

# The Comprehensive Urban Development Programme in Hanoi Capital City of the Socialist Republic of Vietnam (HAIDEP)

FINAL REPORT

**Vol.3 Pilot Projects**

March 2007

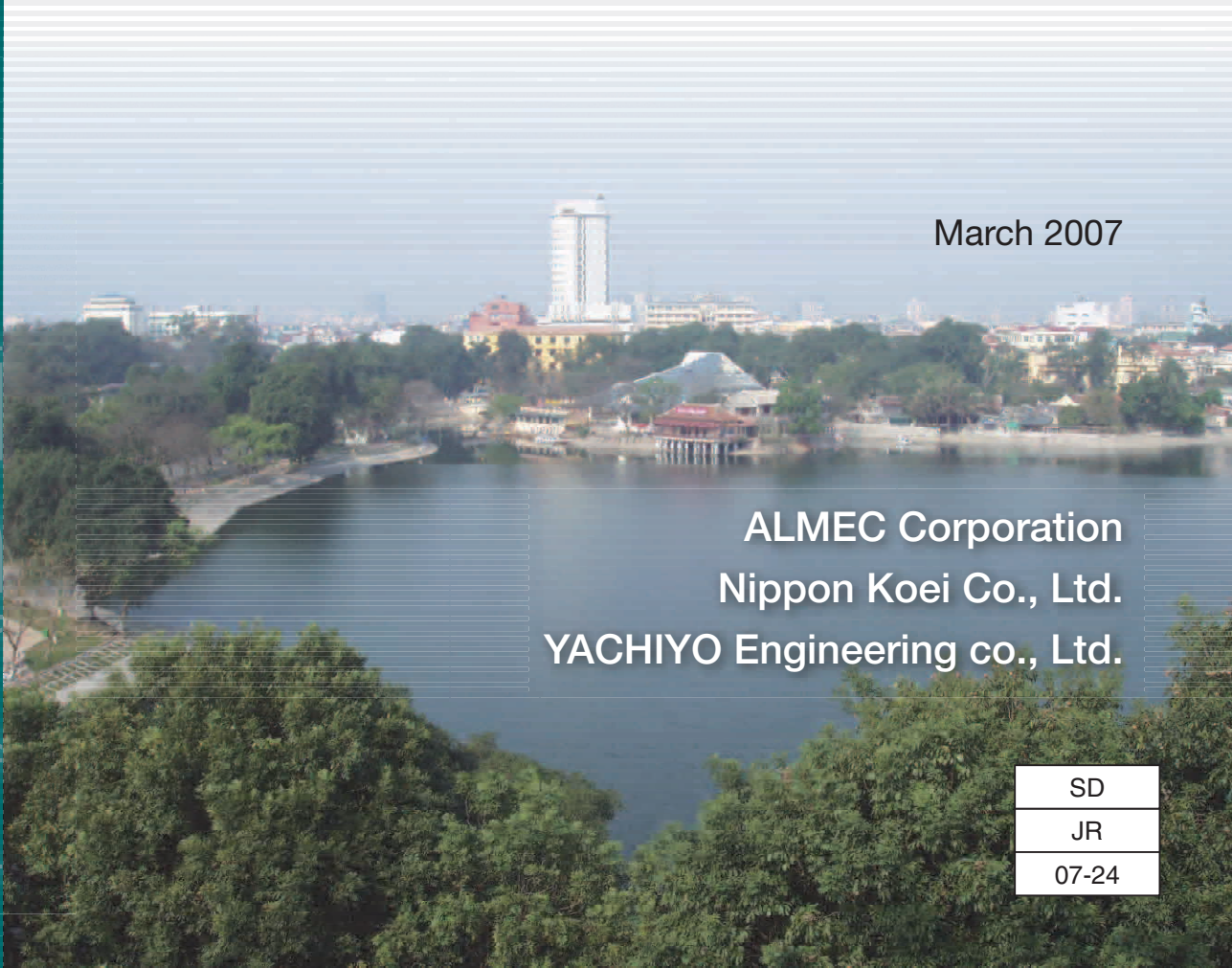
**ALMEC Corporation  
Nippon Koei Co., Ltd.  
YACHIYO Engineering co., Ltd.**

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HAIDEP



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Programme in Hanoi Capital City  
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The exchange rate used in the report is

J. Yen 115 = US\$ 1 = VND 16,000

(average in 2006)

## PREFACE

In response to the request from the Government of the Socialist Republic of Vietnam, the Government of Japan decided to conduct the Comprehensive Urban Development Programme in Hanoi Capital City and entrusted the program to the Japan International Cooperation Agency (JICA).

JICA dispatched a team to Vietnam between December 2004 and March 2007, which was headed by Mr. IWATA Shizuo of ALMEC Corporation and consisted of ALMEC Corporation, Nippon Koei Co., Ltd., and Yachiyo Engineering Co., Ltd.

In collaboration with the Vietnamese Counterpart Team, the JICA Study Team conducted the study including field surveys; demand forecast; conduct of pilot projects; formulation of comprehensive urban development program and subsector master plans for urban development, urban transportation, urban water and sanitation, and living conditions; and conduct of prefeasibility studies on the selected priority projects. It also held a series of discussions with the relevant officials of the Government of Vietnam. Upon returning to Japan, the Team duly finalized the study and delivered this report.

I hope that this report will contribute to the sustainable development of Hanoi City and to the enhancement of friendly relations between the two countries.

Finally, I wish to express my sincere appreciation to the officials of the Government of Vietnam for their close cooperation.

March 2007

MATSUOKA Kazuhisa  
Vice President  
Japan International Cooperation  
Agency

March 2007

***MATSUOKA Kazuhisa***

Vice President  
Japan International Cooperation Agency  
Tokyo

**Subject: Letter of Transmittal**

Dear Sir,

We are pleased to formally submit herewith the final report of the Comprehensive Urban Development Programme in Hanoi Capital City in the Socialist Republic of Vietnam.

This report compiles the results of the study which was undertaken both in Vietnam and Japan from December 2004 to March 2007 by the Team comprising ALMEC Corporation, Nippon Koei Co., Ltd., and Yachiyo Engineering Co., Ltd.

We owe a lot to many people for the accomplishment of this report. First, we would like to express our sincere appreciation and deep gratitude to all those who extended their extensive assistance and cooperation to the Team, in particular the Hanoi City People's Committee.

We also acknowledge the officials of your agency, the JICA Advisory Committee, and the Embassy of Japan in Vietnam for their support and valuable advice in the course of the Study.

We hope the report would contribute to the sustainable development of Hanoi City.

Very truly yours,

**IWATA Shizuo**

Team Leader  
Comprehensive Urban Development Programme in Hanoi Capital City

**THE COMPREHENSIVE URBAN DEVELOPMENT  
PROGRAM IN HANOI CAPITAL CITY  
OF THE SOCIALIST REPUBLIC OF VIETNAM  
(HAIDEP)**

**FINAL REPORT**

**VOL.3 PILOT PROJECTS**

**Pilot Project A: Sustainable Development  
and Preservation of the Ancient Quarter**

**Pilot Project B: District Planning**

**Pilot Project C: Improvement Plan and Strategy for Outside-of-Dyke Area**

**Pilot Project A: Sustainable Development and  
Preservation for the Ancient Quarter**

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## PILOT PROJECT A

### “SUSTAINABLE DEVELOPMENT AND PRESERVATION FOR THE ANCIENT QUARTER”

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## ABBREVIATIONS

|        |   |
|--------|---|
| AQ     | Ancient Quarter   |
| AQMB   | Ancient Quarter Management Board                                    |
| AUSAID | Australian Agency for International Development                     |
| CACC   | Center of Architecture and Construction Consultancy                 |
| DONRE  | Department of Natural Resources, Environment, and Land              |
| HAIDEP | The Comprehensive Urban Development Programme in Hanoi Capital City |
| HIS    | Household Inventory Survey  |
| HUCE   | Hanoi University of Civil Engineering                               |
| IAR    | Institute for Architectural Research                                |
| IT     | Information Technology  |
| IUTP   | International Understanding Through Photography                     |
| IUOTP  | International Unexploded Ordnance Training Program                  |
| JICA   | Japan International Cooperation Agency                              |
| M/C    | Motorcycle  |
| MICE   | Meeting, Incentive, Conference, and Event                           |
| MOC    | Ministry of Construction  |
| MONRE  | Ministry of National Resources and Environment                      |
| NMT    | Nuclear Materials Technology  |
| NMTS   | Nordic Mobile Telecommunication System                              |
| PC     | People's Committee  |
| SIDA   | Statistics of Department of Planning and Investment                 |
| SENA   | South East New Adventures   |
| SWECO  | Sweden's largest engineering consulting firm                        |
| TUPWS  | Department of Transport and Urban Public Works Services             |
| UNESCO | United Nations Educational, Scientific and Cultural Organization    |
| URENCO | Urban Environmental Company   |
| VND    | Vietnam Dong  |

# 1 INTRODUCTION

## 1.1 Context

The Ancient Quarter (AQ) has submitted its application to the UNESCO World Heritage. However, it is at present experiencing strong external and internal pressures such as rapid urbanization which causes the further inflow of population to this already densely populated area, resulting in small living spaces and poor living environment due to the lack of public space and parks, as well as deteriorating infrastructure. In addition, increased rate of motorization results in traffic congestion and worsens traffic safety and air quality. Moreover, due to its attractive business environment, there is a continuous inflow of investments and people from outside the AQ. However, the absence of proper regulation and monitoring has unfortunately resulted in various violations on building regulations thereby spoiling the social coherence upon which the AQ's existence is built. Thus, more comprehensive and sustainable policy interventions for AQ are necessary to ensure that it will keep its historical value as well as adjust accordingly to the changing times.

The core issue that must be addressed for the AQ is the urgent establishment of workable mechanism on sustainable development. Sustainability must comply with cultural, social and economic aspects and should also consider the residents of the AQ, citizens of Hanoi and the national and international communities. And because of the enormous impact of urbanization on the AQ, conservation of its cultural heritage alone through strict enforcement of regulations will not be the solution. In fact, economic development is inevitable because of the huge opportunities with which the AQ and its residents are presented. Improvement of living condition is also important. Therefore, in order to promote sustainable development and conservation, the guiding principle in policy development for AQ should be the three aspects of "preservation of cultural value," "improvement of living conditions," and "economic development."

## 1.2 Objectives

In order to meet these three requirements, one of the most fundamental planning elements to establish is "how to reorganize or increase the space in the AQ for residential and economic activities while properly maintaining its cultural values." Without reorganization or the addition of space, living conditions may not improve nor can new businesses and economic activities be accommodated.

Specific objectives of this pilot project are as follows:

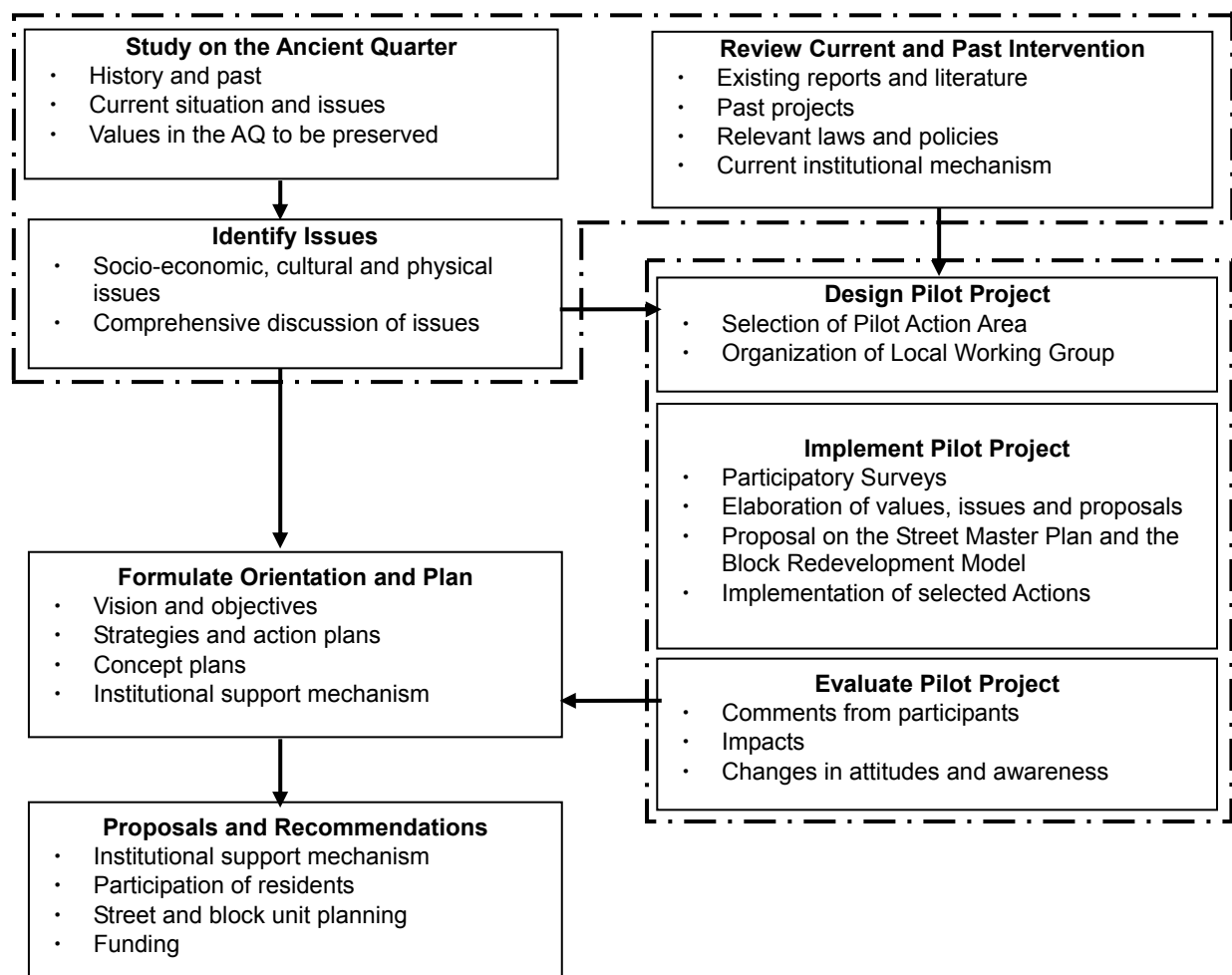
- (i) To formulate workable preservation and development methods.
- (ii) To establish shared vision for the future of AQ and determine goals and strategies on sustainable development.
- (iii) To select priority action(s) for implementation and monitor the impacts.
- (iv) To incorporate the results of the Pilot Project into the Master Plan and make necessary recommendations.

### 1.3 Basic Approach

In this pilot project, therefore, the following key steps were undertaken (see Figure 1.3.1):

- (i) Establishment of the identity of the AQ to clearly determine what must be preserved.
- (ii) Obtained firm consensus on the direction the AQ should adopt.
- (iii) Identification of specific problems faced by the AQ and the opportunities it offers based on the formulated development orientation, strategies and actions.
- (iv) Conduct of a pilot project to test the applicability of strategies and to identify lessons which are then considered during the overall effort to conserve and develop the AQ as well as the HAIDEP Master Plan for Hanoi.
- (v) Recommended measures on sustainable development and management of the AQ.

**Figure 1.3.1 Basic Approaches of the Project**

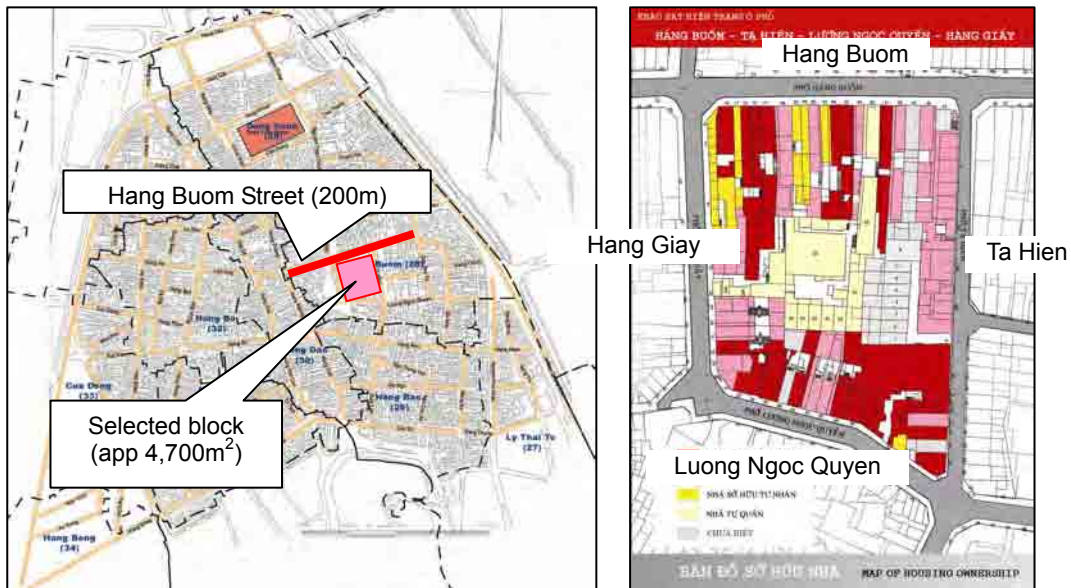




## 1.4 Coverage

While overall study was conducted for the entire Ancient Quarter, a street and a block of Hang Buom commune (Hang Buom-Ta Hien-Luong Ngoc Quyen-Hang Giay, which is approximately 4,700m<sup>2</sup>) and Hang Buom Street (approximately 200m) were selected to comprehensively study development and conservation issues as well as implement priority actions (see Figure 1.4.1).

Figure 1.4.1 Project Action Area



## 1.5 Methodology

### (1) Project Organization

The HAIDEP Study Team organized a pilot project team comprising of JICA experts and national consultants who specialize in the cultural, socio-economic and town planning fields. The Ancient Quarter Management Board provided advice and monitoring throughout the course of the project as a counterpart.

### (2) Working Group

A local working group comprised of commune PC and local residents was organized.

### (3) Stakeholder Meetings and Focus Group Discussions

Stakeholders including residents, business people, private enterprises, and visitors, were involved through various meetings, discussions and consultations conducted throughout the project.

### (4) Implementation

The project was implemented through a participatory approach wherein key stakeholders including government officials, academics, researchers, and representatives of residents were consulted and involved at key steps of the project process.

## **2 STUDY ON THE ANCIENT QUARTER**

### **2.1 Brief History of the AQ**

Along with Royal Citadel, the AQ is an existing vestige of ancient Thang Long imperial city which brings national pride and historic sense of uprightness to the people of Hanoi. The AQ, which was organized since the 15th century, was composed of 36 guilds. Each guild was a residential area where people lived, manufactured and conducted business. In the past, the residents of this area have experienced some major and life-altering periods. Vietnam's renovation period has led to many significant changes in the economy and society of Hanoi in general and of AQ in particular. AQ then had become the busiest traditional commercial and residential center with the highest density of enterprises and residents in Vietnam. And until now, the AQ still keeps its function of a big trading center, one of the values of history.

#### **(1) French Colonial Period from 1887**

The French colonization of Indo-China and Hanoi has resulted in massive social and economic changes. Under the French colonial capitalist, the number of urban workers, crafts men and traders increased rapidly as well, fuelled by significant migration of poor peasants into the colonial centers, the cities. And during this French period, the main infrastructures constructed were solely for commercial purposes, thus, the foundation of commercial and handicraft streets thereby increasing the numbers of workers and craftsmen. Hanoi had a very large floating population, about 75,000 in 1921 and about 180,000 in 1937, a significant portion of the population<sup>1</sup>.

#### **(1) From 1945 until 1954**

When the fighting ended in 1947 with the French retaking Hanoi, people were reluctant to return because of delayed restoration of services, destruction of homes, lack of commerce and capital, exorbitant costs of living, and patriotic distaste at the idea of returning to a zone of French control. In 1948-1949, Hanoi's population may have been as low as 10,000. Battle between the French and Ho Chi Minh's forces had a big effect on the economy. All of the city's essential services and most of its industry were destroyed. After 1947, various kinds of small businesses provided an economic base for the population. City services and commercial life were revived. However, later on, small business gradually returned to the city, providing an economic base for a rapidly expanding population driven into urban migration by a declining rural economy. City services and commercial life were revived, though almost entirely dependent on France.

#### **(2) From 1954 until Doi Moi**

After its independence from France, particularly from 1954 to 1998, the population of Hanoi increased 6.68 times and was mostly concentrated in AQ. This population boom was mainly attributed to the increase in the number of traditional craftsmen or traders, state-officers and people favored from state-policy. Hanoi's economic and urban planners were strongly influenced by former Soviet Union and Chinese models of economic planning and urban design. In the late 1950s, industry development increased in Hanoi as hundreds of private enterprises were merged into state-run and enterprise cooperatives and new factories were established by former Soviet Union and China. The State then

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<sup>1</sup> "Old Hanoi", Mark Sidel, Oxford University Press

took over the role of private traders. Craftsmen were obliged to join cooperatives. Trading activities in the AQ dropped heavily after 1955; there was no street trading and most retail spaces were converted into living areas. By 1960, private economic activities were virtually eliminated. The phase of state economic planning and administration was plagued by economic stagnation and the consequences of the war between Vietnam and the United States.

### **(3) After Doi Moi**

Doi Moi (Renovation) policy in 1986 and the successive introduction of market-economy reforms paved the way for a modern consumer society in Hanoi, particularly in the AQ, and a boom in the creation of private businesses by individuals or families has begun. In the early 1990s, the population of AQ increased due to the increase of migrants from other regions. During this period, the population of AQ was around 80,000; the main reason for this rapid population growth is the outsiders' attraction to the ongoing business activities. However, in the next period, there was a decline in population growth rate because some households moved out of the AQ, with around 2,799 households moving out from the period of 1999 to 20002.

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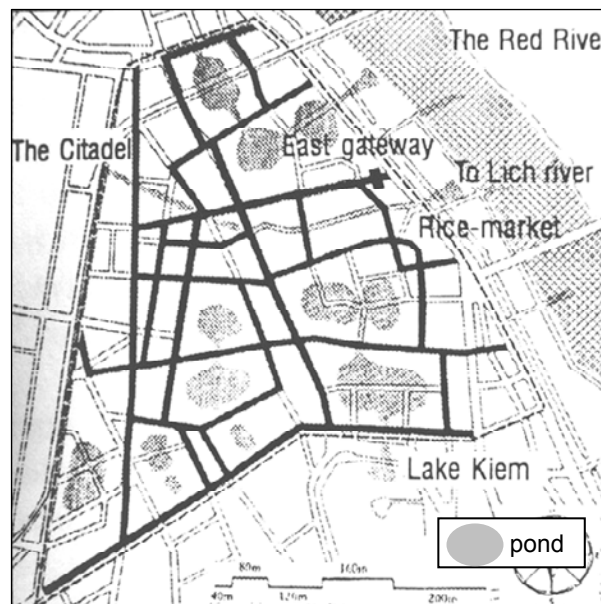
<sup>2</sup> Statistic Office of Hoan Kiem Dist in 2000

## 2.2 Current Physical Setting

### 1) Location and Layout of the AQ

History of the development of the AQ is rooted in its location and positional relationship between the Citadel and the Red River (see Figure 2.2.1). The capital was transferred from Hoa Lu to Hanoi in 1010, with the location of the Royal Citadel selected to protect it from flooding of the Red River. The AQ then flourished serving as the merchant area, providing the Citadel with goods and giving access to the Red River Waterways. The Ancient Quarter (“Pho Co” in Vietnamese) was called “Ke Cho”, meaning “market place”, indicating its function.

