



Tokyo CBAAsia Consensus Building Conference
Tokyo University, 7-9 March, 2016

Challenges and Prospects of Consensus Building in Development in Vietnam: Lessons from a case study

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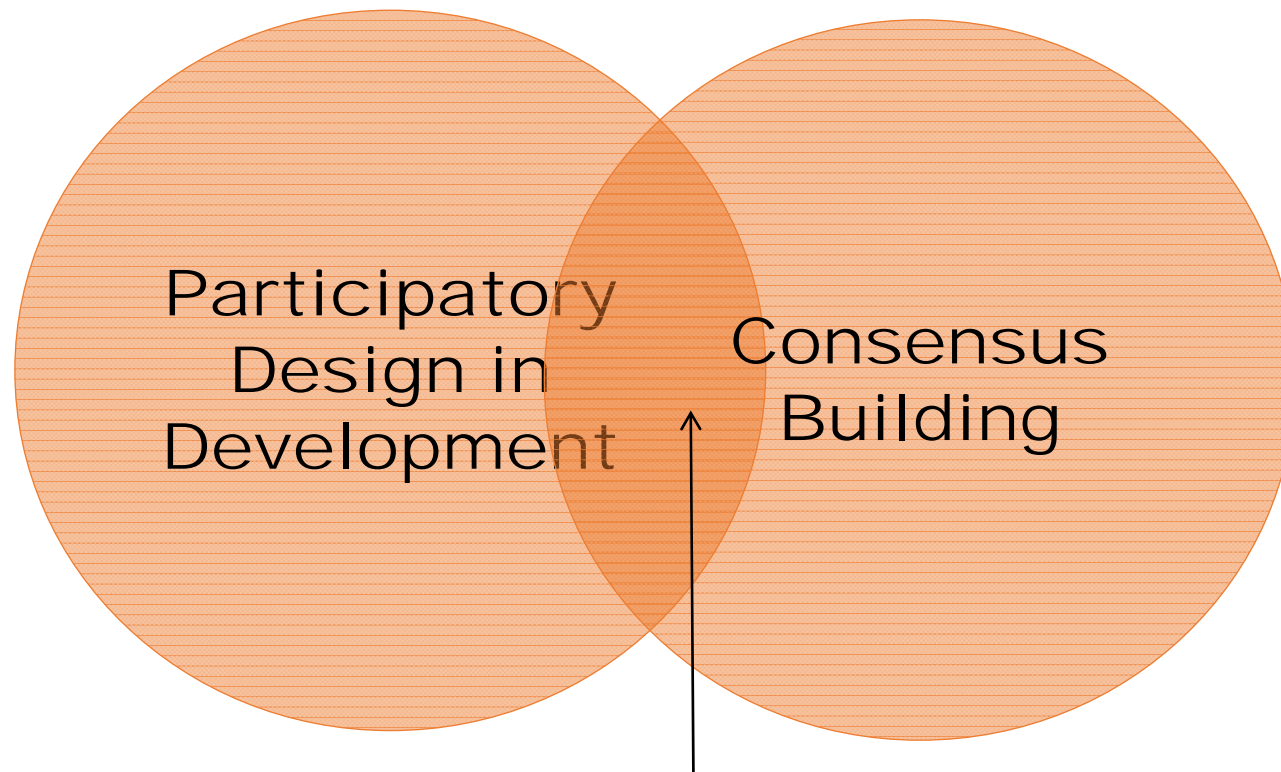
Established in collaboration with MIT



Undertake the impossible, Design the unexpected

[My background]

