

MINISTRY OF EDUCATION AND TRAINING

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NGUYEN VU BAO MINH

**COMMUNITY PARTICIPATION IN PUBLIC
SPACE MANAGEMENT IN OLD APARTMENT
BUILDINGS IN HANOI**

**SUMMARY OF DISSERTATION
URBAN CONSTRUCTION AND MANAGEMENT**

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Academic supervisor:
Assoc.Prof. Dr. Nguyen Tuan Anh
Dr. Ngo Viet Hung

Reviewer 1: Prof. Dr. Doan Minh Khoi

Reviewer 2: Assoc.Prof. Dr. Do Tu Lan

Reviewer 3: Assoc.Prof. Dr Luong Tu Quyen

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at Hanoi Architectural University
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INTRODUCTION

1. The necessity of the dissertation topic:

In our country, the apartment complex model (KCC) has been applied since the 1960s, most commonly in large cities such as Hanoi and Saigon - Ho Chi Minh City. Up to now, these KCCs are called old apartment complexes (KCCC).

Hanoi currently has 76 public spaces, which have been seriously degraded over time, including the public space system, which does not meet the increasing needs of residents. In addition to the lack of funding to care, maintain and upgrade the quality of public spaces, there are also reasons from management, which has not effectively mobilized the direct participation of the local community. Meanwhile, residential communities have been formed in KCCCs based on the advantages of neighborly relationships, which are considered a strength that needs to be promoted.

In theory, the system of public spaces and semi-public spaces makes an important contribution to the quality of the residential environment. Therefore, in Hanoi, the issue of public spaces in general and public spaces, semi public spaces in particular is of concern. Many research projects, scientific conferences and a number of experimental projects have been implemented, but the results are still very limited.

In fact, public spaces and semi-public space in Hanoi are exploited and used by residents and people from outside to meet the daily needs of residents. This is a spontaneous but proactive and direct participation of community groups. Because these community groups are not yet official community organizations in the system, they have not received adequate attention to promote effectiveness in managing public spaces and semi-public spaces at KCCC. On the other hand, in terms of management, the influence of the subsidized management model still remains. In addition, the residents are mainly of rural origin, so they have not yet escaped the influence of village lifestyle.

Thus, for effective community participation in the management of public spaces and public spaces in public spaces in Hanoi, it requires not only research on management methods but also a thorough understanding of the characteristics

and aspiration, as well as about the model and how the community operates. This is the issue that the PhD student is interested in researching in her thesis titled: **Community participation in public space management in old apartment buildings in Hanoi.**

2. Research purposes:

Proposing solutions for community cooperation in managing public spaces and semi-public spaces at KCCC in Hanoi on the basis of promoting the advantages of neighborly relationships.

3. Subject and scope of research:

3.1 Research subject:

Community participation in public spaces management in old apartment buildings in Hanoi.

3.2 Scope of research:

- Public spaces and semi-public spaces at KCCC in Hanoi.
- Research period: Up to 2050, in accordance with Hanoi's master planning orientation.

4. Research methods

This dissertation used 7 research methods, including: 1. Collecting documents method, 2. Field survey method, 3. Sociology method, 4. Comparing method, 5. Forecasting method, 6. Analysis and evaluation method, 7. Expert method.

5. Research content:

This dissertation includes 5 main contents:

1. Assessing the current status of community training in public space management at public spaces in Hanoi
2. Summary of theory and practice (foreign and domestic) on community participation in public space management at public spaces.
3. Build a theoretical basis and method of community participation in managing public spaces in public spaces suitable to the conditions of Hanoi.
4. Proposing a new community organization model - Self-governing community (CĐTQ).

5. Propose solutions to improve the effectiveness of community participation in managing public spaces at public spaces in Hanoi with the community participation.

6. New contributions:

1. Building a theoretical basis for community participation in public space management at public spaces in Hanoi in accordance with the reality of socio-economic development of the city. Hanoi in the context of rapid urbanization towards international integration

2. Propose a model of self-governing community that can effectively participate in the management of public spaces in accordance with solutions to renovate and build new public spaces in public spaces in Hanoi.

3. Propose some solutions for the participation of self-governing community in public space management at public spaces in Hanoi.

