

Real estate improvement at the area in-between the new urban area and the urbanized village

Hung Le Xuan

Abstract

Expansion is a visible process in the city of Hanoi, a cause of the high population density and the high demand for housing and jobs. During this expansion, it is inevitably that new urban areas will be formed on agricultural areas, next to the existing villages. Naturally, these villages are caught up in this urban development, providing suitable real estate products for the majority of workers, mainly in the area adjacent to the new urban area by services, utilities, transportation and individual economic development opportunities. However, the fact that these formations are spontaneous, lack of synchronization, are a black point of social evils, directly affecting the prices of the quality of life and real estate in urban areas and village. Faced with this reality, this space needs to be researched in the direction of rationalizing functions, providing traffic synergies, especially space for livelihoods, harmonizing interests between communities.

Key words: Urbanized village, new urban area, cohesive space, Real estate, Value of space, Quality of public space

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1. Features of Hanoi's urban expansion in construction planning

In the field of Construction Planning, the plans are made to show the continuous expansion of Hanoi urban area. The planned development and expansion of Hanoi's urban area has been recognized since the early years of the 19th century and has shown clear signs from the period 1954 - 1964 onwards. In these construction planning projects, urban and rural are always two strongly affected objects, which are new urban areas and rural agricultural villages in the suburbs [3].

The planning projects before 1992 appeared to be the first manifestations of the transformation and merger of agricultural villages into urban areas, such as Kim Lien, Trung Tu, Thanh Cong, etc. With the construction forms with medium density, maximum height of 5 floors, and green landscape space is a harmonious transformation with low-rise village houses, creating an appearance with little differences between new and old, leading to less conflict between the two regions. The planning project in 1992, and the adjustment project for the general construction planning of Hanoi in 1998, marked the strong transformation of Hanoi capital in the renovation period with the expansion of many new residential land areas in



Figure 1. Distribution map of new residential areas and urbanized villages in the expanded areas of Hanoi city

