

Sustainable social housing - social justice in the process of urban model transformation in Vietnam

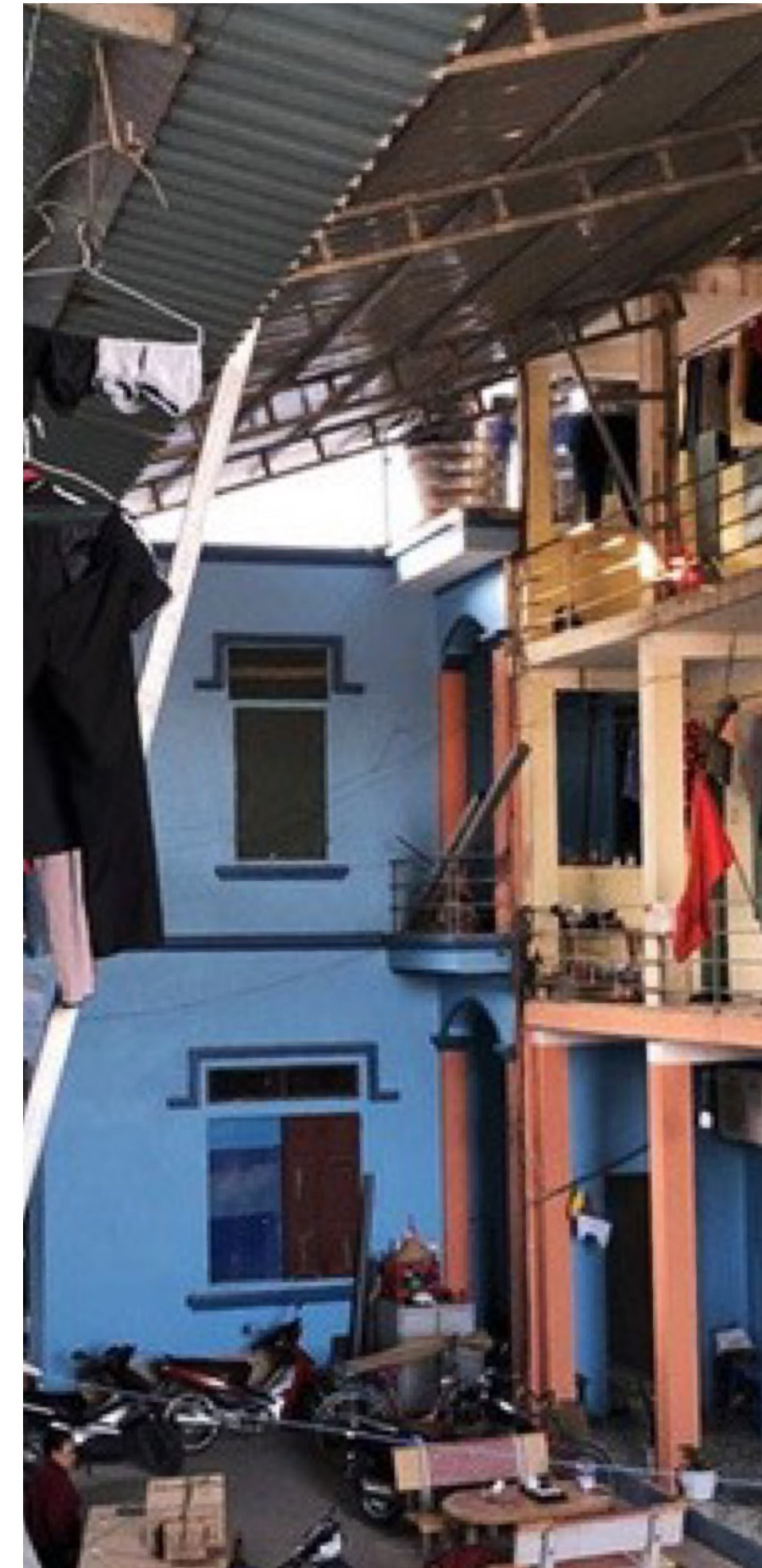


Dr NGO TRUNG HAI - Secretary General of ACVN, VIET NAM

International Mayors Forum - Jakarta Indonesia from 1-5 July 2024

Decision No. 338/QD-TTg on approving the Project "Investment in construction of at least 01 million social housing apartments for low-income subjects and industrial park workers in the period 2021 - 2030"

The need for social housing for low-income people and workers in industrial zones in localities in the period 2021-2030 is about 2,400,000 units.



