READING DOCUMENT

Module title: Urban Regeneration

Module hours: 16

Module hour distribution:

Present	*Discuss*	*Go in practice*	*Total*
08 periods	*08 periods*		*16 periods*

INTRODUCTION

1. PURPOSE

Provides students with a foundation of knowledge in understanding urban redevelopment to reduce socio-spatial inequality by improving quality of life within community and regional goals, but also incubating, strengthening and catalyze greater economic, social and environmental benefits for the entire city.

2. REQUIREMENTS

- Understand clearly the regulations, laws and policies related to urban redevelopment
- Understand the importance of resources for urban redevelopment as well as the role of the State in resource requirements for urban redevelopment

3. SUBJECT, TIME

3.1. Object

This training and refresher course is developed for the following target groups:

- Group 1 : Leading officials of the Provincial People's Committee: Chairman, Vice Chairman of the Provincial People's Committee (including provinces and centrally run cities) and officials who are subject to resource planning next to this position .
- Group 2 : Leading officials of the district-level People's Committee: Chairman, Vice Chairman of the district-level People's Committee (including districts under centrally run cities; cities, towns, and districts under the province) and officials from source planning area adjacent to this title .
- Group 3 : Leading civil servants and professional civil servants related to the field of urban development management at the provincial level .
- Group 4 : Leading civil servants and professional civil servants related to the field of urban development management at district level .

3.2. Time

Training and refresher time: 02 days (16 lessons)

CONTENT

OVERVIEW OF URBAN REDEVELOPMENT

1.1. CASE STUDY 1: DISCUSS THE IMPORTANCE OF URBAN REDEVELOPMENT

Resolution 06 of the Politburo on Planning, Construction, Management and Sustainable Development of Vietnamese Urban Areas to 2030, with a vision to 2045 also clearly states that "the quality of urbanization is not high, urban development mainly in width... the quality of urban infrastructure has not met the requirements of population and economic development in urban areas". To improve living conditions and infrastructure towards the goal of implementing the master plan of Vietnam's urban system, the Ministry of Construction has had national urban upgrading programs for the period 2009 - 2020.

Resolution No. 26/2022 /UBTVQH 15 of the National Assembly Standing Committee on amending and supplementing a number of articles of Resolution No. 1210/2016/UBTVQH13 dated May 25, 2016 of the National Assembly Standing Committee on classification urban. The Resolution clearly states that Urban Classification aims to establish a basis for assessing urban quality; Organize, arrange, manage and develop the urban system, inner city areas, inner cities, suburbs, suburbs, towns, areas expected to establish districts and wards; accurately reflects the level of urban development and urbanization; as a basis for planning, construction, management, and urban development policy planning; attract investment, improve quality and urban living conditions.

To renovate and develop urban areas, Vietnam has an immigration and resettlement policy , but it has not shown clear results. Because the barrier to immigration is the ability to pay for a new residence and ensuring people's livelihoods and suitable living environment. In that context, the solution problem is on-site resettlement with renovation and restructuring of existing land use.

Hanoi : Urban subdivision H1-3 focuses on control, urban reconstruction and reducing population in the area.

Urban subdivision planning project H1-3 covers 21 wards of Dong Da district including: Temple of Literature, Van Chuong, Cat Linh, Quoc Tu Giam, Hang Bot, O Cho Dua, Nam Dong, Quang Trung, Trung Liet, Tho Quan, Kham Thien, Trung Phung, Phuong Lien, Kim Lien, Trung Tu, Khuong Thuong, Nga Tu So, Thinh Quang, Lang Thuong, Lang Ha, Phuong Mai and Nguyen Du ward (Hai Ba Trung district). The total planning area is 994 hectares, of which the Hanoi station area and surrounding areas have an area of more than 73 hectares.

Specifically, the land use planning clearly states that when implementing urban reconstruction, new housing groups must ensure synchronization of technical infrastructure, spatial organization of landscape architecture, and harmonious connection with the existing area. .

Carry out renovation and embellishment to control development. For old apartment buildings such as Hao Nam, Kim Lien, Trung Tu, Khuong Thuong, Nam Dong, Nam Thanh Cong..., the boundaries of the study area, population size, land use functions and indicators Architectural planning goals will be implemented according to individual projects, but must ensure the principles of reducing construction density, increasing building heights to supplement urban infrastructure, public works, green space, creating better living environment for people in the area. Individual old apartments located interspersed in existing residential areas when renovated must not increase the population. The existing housing group is renovated and embellished, in which the main traffic axes and technical infrastructure of the residential area ensure a minimum cross-section of 4 m on the basis of current roads, with limited clearance. level, do not level lakes and ponds. Priority is given to vacant public land funds to arrange community activities, flower gardens, and playgrounds. The plan also directs that after industrial production facilities, hospitals, universities, agencies and units located in the area relocate out of the inner city area, the land fund will be prioritized for construction and development. Development of public works, not used to build high-rise apartments.

Urban zoning planning H1-3 has just been approved by the Hanoi People's Committee, focusing on control, urban reconstruction and reducing the population in the area.

In particular, the H1-3 zoning project provides a list of priority investment projects to achieve the goal of controlling population size through population reduction when clearing land for projects. Urban development of more than 64 thousand people, mechanical population expansion of more than 52 thousand people. Strive to reduce the population in this area to 255 thousand people by 2030. At the same time, the planning project clearly states a number of infrastructure projects prioritized for investment in the first phase, such as renovating degraded dormitories; develop services at the centers of existing residential units and village residential areas; renovate, upgrade and build new schools; Complete ring roads 1 and 2, build additional roads surrounding the planned subdivision, urban core roads...

