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LOCATIONS AND TRANSFORMATIONS OF THE COLLECTIVE HOUSING AREAS BUILT UNDER THE SOCIALISM SYSTEM IN HANOI

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ABSTRACT

In this paper, firstly, we arranged the data about the characteristics of the locations and the plans of the collective housing areas developed under socialism in Hanoi. Then, by the survey about the changes of them compared with the plans in 1986, we aim to gain basic knowledge in order to redevelop those housings. As a result, we clarify that they were built in the lands where there were villages in 1925. Until now, those villages' names remained. Moreover, we clarified that some of them there were new buildings, but most of them there was the extensions of household happened, the household on grand floor changed to shops, and some open spaces occupied with new houses and huts.

KEYWORDS

Collective housing area, Socialism, Hanoi

1. Background and the Purpose

In 1954, although Vietnam got free of France over 150 years, it changed into the state which was divided into north-south. At last, in 1975, North and South Vietnam unified and became the Socialist Republic of Vietnam. The market economy had activated since 1986 Doi Moi policy applied, through normalization of diplomatic relations with China in 1991, economic blockade release of United States in 1994. Because of such conversion of society and economic system, Hanoi City's population has increased quickly and has urbanized rapidly, and the housing shortage of Hanoi becomes worse.

The housing form of Hanoi under rule of France can be classified into following 4 types: The first type is the building combined of Vietnamese traditional shop and housing seen in a central business district. This type has a narrow frontage, and the depth of building is long. It is similar to the shop-house type of the Southern China area (Fujian Prefecture), and the town house (*machiya*) in Japan. The second type is the Western style residence influenced of France. The third type is the building of the second type stands in a row along a road. In this case, the depth of site is not necessarily long. The last type is a farmhouse which exists around the urban area.

When Vietnam gained independence and became socialist country, the population of Hanoi, as a capital, had increased. In order to accept this population, many Collective housing areas were developed in 1960's and afterwards. These apartments were built with the technical, financial support of the Soviet Union or North Korea. On the other hand, the existing housing stock was nationalized and these were re-distributed to the people. Furthermore, Western style residence of the second type above were used for office or business place.

After applying Doi Moi policy, switchover of a housing policy was achieved. For example, disposal of ownership of the existing house to the individual resident, and liberalization of the right of land use made people and enterprise is able to build their house themselves. Therefore, residents approved the right of house possession. Substantially, privately owned house became possible.

Consequently, many new collective housing areas were developed by the enterprises, and the Vietnamese independent residences (which was like the modernized third type) along road had developed quickly further.

The change of the situation around residences after applying market economy in socialist country was rapid, and there were many points which are common among the countries which took similar policy. There are similar points in Vietnamese housing policy to the Mongolian People's Republic, which carried out the free election in 1990 and promoted free economization actively after the Soviet collapsed in 1991. There is a paper of Oka and Narumi, which discussed the actual condition around the residence of the Mongolian's capital Ulaan Baatarⁱ.

The actual condition and the problems of inner city development in Hanoi after applying the Doi Moi policy had been copedⁱⁱ. The main subject of this paper aims at considering the possibility of stock practical use through clarifying the actual present condition in the location characteristic and paying attention to the collective housing areas built under socialist organization. Concretely, by comparing with the map before collective housing areas were developed to the present map we got fundamental data at the time of construction. Therefore, by analyzing about the location characteristic of them from a relation with urbanization and the date we had, we clarified the features of the plans. Furthermore, through a field survey, we show the tendencies of changes in each collective housing area in recent years.

There are some large collective housing areas developed from 1960s to 1980s. These areas occupied a high rate of the Hanoi city area. According to the questionnaireⁱⁱⁱ carried out in Hanoi in 1997, it was clarified that 18.3% of the Hanoi residents had resided in these collective housing areas. However, only the 5.0% wished such collective housing areas as future home. It is guessed that the reasons why the habitation to them had been not desired were the narrowness of the dwelling unit of the apartments, the superannuation of the building itself, and the deterioration of the living environment by the illegal occupations of the vacant lots in them etc.

It is thought that the suitable self-sustaining use should be achieved because of the numbers of the households in these collective housing areas and at the same time, it should be effective to reform collective housing areas to order city area environment because of the high ratio they are occupied in the urban area. However, it is the fact that arrangement and survey of the data about these collective housing areas have hardly been conducted in Vietnam.

