic noise. Strengthen traffic signals, signs, police and security in the urban area. And also need to increase the sense of responsibility of the people in the process of traffic.

Regarding mechanisms, policies and legal framework: The investment in synchronous construction of other functions requires the supervision of the community, or the investor deducts for the construction and assurance by the State when it is handed over and used. Residential functions are the simultaneous use of synchronous and quality technical and social infrastructure functions.

Clearance policy, in order to get the synchronization in the implementation organization, the State and the City also need the priority mechanism to support the clearance of adjacent land plots of housing projects. high buildings to ensure the overall civilized landscape, creating a high-rise space or urban highlight with adequate space and landscape.

For high-rise residential areas on the old collective land, currently these projects are being implemented in Hanoi. The detailed master plan will be considered carefully, based on the factors of space, landscape, influence, impact of each type of function used on the environment in connection with the whole. After construction, these new high-rise areas do not load additional technical infrastructure (transport, electricity, water, underground water, etc.) as well as social infrastructure (the number of inhabitants) inherently. degradation.

Further strengthening the dissemination of public opinion and planning announcements under the 2009 Urban Planning Law should be widely available in various media: Press, television, Internet, polls sent to each households... Speakers often on wards and communes where there are urban areas such as newsletters to help people better understand their role and responsibilities for the urban area they live in as well as the laws of the State and public rights His people in the comments. Strengthen close supervision from the perspective of people living in urban areas, building management, management agencies at all levels. There is a smooth coordination with the new management and operation company, from the management of demographics, land, construction ... Especially, the security work always has the coordination of the police of the ward where the new urban area is located. administrative table .. The new urban areas on the boundary of many wards and communes need to be more closely decentralized management to facilitate the management and administration. There must be good, quality management boards. They are the ones who have the right to organize and ensure their safety in the houses where they are owned. Seeing this value, the quality of life will certainly be greatly improved.

Further improving legal documents related to the mechanisms, policies, management of new urban areas in parallel with the management of people, accommodation, ensuring fire prevention and protection. environment ... Like the rules of the buildings, the legal system, the legal framework needs to be brief, clear, easy to read and understand to suit each type of object, the level of people living at KDT.

Urban development in the coming period must meet the requirements of: sustainable development; harmonious development; fair development; and develop effectively. To meet these requirements, the urban area must have a good quality of life (livability) and high competitiveness. This can be considered as an orientation to help plan

adjustments for the planning model, development and management of new urban areas in Hanoi as well as nationwide, contributing to building identity. - facilities - and sustainable development for new urban areas in our country./.

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