1.2. CONCEPT OF URBAN REDEVELOPMENT

The term "urban redevelopment", often interchanged with 'urban regeneration', "urban upgrading" and "urban revitalization", "urban reconstruction" is a process involving the rehabilitation of existing structures, redevelopment of buildings and sites or urban reuse of land *[Wang et al., 2014]*

Urban redevelopment is the name given to a set of related measures, policies and programs aimed at converting all types of blighted areas into districts consistent with a smart plan for the future of the city. an urban center or metropolitan area. *[According to William L. Slayton, "Preparing for Urban Redevelopment," in State Government, volume 22]*

In Vietnam, Decree 11/2013 stipulates:

Urban development area is an area identified for investment in urban development in a certain period. Urban development areas include: New urban development areas, expanded urban development areas, renovation areas, conservation areas, urban reconstruction areas, areas with specialized functions. *[Clause 1, article 2]*

Expanded urban development area is an urban development area that includes both existing urban areas and new urban areas with synchronous connection to urban infrastructure. *[Clause 3, article 2]*

Urban renovation area is an urban development area invested in and built to improve the quality of existing urban areas without fundamentally changing the urban structure. *[Clause 4, article 2] .*

Urban reconstruction area is an urban development area invested in new construction on the basis of old buildings that have been demolished in the existing urban area. *[Clause 6, article 2]*

Mixed-use urban area construction investment projects are urban area construction investment projects that may include new construction projects, renovation and embellishment projects, reconstruction and conservation, and embellishment. *[Clause 9, article 2]*

Thus , Urban Redevelopment (urban renovation; urban reconstruction; urban upgrading): is an urban planning that integrates tools and processes to promote comprehensive and sustainable inner-city development. to implement the sustainable development goals (SDGs) and the New Urban Program.

1.3. THE ROLE OF URBAN REDEVELOPMENT IN REDUCING SPATIAL INEQUALITY AND PROMOTING URBAN-WIDE BENEFITS.

Urban redevelopment has been recognized as one of the most comprehensive and effective tools that governments can apply to promote more inclusive, resilient, safer and sustainable cities.

Urban regeneration as a key tool to reduce socio-spatial inequality by improving the quality

of life in community and regional goals, but also incubating, strengthening and catalyzing economic, Greater social and environmental benefits for the entire city.

Thus, the benefits of urban redevelopment can be summarized as follows:

Benefits of urban redevelopment

1.4. FORMS OF URBAN REDEVELOPMENT

Compressed urbanism

A compact urban area is an urban area with a concentrated spatial organization model based on three basic spatial characteristics: density and distance, spatial connection by public transportation system, and access to work. work and service.

Smart urban

A smart city (Smart City) is an urban area that uses information technology (IT) and

communications technology (ICT) and a network of devices connected via the internet (Internet of Things - IoT) as a building foundation. Building livable urban areas with sustainable planning, effective urban management, transparency and high urban competitiveness in all aspects, connecting and sharing with neighboring urban areas... The smart city will have the following characteristics: is a modern city, with a digital economy, smart environment, smart governance, smart transportation, smart energy, smart health, smart education... and many other smart elements. , providing services and utilities to people and businesses, contributing to improving the quality of life and increasing the competitiveness of the economy.

In Vietnam, there are hardly any guiding documents on smart city deployment models. Currently, a number of new documents mention or are related to this issue.

Urban green growth

Creating and developing green growth urban areas in Vietnam aims to promote the transformation of the urban economic growth model towards green growth, improve competitiveness, and ensure rapid economic development in urban areas. , effective and sustainable, contributing to job creation, hunger eradication, poverty reduction, improving people's material and spiritual lives, and enhancing the urban system's ability to respond to climate change. , contributing to the national commitment to reduce greenhouse gas emissions.

Ecological city

According to the definition of the Australian Urban Ecology Organization, "a city that ensures balance with nature" or more specifically, a settlement that allows residents to live in quality of life conditions but only use Minimize use of natural resources. From the perspective of ecological urban design, these are low-density, spread-out urban areas converted into a network of high- or medium-density urban residential areas of limited scale separated by spaces. green space. Eco-urbanism involves an energy-efficient compact urban form with mixed-use functions, reasonable high density, and population concentration in the urban center. These are important points for urban population and employment growth as well as energy efficiency issues. Accordingly, ecological cities are connected by public transportation and conditions for non-motorized traffic movement, limiting the expansion of roads for personal motor vehicles, protecting the urban natural system. and food production capacity.

Urban refurbishment

Gentrification: is the transformation of a neighborhood in a city from low value to high value. Gentrification is also considered an urban development process in which a neighborhood or part of a city grows rapidly in a short period of time. This process is often marked by phenomena such as rising house prices or the displacement of previous residents of the neighborhood. [Analysis from the urban concept in the Urban Planning Law 2009, amended and supplemented in 2020, to introduce the concept of urban beautification]

In Article 23 of the Urban Planning Law 2009, amended and supplemented in 2020, there are

regulations on the content of urban planning and embellishment tasks as follows: In case of planning for urban renovation and embellishment, planning tasks Research requirements must be determined to ensure that the urban or planned area develops in a balanced and stable manner, preserves the architectural space and characteristics of the urban area, and improves the living conditions of the people.

The Urban Planning Law 2009, amended and supplemented in 2020 and the Land Law 2013, clearly regulate urban beautification, specifically:

Planning for urban renovation and embellishment; Development of new urban areas and new roads in urban areas *[Article 31 of the Urban Planning Law 2009, amended and supplemented in 2020]*

1. When planning to renovate and embellish urban areas, it is necessary to evaluate the current status of land use, social infrastructure, technical infrastructure, socio-cultural and environmental factors of the urban area and the surrounding area. planning areas to have additional solutions and reasonable adjustments to exploit and use urban land economically and effectively , ensuring the use requirements of social and technical infrastructure; preserve and promote identity, architectural space and urban landscape.

2. When planning new urban areas, it is necessary to ensure the principles of reasonable and economical land use, effective utilization of the existing infrastructure system, and close connection between new development areas and existing urban areas; ensure synchronization and completion of the system of social infrastructure, technical infrastructure and urban services; harmonize new development areas with existing residential areas; protect natural resources and preserve the identity of the regions.