Architecture
Urban Design & Planning **Public Policy**



Consensus Building in Development

7%

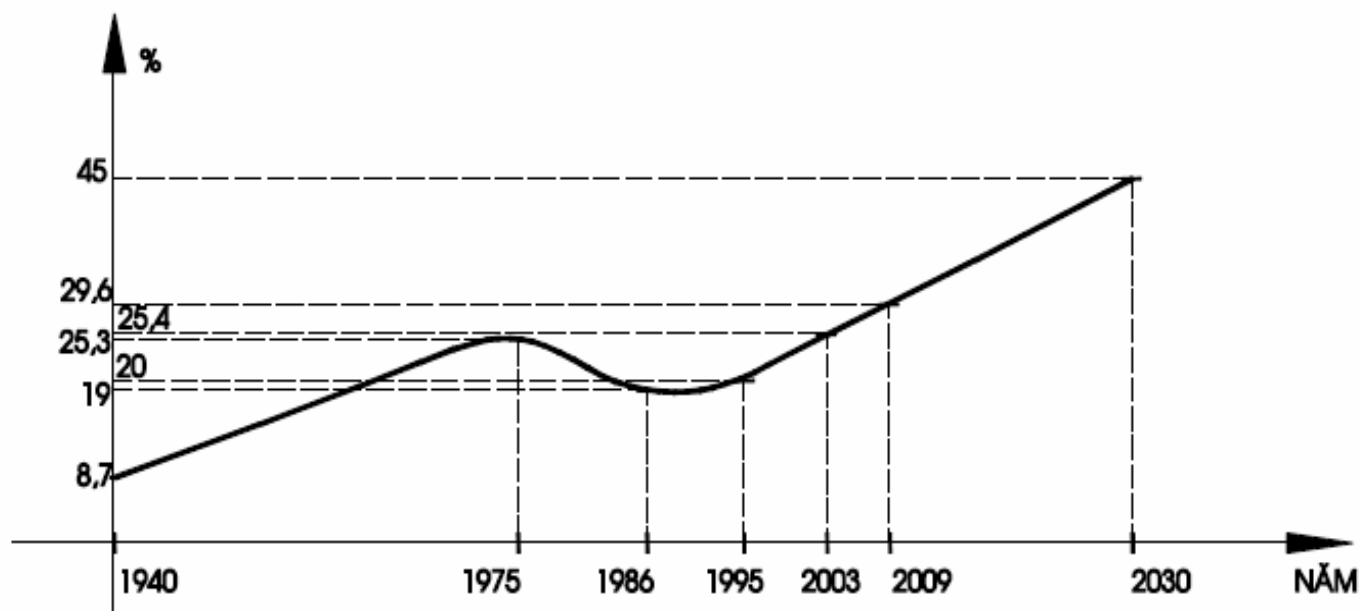


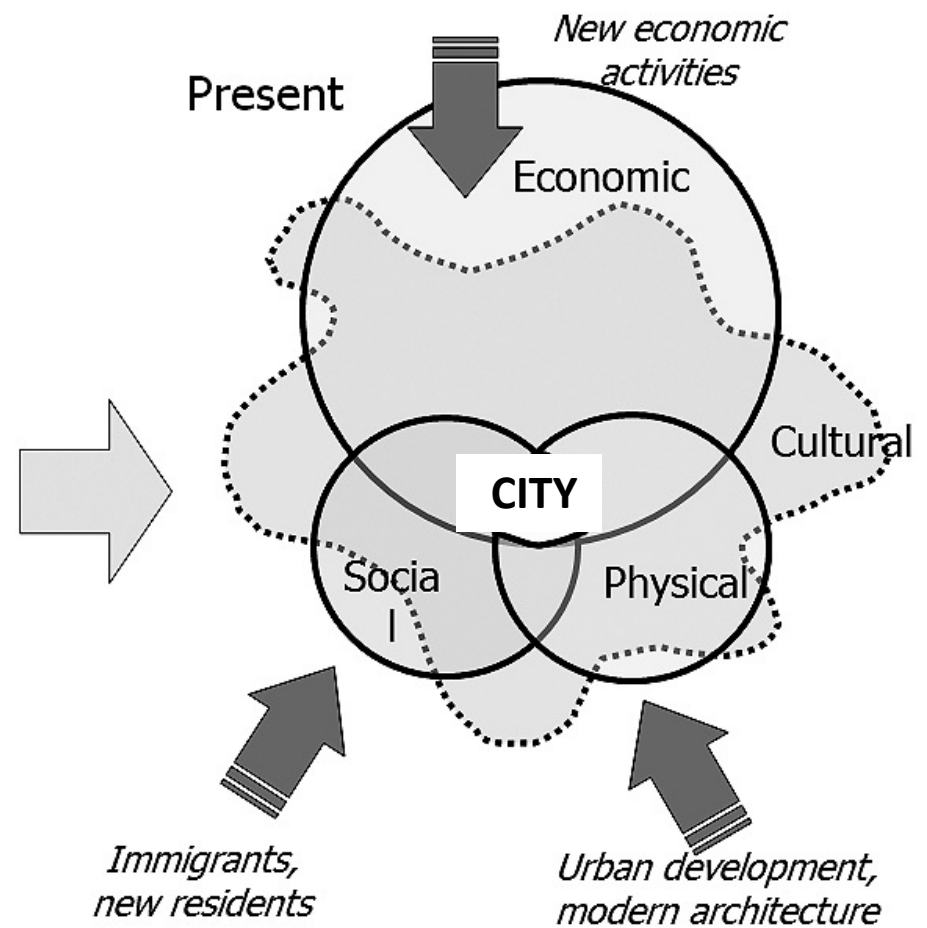
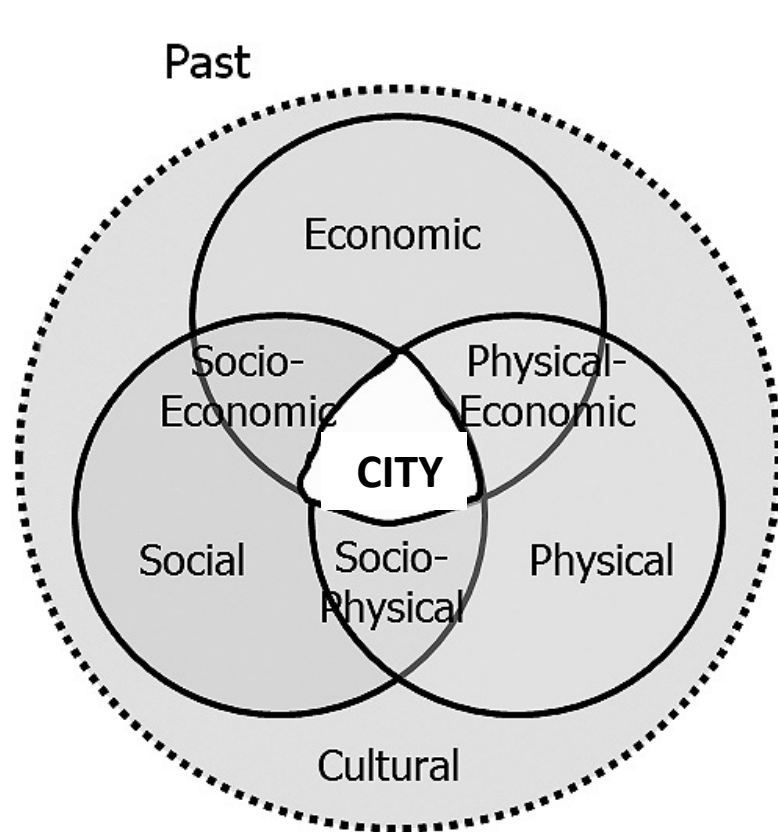
Average annual economic growth

