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HOUSING STRUCTURE OF HANOI STAGE 1960-2000

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INTRODUCTION

Housing architecture of each locality or territory has its own characteristics in term of spatial organization, structure form and plan composition. As housing architecture, open space is a symbolized image of the city. According to the sociology, urban house is under the influence of production mode of the users and is adapted with their way of life. The number of Hanoi Immigrants is quite high, 70% higher than Hanoi population in 1990. They mostly come from the North and Center North of Vietnam. Because of that, their way of life is highly influent by the traditional way of life in the rural of North and Central North: take care each other everyday, private property of their house, much focus on the dining spatial... Those characters directly impact in housing structure and housing form in urban area and these variety types of house in Hanoi are depended on each personal using purpose.

With this report, the housing form in Hanoi will be systematically summarized within the period of 1960-2000, based on the analysis of housing development process in accordance with different socio-economic development in Hanoi (*Figure 1*).

FROM 1960 TO 1970

In 1961, Hanoi is officially and firstly expanded. By this time, the population in Hanoi is approximate to 910,000 people including the population in 586 km² suburb area. After the socialist revolution in the North, several apartments have been built with the assistance of Korean specialists, for example Kim Lien Apartments, Nguyen Cong Tru, Vinh Ho Apartments (*Figure 2*) and others which located in Minh Khai and Bach Dang streets. This housing form is mostly containing the communal function such as" chicken, toilet... However, because of using this communal spatial, there were so many disadvantages while using it. The root causes are low finance assistance, not flexible housing policy and poor land use management, so there is no other form of urban houses in Hanoi at that time.

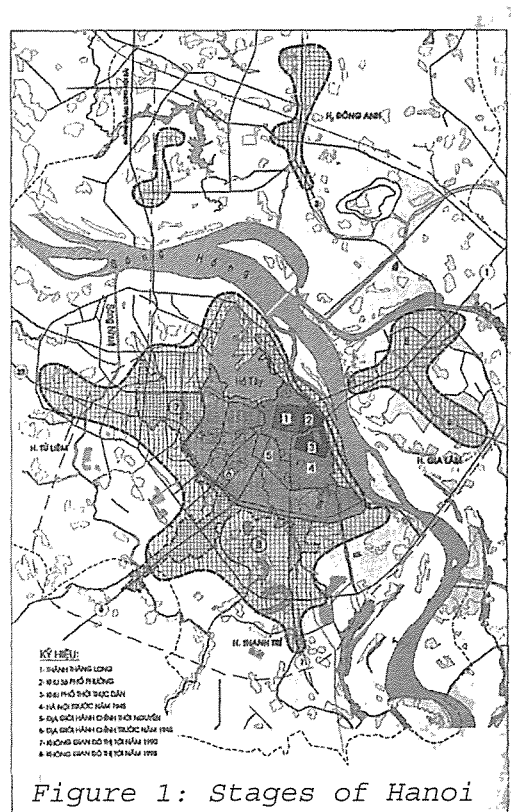


Figure 1: Stages of Hanoi



Figure 2: Vinh ho Apartment

FROM 1970 TO 1990

In 1978, Hanoi was expanded the second time towards the West direction. The total city area was 2,130 km² and the population was 2,560,000 in 1979 and 2,670,000 in 1982. In this period, Government still has strong powerful to control housing development and residential land was owned by Government too. Housing and construction investment fund was so low, mostly used for maintaining the existing apartments. However, several apartments still have been built such as Trung Tu, Thanh Cong, Giang Vo, Bach Khoa, Thanh Xuan with higher quality in both structure and planning. The most noticeable improvement is a form of self-contained flat.



Figure 3: Giang Vo Apartment



Figure 4: Thanh Cong Apartment

FROM 1990 TO 2000

In 1992, Hanoi Master plan was firstly renovated. According to this master plan, the total population will be 1.5-1.7 million and the estimated number is 2 million. Total area was 7,600-9,000 ha, estimated is 120 km². This period was noted by the changes basically in housing policy and housing management as well as land use management. Different economic sectors are officially accepted and private sector or each individual is all allowed to invest in housing construction. Thus, along with the socio-economic development, urban housing has been developing strongly in both quality and quantity. Plotted houses off course have been built rapidly by the private owner.

In 1998, Hanoi was thirdly expanded with the other three new districts: Cau Giay, Thanh Xuan, and Tay Ho Districts. According to this plan, the area, which belonged to the third ring, was limited to construct. The developed areas are organized under the skyscraper which particularly built basing on the project of new urban housing area. Among those high block are open space, green area and recreation area for those community. Those high building houses are in Dinh Cong, Linh Dam.

FROM 2000 TO PRESENT

In 2000, Hanoi People Committee has readjusted housing policy for the new urban area. Basing on this new policy, 10% land is used for residential area and plotted houses not allowed. In several resettlement projects, seamless houses are considered as a new form which walls, foundation and structure are systematically built.