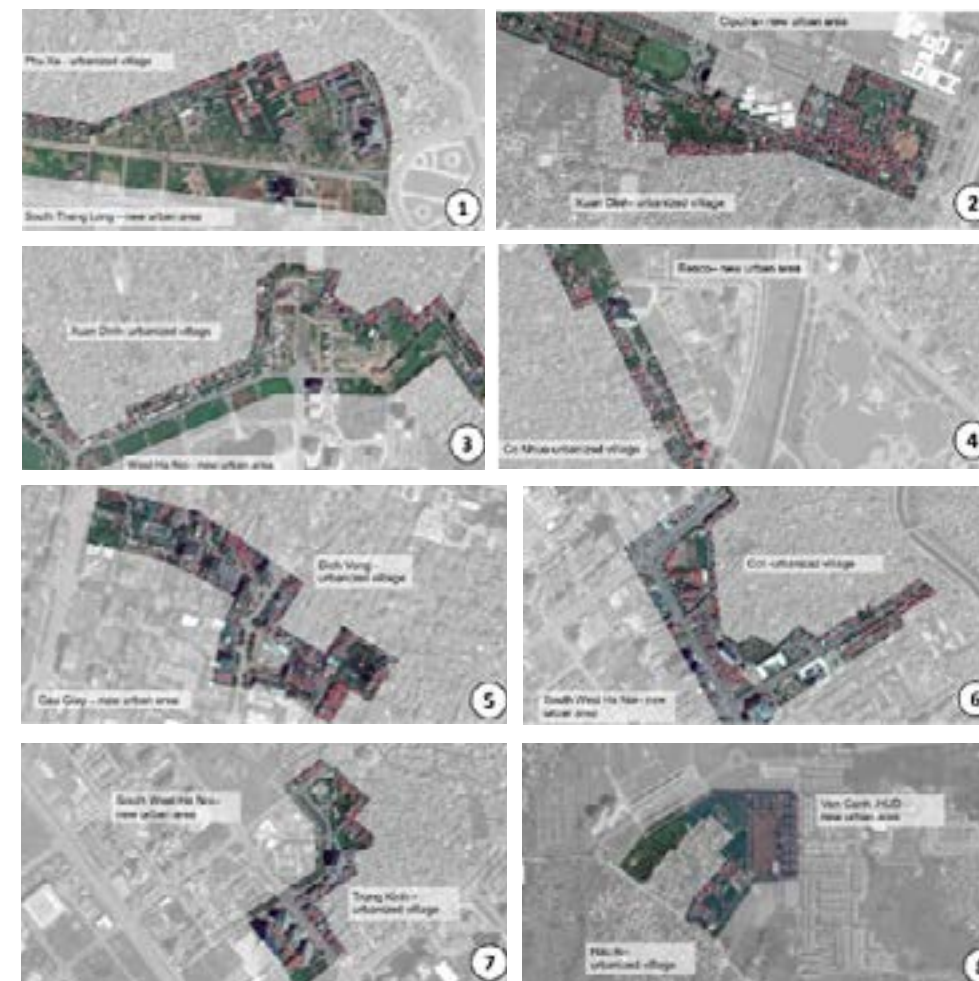


Figure 2. Location of research sites in Hanoi

Figure 2. Location of research sites in Hanoi
(1. Site 1, locates in between Phu Xa village and Nam Thang Long urban area; 2. Site 2, locates in between Xuan Dinh village and Ciputra urban area; 3. Site 3, locates in between Xuan Dinh village and new urban area; 4. Site 4, locates inbetween Co Nhue 2 residential area and RESCO new urban area; 5. Site 5, locates inbetween Dich Vong residential area and Cau Giay new urban area; 6. Site 6, locates inbetween Cot Village with the southwestern urban area; 7. Site 7, locates inbetween Trung Kinh village and the southwestern urban area of Hanoi; 8. Site 8, locates inbetween Hau Ai village and Van Canh urban area)

the suburbs, adjacent to agricultural villages and following radial traffic axes. The implementation of mass planning of new urban areas has led to the forced transformation of villages into urban areas. However, the consequences of the general planning project of this period are quite obvious with the "interlaced" land areas, lacking spatial control between the new urban area and the urbanized village. The newest general planning project by 2030, with a vision to 2050, implemented in 2008, marking a strong expansion of Hanoi's administrative boundaries with an area of 3344.6 km² (increased more than 3 times), and affecting many existing villages in the urban area. In which, the area with the manifestations of urban-rural mixing occupies a large space, showing the impact of urbanization on the issues of living space organization that need attention.

With the explosive development of the real estate market, especially the housing market in the recent period, the "hot development" of urban areas has revealed a number of shortcomings in the development and management model. This directly affects the existence and sustainable development of the system of new urban areas in Hanoi, especially in the following groups of issues such as: architecture, planning, technical infrastructure, service delivery, etc. utility services, and administrative system management. Along with the inefficiencies in planning, renovating and upgrading urbanized villages, Hanoi's periphery is gradually becoming a hot spot for urban management and construction. Especially many of these

conflicts arise in the space between the new urban area and the urbanized village.