45%

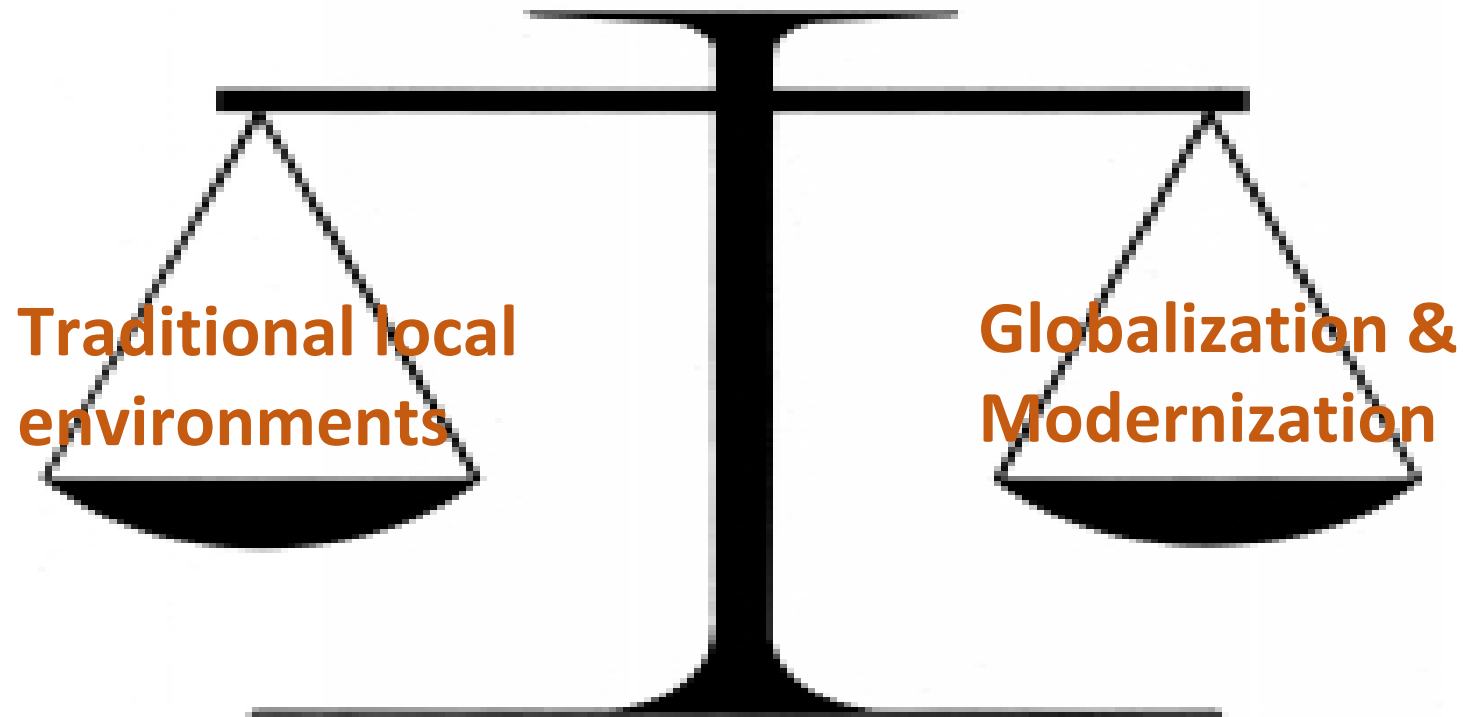


Urban area ratio



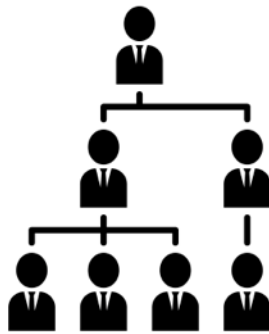
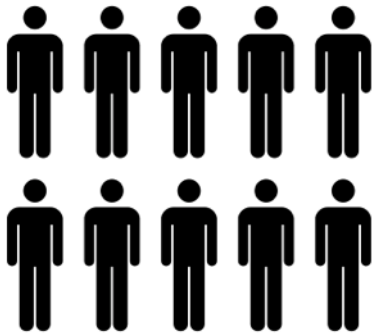


