The settlement heritage in the development of urban real estate projects towards sustainability in Hanoi

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Abstract. The settlement heritage in Vietnam was formed in the urban core and the green belt for a long period. When Vietnam's economy entered the Doi Moi phase in 1986, real estate was gradually considered as a high-value commodity for trading, investment and hoarding. In 1993, when the National Assembly passed the first Land Law and the Housing Ordinance, the wave of "land fever" had a strong impact and even put great pressure on the conservation of settled heritage. Therefore, there is a long-standing prejudice that the preservation of settlement heritage and the development of real estate are two conflicting, even mutually destructive tasks in urban planning, especially in the suburbs of Hanoi. The settlement heritage in suburban area usually included in a new urban planning map. So the development of the new urban area will destroy existing context and the settlement heritage itself. Those actions lead to an unstable development of urban and suburban structure. However, until recent years, when the concept of "Sustainable Cities" received much attention, especially when compared with actual case studies abroad, the role of Settlement Heritage Conservation Hanoi suburbs in real estate development need to be re-evaluated and considered from an objective scientific perspective, with a new vision and perspective, towards the goal of building a sustainable urban development.

Keyword: Settlement heritage, Hanoi real estate, sustainable development, new urban area, real estate projects, sustainable urban.

1 Introduction: Settlement Heritage in Hanoi

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1.1 Summary of the process of formation and development of settlement heritage in Hanoi

1.1.1 Settled heritages are formed in the urban core and green belt

In 1010, King Ly Thai To chose Dai La citadel located on the Red River to build Thang Long capital, the meaning of that name means "Where dragons fly". The result of that choice was the glorious development that lasted for hundreds of years of the Ly, Tran, and Le dynasties. Even, until it is no longer the capital of Vietnam, Thang Long has always been an irreplaceable socio-economic center. "Trade activities between the capital and the countryside have developed right from the 11th century. According to the king's will, craftsmen from craft villages in the Red River Delta gradually gathered to Hanoi. Private workshops are not yet common because the State monopolizes control of handicrafts [1]. By the 14th century, the name "Ke Cho" appeared to refer to the trading street that developed east of Thang Long and was very close to the harbor area and became very popular in the 17th and 18th centuries. crowded with large and small markets, where they sell handicrafts produced by the village.

"With the operation of the markets and the gradual settlement of residents from the villages (small traders and craftsmen), social life in the neighborhood was gradually organized into worker wards. specialization in each occupation led to the formation of villages or "villages within the city"[1]. Since the 17th century, the trading quarters made up of many villages achieved strong development. Each village gathers residents who share the same origin in the countryside and do the same occupation, living together along a street. The boundaries of each village are therefore located behind the land plots, right in the urban core. The villages are located close to each other to form a primitive urban population with the characteristics of high population density and diverse population. However, the villages all retain their rural characteristics: the main street in each village has entrance gates at both ends and has many religious buildings just like in the countryside. Each village is a market ward.

With streets resembling village roads, these communities make their own rules and govern in a quasi-autonomous manner. The transformation of craft and business villages in the inner city into craft streets takes place gradually in the process of increasing population density. The diagrams in Figure 8 show the hypothetical scenario of simultaneous change of villages in the city, and there are many rural features present in the business district. However, contrary to the village form in the countryside, which often resembles an oasis in the middle of the fields, the trading street is first formed from the markets located along the main roads, then organized into villages clinging to these very streets. With the appearance of tube houses, the neighborhood was operated independently when adopting a new urban form, which then gradually spread to the countryside since the Doi Moi period.
The formation of a toad market in the area between the Imperial Citadel and the Red River.

Develop the market and start forming craft spots.

The structure of the village in the street (the entrance gate) and the guild hall, the development of the tube house model.

During the French colonial period: villages in the town followed the model of a craft street. Today developed into a multi-storey townhouse.