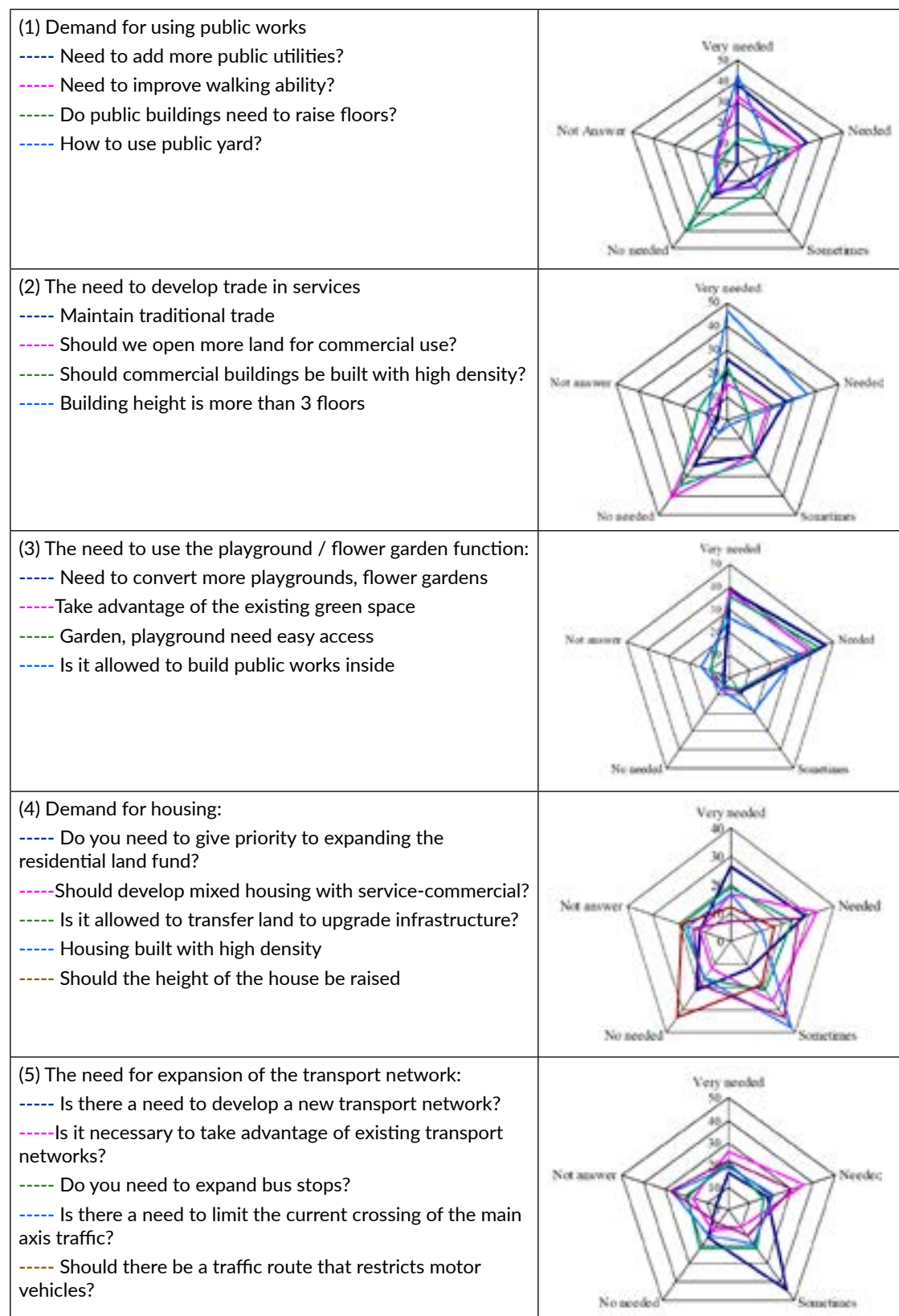
2. Enhancing the value of real estate based on improving the living space in the area between the urbanized village and the new urban area

Comments on the formation of the transitional space between the new urban area and the existing village show many unstable fluctuations in economic activities, social organization and environment[8]. These fluctuations directly affect real estate and indirectly affect the psychology and needs of users. Through research, survey, investigation, the manifestations are recognized as follows:

- Inadequate economic activities. This is an area imbued with individual economic manifestations, including household, private, and street businesses. Spaces are often partially or fully transformed into commercial spaces. Construction works tend to be fragmented and build out of control. Economically, this is favorable for property prices to rise. But in terms of organization of life, it is always subject to fluctuations, depending on external economic activities[4].