7. Scientific and practical implications:

1. Scientific implications:

- Supplementing the theory of community participation in urban management in general and public space management in particular in public spaces in our country.

- Being a useful reference in training and research in the field of planning and urban management with community participation.

2. Practical implications:

- Applied in public space management at public spaces in Hanoi and in other urban areas with similar conditions;

- Consult in drafting legal documents related to community participation in public space management at public spaces.

8. Some concepts and terms:

The thesis has presented terms such as: Community; Society; Social community; Participation; Community Participation; Public space; Semi-public space; Dormitory area; Community house; Apartment; Apartment; Old apartment complex; New apartment complex

CONTENT

CHAPTER 1. OVERVIEW OF COMMUNITY PARTICIPATION IN OLD APARTMENT BUILDINGS IN HANOI

1.1 Overview of public spaces in old apartment buildings in the world and in Vietnam.

1.1.1 Public spaces in old apartment buildings in the world.

Apartment model developed by C.A. Perry, an American proposed in 1923 called "Neighborhood Unit". In addition to housing, Apartment has a system of public spaces with service facilities organized with priority for pedestrians to improve the quality of the residential environment. [2]

1.1.2 Public spaces in old apartment buildings in Vietnam.

The housing subdivision model (TKNO) entered our country in the late 1950s. In 1960, a complete TKNO was built in Hanoi, the Kim Lien area. In addition to apartment buildings, there is a system of buildings such as kindergartens, primary schools, commercial and cultural services and public spaces, in which the space is twice as wide as the middle height. NCCs are public communication and living spaces for residents. In the following years, many TKNOs were built in Hanoi and other cities..

1.2 Current status of KCCC in Hanoi.

Hanoi currently has 76 KCCCs. Over a period of more than 50 years, most KCCCs have degraded. The cause of deterioration is due to time, economic difficulties, lack of maintenance funds along with poor management, allowing people to freely expand, affecting the structure of the building and deforming its form. architecture. [68]

1.3 Current status of public space management in KCCC in Hanoi.

1.3.1 Types of KGCC at KCCC in Hanoi.

KGCC at KCCC in Hà Nội re divided into levels: public spaces at TKNO level, housing groups and public spaces. Public spaces in the form of flower gardens, playgrounds, etc. are also commonly empty spaces between public

buildings. Semi-public space is the apartment entrance, lobby, hallway and space in front of the first floor apartments.

1.3.2 Current status of KGCC in KCCC at Hanoi.

Public spaces and semi-public spaces are fully exploited for many different functions in the style of "privatization of common space". Due to their long existence and limitations from management, lack of maintenance funds, and insufficient awareness of the community's role, public spaces and semi-public spaces have deteriorated. Commonly seen are: Empty spaces in front of the NCC or lobby are all occupied for their own purposes as places for commercial businesses, services, entertainment, parking, or markets,... This is a characteristic quite common in KCCCs, it not only shows the non-legal limitations, creating a messy architectural appearance, but also shows how to flexibly utilize and create vitality in the space.

1.3.3 Current status of KGCC at KCCC in Hanoi.

Regarding the management apparatus: At the district level, the Department of Urban Management is responsible for all state management activities regarding planning and construction. The Ward People's Committee is responsible to the District People's Committee for the management of housing, land, traffic and public spaces, public spaces at semi-public spaces. However, in reality, residential groups along with political and social organizations often face directly and understand all issues taking place in the area.

The amount of management work is large, the number of human resources in the Department of Investment Management is not much, each officer holds many jobs with limited professional capacity, while legal regulations are lacking in uniformity and working methods are inconsistent. professional. (Figure.1)



Hình 1. KGCC at KCCC Thanh Cong

1.4 Current status of community participation (TGCD) in public space management at KCCC in Hanoi

1.4.1 TGCD in managing KGCC at KCCC in Hanoi.

To effectively use public spaces and semi-public spaces, residents negotiate to flexibly exploit and effectively use space in many forms with functions that change over time. At the same time, residents also have certain responsibilities for the space they occupy. This is a positive element of the TGCD, creating the bustling vitality of each KCCC in Hanoi.