Principles of using land for urban beautification

The use of land for embellishment and development of urban areas and rural residential areas must be consistent with the planning, land use plan, urban construction planning, and rural residential area construction planning that has been established. Approval by competent state agencies and construction regulations and standards issued by competent state agencies. [Clause 2, Article 146, Land Law 2013]

Land used for embellishment, urban development and rural residential areas. *[Article 146, Land Law 2013]*

Other forms of redevelopment

- Apartment renovation

A project to renovate and rebuild an apartment building is a resettlement project with the purpose of upgrading the quality, expanding the area, adjusting the structure of the existing area of the apartment building or demolishing it to build a new house. Apartments and other construction projects (if any). Projects to renovate and rebuild apartment buildings include projects to renovate and rebuild apartment buildings and projects to renovate and rebuild

apartment buildings. *[Article 3, Decree 69/2021/ND-CP]*

Decree No. 69/2021/ND-CP clearly regulates apartment renovation, specifically :

Principles for renovating and rebuilding apartment buildings

The renovation and reconstruction of apartment buildings must be carried out according to the project, associated with urban renovation and embellishment, in accordance with construction planning, zoning, land use plans, and development programs. Housing development and plans to renovate and rebuild apartment buildings have been approved by competent authorities.

In case an apartment building must be urgently demolished due to an incident, natural disaster, fire or explosion and this apartment building is not included in the approved apartment renovation and reconstruction plan, the Provincial People's Committee must carry out the implementation. Immediately relocate households out of this apartment building, then add this case to the local apartment renovation and reconstruction plan.

The scope of the project to renovate and rebuild apartment buildings and apartment complexes is determined in the detailed planning or in the content of project investment policy approval approved by a competent authority.

Principles and contents of compensation, support, resettlement and temporary accommodation plans for owners and users of apartment buildings

1. The development and implementation of compensation plans applicable to apartment renovation and reconstruction projects must comply with the following principles: Comply with regulations in Decree 69/2021/ND - CP ; Resettlement apartments must ensure national technical regulations and standards on apartment buildings according to regulations;

2. Contents of the compensation plan include:

- Name and address of the owner and user of the apartment building;
- Location and area of the old house; location and area of the house to be resettled;
- Housing selling price, rental price, lease purchase of resettlement housing, other projects (if any); value of houses and other construction works (if any) for resettlement arrangements;
- Price calculated to compensate for houses and other construction works (if any); value of houses and other construction works (if any) to be compensated;
- The difference the investor or owner must pay (if any);
- Project implementation time; Time to complete compensation, support, resettlement and temporary accommodation; resettlement house handover time;
- Temporary accommodation arrangement, temporary accommodation support costs;

- Contents specified in Articles 21, 22 and 23 of Decree 69/2021/ND-CP and other related contents (if any).

Carrying out site clearance and demolition of apartment buildings

1. The implementation of site clearance for apartment renovation and reconstruction projects is carried out in accordance with the provisions of Decree 69/2021/ND-CP.

Construction, renovation and expansion of industrial zones and clusters

Planning for construction, renovation and expansion of industrial zones and clusters must ensure the following requirements:

- Environmental protection
- Organize production conveniently and reasonably.
- Arrange works in accordance with topographic, geological and landscape conditions, in harmony with other architectural complexes in the urban area and ensure fire and explosion prevention requirements.
- Reasonable arrangement of technical infrastructure network and trees
- Reasonable use of land.

Location of industrial enterprises

The location of factories must ensure that they do not adversely affect the living environment of residential areas:

- Factories that discharge toxic substances and have the risk of causing environmental pollution must be located at the end of the main wind direction, at the end of rivers and streams compared to residential areas.
- Depending on the toxic impact on the environment and the volume of transport going in and out of the factory, arrange them

Sanitary isolation strip

- Depending on the level of environmental toxicity, there must be a sanitary isolation strip between industrial works and residential areas.
- In the sanitary isolation strip, at least 50% of the land area must be planted with green trees and no more than 40% of the land area can be used to arrange parking lots, pumping stations, wastewater treatment stations, etc. solid waste transfer.

Yard of scrap and waste products

- Scrap yards and industrial waste products must be fenced and not adversely affect the

sanitary conditions of surrounding factories and not pollute the environment.

- Yards storing dangerous scraps (prone to causing fires, explosions, epidemics...) must have measures to handle toxic substances and ensure isolation distance.

1.5. CURRENT CHALLENGES IN URBAN REDEVELOPMENT

Environmental challenges

Uncontrolled urban growth has contributed to the pollution of the environment and living space. Air, water, and surrounding environment pollution has negatively affected people's health and quality of life. Waste and wastewater management is also facing many difficulties, causing worrying environmental problems .

Economic challenges

Development investment resources: Smart urban development requires large investment resources, while the state budget is still limited and must be shared among many different areas of socio-economic development.

Social challenges

Vietnam does not have a law specifically regulating urban redevelopment, the conceptual content of urban reconstruction. "Urban reconstruction area is an urban development area that is invested in new construction on the basis of existing works The old part of the existing urban area has been demolished." – Decree 11 on Urban Development Investment Management. The new Urban Planning Law (2009) provides regulations for a number of requirements in urban renovation management in Article 73: Urban renovation management according to planning. On the other hand, the new draft Law on Urban Development Management states Section 3 on "Urban renovation and embellishment".

The lack of consensus on the legal basis will be a challenge in implementing synchronous and reasonable policy mechanisms, ensuring the legal rights of affected subjects, investors and people. Implement urban government policies.

Survey: Do you understand urban redevelopment?

1. Understand

2. Understand a little

3. Don't understand

II. EXISTING POLICY AND MECHANISM FRAMEWORK FOR URBAN REDEVELOPMENT IN VIETNAM

2.1. REQUIREMENTS IN GOVERNANCE FOR URBAN REDEVELOPMENT

- Innovate management thinking from government-centered to citizen-centered.
- Make information public to ensure citizens' right to know and increase citizen participation.
- Expand the scope of participation and ensure citizen participation in all stages of the policy process.
- Strengthen the organizational and guiding role of government in citizen participation.
- Work closely with local communities
- Strengthen the accountability of policy makers.