- Inadequacies in social organization. This shortcoming clearly reflects the nature of urban expansion. Urban expansion in Hanoi is always associated with consequences such as: the livelihoods of the villagers cannot keep up with the urban development, massive mechanical immigration to the city, etc. In line with the freedom of individual economic activities, the space here is gradually turning into

- Survey information on completing urban functions

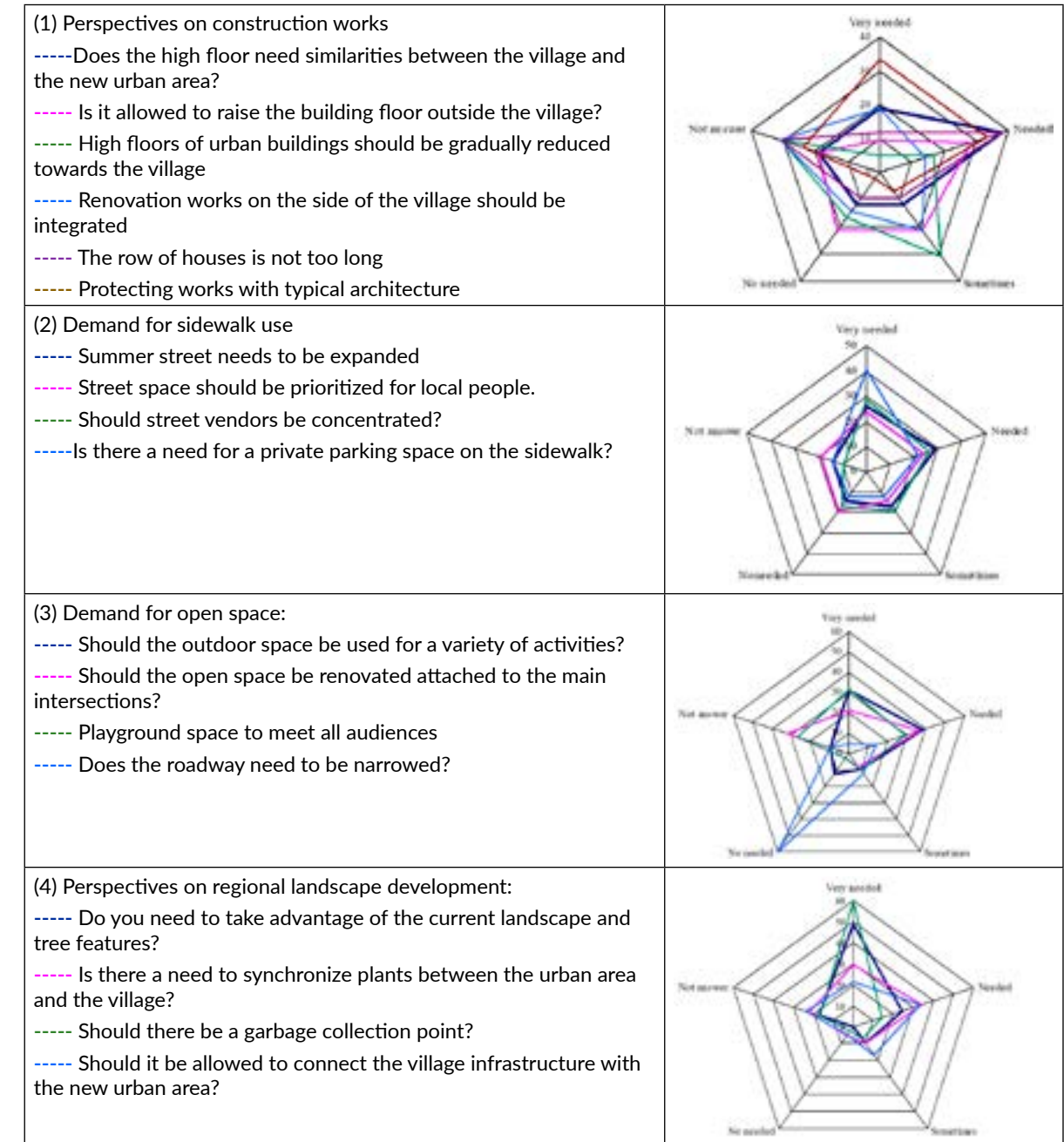


an unstable, multi-layered, and always hidden place of evils. Therefore, this shortcoming has affected the psychology of buying and selling real estate here[4].