2. Location and Plan of Collective Housing Areas in Hanoi

1) Method of the Survey

By using the Hanoi city area map in 1996, this survey was set up over a region for 7km of east-west and 9km of north south. First, the places which were described as K.T.T^{iv} on this map and the urban area were selected. All the apartments on a map were considered as built from 1960's to 1980's. Although the collective housing areas developed by the private enterprise in recent years were also in Hanoi City, those collective housing areas were out of this survey region. Next, by using Hanoi map in 1925, the urban area and village (*Lang*) in 1925 were selected. These maps were piled up and the collective housing areas distribution map (**Fig. 1**) was created. Figure 1 shows the construction time obtained from the collective housing areas survey in 1996 summarized by Ministry of Construction^v and the reference^{vi}

2) Urbanization process and the time located

The place described by "K.T.T." was the area(a) which were confirmed to be a collective housing area on the map, the area(b) where might have been developed as a collective housing area, however then which couldn't be confirmed because of the construction in the vacant lot surrounding or the urbanization, and the area (c) where an apartment had been built, however which couldn't confirmed to be built in a collective housing area. In the survey region, there are 50 "K.T.T.", among those (a) type are confirmed as 19. Moreover (b) type and (c) type are 31. We

confirmed that some of “K.T.T.” as (a) type and (b) type are collective housing areas, therefore these “K.T.T.” could be thought as one of (a) type.

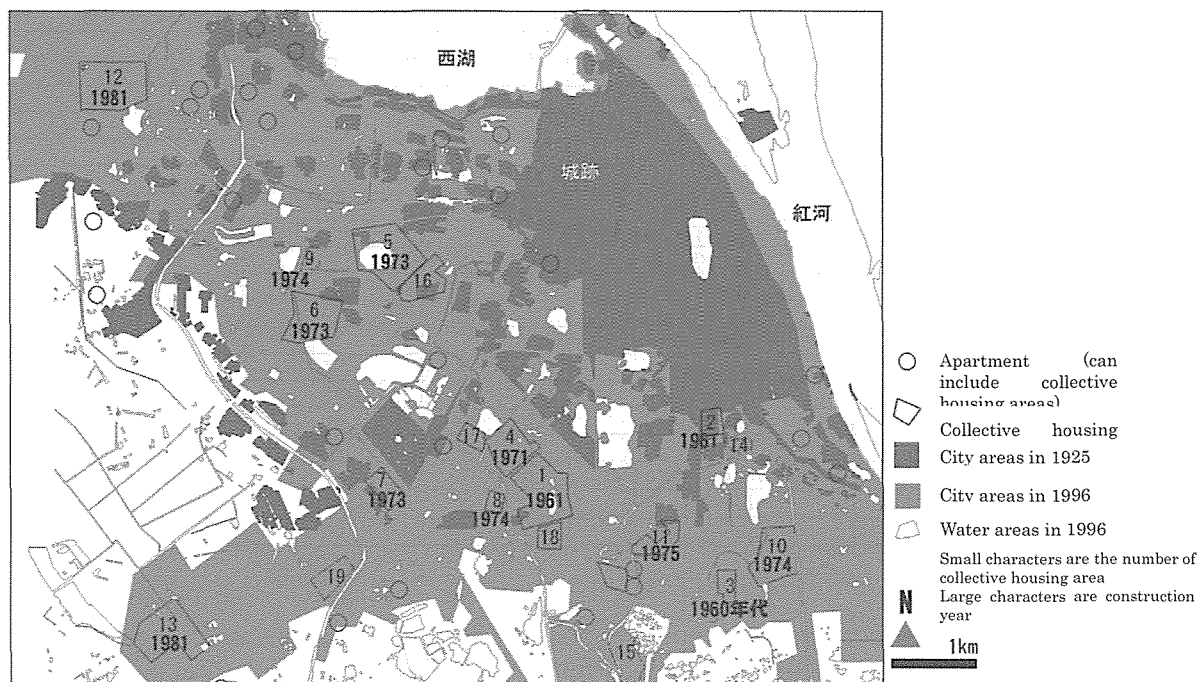


Figure 1: Urbanization in Hanoi City (1925-1996) and the location of collective housing areas

The urban area in 1925 consisted of the old city area, mainly castle town and the urban area constructed by French. In the surrounding area, and villages (*Lang*) were confirmed as small urban areas on the map. By comparing the urban area in 1925 and 1996, it turns out that the city area in 1996 encloses the city area in 1925 to a northwest and southwest and speedy spreader along the new main road further.