**Fig 1. Hypothesis on the development process of Hanoi Old Quarter**

Historically, Hanoi has been home to craft streets and traditional craft villages (weaving, pottery, paper dó, bronze casting, gold, silver, shoe leather, mosaic, painting, embroidery, etc.). Some craft industries disappeared (paper dó, blacksmithing...), while some new occupations appeared (sewing,...). The craft villages are mainly concentrated in the suburbs. Currently, Hanoi has about 10 villages with over 100 years of age, out of 30 craft villages. Famous craft villages such as Bat Trang - Kim Lan - Da Ton ceramics (Gia Lam), Lien Ha and Van Ha wood mosaics (Dong Anh), Kim Lu rattan knitting (Thanh Xuan), etc. Weaving Dai Mo - Tay Mo (Tu Liem). Some traditional craft villages process food. With the expansion of the area in 2008, Hanoi has more famous specialized villages such as silk weaving (Van Phuc, Ha Dong), mosaic (Phu Xuyen...).[2]
Formation of agricultural villages surrounded by rice fields

The emergence of handicrafts interspersed with rice farming activities

Crafts developed gradually replacing the position of agriculture. Formation of trade and technical networks.

Today, restoring and transmitting professions, adapting to industrialization techniques, new outputs of products.

**Fig 2. Hypothesis about the development process of Hanoi craft villages [6]**

1.1.2 *The relationship between urban core and heritage belt*

Inner-city villages have a great advantage because they have just built factories in the suburbs, linked with craft streets to supply products, so they can still maintain production. However, the population gathering in the urban core has put great pressure on the trade streets. Many craft streets cannot compete with modern manufactured products, or land
prices are high, so they have gradually disappeared. Especially after the 1986 Doi Moi period, the population composition was profoundly changed, the number of immigrants flocking to the city increased, and were classified into available real estate. The old owner can only keep a small area to live. This causes the street models to be deformed, chopped, and transformed to suit new living needs.

Because the density became too high and the quality of life seriously declined, the government had policies to expand the territory and administrative boundaries to relax the population. Since then, a number of policies have encouraged new urban real estate construction projects in craft village areas in the heritage belt. However, the expansion gradually became out of control when the number of approved projects became too large and was affected by the land fever of the real estate market.

1.2 The development of real estate projects in the process of expanding the boundaries of Hanoi

1.2.1. The process of expanding the boundary of Hanoi

In 1955, after the liberation of the capital, a new Hanoi was shaped. The city has an area of 152.2 square kilometers, including the inner city of Hanoi, the districts of Quang Ba, Cau Giay, Cau Giay, Nga Tu So and Quynh Loi.

In 1961, Hanoi expanded its area for the first time (both inner city and suburban). The total area is 586.13 km², of which the inner city 37.13 km², (increase 3.03 times), the suburbs 549 km² (increase 3.92 times). After reunifying the country, in 1979, Hanoi expanded its boundaries for the second time, the area skyrocketed to 2130.5 square kilometers, including 4 urban districts, 11 suburban districts and one town.


In 2008, Hanoi expanded its territory and area for the third time. The management decentralization efforts promoted since 1990 were not taken into account as of August 2008, immediately, the characteristics and Hanoi's proportions have been profoundly altered, typically tripling the area while doubling the total population. On August 1, 2008, Hanoi officially expanded, becoming the capital with the 17th largest area in the world with more than 3,300 square kilometers (3.6 times higher than before), the population increased by 80% from 3.4 to almost 6 million. Rural infrastructure is also improved. The concrete road runs to the poorest communes in the westernmost part of the city, where the Muong ethnic group formerly lived in Hoa Binh province. Health infrastructure and schools are invested equally according to the capital area. People's lives in many places have improved.

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**Fig 4.** Hanoi area and the population.
The population increased most of the time. Especially after 14 years (from 2008 to 2022), the Hanoi area have not increase but the population raise up to approximately 150%. This data predicts a hard future period with huge increase in population. In the predication of Hanoi Master plan from the Government, the population will up to 6.6 million in 2030, however, the population was 2 million more than that in 2022. So that we could see a failure in the future of planning with all the properties and infrastructure become overload.

In this chart, we can see the great potential of the suburban area when the percentage compared to the inner city area is very different. This means that the suburbs need to be adjusted to the forces of gravity, in order to redistribute the population accordingly. This goes hand in hand with the development of infrastructure, socio-economic facilities or real estate investment projects. However, when placing new complexes into an existing architectural-planning space network, planners need to consider contextual factors carefully to limit the damage to the network, old and deformed existing elements.