**Figure 2.2.1 Ancient Structure of the AQ**



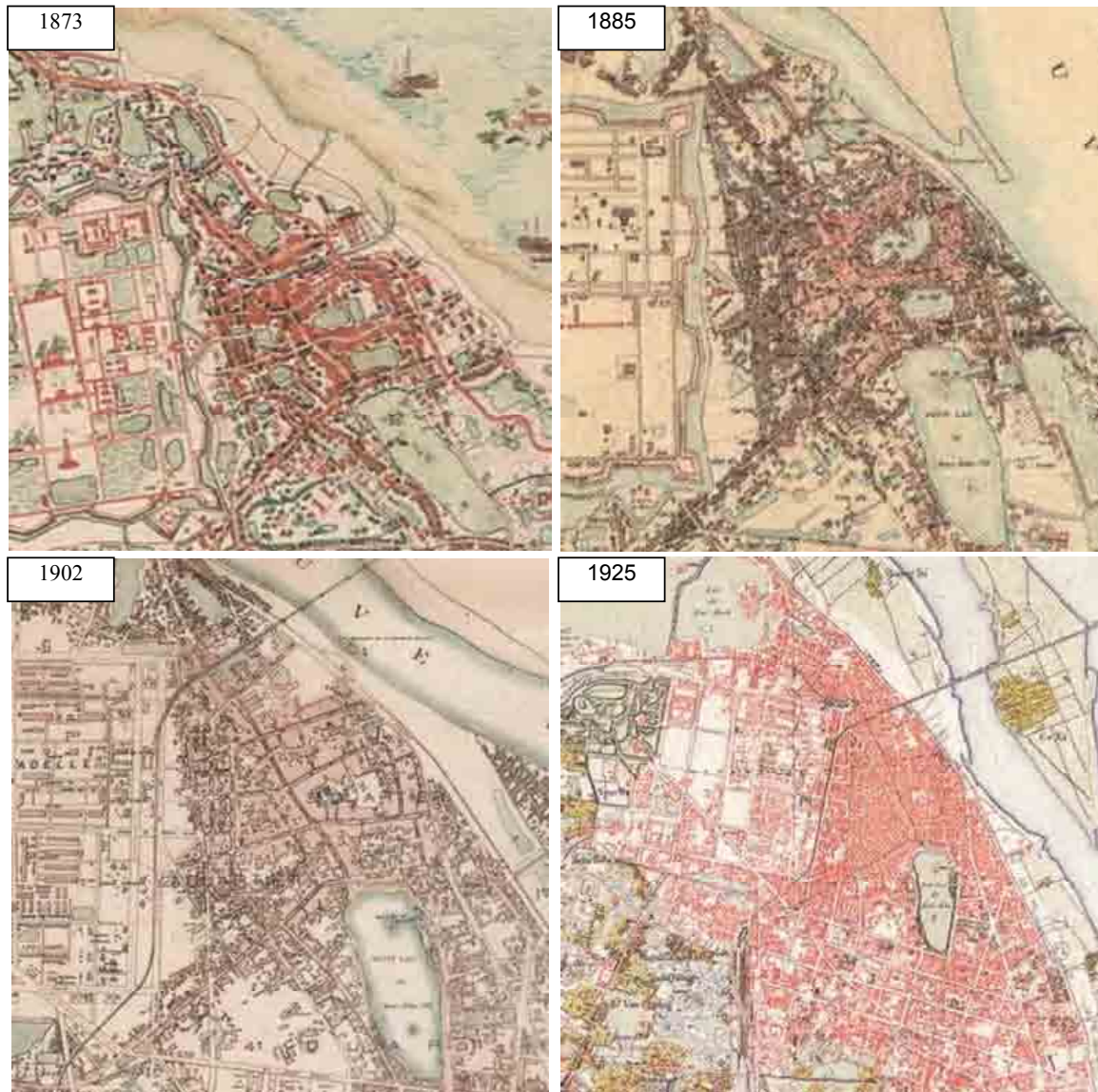
Source: “Hanoi, an ancient city in transition”, Helena Hallman, 1999

At present, the AQ is surrounded by borderlines; in the east by the road toward the Red River bank, in the north by the railway-line and in the west by the Citadel. These boundaries resulted in highly dense areas with limited expansion as well as practically cutting its physical and social linkages with neighboring areas.

The altitude of the AQ as well as the Citadel is slightly higher than other areas so it is believed that damage of flooding is not as serious as the other areas. As shown in the map, in 1873, there were many small ponds and one river called Tu Lich River which connects north of the Citadel and the Red River. Until 1889, the Tu Lich River was the main transportation route passing by the rice market to the Citadel until the time it was filled. These waterways and ponds were filled in when French donation started. At the same time, many immigrants started to live here and new buildings occupy most of these open spaces.

The street network was developed based on the historical change of function. The first developed area of the AQ was close to the Citadel, which became the working and residential area. The second area was the gate to the harbor and the Red River waterways. These two areas in west and east had more interrelation and tradition in the ancient history than that in the north-south direction.

**Figure 2.2.2 Historical Change of the AQ and Surrounding Areas**



Source: Various publications

## 2) Land Use

The AQ is mostly mixed-use; with most of the land area being used as either for residential, commercial, or both, with households running their businesses at home. In terms of public spaces, though public facilities such as schools and hospitals existed, open spaces are quite limited. Residents enjoy open space only on streets, sidewalk, or go to neighboring open space such as Hoan Kiem Lake.

The characteristic of the land use is a longitudinal land plot with façade next to the street. The so-called “tube house” is the main building structure to distinguish original land plots. The front part of the street is used for business activities, while the rear part is used for residential purposes.

In terms of the type of land use, the AQ is known for its market streets which were formed before the construction of residential houses and shops along the street. Gradually, the entire area of land contiguous to the street was used for business purposes. The increased demand for residential space then resulted in the continuous expansion of the

rear of the houses. This caused the narrowing of the open spaces inside the block and the formation of the typical longitudinal and narrow land plot on which tube houses were built. As an example, there are some land plots which has length of over 60m while the width is more than 10 times shorter than the length.

Thus, vertical development has been one of the solutions to maximize the land area in the AQ. So far, there is a regulation to control maximum height to three floors or 12m in front and four floors or 16m behind. Though there are some mid-rise buildings such as mini hotels which violate this regulation, most of the buildings inside the buildings are 2 or 3 stories (see Figure 2.2.3 and Figure 2.2.4). At present, ongoing arguments on the height control in the AQ among governments, experts and citizens are in terms of townscape preservation mainly, but not for effective utilization of limited land area.

**Figure 2.2.3 Mid-Rise Buildings in Front**



Source: HAIDEP Study Team

**Figure 2.2.4 Inefficient Land Use with Low-Rise Buildings Inside Block**



### **3) Infrastructure**

#### **(1) General**

The infrastructure system in the AQ at present is insufficient, poor and dilapidated. Such condition results in negative impacts such as urban environment pollution, poor living conditions and public health deterioration that limit the urban development and the future economic benefits of the whole city. Because of rapid economic development and an increased demand of urban services in the residential and commercial areas, capacities of old and limited infrastructure have faced its limit.

#### **(2) Power Supply**

The power sources for Hanoi are Hoa Binh hydroelectric plant and Pha Lai thermo-electric plant. However, these sources are unable to meet the future demands of the society. At present, the AQ uses the power transformer posts of 6KV/ 0,4KV provided by Yen Phu 110KV power transformer post. There are 69 power transformer posts of 6KV/0.4KV located in 9 communes in AQ. These posts are big, unsightly and often located on the pavements without consideration on the negative aesthetic effects it gives to the image of the townscape. In addition, the power supply network is unsafe. Most of the low voltage grid installed overhead on steel and concrete poles is placed along the pavement. Because of the narrow streets, the power cables are very near the residential houses that

do not follow the safety and aesthetic standards of the townscape.

### **(3) Water Supply**

At present, 99.4% of households in the AQ use the Finland water supply system. However, the water supply network and services of Hanoi are unable to provide adequate capacity and water pressure for the present requirements of the residents in the AQ.

According to the survey data of AQMB in 2003, only 48% to 50% of the total amount of produced water are directed to the users; the rest however is lost during water supply processing and distribution. This system loss may be attributed to the very antiquated condition of the water supply infrastructure which was built a century ago. In addition, there exists many illegal water piping that further causes the leakage of water in the AQ. However, in the latest HIS (2005), more than 60% of the AQ's residents are satisfied with the current water supply, with only 10% unsatisfied with the water price, water quality, water supply time, and pressure.

Therefore, the water supply in the AQ has improved significantly during the years. However, the average water supply in AQ is only 50 liters/per/day, much lower than the standard of water supply that is regulated in the Prime Minister's Decision 50/2000/QD-TTg (160 liters/per/day in 2006, and 170 liters/per/day in 2010).

The source of water that supplies the households in the AQ is either a common tap or tank located on the pavement or a single tap inside the house. The water pressure can be so low that electric pumps are often used to pump water into the houses. These tanks which are located on the pavement are one of the main reasons for water leaking which can then result in the pollution of the main water supply source. And this is the main factor that impacts the water quality in the AQ. In addition, many households wash their dishes outside, either in the common water facilities inside or at the sidewalks (see Figure 2.2.5), a practice which causes unsanitary condition. According to the HIS, 73.1% of the residents state that the most important issue of water supply is ensuring water quality.

### **(4) Drainage and Sewerage**

Direct collection of household and industrial sewage into open gutters along AQ streets has resulted in many problems such as environmental pollution and threat to public health. The surface water, as well as household and industrial sewage is jointly collected. Rainwater is collected and directed by a series of down pipes into a collection pipe that run into the street. There is a series of gutters in the streets that collect most of the surface drainage and convey it into pipes and duct which in turn discharge into an open channel and then into the rivers.

The drainage and sewage directions through underground pipes are divided into 3 zones:

- (i) North area: discharged to Thuy Khe channel and To Lich river
- (ii) East area: discharged to Kim Nguu river
- (iii) West area: discharged to Lu river and To Lich river

Because of overcrowding and lack of maintenance over many years, there is much damage to the duct and pipe system. Overflowing gutters and catch pits occur every time it rains.

According to HIS results, 12.9% of the residents believe that the drainage and sewerage systems in the AQ are poor. Ankle-length flooding usually occur when it rains, usually

lasting a half day. Hence, the drainage and sewerage systems in the AQ are deemed insufficient.

In general, the peoples' practice and behavior does not help. Customers, visitors and residents throw garbage and wastewaters directly to the gutters. And even if staffs of URENCO company as well as cleaning staff assigned by local government regularly work on the cleaning of drainage as well as for garbage collection (see Figure 2.3.6), this still doesn't ease the sewerage and drainage problems because the cause is not only degraded infrastructure but also the peoples' behavior and practice.

**Figure 2.2.5 Dishwashing on Sidewalk**



Source: HAIDEP Study Team

**Figure 2.2.6 Cleaning of Drainage**



**Table 2.2.1 Water Level of Flood in the AQ**

| (%)          | Ankle-Length | Knee-length | Waist-Deep | Higher than Waist | Total |
|--------------|--------------|-------------|------------|-------------------|-------|
| Normal       | 90.0         | 3.3         | 0.0        | 0.8               | 100   |
| Past 3years  | 72.2         | 24.9        | 2.5        | 0.4               | 100   |
| Most serious | 57.6         | 34.0        | 6.4        | 0.7               | 100   |

Source: HAIDEP-HIS, 2005

**Table 2.2.2 Duration of Flood in the AQ**

| (%)          | Less than Half Day | Half Day – One Day | 1-3 Days | 4-5 Days | Total |
|--------------|--------------------|--------------------|----------|----------|-------|
| Normal       | 99.4               | 0.6                | 0        | 0        | 100   |
| Past 3years  | 87.6               | 12.0               | 0.4      | 0        | 100   |
| Most serious | 79.6               | 14.4               | 5.6      | 0.4      | 100   |

Source: HAIDEP-HIS, 2005



## 2.3 Profile of Residents

### 1) Population

At present, there are about 80,000 people living in a total area of about 100ha. Based on statistics, the population density is 623per/ha, two times higher than that of Hoan Kiem District (330per/ha). But in reality, it is said that the AQ is the most highly-densed area in Hanoi with more than 1,000per/ha. The communes which have highest number of residents are Hang Buom, Dong Xuan and Hang Bo (See Table 2.3.1).

In the early 1990s, the population of AQ increased due to the increase of migration from other regions. The population of AQ at this time was around 80,000 and the main reason for this rapid population growth is the attraction of migrants to business activities. In the next period, the population growth rate started to decline because some households moved out and transferred to other residential areas.

The specific characteristic of this area is this is not only a crowded living area but also an exciting business area. There are also over 1,300 registered enterprises, tens of thousand of business households and many informal business activities. All these factors caused a high pressure on population density in this area.

Population density still increases due to the following reasons:

- i) Increasing business area makes residential area narrower.
- ii) Height and area of buildings and houses.
- iii) Many residents don't want to move out as they have lived here for many generations where they also have the chance to do small business to earn for their daily living.

Until now, population has been slightly increased. In 2020, it is expected that population will be decreased due to natural reduction and resettlement. While the population of the whole of Hanoi City is expected to increase (2.4% growth rate from 2003-2020), the population of the Hoan Kiem District will be decreased (-2.3%) (Table 2.3.2).

**Table 2.3.1 Population, Density and Population Growth of 10 Communes in the AQ**

| Commune    | Total Area (ha) | Population (per) |        |        |        | Density (per/ha) |      |       |      | Annual Pop Growth |           |
|------------|-----------------|------------------|--------|--------|--------|------------------|------|-------|------|-------------------|-----------|
|            |                 | 1999             | 2003   | 2005   | 2020   | 1999             | 2003 | 2005  | 2020 | 1999-2003         | 2003-2020 |
| Hang Bac   | 9.4             | 7,655            | 7,849  | 8,052  | 5,272  | 815              | 836  | 857   | 121  | 0.6               | -2.3      |
| Ly Thai To | 26.3            | 7,240            | 7,605  | 7,801  | 5,108  | 276              | 290  | 297   | 561  | 1.2               | -2.3      |
| Hang Buom  | 12.5            | 9,720            | 10,361 | 10,628 | 6,960  | 780              | 832  | 853   | 195  | 1.6               | -2.3      |
| Dong Xuan  | 17.2            | 10,486           | 10,651 | 10,926 | 7,155  | 611              | 621  | 637   | 559  | 0.4               | -2.3      |
| Hang Dao   | 6.0             | 5,807            | 5,895  | 6,047  | 3,960  | 973              | 988  | 1,014 | 417  | 0.4               | -2.3      |
| Hang Ma    | 13.2            | 8,507            | 9,482  | 9,727  | 6,369  | 644              | 717  | 736   | 664  | 2.7               | -2.3      |
| Hang Bo    | 11.2            | 7,781            | 8,047  | 8,255  | 5,405  | 692              | 716  | 734   | 482  | 0.8               | -2.3      |
| Cua Dong   | 14.2            | 7,810            | 8,355  | 8,571  | 5,612  | 551              | 590  | 605   | 481  | 1.7               | -2.3      |
| Hang Bong  | 18.2            | 6,966            | 7,538  | 7,732  | 5,063  | 383              | 415  | 426   | 396  | 2.0               | -2.3      |
| Hang Gai   | 11.3            | 8,289            | 8,824  | 9,051  | 5,927  | 731              | 778  | 798   | 279  | 1.6               | -2.3      |
| TOTAL      | 139.3           | 80,261           | 84,607 | 86,790 | 56,831 | 576              | 607  | 623   | 408  |                   |           |

Source: Hanoi Statistical Year Book, HAIDEP-HIS, 2005

Note: The data includes the entire 10 communes. Some areas of Ly Thai To and Hang Bong Commune are out of the boundary of the AQ.

## **2) Profile of Residents**

### **(1) General**

The AQ has been a traditional center which showcases the national embodiment and the people from many backgrounds such as those coming from craft villages like craftsmen, artisans and businessmen. These people from rural areas have developed the traditional atmosphere and social network of the AQ. There is a large number of businessmen and the business activities play an important role here, creating more jobs for residents and help them improve their lives. In addition, residents with both traditional skills and knowledge of commercial activities have created a diverse and exciting environment in AQ.

Though there are various business opportunities including informal business, some people, especially the aged and retired, cannot gain access to job opportunities. Thus, economic growth including emerging new businesses and tourism development doesn't contribute in the creation of job opportunities and generation of incomes for the original residents.

Since original residents who know tradition and values of the AQ are the main actors for sustainable development of the AQ, the issue is how to attain an improved quality of life and economic condition while keeping the traditions of family and society.

### **(2) Structure of Household**

The modern family structure is dominant in AQ. According to HIS, each household of AQ has 4.2 members in average, which is almost the same as the average of Hanoi City (4.3 members). Basically, the family with 3 to 5 members account for 72.37% of the total.

Based on the HIS, the ratio of the old people (over 60 years old) is 18.6% while that ratio of Hanoi is 16.7%. Therefore, the living condition and living environment for old people should be a concern because most of them have low income. At the same time, the number of AQ residents who are of working age (from 18 to 60 years old) is high (62%). This is an advantage for AQ but there are also problems of creating jobs for young people.

### **(3) Income Level**

Average household income of AQ is 3,577,000VND/month, which is 1.4 times higher than the average of Hanoi. Monthly expenditure for infrastructure is relatively high excluding transportation (see Table 2.3.2).

**Table 2.3.2 Characteristics of Households**

|                                      |                               | AQ           | Hanoi   |    |
|--------------------------------------|-------------------------------|--------------|---------|----|
| Area (ha)                            |                               | 100          | 92,097  |    |
| Net Population Density (persons/ha)  |                               | 603          | 36      |    |
| Household                            | No. of HH                     | 14,374       | 760,000 |    |
|                                      | Ave. No. of Living Together   | 4.2          | 4.3     |    |
|                                      | Ave. HH Income (VND000/month) | <b>3,577</b> | 2,567   |    |
| Vehicle Ownership (%)                | Car                           | 2.2          | 2       |    |
|                                      | Motorcycle                    | One          | 43.0    | 43 |
|                                      |                               | More than 2  | 40.0    | 40 |
|                                      | Bicycle                       | 5.9          | 12      |    |
|                                      | No vehicle                    | 5.2          | 2       |    |
| Average Monthly Expenditure (VND000) | Transportation                | 218.0        | 256     |    |
|                                      | Electricity                   | 228.0        | 169     |    |
|                                      | Water Supply                  | 46.9         | 41      |    |
|                                      | Sewerage Services             | 12.8         | 8       |    |
|                                      | Solid Waste Management        | 13.1         | 8       |    |

Source: HAIDEP-HIS, 2005

Diversity among AQ residents is clearly shown in occupation structure. Businessmen comprise only 21.5% while students and out of job residents (i.e. jobless, retired, minor) take up 48.3%.

In terms of income gap by occupation, unemployed people in AQ belong to the low-income group; most of them earn less than 800,000VND/month. Small vendors, which account for 6.4% of total, can earn a relatively high income even though they are regarded as operating “informal business” (see Table 2.3.3).

**Table 2.3.3 Income of Jobless and Small Vendors**

| Income      | Jobless |       | Small Vendors |       | Total  |       |
|-------------|---------|-------|---------------|-------|--------|-------|
|             | No.     | %     | No.           | %     | No.    | %     |
| 400 & less  | 289     | 39.1  | 20            | 5.4   | 1,097  | 2.6   |
| 400-800     | 308     | 41.6  | 75            | 20.4  | 5,857  | 14.0  |
| 800-1500    | 115     | 15.5  | 116           | 31.6  | 15,179 | 36.4  |
| 1500 & more | 28      | 3.8   | 156           | 42.5  | 19,587 | 46.9  |
| Total       | 740     | 100.0 | 367           | 100.0 | 41,720 | 100.0 |

Source: HAIDEP-HIS, 2005

The average income of AQ resident is 3,670,000VND/month (229.4US\$/month), which is 1.4 times higher than the average income of Hanoi residents (2,567,000VND/month, 160.4US\$/month). Due to the different features of occupation, the income of groups of residents varies and there is a distinction between groups.

The gap between the rich and the poor<sup>3</sup> can be shown through their ownership of various household appliances and occupation (see Table 2.3.4). Households with 4,000,000 VND income has the highest ownership rate for expensive household appliances and equipment like air conditioners, mobile phones and washing machines. It is 7 to 8 times higher than households that only have the income of 800,000 VND/month. More than half of households with incomes more than 3 million VND/month have 2 motorcycles. On the

<sup>3</sup> Based on the poverty level standard enforced by the Prime Minister for the period 2006 - 2010, poverty level is set at 260,000VND/person/month for those living in urban areas.

other hand, more than half of poor households with incomes under 800,000VND/month don't have any vehicles.

**Table 2.3.4 Vehicle and Appliance Ownership by Income**

| Income     | Vehicle Ownership |       |             |         |            | Machine Ownership |       |              |                 |         |          |              |
|------------|-------------------|-------|-------------|---------|------------|-------------------|-------|--------------|-----------------|---------|----------|--------------|
|            | Car               | 1 M/C | 2 M/C       | Bicycle | No Vehicle | TV                | Radio | Refrigerator | Washing machine | Air-con | Computer | Mobile phone |
| Under 0.8m | 0.0               | 23.5  | 3.3         | 20.2    | 53.0       | 96.7              | 69.8  | 73.2         | 16.8            | 6.7     | 13.3     | 10.3         |
| 0.8-1.5m   | 0.0               | 50.2  | 14.6        | 20.8    | 14.5       | 95.8              | 56.3  | 78.9         | 31.9            | 19.8    | 22.3     | 35.5         |
| 1.5-2.0m   | 0.0               | 58.7  | 28.5        | 10.5    | 2.3        | 100.0             | 60.5  | 86.8         | 40.3            | 14.4    | 29.9     | 38.1         |
| 2.0-3.0m   | 0.0               | 53.5  | 42.2        | 3.1     | 1.2        | 98.6              | 56.3  | 95.1         | 52.3            | 21.6    | 32.2     | 56.0         |
| 3.0-4.0m   | 3.2               | 39.7  | 52.4        | 2.4     | 2.4        | 100.0             | 73.1  | 97.6         | 70.0            | 43.1    | 48.4     | 74.7         |
| more 4.0   | 5.3               | 25.0  | <b>67.8</b> | 0.9     | 1.0        | 99.5              | 71.1  | 96.6         | 76.1            | 54.4    | 57.0     | 84.2         |
| AQ Total   | 2.2               | 41.3  | 45.4        | 5.9     | 5.2        | 98.9              | 65.0  | 92.2         | 57.5            | 33.7    | 40.5     | 61.5         |

Source: HAIDEP-HIS, 2005

## **2.4 Economic Condition**

### **1) General**

All economic activities in AQ will have the same impacts on natural, social and living environment. This economic development process will result in many social and environmental problems, decrease the value of the streets and affect the sustainable development of AQ.

There are about 1,400 registered companies and an estimated 10,000 household businesses in AQ which are of diverse business fields. Besides, there are thousands of informal business activities being operated by local residents and people from surrounding areas.

The special economic activities in AQ are trade, tourism and services (see Figure 2.4.1). These economic activities not only play an important role to Hanoians but also affect the transactions among northern provinces of Vietnam and surrounding areas of Hanoi.

The strong development of economy in AQ has contributed much to the budget of local authorities and of the government. The rapid development of private sector has created a large proportion of jobs for AQ residents.

Historically, AQ was famous for its role as a busy trade center. All kinds of products were sold here, with 36 streets with the names of “Hang” established. The streets were both residential and commercial space. In 1889, the French built Dong Xuan Market, one of the biggest markets in Hanoi, making AQ a more exciting place. Up to now, the AQ is still the biggest trade center in Hanoi with commercial activities present in every street and particularly in markets.

### **2) Characteristics of Business Types**

The main functions of business in the AQ are wholesale and retail; both big wholesale markets and small business households of wholesale and retail sustain the economic development. In addition, traditional economic activities like craft production and sales, informal business like vending and cyclo attract visitors as well as local residents. Characteristics of major business types are described in Figure 2.4.1.

The main characteristic of the economic sector in the AQ is the clustered and diversified small scale businesses supported by individual households. While private companies and modern franchise shops have been established, what sustains the economy of the AQ is wholesale and retail household business. Here, 92.3% of small factories are private or mix-owned and registered as a household business in nature.

#### **(1) Informal Business**

Small shops and outlets of informal business activities such as selling tea water, cigarettes, newspapers, footwear, vehicle repair shops, etc. can be popularly seen in streets and are typical aspects of AQ. The people involved in these businesses are basically AQ's residents, especially the retired and unemployed. Busiest time for these economic activities is between 7 a.m. to 6 p.m. The most popular business type is selling tea water, with about 5-15 tea water-selling outlets per street.

#### **(2) Traditional Craft Industry**

Traditional craft industry in the AQ plays a specific role in Hanoi. Types of traditional craft production are commodities, consumer goods like bags, aluminum frame, glass doors,

woodwork, home furniture, and some engraving and carving crafts like silver and bronze. The special features are manufacture, retail and wholesale. Many traditional handicrafts are replaced by other new products because of their low values and competitiveness. Currently, there are about 21 streets (or 30% of total streets in AQ) which have remained specializing in selling traditional crafts such as silver, silk, traditional medicine, etc. But most of these craft streets do not produce anymore the goods but are instead involved only in selling these craft products. Thus, craft trading now remains the symbol of relationship between the AQ and original craft villages in the rural area. Current issues are how to preserve tradition of craft industries and how to reduce negative environmental impacts and dangerous production activities.

### (3) Traditional Food Industry

Historically, not only Vietnamese culture but also French and Chinese cultures have flourished. In particular, Chinese gastronomic culture has become a part of tradition in some streets. Since many foodstuffs are gathered from neighboring regions, food industry is successful and many people come to the AQ to buy the local foods with best quality, especially during Tet holiday.

### (4) Wholesale Market

There are 3 major wholesale markets: Dong Xuan (built in 1889), Hang Da and Hang Be. Various commodities and foodstuffs come from northern regions and China.

### (5) New Businesses

After Doi Moi policy, many new businesses have been established. Though most of them are not related to traditional industries in the AQ, these can attract many domestic customers, especially young generation. Tourism-related industries such as tourist agencies, internet café, bar and restaurants are now one of the major industries.