There are not the Collective housing areas in the urban area in 1925, therefore all areas existed in the urban area in 1925 except for two areas. The developments of the collective housing areas in the surrounding of existed urban area in 1925 are considered to have played a pioneering role of the formation of the urban area in Hanoi. About 13 collective housing areas we could get the fundamental data^{vii}, such as the area and the buildings arrangement among 19 areas as (a) type. Although it was limited data, the movement of location can be seen. The urban area in 1960s is located in the south border part of area in 1925, the urban area in 1970s spread west than it in 1960. Furthermore, the urban area in the 1980s spread along the wide main road area and the collective housing areas (NO.12, 13) place in it.

3) The characteristics of the location

Many collective housing areas named the same name of the village which located there before. Although there was no certainly example regarded as the government removed villages in order to build collective housing areas, it was thought that in some case farmland was applied to be collective housing area lots, and one part of villages were removed. **Table 1** shows the situation of collective housing areas lots in 1943s, and temples, community houses, mausoleums, and ponds which were seen in the collective housing areas in 1996. In this survey, we interviewed to collective housing area residents and the administrators. We describe the result below.

Table 1: Changes of collective housing areas (1943-1996)

NO	Collective housing area name	1943		1996			
		Village name	Pond	Temple	Community house	Mausoleum	Pond
1	Kim Lien	Kim Lien	○	×	×	○	○
2	Nguyen Cong Tru	None	×	×	○	×	×
3	Mai Huong	Bach Mai	×	×	×	×	×
4	Trung Tu	Nam Dong and Xa Dan	○	○	×	○	○
5	Giang Vo	Giang Vo	○	×	×	×	○
6	Thanh Cong	Nhuoc Cong	○	×	×	×	○
7	Vinh Ho	Thai Ha	○	○	×	×	×
8	Khuong Thuong	Khuong Thuong	×	×	×	×	○
9	Ngoc Khanh	Ngoc Khanh	○	×	×	×	○
10	Quynh Loi	Quynh Loi	○	×	○	×	○
11	Bach Khoa	Bach Mai	×	○	○	×	○
12	Nghia Do	Nghia Do	○	○	×	×	○
13	Thanh Xuan Bac	Thuong Dinh	×	×	×	×	×
14	Tho Lao	Thanh Nhan	○	×	○	×	○
15	Truong Dinh	Bach Mai	○	×	×	×	○
16	Hao Nam	Hao Nam	○	×	○	×	○
17	Nam Dong and Xa Dan	Nam Dong and Xa Dan	○	×	×	×	○
18	Phuong Mai	Kim Lien	×	×	×	○	×
19	Thanh Xuan Nam	Thuong Dinh	○	×	×	×	○

The village in Hanoi generally has community house, which is considered as the meeting place of a village and religion facilities such as, and temple mausoleum. Moreover, the pond next to community house was used as agricultural products for the village commonly. After developing collective housing areas, such institutions were not newly made. Those institutions existed before collective housing areas constructed and remained. In this survey, the collective housing areas, which had no temples, community house, and mausoleum, were 9 areas, nearly half of 19 examples of collective housing areas. We found the case the community house had temporarily used for the institution of an army by the government was repaired by the contribution of the residences near there as a community house. Many mausoleums had decayed and been neglected; however some of them were repaired by the collective housing areas residents in recent years. The mausoleums confirmed in this survey are these ones. For a instance the gate of Thanh Cong village was also remained in the collective housing area (NO.6).

There are 13 collective housing areas which had ponds before the development and among them there was only one that the pond disappeared. According to the interview, after collective housing areas constructed, the pond still had existed but was reclaimed in recent years. It tended that the existing ponds would be also gradually reclaimed in the near future. Sewage is poured, dust is abandoned and the bad smell is released. On the other hand, in some case, ponds are used for cultivation of water morning glory etc. as common producing district, and it is said that the management organization of the village also remains now. Moreover, there were also two new ponds had been made after collective housing areas developed. The ponds were made in order to improve the bad drainage of the soil of the collective housing areas.

4) The Characteristic of the plan of the collective housing areas

13 collective housing areas were anatomized about the arrangement, the institutions and the building based on a plan map (Table 2). The squares of these Collective housing areas were described by the numerical value which was put in the site plans. The data of 13 collective housing areas made by Ministry of Construction used in this survey included the data about the situations of collective housing areas in 1986 and the construction program. The institutions described in the site plans were also picked up. The transition of a collective housing area plan was seen as follow. Figure 2 shows the representative present plan of the collective housing areas of each date.