Source: Adopted from JICA Hanoi

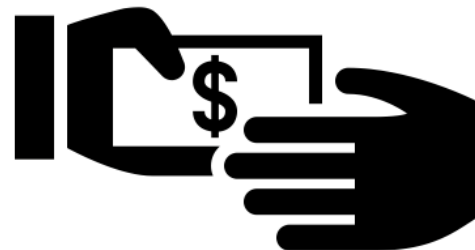
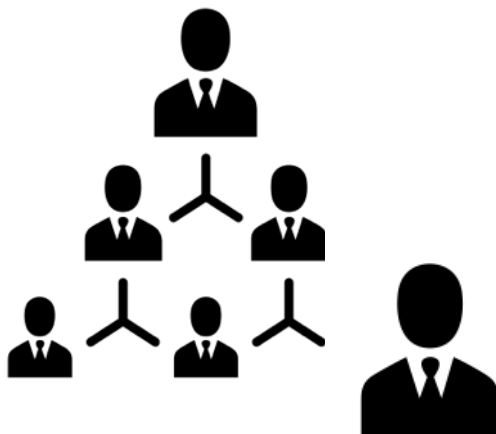


Ultimate conflicts in development
"How to balance?"

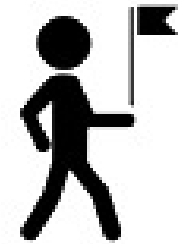
How Vietnam context is like many of ours?



How Vietnam context is different from many of yours?



Good prospects?



1 Mass media

as key instrument to reach CB



Ha Noi terminates doomed \$40m hotel-park project

Update: October, 19/2013 - 10:29



Citizens were worried that the project could have negative impacts on one of the capital's major outdoor leisure areas.—
File Photo

HA NOI (VNS) — The municipal People's Committee has ordered the SAS Hanoi Royal Hotel project at 295 Le Duan Street, located within the area of Thong Nhat Park, to be

Ha Noi terminates doomed \$40m hotel-park project - Cambodian Times

Cambodian Times

Capturing the times

Cambodian Times

<http://www.cambodiantimes.com>

9:38 PM Sunday 06 March 2016

Edition 14/067

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Ha Noi terminates doomed \$40m hotel-park project

Viet Nam News Saturday 19th October, 2013

Ha Noi terminates doomed \$40m hotel-park project HA NO (VNS) -- The municipal People's Committee has ordered the SAS Hanoi Royal Hotel project at 295 Le Duan Street, located within the area of Thong Nhat Park, to be terminated following a

possible

THE NEPAL EARTHQUAKES
LEFT OVER 2.5 MILLION
PEOPLE HOMELESS

[REBUILD WITH US ▶](#)

Le Truc Garment Company flout planning laws

OCTOBER 2, 2015 BY DTINews



Hanoi authorities have admitted flouting the law of a tall building situated too close to the Ho Chi Minh Mausoleum in Ba Dinh District. The tall building on the Le Truc Garment Company project was approved in 2013 on the adjusted master-plan for Ba Dinh District. The building located on the Discovery Complex II building located on the Le Truc Garment Company project flouted the law and are now offering 5,600 square metres of space for offices. The Le Truc Garment Company investor seems to have behaved as though it could flout any regulations including 12 floors of apartments and offices. The Le Truc Garment Company authorities filed another complaint in March last year revealing the Le Truc Garment Company basement levels without permission. The investor also continued with the project despite being requested to stop the project due to exceed the height - IR.

Developer requested to demolish upper part of high-rise near Ho Chi Minh Mausoleum

TUOI TRE NEWS
UPDATED : 10/09/2015 19:02 GMT + 7



A nearly-completed high-rise that has been built 16 meters taller than allowable in an area close to the Ho Chi Minh Mausoleum in Hanoi's Ba Dinh District must have part of the structure demolished, construction authorities said.