1.2.2. The development of Hanoi real estate market and real estate projects in Hanoi

1.2.2.1. The process of formation and development of the real estate market

During the period from 1960 to 1974, the population of Hanoi's inner city doubled due to the advantages of migration from the countryside to the city. During the 1980s, the informal housing market thrived in the face of chronic housing shortages. Informal transactions with low value are secretly carried out, the urbanization rate is still slow. In 1993, the first land rush took place in the context of the State's first issuance of the Land Law and the Housing Ordinance, allowing for easier transfer of land use rights. This is considered the golden age of economic growth with GDP increasing by 8.1% (1993), 8.8% (1994), and 9.5% (1995). Strong GDP growth makes people believe in the bright future of the economy, boosting housing prices sharply.[2]

In 1995-1999, the State issued 2 Decrees No. 18 and No. 87 on land tax, in order to prevent speculation and regulate the market. These two Decrees force speculators who use financial leverage to participate in the market to sell off their holdings to pay the Bank. The wave of massive sell-off took place, causing the real estate market to be in a state of oversupply and plummeting. Adding the impact of the Asian economic crisis originating in Thailand has made the market decline.
Since 2000, house prices began to fluctuate, reaching the most expensive in the world, higher than some major cities of industrialized countries. The Enterprise Law in 2000 and the Foreign Investment Law in 2001 were born. Speculation increased strongly but no buildings or houses were built, showing that this is a fever from virtual demand and virtual prices. “Land Law 2003” and “Decree 181” had a strong impact on the land plot market, speculative transactions gradually subsided. From the end of 2003, the real estate market decreased transactions gradually until 2005, but the price did not decrease because it was mostly private idle money. In 2007, Vietnam officially joined the WTO, received a large investment wave after integration, high credit growth, surplus capital transferred from securities to the real estate market. Housing prices increased from 50-70%, even up to 100%. Market demand has changed from facade houses, townhouses to luxury apartments and villas. In 2007, the Law on Real Estate Business took effect, along with the introduction of legal corridors such as the Law on Real Estate Registration, the Law on Land Use Tax, the Law on Housing, and policies applicable to overseas Vietnamese buying houses. … help investors feel more secure when participating in the market. Influenced by the global financial crisis in 2008, Vietnam's economy was in recession, inflation and bad debt increased rapidly (in 2009 it increased by 19.89%), interest rates on bank loans were very high (23-24%/per year). The Government's credit tightening policy to control the real estate bubble and curb inflation caused the real estate market to be severely affected.

From the second half of 2011, the real estate "balloon" was "deflated" strongly on a large scale, "thick ice" covered the whole market. Many individuals and real estate businesses struggled. The real estate market has shown signs of recovery since the end of 2013 and has developed stably: Transaction volume increased, inventory decreased, the structure of real estate goods shifted to a more reasonable direction, more suitable to the needs of the real estate market. In 2019, from a general perspective, the real estate market is still in a recovery and growth cycle, but there is a decrease in both supply and number of transactions. The reason is that the land fund in the central area is increasingly depleted; legal proceedings are delayed; the authorities review and suspend all illegal projects. Entering 2020, the global pandemic Covid-19 has a strong impact on the economy and real estate market. Supply continued to be scarce, trading was "quiet", prices moved sideways. By early 2021, with confidence in the economic recovery, aggregated data from the Vietnam Real Estate Association showed that land fever occurred in the first quarter of 2021, the average price increase. from 30% - 100%. At the end of 2022, the real estate market entered a difficult and cold period until 2023. But after all, “Vietnam has retained exceptional growth, despite being affected by various economic crises over the last 25 years. And besides being considered the sector of choice for investors in Vietnam, property remains the safest and most effective investment channel.”[5]
1.2.2.2. Real estate projects in Hanoi

Initially, the transformation of urban expansion took place at the end of 2000. The absence of foreign investors has forced the State to put pressure on the country's large construction companies. Thus, by 2002, there were more than 25 joint stock companies researching and deploying housing groups. In 2003 more than 70 residential areas were planned in the capital, outside the perimeter with the boundary of the To Lich river.