Table 2 : The collective housing areas in chronological order

NO	Collective housing area name	Construction year	area saquare	building number	building arrangement	equipment
1	Kim Lien	1961	40ha	44	parrallel arrangement	School(2), kindergarten,nursery(2),health center, engineerer residence, public committee, market, post office
2	Nguyen Cong Tru	1960	6ha	16	parrallel arrangement	Market, kindergarten
3	Mai Huong	1960	7.5ha	15	parrallel arrangement	Unknown
4	Trung Tu	1791	16.5ha	41	parrallel arrangement	School(3), kindergarten,nursery(2),health center, engineerer residence, public committee, ground
5	Giang Vo	1973	30ha	27	parrallel and closure arrangement	Hotel, school, kindergarten, embassy
6	Thanh Cong	1973	36ha	45	parrallel arrangement	Hotel, school, kindergarten, public committee, market, post office, police station
7	Vinh Ho	1973	14ha	15	parrallel arrangement	School, market
8	Khuong Thuong	1974	7.5ha	12	parrallel and closure arrangement	Kindergarten
9	Ngoc Khanh	1974	5ha	22	parrallel arrangement	School
10	Quynh Loi	1974	13.5ha	30	parrallel arrangement	Kindergarten, public committee, police station, post office
11	Bach Khoa	1975	16ha	26	parrallel arrangement	School, shop, office, ground
12	Nghia Do	1981	41ha	42	parrallel and closure arrangement	School, kindergarten, market
13	Thanh Xuan Bac	1981	56ha	20	closure arrangement	School, kindergarten, market

Kim Lien (NO.1), Giang Vo (NO.5) , Thanh Xuan Bac (NO.13)were the examples of the collective housing areas in the 1960s, 1970s and 1980s. Each collective housing area at that time was 5 stories under-corridor type. The Kim Lien area (NO.1) built in 1961 was in a large-scale area about of 40ha, and it was equipped with welfare facilities, such as educational institutions, the people committee, schools, kindergartens, nurseries, health centers etc. Since the east of these collective housing areas was adjoined with the existing automobile factory, it was thought that the engineer residence was used as a company residence of this factory. Other two collective housing areas in 1960s were small scale with 6ha, 7.5ha, and it consisted of only neighborhood institutions, such as residence, kindergartens, and a market. In this area, urbanization was comparatively early, however it was not accompanied with industrial institutions.

About the collective housing areas developed in 1970s, especially Giang Vo collective housing area, the point that hotel and embassy were built simultaneously was characteristic. It was thought that creation of modernistic space was expected to construct collective housing areas. Among seven collective housing areas developed from 1973 in 1975, besides 2 of them had hotel, the others were small size with each scale was not over 15ha. These areas were developed not to concern with factories because they were convenient to the urban area.

Although 2 collective housing areas developed in 1981 were large scale with 41ha and 56ha, they consisted of only educational institutions and shops. The IT and the research institutions surrounded NO.12 and NO.13 adjoined east of rubber, tobacco, soap, roof material, and matting factory groups. Although until that time the apartments had located on a parallel, these were located around the nursery. Those collective housing areas were developed with importing the modern industry.

3. Change tendency in the collective housing areas

1) The method of the investigation

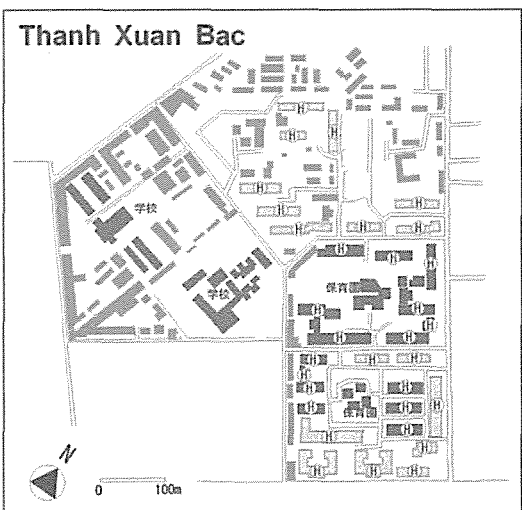
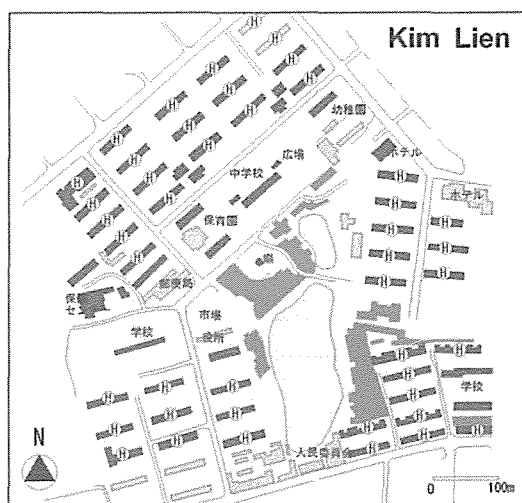
We investigated 13 collective housing areas in two weeks from September 4, 2003 with comparing the site plan of these areas created by the Ministry of Construction in 1986 with. **Figure 2** shows the present situation.