Many commercial houses are abandoned

PIC•COLLAGE

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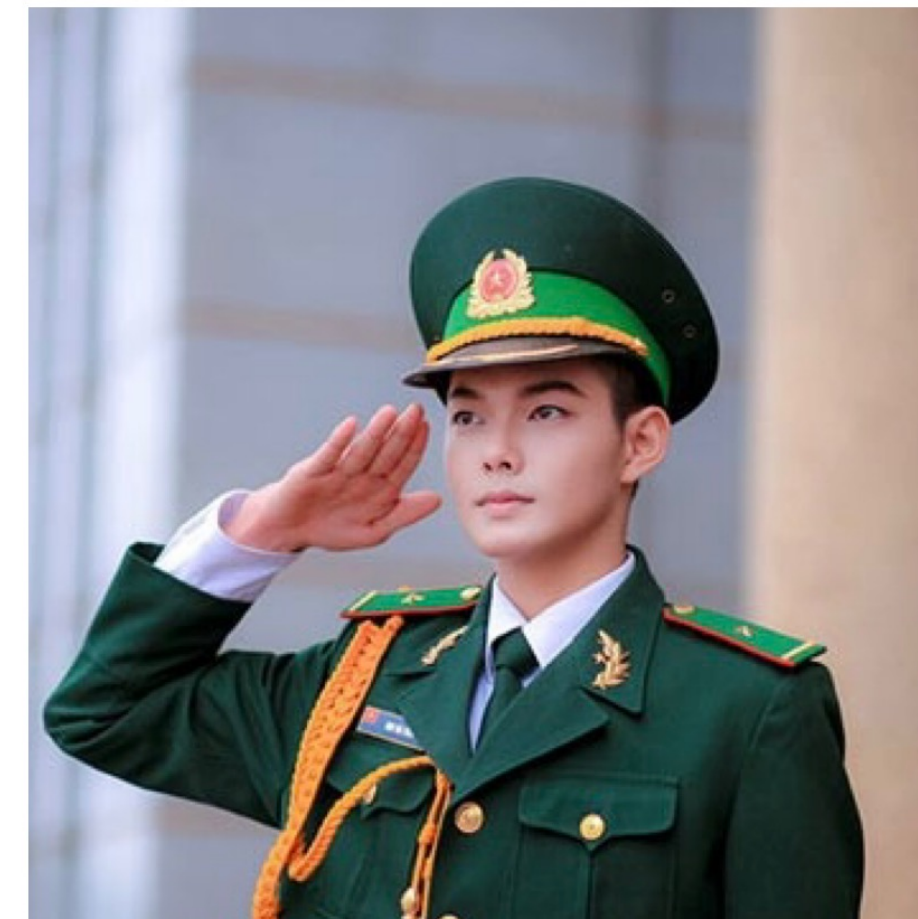
Who will be eligible to rent and buy social housing:

According to Housing Law 27/2023/QH15: there are 12 subjects including mainly poor people (salary not exceeding 15 million/month), poor households, workers, farmers, armed forces, civil servants,

Incentive Policies:

Land use fee exemption, tax incentives, infrastructure support around the project, loans for purchase and construction with low interest rate %, private enterprises or public investment...
Social Housing Development Fund