**Figure 2.4.1 Various Business Types in the AQ**



Source: HAIDEP Study Team

### **3) Economic Structure**

After nearly 20 years of Doi Moi, the economic structure of the AQ has accordingly modernized. First is the change in ownership form. Most of economic sectors in the AQ have changed to private ownership (93.9%), the rest remaining to be some decisive state-owned economic sectors (only 4.5%). In addition, about 1.6% is foreign-owned companies, and although private ownership is not much, it has created its own strength in communes of the AQ.

Furthermore, transaction of business activities in the AQ is expanding. Many entrepreneurs no longer follow the business households or individual businesses model. Most have established private companies or legal entities for more convenient transactions. Many companies have registered their head offices in AQ and the number of companies has increased. According to recent statistics, there are 1,430 companies and enterprises in the AQ or 35.8% of total companies in Hoan Kiem District (3,999 companies) or 4% of total in 9 inner districts (35,377 companies).

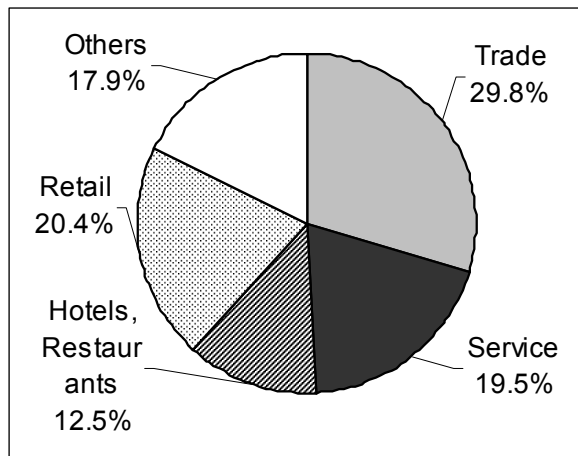
Limited companies hold the biggest proportion in all communes of AQ (1,024 companies), followed by joint stock companies (273 companies). According to the final report of Hoan Kiem District's economic situation in 2005, the private economic sector has increased by 7.4% as compared in 2003. And the number of private companies went up to 77.4% as compared with the plan. Among these companies, some have been established and developed from small traditional workshops. Furthermore, there are now a lot of trading and tourist companies, as well as companies dealing in software, computer products or in stock market, etc. However, most of these companies are small and medium ones, with the authorized capital of less than 10billion VND.

Along with this development trend, businessmen and small factories have been changing to keep up with the development process. There are many big companies which export products to the international market. Besides, some foreign investors have been interested to invest in the AQ. This shows that the AQ is an area with potential to become an internationally-competitive economic center with its uniqueness and traditional values.

### **4) Scale of Economy by Sector**

Economic sectors are mainly categorized into 5 sectors: (i) trade, (ii) service, (iii) retail business, (iv) hotel and restaurant, and (v) other industries (see Figure 2.4.2). According to the Report on economic situation in 2004 of Hoan Kiem People's Committee, the rate of development of turnover of commerce, tourism and service in the District increased to 18.9%; contribution for national budget increased to 10.4%.

**Figure 2.4.2 Registered Business by Sector in AQ**



Source: Department of Trade, Service and Price, Hanoi 2004

On the other hand, retail and wholesale trade activities also make up a high rate of 20.4% of total. This kind of activity has started many years before and it has been currently maintained in almost all streets. Furthermore, AQ has attracted many tourists coming for sightseeing, as it is the trade and tourist center. Thus, new activities like hotel and restaurant business have expanded, taking up about 12.5% of total.

AQ has contributed much to the income of Hoan Kiem District and Hanoi. In 2004, the assigned tax plan of Hoan Kiem district was VND 192billion (US\$3.2bil). And with the effort of Hoan Kiem district, a tax collection of VND 212billion (US\$3.5bil) was reached, or 110.6% of the plan; an increase of 28.1% as compared to the previous year. On the other hand, the non-state sector realized a 104.5% collection, or a 29.4% increase as compared with the same period of last year.

In addition, it is particularly interesting that there are approximately 10,000 business households in AQ. Street-lined businesses can sustain vibrant commercial activities, most of which occupying pedestrian space with commodities. Because of the narrow store frontage and way of living of many households living inside the street, some residents share the frontage for different business activities.

## 5) Types of Company and Employment

The AQ has the highest number of companies and business households. There are about 1,380 registered enterprises which take up 36.7% in Hoan Kiem District or 3.8% of Hanoi's. Half of them are private enterprises (52.7% of total), followed by governmental agencies (37.0%) and the foreign-owned companies (0.9%). This composition is almost comparable with the whole Hanoi (see Table 2.4.1). Of which, Hang Ma commune has the highest proportion of 15.4% (212 companies) while Hang Dao commune has only 59 companies (or 4.3%). The difference in density of companies is due to the commercial characteristics of each commune (see Table 2.4.2).



**Table 2.4.1 Type of Company**

|       |     | Government | Collective | Private | Mixed | Foreign | Total  |
|-------|-----|------------|------------|---------|-------|---------|--------|
| AQ    | No. | 9,181      | 335        | 14,438  | 1,524 | 421     | 25,899 |
|       | %   | 35.4       | 1.3        | 55.7    | 5.9   | 1.6     | 100.0  |
| Hanoi |     | 37.0       | 3.8        | 52.7    | 5.7   | 0.9     | 100.0  |

Source: HAIDEP-HIS, 2005

**Table 2.4.2 Distribution of Company**

|     | AQ       |            |           |           |          |         |         |          |           |          |               | Hoan Kiem District (19com) | Hanoi  |
|-----|----------|------------|-----------|-----------|----------|---------|---------|----------|-----------|----------|---------------|----------------------------|--------|
|     | Hang Bac | Ly Thai To | Hang Buom | Dong Xuan | Hang Dao | Hang Ma | Hang Bo | Cua Dong | Hang Bong | Hang Gai | Total (10com) |                            |        |
| No. | 143      | 166        | 167       | 139       | 59       | 212     | 99      | 171      | 129       | 95       | 1,380         | 3,758                      | 36,149 |
| %   | 10.4     | 12.0       | 12.1      | 10.1      | 4.3      | 15.4    | 7.2     | 12.4     | 9.3       | 6.9      | 100.0         | 36.7                       | 3.8    |

Source: Statistics of Department of Planning and Investment, Hanoi

Diversity of residents in AQ is shown clearly in occupation structure. According to the result of HIS, businessmen comprise 21.5%; the unemployed, retired people and students comprise 46.6% of total, with the unemployed accounting for 19.1% (see Table 2.4.3). Managers and professional workers stay mainly in Hang Dao (18.2%), Hang Bo (27.3%) and Hang Buom (18.2%). While there are businessmen in all communes, they are clustered most in communes like Hang Gai (17.4%), Hang Bo (15.3%), Dong Xuan and Hang Ma (over 13%). Unemployed and retired people live mainly in communes like Dong Xuan (17.8%), Hang Buom (17.8%) and Hang Bac, Hang Bo, Hang Gai (over 11%).

**Table 2.4.3 Types of Occupation**

|                                 |  | AQ    |       | Hanoi |
|---------------------------------|--|-------|-------|-------|
|                                 |  | No.   | %     |       |
| Professionals                   | Managers of branches, administrative levels, units | 30    | 1.3   | 1.9   |
|                                 | Professional Workers                               | 97    | 4.2   | 3.2   |
|                                 | Technical and associate professionals              | 87    | 3.8   | 3.7   |
|                                 | Sub Total  | 214   | 9.3   | 8.8   |
| Skilled Workers                 | Skilled agriculture, forestry and fishery workers  | 1     | 0.0   | 10.4  |
|                                 | Clerical workers                                   | 397   | 17.3  | 11.8  |
|                                 | Service workers and shop and market sales persons  | 61    | 2.7   | 1.1   |
|                                 | Craftsmen and related traders                      | 56    | 2.4   | 4.4   |
|                                 | Plant/ machine operators & assemblers              | 25    | 1.1   | 1.6   |
| Sub Total                       | 540  | 23.6  | 29.3  |       |
| Students                        | Elementary   | 418   | 18.2  | 21.5  |
|                                 | High school & University                           | 121   | 5.3   | 4.8   |
|                                 | Sub Total  | 539   | 23.5  | 26.3  |
| Unemployed                      | Housewife  | 84    | 3.7   | 2.2   |
|                                 | Jobless/retired                                    | 743   | 32.4  | 22.9  |
|                                 | Sub Total  | 827   | 36.1  | 25.1  |
| Unskilled Workers               |  | 58    | 2.5   | 4.6   |
| Small-scale vendors             |  | 105   | 4.6   | 5.5   |
| Military people, police, others |  | 8     | 0.3   | 0.1   |
| Sub Total                       |  | 171   | 7.5   | 10.2  |
| Total                           |  | 2,291 | 100.0 | 100.0 |

Source: HAIDEP-HIS, 2005

Nighttime population in 2003 is 84,607 while daytime population is 96,516 (see Table 2.4.4). During daytime, the AQ absorb many employees both from urban and rural areas. Among the workers who live in the AQ, more than half of them work inside of the AQ. Since many companies are clustered in the AQ or surrounding area, residents can enjoy good access to their working place. As a work destination, the origins of workers in the AQ are diversified. Among the total trip of workers coming by motorcycle, more than half come from neighboring areas. In the future, while number of residents will be decreased, number of employees will be increased. Thus, planning for an efficient working environment (creation of job opportunity, traffic management, etc.) is one of the main issues, as well as residential population control.

**Table 2.4.4 Working Place of AQ Residents**

|                       |                          | No.   | %     |
|-----------------------|--------------------------|-------|-------|
| AQ                    | Hang Bac                 | 54    | 3.8   |
|                       | Ly Thai To               | 44    | 3.1   |
|                       | Hang Buom                | 90    | 6.4   |
|                       | Dong Xuan                | 153   | 10.9  |
|                       | Hang Dao                 | 52    | 3.7   |
|                       | Hang Ma                  | 58    | 4.1   |
|                       | Hang Bo                  | 140   | 10.0  |
|                       | Cua Dong                 | 56    | 4.0   |
|                       | Hang Bong                | 51    | 3.6   |
|                       | Hang Gai                 | 102   | 7.2   |
|                       | AQ Subtotal              |       | 800   |
| Urban Core            | Hoan Kiem (excluding AQ) | 133   | 9.5   |
|                       | Ba Dinh                  | 105   | 7.5   |
|                       | Hai Ba Trung             | 87    | 6.2   |
|                       | Dong Da                  | 96    | 6.8   |
|                       | Urban Core Subtotal      |       | 1,221 |
| Urban Fringe          | Tay Ho                   | 22    | 1.6   |
|                       | Thanh Xuan               | 49    | 3.5   |
|                       | Cau Giay                 | 37    | 2.6   |
|                       | Hoang Mai                | 19    | 1.4   |
|                       | Long Bien                | 22    | 1.6   |
| Urban Fringe Subtotal |                          | 149   | 10.6  |
| Suburban              | Tu Liem                  | 8     | 0.6   |
|                       | Thanh Tri                | 2     | 0.1   |
| Suburban Subtotal     |                          | 10    | 0.7   |
| Rural                 | Soc Son                  | 7     | 0.5   |
|                       | Dong Anh                 | 6     | 0.4   |
|                       | Gia Lam                  | 2     | 0.1   |
| Rural Subtotal        |                          | 15    | 1.1   |
| Other provinces       |                          | 12    | 0.9   |
| Total                 |                          | 1,407 | 100.0 |

Source: HAIDEP-HIS, 2005

## 6) Trading Sector

Traditional and modern trade activities exist and develop in the streets of the AQ. New activities are those shops involved in fashion and souvenir items while traditional ones are involved in laying, curving jewelry, mother of pearls, or selling of votive papers.

Traders buy wholesale products here and sell to retailers in Hanoi and other neighboring

provinces concentrated in big markets (Dong Xuan, Hang Da, Hang Be) and some streets such as Hang Ngang, Hang Dao, Dong Xuan, Hang Duong. The Dong Xuan market was officially built in mid-1889 during the French colonial days. With easy access to nearby transport, especially after the French built the Long Bien bridge crossing the Red River, the Dong Xuan area became a busy commercial area famous not only in Hanoi, but also all over the north. The turn over during the first 6 months of 2005 was nearly US\$1mil. On the other hand, about 1,000 households in Hang Da Market and 300 in Hang Be Market are involved in business activities such as selling of poultry, vegetables, clothes, and cosmetics.

Originally, the AQ has both selling and production functions. However, because of the physical difficulties and changes of demands, most of these traditional businesses have been lost. Now, only a few streets have retained traditional handicraft business such as Lo Ren, Lan Ong, Hang Bac, Hang Ma. In Lo Ren and Lang Ong streets, people produce metalworks which causes environmental problems due to production of dust and noise.

At present, the shops diversified and no longer form household business only. Most of the small factories and business households have changed the nature of their business or has expanded to interdisciplinary trade companies. In particular, there have been 1,400 enterprises registered as head offices in AQ and most of them are trade or service companies.

The following are the result of interview survey among 18 companies in AQ:

- (i) Some companies in AQ have been established based on the traditional business activities of their families; the rest are companies dealing with new products like electronic goods, computers, software, telecommunication, advertising, etc.
- (ii) Operating period of these companies is relatively short: 94.4% are only in operation from 1 to 10 years; 61.1% have been operating from 1 to 5 years.
- (iii) The number of workers in companies is bigger than that in other business forms. However, 83.3% are companies which have an average of 30 workers each. A total of 16.7% enterprises employ more workers, but still below 100. There were more male than female workers in large companies (62.4% and 37.6% respectively).
- (iv) Turnover in these companies is higher than that in other businesses. About 53.3% have the annual turnover of over 1 billion VND.
- (v) From their trading experience, the enterprise owners have promoted the advantages of the AQ as a trade center to build companies and business offices. Thus, the business of these companies is more effective with a big number of workers and their turnover is also higher than that of other business or production models.


## **7) Informal Businesses**

More than thousands of informal business activities are being operated by local residents and people from surrounding area. These informal activities are cyclo (bicycle taxi), xe-om (bike taxi), vendors of flowers and commodities, and secondary businesses such as food stands, sewing, etc. which are also income sources for both residents and vendors from the rural area (see Figure2.4.3).

Based on the results of the HIS, more than 30% of residents don't have official or permanent jobs. They earn their living by engaging in some small business activities like opening of tea outlets, xe om (motorcycle taxi), portering, etc. These informal businesses

come about in accordance with the requirements of the residents. In fact, these informal businesses support daily lives of residents as well as increase vitality and attractiveness of the AQ for citizen and tourists.

**Figure 2.4.3 Types of Informal Business**

|  |   |  |
|--|---|--|
| <p><b>Vending:</b><br/>Fruits, vegetables, daily commodities, etc.</p>   |    |    |
| <p><b>Local food service:</b><br/>noodle, rice, bread, grilled meats, coffee, tea, beer, sweets, etc.</p>  |    |    |
| <p><b>Transport service:</b><br/>cyclo (pedi cab), xeom (bike taxi)</p>  |   |   |
| <p><b>Others:</b><br/>Service (barber, shoe paste, manicure, etc.)<br/>Sales (newspaper, cigarette, lottery, gas, etc.)<br/>Repair (bicycle, motorcycle, footwear, watch, key, etc.)</p> |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

Source: HAIDE Study Team

## **8) Service Sector**

Besides the trading aspect, the AQ also has a strong position in services: with the AQ developing rapidly in food services and other services for tourists.

AQ not only is the first urban centre of Hanoi but also is the place where the Chinese and Vietnamese cultures come together. Thus, the first strong position of AQ is that it has a developing culinary culture. For that reason, the food and drink services in AQ has been expanding and developing abundantly until now.

In the past, the food and drink services developed to meet the demands of businessmen. In particular, there were many Chinese restaurants in Hang Buom and Ta Hien streets. The image of the butchers, vendors selling junk food have been in the books of Hanoi. The drink and food services in AQ have developed constantly. Numerous restaurants and food outlets have been opening to satisfy the residents' taste. At present, there have been 322 food and drink establishments. And in addition to fine dining restaurants, food outlets on the pavements also appear everywhere, known by almost all Hanoians. Restaurants in Ta Hien are well-known; worth mentioning are the likes of "Cha ca La Vong," which is already considered an institution showcasing Vietnam's specialties.

## **9) Wholesale Sector**

One image of the AQ and Vietnam's capital city is the lively scenes of daily hustle and bustle at the Dong Xuan market, the biggest market in Hanoi. For centuries, Dong Xuan, alongside the Red River, has been a busy commercial centre of activity. The streets around the Dong Xuan market are usually very busy with vendors offering products made by the handicrafts guilds that surround the city. With easy access to nearby transport, the Dong Xuan area became a busy commercial area famous not only in Hanoi, but also all over the north. During the Tet Festival (or Lunar New Year Festival), the market is always extremely busy. Specialties from regions all over the country found their way to this thriving market, ranging from expensive items down to items like vegetables, fish or mushrooms. The Dong Xuan market reflects the daily life of Hanoi people and is a popular place for locals and visitors to the capital city, who come not just to buy things but also to learn about the culture of the people in the city.

### **(1) Dong Xuan Market**

Today, Dong Xuan Market is under the control of Dong Xuan Joint Stock Company. With 1,946 stores, its turnover has reached 15,046 million VND (about US\$940,375) in the first 6 months of 2005 or accounting for 68.7% of the turnover plan of 2005. Of which, 12,160 million VND (US\$760,000) is the turnover from leasing kiosks and stores, 2,558 million VND (US\$159,875) is from services and the balance of 328 million VND (US\$20,500) is from other incomes like export-import, finance and etc.

Recently, the appearance of Dong Xuan Night Market has made Dong Xuan a cultural point of Hanoi. In structure, Dong Xuan Night Market is divided into 3 major types of business:

- (i) Fine art works business located at the lobby of Dong Xuan Market includes 18 shops
- (ii) Culinary business located in Hang Khoai includes 11 shops
- (iii) Garment and clothing business located in Hang Khoai and open air places includes 130 business points.

Because of the relatively new establishment of the Dong Xuan Night market, organization still has many difficulties such as diversification of commodities to meet customers' and tourists' demands, security and hygienic conditions, especially food safety. With the rapid development of trade today, Dong Xuan Market still keeps its important role as the trading market center of Hanoi.

## (2) Hang Da and Hang Be Market

Hang Da and Hang Be markets are the two other big markets in the AQ. Hang Da Market is a big market in Hanoi with a total area of 3,000 m<sup>2</sup>; with about 20 small food outlets and 572 stores selling poultry, vegetables to old clothes, cosmetics, etc. Hang Be has around 325 stores specializing on selling fresh foodstuff and cooked foods. These two markets have very high demands from Hanoians who prefer fresh food everyday instead of going to the supermarkets.

The Hanoi authorities are planning to develop a new face for Dong Xuan, Hang Be and Hang Da markets. They intend to develop the current market system by modernizing markets to meet the requirements of sustainable development.

Together with the development of urban and goods markets, several big supermarkets have been established in the new urban areas. However, AQ is still expected to keep its role as a center of business and traditional products in the future. One of the issues in the economic sector is whether trade markets will be maintained in the future and still be an economic center of Hanoi.

**Figure 2.4.4 Wholesale Markets**



Source: HAIDE Study Team

## 10) Tourism Sector

The AQ not only has traditional values but also cultural and architectural values which make it more attractive to tourists. According to the latest statistics of Hanoi Administration of Tourism, the number of tourists to Hanoi has been increasing from 20% to 30% per year. In addition, 30% to 35% of tourists who come to Vietnam also choose to visit Hanoi. Together with the increase in number of tourists, AQ has consistently been an attraction for tourists during visiting tours.

The AQ which is located in the center of Hanoi Capital has the most beautiful sceneries. A stroll around the AQ enables tourists to enjoy the beauty of Hoan Kiem Lake, visit Ngoc Son Temple as well as shop in some big trade centers like Trang Tien Plaza, Fivimart super market, etc.

Moreover, AQ is also located near important official offices of Hanoi and Vietnam Government such as Hanoi Post & Telecommunication, Vietnam State Bank, Department of Electric Power, etc. This advantage in location promotes the ideal condition for the

development of new tourist service MICE (Meeting, Incentive, Conference, and Event), wherein attending international conferences is combined with sightseeing tours by the host country.

The rapid growth of quality tourist services in AQ is also a factor that promotes the increase in number of foreign tourists. Here, many tours which choose Hanoi as a destination or as an origin to other tourist spots in Vietnam are widely opened and diversified. Many mini-hotels and internet cafés are being operated, providing convenient and comfortable space for tourists, providing services of entertainments and international information exchange.

According to the latest statistics, there are about 400 hotels with more than 10,000 rooms in Hanoi. Among them, there are about 100 hotels located in the Hanoi's AQ alone. Hotels in the AQ are mostly located in Cau Go (8 hotels), Luong Ngoc Quyen (6 hotels) and Ma May (7 hotels). Hotels in the AQ are mini-hotels with price ranges of US\$10-30/day/room. These hotels are often managed by tour and trade limited companies. Though these mini-hotels are popular among transients and backpackers who enjoy cheap price, there exists as well as potential demands for accommodations with better service and facilities for long-staying travelers and businessmen.

## **11) Advantages of Economic Development**

### **(1) Concentration of Businesses**

The renovation process of Vietnam has led to the profound changes in the economy and society of Hanoi in general and of AQ in particular. AQ has become the business center with the busiest and highest density of enterprises in Vietnam backed by its convenient location and high land value and popularity. While many businesses are sustained by small household businesses and informal sectors, the number of formal companies has increased over time. This process has proven that economic activities in AQ are moving toward industrialization trend and trade activities will be more professional and promising to have a trade centre with high trading frequency.

### **(2) Cluster of Traditional Small Businesses**

Household business model still maintains and develops which confirms a tight social and trade relationship among residents of AQ. With such given advantages, this model will still maintain and develop the establishment of trade streets with characteristics of economy, unique culture and high economic efficiency.

### **(3) Traditional Handicrafts**

Strong development of trade and production of handicraft products has made a unique specific characteristic for Hanoi AQ. High aesthetic products like gold, silver jewelry, silk clothes, ceramic, etc. has great competitiveness. Trade and production of these products have helped to keep and maintain cultural value. Therefore, development trend of trade streets and exporting companies is suitable and has created a new soul and vitality for Hanoi's AQ.

### **(4) Booming of Service Sector**

Moreover, AQ is strongly developing in the field of services, particularly in the food and beverage services (e.g. restaurants, bars, etc). These services should be encouraged as they help to maintain and develop the national culinary culture. This also is a development

trend that increases the attraction of the streets as well as economic efficiency.

## **12) Disadvantages of Economic Development**

### **(1) Less Competitiveness of Traditional Business**

Traditional businesses have been sustained by social and economic linkages with rural areas. Quality and competitiveness of products were the values of these traditional businesses. After economic development, many industrial and cheap commodities have been sold in the AQ and supermarkets have been established in surrounding areas. Thus, competitiveness of traditional businesses has been lost, as well as the social linkage which has taken over business.

### **(2) Pressure on Living Environment**

Development of economic activities has continuously limited the present living place. The narrow living spaces coupled with increasing population are the main causes of declining quality of living conditions, dilapidated houses and polluted environment. This is also the reason why there are illegal construction activities and expansion of houses resulting in lack of and unsafe common space.

### **(3) Insufficient Infrastructure and Pressure on Environment**

Each company or business household is greatly affected by its natural environment and socio-economic surroundings. Services like electricity and telephone are not sufficient to supply growing commercial needs and costs of these services are still high. Bad hygienic environment such as open-air drainage results in unsanitary conditions and regular flooding. Thus, infrastructure and public services of AQ cannot meet increasing demands from both residents and business entities.

### **(4) Worsening Traffic Condition**

The emerging traffic conditions characterized by traffic congestions as well as the present limited public transport have not met the present demand. This limitation of transport means in the streets of AQ has greatly affected business activities. In addition, the lack of parking spaces results in both unsafe and inconvenient conditions for business entities, residents and visitors.

### **(5) Inadequate Management Policy and Assistance Services for Business Activities**

AQ's regulations at present restrict activities of renovation and construction of ancient houses, with a limitation in building height. These regulations further cause difficulties for enterprises to improve and expand their limited areas and many of them in turn violate the regulation to build modern and mid-rise buildings. The ownership situation in AQ is very complex; state-ownership is difficult to transfer which causes difficulties for companies and investors in AQ. Although the business trend in AQ is gradually changing from semi-formal sector to a formal one, the administrative procedures are still troublesome. Some law regulations are not specific for each business sectors and cannot control the situation of companies and business household. Moreover, tax collection and tax regulations are not appropriate and does not correspond to scale and efficiency of companies. Some social policies are not effective which limit the control of responsibility of companies and the labor protection, such as, for instance, in the field of buying social insurance for workers, etc.



### **(6) Insufficient Business Environment**

There's a limitation in the provision of information, training and promoting trade, as well as a lack of regulations and guidelines in approaching science & technology to create a refined business model. Activities of business associations have not improved business cooperative and communal spirit.