2) The types of the changes

Table 3 showed the varieties of the changes seen in each collective housing area. Although there were some buildings which were planned before, some had not built yet. The educational institutions such as elementary school, junior high school, and kindergarten almost existed and some of them had been reconstructed, and some nursery was pulled down. Hotels and restaurants were built in some collective housing areas. However, that maintenance in those institutions were seen in large scale and well-managed collective housing areas.

The changes seen in all collective housing areas were the extension of a dwelling unit and shop use of the first floor. From 1960s to 1980s, since free trade was forbidden, we predicted that shop use appeared after applying Doi Moi policy. There were many dangerous buildings because of the weakness of the structure. The causes were the extension of room by using veranda, the extension of the first floor and the second floor on it, third floor, fourth floor over, and it changes the outer wall. (**Photograph 1**)

In the Kim Lien area (NO.1), many detach houses encircled the pond thick and fast. The apartment residents said that gradually land had reclaimed and built the houses although the detailed land right relation was not clear. At another areas we made sure that the open space between the apartments were sold and many detached houses were build and sold (**Photograph 2**).



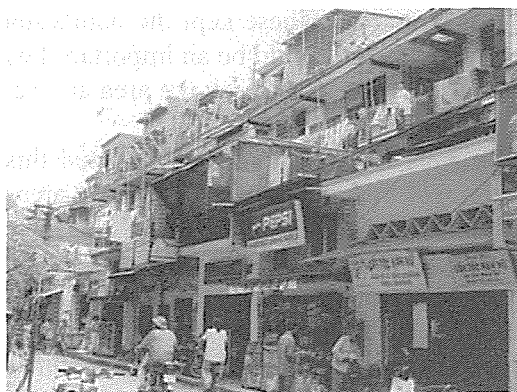
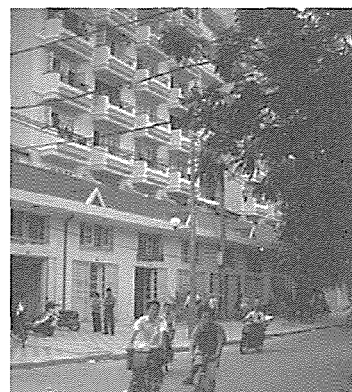
- ◆ Building built before 1986
- Building built after 1986
- Apartment houses
- others

Figure 2: Present situation of representation of 1960, 1970, 1980 collective housing areas (Sep.2003)

Table 3: the Changes in the collective housing areas

NO	Collective housing area name	Newly-built			Extension			Reclaim		For business		Vacant land			Note
		Newly-built family house	Rebuilt building	New equipment	Extension in building	Extension in household	Extension for shop in ground floor	Reclaimed ponds	Reclaimed canals	Shop in ground floor	Business uses	Temporary shop	Building barracks	Parking	
1	Kim Lien	●	▲	●		●				●			●	●	2 buildings for hotel built. Many family house are being built around the lake
2	Nguyen Cong Tru	●				●				●			●		
3	Mai				●	●	●			●					
4	Trung Tu				●	●		●		●	●	●	●		
5	Giang Vo		●	●	●	●				●				●	The hotel built before become higher and 2 hotels and restaurants constructed. 1 building in the area was rebuilt.
6	Thanh Cong					●	●			●					
7	Vinh Ho					●	●	●		●					
8	Khuong Thuong					●				●	●	●			Market, temporary shop replace kindergarten
9	Ngoc Khanh					●	●			●					
10	Quynh Loi	●				●	●			●			●		Many family house lines in the area vacant land
11	Bach Khoa		●			●	●			●	●				Only one building was rebuilt as four-storey
12	Nghia Do					●	●		●	●				●	Many building in this areas are surrounded by walls and equipped
13	Thanh Xuan Bac					●	●			●		●	●	●	Many barracks around the schools and in the collective housing