2.2. MANAGING URBAN DEVELOPMENT ACCORDING TO PLANNING

- Ensuring planning and development requirements across the entire national territory, aiming for sustainable development associated with environmental protection, natural disaster prevention and response and climate change response; allocate, exploit and use natural resources reasonably and effectively and preserve historical-cultural relics, cultural heritage, and natural heritage for current and future generations.
- Ensuring a harmonious combination between the interests of the state and the interests of the community; between the interests of regions and localities.
- The content of each type of planning must be unified, interconnected and expressed in planning reports and a system of diagrams, maps, and planning databases.

2.3. STAKEHOLDERS (GOVERNMENT, PEOPLE, BUSINESSES) IN URBAN REDEVELOPMENT

Central gorvenment

- Promulgate mechanisms and policies to encourage and mobilize resources to promote sustainable development associated with environmental protection and response to climate change according to decided urban development and redevelopment planning. determined or approved.
- Promulgate plans, policies, solutions and allocate resources to implement the national master plan, national marine spatial planning and national land use planning

Local authorities and relevant departments

- Provide political leadership for urban and territorial planning development; Ensure connectivity with industry plans and spatial plans in different territories, so that city planning and management takes place at an appropriate scale;

Enterprise

- Participate in the preparation, implementation and monitoring of urban redevelopment plans, helping local authorities identify their needs, priorities and, where possible, ensure the right to consultation in accordance with the current legal framework.
- Participate in the process of mobilizing people to participate in referendum activities in urban planning, especially the poor and vulnerable groups, regardless of age and gender, to develop urban areas appropriately. fair.

People

- People play an important role in discussing urban redevelopment policies, implementing limits by proposing redevelopment plans. At the same time, the task of policy formulation and final decisions belongs to the government. Attracting people to participate in policy planning is an advanced two-way relationship between the government and the people based on the principle of cooperation.

2.4. CURRENT URBAN REDEVELOPMENT MANAGEMENT AND ADMINISTRATION TOOLS IN VIETNAM

Zoning

Urban planning is an important and fundamental tool to maximize the potential for effective urban development, protect resources, identify areas for development and conservation, and enhance security. , safe in cities/urban areas. Improper and unenforced planning can hinder the overall development of the city.

Land management tools

Regarding planning management and land use plans

Determining that land use planning plays a very important role, it must be one step ahead, as a basis for sectoral, field, regional and local planning related to land use, creating relevance. inter-regional links; ensure synchronization, unity, and respect for nature.

Regarding control and management of land fund use

Use land in accordance with planning, land use plans and land use purposes.

Use land economically, effectively, protect the environment and do not harm the legitimate interests of surrounding land users.

Regarding financial management of land and land prices

The financial management of land is increasingly improving, especially the management of land use rights transfer taxes, land use rights auctions, and the transition from land allocation with land use fees to land lease and contributions. generates significant revenue for local budgets.

Regarding management of compensation, support, and resettlement when land is recovered

Compensation is carried out by allocating land with the same use purpose as the recovered land. If there is no land for compensation, compensation will be made in money according to the specific land price of the recovered land.

Environmental management tools

- Environmental regulations and standards
- Environmental monitoring and supervision
- Resource management
- Waste control

Information technology

Geographic information system (GIS) is an essential assessment tool to measure and control urban sustainability, helping authorities at all levels make decisions in the most accurate and effective way.

2.5. INCENTIVE POLICIES FOR THE PRIVATE SECTOR TO PARTICIPATE IN URBAN REDEVELOPMENT

- Encourage, support and incentives for urban development investment projects
- Exchange land for infrastructure

Later, the State no longer used the policy of exchanging land for infrastructure.

- Tax incentives and loan guarantees
- Re-adjustment/land contribution

2.6. CASE STUDY 2: EXCHANGE AND DISCUSS EXPERIENCES IN URBAN REDEVELOPMENT AROUND THE WORLD

Singapore

Recognized by Singapore law, Collective Trading is a policy under the Land Rights Act (Strata) to stimulate private sector participation in the redevelopment process. Collective sales require the consent of a majority of the owners, rather than all, to sell the entire building.

Singapore Municipality

For buildings under 10 years old, the consent of at least 90% of owners is required according to the value of shares and common area requirements. For buildings 10 years or more, the consent of at least 80% of owners is required according to the value of shares and also requires common ownership area.

However, the financial compensation needs to be high enough to convince the owner to be willing to sell. The collective purchase market in Singapore is vibrant and is considered a popular way to refill land banks.

Japan : Experience of urban beautification

Reconstructing and renovating old urban areas into new urban areas in Japan based on 3 main perspectives:

- Having financial resources as a resource for urban development (1 type of tax)
- Use appropriate compensation measures according to civil procedures to be highly coercive
- There is a mechanism to encourage private participation in urban development.

Plots of land can be subdivided and merged together. Part of the land is used for the construction of public works. After completing the planning adjustment, the land for urban construction may decrease but overall the land value increases.

The above land adjustment planning is widely implemented throughout Japan, including 1/3 of urban land, 1/2 of park land, 1/4 of road land, 1/3 of square areas. In front of main stations across Japan, 970 stations have their land planning adjusted according to this method

Of which, about half of the cost for urban development comes from support from the central and

local governments, the remaining 25% comes from funds from land sales after arrangement. The adjusted increase, 21%, is the amount that private units contributed capital to, creating resources for urban development in Japan in recent years.

The result of urban reconstruction and adjustment is to create a planned area for renovation, with a land fund for construction of public works, capable of providing high quality urban housing, with squares, roads, parks, improving land use efficiency up to 6.6 times. Every year in Japan, about 150 projects of this type are implemented.