1.4.2 Characteristics of TGCD in managing KGCC at KCCC in Hanoi.

Historically, TGCD was expressed in the Convention in rural areas or the Convention in urban areas. Currently, common TGCD are social movements and emulation movements. The form of TGCD still has influence from the village community with a way of living based on a representative collective spirit. The representative of the grassroots community at KCCC is the neighborhood leader.

1.5 Related research works.

Related scientific works are both basic research and practical. These are published publications, scientific works, theses, dissertations, scientific conferences, research and testing projects. However, there has been no in-depth and comprehensive research on community participation in public space management at public spaces in Hanoi.

1.6 Issues that need to be researched.

This thesis focuses on researching main issues such as:

1. Identify the nature of TGCD and determine the roles and responsibilities of participating parties in managing KGCC at KCCC in Hanoi;
2. Develop a theoretical basis and method of TGCD in accordance with the reality of building and managing KGCC at KCCC in Hanoi;
3. Propose self-governing community model based on the advantages of neighborly relationships;
4. Propose some solutions for KGCC management at KCCC in Hanoi with the participation of self-governing community.

CHAPTER 2. SCIENTIFIC BASIS OF COMMUNITY PARTICIPATION IN PUBLIC SPACE MANAGEMENT AT OLD APARTMENT BUILDINGS IN HANOI

2.1 Legal basis

Including legal documents such as: Housing Law, Urban Planning Law, Capital Law, Construction Law. Ordinance on Grassroots Democracy, Decree No. 29 on Management of Urban Architecture, Resolution No. 34 on some solutions to implement the renovation and reconstruction of damaged and degraded public buildings, Resolution No. 17 , Decision No. 996 on approving the City's Housing Development Program. Hanoi, Decision No. 6336 on approving the City's Housing Development Plan. Hanoi, Decree No. 101 on Renovation and Reconstruction of NCC, Circular 02 on Regulations on Management and Use of NCC, Program No. 06 on Synchronous Development, Modernization of Urban Infrastructure, Strengthening Order Management self-construction, Decree No. 69 on Renovating and rebuilding public buildings, Plan No. 335 on renovating and rebuilding old public buildings in the city. Hanoi, QCXDVN 01: 2008 and QCXDVN 01: 2009, TCXDVN 264:2002.

2.2 Theoretical basis of planning, urban management and public spaces.

2.2.1 Theory of urban planning related to community participation.

There are two theories: communicative planning and argumentative planning. Communicate to find consensus and debate to resolve disagreements.

Communicative planning is based on the perspective of bottom-up planning, meaning there is collective cooperation. While the National Assembly debates to manage conflicts in the National Assembly that often occur. In order for TGCD to be highly effective, it is necessary to create a debate environment so that each individual can express their opinions. [31,38,100] (Figure 2)

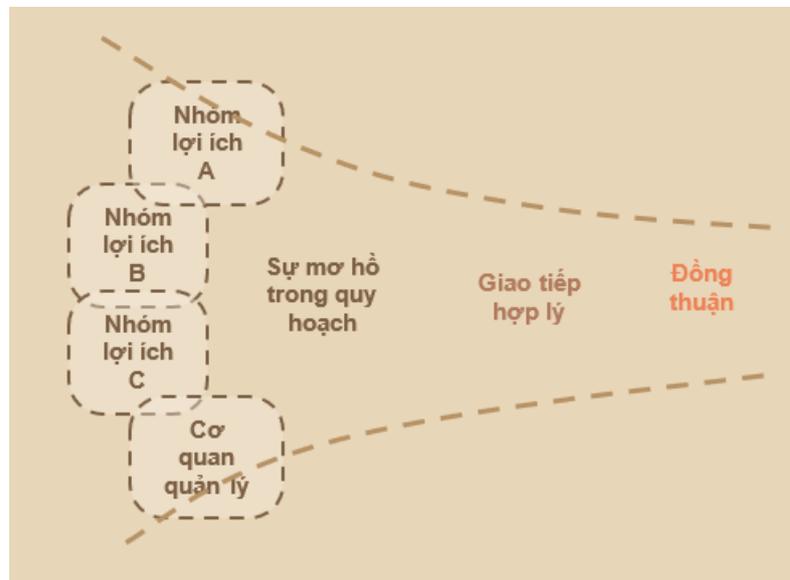


Figure.2. Diagram depicting conflicts in argumentative planning [100]