### **(7) Lack of Human Resource and Management Skills**

In the development of sectors like trade, tourism, culinary services, production and trade of traditional handicraft products, there are still contradictions and limitation. Most of trade and service companies in AQ serve as the direct trading venues for customers; these companies have not prioritized investment in human resources development. Furthermore, they lack in capital and cause big competition. Business activities like food services, hotel and tourism are mostly small scale investments and lack cooperation among operators. Staff members are not professionally trained, and service quality is still below par in terms of international standards. Tourism services are offered almost spontaneously and easily, lacking in close management and supervision thus result in severe competition among operators.

### **(8) Low Quality of Products and Services**

At present, these original business households collect goods from many sources, including products whose sources are not clearly known for the quality. Products in many streets have low value; most come from China and has low quality but very cheap prices thereby directly competing and affecting with other traditional products. Traditional handicraft products are mostly sold on retail basis; companies do not actively invest on a larger scale for possible sale in the export markets. Moreover, these business households still lack capital, management skills and knowledge.

### **(9) Complicated and Inadequate Investment Environment**

High population density and changing business environment cause the rapid change of real estate market. The attraction of business environment makes frequent trade of real estate causing the complexity in ownership. Therefore, it's very difficult for authorities to make plan and improvement of streets.

### **(10) Causing Social and Economic Gaps**

For these business households in the AQ, the gap is further increased between those who have the advantage of having frontage which makes their business more viable, thereby increasing their profit, as compared with business households located in the inner areas whose incomes become lower due to low visibility thus lower sales potential. Given almost the same level of cost of living, the income discrepancy further increases the gap thus making it difficult to preserve both the tangible and intangible values of the AQ.

### **(11) Changes of Traditional Commercial Linkages**

Traditionally, commercial activities in AQ has been sustained by small business households including wholesale, retail and handicrafts as well as big wholesale markets such as Dong Xuan, Hang Da and Hang Be. These businesses are taken over through social linkages between original villages, family and social relationships. This means these commercial linkages are the intangible values of AQ.

### **(12) Unbalanced Harmonization Between Traditional and Modern Businesses**

Many modern businesses have been established such as tourist agencies, hotels, fashion, arts, IT industries, etc. While these new businesses don't have traditional values of the AQ, they attract young generations and tourists. The issue for future economic development is how to enhance attractiveness and harmonize traditional and modern businesses.

However, informal business activities in the streets are not being controlled and monitored. And the absence of such a plan allows these activities to freely develop and proliferate, thereby affecting the aesthetic beauty of the streets, another intangible value of the AQ.

## 2.5 Social Condition

### 1) Livelihood

There is a large discrepancy in terms of livelihood reputation in the AQ. Some Vietnamese like and respect the tradition of the AQ as well as its convenience and economic values, while others regard the AQ as a slum in Hanoi.

Based on the result of HIS, the average income level in the AQ is higher than the average in Hanoi. There are many economic values of various commercial activities, high land and floor prices, convenient location, etc. But at the same time, however, the AQ is also home to the many poor of Hanoi. Livelihood in the AQ is now degrading not only because of economic issues but also because of social, cultural and physical issues.

Traditionally, residents in the AQ had led their lives in the traditional and cultural manner with family and neighbors as well as their hometown in the rural area. Commercial activities also rooted in its tradition of handicraft guilds. Physically, one household occupies one traditional house, mainly a tube house, to enjoy their cultural and spiritual life. Household businesses are enough to provide for their livelihoods. Many residents still respect their traditional and spiritual life in the AQ until now.

After independence, particularly after the Doi Moi policy, the values and livelihood in the AQ drastically changed because of heightened economic development pressure. Influx of immigrants resulted in limitation in living spaces and has caused frictions between neighbors and outsiders. Some traditional commercial activities have disappeared and modern activities, which are not within the traditions of the AQ, have proliferated. Since newcomers and young generation do not give as much attention to the tradition and culture of the AQ, the whole atmosphere of the AQ as a traditional, cultural, urban space has drastically changed. Both private and public spaces are now experiencing chaos.

Given such situation, residents of the AQ now find it difficult to practice their cultural and spiritual lives. Most of residents are dissatisfied with their housing conditions; the only thing left to enjoy is its convenience and the presence of urban services in the urban center.

From the statistical data, it is difficult to find many gaps in housing condition since capacity of space is already limited so even rich households cannot afford enough living spaces (see Table 2.5.1). Income gap can be seen from differences in vehicle and goods ownership. The richer the residents become, the more they enjoy life with high-class goods and facilities.

**Table 2.5.1 Profile of Households by Income Group**

|  |                              | Low         |             | Middle   |          | High     |             | Total       |             |      |
|--|------------------------------|-------------|-------------|----------|----------|----------|-------------|-------------|-------------|------|
|  |                              | Under 0.8m  | 0.8-1.5m    | 1.5-2.0m | 2.0-3.0m | 3.0-4.0m | more 4.0    | AQ          | Hanoi       |      |
| Household                                    | % of Household               | 4.4         | 11.0        | 12.3     | 23.7     | 18.3     | 30.3        | 100.0       | -           |      |
|  | No. of HH                    | 630         | 1,587       | 1,775    | 3,404    | 2,629    | 4,349       | 14,374      | 760,000     |      |
|  | Ave. No. of Living Together  | 2.1         | 3.1         | 4.0      | 4.1      | 4.3      | 5.0         | 4.2         | 4.3         |      |
| Housing                                      | Ownership (% of Self-owned)  | 73.3        | 68.1        | 77.4     | 75.7     | 81.7     | 80.3        | <b>77.4</b> | 92.0        |      |
|  | Type (%)                     | Detached    | 43.5        | 40.5     | 48.7     | 54.2     | 56.4        | 53.7        | 51.8        | 82.0 |
|  |                              | Apartment   | 16.3        | 22.6     | 22.9     | 14.5     | 13.6        | 7.7         | 14.3        | 14.0 |
|  |                              | Traditional | 36.7        | 36.9     | 28.4     | 31.3     | 30.0        | 38.1        | <b>33.6</b> | 4.0  |
|  |                              | High-rise   | 3.5         | 0.0      | 0.0      | 0.0      | 0.0         | 0.5         | 0.3         | 1.0  |
|  | Ave. No. of rooms            | 3.1         | 2.4         | 2.1      | 2.1      | 2.8      | 3.0         | <b>2.6</b>  | 3.7         |      |
|  | Ave. space (m <sup>2</sup> ) | 46.3        | 34.6        | 30.9     | 36.1     | 48.7     | 55.9        | <b>44.0</b> | 88.0        |      |
|  | Ave. house age (years)       | 74.5        | 86.2        | 75.8     | 75.1     | 69.3     | 73.8        | <b>74.9</b> | 32.0        |      |
| Living area per person (m <sup>2</sup> /per) | 21.7                         | 11.3        | 7.8         | 8.8      | 11.2     | 11.2     | <b>10.5</b> | 20.5        |             |      |
| Vehicle Ownership (%)                        | car                          | 0.0         | 0.0         | 0.0      | 0.0      | 3.2      | 5.3         | 2.2         | 2.0         |      |
|  | motorcycle                   | One         | 23.5        | 50.2     | 58.7     | 53.5     | 39.7        | 25.0        | 41.3        | 43.0 |
|  |                              | Morethan2   | 3.3         | 14.6     | 28.5     | 42.2     | 52.4        | 67.8        | 45.4        | 40.0 |
|  | Bicycle                      | 20.2        | 20.8        | 10.5     | 3.1      | 2.4      | 0.9         | 5.9         | 12.0        |      |
|  | No Vehicle                   | <b>53.0</b> | <b>14.5</b> | 2.3      | 1.2      | 2.4      | 1.0         | <b>5.2</b>  | 2.0         |      |
| Goods Ownership (%)                          | TV                           | 96.7        | 95.8        | 100.0    | 98.6     | 100.0    | 99.5        | 98.9        | 98.0        |      |
|  | Radio                        | 69.8        | 56.3        | 60.5     | 56.3     | 73.1     | 71.1        | 65.0        | 58.0        |      |
|  | Refrigerator                 | 73.2        | 78.9        | 86.8     | 95.1     | 97.6     | 96.6        | <b>92.2</b> | 71.0        |      |
|  | Washing Machine              | <b>16.8</b> | <b>31.9</b> | 40.3     | 52.3     | 70.0     | 76.1        | <b>57.5</b> | 41.0        |      |
|  | Air-con                      | <b>6.7</b>  | <b>19.8</b> | 14.4     | 21.6     | 43.1     | 54.4        | <b>33.7</b> | 19.0        |      |
|  | Computer                     | 13.3        | 22.3        | 29.9     | 32.2     | 48.4     | 57.0        | 40.5        | 32.0        |      |
|  | Mobile Phone                 | 10.3        | 35.5        | 38.1     | 56.0     | 74.7     | 84.2        | 61.5        | 43.0        |      |

Source: HAIDEP-HIS, 2005

## 2) Social Network and Family Relationship

Social network and family relationships are rooted in their original hometown and its culture, and traditional commercial activities. These are the intangible traditional values of the AQ which have been there for long periods of time.

People of the AQ were mostly immigrants since 1950s and people who joined the Resistance Movement of the country who were provided state housing in the 1970s and 1980s. The residents in the AQ come from different craft villages. Residents of the same villages often settle in the same street line, produce and trade the same goods. Families of one lineage usually live near each other or from one original family forming several extended families, with members of each family often working together on the same trade. People working on the same trade usually join the same guild. Each guild had its own strict rules to protect interest of the community and its members. The social tradition is maintained, developed and is relied upon in ensuring harmony for the benefit of each family, lineage and guilds. Guilds not only play economic but also social role.

Therefore, in every street line, there are close relations among each other, relations which are highly capable of adjusting with one another. Each individual becomes attached with the community he belongs to and sees his image in that community. It is an important foundation to maintain a living tradition that has been a constant for hundreds of years for AQ.

The family serves not only as a reproducing unit but as well as a social cell, the smallest community environment. Being born to and to grow up in a family, it serves as the person's first school where ethics, order, discipline, family rules, and trade are learned. Therefore, the family plays a decisive role in the formation of the person's trade personality. Residents living in the AQ respect family values such as obedience and submissiveness, courteousness, traditions, respect for elders, and generosity to those younger. Families of the same lineage often gather in one street line, working on the same trade. Each lineage has its family register which is like a book which records the lineage history and obituary of each dead member of the family. Lineage and family register books serve to adjust behavior of each person, and plays an important educational role in knowing one's family history.

### **3) Living Condition**

#### **(1) Condition of Traditional House**

Housing in the AQ is faced with many inner issues with distinguishing characters that are relatively complicated and multi-directional. Functionally, because the AQ is a residential area with a long history of trading exchanges and commerce until now, the houses there serve both living and business purposes. Historically and architecturally, the AQ still maintains several old and ancient houses that are strongly connected to the AQ's history of traditional values development. The houses are low-rise on small and narrow streets that make this area a friendly urban space.

Most of the houses in the AQ have a tube like shape, with narrow land plot (2-6m in width and 20-60m in length), low-rise, has narrow frontage and one entry from street façade. They are therefore often referred to as a "tube house" (see Figure 2.5.1). Originally, the tube house was used by one family and has private rooms and facilities. In the middle of a tube house, there were small inner courtyard for providing natural sunlight and ventilation. In the back of the house, there is another entrance to access the opposite side or small pond. This is a signature of AQ's urban structure: water channel networks connecting with Red River to Thang Long Citadel for delivery of goods and transport of people.

#### **(2) Characteristics of Tube House**

The main characteristics of the tube house are (i) narrow frontages and considerable depth, (ii) inner courtyards, (iii) narrow alleys, (iv) mezzanines, (v) common facilities, and a (vi) shop house in front (see Figure 2.5.1).

Most of the tube houses in the AQ are shared by several families. The layout pattern is unstructured and many private rooms like living rooms and bedrooms, which are parallel to a common alley, are very small and don't have windows. Front rooms are used as shops, with the shopkeeper's sleeping place or stock space.

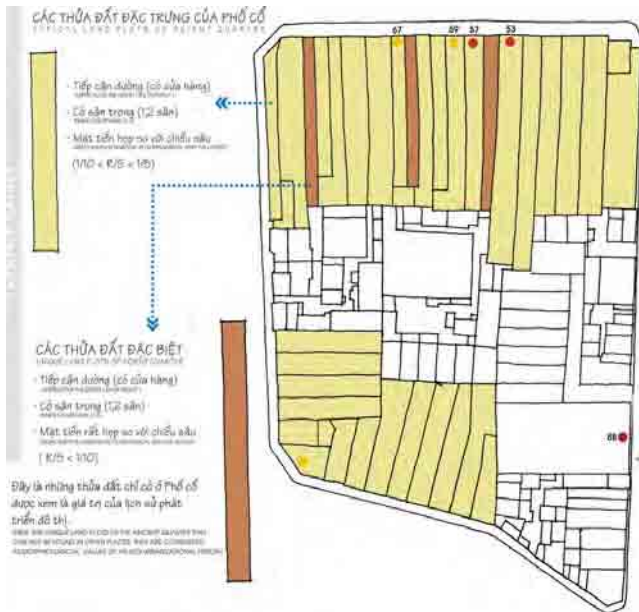
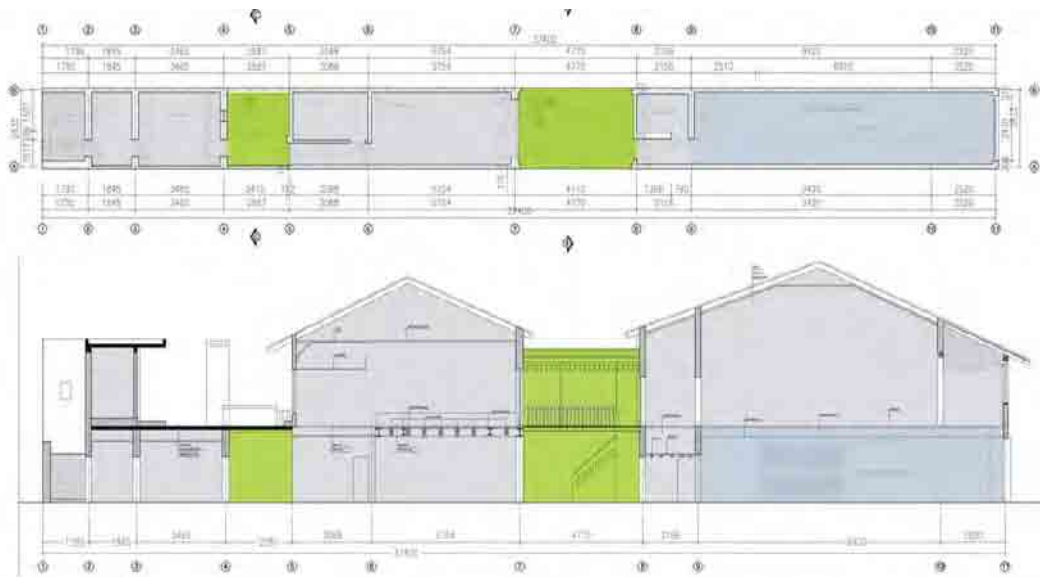
Mezzanines in the tube house were originally used as a refuge during flooding or as storage space for shop commodities. But nowadays, because of increase the increasing number of family members, they are used for sleeping or study rooms for children.

The alley through each house and inner courtyard is very narrow at less than 100cm width. This is very dark at night and difficult to pass each other especially by motorcycle. Though this is not safe and wide enough to share with other residents, this is the only approach to access each house.

Inner courtyard is a unique feature of the tube houses in the AQ (see Figure 2.6.1). The

inner courtyards play a very important role in providing natural light and facilitating natural ventilation for long and narrow “tube houses” which were built alongside each other. In addition, it is a place for outside domestic activities such as washing and drying of clothes and cooking. It also has a miniature garden with bonsai and small pool for community. This inner courtyard can separate between living and service spaces (kitchen, bathrooms, toilet); in other words, a semi-openspace between private and public space. Moreover, inner courtyards are reserved spaces for development. However, these inner courtyards are gradually disappearing because of the expansion of the living spaces due to increase in the number of household members.

**Figure 2.5.1 Plan and Unique Features of Tube House**



Narrow and dark alley to access each house



Mezzanine for additional living space



Inner courtyard as multi-functional common space (drying of clothes and water space, motorcycle parking, storage, etc.)

Source: HAIDE Study Team

### (3) Physical Condition of Housing

Narrow living space is one of the most serious issues of AQ. Living area is only 44.0m<sup>2</sup> and 10.5m<sup>2</sup>/person, which is nearly half the average in Hanoi. Migration to the AQ affected the living space as well as resulted in social conflict between original and new residents. Because of increase of furniture and household goods, most of the spaces have been occupied (see Figure 2.5.2). Common spaces such as common water facilities and toilets have been degraded. Many young generations have moved out from the AQ because they cannot have private space. Many business households expand commercial space at the cost of living space and its privacy. Residents therefore are faced with difficulties in both physical and social condition because of the narrow living spaces.

The average age of a house in the AQ is 74.9 years. The average stay in each house is 55.2 years (see Table 2.5.2). In terms of characteristics of “traditional houses”, which are mostly tube houses and where one third of households in AQ live, average house age is 84.4 years and average living area is only 36.9m<sup>2</sup>. These houses have typical housing problems such as narrow living space, aged traditional houses and insufficient improvement in living conditions.

**Table 2.5.2 Housing Condition**

|   |             | AQ   | Hanoi |
|---|-------------|------|-------|
| Average space (m <sup>2</sup> )                 |             | 44.0 | 88    |
| Living area per person (m <sup>2</sup> /person) |             | 10.5 | 20.5  |
| Ave. number of rooms                            |             | 2.6  | 3.7   |
| Ave. house age (years)                          |             | 74.9 | 32    |
| Years stayed (years)                            |             | 54.7 | -     |
| Type  | Detached    | 51.8 | 82    |
|   | Apartment   | 14.3 | 14    |
|   | Traditional | 33.6 | 4     |
|   | High-rise   | 0.3  | 1     |
| Housing ownership                               | Self-owned  | 77.4 | 92    |
|   | State-owned | 19.8 |       |
| Land use right (% of self-owned)                |             | 75.2 | 89    |

Source: HAIDEP-HIS, 2005

### (4) Sanitary Condition

Because of dilapidated urban facilities, such as drainage and sewerage systems, and lack of sunlight and ventilation, sanitary conditions have been worsening which affect the residents' health and quality of life (see Figure 2.5.2). Since many households live in one building and share these urban facilities, these are not well maintained. In some houses, drain pipes are exposed and waste water flow directly from upper floor to ground and run through common alleys. Though these issues can be solved not by one household but by the entire neighborhood, residents are reluctant to solve these issues because of constraints in the financial, knowledge, techniques, as well as lack of motivation.



**Figure 2.5.2 Dilapidated Housing Conditions**



Shared common kitchen and water facilities



Common alley occupied with household goods



Exposed drainage in the common space



Shared common toilet

Source: HAIDE Study Team

### (5) Housing Ownership

Nearly 20% of houses in the AQ are state-owned (see Table 2.5.3). Housing conditions and issues are different by ownership (see Table 2.5.4). But in general, state-owned houses, group-owned or religious houses, have common problems such as narrow space and aged houses.

**Table 2.5.3 Housing Condition by Ownership**

| Ownership                      | Number |       | Ave. space (m <sup>2</sup> ) | Ave. house age (years) | Years stayed (years) | Rental fee (000VND/month) |
|--------------------------------|--------|-------|------------------------------|------------------------|----------------------|---------------------------|
|                                | No.    | %     |                              |                        |                      |                           |
| Self-owned                     | 519    | 77.2  | 56.0                         | 52.1                   | 48.9                 | -                         |
| State-owned house for rental   | 133    | 19.8  | 30.1                         | 83.6                   | 64.3                 | 59                        |
| Group-owned or religious house | 15     | 2.2   | 30.4                         | over 100               | 41.7                 | 150                       |
| Others                         | 5      | 0.6   | -                            | -                      | -                    | -                         |
| Total/ Average                 | 672    | 100.0 | 44.0                         | 54.2                   | 54.7                 | 69.1                      |

Source: HAIDEP-HIS, 2005

**Table 2.5.4 Housing Issues by Ownership**

| Ownership                               | Residents  | Issues  |
|---|--|---|
| State-owned (DONRE)                     | State employees, retirees                            | <ul style="list-style-type: none"> <li>- Lack of finance for improving the houses</li> <li>- Rental fees are so low which makes it impossible to maintain and improve the house</li> <li>- Residents do not want to pay for their house's improvement and maintenance because these houses do not belong to them</li> </ul>   |
| Joint ownership of state and individual | One or several households, state employees, retirees | <ul style="list-style-type: none"> <li>- Misunderstanding often occurs when one household improved their house that affects other households</li> <li>- Many clustered households which do not share a familial relationship have to share the same toilet, bathroom and other public services which usually cause conflicts in terms of social communication.</li> </ul> |
| Private-owned                           | One or several households                            |   |
| Company-owned                           | Company staff  |   |

Source: HAIDEP Study Team

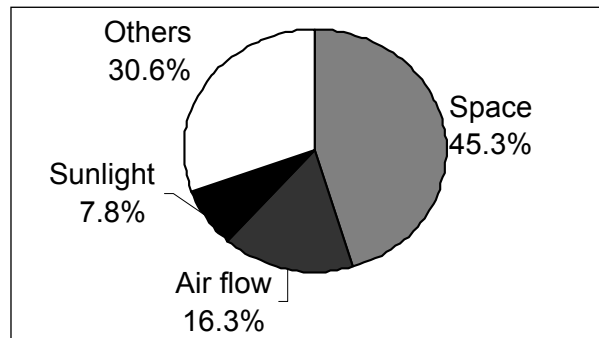
### (6) Assessment on Living Condition by Residents

According to the assessment on living condition conducted in the HIS survey, residents are satisfied with both urban service and access to service (see Table 2.5.5). Urban services of the AQ are better provided by the other area of Hanoi, and the advantage of AQ is high accessibility and convenience to various services.

Though residents enjoy physical and economical benefits due to its locational advantage, they are dissatisfied with housing condition, particularly in the areas of tranquility, housing and air quality.

In terms of housing issues, narrow space, limited airflow and lack of sunlight make living condition worse (see Figure 2.5.3).

**Figure 2.5.3 Dissatisfaction on Housing**



Source: HAIDEP-HIS, 2005

**Table 2.5.5 Dissatisfaction of Living Condition (%)**

|                    |                             | AQ   | Hanoi |
|--------------------|-----------------------------|------|-------|
| Living Environment | Safety/ security            | 8.3  | 11.1  |
|                    | Flood                       | 14.8 | 27.4  |
|                    | Housing                     | 37.5 | 20.4  |
|                    | Air quality                 | 32.2 | 26.3  |
|                    | Tranquility                 | 44.2 | 19.0  |
|                    | Sanitary condition          | 22.0 | 20.1  |
|                    | Landscape                   | 22.1 | 23.8  |
|                    | Greenery                    | 18.5 | 29.3  |
| Urban Service      | Power supply                | 3.1  | 6.7   |
|                    | Water supply                | 5.3  | 37.5  |
|                    | Gas supply                  | 4.1  | 8.0   |
|                    | Telecom                     | 1.8  | 5.2   |
|                    | Solid waste collection      | 7.7  | 11.5  |
| Access to Services | to market                   | 2.8  | 12.5  |
|                    | to health care              | 7.1  | 16.1  |
|                    | to public transport         | 27.2 | 32.6  |
|                    | to primary school           | 5.1  | 6.6   |
|                    | to park and green space     | 14.2 | 38.3  |
|                    | to entertainment facilities | 16.5 | 32.4  |
|                    | to public admin office      | 10.7 | 19.0  |

Source: HAIDEP-HIS, 2005

## 2.6 Transportation

### 1) General

Transportation and its facilities in the AQ are not only means of transport and logistics, but also as an urban structure to sustain residential and commercial activities, trace of tradition as a cluster of merchant guilds. The structure of grid-shaped network was aimed at effectively connecting Red River and the Citadel and to deliver goods, and each street formed a cluster of craftsmen's and merchant's guilds.