Figure 5: Hadinh New Urban Area

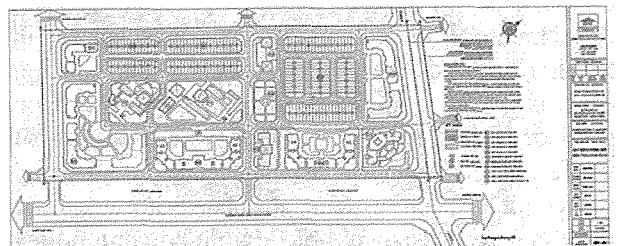


Figure 6. Nhan Chinh New Urban Area

DISCUSSION

According to our opinion, the factors influenced on solution of open composition,

particularly open space of traditional houses, are economic conditions, construction materials and spatial using of the house.

Dwelling environment means apartment, house, housing area, small-scale dwelling area, variety for the needs of habitant of apartment position in a city. Following social census, there are increasing number of persons who expect road or street frontage house, meanwhile with-collar and higher income groups look for silence spaces. People's needs are mostly paid to the center of Hanoi or recently the periphery where social infrastructures provided with job opportunities or trade convenience. Starting from this point, it is necessary to build apartment building for working age people nearby traffic intersection points. Areas in the center of Hanoi and newly-developed quarters nearby highway house families who tend to settle quite stable. The apartment building thus will be the future's principle housing type in Hanoi.

For the time being, Hanoi is inheriting an architectural heritage engraved with marks of different historical evolution period: traditional architecture, French colonialist architecture, and socialist architecture in subsidy system period and present rally architecture. Past slacken management in urban management deeply impacted on city architecture and environment.

In recent years, some studies and projects interested in conservation of Housing in Hanoi suggested practically valuable solution; however an overall program misses for finding out a right way as well as synchronic solutions. How to control the housing development and how to apply a high technology to environment for housing area. During the years of 1990, Vietnam in general and Hanoi in particular experienced rapid economic growth due to a significant shift in economic olicies. And government releases a new land-use policy, according to new policy: everybody, every economy sectors has a right to build and invest urban housing. It is important moment; urban housing field is going up rapidly.

Conservation is not simply to conserve and renovate the existing architectural work, but to maintain the very specific life style only existing in urban housing area. To obtain this, a systematic and reasonable approach method to solve the following problems is necessary: reduce population density and maximize land-use efficiency; Thoroughly renovate technical infrastructure in a synchronic way; Keep intact the distribution of functions between the sectors; create a balance between the elements participating to living environment; have state appropriated mechanism and policies.

Analyses on types should take into account the specificity of every quarter the building located: a higher density in the center of the city and at newly developed corners. The design for other types which are built in intermediate areas may refer existing standards or higher, depending on each socio-economical development period of the country.



Figure 7. Housing in Au Co Road House

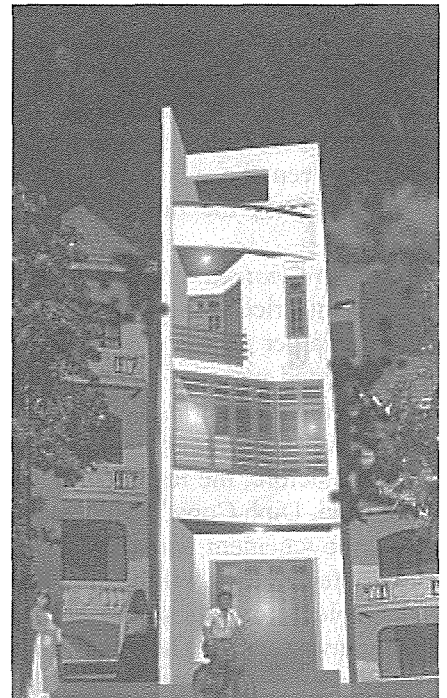


Figure 8. Pipe House

Basing on the method of investigation, estimate actual situations and analyzing each housing type, it is possible to suggest the new housing classification as below:

Classifying due to structure

- *Pipe-houses* are mostly located at ancient streets, plot lands which have been distribute for the Government staff and at the inner village.

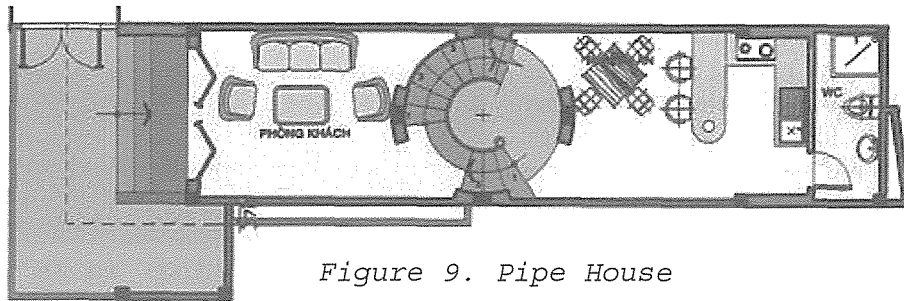


Figure 9. Pipe House

Basically, pipe-houses are conveniently accepted in this situation because it can fulfill people’s habit, can be suitable with finance ability, with their way of life... If comparing the traditional pipe-houses at ancient streets with pipe-houses, which have been built after 1990, the advantage is its self-contained factor and its bigger module. Particularly, the individual spatial has been taken into account; the common spatial and private spatial are separated clearly; new and systematical infrastructure (especially at resettlement area); commonly 3-5 floors high; good quality of toilet in each house.