Faced with the problem of raising capital, the projects called for capital investment of urban people, the infrastructure system and the number of people changed. Thanh Cong (Hai Ba Trung District), Yen Hoa and Trung Hoa Nhan Chinh (Cau Giay District), Sai Dong (Gia Lam dist) projects have accelerated, proving that barriers to land clearance compensation are not difficult as some planners do. In early 2000, when the planning projects just started, 60% were sold out. As early as 1992, the first real estate group to set up an urban planning project in Hanoi was Ciputra I from Indonesia. This group has proposed to the Government and the City People's Committee to build a new urban area (New Urban Area) with 100,000 people, located in an area of 392 hectares between West Lake and the road to the airport. Instead of building a real urban, this place has the appearance of a giant high-end commercial and real estate project. Manufacturing activities (crafts or handicrafts) were completely relocated from this area. The infrastructure works are privately owned and cater only to foreign residents or extremely wealthy Vietnamese.
New urban areas (New Urban Areas) are populations consisting of high-rise buildings, isolated adjacent buildings, commercial centers, and public facilities built on the outskirts of the city, located on agricultural lands. The new urban areas received much criticism from foreign researchers as well as the Vietnamese press. The modern architecture of this area, the difference in social space are also factors that make these urban areas difficult to integrate in the city. [1]. However, new urban areas are the focus of the national strategy on housing until 2020. The construction of houses is paid by buyers - investors, who pay for land use. In theory, the initial selling price is set by the city when approving the project. However, often apartments will be transferred many times before reaching the end user and this price is determined by the market. This leads to a very high price difference between the agricultural land of the farmers cleared for the project and the price of the apartment. Currently, after adjusting the boundary, many urban areas are located in the inner city of Hanoi.

1.3. Sustainable urban criteria in Vietnam

For the first time, in 1987, in the report "Our Future" at the World Council on Environment and Development, chaired by former Prime Minister of Norway, Gro Harlem Brundtland, the idea and concept were presented the concept of sustainable development. That is, “Current generations should meet their own needs, without compromising the ability of future generations to meet their needs”.

Following that, many different definitions were born, such as: Sustainable development is a process of settlement and compromise between economic, natural and social systems", that is, sustainable development must ensure 3 economic, social and environmental goals are harmonized (H.Barton, International Institute for environmental and development –IIED).
On the basis of the general concept of Sustainable Development, sustainable urban development is an important object in society for sustainable development and development. Sustainable urban development is still based on the following principles: Urban economy - Urban environment and Urban social culture. Sustainable urban development is based on a system of groups of criteria (Criteria) in which there are many other specific sub-criteria (Sub - criteria).

On the basis of the principle of Sustainable Development, with the characteristics of an urban area, the concept of Sustainable Urban Development can be understood as "the intimate and organic relationship between the urban's constituent elements: 1/ Urban economy, 2/ Urban social culture; 3/ Environment - Urban ecology; 4/ Urban infrastructure; 5/ Management of urban construction". [3].

2 Method: Analysis and assessment of settlement heritage values in relation to real estate projects

2.1. Architectural and planning value

From the Hanoi Master Plans of the French in 1924 and 1943, presented by the typical faces of the French urban planning industry at that time, Ernest Hébrard, Pineau and Cerruti Maori, showing the plan to remove village structure out of the urban area. This was similarly repeated in the planning of the period from 1954 to 1986 (the time when Vietnam had just gained independence from the US Empire), when the plan was not lenient with pre-existing structures, in there are the villages. In the Doi Moi period after 1986, small-scale projects and villages in the first belt have lost agricultural land but have not been radically changed. Until the HAIDEP program of the Japan International Cooperation Agency (JICA) implemented, according to this mindset, craft villages are taken as a starting point in the development of adjacent areas, which manifests itself in two aspects: value of handicrafts and heritage create tourist attractions, inner cities are considered pre-existing urban areas and act as buffer zones for housing development. The project has not been implemented, but has a certain influence on the later master plan which is "Hanoi Capital Construction Planning to 2030, with a vision to 2050".

Since the opening of the economy, from the historical center, Hanoi has expanded very rapidly to the west where the geographical conditions are most favorable, due to the restriction to the north and east because of the Red River, to the west. The ground is low-lying and prone to flooding. This expansion does not include villages in new urban areas. Craft villages merged into urban areas have very different characteristics but almost all will lose productive land, production activities are difficult to maintain while land prices are high and compete with modern manufacturing industries.
2.2. Cultural and social values

For current new urban project areas, based on the tastes of product buyers, investors have begun to focus on cultural values while designing new urban areas, although most of the impact is still located only in the new urban project area without support for the surrounding craft villages. Although cultural awareness is limited and stops at the level of symbolization with decorative monuments, architectural styles that simulate the old town and ancient buildings, awareness of the heritage has been appreciated than in the previous period.