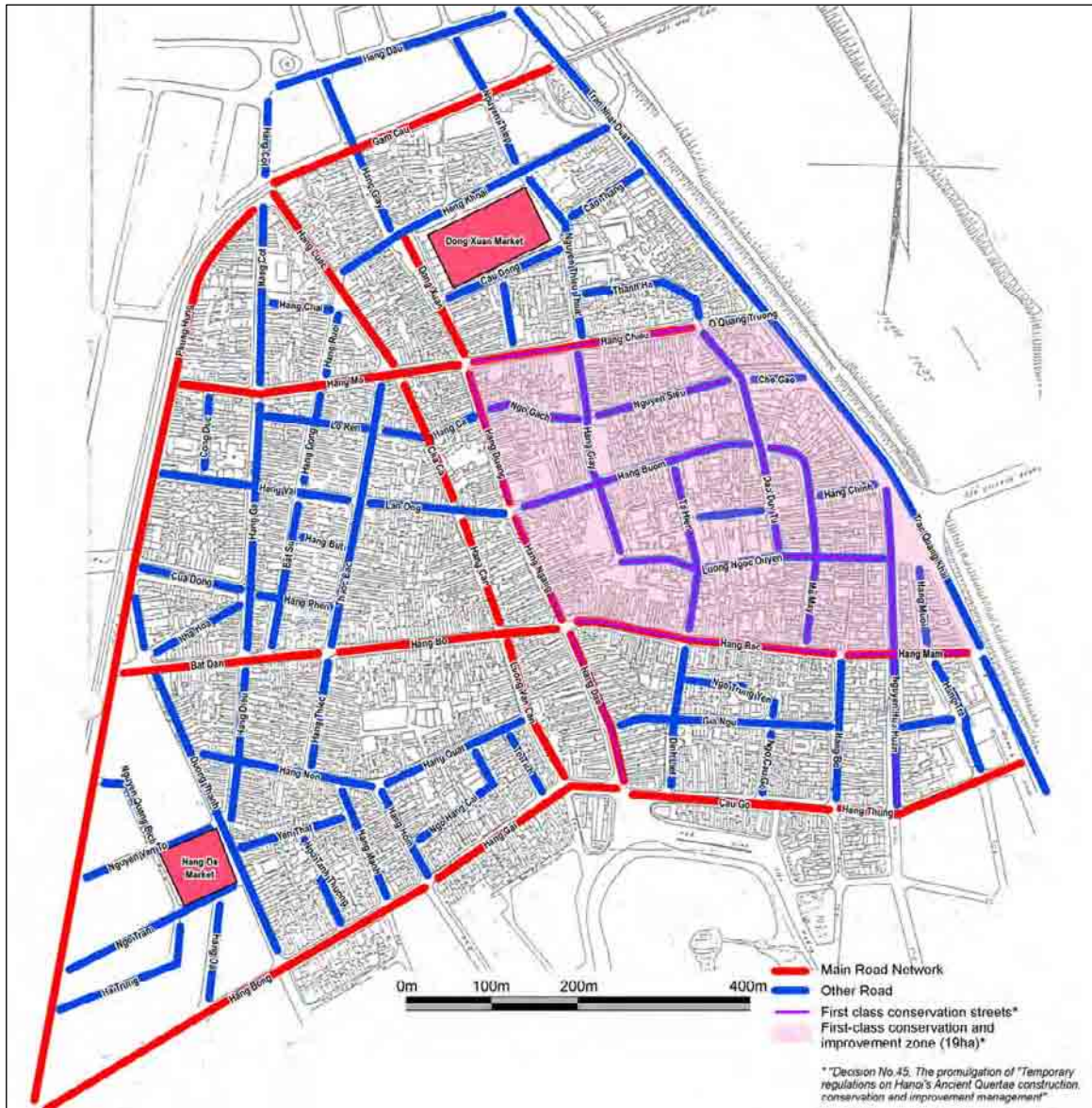
Even now, road space which provides not only traffic space but also space for various activities is a significant landscape element that helps build the image of the AQ as a city with wide sidewalks, abundant street trees and scenic street life. Thus, how to develop and preserve the road space is an important political issue. Secondary and tertiary roads are necessary to provide space for vehicles and pedestrians alike. Though primary roads are required for efficient and smooth traffic flows, secondary and tertiary roads are in turn utilized for traffic, peoples' activities and improvement of the environments.

At present, because many visitors, customers as well as through traffic gather, traffic congestion and parking issues are seriously affecting the people's safety, as well as the townscape and the environment. Transport issues in the AQ must be carefully considered and should not be limited to effective means of transport but also to the required urban structure to support commercial activities, to preserve townscape and to sustain people's daily life.

### 2) Road Network

Road network in the AQ needs to be evaluated from two aspects: one is from transport and logistic function, the other is for cultural and commercial values with originality. The road network has been developed spontaneously without schematic planning. This is the historical feature where streets were formed for trading purposes, especially for NMT such as rickshaws, bicycles and pedestrians. Basically, the network was formed by a number of horizontal axes and vertical axes (see Figure 2.6.1). As often found in very old cities, the street density in the AQ is very high. This reflects that the system was originally built for other means of transport as walking, carts and horses. The streets are mostly narrow with the width of the carriageway varying from 6m to 9m. The sidewalks are normally narrow, between 2m and 4m wide, especially some streets which have a little sidewalk or none at all (from 0.5m to 1m such that of Ta Hien). The width of the road as well as the sidewalk are relatively identical in some streets (e.g. Hang Giay, Luong Ngoc Quyen, Cha Ca, etc.); the disproportion of the remaining streets between the largest and the narrowest is rather big, especially on the sidewalk due to the illegal expansion on the household that encroaches on the sidewalk. Thus, it is necessary to guard against similar encroachments in the future and to retrieve space for the sidewalk for pedestrians' use. Few streets in the AQ are suited for other vehicles other than 2-wheelers. Only 5 passageways can be considered to have enough width for 4-wheelers, as follows: (i) Hang Ma - Hang Chieu (east -west), (ii) Hang Bong -Hang Gai (east -west), (iii) Hang Giay - Dong Xuan - Hang Duong-Hang Ngang-Hang Dao (north-south), (iv) Hang Cot-Hang Da (north-south), and (v) Duong Thanh (north-south).

**Figure 2.6.1 Road Network**



Source: HAIDEP Study Team

**Table 2.6.1 Road Inventory**

| Name of Road          | Length (km) | Total width (m) | Sidewalk width (m) | Road area (ha) | Carriage Way Width (m) | Sidewalk Length (m) |       | Sidewalk Width (m) |       | Pavement Type |           |
|-----------------------|-------------|-----------------|--------------------|----------------|------------------------|---------------------|-------|--------------------|-------|---------------|-----------|
|                       |             |                 |                    |                |                        | Left                | Right | Left               | Right | Carriage Way  | Side Walk |
| Bat Su                | 0.207       | 12.00           | 6.00               | 0.25           | 6.00                   | 200                 | 200   | 3.00               | 3.00  | A             | B         |
| Bat Dan               | 0.248       | 14.00           | 6.00               | 0.35           | 8.00                   | 240                 | 240   | 3.00               | 3.00  | A             | B         |
| Cao Thang             | 0.133       | 16.00           | 8.00               | 0.21           | 8.00                   | 133                 | 133   | 4.00               | 4.00  | A             | B         |
| Cha Ca                | 0.180       | 12.00           | 4.00               | 0.22           | 8.00                   | 175                 | 175   | 2.00               | 2.00  | A             | B         |
| Cho Gao               | 0.160       | 10.00           | 2.00               | 0.16           | 8.00                   | 160                 | 160   | 1.00               | 1.00  | A             | B         |
| Cua Dong              | 0.220       | 25.00           | 13.00              | 0.55           | 12.00                  | 220                 | 220   | 6.50               | 6.50  | A             | B         |
| Dinh Liet             | 0.180       | 10.00           | 4.00               | 0.18           | 6.00                   | 200                 | 200   | 2.00               | 2.00  | A             | B         |
| Dong Thai             | 0.072       | 5.00            | 2.00               | 0.04           | 3.00                   | 70                  | 70    | 1.00               | 1.00  | BG            | B         |
| Duong Thanh           | 0.468       | 15.50           | 7.50               | 0.73           | 8.00                   | 460                 | 460   | 3.50               | 4.00  | A             | B         |
| Dao DuyTu             | 0.288       | 11.00           | 5.00               | 0.32           | 6.00                   | 280                 | 280   | 2.50               | 2.5   | BG            | B         |
| Dong Xuan             | 0.170       | 15.00           | 5.00               | 0.26           | 10.00                  | 160                 | 160   | 2.50               | 2.50  | A             | B         |
| Gia Ngu               | 0.260       | 10.00           | 4.00               | 0.26           | 6.00                   | 260                 | 260   | 2.00               | 2.00  | A             | B         |
| Gam Cau               | 0.140       | 8.00            | 3.00               | 0.11           | 5.00                   | 300                 | 300   | 1.50               | 1.50  | C             | B         |
| Ha Trung              | 0.207       | 10.00           | 4.00               | 0.21           | 6.00                   | 207                 | 207   | 2.00               | 2.00  | A             | B         |
| Hang Buom             | 0.300       | 13.00           | 6.00               | 0.39           | 7.00                   | 280                 | 280   | 3.00               | 3.00  | A             | B         |
| Hang Bong             | 0.662       | 15.00           | 6.00               | 0.99           | 9.00                   | 700                 | 700   | 3.00               | 3.00  | A             | B         |
| Hang Bac              | 0.280       | 12.00           | 5.00               | 0.34           | 7.00                   | 268                 | 268   | 2.50               | 2.50  | A             | B         |
| Hang Be               | 0.172       | 12.00           | 6.00               | 0.21           | 6.00                   | 170                 | 160   | 3.00               | 3.00  | A             | B         |
| Hang Bo               | 0.272       | 13.00           | 6.00               | 0.35           | 7.00                   | 260                 | 260   | 3.00               | 3.00  | A             | B         |
| Hang But              | 0.068       | 10.00           | 4.00               | 0.07           | 6.00                   | 65                  | 65    | 2.00               | 2.00  | A             | B         |
| Hang Chai             | 0.085       | 7.00            | 2.00               | 0.06           | 5.00                   | 80                  | 80    | 1.00               | 1.00  | A             | B         |
| Hang Chieu            | 0.276       | 13.00           | 5.00               | 0.36           | 8.00                   | 270                 | 270   | 2.50               | 2.50  | A             | B         |
| Hang Chinh            | 0.130       | 12.00           | 6.00               | 0.16           | 6.00                   | 130                 | 130   | 3.00               | 3.00  | A             | B         |
| Hang Can              | 0.158       | 13.00           | 5.00               | 0.21           | 8.00                   | 158                 | 158   | 2.50               | 2.50  | A             | B         |
| Hang Ca               | 0.124       | 11.00           | 5.00               | 0.14           | 6.00                   | 124                 | 124   | 2.50               | 2.50  | BG            | B         |
| Hang Cot              | 0.138       | 16.00           | 8.00               | 0.22           | 8.00                   | 135                 | 135   | 4.00               | 4.00  | A             | B         |
| Hang Da               | 0.140       | 14.00           | 6.00               | 0.20           | 8.00                   | 140                 | 140   | 3.00               | 3.00  | A             | B         |
| Hang Dau              | 0.184       | 13.00           | 5.00               | 0.24           | 8.00                   | 180                 | 180   | 2.50               | 2.50  | A             | B         |
| Hang Gai              | 0.273       | 17.00           | 6.00               | 0.46           | 11.00                  | 270                 | 270   | 3.00               | 3.00  | A             | B         |
| Hang Giay (Dong Xuan) | 0.267       | 15.00           | 8.00               | 0.40           | 7.00                   | 260                 | 260   | 4.00               | 4.00  | A             | B         |
| Hang Giay (Hang Buom) | 0.219       | 18.00           | 6.00               | 0.39           | 12.00                  | 210                 | 210   | 3.00               | 3.00  | A             | B         |
| Hang Ga               | 0.314       | 14.00           | 6.00               | 0.44           | 8.00                   | 314                 | 314   | 3.00               | 3.00  | A             | B         |
| Hang Hom              | 0.127       | 11.00           | 5.00               | 0.14           | 6.00                   | 127                 | 127   | 2.50               | 2.50  | A             | B         |
| Hang Khoai            | 0.080       | 13.50           | 5.50               | 0.11           | 8.00                   | 250                 | 330   | 3.00               | 2.50  | A             | B         |
| Hang Luoc             | 0.234       | 13.00           | 5.00               | 0.30           | 8.00                   | 230                 | 230   | 2.50               | 2.50  | A             | B         |
| Hang Muoi             | 0.104       | 15.00           | 8.00               | 0.16           | 7.00                   | 100                 | 100   | 4.00               | 4.00  | A             | B         |
| Hang Manh             | 0.152       | 12.00           | 6.00               | 0.18           | 6.00                   | 150                 | 150   | 3.00               | 3.00  | A             | B         |
| Hang Ma               | 0.380       | 14.00           | 6.00               | 0.53           | 8.00                   | 340                 | 340   | 3.00               | 3.00  | A             | B         |
| Hang Ngang            | 0.150       | 13.00           | 5.00               | 0.20           | 8.00                   | 150                 | 150   | 2.50               | 2.50  | BG            | B         |
| Hang Non              | 0.216       | 12.00           | 6.00               | 0.26           | 6.00                   | 210                 | 210   | 3.00               | 3.00  | A             | B         |
| Hang Phen             | 0.110       | 13.00           | 6.00               | 0.14           | 7.00                   | 100                 | 100   | 3.00               | 3.00  | A             | B         |
| Hang Quat             | 0.200       | 14.00           | 6.00               | 0.28           | 8.00                   | 200                 | 200   | 3.00               | 3.00  | A             | B         |
| Hang Ruoi             | 0.108       | 12.00           | 6.00               | 0.13           | 6.00                   | 100                 | 100   | 3.00               | 3.00  | A             | B         |
| Hang Thiec            | 0.144       | 12.00           | 6.00               | 0.17           | 6.00                   | 130                 | 130   | 3.00               | 3.00  | A             | B         |
| Hang Thung            | 0.216       | 15.00           | 6.00               | 0.32           | 9.00                   | 190                 | 215   | 3.00               | 3.00  | A             | B         |
| Hang Tre              | 0.308       | 16.00           | 8.00               | 0.49           | 8.00                   | 300                 | 300   | 4.00               | 4.00  | A             | B         |
| Hang Vai              | 0.236       | 12.00           | 6.00               | 0.28           | 6.00                   | 230                 | 230   | 3.00               | 3.00  | A             | B         |
| Hang Dieu             | 0.286       | 14.00           | 6.00               | 0.40           | 8.00                   | 280                 | 280   | 3.00               | 3.00  | A             | B         |
| Hang Duong            | 0.182       | 13.00           | 5.00               | 0.24           | 8.00                   | 180                 | 180   | 2.50               | 2.50  | BG            | B         |
| Hang Dao              | 0.201       | 13.00           | 5.00               | 0.26           | 8.00                   | 200                 | 200   | 2.50               | 2.50  | BG            | B         |
| Hang Dong             | 0.131       | 12.00           | 6.00               | 0.16           | 6.00                   | 125                 | 125   | 3.00               | 3.00  | A             | B         |
| Luong Van Can         | 0.308       | 12.50           | 4.50               | 0.39           | 8.00                   | 300                 | 300   | 2.00               | 2.50  | A             | B         |
| Luong Ngoc Quyen      | 0.324       | 10.00           | 4.00               | 0.32           | 6.00                   | 320                 | 320   | 2.00               | 2.00  | A             | B         |
| Lan Ong               | 0.180       | 12.00           | 6.00               | 0.22           | 6.00                   | 180                 | 180   | 3.00               | 3.00  | A             | B         |
| Lo Ren                | 0.130       | 14.00           | 6.00               | 0.18           | 8.00                   | 128                 | 128   | 3.00               | 3.00  | A             | B         |
| Ma May                | 0.286       | 11.00           | 5.00               | 0.31           | 6.00                   | 286                 | 286   | 2.50               | 2.50  | A             | B         |
| Nguyen Huu Huan       | 0.510       | 23.00           | 11.00              | 1.17           | 12.00                  | 270                 | 270   | 5.00               | 6.00  | A             | B         |
| Nguyen Quang Bich     | 0.120       | 11.00           | 5.00               | 0.13           | 6.00                   | 120                 | 120   | 2.50               | 2.50  | A             | B         |
| Nguyen Sieu           | 0.180       | 12.00           | 6.00               | 0.22           | 6.00                   | 180                 | 180   | 3.00               | 3.00  | A             | B         |

| Name of Road       | Length (km) | Total width (m) | Sidewalk width (m) | Road area (ha) | Carriage Way Width (m) | Sidewalk Length (m) |       | Sidewalk Width (m) |       | Pavement Type |           |
|--------------------|-------------|-----------------|--------------------|----------------|------------------------|---------------------|-------|--------------------|-------|---------------|-----------|
|                    |             |                 |                    |                |                        | Left                | Right | Left               | Right | Carriage Way  | Side Walk |
| Nguyen Thiep       | 0.193       | 12.00           | 6.00               | 0.23           | 6.00                   | 190                 | 190   | 3                  | 3     | A             | B         |
| Nguyen Thien Thuat | 0.221       | 12.00           | 6.00               | 0.27           | 6.00                   | 220                 | 220   | 3                  | 3     | A             | B         |
| Nguyen Van To      | 0.180       | 12.00           | 6.00               | 0.22           | 6.00                   | 180                 | 180   | 3                  | 3     | A             | B         |
| Nha Hoa            | 0.128       | 10.00           | 4.00               | 0.13           | 6.00                   | 128                 | 128   | 2.00               | 2.00  | A             | B         |
| Phung Hung         | 1.130       | 20.00           | 10.00              | 2.26           | 10.00                  | 1100                | 1100  | 5.00               | 5.00  | A             | B         |
| Thanh Ha           | 0.181       | 10.00           | 4.00               | 0.18           | 6.00                   | 180                 | 180   | 2.00               | 2.00  | A             | B         |
| Thuoc Bac          | 0.328       | 12.00           | 6.00               | 0.39           | 6.00                   | 305                 | 305   | 3.00               | 3.00  | A             | B         |
| Tran Nhat Duat     | 0.640       | 25.00           | 8.00               | 1.60           | 17.00                  | 640                 | 640   | 4.00               | 4.00  | A             | B         |
| To Tich            | 0.096       | 8.00            | 2.00               | 0.08           | 6.00                   | 96                  | 96    | 1.00               | 1.00  | BG            | C         |
| Ta Hien            | 0.216       | 10.00           | 4.00               | 0.22           | 6.00                   | 200                 | 200   | 2.00               | 2.00  | A             | B         |
| Yen Thai           | 0.140       | 8.00            | 4.00               | 0.11           | 4.00                   | 140                 | 140   | 2.00               | 2.00  | BG            | B         |
| O Quan Chuong      | 0.080       | 14.00           | 6.00               | 0.11           | 8.00                   | 80                  | 80    | 3.00               | 3.00  | A             | B         |

Source: HAIDEP Study Team

Note: Pavement Type: A=Asphalt, BG=Bituminous Gravel, C=Cement Concrete, G=Gravel, B=Block, E=Earth

### 3) Traffic Demand

Based on the HIS results, about half of the workers living in the AQ work inside or in the neighboring area of the AQ, and nearly half go to work to Dong Da and Ba Dinh area. As a working place, the AQ absorb workers from various areas, including the opposite side of Red River and the out of dyke area.

For any trip purpose, motorcycle is the primary mode of transport of households in AQ, especially for work and private purpose (see Table 2.6.2 and Figure 2.6.2). Students use bicycle and public bus as well as motorcycle to go to school. More than half of the households of AQ walk for private purpose.

**Table 2.6.2 Modal Share by Purpose (%)**

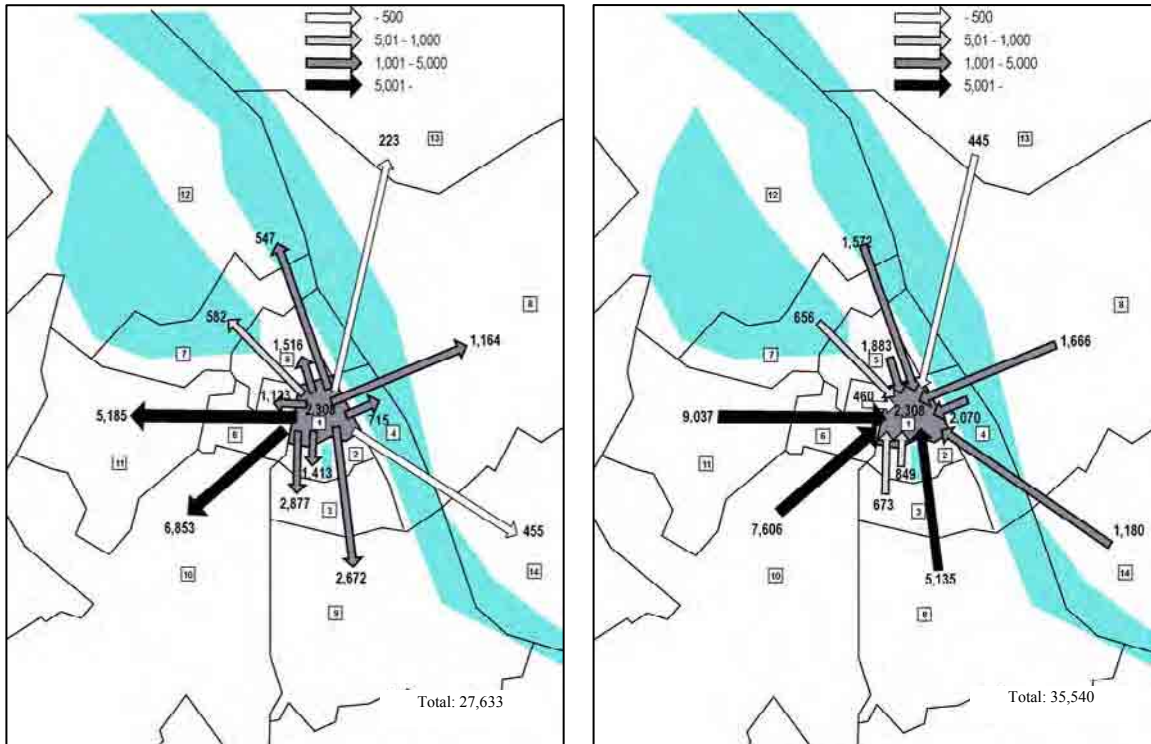
|                               | To Home | At work | Private     | To school   | To work     |
|-------------------------------|---------|---------|-------------|-------------|-------------|
| Bicycle (including Cyclo)     | 20.0    | 11.6    | 16.9        | <b>39.3</b> | 7.0         |
| Motorcycle (including Xe Om)  | 72.9    | 64.0    | <b>77.6</b> | 51.7        | <b>87.8</b> |
| Car (including taxi)          | 2.1     | 11.0    | 2.8         | 0.0         | 2.1         |
| Public Bus                    | 4.0     | 5.2     | 1.9         | <b>7.5</b>  | 2.3         |
| Private Bus                   | 0.7     | 3.5     | 0.6         | 0.8         | 0.7         |
| Truck                         | 0.1     | 4.7     | 0.0         | 0.0         | 0.0         |
| Others                        | 0.2     | 0.0     | 0.0         | 0.6         | 0.1         |
| Sub-total (excluding walking) | 100.0   | 100.0   | 100.0       | 100.0       | 100.0       |
| Walk                          | 38.4    | 20.7    | <b>53.1</b> | 26.6        | 14.0        |
| Total (including walking)     | 100.0   | 100.0   | 100.0       | 100.0       | 100.0       |

Source: HAIDEP-HIS, 2005

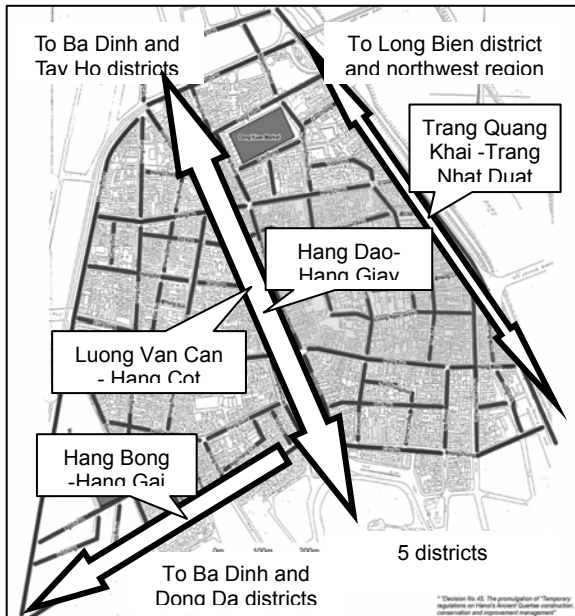
It seems that there are many through-traffic passing through the AQ, especially from north to south (see Figure 2.6.3 and Figure 2.6.4). Although through-traffic volume survey in the AQ was not conducted, it is observed that this through-traffic puts heavy pressure and causes the worsening of the street conditions. The major streets which connect from north to south around the AQ are only (i) Hang Dao-Hang Giay street (one way from north to south), (ii) Luong Van Can-Hang Cot street (one way from south to north) and (iii) Trang Quang Khai-Tran Nhat Duat street (the dyke road). It is estimated that the motorcycles use Chuong Duong bridge to go to Long Bien district or north-east region then pass Tran Nhat Duat, which is the boundary of the AQ and is wide enough. The through-traffic which builds up traffic congestion in the AQ is assumed to be the motorcycles which run between north (Ba Dinh and Tay Ho districts) and south (Hoan Kiem and Hai Ba Trung

districts). Hang Bong-Hang Gai-Cau Go-Hang Trung street is the only one which connect between east and west, and it is the one way street for cars. So through-traffic between east and west seems not to affect transport condition much. To manage and control traffic volume properly, restriction of the volume of through-traffic is the most priority issue.