Print

Email

2 Social network

as key instrument to reach CB





hanoi tree cut



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6700 cây xanh



Tô

Home



Tô Kiên



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FAVORITES



News Feed



Messages

11



Events

6



Saved

1

PAGES



VYSAF Open



Like Pages



Pages Feed

20+



Create Ad



Create Page

GROUPS



Vietnamese Mode... 20+



VIFA Association (c... 1



Vietnam Urban St... 20+



Hanoi Lovers 19



HÀ NỘI CREATIV... 20+



Tour trải nghiệm Gi... 5



Vietnamese Archite... 8



Tình Yêu 4



Góc Tâm Sự 3



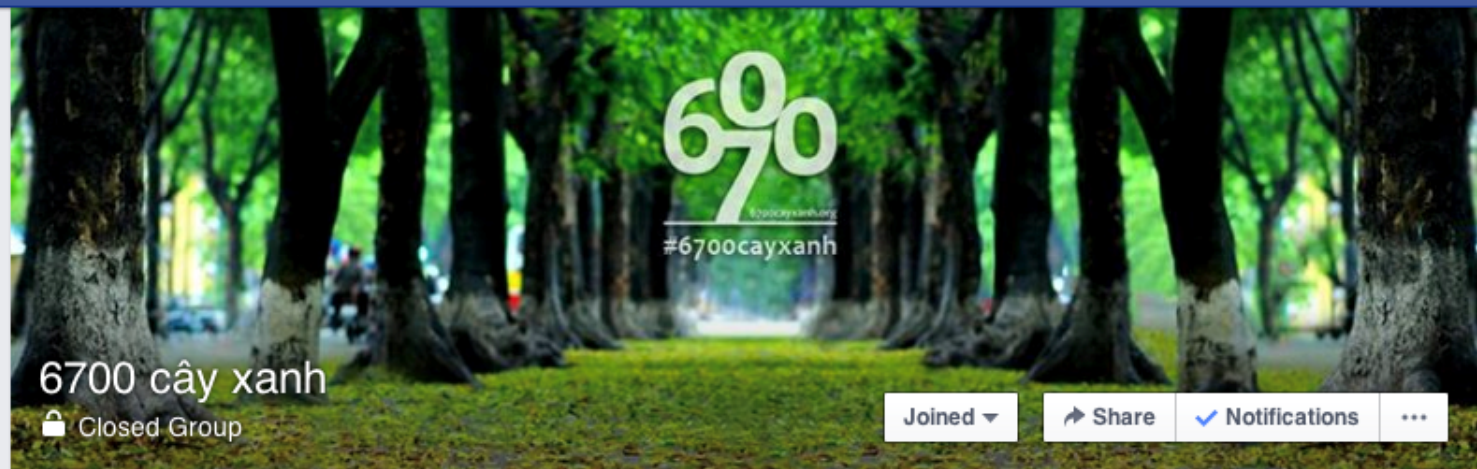
Người Tốt - Việc Tốt 7



Create Group



New Groups 20+



6700 cây xanh

Closed Group

Joined

Share

Notifications



Discussion

Members

Events

Photos

Files

Search this group



Write Post



Add Photo / Video



Create Poll



Add File

Write something...

RECENT ACTIVITY



Lê Việt Hà

December 3, 2015



ADD MEMBERS

+ Enter name or email address...

MEMBERS

19,708 Members (1 new)



Invite by Email

DESCRIPTION

NỘI QUY CỦA "6700 CÂY XANH" GROUP:

- Mục đích ban đầu: Tập hợp... [See More](#)

TAGS

Tree

CREATE NEW GROUPS



6,700 người vì 6,700 cây xanh



Tô

Home



Create Page

Recent

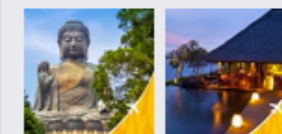
2015

Sponsored



Twilio Video on Bluemix
www-01.ibm.com

Rather than sending customers away from a web or mobile app to a phone number, Twilio lets...



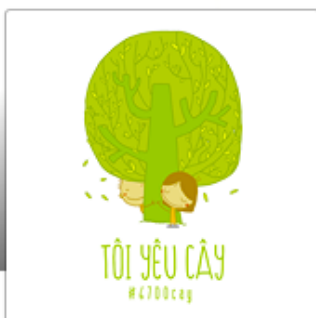
Tigerair

tigerair.com

Book your 2016 getaway now!
Let #tigerairtakesyouthere to Chiang Mai, Yangon, Langkawi, Ha...

Tôi yêu cây

#6700cay



6,700 người vì 6,700 cây xanh
Community

Like

Message



Timeline

About

Photos

Likes

Videos



675 people like this

Nguyễn Hoàng Phương



Invite friends to like this Page

ABOUT



ⓘ Vì 6,700 CÂY XANH HÀ NỘI SẮP BỊ ĐỔN HẠ

🌐 <http://skyweb.com.vn/>

PHOTOS



Status



Photo / Video



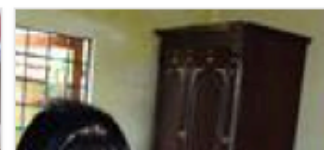
Write something on this Page...



6,700 người vì 6,700 cây xanh

January 20 · 🌐

Hà Nội chật, sửa 62 cây xanh đường Xuân Thủy - Cầu Giấy



Waters claimed by China, other countries





Phản đối Trung Quốc xâm lược Việt Nam



Tô

Home



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Recent

2014

Sponsored



Tigerair

tigerair.com

Book your 2016 getaway now!
Let #tigerairtakesyouthere to
Chiang Mai, Yangon,
Langkawi, Ha...



50% 赠金 每笔入金可获得
cn.octafx.com

50% 赠金 每笔入金可获得。无
手续费。即刻处理完。适用于
所有账户类型。 每笔入金获得
充值。

R



Phản đối Trung Quốc xâm lược
Việt Nam

Non-Profit Organization

Like

Message



Timeline

About

Photos

Likes

Videos



368 people like this

Nguyễn Hoàng Phương



Invite friends to like this Page

ABOUT



Ask for Phản đối Trung Quốc xâm lược Việt Nam's
address



Ask for Phản đối Trung Quốc xâm lược Việt Nam's
phone



Ask for Phản đối Trung Quốc xâm lược Việt Nam's
website



Status



Photo / Video



Write something on this Page...