To achieve this success, the key issue is: before re-planning, for private land areas, Japan temporarily relocates them to re-plan the land, creating a portion of land to serve the public. public works and then build high-class apartment buildings. When the project is completed, the previous land owners will have the right to own apartments in these apartment buildings.

Clearly, Japan's land ownership transfer mechanism shows that in terms of people's ownership value, nothing has changed, and has even increased because of the revised planning . In addition, additional apartment housing areas that are built will be sold to serve as a source of funding for urban redevelopment. In other words, a successful urban beautification project depends greatly on quickly realizing value

Lessons for Vietnam

To mobilize land resources through value recovery tools, it is necessary to base on the actual conditions of each urban area/area and be considered and adjusted by relevant parties, time and regulations. However, basically the method and mechanism for sustainable land value recovery needs to be based on development, in addition to the tax and fee base. Accordingly, to recover land value optimally, state management agencies need to create increased land value before recovering the value. In other words, the State needs to create conditions for land development before taking value recovery measures.

Recovery tools that can be applied: Under the impact of the land/real estate market, basically, land readjustment tools and urban redevelopment are the two main tools that should be given priority. . Both tools seem to ensure community participation and consensus. However, the process of reaching consensus can take time and resources.

Survey: Difficulties that localities are facing in urban redevelopment?

1. Planning

2. Financial resources

3. Land resources

4. People's consensus

5. Other

III. ASSESSING THE CONTEXT OF URBAN REDEVELOPMENT IN VIETNAM

3.1. THE URBAN ECONOMIC LANDSCAPE OF THE CITY AND ITS SURROUNDING AREA NEEDS REDEVELOPMENT

State management of urban economy

Institutions and statistical activities serving urban economic management are a major barrier in building an economic database system for urban areas. Because, currently, Vietnam does not have a specific legal document regulating the collection of urban economic data in particular and urban areas in general, leading to the data collected being still general or missing data. Statistical indicators for evaluating urban economic development serve different goals, therefore, data collection and calculation methods have not been standardized for implementation purposes.

Economic linkage and cooperation in urban areas

The development of urban areas leads to the development of surrounding areas, so economic linkages and cooperation between urban areas and between urban areas and non-urban areas are also becoming a direction. innovation to bring development to the urban economy, as well as form a "symbiotic" urban economic model - cities rely on each other and support each other to develop, from there, the economy regions, regions, and territories become more and more sustainable. Typical examples include the city's urban economic development model. Ho Chi Minh when establishing regional connections to develop the marine economy, seaports, and logistics associated with the chain of coastal urban areas in Can Gio Bay.

Influenced by the market economy

Most of the development of the urban economy is based on the development of businesses, while most Vietnamese businesses are small and medium-sized, often concentrated in urban areas. These businesses all have low technology levels and limited financial capacity. This leads to urban economies facing direct and rapid impacts from economic fluctuations in the external environment, from market fluctuations in prices, interest rates, and exchange rates. ..

3.2. DEMOGRAPHIC TRENDS, CONSUMER BEHAVIOR, SERVICE DEVELOPMENTS AND RETAIL DEMAND

A major challenge for local government organizations is population size. Population size is always determined as a basis when establishing administrative units (especially for the establishment of urban governments at each local level.

The rapid pace of urbanization causes the urban population to increase rapidly, reaching 34 million people by the end of 2020, accounting for about 35% of the total population of the country. The average population growth rate in urban areas in the period 2011-2020 is 2.64%/ year, more than 2 times the population growth rate of the whole country and 6 times the

population growth rate in rural areas. In particular, the migration factor contributed to the urban population increasing by 1.3 million people, accounting for 3.8% of the urban population. In particular, thanks to the transformation from communes into wards and towns in many localities, it contributed to converting 7.7 million people who were rural residents into urban residents, equivalent to nearly 22.6% of the urban population. of the whole country in 2020.

Currently, Vietnamese urban areas have not been linked together to form a synchronized system. Unlike the world, Vietnamese urban areas are often formed with core urban areas surrounded by a large rural area with a heavy traditional cultural structure of villages and communes with a low educational level. There is an increasing contrast between new urban areas with modern, comfortable, luxurious high-rise apartment buildings and shabby, temporary housing neighborhoods of the poor and immigrants. The rich-poor divide in urban areas and between urban and rural areas is increasingly deepening.

3.3. MODELS AND STRUCTURES OF URBAN SPATIAL DEVELOPMENT, PLANNING AND CURRENT STATUS OF URBAN LAND USE

Most of our country's urban areas were transformed from rural areas, from regional political and economic centers, with few urban areas being completely planned, designed and built.

Land use planning is the allocation and zoning of land according to space used for the goals of socio-economic development, national defense, security, environmental protection and climate change adaptation on the basis of land potential basis and land use needs of industries and fields for each socio-economic region and administrative unit in a specified period of time.

Many places have established urban planning and new rural planning; not synchronized with land use planning; arrangement of land fund for development of commercial housing, urban areas, and residential areas; not suitable for practical needs. Besides, during the implementation of residential projects; Urban areas have not paid attention to allocating land funds for social housing construction and resettlement; Investment rates are not diverse, land plot areas are not suitable for people's conditions; especially rural areas.

Currently, in Vietnam, when renovating and rebuilding apartment buildings , the issue of land mechanism has been clearly regulated in Decree No. 69/2021/ND-CP.

3.4. URBAN TECHNICAL INFRASTRUCTURE.

Urban traffic

Improved urban transport infrastructure is reflected in the following aspects: Many new roads have been built, the quality of urban roads is gradually getting better, urban areas of type III and above have had most of the main roads built. paved, upgraded and built relatively synchronously with drainage systems, pavements, lighting and trees.

However, the proportion of traffic land and passenger transport by public transport in urban areas is still low. The average traffic land ratio of two large cities, Hanoi and Ho Chi Minh City.