After 5 years it will be sold as commercial housing



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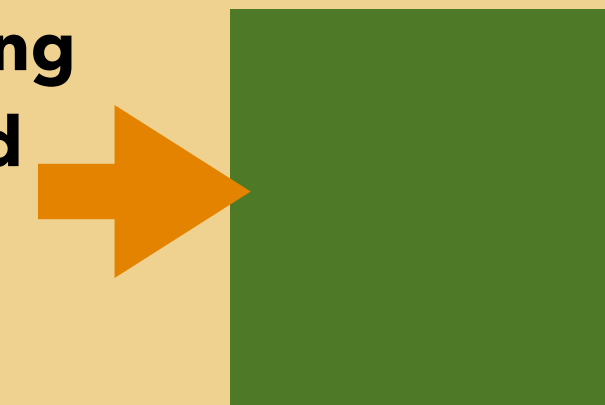
Key for social housing smart development

1. Affordable housing vs Social Housing
2. Prefabricated technology,
3. Small and Medium Apartments
4. Buyers accessing the Social Housing Development Fund (low interest rate), also Investors
5. Advanced construction materials,
- 6 Green Planning & Architecture with natural energy,
7. Transparent and simple buying processes through e-government public services,
8. City support to build of surrounding infrastructure



New social housing complex in Ha Long city

20% social housing areas in total land of new urban commercial area



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Key for social housing sustainable development

1. Public spaces such as parks and full service amenities
2. Create conditions for people to do small businesses
3. Create conditions for people to transfer, rent & buy and also change accommodation flexibly
4. Social housing meets local needs and culture



Community space mixed with F&B

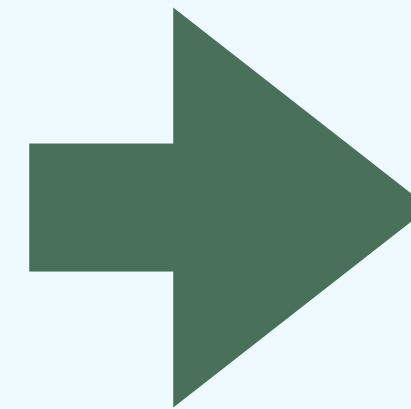
Social Housing complex as Smart city

Smart city with green planning, green buildings that

save energy - save land

harmonize with nature and low infrastructure investment costs

Smart resident management, smart and safe utility services



SMART DEVELOPMENT FRAMEWORK

MÔ HÌNH PHÁT TRIỂN THÔNG MINH

Comprises of 4 layers interlinked by a governance framework:

These layers determine objectives and roadmap of smart development



SERVICE INFRA HẠ TẦNG DỊCH VỤ

Education Healthcare Finance
Safety Mobility Hospitality
Retail Professional

DIGITAL INFRA HẠ TẦNG SỐ

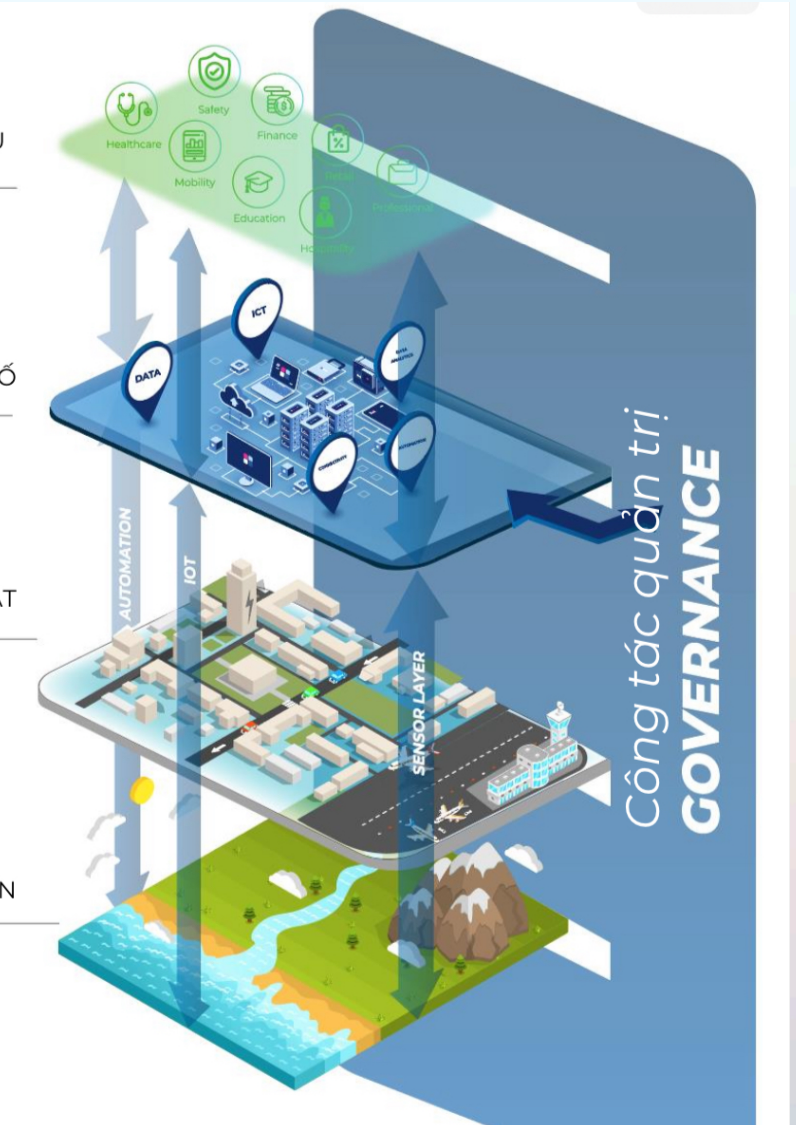
Data storage Data analytics
ICT Automation Connectivity