**Figure 2.6.2 Work Trip by Motorcycle**

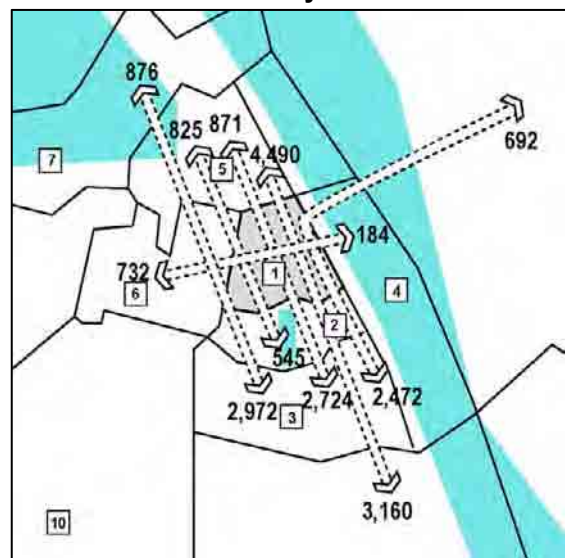


**Figure 2.6.3 Streets with Heavy Through-Traffic Volume**



Source: HAIDEP-HIS (2005)

**Figure 2.6.4 Through Traffic of Work Trip By Motorcycle**



#### 4) Transport Facilities

The equipments for transportation in the AQ have been provided for in recent years with a remarkable amount of investment which was relatively sufficient (see Figure 2.6.5). However, frequent changes and putting many kinds of signs result in difficulties for traffic participants especially those coming from other areas. In some streets, installment of signboards is not appropriate because of overlapping functions which also lead to confusion and misunderstanding. It is therefore necessary to have the more logical and scientific arrangement, avoiding changing too many times causing to lose direction of passer-by.

At present, traffic signs used as traffic control in the AQ is applied at limited level since most of traffic junctions are small and simple. The primary traffic signs are the two-phase control with time-scale of 30 seconds for each phase. In fact, the same as other areas in Hanoi, many motorcycle drivers neglect traffic signals, especially during midnight. It is also said that traffic condition in the AQ is safer than other areas because cars and motorcycles cannot pick up speed because of its congestion and limited space. Though, this observation is bordering to cynicism, such observation may be true to some extent.

The dashed-line at the middle of streets is to help drivers recognize their lanes and two opposite directions on the street. Lines in few streets are to separate lanes between non-motorized vehicles and motorized vehicles (automobiles, motorcycle, etc.). White dotted-line on sidewalks of some streets is for separating space for pedestrians and other uses such as commodity display or motorcycle parking.

Some types of standardized signboards for transportation have been installed in the AQ. However, they are not very visible to drivers and their poor designs do not always aesthetically complement with the charm of the AQ.

**Figure 2.6.5 Traffic Facilities and Signs in the AQ**



Source: HAIDEP Study Team

#### 5) Traffic Management

##### (1) Parking

Before 1st of April 2004, the AQ has only a small concentrated parking area for cars but not for motorcycles or bicycles. Motorcycles and bicycles mainly park on sidewalks or indoor. After the decision of “Cultural Street”, temporary parking areas emerged to serve parking demands of those streets. Besides, some parking lots have been designated to hopefully become long-term, if not permanent, parking lots in the whole area.

Dynamic economic and living activities demand more parking spaces; but increasing the number of parking spaces is restricted by the limitation of land area. Driver’s behavior in



choosing a parking location, such as on-road parking, on-surface and in multi-storey building, are distinct by trip purpose and other factors. It reveals that the effectiveness of the parking location usage can be improved if the drivers' behavior in choosing parking location is known.

Parking management in the AQ lacks knowledge of parking behavior in choosing parking locations. This makes it more difficult to develop effective parking policies. Understanding parking behaviors is an effective way to analyze the effects of parking policy measures. By that, parking system may be reorganized by time and location for more reasonable and comfortable parking.

**Table 2.6.3 Location of Car Parking**

|   | Location  | Length (m) | Width (m) | No. of Parking |
|---|---|------------|-----------|----------------|
| 1 | Hang Giay street (east side between Hang Dau and Gam Cau street)                | 48.0       | 2.3       | 6              |
| 2 | Dong Xuan market (both sides of Dong Xuan and Hang Khoai)                       | 87.7       | 2.5 - 6.0 | 18             |
| 3 | Both sides of Cua Dong street (between Phung Hung and Hang Ga)                  | 110.0      | 2.5       | 36             |
| 4 | Along the left side street of Hang Dieu (between Duong Thanh and Hang Non)      | 49.5       | 2.5       | 8              |
| 5 | Along Tran Nhat Duat street and Tran Quang Khai (between Cao Thang and Gia Ngu) | 685.0      | 2.5       | 114            |

Source: HAIDEP Study Team

**Figure 2.6.6 Car Parking Area**



Tran Nhat Duat Street

Cua Dong Street

Source: HAIDEP Study Team

The decision to give back the sidewalk to pedestrians was made after the implementation of the "Cultural street." On those streets, motorcycles and other vehicles are not allowed to park along the sidewalks from 7am to 5pm to make sidewalks available for pedestrians. However, some streets virtually transformed to temporary parking areas instead.

On weekends, a large number of visitors come to the AQ because of attraction generated by many commercial and gastronomic services, particularly on Hang Dao - Dong Xuan. Thus, parking areas with small capacity becomes overloaded. This leads to the uncontrolled parking situations on sidewalks or roads to accommodate the demand for parking spaces. Such situation adversely affects traffic circulation, safe transportation and the streetscape.

**Table 2.6.4 Location of Motorcycle Parking**

|           |    | Location   | Length (m)      | Width (m) | No. of Parking |
|-----------|----|--|-----------------|-----------|----------------|
| Permanent | 1  | Along Phung Hung, on the right (from Nguyen Van To to Gam Cau)           | 641             | 2.00      | 512            |
|           | 2  | Dong Xuan market (both sides of Hang Khoai and Nguyen Thien Thuat)       | 137.65 + 137.65 | 1.40      | 65+40          |
|           | 3  | Both sides of Gia Ngu (between Hang Dao and Dinh Liet)                   |                 |           | 30             |
| Temporary | 4  | Along the right side of Hang Giay (between Hang Khoai and Gam Cau)       | 30              | 1.40      | 15             |
|           | 5  | The parking areas on the left side of Hand Dao - Hang Ngang - Hang Duong | 200             | 1.40      | 112            |
|           | 6  | The right side of Lon Ngo Gach, (between Hang Duong and Hang Giay)       | 70              | 1.40      | 39             |
|           | 7  | Right side of Dao Duy Tu   | 190             | 1.40      | 105            |
|           | 8  | Left side of Hang Thung  | 25              | 1.40      | 14             |
|           | 9  | Right side of Hang Gai   | 80              | 1.40      | 45             |
|           | 10 | Right side of Hang Chinh   | 55              | 1.40      | 30             |
|           | 11 | Left side of Hang Giay   | 35              | 1.40      | 20             |

Source: HAIDEP Study Team

**Figure 2.6.7 Motorcycle Parking Area**



Motorcycle parking designated by Commune PC (Gia Ngu Street)



Motorcycle parking on carriage way (Hang Ngang Street)



Orderly motorcycle parking on sidewalk (Nguyen Huu Huan Street)



Uncontrolled motorbike parking on sidewalk (Hang Buom Street)

Source: HAIDEP Study Team

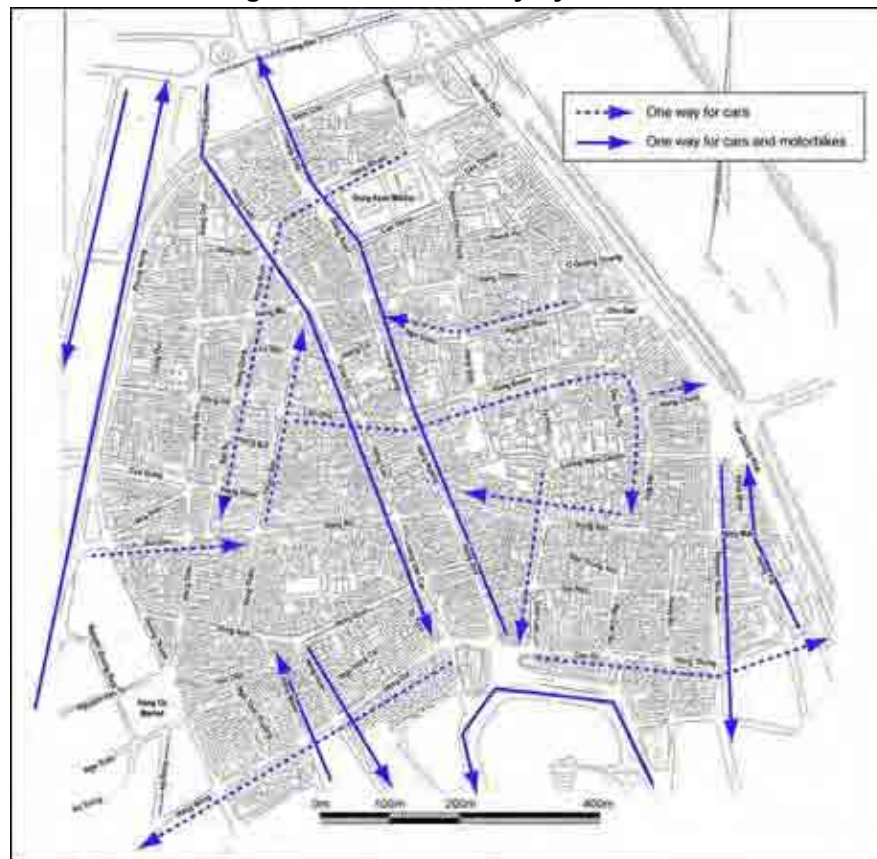
## (2) One-way system

One-way system is one of the main measures of traffic management. Most of the main roads are designated as one-way in pairs. But at present, this system can only be applied to cars but not for motorcycles. One-way system for motorcycles is only designated along (i) Hang Bong-Hang Gai and Hang Giay-Hang Duong-Hang Dao, (ii) Ly Nam De and Phung Hung, (iii) Hang Hom and Hang Man, and (iv) Nguyen Huu Huan and Hang Tre. There are no east-west roads which are designated one-way.

So far, one-way system is effective for car management in terms of space and safety. Cars need to get around inside the AQ, so this system seems to contribute in decreasing car traffic volumes to some extent. The remaining issue is whether to regulate motorcycle traffic under this system or not. At present, only 4-pair streets are designated as one-way streets for motorcycle. Motorcycles, although still high in volume, run smoothly and in order in these streets. But for pedestrians going across in other streets, they still need to pay much attention for both directions. In addition, the pair of Hang Dao – Hang Giay and Luong Van Can-Hang Cot one-way streets are the only streets that connect from north to south, so many through-traffics concentrate to pass through.

Since the volume of motorcycles is quite large, traffic management for motorcycle is necessary. To increase the impact of one-way system, not only cars but also motorcycles need to be controlled properly. One-way system makes impacts on not only physical barriers but also psychological effects for drivers. To implement a pedestrianization in the whole AQ, it is necessary to plan for a comprehensive traffic control system. The one-way system is effective as the first step to manage transport in the AQ.

Figure 2.6.8 One-Way System



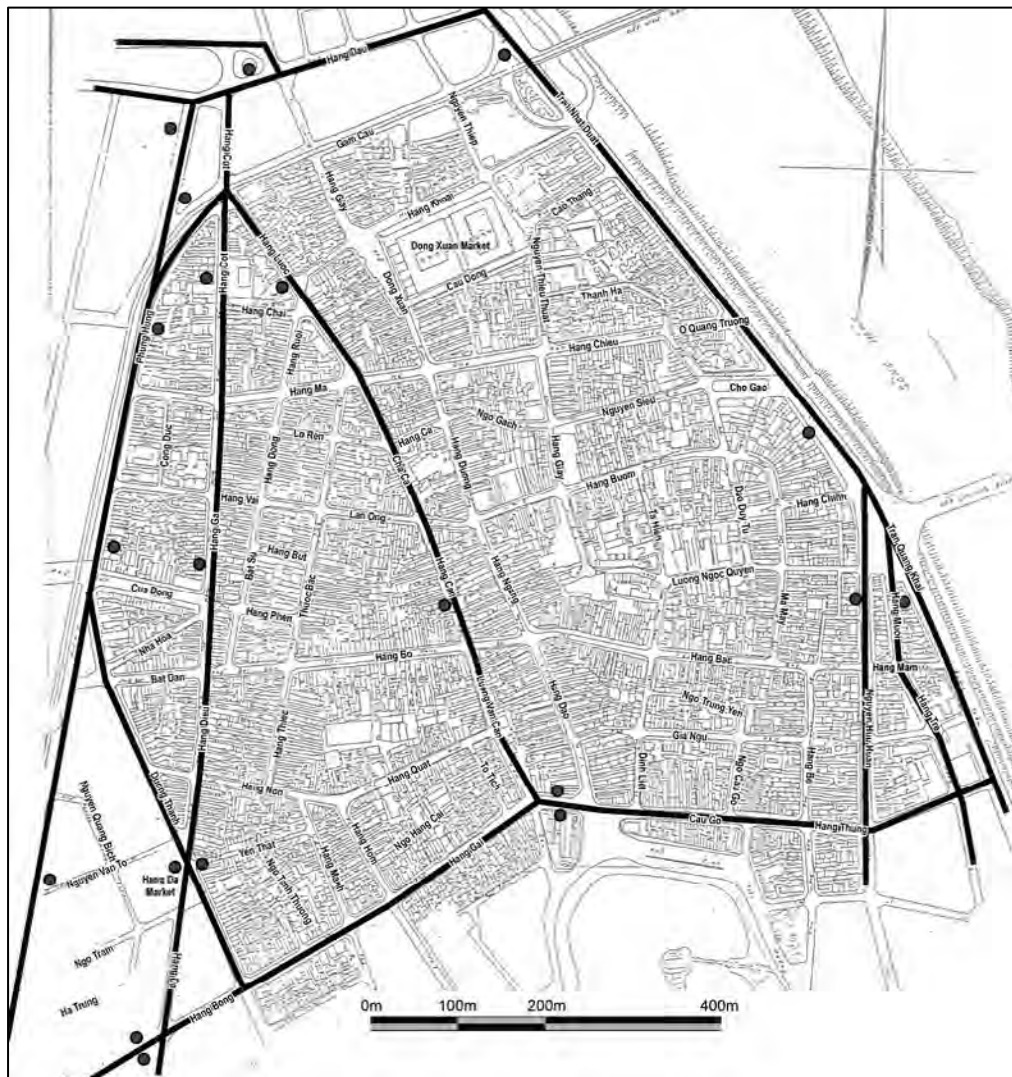
Source: HAIDEP Study Team

## 6) Public Transport

Hanoi public transport is less developed and buses merely take the main role. In the last five years, Hanoi concentrated on investing and developing the Public Transport by bus and reached a considerable achievement; raised the bus lines from 20 lines with more than 300 buses in 2000 to nearly 40 lines with more than 800 buses in 2004.

In the AQ, there are 9 bus routes (No. 1, 3, 8, 9, 14, 24, 31, 34, and 36) (see Figure 2.6.9). Most of these buses run the boundary streets of the AQ like Trang Quang Khai - Tran Nhat Duat (east boundary), Hang Bong-Hang Gai-Cau Go-Han Thung (south boundary), Ly Nam De – Hang Dau (west and north boundary). The bus routes which may affect the traffic condition in the AQ are Luong Van Can-Hang Cot, Hang Da-Hang Ga and Duong Thanh. These streets are always crowded with motorcycles and pedestrians because of presence of popular commercial areas. In particular, there is Hang Da Market in front of the roundabout of Hang Da and Duong Thanh. Mixed-traffic of buses with non-motorized vehicles worsens the traffic condition.

**Figure 2.6.9 Bus Route**



Source: HAIDEP Study Team

Based on the HIS result, bus service use is relatively high in AQ (17.1%) as compared with the average of Hanoi (see Table 2.6.5). The reasons of no use by non-bus users are “No available bus route” (65.2%), “Far from bus stops” (14.1%) and “Uncomfortable on-board” (13.0%).

**Table 2.6.5 Vehicle Ownership and Bus Service Use by Commune (%)**

|              | No Vehicle | Bicycle | 1 M/C | 2 M/C | Car | Bus service use<br>(more than once<br>in a week) |
|--------------|------------|---------|-------|-------|-----|--|
| Hang Bac     | 12.5       | 9.4     | 42.2  | 35.9  | 0.0 | 20.3   |
| Ly Thai To   | 0.0        | 0.0     | 49.8  | 50.2  | 0.0 | 0.0  |
| Hang Buom    | 5.9        | 1.9     | 38.7  | 51.5  | 2.0 | 16.5   |
| Dong Xuan    | 5.9        | 8.7     | 39.8  | 41.8  | 3.8 | 15.5   |
| Hang Dao     | 4.8        | 4.7     | 40.7  | 46.7  | 3.1 | 20.6   |
| Hang Ma      | 9.3        | 9.5     | 39.7  | 39.6  | 1.9 | 15.1   |
| Hang Bo      | 1.1        | 5.6     | 46.6  | 45.6  | 1.1 | 18.9   |
| Cua Dong     | 2.8        | 8.4     | 38.1  | 47.9  | 2.8 | 20.0   |
| Hang Bong    | 0.0        | 10.1    | 44.7  | 45.2  | 0.0 | 10.0   |
| Hang Gai     | 5.1        | 3.1     | 41.1  | 47.5  | 3.2 | 15.5   |
| AQ           | 5.2        | 5.9     | 41.3  | 45.4  | 2.2 | 17.1   |
| <i>Hanoi</i> | 2.2        | 12.4    | 40.7  | 43.1  | 1.6 | 13.7   |

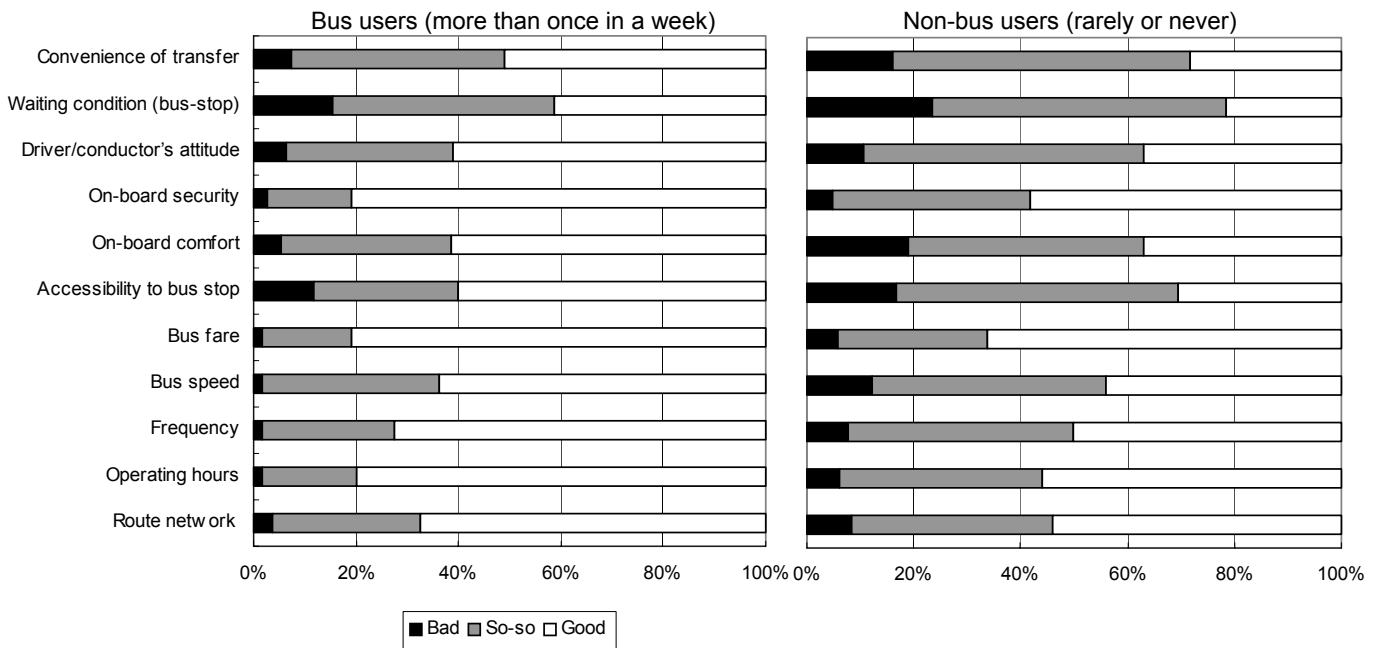
Source: HAIDEP-HIS, 2005

In fact, a convenient location and traffic accessibility are some of the attractive points of the AQ. Some residents however expressed that they don't like the bus passing through the AQ, because the size of the bus is too large to be passing through the congested streets, poses danger to pedestrians and have negative environmental impacts. The bus users assess bus service as good due to “Bus fare”, “On-board security”, and “Operating hours” (see Figure 2.6.10). These are positive opinions for bus in terms of price, safety and punctuality. On the contrary, the main negative opinions from non-bus users are “Waiting condition”, “Convenience of transfer” and “Accessibility of bus stop”. They are not satisfied with the condition and inconvenient location of bus stops. This result indicates that bus service in the AQ benefit only those users who have easy access to bus stops, but for non-users, especially among residents, bus transport mode is viewed negatively due to its size, harsh driving and environmental effects.

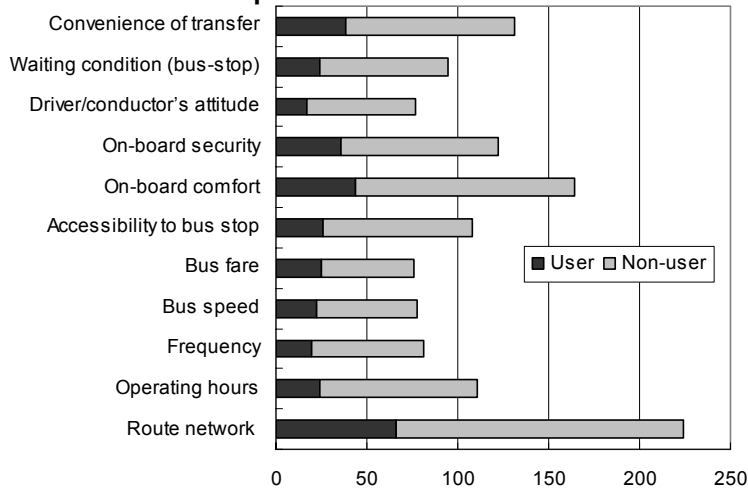
At the same time, most of the residents want public transport service improvement and expansion (96.3%). The important factors for improvement of bus service are “Route network”, “On-board comfort”, “Convenience of transfer” (see Figure 2.6.11). In addition, the most expected public transport is bus (See Figure 2.6.12).

It is necessary to plan the proper location of bus route and bus stop in terms of accessibility to residents, and to improve bus service in terms of traffic safety and environmental aspects. To reduce the negative impacts and improve bus service, mini bus service will be adequate for the AQ. In addition, driving behavior needs to be improved.

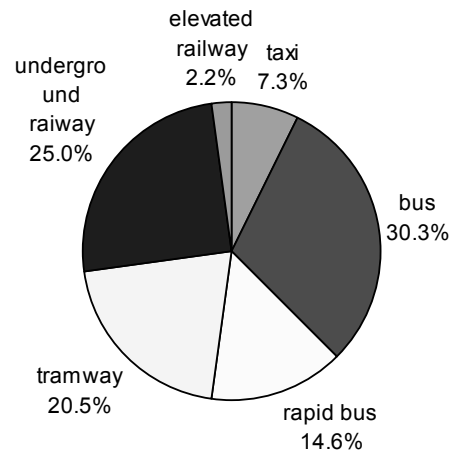
**Figure 2.6.10 Assessment of Bus Service**



**Figure 2.6.11 Factors for Improvement of Bus Service**



**Figure 2.6.12 Expected Public Transport in the Future**



Source: HAIDEP-HIS, 2005

## 7) Assessment on Transport

More than 70% feel that traffic situation in AQ is bad. But in terms of accessibility, such as travel time, convenience as well as safety, more than half of residents evaluate it to be good (see Table 2.6.6).