Ho Chi Minh only reached about 9% (the prescribed target is 20 - 26%); The rate of public passenger transportation in Hanoi reached 15%, City. Ho Chi Minh reached about 10%, Da Nang and Hai Phong about 3% (the target is about 25 - 30% by 2020).

Urban water supply

The policy of socializing the water sector has attracted many businesses and economic sectors to invest in construction and operation of water supply projects; Over 95% of water supply enterprises operate under the joint stock company model.

Up to now, most provincial urban areas (63 provinces and cities) have had and are having investment projects to renovate, upgrade and expand water supply systems.

There is no separate wastewater drainage system

Among the 63 provincial urban areas, 32 urban areas have projects on drainage and environmental sanitation funded by ODA capital. Many large projects implemented in Hanoi, Ho Chi Minh City, Da Nang, Hai Phong... have initially been effective, contributing to reducing the level of flooding in urban areas.

Solid waste is increasingly complex

Solid waste in urban areas is increasingly complex. Waste from sources such as agricultural production, industry, transportation, construction, healthcare, craft villages and urban activities is increasing rapidly in type, quantity and toxicity. The average total amount of household solid waste generated reaches 21,000 tons/day. Landfilling is still a popular form with an average number of 1 urban landfill.

The quality of urban lighting is not high

Currently, all urban areas in Vietnam have electric lighting to varying degrees. In special class and class I urban areas such as Hanoi, Ho Chi Minh City, Hai Phong, Da Nang ..., 95-100% of main roads are illuminated, as are class II and III urban areas (Viet Tri, Thai Nguyen). , Nam Dinh, Thanh Hoa, Vinh, Quy Nhon, Nha Trang, Buon Ma Thuot...), this rate accounts for nearly 90%. Class IV and class V urban areas focus on lighting main streets, mainly national and provincial highways passing through the urban area.

Urban greenery

In recent times, although the development of urban greenery has received special attention from all levels and sectors. The area of urban green trees gradually increases in both quantity and quality, and special crops in large cities are increasingly abundant.

However, the average ratio of green land area per capita is still low, mostly below 10m2/person (Hanoi reaches 5.54m2/person). The ratio of green land area to urban natural land area is also low compared to urban areas in the region and around the world.

3.5. CASE STUDY 3: DISCUSSION OF KOREA'S URBAN RECONSTRUCTION POLICY

Context of urban reconstruction policy in Korea

Korea is a country where the proportion of people living in urban areas accounts for 90% of the country's population. Along with the process of forming new urban areas, especially large urban areas and smart cities, the socio-economic functions of old urban areas are increasingly declining and regressing. The specific manifestation of the decline in old urban areas in Korea is that the population in old urban areas declines and there is a relatively large phenomenon of economic and population differentiation between old urban areas and regional areas. water capitals, large urban areas and industrial cities. In old urban areas, infrastructure is seriously degraded, economic decline and a number of social problems arise.

With the goal of improving the quality of life in degraded urban areas and contributing to equitable development throughout the territory, reducing costs for resolving issues such as conflicts between population classes, poverty, etc. aging population, creating jobs and housing for young people, ensuring a safe, clean, beautiful and comfortable living environment, Korea has implemented: Firstly, develop and organize the implementation of policies to restore give birth to cities. Second, the goal is to ensure equitable development among regions, solve the problem of an aging population, improve residents' lives, and ensure living conditions for young people.

Content of Korea's urban reconstruction policy

Korea's urban reconstruction policy has undergone two changes and gone through three stages of development. The first phase is the preparation phase with activities to rebuild and embellish urban infrastructure. The second phase is the take-off phase with the review of old reconstruction projects and the formation of the "Neighborhood Construction" model. After the urban revitalization law was enacted, the urban reconstruction policy had major changes, entering the third phase which is the growth phase with planning, strategy building, and planning to implement the revitalization strategy. urban areas, urban revitalization projects are detailed so that they can be implemented in practice.

From 2000 to present, Korea has issued a number of laws and specific actions to implement urban reconstruction policies.

Projects implemented from 2000 to present are divided into 57 project samples and classified into 5 main reconstruction models depending on nature, scale and support conditions.

Neighborhood revitalization model

This model is usually implemented on an area of about 50,000 m2 with support of 5 billion Won within 3 years.

Housing support model

The model is applied to areas with an area from 50,000 m2 to 100,000 m2, with a capital

support of 10 billion won over 4 years.

Peripheral model

The model is applied to areas with an area of 100,000-150,000 square meters, with a capital support of 10 billion won over 4 years. This model applies to areas where housing and commercial business activities are located in the same area.

Central urban model

The model is applied to areas with an area of about 200,000 square meters, with capital support of 15 billion Won over 5 years. The target audience is areas with weak public services and severely declining commercial business activities.

Economic revival model

This model applies to areas of serious economic decline, restoring urban competitiveness to boost the local economy through restoring the urban's degraded industrial function. .

Lessons learned for Vietnam

First , the implementation model of urban reconstruction projects in Korea is very diverse. Each model is built to suit each type of urban area, in accordance with the current shortcomings in each urban area. With 5 basic reconstruction models: neighborhood revitalization, housing support, suburban model, central urban model, economic revitalization model, 500 urban areas and residential areas in Korea have been rebuild again.

Second , the urban reconstruction process in Korea involves the participation of the central government, local authorities, people and social organizations.

Third , financial sources for urban reconstruction mainly come from the state and state-owned enterprises.

Fourth, urban reconstruction projects are built both based on the capacity of people in the area and aimed at improving people's awareness, capacity, and skills.

Fifth, urban reconstruction projects are designed with many sub-projects to support infrastructure development, startup support, housing support, economic development support... Urban reconstruction projects are built based on maximizing the development advantages of each region, which are advantages in conducting commercial activities, historical and cultural characteristics, or advantages in developing economic sectors. The projects are small in scale but directly linked to people's lives and are practical for the people. Projects are piloted and implemented in other areas.