- *Traded-houses* are the modifier of pipe-houses. The front of those houses is used as a trade spatial. In reality, this structure house is under the influence of the houses along ancient streets, suitable with small enterprise.

- *Garden houses* have newly appeared thanks to the urban area projects or appeared basing on the traditional houses. However, the number of those houses is still limited because the allowed ratio between those houses with high building is low. The rest rarely exists in the inner villages and in Thanh Xuan, Tay Ho districts.

- *Tenement houses* have been popularly building based on the investment price (1.5 million VND- 1.8 million VND/m² height); the criteria per person is 12-15 m²/person. Especially, population structure in a new urban area has been updated with the modern accommodation unit, with the multi service centers substituting for the individual center as before. Thus, the service capacity in those centers is more effective and is able to avoid the high pressure to the only one center.

Since before, the tenement houses were from 2-5 floors and now it were from 9-13 floors as in Linh Dam, Dinh Cong, Van Quan, Ngoc Lam. Especially, in Trung Hoa and Nhan Chinh new urban areas, the tenement houses will be higher up to 36 floors in the year of 2005. Along with this, the modern technology will be operated and transferred directly to each house such as: electric line, gas line, cable, informatics line... The elevator, air-condition, fire security, waste treatment systems are highly investigated. The “independence” factor in each flat structure as well as flat to flat have been properly solved in a new tenement houses. Beside that, the public services such as: parking place, shop, recreation, green area, water surface... are much better than before and it strongly impacts to

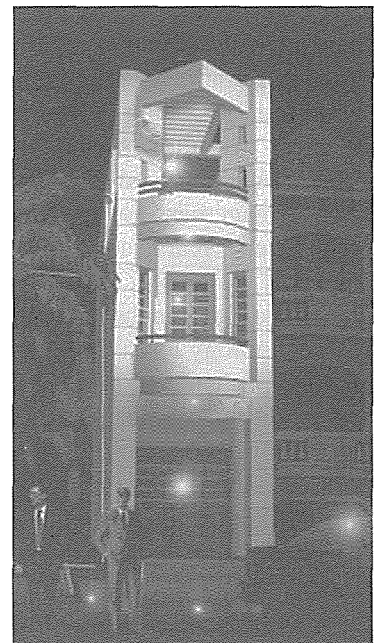


Figure 10. Trade house



Figure 11. Garden House

urban people.

Classifying by Number of Storey:

- From 2-3 floors
- From 4-5 floors
- Higher than 5 floors

CONCLUSION

The types of urban houses reflect the way of life of the residents after a long period. Improvement for better living conditions can sometimes also destroy the balance achieved. The fore, any alterations have to be very carefully considered.

In particular period, urban houses in Hanoi have been changing in different factors such as structure, planning to be adapted with the economic condition, to approach the modern life and under the Hanoi specific needs. The private houses still impress people, still are existing but limited developed. In order to create better and modern city, tenement house is indispensable solution.

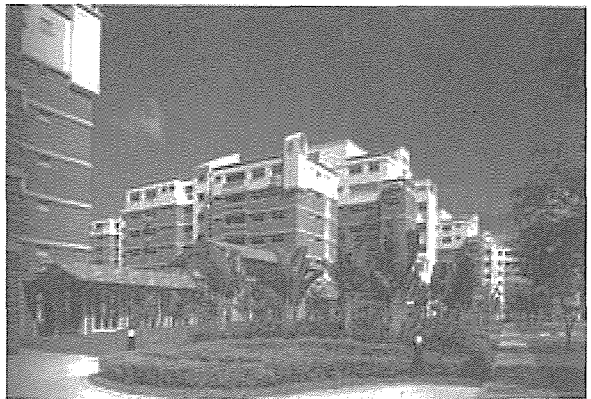


Figure 12. New Urban Area in Hanoi Future

RECOMMENDATION

To approach effectively with the users, urban managers should make an applicable policy on housing ratio and housing form in each new urban area. At the same time, every new housing or urban area projects should be taken into account in term of sociology survey in order to get closer with reality as well as spatial using for the urban residents. Outer design should be more considered and focused on public services and other relaxing centers. With this improvement, sustainable development could be ensured for residents.