**Table 2.6.6 Assessment of Trip (%)**

|             | Very bad | Bad | So-so | Good | Very good |
|-------------|----------|-----|-------|------|-----------|
| Travel time | 0.2      | 2.3 | 37.7  | 58.4 | 1.4       |
| Convenience | 0.1      | 2.1 | 29.6  | 66.9 | 1.4       |
| Safety      | 0.0      | 3.3 | 40.9  | 54.5 | 1.3       |
| Overall     | 0.1      | 2.1 | 36.2  | 60.7 | 0.9       |

Source: HAIDEP-HIS, 2005

General measures such as control of air pollution, promotion of people’s understanding, strict control of traffic and improvement of walking condition are highly supported by household population of AQ (see Figure 2.6.13). On the contrary, only one-third of households of AQ agree control measures for private vehicles such as motorcycles and cars.

**Figure 2.6.13 Supported/ Agreed Transport Measures (%)**



Source: HAIDEP-HIS, 2005

## 8) Policy Intervention in Transport

The Decision 70/BXD/KT- QH of the Minister of Construction on Approval of the Preservation, Improvement and Development Plan of the AQ clearly stated that the network of roads and streets of the AQ is among its historical values that still remain until now. The Decision also indicated that the street network and its structure cannot be changed, with construction of new roads as well as widening and narrowing not allowed.

Under the Decision 45 of the Hanoi’s People Committee on Promulgating “Temporary Regulation on Construction Management, Preservation and Improvement of Hanoi Ancient Quarter” in 1999, some regulations on transport are mentioned as follows:

- (i) Maintaining the road network in the AQ based on present cross-section and building setback
- (ii) Organizing public transport on boundary streets
- (iii) Allocation of public car parks at Hang Dau, Bat Dan garden, Cho Gao, Cua Dong
- (iv) Local streets where parking is prohibited: Hang Chieu - Hang Ma, Bat Dan - Hang Bo- Hang Bac- Hang Mam, Cha Ca - Hang Can- Luong Van Can
- (v) Streets for pedestrians: Hang Dao, Hang Ngang, Hang Duong, Dong Xuan
- (vi) Streets for pedestrians, motorcycles and other vehicles are the rest of streets in Ancient Quarter
- (vii) Service vehicles such as fire trucks, garbage trucks, ambulances are allowed to enter

pedestrian road.

- (viii) Bicycles and motorcycles can park on the sidewalk but have to obey the rules of city people's committee.

Main purpose of this Decision is to preserve the AQ, therefore overall principle on transport planning is to maintain the road network. As for traffic, because both traffic demand of persons and commodities is continuously increasing, together with increasing parking demand for cars and motorcycles, the AQ thus is put in a critical situation when road-space is controlled. In this circumstance, traffic solutions should be targeted toward management and control for the best utilization of road space, together with utilizing underground spaces to accommodate increasing traffic demands.



## **2.7 Cultural Values**

### **1) Policy Intervention in Culture**

Before implementing the “Law of Cultural Heritage” (2001) and the Decision of The Minister of Culture-Information Ministry about “listing Hanoi Ancient Quarter as historical monument” (2004), there are at least two documents mentioning the reservation and reconstruction of Hanoi Ancient Quarter, namely: Decree No. QĐ 70/QĐ-BXD dated 30 March of 1995 of the Minister of Construction Ministry about “Approval of the Project of Hanoi Ancient Quarter Protection, Reconstruction and Development” and the decision of Hanoi People Committee about the implementation of “Temporary Regulation on Construction Management, Reservation and Reconstruction of Hanoi Ancient Quarter” (on 4th June, 1999).

There were some regulations aimed at preserving the AQ before the “Cultural Heritage Law” was enforced in 2001. The Ministry of Construction promulgated the Decision QĐ 70/QĐ-BXD, dated 30th March 1995, that identifies the scale of preserving the AQ; Hanoi People’s Committee promulgated “Temporary Regulations of Managing the Construction, Preservation and Beautification of Hanoi Ancient Quarter”, which proposed rather concrete regulations in term of planning and architecture.

Based on statistics, almost all of the houses reconstructed or improved after June 1999 violated the regulations. After the enforcement of the “Cultural Heritage Law,” the situation of breaking the regulations in construction did not decrease, and thus raises a number of questions in terms of the effect of legal system and the capacity of executive institutions. Because a legal basis is lacking, the monument had not been ranked. And since there was no Law of Cultural Heritage, management activities met many difficulties. In addition, it is too ambiguous and general in many regulations of Hanoi People Committee. These regulations can be understood differently. It is the fact that the control and dealing with the situation is not close, or powerless. As an investigation, the effectiveness of this decision is very limited.

### **2) Types of Cultural Values**

Cultural values consist of both tangible and intangible values (see Table 2.7.1). Historical values are the origin to create both architectural values and intangible cultural values. Though some new cultures are created in the AQ at present period, the traditional values are rooted in its history of development as well as religious and cultural life in the AQ.

Tangible values are visible things such as communal houses, temples, pagodas, and shrines. These are the core elements to form originality of the AQ. Intangible cultural values are rooted in its lifestyle and activities. However, in reality, there is no clear distinction. Folk verses and idioms are verbal culture and are invisible, but the book of collected folk verses and idioms are visible and a material thing. Belief, rites, worship are amorphous and take place visibly at church, communal house, temples or shrines.

Therefore, intangible culture should rely on tangible, material things to be able to disseminate and pass on to the next generation.

**Table 2.7.1 Types of Cultural Values**

|                           |  |
|---------------------------|--|
| Historical value          | Along with Royal Citadel, the AQ is the existing vestige of ancient Thang Long imperial city which brings national pride and historic sense of uprightness. Up to now, the AQ still keeps its role of a big trading center, one of the values of history.  |
| Tangible Value            | Creating an architectural complex Citadel City with Eastern Asian style. Chessboard form of street lines, small and tubular layout, human scale, ancient houses and quiet atmosphere in the inside courtyard, religious buildings, cozy townscape, etc. are considered the very specific features of the AQ. These are tangible and both collective physical environment and individual architectures are values.  |
| Intangible cultural value | Represented in the way of organizing living space, way of life, traditional festivals, folk-verses, legends, belief, spirit, working and trading style, etc. In addition, the way of organizing the whole AQ's atmosphere such as social organizations, occupational guilds, handicrafts and its skills, institution of culture and belief, elegant way of living, literature traditions, etc. These have been taken over in livelihood from generation to generation. |

Source: HAIDEP Study Team

### 3) Tangible Values

#### (1) General

Tangible values are composed of individual physical elements such as (i) religious buildings, (ii) ancient houses, (iii) traditional handicrafts, and (iv) collective physical environment such as street network, townscape, etc. These values need to be preserved and revitalized since physical elements can protect intangible values in a visible manner.

#### (2) Religious Buildings

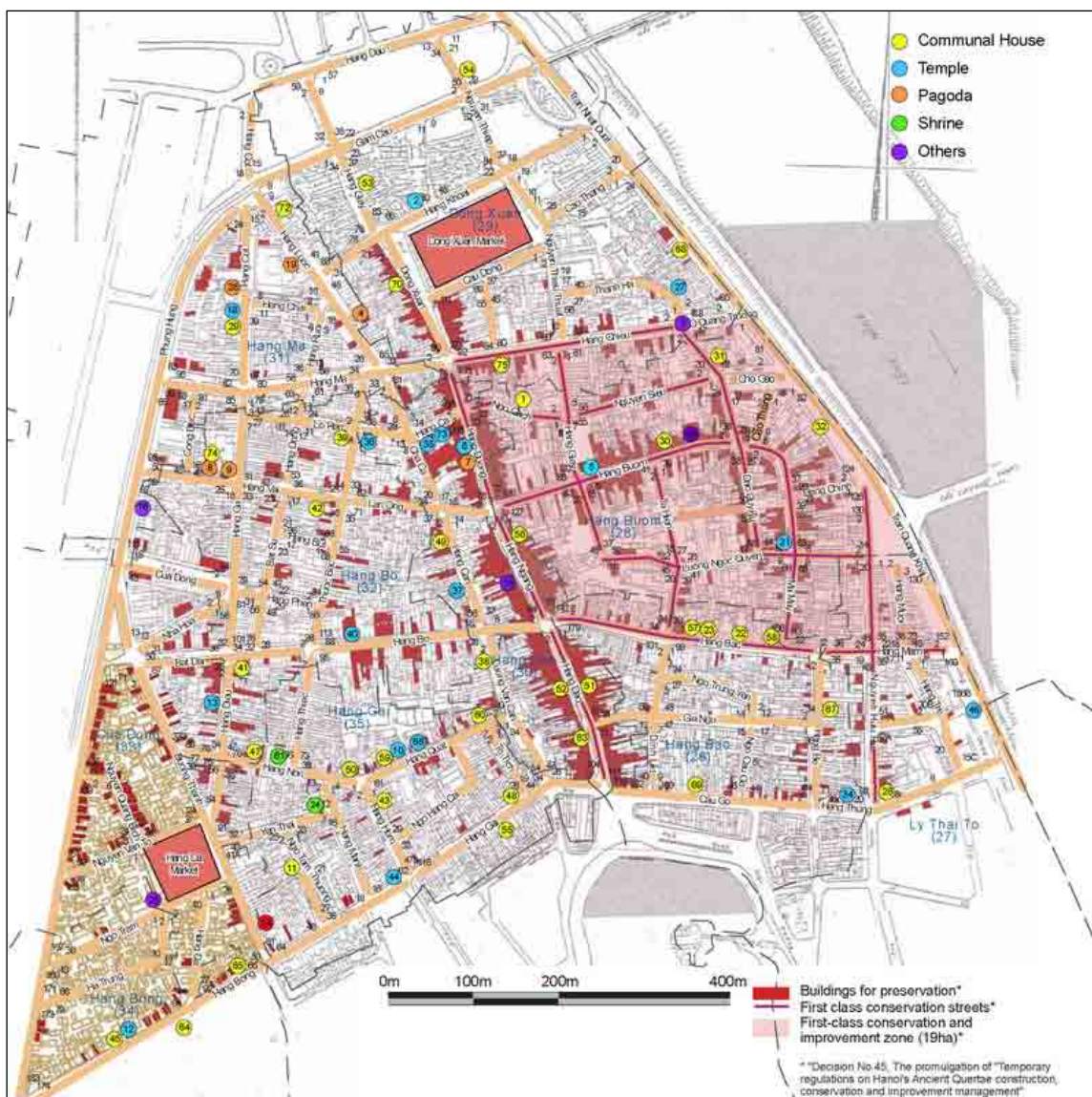
The places of worship are the oldest maintained buildings in the AQ; they incorporate the many skills of the craft villages, their culture, tradition and building techniques that are collected in the AQ. At present, there are 96 religious sites, including 53 communal houses, 31 temples, 7 pagodas, 3 shrines, and 2 churches (see Table 2.7.3 and Figure 2.7.1). A total of 90% of which have been encroached and transgressed leading to the degradation and deformation that make the cultural, religious and spiritual elements lost by time. Some have already changed usage from worship to public purpose such as kindergarten, etc.

**Table 2.7.2 Types of Religious Buildings**

|                         |   |
|-------------------------|---|
| Communal house ("Dinh") | <ul style="list-style-type: none"> <li>• Situated in the center of the village, along the main road.</li> <li>• The place of worship of the guardian spirit, who brought with him the skill of craftsmanship to the village.</li> <li>• The place for meetings, festivals and celebrations.</li> <li>• Can be found in China and Cambodia.</li> </ul> |
| Temple ("Den")          | <ul style="list-style-type: none"> <li>• Situated in the edge of village</li> <li>• Dedicated to the local or a national hero or a God</li> </ul>   |
| Pagoda ("Chua")         | <ul style="list-style-type: none"> <li>• Situated outside the village and human settlement, because the pagoda will always remain the same while the village is changing</li> <li>• The place to worship Buddha</li> </ul>  |

Source: "Hanoi, an ancient city in transition", Helena Hallman, 1999

**Figure 2.7.1 Location Map of Religious Sites**



Source: HAIDEP Study Team

**Table 2.7.3 List of Religious Sites**

| Commune   | No | Name                                 | Address             |
|-----------|----|--------------------------------------|---------------------|
| ĐÔNG XUÂN | 1  | Communal house Thanh Ha              | 10 Ngõ Gạch         |
|           | 2  | Communal house Phương Trung          | 18 Đồng Xuân        |
|           | 3  | Communal house Phúc Lâm              | 2 Gầm Cầu           |
|           | 4  | Communal house Đồng Xuân             | 83 Hàng Giấy        |
|           | 5  | Communal house Nguyên Khiết Hạ       | 56 Trần Nhật Duật   |
|           | 6  | Communal house - Pagoda Nghĩa Lập    | 32 Hàng Đậu         |
|           | 7  | Temple - Shine Nghĩa Lập             | 32 Hàng Đậu         |
|           | 8  | Pagoda Huyền Thiên                   | 54 Hàng Khoai       |
|           | 9  | Temple Bà Móc                        | 27 Nguyễn Thiệp     |
|           | 10 | Temple Hội Thống                     | 4 Thanh Hà          |
|           | 11 | Shine Cổ Lương                       | 11 Ô Quan Chưởng    |
| HÀNG MÃ   | 12 | Thánh đường Hồi giáo                 | 12 Hàng Lược        |
|           | 13 | Communal house Phú Tử                | 19 Hàng Lược        |
|           | 14 | Communal house Ngũ Giáp              | 54 Hàng Cót         |
|           | 15 | Temple Tam Phủ                       | 52 Hàng Cót         |
|           | 16 | Communal house An Phú                | 17 Hàng Rươi        |
|           | 17 | Pagoda Vĩnh Trù                      | 59 Hàng Lược        |
|           | 18 | Pagoda Pháp Bảo Tạng                 | 44 Hàng Cót         |
| HÀNG BUỒM | 19 | Temple Bạch Mã                       | 76 Hàng Buồm        |
|           | 20 | Temple Quan Đế                       | 28 Hàng Buồm        |
|           | 21 | Temple Dục Quan                      | 22 Hàng Buồm        |
|           | 22 | Temple Tử Dương                      | 8 Hàng Buồm         |
|           | 23 | Communal house Phương Communal house | 20 Nguyễn Siêu      |
|           | 24 | Temple Cổ Lương                      | 28 Nguyễn Siêu      |
|           | 25 | Communal house Đông Thái             | 6 Đông Thái         |
|           | 26 | Temple Hương Nghĩa                   | 13B Đào Duy Từ      |
|           | 27 | Temple Hương Tượng                   | 64 Mã Mây           |
|           | 28 | Temple Hương Bài                     | 90 Trần Nhật Duật   |
|           | 29 | Communal house Ưu Nghĩa              | 2A Nguyễn Hữu Huân  |
|           | 30 | Communal house Hàng Giấy             | 16 ngõ Hải Tượng    |
|           | 31 | Shine Sâm Công                       | 26 Lương Ngọc Quyến |
|           | 32 | Communal house Phúc Lộc              | 6 Lương Ngọc Quyến  |
|           | 33 | Temple Nội Miếu                      | 30 Hàng Giấy        |
|           | 34 | Communal house Phát Lộc              | 46 Phát Lộc         |
|           | 35 | Temple Tiên Hạ                       | 48 Phát Lộc         |
| HÀNG BẠC  | 36 | Communal house Đại Lợi               | 50 Gia Ngư          |
|           | 37 | Communal house Trung Yên (Ngũ Hậu)   | 10 Trung Yên        |
|           | 38 | Temple Ngũ Hậu                       | 29 Hàng Bè          |
|           | 39 | Communal house Thọ Nam               | 22 Hàng Thùng       |
|           | 40 | Communal house Nhiễm Thượng          | 64 Cầu Gỗ           |
|           | 41 | Temple Nhiễm Hạ                      | 1 Hàng Bạc          |
|           | 42 | Temple Dũng Thọ                      | 24 Hàng Bạc         |
|           | 43 | Temple Kim Ngân                      | 42 Hàng Bạc         |
|           | 44 | Communal house Trương Thị            | 50 Hàng Bạc         |
|           | 45 | Communal house Dũng Hãn              | 54 Hàng Bạc         |
|           | 46 | Temple Hương Thượng                  | 114 Hàng Bạc        |
| HÀNG ĐÀO  | 47 | Temple Đồng Thuận                    | 11 Hàng Cá          |
|           | 48 | Communal house Đồng Thuận            | 27 Hàng Cá          |
|           | 49 | Communal house Đồng Môn              | 8 Hàng Cẩn          |
|           | 50 | Temple Xuân Yên                      | 44 Hàng Cẩn         |
|           | 51 | Temple Xuân Yên                      | 6 Lương Văn Can     |
|           | 52 | Communal house Đồng Lạc              | 38 Hàng Đào         |
|           | 53 | Communal house Hàng Đào              | 47-49 Hàng Đào      |
|           | 54 | Communal house Hoa Lộc Thị           | 90A Hàng Đào        |
|           | 55 | Communal house Diên Hưng             | 5 Hàng Ngang        |
|           | 56 | Communal house Vĩnh Hạnh             | 19B Hàng Đường      |

|            |                        |                                      |                     |
|------------|------------------------|--------------------------------------|---------------------|
|            | 57                     | Pagoda Cầu Đông                      | 38B Hàng Đường      |
|            | 58                     | Communal house Đức Môn               | 38B Hàng Đường      |
| HÀNG BỒ    | 59                     | Communal house Lò Rèn                | 1 Lò Rèn            |
|            | 60                     | Communal house Đồng Thành            | 7 Hàng Vải          |
|            | 61                     | Communal house Tân Khai              | 44 Hàng Vải         |
|            | 62                     | Pagoda Thái Cam                      | 16A Hàng Gà         |
|            | 63                     | Temple Nhân Nội                      | 84 Hàng Bò          |
|            | 64                     | Communal house Nhân Nội              | 33 Bát Đàn          |
|            | 65                     | Communal house Yên Thái              | 8 Ngõ Tạm Thương    |
| HÀNG GAI   | 66                     | Communal house Tú Communal house Thị | 2A Yên Thái         |
|            | 67                     | Communal house Phúc Hậu              | 2 Hàng Bông         |
|            | 68                     | Communal house Hà Vĩ                 | 11 Hàng Hòm         |
|            | 69                     | Communal house Cổ Vũ Đông            | 85 Hàng Gai         |
|            | 70                     | Temple Tổ Tịch                       | 1 Tổ Tịch           |
|            | 71                     | Communal house Hàng Quạt             | 4 Hàng Quạt         |
|            | 72                     | Temple Thuận Mỹ (Temple Dâu)         | 64 Hàng Quạt        |
|            | 73                     | Communal house Thuận Mỹ              | 74 Hàng Quạt        |
|            | 74                     | Communal house Hàng Thiếc            | 2 Hàng Nón          |
|            | 75                     | Shrine Hai Cô                        | 42 Hàng Nón         |
|            | 76                     | Communal house Yên Nội               | 44 Hàng Nón         |
| 77         | Communal house Đông Hà | 46 Hàng Gai                          |                     |
| HÀNG BÔNG  | 78                     | Temple Tam Khánh                     | 66 Hàng Bông        |
|            | 79                     | Communal house Lương Ngọc            | 68 Hàng Bông        |
|            | 80                     | Communal house Kim Hội               | 95 Hàng Bông        |
|            | 81                     | Communal house-Temple Thiên Tiên     | 120 Hàng Bông       |
|            | 82                     | Temple Vọng Tiên                     | 120B Hàng Bông      |
|            | 83                     | Communal house Đông Mỹ               | 127 Hàng Bông       |
| 84         | Church đạo Tin Lành    | 2 Ngõ Trạm                           |                     |
| CỬA ĐÔNG   | 85                     | Temple Hoả Thần                      | 30 Hàng Điều        |
|            | 86                     | Pagoda Kim Cổ                        | 73 Đường Thành      |
|            | 87                     | Communal house Yên Nội               | 33 Hà Trung         |
|            | 88                     | Communal house Vũ Du                 | 42 Hàng Da          |
| LÝ THÁI TÔ | 89                     | Temple Ngọc Sơn                      | Giữa hồ Hoàn Kiếm   |
|            | 90                     | Temple Bà Kiệu                       | 59 Đinh Tiên Hoàng  |
|            | 91                     | Communal house Lò Rèn                | 32 Lò Sũ            |
|            | 92                     | Communal house-Temple Trang Lâu      | 77 Nguyễn Hữu Huân  |
|            | 93                     | Communal house Mỹ Lộc                | 45 Nguyễn Hữu Huân  |
|            | 94                     | Temple Cây Xanh (Cây Si)             | 158 Trần Quang Khải |
|            | 95                     | Communal house Cổ Tân                | 166 Trần Quang Khải |
|            | 96                     | Pagoda Phúc Long                     | 168 Trần Quang Khải |

Source: HAIDEP Study Team

**Table 2.7.4 List of Revolutionary Relics**

| No | Address              | Place and Background   |
|----|----------------------|--|
| 1  | 26 phố Đồng Xuân     | Publishing office of Vietnam Socialist Party during 1936-1939  |
| 2  | 9 Hàng Giấy          | Communicating office of Vietnam's Central Socialist Party  |
| 3  | Market Đồng Xuân     | Be the site of the battle dated 14/2/1947 of the Capital City's Regiment                             |
| 4  | 2-4 Hàng Rươi        | Communicating office of Vietnam's Central Socialist Party before 1945                                |
| 5  | 5 Hàng Lược          | Office of Đời Nay newspaper (1936 - 1940)  |
| 6  | 105 Phùng Hưng       | Revolutionary office during 1936 - 1940  |
| 7  | 74 Hàng Bạc          | Tố Như (Chuông Vàng) theater where the Capital City's Regiment and the Suicide Troop were founded    |
| 8  | 86 Hàng Bạc          | Commanding office of the Capital City's Regiment in the early time of the revolution                 |
| 9  | 37 Cầu Gỗ            | Revolutionary office before 1945   |
| 10 | 16 Cầu Gỗ            | Revolutionary office during 1930 - 1931  |
| 11 | 48 Hàng Ngang        | Hồ Chí Minh wrote the Independent Declaration  |
| 12 | 42 Hàng Thiếc        | Revolutionary office since 1930  |
| 13 | 15 Hàng Nón          | Representative Meeting of northern workers dated 28/7/1929 to found the Labour Union                 |
| 14 | 20 Ngõ Trạm          | Thăng Long private school, a place launched the program to found Indo-China Democracy Front in Hanoi |
| 15 | 6A Đường Thành       | Office of People's Friends newspaper in 1937   |
| 16 | 11 Nguyễn Quang Bích | Office of World newspaper in 1939  |
| 17 | 28 Nguyễn Văn Tố     | Office of Letravail newspaper in 1936 - 1937   |
| 18 | 38 Hàng Da           | The Indo-China meeting in the North took place in 1936   |
| 19 | 78-80-82 Hàng Điều   | Battlefield in 1946  |

Source: HAIDEP Study Team

**Table 2.7.5 List of Other Public Sites**

| No | Name                            | Address             | Description  |
|----|---------------------------------|---------------------|--|
| 1  | Gate Ô Quan Chưởng              | Phố Ô Quan Chưởng   | Ranked in 1994   |
| 2  | Market Đồng Xuân                | Commune Đồng Xuân   | Revolutionary relic  |
| 3  | Market Hàng Da                  | Commune Cửa Đông    |  |
| 4  | Market Hàng Bè                  | Commune Hàng Bạc    |  |
| 5  | Club-house Quảng Đông           | 22 Hàng Buồm        | Now is a kindergarten  |
| 6  | Office of Hoa liên Association  | 19 Hàng Buồm        | Now is the office of the Association of Arts and Literatures of Hanoi                              |
| 7  | Club-house Phúc Kiến            | 40 Lãn Ông          | Now is a kindergarten  |
| 8  | School Cúc Hiên                 | 39 Hàng Đậu         | A reputable school in XIXth century  |
| 9  | Trường Phương Communal house    | 20 Nguyễn Siêu      | The school of Nguyễn Văn Siêu, in XIXth century  |
| 10 | School Đông Kinh Nghĩa Thục     | 10 Hàng Đào         | The school for patriotic confucian scholars at the beginning of XXth century                       |
| 11 | Private School Thăng Long       | 20 Ngõ Trạm         | A revolutionary relic  |
| 12 | Theater Chuông Vàng             | 74 Hàng Bạc         | Also called Tố Như theater the founding place of the Capital City's Regiment and the Suicide Troop |
| 13 | Theater Kim Môn                 | 88 Hàng Buồm        | Now is the City's Cultural House   |
| 14 | Theater Kim Phụng               | 11 Tạ Hiện          | Now is a Gallery   |
| 15 | Thăng Long Water Puppet Theater | 31-33 Lương Văn Can |  |
| 16 | Theater Hồng Hà                 | 26 Đường Thành      |  |
| 17 | Bắc Đô Cinema                   | Hàng Giấy           | Now is a Gallery   |
| 18 | Đại Đồng Cinema                 | Hàng Cót            |  |
| 19 | Long Biên Cinema                | Hàng Chiếu          |  |

Source: HAIDEP Study Team

**Table 2.7.6 List of New Cultural Sites**

| No | Address              | Place and Description  |
|----|----------------------|--|
| 1  | 1 Hàng Cót           | Nhất Ly Goat meat restaurant   |
| 2  | 14 Chả Cá            | Most famous restaurant of fried fish in Hanoi                                |
| 3  | 42-46 Hàng Đồng      | Shop selling high-quality bronze wares                                       |
| 4  | 95 Hàng Bông         | Phố coffee   |
| 5  | 93 Hàng Bưởi         | Place keeping manuscripts, statues and paintings of many artists and writers |
| 6  | 40 Nguyễn Hữu Huân   | Tranh coffee   |
| 7  | 9 Hàng Bông          | Shop selling traditional food  |
| 8  | 47 Bát Đàn           | Thắng Xuân <i>Pho</i>  |
| 9  | 48 Hàng Đồng         | Phở Cỗ Chiêu (Cỗ Việt)   |
| 10 | 1 Hàng Quạt          | Hói Coffee   |
| 11 | 7 Hàng Gai           | Giảng Coffee   |
| 12 | 3 Hàng Mành          | Bún chả Đắc Xồm (Noodles and grilled meat)                                   |
| 13 | 66 Hàng Gai          | Selling souvenirs and traditional textiles                                   |
| 14 | 47 Hàng Gai          | Triệu – Selling souvenirs and traditional textiles                           |
| 15 | 36 Hàng Gai          | Thuần - Selling souvenirs and traditional textiles                           |
| 16 | Lương Văn Can        | Đông Trạch, Đức Trạch (originated from Trạch Xá)                             |
| 17 | Cầu Gỗ               | Mỹ Vinh, Mỹ Hào, Tân Vinh (originated from Trạch Xá)                         |
| 19 | Hàng Gai, Hàng Trống | Lê Minh - Selling souvenirs and traditional textiles                         |
| 20 | Hàng Gai             | Khai Xịn - Selling souvenirs and traditional textiles                        |
| 21 | 45 Hàng Gai          | Gallery  |
| 22 | 1 Đinh Lễ            | Gallery  |

Source: HAIDEP Study Team

In the AQ, there are many communal houses, temples, worshipping deities, national heroes, cultural famous man (Trieu Quang Phuc, Tran Quoc Tuan, Nguyen Trung Ngan, Tran Lu, etc.) and trade founders (silver, forge trade founders, etc.). Communal house is the place to worship founders or spirits of Viet villages which formerly did farming and fishing. Pagodas used to be the place to worship Buddha; however, pagodas in the AQ are always other additional altars worshipping Mother God (primitive indigenous belief) and Tran saint (Tran Hung Dao). Temples were formally used for worshipping divines (Taoism), yet temples in Hanoi AQ have additional altars worshipping Buddha and Mother God. When the French colonials occupied Hanoi, the Catholic Church, Protestant Church (at Ngo Tram alley) and Muslim mosque (Hang Luoc) were also built and the Hanoians accepted all these new religious denominations.