- Inadequate living environment. The common feature is a polluted living environment and inadequate quality of life. The natural environment is polluted by garbage, sewage and water drainage. The built environment is polluted by

smoke, dust, noise from construction activities, traffic and trade[2]. The quality of life is not guaranteed by the construction of overflow houses; lack of public utilities, green park, playgrounds; lack of synchronization in technical infrastructure and traffic. The instability of this living environment is the cause that directly affects the value of real estate in the area between the existing village and the

- Survey information on urban and landscape design



new urban area.

Thus, improving the value of real estate here is the need to improve the living environment. And, also from the above situation, the improvement of living environment needs to be solved synchronously and based on the improvement of economic activities and social organization. Based on the theory and practical experience in planning, urban design and landscape, the research has made some proposals to organize reasonable space with economic, socio-psychological activities. On that basis, using the sociological survey method to collect community opinions to evaluate the choice of spatial reconstruction solutions.

3. Research Methods

The selected locations to conduct the research method are 8 areas that appear to be the area between the new urban area and the existing village. This is an area under the impact of strong and continuous urbanization of Hanoi[6].

The structure of the sociological survey is made on the basis of: (1) The proportion of respondents answering the survey questions is equal between residents of new urban areas and urbanized villages; (2) Participants answered diverse questions, regardless of profession, age, and place of work.

The average number of questionnaires distributed was 100 questionnaires per sample of survey sites. The number of votes collected reached about 64% (about 510 votes), in which some contents were not answered. Among the collected questionnaires, the percentage of people on the "urbanized village" side accounted for a higher response rate, reflecting the current pressing reality. The percentage of management staff who do not answer accounts for a large proportion. Information is built in the form of a peer-to-peer chart according to the levels of consensus from low to high (from 1 to 5) Based on that to make comparisons of collected information. The survey information collected is as follows:

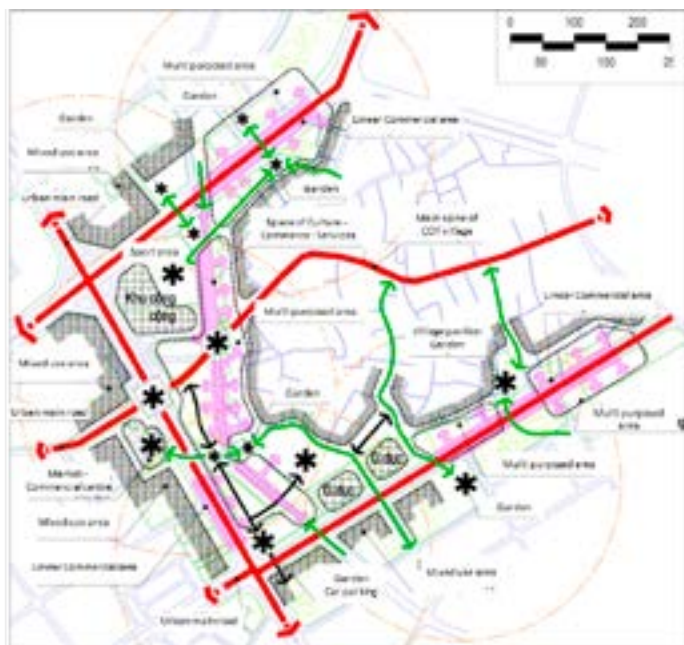


Figure 3. Re-structure the site, where locates in between New urban area and Cot village

4. Research results

From the content of the sociological investigation, the demand for activities and space use between the new urban area and the urbanized village is summarized according to the following focuses:

Regarding the need to use public functions, most of the comments collected from the residential community in the new urban area and urbanized villages show the need for additional public functions (accounting for 71.4%). In particular, the works are required to be designed with a large setback to arrange the yard and open space (accounting for 43.2%). In addition, public functions need to ensure convenient walking access (accounting for 62.5%). Regarding the demand for commercial activities, the results of the sociological survey show that it is not necessary to expand the new land area for commercial function (accounting for 34.1%) but instead integrate in the commercial activities. traditional commercial areas (accounting for 52.4%), raising high floors (the percentage of votes for construction of more than 3 floors accounts for 82.5%). Regarding the need to use playgrounds and gardens, most of the comments reflected the need to supplement and expand the scale (accounting for 84.7%) through effective utilization of existing green plants (accounting for 76.2%). Regarding housing demand, an increase in housing fund is needed in the area (accounting for 54.8%), mainly mixed housing types (accounting for 76.2%). However, the issues of division of land parcels, raising floors, increasing construction density, and regulations on setbacks in construction, there are still differences between new urban residents and urbanized village residents. Most of the population on the urbanized side of the village has the need to increase the area, expand and renovate the works, accounting for 54.2%, while this rate on the new urban area is 29.2%. Regarding the need to access and use the traffic network, the majority of opinions want to improve and upgrade the existing road network (accounting for 61.9%), the rate of wanting to develop a new road network is quite low and because of the difference between a new urban area and an urbanized village. Especially with the issue of

creating traffic routes with limited motor vehicles, the desired rate is quite high (accounting for 65.9%, disagreeing is 7.3%).

Regarding the requirements for building architecture, the majority of opinions said that there should be a similarity in height between the expanded village area and the new urban area (accounting for 69%). The issue of high floors should gradually decrease from the urban side to the village side, which did not receive much consensus (with 4.8% consensus) but the approval rate for building elevation on the village side was quite high (accounting for 59.5%). The typical architectural features that need to be protected received a very high consensus of the residential community (63.7%). The need to use sidewalk space in the area adjacent to the village and the new urban area shows many frustrations in the community. Most of the comments wanted to widen the sidewalk (accounting for 70.5%), should give priority to using sidewalk space for local people (accounting for 61.96%), selling street goods on each area (accounting for 73.8%) and need to address the need for parking (accounting for 73.5%). However, the issue of narrowing the roadway is quite contradictory to the need to widen the sidewalk when the percentage of respondents saying that it is not necessary to narrow the roadway is 59.5%. Regarding the need to use open space, the opinions said that it is necessary to diversify activities in outdoor spaces (accounting for 78.6%), focusing creating playgrounds (accounting for 71%) and should all open spaces at the places where the ice crosses the road (accounting for 65.8%). Regarding the demand for landscape space, most of the answer sheets emphasized use of existing green landscape features (accounting for 73.2%) and the arrangement of waste collection points. Temporary (accounting for 59.5%).

5. Discussions

In the context of urban expansion, the appearance of new spaces alongside existing ones is common practice. Under the influence of development and policy making, there is a lack of spatial coherence and inconsistency in infrastructure between new and old areas. Therefore, coherent research is necessary to strengthen urban land fund. From the analysis of the needs and psychology of the community, the solution to organize the cohesive space is focused on the following contents:

- Solutions for organizing functions in cohesive spaces. The functions to complete the space need to meet the following criteria: Harmonizing the interests of investors and people whose land has been acquired; Reasonable area requirements for land parcel consolidation and division; Expand the sales and service scale of the public function.
- Solutions for organizing low-speed traffic routes. Applying Hillier's theories of "spatial syntax" to create features of "integrated space" through low-speed traffic, which is a driving force for economic development - social community cohesion here. The integration of diversity is the basis for forming thematic spaces according to the ideas of the current trend of "smart growth" and "green growth".
- Proposal for synchronous application of block merge and block split solution. The solution of block or block separation is not a new point, but the rational and harmonious application of these two solutions in a

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Applying mother-of-pearl marquetry to modern interior materials technology

Lương Minh Thu

Abstract

Mother-of-pearl marquetry is one of the crafts with artistic, cultural and historical value. The traditional mother-of-pearl marquetry technique is very sophisticated. Mother-of-pearl marquetry is often used as an interior decoration materials in traditional architecture,. However, the application of mother-of-pearl marquetry materials is quite limited in modern architecture and interiors in Vietnam. In many countries such as Japan, Italy, France, etc.. mother-of-pearl-marquetry has been researched with advanced production technology to find new solutions in luxury interiors. This article is based on practice to propose some effective and suitable solutions for applying mother-of-pearl marquetry materials to modern interiors in Vietnam.