IV. URBAN REDEVELOPMENT IMPLEMENTATION PROCESS

4.1. PHASE 1. EVALUATION

This phase aims to understand and evaluate the context and neighborhoods in which the plan will be implemented. be developed, including current legal and planning frameworks, available resources, and process planning and objectives.

This phase includes the following steps:

Step 1: Identify different areas of analysis and scope of work.

Step 2: Establish an initial broad analytical framework or topics of investigation.

Step 3: Determine the content list of the analysis.

Step 4: Review existing maps and plans collected in the contextualization block.

Step 5: Collect data from city, local or national offices, academic institutions, and/or open source websites.

Step 6: Organize the data according to the themes presented in the Desk and Field Research

Step 7: Map and Data Checklist.

4.2. STAGE 2. PLANNING

The objective of the second phase is to develop a common vision, a set of strategies and projects that provide spatial and technical support for the future planning of the city. This phase includes three levels of spatial planning: the strategic development plan, the land management plan, and the neighborhood plan, which can be developed independently or together.

Strategic Development Plan: Develop a citywide plan by defining participatory future visions, goals and targets, spatial development strategies and strategic projects, including Step:

Step 1: Strategic vision workshop

Step 2: Monitoring and evaluation framework

Step 3: Spatialize the Strategic Vision

Step 4: Sustainable development structure

Step 5: Spatial strategy

Step 6: Environmental and Social Impact Strategy for City Planning

Step 7: Strategic and Catalytic Project Workshop

Step 8: Pre-operation

Step 9: Publicize the plan

4.3. PHASE 3. OPERATION

The objective of the third phase is to establish a series of actions and activate mechanisms to facilitate the implementation of the plan.

Project planning: Aims to consolidate the most relevant information for all project strategies and determine the best order for project implementation taking into account approach, technical development, objectives , benefits, budget, financial mechanism and feasibility study. Includes the following steps:

Step 1: Prepare project and pre-feasibility study

Step 2: Participatory priority workshop

Step 3: Prioritize projects

Step 4: Build a Strategic Project Board

Step 5: Present and Confirm Results

4.4. PHASE 4. IMPLEMENTATION

Once the urban reconstruction plan is adopted as a legally binding document, the Implementation phase aims to establish all the necessary mechanisms to implement the strategic actions and projects of and future urban development orientation.

Deployment mechanism: The objective of the block is for the responsible government authority to approve the plan and ensure that there is a clear plan, coordination process and work plan for the implementation of plan, including investment and resource mobilization. Includes the following steps:

Step 1: Approve the plan

Step 2: Project management

Step 3: Work plan

Step 4: Mobilize resources

Step 5: Implement Plan Projects and Actions

Strategy monitoring: Develop and establish mechanisms to ensure the sustainability of the planning process and plan implementation, as well as mechanisms to monitor, evaluate and report on the progress of the plan plans and projects. Includes the following steps:

Step 1: Evaluate the Plan and Action projects

Step 2: Socialization, feedback, and learning mechanisms

Step 3: Incremental improvements to the planning process

4.5. CASE STUDY4: URBAN RECONSTRUCTION PROJECT IN BINH HIEN AREA

Project introduction

The Urban Reconstruction Project in the Binh Hien area in Hai Chau District, Da Nang with a scale of 3 hectares is an opening step, the first pilot model in the country to launch widespread urban reconstruction across the region. Hai Chau district and City. Danang"

Planning area for pilot urban reconstruction in Hai Chau district

Objectives of the Urban Reconstruction project in Binh Hien area

The main goal of this project is to plan the reconstruction of the Binh Hien area according to the compact urban model, with the goal of changing the appearance of the current residential area, while improving living standards as well as promoting economic development. socio-economic situation of Hai Chau district in particular and City. Da Nang in general.

Social effectiveness of the project :

For the State: Planning to upgrade residential areas in the city center to a new level, ensuring effectiveness in building the city's image. Da Nang in the new era. Create a highlight of Da Nang and form a new urban area.

For people: In modern society, with strong economic development and social life, the need for a place to stay and rest is inevitable. A comfortable living space will help people. promote creativity, work and enjoy life. Along with innovation, Da Nang's economy is growing, working conditions and people's quality of life are increasing; Living with a better living environment; Being resettled on the spot and increasing the buying and selling business of residents in the area through Shophouses or commercial kiosks...

For Investors: Join hands with the city's authorities at all levels. Da Nang aims to promote better development of the city; Create a good environment for joint investment by investors in particular and the State in general for the urban reconstruction of Da Nang in the future.

Plan

Urban reconstruction is planned in detail and in depth.

Consistent viewpoint, the throughout goal of this project is to ensure harmony of the interests of the State - People - Businesses; The government prioritizes on-site resettlement and creates the best conditions for people in the project area to trade and do business.

Reconstruction of transportation infrastructure

In the process of urban reconstruction, Hai Chau district focuses on traffic reconstruction by removing current traffic bottlenecks in the area, clearing many roads, creating conditions for people to circulate. fast.

It is easy to see that the urban reconstruction in Hai Chau district, starting with Binh Hien Urban Area, all aim at the common goal of improving the quality of life, comfort, and sustainable values for residents. urban. However, urban reconstruction in Hai Chau has been mentioned many times, but sensitive issues of clearance, compensation, and resettlement arrangements in areas with high population density, small houses and close together, many generations living together in a narrow space, people in the project area's jobs mainly rely on nearby business and trading places... this is a difficult problem. However, with mechanisms, policies and plans for planning, investment, construction, selection of potential investors... and above all, compensation and resettlement plans are public, transparent and convenient. Urban benefits are enhanced, social security is guaranteed, and will certainly receive the consensus of the people.

V. RESOURCES FOR IMPLEMENTING URBAN REDEVELOPMENT IN VIETNAM

5.1. ROLE AND REQUIREMENTS OF FINANCIAL RESOURCES FOR URBAN REDEVELOPMENT

Financial resources are another important factor for economic development. Investment funds can invest in businesses and economic projects. Countries with a developed financial system and developed stock market will provide many sources of capital for businesses and support the development of different economic sectors. The development of economic sectors depends on the ability to mobilize capital from different sources such as domestic capital, FDI capital, bank credit, and the stock market.