2.2.2 Theory of apartment.

That is the theory of housing subdivision (TKNO) from socialist countries originating from Perry's Neighborhood Unit. The public buildings built in Hanoi from 1960 to the 1980s all followed the theory of design and construction, now they are public buildings. [2]

2.2.3 Theory of urban management.

Urban management is a comprehensive, multidisciplinary science with purposes, contents and tasks related to policies, mechanisms, measures and means

to develop reasonable and sustainable education. Urban management, in short, is the effective coordination between the public and private sectors to manage and properly use social and natural resources, scientific progress, infrastructure services and production. to achieve national development goals. Today, thanks to the application of advances in digital technology, urban management has many changes in the direction of intelligence and depth.. [8]

2.2.4 Theory of KGCC.

KGCC are open spaces where public activities take place, playing an important role, measuring the quality of life and contributing to creating urban identity. There are two popular theories related to KGCC: [90,88]

Jan Gehl's theory emphasizes the characteristics of human activities in space as quality standards and basic principles in public space design. While Mike Douglass proposes a Living Well City model that focuses on people instead of economic goals.

Regarding the content of public space management at public spaces in Hanoi: 1. Develop a management plan; 2. Issue documents on management; 3. Deploy construction investment; 4. Protect security and social order; 5. Check, inspect, and handle violations of urban order; 6. Resolve disputes and complaints.

Regarding renovating KGCC at KCCC: There are 2 main contents: Assessing the current situation to identify problems that need to be solved and Proposing solutions for renovation planning.

2.2.5 The relationship between urban planning, urban management and TGCD.

Urban planning, urban management and community participation have an organic relationship and the same purpose. If urban planning is the art and science of organizing space, urban management focuses on issues of implementing urban planning. Community participation is used as a complementary method to urban planning and urban management for the common purpose of developing urban areas.

2.3 Theoretical basis of TGCD in urban management and KGCC at KCCC in Hanoi

2.3.1 Awareness about TGCD.

Community is a group of people with common needs, living in a geographical area. There are many types of communities and a sense of community attachment to place is expressed through participation behaviour. TGCD in Western is based on a democratized model, in which the individual person is at the center. Meanwhile, in Vietnam, TGCD often adopts a representative mechanism. Currently, TGCD is changing: traditional community connections are declining, while the new TGCD residence culture has not yet taken shape.

2.3.2 Theory of residents' needs.

Maslow's hierarchy of needs is an important scientific basis for reference in renovating and building new public spaces and semi-public spaces at KCCC in Hanoi. In 5 levels of needs from low to high: 1. Survival, 2. Safety, 3. Community, 4. Status, and 5. Contribution, in Hanoi, there are 3 basic needs such as: Survival; Safety and Community are guaranteed at a minimum level. [119]

2.3.3 Theory of TGCD.

Among the theories of TGCD, the most popular is the "Scale of community collaboration" by Sherry A. Arnstein, which includes 8 levels: 1. Manipulation, 2. Community solutions, 3. Informing, 4. Consultation, 5. Plancation, 6. Partnership, 7. Delegated power, 8. Citizen Control. In our country, community education is not complete at most levels according to Sherry A. Arnstein's 8 levels of scale. [105] (Figure 3)



Figure 3. A. Arnstein's 8 levels ladder of community participation [105]

2.3.4 Comments:

Compared to many countries, currently TGCD in our country is only in the early stages, where the decisive role is still the government, not the people. Meanwhile, TGCD in rural areas or in urban areas in the form of Village Conventions and Conventions has been implemented quite effectively in history. The problem is, it is necessary to exploit traditional experience combined with selected international knowledge to maximize the effectiveness of TGCD in managing KGCC at KCCC in Hanoi.

2.4 Factors affecting TGCD in managing KGCC at KCCC in Hanoi

These are the following factors: Mechanisms and policies; Socio-economic, urbanization and housing needs; Actual renovation and reconstruction of KCCC; New living habits and culture.