The consequence of the design of urban projects in the previous period that did not take into account the socio-cultural values of craft villages was a very long list of craft villages that were annexed by Hanoi and lost their traditional craft: paper-making villages. Around West Lake, Giap Tu and Giap Nhi votive production villages are located to the south of Hanoi, and embroidery villages on the outskirts of Ha Dong. There are still 2 or 3 bronze casting artisans in the very famous Ngu Xa village, which has become a favorite area for foreigners coming to Vietnam to live by Truc Bach lake. New urban project areas are too numerous and similar in architectural form, leading to boredom, lack of individual identity and locality.

There are many paper-making craft villages near West Lake, taking advantage of their location near water sources because these are activities that require a lot of water and are close to the Hanoi market. Paper-making has been around for over 7 centuries and by the 1920s there were still more than 100 paper-making households. Some households are inclined to produce high-quality paper for writing royal mats, illustrations or folk paintings [1]. Soon after, the process of industrialization was started, by the early 1980s, traditional
paper had disappeared, newsprint products, industrial products were rampant. Affected by the competition of industrial paper and the pressure on land in the area being urbanized, craft villages cannot be maintained.

However, not all craft villages merged into urban areas are degraded and give up their profession. There are still very famous craft villages such as Bat Trang village, Van Phuc village, which still preserve socio-cultural values in the process of urbanization and take advantage of urbanization to develop tourism - economy and maintain craft villages.

2.3. Value of tourism - economic development

Tourism-economic development is a spearhead in craft village development and an important task to maintain the profession. Hanoi's craft villages themselves are very old and famous, but in order to survive and develop, it is necessary to integrate technology and change production methods to suit the new situation.

Bat Trang is a typical example of flexibility in craft village development following the trend of the times. In the past, most of the business households and households in the pottery village used charcoal and coal, which caused air pollution problems. According to statistics, each year Bat Trang consumes about 70,000 tons of coal, emits about 130 tons of dust and releases 6,800 tons of ash into the environment. Pollution of soil, water, solid waste and good reputation was also a problem in Bat Trang.

Currently, Bat Trang has replaced outdated production with clean technology. 90% of households in Bat Trang use liquefied petroleum gas ceramic kilns. Investing in new technology not only helps to reduce energy consumption and environmental pollution, but also creates jobs for about 4,000 workers. Modern technology helps the quality of each batch of firing reach 80-90%, much higher than the rate of 60-70% due to traditional kiln firing in the past, besides, the time of firing ceramic with new technology is also high shorten.

Bat Trang has applied modern technologies to meet the experience needs of domestic and foreign tourists by building the Bat Trang electronic portal, installing free wifi, using automatic voiceover machines, Bat Trang tourism application, virtual reality experience glasses, smart electric cars... to serve tourists. In addition to applying technology applications to develop smart tourism in accordance with the trend of modern tourism, Bat Trang also decorates the streets, builds houses to welcome and guide visitors; create cultural spaces that attract young people to "check in".

In recent years, the number of visitors to Bat Trang for sightseeing and trading is estimated at 200,000 visitors/year, of which, international visitors account for about 10%, students, students and young people account for about 40%. Especially, in the peak season, there is a day when Bat Trang welcomes nearly 10,000 visitors to visit…[4]

3 Result: Proposing orientation of settlement heritage conservation in sustainable urban real estate project development

Based on assessments of the relationship between settlement heritage and sustainable real estate projects, combined with scientific researches on sustainable cities, a number of recommendations are proposed for the conservation of settled heritage in the region. Sustainable urban real estate project development is launched.

Specifically, scientific research on sustainable cities used for reference is the Criteria System for Sustainable Urban Development in the process of urbanization.
In the research topic on "Analysis of urbanization policy in the process of urbanization affecting sustainable development in Vietnam", under the "21st Millennium" program sponsored by UNDP, ten groups of sustainability criteria have been proposed. sustainable in the process of urbanization as shown in Table 1: Criteria for sustainable urban development [3]