PHYSICAL INFRA HẠ TẦNG KỸ THUẬT

Real estate Transport Energy
Water supply Waste treatment
Flood control Industry
Green zone Vehicle
Road

NATURAL LAYER NÉN TẦNG TỰ NHIÊN

Water Land Climate



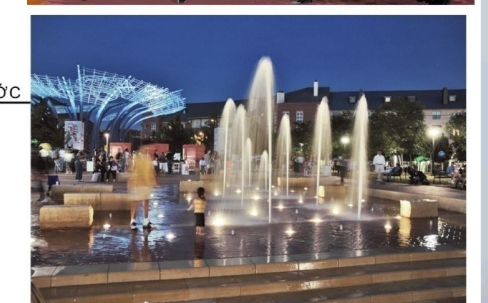
Ô CHỨC KHÔNG GIAN CHI TIẾT



CHỢ DẪN SINH



ĐÀI PHUN NƯỚC



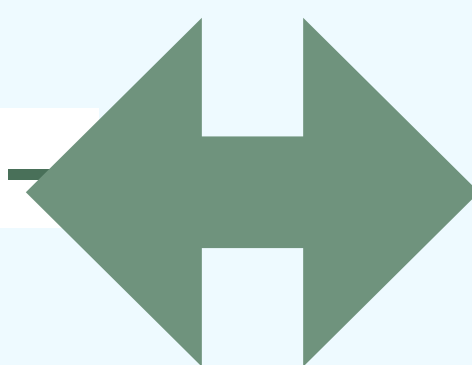
VƯỜN TRÊN MÁI



Không gian tổ chức các sự kiện hội chợ, trưng bày sản phẩm,...

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**Mục tiêu/Goal 11 in Viet Nam:
Các thành phố và cộng đồng bền vững -
Sustainable cities and communities**



Goal 11 emphasizes the important role of sustainable and resilient urban and rural development; ensure a safe living and working environment;

By 2030, cities and human settlements are inclusive, safe, resilient and sustainable. Ensure that everyone, especially vulnerable people, women, children, people with disabilities and older people, have access to adequate, safe housing and basic services. all at reasonable prices; providing access to a safe, accessible and sustainable transport system.

At the same time, strive to protect and preserve the world's cultural and natural heritage. Reduce the per capita negative environmental impact of cities. Strengthen the preparedness and resilience of cities to respond to future crises.



Ref: UNOSD 2024 International Mayors Forum

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Thank you

**Dr NGO TRUNG HAI - Secretary General of ACVN,
ASSOCIATION OF CITIES OF VIET NAM**