Phản đối Trung Quốc xâm lược Việt Nam shared a
link.

June 6, 2014 · 🌐



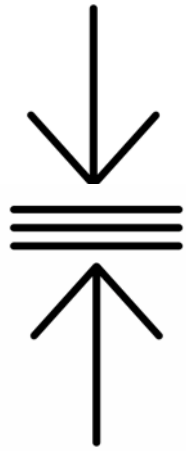


3 Participation

as key instrument to reach CB

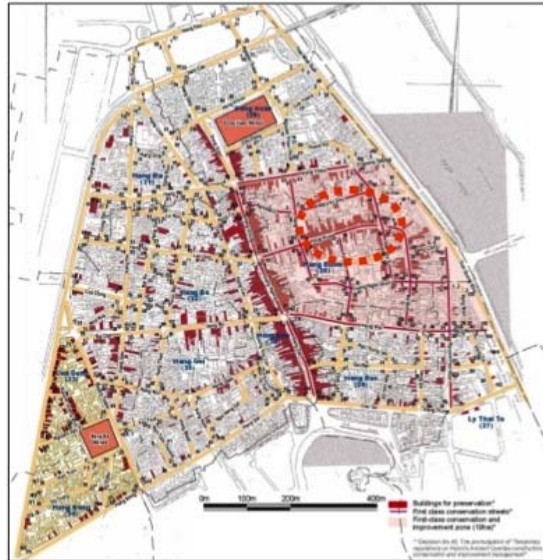


Project 1 | Hanoi | 2004 - 2007



Sustainable Development of Hanoi Ancient Quarter





Net population density:

Ancient Quarter: 603per/ha

Average of Hanoi: 36per/ha



Key challenges in CB?



How to raise awareness among stakeholders?



How to conserve cultural properties while ensuring living standard and modern needs?



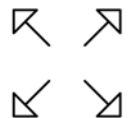
How to persuade people to co-fund and raise fund successfully?



How to mobilize people to participate?



How to maintain pilot results?



How to scale up success & learn from failure?

Resident leader

as key actor to mobilize community to reach CB



“Photo Voice” Survey for Preservation of Values

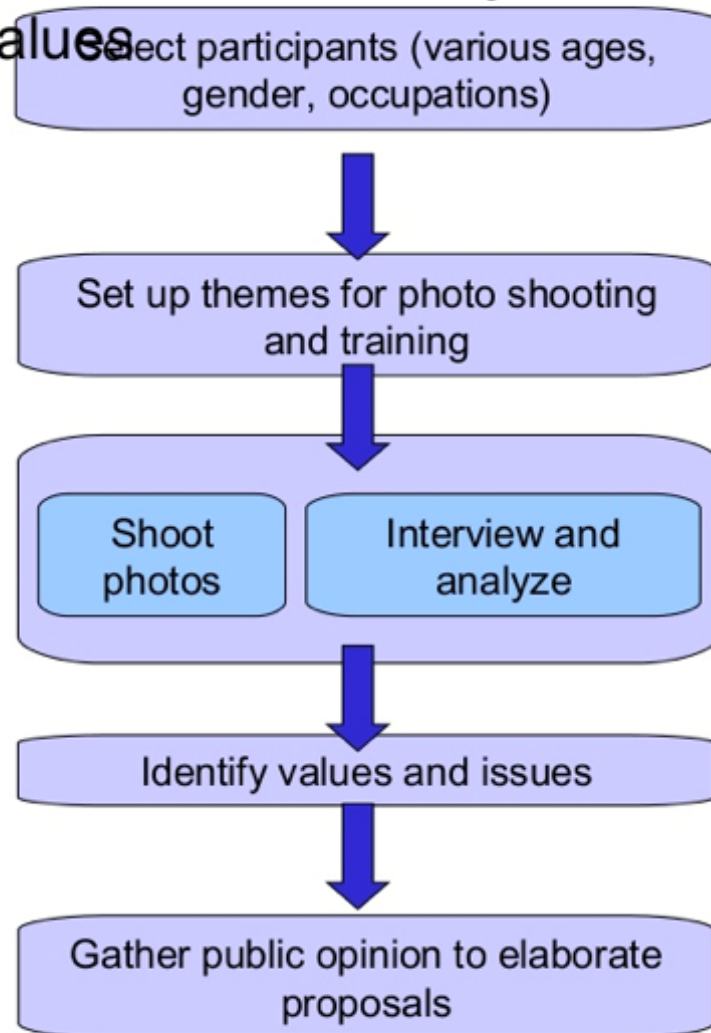


Photo shooting by residents



Photo Voice Exhibition



Commercial cultural space



Rural characteristics



Lifestyle and local practices



Awareness of origin

Example of participatory tools for “Issue finding”

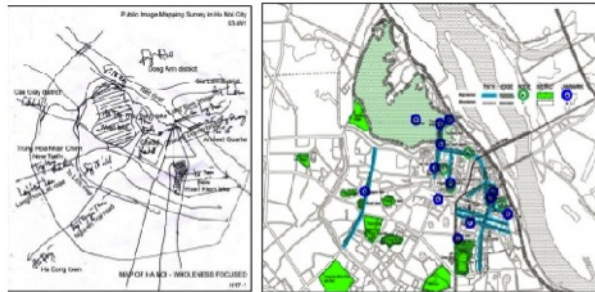


Image map



“Photo voice” shooting photos by residents



Town walking



Interview survey



Information tools
(website, newsletter,
etc.)