Since most of the people of the AQ are migrants, they only adopted the general religions such as the Religion of Mother Goddesses, Buddhism, Taoism, and the Custom of worshipping Tran Deity while accepting incompletely the native beliefs like the custom of worshipping profession founders and the deities who are related to the local legends, which explains why there are a number of Dinh and temple in the AQ to be occupied and destroyed, even Bạch Mã Temple (70 Hang Buom), a very famous temple in Hanoi.

### **(1) Ancient Houses**

Buildings which have architectural and historical values have long been seen as very important in the tangible heritage stock of the AQ. At present, more than 1,000 traditional houses are listed as ancient houses which need to be preserved. But in reality, because of the low level of awareness on their cultural values as well as lack of financial and technical measures for preservation, many ancient houses have already been renovated or reconstructed (see Figure 2.7.2).

In this pilot project, criteria were proposed to evaluate these ancient houses (see Table 2.7.7). Eligible ancient houses are categorized into typical styles based on the construction age. Under the temporary regulation in 1998, 850 houses were identified while there were no clear criteria and definition of ancient houses. In this pilot project, the expert team surveyed the condition of these identified houses using the criteria listed in Table 2.7.8. As a result, the ancient houses with good condition are 127; 577 houses have been modified and 146 houses have been completely renovated.

**Table 2.7.7 Criteria for Evaluation of Ancient Houses**

|                                      |   |
|--------------------------------------|---|
| Cultural and historical values       | <ul style="list-style-type: none"> <li>• Typical values of a nation's culture or a region in many aspects and recorded in history through generations</li> <li>• The way of life such as the way to select house styles or decoration of houses as well as interior installation</li> </ul>       |
| Values of age                        | <ul style="list-style-type: none"> <li>• Buildings aged more than 100 years are eligible for ranking as ancient</li> <li>• Many architectural layers have been stocked through history of the AQ</li> <li>• Most of ancient houses in the AQ now have been inherited from 19th century</li> </ul> |
| Artistic values of buildings         | <ul style="list-style-type: none"> <li>• Art values of architecture are expressed in space composition and proportion or components of a house</li> <li>• Art values of sculpture decoration of buildings</li> </ul>  |
| Artistic values of space composition | <ul style="list-style-type: none"> <li>• The value of space composition of interior and exterior of architectural buildings</li> <li>• The value of partial space composition or urban space composition as a whole</li> </ul>  |
| Role and function                    | <ul style="list-style-type: none"> <li>• Role and function of the building</li> </ul>   |

Source: HAIDEP Study Team

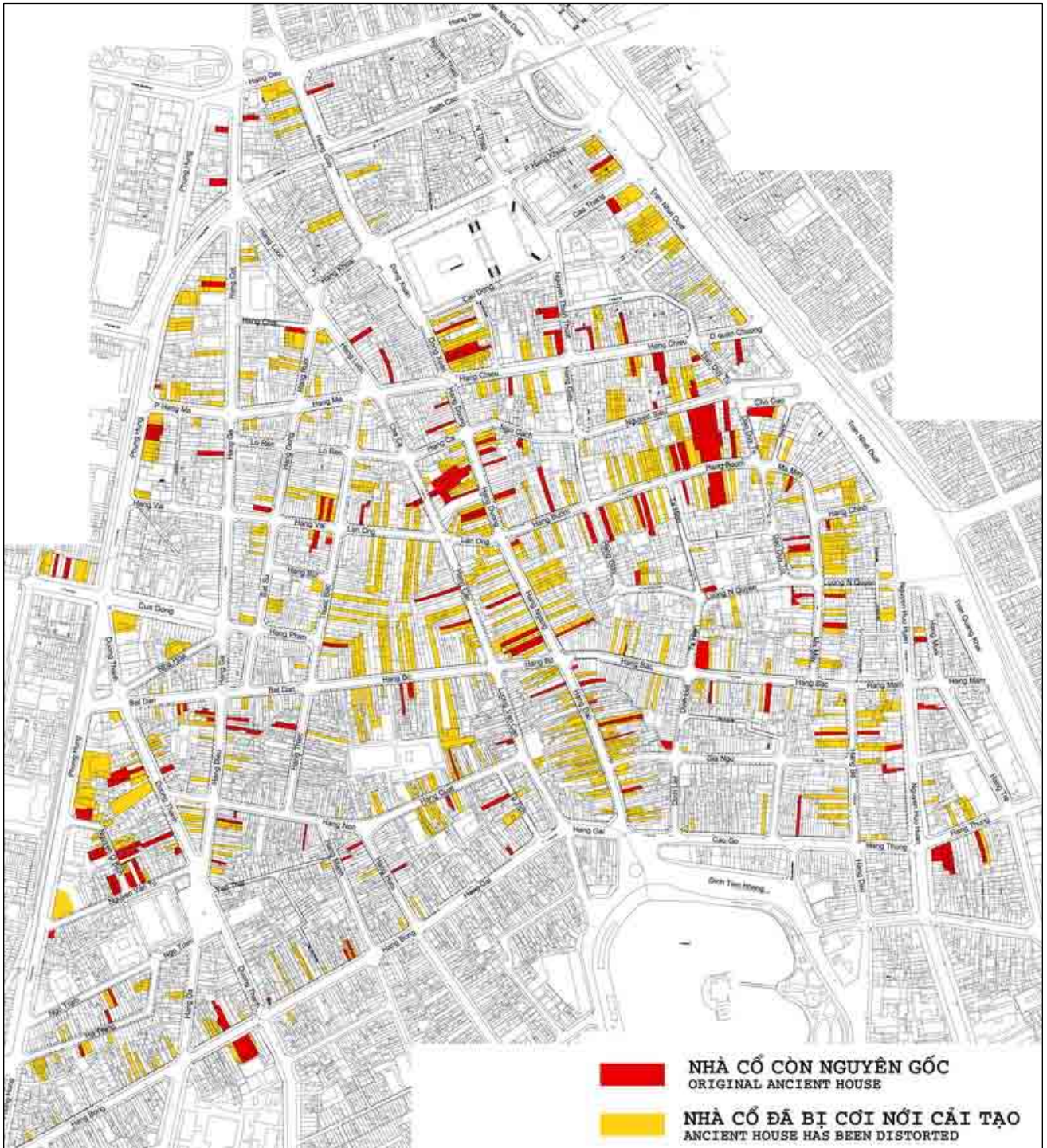


**Table 2.7.8 Typical Styles of Ancient Houses**

| Style            | Built year  | Height                           | Façade   | Structure  | Living space   | Example  |
|------------------|-------------|----------------------------------|--|--|--|--|
| Traditional      | Before 1900 | 1- 2 storey, average height 2.6m | Narrow window in 2 <sup>nd</sup> floor, sloping roof with traditional brick roof tile  | Wood frame sculptured and carved for decoration, doors made from wood plates that were put together. Brick walls, two brick garbles, clay hand-made tiled roof sloping towards the frontage. | Not good because these houses are too old and the hygiene condition is very bad. |  <p>47 Hang Bac</p>   |
| Colonial         | 1900 – 1954 | 2 storey, average height 3.6m    | Decorated by columns, pane was mortared with decorative lines, shutter doors made by wood plates, forehead wall was mortared with decoration details. Has balcony with steel bars or does not have balcony | Brick wall support. Beams floor covered by wood plates. Thatch lime ceiling, clay tiled roof or prefabricated tiled roof.  | Living space larger than traditional style                                       |  <p>57A Hang Bo</p>  |
| Purely pragmatic | 1954 - 1975 | 1 storey                         | Simple. No balcony and ornaments. Clay tiled roof, metal doors or wood doors   | Brick only or with concrete or steel   | Small, dark, and inconvenient  |  <p>24 Hang Dao</p> |
| Modern           | After 1975  | 4-5 storey or more               | Reflect influences of European style with mortar cover and decorated balconies, some other houses used modern technique and materials as glass walls   | Reinforced concrete with wall panes inserted. Aluminum frame and glass pane doors.   | Good. Many houses are used as mini hotels.                                       |  <p>67 Hang Dao</p> |

Source: HAIDEP Study Team

**Figure 2.7.2 Location of Ancient Houses in 2005**



Source: HAIDEP Study Team

## **(2) Traditional Handicrafts**

The AQ has had close linkages with traditional handicrafts. Each street or guild's name indicates the occupations or the products that are being sold. Considering traditional handicrafts individually, the appearance and development of trade and handicraft streets in the inner city and the suburb had their different laws. Normally, trade and commune streets were the sites where all representation of other areas was focused. Handicrafts in Thang Long, former name of Hanoi, were sourced from the following: (i) existing handicrafts in rural hamlets and villages; (ii) due to historical events, craftsmen from other

areas flocked to Thang Long Capital and founded trade communes and (iii) craftsmen from other areas took their excellent occupations to Thang Long and sold their products here. Thus, traditional handicrafts in Thang Long were plentiful and diversified which displays exquisite talents in the Capital.

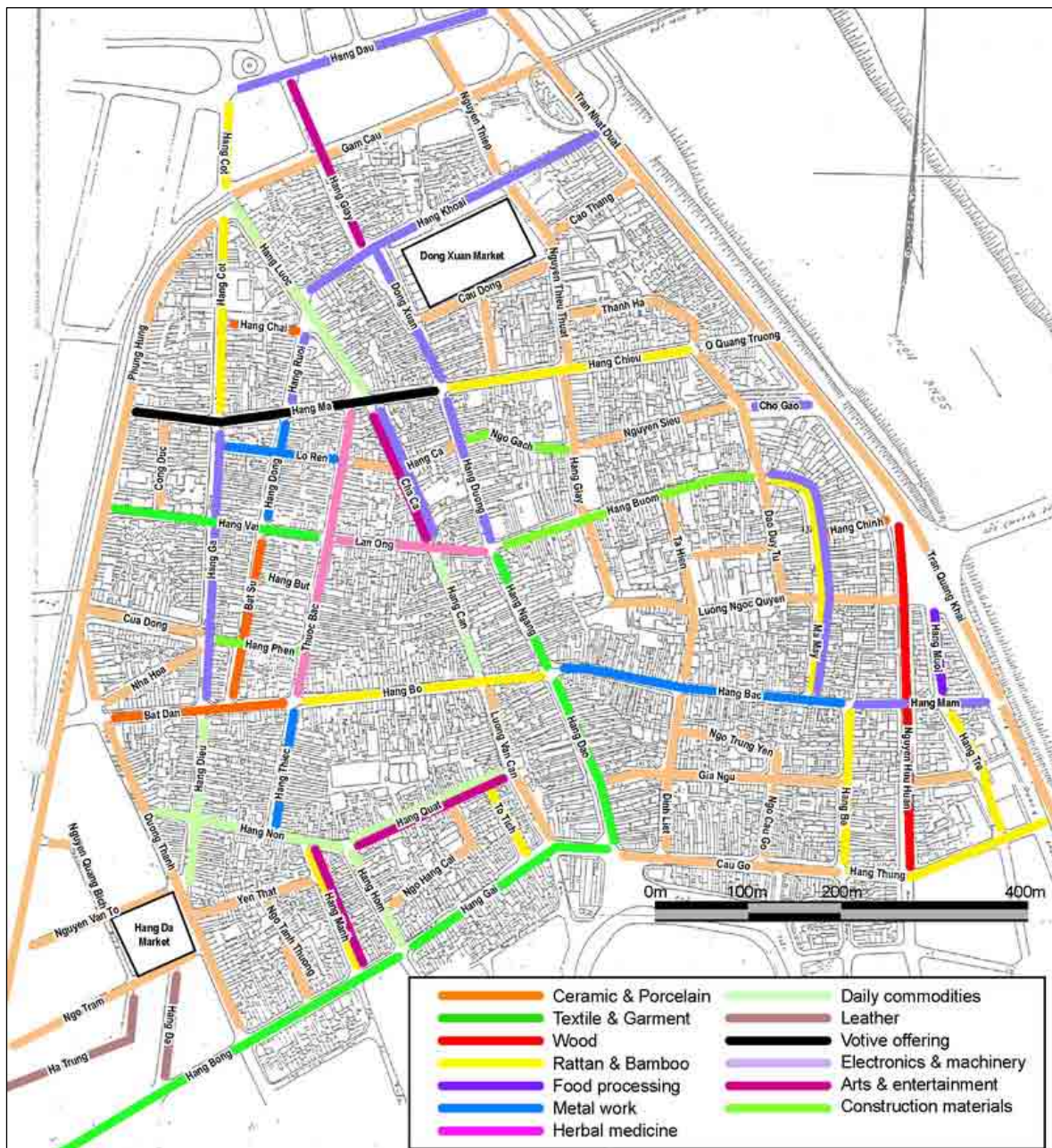
Due to the rapid economic development and especially due to globalization, features of handicrafts in the AQ essentially changed. Previously, when the population of Hanoi was not as crowded as it is today and the economy has not yet developed strongly, the handicrafts production and transaction were concentrated in some streets in AQ. At present, however, many traditional handicrafts are replaced by other new products, with some traditional products no longer existing due to their negative influences in present life. However, it is important to control the manufacturing of new products so that the specific characteristics of the AQ will not be totally lost.

In the past, the "36 Streets" focused on manufacturing and providing handicraft products to meet the daily life demands of the king and mandarins as well as people in surrounding areas. Nowadays, the AQ is not only the source of commodity products for residents but also a popular tourist destination, with tourists basically coming here to go on a sightseeing tour and to do some shopping.

There are only some handicraft streets that still have strong development (see Figure 2.8.2): Hang Bac, Lan Ong, Hang Ma, and Hang Dong. Other handicraft streets, however, are experiencing difficulty in development and are at risk of vanishing (i.e. To Tich, Hang Chieu, Hang Da). Some handicrafts become more and more commercialized and handicraft streets in turn become diversified. The following business streets seem to have a strong vitality and are expanding and have high potential: Hang Gai, Hang Dao, Hang Can, Hang Buom, Cau Go, Gia Ngu, Thuoc Bac, Hang Ngang, Hang Quat, Ha Trung. The two handicraft production streets of Hang Thiec and Lo Ren have existed but there are environmental problems that need to be addressed. The other streets are business streets and have mixed activities with the high density of shops.

The maintenance of activities relating to the production and trade of some traditional arts and crafts is important for the sustainable development of AQ in the future. These activities bring back two advantages for AQ: the first advantage is that these activities will help maintain some traditional and cultural values; the second one is the economic efficiency. The economic efficiency is considered on the side of positive impacts that commercialize arts and crafts products. In addition, it is also considered on activities that are suitable to AQ environment like tourism and services. Another factor of economic efficiency is that the arts and crafts manufactured in relevant trade villages can be made through the development of arts and crafts.

**Figure 2.7.3 Location of Traditional Handicraft Streets**



Source: HAIDEP Study Team

**Figure 2.7.4 Traditional Handicraft Streets**



Source: HAIDEP Study Team

#### 4) Intangible Values

##### (1) General

Intangible culture is the spiritual product which holds historical, cultural and scientific values which are preserved and taken over by memories, oral transmission, trade handing down, performance and other forms of preservation and transmission. There are various expression forms of intangible culture: oral language, script, oral literature, folklore performance, way of living, life style, festival, beliefs, trade and craft secret, knowledge on nature, knowledge on society and social management, knowledge on traditional medicine and pharmacy, food ways, aesthetic sense represented through traditional costume, and other traditional knowledge, etc.

As a result of Photovoice survey and interviews and focus group discussion with experts, intangible values of the AQ are identified as follows:

- (i) Commercial cultural space: trading activities, crowdedness, specialization of streets, knowledge of handicrafts and trading
- (ii) Diversity and stylishness in serving dishes: techniques and experiences in processing food, habits and behavior in eating and drinking
- (iii) Knowledge on natural environment: green space, preservation of landscape
- (iv) Knowledge on folklore culture and arts: traditional singing and dancing, ancient beauty
- (v) Knowledge on social management and behavior: sharing a narrow living space and facilities, commercial regulations in each house number
- (vi) Awareness of origin (family, clan, original village): spiritual and emotional attachment to hometown, family tie, education to children

- (vii) Lifestyle and ethic standards: custom of Tet, respect to comrades, elegant hobbies
- (viii) Rural characteristics: rural scene in daily life, peddled wares
- (ix) Trust in beliefs and religions: spiritual place, seeking for peace in belief and religion, integration of different belief, custom of praying for luck and wealth
- (x) People keeping intangible cultural heritage

**Figure 2.7.5 Intangible Values**



Source: All of photos were shot by local residents by Photovoice Survey to identify intangible values.

## (2) Commercial Activities

All the streets in the AQ have joined in the production and trading of different goods. The AQ was regarded as a big market. Specific goods are sold in certain street lines. Buyers can find the goods they need in the street line which is named after the specific good.

The AQ is the place where the essence in production and running business of the North converges. Traditional knowledge and production expertise were handed down from original craft villages. Relationship with fellow traders has been established for a long time and maintained steadily. Fellow traders have private convention with each other to ensure benefit for both sides. Skills are acquired from previous generations through handing down trade and forged through time.

### (3) Religious Activities

Residents come from different localities and have different religions and beliefs. The AQ is a melting pot for various religious beliefs and architecture constructions. Many festivals take place here, especially during Lunar New Year days. Most of the festivals represent community's religions, consciousness and tradition of remembering source when drinking water.

“Ca Tru” is one of the most prominent feature of this type of performing art and is always attached with literature. The words for Ca tru melodies are often created by writers and poets. “Hat van” is one of the folk performing art relating to Mother God belief – a primitive belief that is popular in the country. Hat van is so popular in all localities in the North. The AQ is a melting pot for these many religious and belief constructions with diversified festivals so hat van strongly developed. Lion Dance is one traditional play that is like a performance and a sport at the same time; it relates to the belief of praying for rain for agricultural farmers. This performance is often held on the festival occasions at communal houses, temples or in Mid Autumn.

**Figure 2.7.6 Traditional Lion Dance in the Past and at Present**



Source: above left, relevant publication, right, HAIDEP Study Team

### (4) Living Activities

Hanoi sound is considered the most standardized in syllable and vocabulary. Hanoians are known for elegant, amiable way of speaking, and rarely speak in high voice or is short-tempered. In addition, Hanoians are always polite in dressing. Food culture in the AQ is prestigious and many citizens and rural people gather to buy special foods and confectionaries especially for New Year's Day. Courteous hobbies such as flower and bonsai ornament, raising birds, collecting antique represents graceful lifestyle in the AQ. A courtyard in each house is always regarded as a miniature nature space; a space for relaxation of people. Hanoians are fond of planting bonsai trees and other varied flowers. In the past, on the occasion of Tet, Hanoians often played with narcissus. This type of flower is considered as a symbol of the nobleness. Annually a flower contest is held in the AQ.

## 5) Issues to Preserve Cultural Values

### (1) Degraded and Improper Use of Historical and Cultural Sites and Vanishing Activities

Because of lack of understanding and concerns for respect and values, many historical and cultural sites have been degraded. Some of these sites are occupied by immigrants for residential and commercial purposes. While many residents and citizens as well as tourists visit to pray there, preservation and maintenance issues have been ignored. For

example, Quan De Temple at No. 28 Hang Buom Street was constructed by the Chinese to worship Quan Van Truong, a Chinese general during the Han dynasty in the reign of Three Kings in 2nd – 3rd Century (see Figure 2.7.7). After the Chinese had gone back to their country, the Vietnamese people no longer worshiped this character. Thus, the temples are not anymore being preserved and restored and are slowly becoming ruined.

“Ca tru” completely disappeared and Hàng Giấy Street became a general business street. There were many of art troupes in the AQ. After 1954, there were at least two art troupes that performed frequently: Chuông Vàng Troupe and Kim Phụng Troupe. The plays such as Phương Hoa, Tống Trân - Cúc Hoa, Phạm Tải - Ngọc Hoa, etc. have left on people’s heart a lot of constant impression. Despite the pressure of the market economy, these art troupes did not disband. However, the playhouses are now converted for other business purposes. For example, in Hàng Buom commune, there were 3 playhouses that are now used for other purposes. Quang Lạc Playhouse in 8 Ta Hien, formerly of Kim Phụng Cai Luong (Reformed Theatre) Troupe, then was handed over to the Hanoi Theatre to be under its management. At present, this house is managed by the Ministry of Culture and Information and usually sublet to a private company to trade furniture, hand-made goods and fine arts. There are 10 households living in the upper floors (see Figure 2.7.8).

**Figure 2.7.7 Neglected Statues in Quan De Temple**



**Figure 2.7.8 Loss of Cultural Function of Quang Lac Theater**



Source: HAIDEP Study Team

## **(2) Fading Values and Competitiveness of Traditional Businesses**

The remarkable characteristic of producing and trading activities of the AQ in the past is its specialized characteristic. Nowadays, there are a lot of changes in the trading activities in the AQ, and consequently, their specialized characteristics have faded away. Along with the socio-economic development, many of traditional careers have disappeared such as Hang Trong drawing, carving board printing and bookbinding in Hang Gai, fabric dyeing in Hang Đào, etc.. However, new business forms and careers are developing such as real estate (e.g. office for renting, etc.), tours operation for tourists, office stationery, etc. A number of handicrafts such as carving and encrusting, drawing, fan making, and woodcarving printing, etc. are to be out of business. In a modern business environment, especially when tourism becomes a key in economy, these careers could absolutely find their market.

While wholesale function by individual business households is one of the characteristics of the AQ, these functions have been changed because of the change in market demands and cost competitiveness-oriented trading. Social linkages rooted in trading have been lost. Apart from inter-provincial relations, international relations are more and more broadening. Aside from the traditional market (Chinese market), the people here have



new fellow traders from other countries. These relations especially develop in the field of tourism, high-quality garments, watch, foreign wine, handicrafts, and fine arts.

The wave of immigration has resulted in the alteration of social parameters. A street or an alley is no longer the settlement of several family lines who did the same profession and came from some certain home villages, but is now the residence of many of family lines coming from various villages. The people of the AQ now do not share the same concerns in producing-trading activities as well as closed relations of profession. Each person, within their producing and trading activities, has one's own fellow traders and respects their relations. Besides, a large number of people of the AQ work in the State offices or companies (which do not belong to family or family line) so their relations are multi-aspects, and they are at the same time members of various social organizations. As a matter of course, each citizen must bear the correction of laws and institutions when living in a jurisdictional society.