▲ : Now building

Photograph 1 :
Extensions and conversionsPhotograph 2 :
New detached housesPhotograph 3 :
New apartment house

Many open space prepared in the collective housing area such as the ping-pong table or basket court. Although those spaces were kept as the open space, sometime it was occupied by the barracks and the commercial institutions or used as parking space. In Thanh Xuan Bac area (NO.13), the barracks and the temporary shops located along the road or in the central street in the area. However, like Giang Vo area (NO.5), in recent year many buildings were rebuilt and many hotels were erected, there were almost no illegal occupation in extension in ground floor. Although in the east end of Giang Vo area (NO.5) there were many illegal occupation. The areas were possessed by various private enterprises now, so that the levels of housing management were different. Moreover, the newly rebuilt apartment in Giang Vo area (**photograph 3**) were 8 story-building, used as company house of the department store. Although the low-story parts of it was the residence with shop, at the time when we investigated there were no shop which had been open.

In the collective housing areas which there were no new movement as new building or rebuilt, superannuation of the apartment is serious, the ownership of household bought and sold. The ownership of each building was not clear.

4. Conclusion and consideration

The engineers of socialist countries planned the collective housing areas developed in Hanoi. Although some sites were located on the village in the circumference part of a city area, because of the name of area, community houses, mausoleums, or village gate. It was very interesting that the people lived in or surrounding collective housing areas began to re-maintenance traditional institutions in recent year.

However, the existence and boundary of the village did not recognized clearly. Although it was clear by the interview that some ponds were managed by traditional village community. We had not investigated about traditional village community. However, we thought that the community should be the important key in the future of the collective housing area.

Among 13 collective housing areas surveyed six of them which vacant lot were comparatively well managed, and kept the form which were developed. We considered that it was the reason that the survey of the Ministry of Construction was taken in 1986. Moreover, it was clear that there were some collective housing areas which buildings, hotels etc. were built, rebuilt or renewed by this investigation. On the other hand, there are many cases that ownership of the apartment was not certain and household right were sold. This circumstance induced that individual household extension and occupancy of public land was considered to be occurred. Moreover, it could be seen that if land ownership was clear, it was sold off lawfully individually.

There were the yards and the vacant lots in collective housing areas. These kept the habitation environment well. Moreover, to make the manager of these spaces clear should be an important key when considering the future of the collective housing areas. It is necessary to keep the area and set up legal policy for maintenance the collective housing areas.

Moreover, there were 31 collective housing areas which were not able to be investigated this time. The constructions between buildings were serious and it was difficult to recognize those areas as collective housing areas by appearance. By the interview to that resident, it turned out those residents who lived there for over a long period were very few, and residents who moved to in recent years were a lot. Even in the same building, the way to get a household was different by each resident. It was also difficult to find out those who know the way to build a new house between buildings. It could be seen that habitation density had been much higher than the time those apartment collective housing had just been developed and the disorder building started to build before the Doi Moi policy applied. The equipments in collective housing area were also inadequate and there were many shared kitchen and toilet.

For the future research subject, by clarify the relation between the ponds management organization and the ancient village, and the relation between community house, mausoleum and residents in comparatively well managed collective housing areas, it is possible to propose reproduction methods for the collective housing areas in Hanoi City.

In the suburbs of Hanoi, although there are many of the sale-in-lots collective housing area supplied by the private enterprise, the price is high, and since public traffic is not convenient enough either, only resident who have a traffic means can live there. It is requested to reproduce collective housing areas in the city area suburbs and city area efficiency as residence that citizen wants to live. For that purpose, besides gain further the data of 31 collective housing areas which were not able to be investigated this time, the transfiguration of 13 collective housing areas which were recognized will be grasped in the next survey. By the result of transfiguration in 31 examples, the collective housing areas actual condition with many complicated problem like updating and reproduction house, will clarified as the next subject.

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iv: In Vietnamese, means collective housing areas. It does not contain of large scale of traditional private houses and traditional large town houses.

v: Based on the collective housing areas dates which the Ministry of Construction of Vietnam government gathered in 1986. One collective housing area was drawn in one piece of sheet and numbering, and 13 of 19 sheets were received this time. It is unknown whether the sheet after 19th sheet exists or not.

vi: Trường Đại học Kiến Trúc(1999), “Khu ở Nghĩa Đô, Quá trình hình thành, phát triển và các giải pháp cải tạo”, p60

vii: The fundamental data obtained at the time of construction by the reference □ and □