Facilitation with
participatory tools



Discussion with residents



Participation of Stakeholders

- Consensus and support from stakeholders through
 - participation to **Stakeholder Meetings** for discussion, idea contribution, and common understanding
 - Participation to **Local Working Groups** for field surveys and **Focus Group Discussions** as requested
 - approval and support for **field survey** implementation
 - sharing **information**
- Some stakeholders directly participate in activities of the project
 - Communal authorities
 - Leaders of residents in the selected block
 - Residents

Implementation of selected Action Plans at Street level



Residential meeting for housing improvement



Presentation by a residential leader



Food event to promote traditional foods



Unification of pent roofs of shops



Traditional festival



Information board of a traditional temple



An all-stakeholder meeting among JICA team force, local scholars & residents of Hang Buom St. where residents brainstormed and discussed ideas



Proposed Model Block Plan



Hang Buom Street will be a traditional commercial street

Original tube houses will be renovated and preserved



Birdseye View of the Block



Inner courtyards provide better living conditions and community network.



Mid-rise buildings can be built away from streets



Proposed traditional façade streets



Quang Lac Theater is a traditional asset that needs to be revitalized.

Process and results of the renovation of 17 Hang Buom tube house



Briefing meeting (11/5/06)



Financing meeting (14/6/06)



Consensus on sanitation improvement

During 20 days, 3 toilets for over 30 residents in one tube-house were nicely renovated. Sewage system was fixed. Over 50% of the costs are contributed by the residents. Other efforts include renewing the main gate, floor tiles and repainting the common passage.

BEFORE renovation



Toilet



Sewage



AFTER renovation



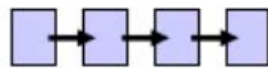
Learning points:

Factors to consider

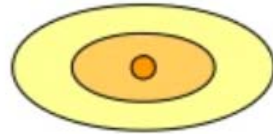
■ **Level** of participation



■ **Timing** of participation



■ **Scale** of participation



■ **Measures** for

- Participatory tool selection
- Application for planning
- Replication to other areas

■ **Stakeholders** selection

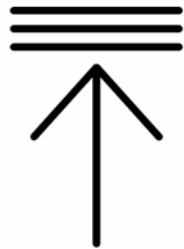
- Citizens/ community /residents
- Governments
- Private sectors
- Academe
- Donors, NGOs

27

Key to success

- Pride of community, place, tradition, identity
- Strong leadership
- Relationship of trust
- Awareness of issues
- Anticipation for future improvement

Project 2 | Ho Chi Minh City | 2014 - 2015



Phu Xuan Commune Participatory Community Design



Established in collaboration with MIT





DESIGN WITH / BY THE COMMUNITY !

COMMUNITY DESIGN PROJECT HO CHI MINH CITY

Community Development

Community!



Co-Creation!



Continuity!

process of talking to the residents
to determine what types of skills
and experience are available

support communities, to
discover what they care
enough about to act

determine how citizens can
act together to achieve
those goals

SITE ③

School.
- Biggest.
- Modern.
(LE VAN HUU)

Commercial
Student
activities.

Going
to
school

School children
playing outside
the school.

PRIVATE
NURSERY'S
KINDERGARTENS

Selling
food, drinks
& clothes

easy traffic
around 6pm.

Cycling

transport

Business
barber
shops

Car-Washing

transplanting
plants from
boats

SELLING
FOOD
ON
STREET

BIRDS
NEST
AT HOME

Recreation

Eating along
the main
street.

- Have
a drink
after work
hard!

Alley
SAND, ROCKS
SMALL, NO WAY OUT

- Big street.
Boulevard.



Riverside
Street life

Dumping
rubbish in
river/forest
canal

FLOODING
1st & 10th
month

Diversity of
plant and
animal.

Underdeveloped
natural
environment

Beautiful
pland scape

Empty
plots...

Shipping
by water ways



BURNT
GARBAGE
(FAR AWAY FROM
THE MAIN ROAD)



Admiring
nature

Watching
TV

Sleeping

YOUTH MORE
PLAY
VIDEO GAME
CHILLING AT
SCHOOL

Personal
Leisure
(Closed)

Religion

Praying

enjoying
the
sea breeze

GREAT VIEWS
TO THE RIVER

WELL TO
DO FAMILY

BONUSES
AT HOME.

Big and nice
houses along the
riverbank

Own gardens
& ponds

WASH
MOTORBIKE
IN FRONT
THE HOUSE

Home
along the
riverside

(SUMME) A MIN

PREPARATION

Interaction Skills

Asset Mapping

Enter into project with the correct mindset

SITE VISIT

Sketch

Interview

Comprehend the concerns of locals

ANALYSIS

Mapping of People, Places, Activities

Site Mapping of Characteristics

SWOT
Strength, Weakness,
Opportunities, Threats

Identifying links and relations.
Think of potential and
implementations.