<table>
<thead>
<tr>
<th>No</th>
<th>GROUP OF Criteria</th>
<th>Small SUSTAINABLE URBAN Criteria</th>
<th>PROPOSED ORIENTATION FOR HERITAGE CONSERVATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Regional planning and urban planning are suitable to geographical regions and natural ecological conditions, environmental protection.</td>
<td>There are 4 criteria: 1) 6 geographical regions; 2) Natural conditions in 6 geographical regions; 3) Natural ecological zones; 4) Ensure environmental sanitation conditions of land, water, coast, forest, river, lake.</td>
<td>- Acknowledge existing craft village structures and need to be calculated in the master planning problem.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Research and analysis</td>
</tr>
<tr>
<td>2</td>
<td>The urban economy develops stably and sustainably, creating many jobs for all economic sectors and all urban residents.</td>
<td>There are 5 criteria: 1) Growth of industries; 2) Trade and service sector growth; 3) City tax revenue growth; 4) Create healthy competition for all economic sectors; 5) Create many jobs for the informal sector (informal sector).</td>
<td>- Review the remaining production land funds to ensure stable operation of craft villages.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Prioritize economic development of tourism and services related to local culture.</td>
</tr>
<tr>
<td>3</td>
<td>Urban literacy and development resources are strong enough.</td>
<td>There are 5 criteria: 1) University degree; 2) College degree; 3) High school diploma and equivalent; 4) Primary school level; 5) Unschooled.</td>
<td>- Raise public awareness through the economic benefits associated with the heritage.</td>
</tr>
<tr>
<td>4</td>
<td>Degree in planning management and sustainable urban development.</td>
<td>There are 5 criteria: 1) Having staff having university and post-graduate degrees; 2) College degree; 3) High school diploma and equivalent; 4) Primary school level; 5) Unschooled.</td>
<td>- Training planning participants to have an awareness of the importance of Heritage.</td>
</tr>
<tr>
<td>5</td>
<td>Urban services meet increasing</td>
<td>There are 6 criteria: 1) Taking care of urban people's health; 2) Education and training to meet the needs; 3) Satisfying</td>
<td>- Develop services related to heritage culture such as exhibitions, workshops.</td>
</tr>
<tr>
<td>6</td>
<td>Urban social infrastructure responds promptly and fully.</td>
<td>There are 6 criteria: 1) Adequate and comfortable urban housing; 2) Green space, full urban water surface; 3) Having all kinds of educational and training works; 4) Having all kinds of health care facilities; 5) There are all kinds of entertainment facilities; 6) There are all kinds of cultural and other related works…</td>
<td>- Enhance public spaces for local people in combination with organizing events associated with the urban project area.</td>
</tr>
<tr>
<td>7</td>
<td>Urban technical infrastructure responds promptly and fully.</td>
<td>There are 7 criteria: 1) Urban internal and external traffic; 2) City water supply; 3) Urban drainage has two separate systems; 4) Collect and manage solid waste in accordance with regulations; 5) Use energy towards more energy extraction; 6) Urban communication is increasingly modern; 7) Access and timely exploit advanced technologies in urban construction planning and management.</td>
<td>- Classification of existing craft village landscapes; types that need to be preserved, can be adjusted, can be renewed. - Application of clean technologies</td>
</tr>
<tr>
<td>8</td>
<td>Integrating environmental planning in urban construction planning.</td>
<td>There are 5 criteria: 1) Organization of green space, regional and urban water surface; 2) Exploit the water surface as much as possible; 3) Maintain good social environment; 4) Effectively protect the environment and heritage; 5) Fully implement urban environmental planning.</td>
<td>- Classification of existing craft village landscapes; types that need to be preserved, can be adjusted, can be renewed. - Use clean technologies</td>
</tr>
<tr>
<td>9</td>
<td>Mobilizing the community to participate in urban construction planning and management.</td>
<td>There are 5 criteria: 1) Contributing ideas on urban planning; 2) … on urban development investment; 3) … on urban management; 4) … on urban administration and management; 5) … about the role of women in urban construction investment and management.</td>
<td>- Consult the people’s opinions on changes in planning and heritage conservation.</td>
</tr>
</tbody>
</table>
Consult experts, organize seminars and discussions

Cooperation, operation and management of urban construction...

There are 5 criteria: 1) Formation of boundaries and reasonable spatial management of the region; 2) Form an effective regional management mechanism; 3) Ensuring benefits for urban areas in the region; 4) Cooperation in environmental protection and sustainable development, 5) Ensure balance between natural and urban ecosystems.

- Create a harmonious relationship between the craft village and the new urban project area based on common interests
- Set out common mechanisms and regulations across regions of mutual influence
- Commitments to cooperation, ensuring common hygiene and clean environment

References