Key words: mother-of-pearl marquetry, mother-of-pearl mosaic pearl inlay, material technology, interior, design, modern



Figure 1.1. Shells are used as pearl inlay materials

1. Introduction of Vietnamese traditional mother-of-pearl marquetry

Mother-of-pearl marquetry (also known as mother-of-pearl inlay, mother-of-pearl mosaic, mother-of-pearl inlay, snail inlay) is a long-standing Vietnamese craft. This is a job that takes advantage of the beautiful mother-of-pearl patterns of clam shells, snail shells, and egg shells to inlay into other material surfaces to create decorative patterns. Vietnam's terrain is located along the coast, so there are abundant native raw materials, creating favorable conditions for maintaining the mother-of-pearl mosaic profession. Previously, most mother-of-pearl products were used in the royal court or by nobles and prestigious people [1].

Chuon Ngo craft village which is located in the south of Hanoi city is considered the cradle of mother-of-pearl inlay craft in northern Vietnam. Chuon Ngo village (formerly Ngo Ha) passed down the tradition that the founder of the craft was monk Truong Cong Thanh, who was later honored as the village's tutelary god. Later, under King Le Hien Tong (1740-1786), a craftsman named Nguyen Kim came from Thanh Hoá, taught villager his secrets and became the second founder of the craft village. Around the mid-19th century, a number of mother-of-pearl inlay workers in the commune moved away from home to settle in Cuu Lau - an ancient village in Hanoi overlooking Hoan Kiem Lake (now Hang Khay Street, Hanoi). Hang Khay Street was known as the street of pearl-inlay workers until the French colonial period, Hang Khay Street was demolished and replaced by Paul Bert Street, where mosaic workers couldn't come to work. After 1986, in the North of our country, there were changes in economic structure, national innovation, and encouragement of non-state-owned enterprises, helping traditional craft villages to develop again with exported handicrafts. Chuon Ngo mother-of-pearl mosaic workers moved to regions throughout the country such as to develop their craft (such as Hue, Nha Trang, Da Nang, Hoi An, etc). The mother-of-pearl mosaic profession is coordinated with other professions to create products such as to serve the needs of the market (such as Dong Ky wood craft, Bat Trang pottery craft, Boi Khe lacquer craft, etc) [2].

Mother-of-pearl inlay is used on many types of products and furniture. Particularly for inlaying mother-of-pearl onto products with different types of cores.

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cohesive space is a new point. In application, the solution was flexible when affecting each area in order to bring a unique aesthetic, bringing identity value to the area. The synchronous application of this solution contributes to the current urban design research of the street in Hanoi.

- Proposal to establish diversity and share space. The proposed solution has partially solved the problem of limited land fund and is consistent with current manifestations. Shared spaces are established not only for bonding and cultural exchange between communities, but also as physical spaces for establishing transport connections between regions and between means of transport.

The proposed solutions are applicable in deployment in specific cohesive spaces in Hanoi. Creating a friendly space,

improving economic performance, minimizing potential risks of social unrest, contributing to improving the quality of life and real estate. As stated initially, these spaces always appear at the same time as urban expansion and have an increasing number. Therefore, the proposed solution contributes to ensure the sustainable urban development of Hanoi city. On the other hand, with its role as the capital - a large economic center with a high rate of urbanization, the study in Hanoi brings many lessons learned, and it is possible to apply in other cities across the country.

Base on this results, the specific following diagram is shown to synchronize the multi purposes of residents with the aim of improving quality of life./.