Issues	Potential projects	Willingness to pay (WTP) max: 100mil Pong	Value	Capabilities
1) ownership of garbage disposal	(nicer) Small river port. → tourism, transport, trading, floating market (2, 6) among river bank	65mil	<ul style="list-style-type: none"> boost economy boost bring awareness of culture entertainment for both locals & tourists 	<ul style="list-style-type: none"> Building on an existing infrastructure Friendly people-friendly environment.
2) lack of entertainment	Modular ¹⁾ recycling & community centre (1, 2, 5, 8)	30mil	<ul style="list-style-type: none"> educate people regarding recycling reduce, reuse, recycle garbage entertainment for everyone 	<ul style="list-style-type: none"> Community spirit Existing empty land A lot of garbage
3) Narrow road.	Beautiful wasteland into green space → raise the awareness, ppl don't throw garbage (1, 2, 4, 6, 8) turn	50mil	<ul style="list-style-type: none"> entertainment for all age groups green spaces better utilisation of spaces better health (through cleaner condition) 	<ul style="list-style-type: none"> Existing empty spaces for us to work on. The residents like green spaces & desire for a space to hang out.
4) Flooding	Cleaning efforts → include education & action (campaign)	20mil	<ul style="list-style-type: none"> education on waste (long term effects on their habits) immediate removal of garbage 	<ul style="list-style-type: none"> Strong community spirit.
5) Poor drainage system	Floating playground (Normal bridge) (2, 4, 5, 6, 9)	75mil	<ul style="list-style-type: none"> building of people entertainment education entertainment boost 	<ul style="list-style-type: none"> high responsiveness
6) Unemployment				
7) Unequal allocation of government help				
8) No green space				

issues & interventions

community workshop





community exhibition



DATA COLLECTION METHODS



**INTERVIEWS
SURVEYS**



GEOTAGGING PHOTOS



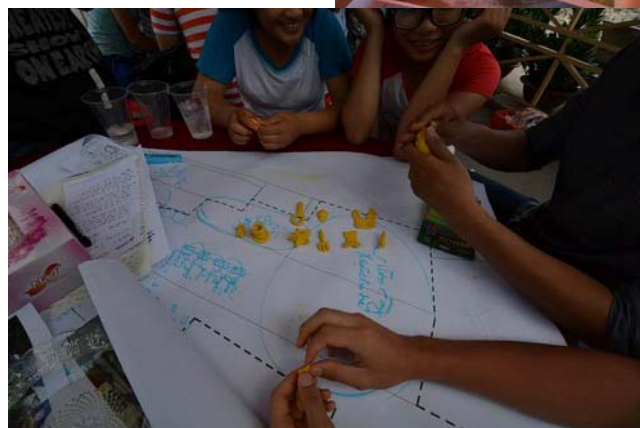
PHOTOBOOTH



SOUND RECORDING



VIDEO RECORDING



Key challenges in CB?



How to balance different needs?



How to persuade people to co-fund and raise fund successfully?



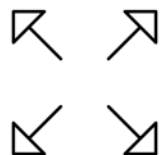
How to mobilize people to co-make?



How to get supports from local authority?



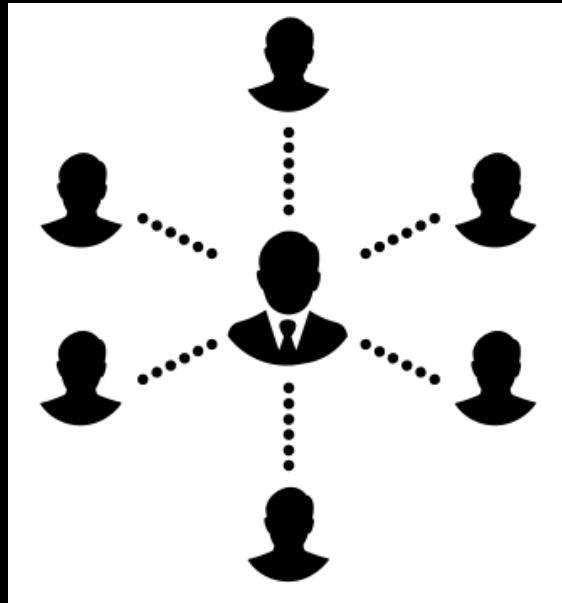
How to maintain site & avoid vandalism?



How to scale up success & learn from failure?

“Social nodal residents” & children

as key actors to mobilize community to reach CB



Community park: Implementation process



Completion of playground zone





 short video clip



KHỞI XƯỞNG & THỰC HIỆN BỞI
ĐẠI HỌC CÔNG NGHỆ & THIẾT KẾ SINGAPORE
ĐẠI HỌC BÁCH KHOA TP.HCM
ĐẠI HỌC VĂN LANG

thank you very much!

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SINGAPORE UNIVERSITY OF
TECHNOLOGY AND DESIGN