Municipal finance plays an important role in the provision of goods and services by local governments.

A proper financial plan for improvement affordability and cost savings for people. Success or failure in implementation Urban planning depends on funding sources policy for that planning, including capabilities Public investment in the initial stage to create generate economic and financial benefits and to cover expenses for operating costs.

5.2. MANAGE, ATTRACT AND EFFECTIVELY PROMOTE INVESTMENT CAPITAL FOR URBAN REDEVELOPMENT

In Vietnam, only a few large urban areas such as Ho Chi Minh City, Hanoi Capital... have special mechanisms to retain a proportion of revenue for urban development, but most urban areas do this. according to resources allocated from the central and provincial levels. The allocation of investment financial resources from central and local budgets is often very limited, only reaching about 20-30% of actual needs. Therefore, resources are mainly mobilized from outside the budget.

Private sector urban financial resources are a source of profit through production, business, service, banking and real estate trading activities (land rent differences), real estate speculation, etc. Private financial resources focus on investing in the fields of business, production and trade, profitable urban infrastructure, real estate... Currently, both the public and private sectors in many urban areas are Exploiting resources mainly from the use value of land, from land leasing, bidding for land transfer... but this is only a fairly large resource in the immediate future. Land is limited, so war is needed

State management of capital mobilization for investment in urban redevelopment is the State building a capital mobilization mechanism to meet investment progress, ensuring concentration and efficiency; Maximize revenue from land, especially new residential area development projects; Apply mechanisms to socialize investment and mobilize capital in many forms; mobilize development assistance (ODA) capital sources, encourage investors (individuals, organizations...) to invest in urban development.

5.3. TOOL FOR EVALUATING THE EFFECTIVENESS OF URBAN REDEVELOPMENT PROJECTS

In Vietnam, the State has issued a set of indicators for green growth urban construction , which has 24 indicators divided into 4 groups: i) Economic indicator group (including 5 indicators to evaluate the effectiveness of economic growth). economics on the use of energy and natural resources in construction investment and urban development); ii) Group of environmental indicators (including 10 indicators to evaluate the quality of the environment and urban landscape, the level of application of solutions for economical use, energy efficiency, and use of renewable energy, protect the environment and reduce pollution, waste discharge, and greenhouse gas emissions in urban development); iii) Group of social indicators (including 4 indicators to evaluate the effectiveness of improving the quality and living conditions of urban people); iv) Group of institutional indicators (including 5 indicators to evaluate the management, direction and administration of urban authorities for the construction of green growth urban areas).

According to Decision 1659/QD_TTg of the Prime Minister dated November 7, 2012 approving the National Urban Development Program for the period 2012-2020, the goal of increasing the national urbanization rate to 45% by 2012 has been set. 2020 with expected more than 900 urban areas nationwide. Special emphasis is placed on urban quality with 7 groups of standards; i) Housing (average housing floor area, percentage of permanent houses); ii) Traffic (ratio of traffic land compared to urban construction land area, ratio of public passenger transport); iii) Water supply (clean water supply rate, domestic water supply standards); iv) Drainage (Coverage rate of drainage system, wastewater treatment, water loss rate); v) Solid waste (collection and treatment of domestic, industrial and medical solid waste); vi) Lighting (main street, alley lighting); vii) Green trees (average urban green land, public green land in inner city areas).

Resolution No. 1210/2016/UBTVQH13 of the National Assembly Standing Committee on urban classification; evaluate and classify urban areas according to 5 criteria and concretize with 59 standards:

5.4. CASE STUDY: DISCUSSING FORMS OF ATTRACTING INVESTMENT CAPITAL FOR URBAN REDEVELOPMENT

Japan: Mobilizing financial resources from land to serve urban infrastructure investment

Japan has two plans that provide strategic direction: the National Spatial Strategic Plan and the National Land Use Plan. At the local (provincial) level, in the system of urban planning and planning, there are 3 main products: land use planning, infrastructure planning and list of development projects. In particular, land use planning plays a fundamental role in urban planning projects, clearly reflecting urban development areas and areas with limited urban development. At the lower administrative unit (district level), in each planning area (development or limited development), the planning also clearly shows each plot of land and has strict regulations in the design. Technical design for development and construction of urban projects

Urban Redevelopment Proposal The landowner along with a developer forms a cooperative entity to consolidate parcels of land and develop high-rise buildings with accessibility and open space. At the same time, local authorities allow the conversion of land use purposes around the transit area, increasing land use coefficient and construction density, allowing the construction of commercial real estate and tall buildings. grant and mixed, etc. There is a regulatory agreement that allows the land/property owner to transfer or sell an unused portion of "development rights" to an adjacent plot of land or to a single landowner in the project area where investment has been approved.

Shanghai - China

In China, the city of Shanghai - one of China's major economic and population centers, has undergone urban expansion and redevelopment of the downtown area since the 1990s. With the speed of implementation and resources for implementation, the city has a plan to lease land for housing for foreigners, in addition to organizing commercial, retail, catering and entertainment spaces . associated with cultural and historical characteristics.

This is considered a pilot project to attract foreign investment in urban regeneration projects. Shanghai's lesson from urban reconstruction is to reach consensus on the ideas and priorities of local governments, as well as stakeholders from the beginning; balancing the long-term costs and benefits of a particular area during gentrification and redevelopment; Cultural heritage must be considered an asset, which can enhance the identity of a city, increasing property value.

Survey

1. In your opinion, what role do businesses play in urban reconstruction?

a. Very important

b. Important

c. Normal

d. Not important

2. What attracts businesses to participate in urban redevelopment projects?

a. Government incentives

b. For the community

c. Both of the above

3. Are there any redevelopment projects in your locality that businesses are involved in?

a. Yes

b. No

4. Please share a little about the local redevelopment project that you know?

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