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Architectural characteristics of Thai den ethnic houses in Tram Tau, Yen Bai province

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Abstract

Under the influence of socio-cultural factors and the environment, the housing of the Thai Den ethnic group in Tram Tau, Yen Bai province, has become a symbol of cultural diversity and architecture in the northern mountainous region of Vietnam. Up to now, although architectural features have undergone modifications to adapt to modern life, these structures still reflect the inheritance of long-standing traditional values through identifiable images and spaces serving the daily lives of the Thai Den people. It can be seen that with contributions to the architectural and cultural history treasure of Tram Tau, specifically, and the Northwest region in general, the stilt houses of the Thai Den people play an important role in sustainable development and the continuation of traditional architecture in the area. The article employs investigative methods, current situation surveys, historical investigations, and comparative methods to identify architectural characteristics of Thai Den ethnic houses in Tram Tau in relation to Thai ethnic houses in the Northwest region in general.

Key words: Thai Den ethnic houses, Yen Bai, ethnic architecture, ethnic culture, stilt house

1. Introduction

Tram Tau, a district nestled in the Northwestern region of Vietnam, amidst towering mountain ranges, creates a majestic and distinctive natural landscape. It not only bears witness to numerous significant historical events but also holds a treasure trove of Vietnam's cultural heritage. With a diverse population comprising various ethnic groups such as the Hmong, Thai, Khơ Mú, Tay, Muong, and Kinh, it paints a vibrant picture of ethnic cultural and architectural diversity. Among these, the Thai Den ethnic group constitutes a significant proportion, and their houses still retain deep-rooted traditional architectural characteristics, becoming emblematic of this region.

Until now, there have been limited studies on the architectural aspects of Thai ethnic houses, primarily conducted by ethnographers such as Nguyen Khac Tung, Vuong Trung, Cam Trong, Lo Cao Nhum, and Tong Van Han. Vuong Trung's book "Traditional Stilt Houses of the Vietnamese Thai" contextualizes the Thai Den stilt houses in Thuan Chau, Son La, describing the rituals, customs, traditions, and activities related to the houses (for both Thai Den and Thai Trang), focusing more on ethnographic aspects while briefly covering architectural content. Cam Trong's book "Understanding the Thai People in Vietnam" also mainly describes the layout and activities inside the stilt houses of Thai Den in Thuan Chau, Son La, and Thai Trang in Ky Son, Nghe An. Meanwhile, Tong Van Han's "Construction Process of Ancient Stilt Houses of the Thai Den People in Muong Thanh, Dien Bien Province" primarily discusses the construction steps and rituals related to the building process and completion of the houses. Nguyen Khac Tung's "Traditional Housing of Vietnamese Ethnic Groups" provides more detailed information on the architecture of Thai ethnic houses (including both stilt houses and ground houses), distinguishing between Thai Den and Thai Trang, but is limited to a few houses in Muong La, Son La, Muong Lay, Lai Chau, and Con Cuong, Nghe An. In the architectural community, the Vietnam Association of Architects' book "Folk Housing in Vietnamese Rural Areas" presents architectural drawings of some stilt houses of Thai Den in Son La, including floor plans, sections, and elevations, but lacks in-depth analysis and interpretation of their architectural characteristics [1-7]

Overall, these studies provide a general overview of the traditional architectural aspects of the Thai people in Vietnam. However, empirical surveys reveal that while there are similarities in the architecture of Thai Den and Thai Trang houses, there are also significant differences alongside these similarities. Even within each branch of the Thai ethnic group, there are many variations in different regions (potentially influenced by natural conditions, cultural interactions with other ethnic groups, or adaptation to societal changes and new needs). These differences contribute to the diversity within the unity of traditional Thai ethnic architecture—a topic that requires further exploration. Therefore, in-depth research on the architectural characteristics of Thai houses in different locations/regions is essential and meaningful, as it can help identify local specificities and contribute to completing the unified picture of Thai architecture in Vietnam.

To systematically fill in the gaps regarding the architecture of Thai houses, this article aims to delve deeply into the architectural characteristics of Thai Den houses in one of the regions with a significant Thai Den population that has received limited research attention: Tram Tau, Yen Bai.

2. Research methodology

To achieve the stated objectives, the research team conducted multidimensional research methods, including investigation and current situation surveys, historical

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