2.5 Results of surveying TGCD in managing KGCC at KCCC in Hanoi.

2.5.1 Survey location selection.

Select 3 representative areas to survey, namely: 2 KCCC Textile 8/3, Thanh Cong and Times City-New Urban Areas to compare community transfer.

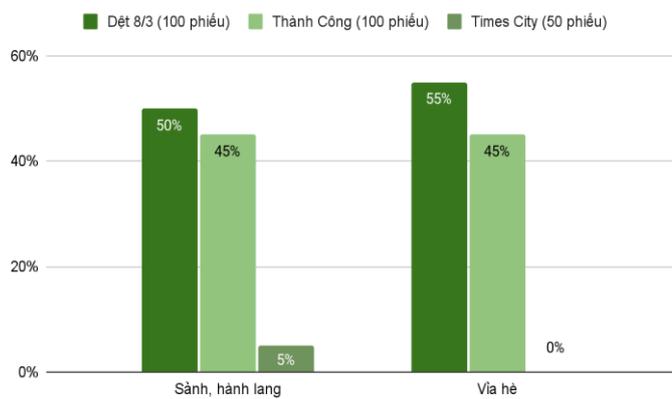
2.5.2 Survey methods.

Traditional method: Sociological survey and interviews with randomly selected residents. The number of survey forms for each area is 100.

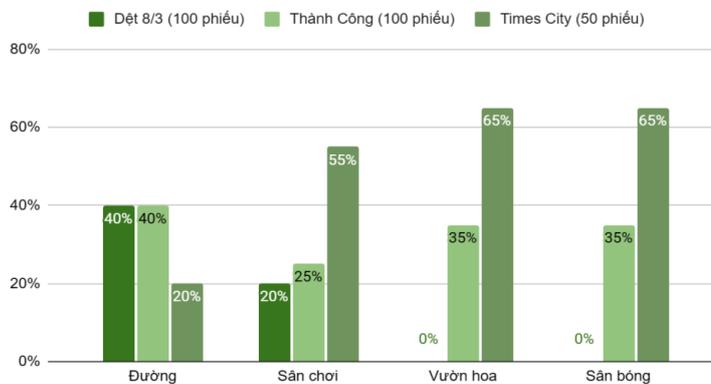
2.5.3 Results of surveys

In KCCC 8/3 and Thanh Cong, residents flexibly occupy and exploit public spaces and public spaces to meet the needs of life. At Times City New Urban Area, this phenomenon does not occur, because public spaces are strictly organized and managed (Figure 4).

Mức độ sử dụng không gian bán công cộng



Mức độ sử dụng không gian KGCC



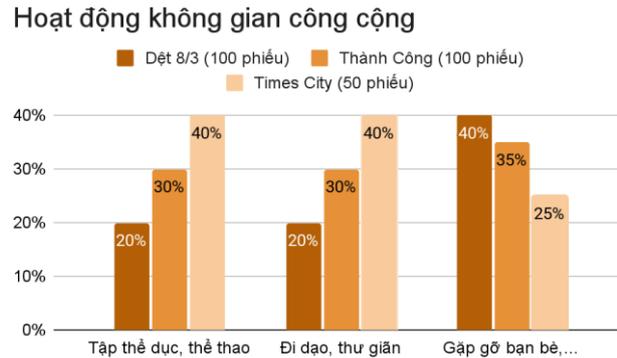


Figure 4. Survey's result

2.6 Lessons learned from TGCD in managing KGCC at KCCC

The thesis chooses examples from a number of countries in the region with similar cultural conditions and economic development levels such as: In Asia, China and Indonesia. In Vietnam are projects: Renovating the collective area of Huu Nghi Joint Stock Company, Vinh, Nghe An; My An playground, Hoi An; Environment and Community at KCCC Thanh Xuan Bac, Hanoi.

CHAPTER 3. COMMUNITY PARTICIPATION SOLUTIONS IN MANAGING PUBLIC SPACES IN OLD APARTMENT BUILDINGS IN HANOI AND DISCUSSION

3.1 Perspectives, objectives and research principles

3.1.1 Research perspective.

The thesis offers 3 research perspectives: 1. The role, characteristics and value of neighborhood relationships at KCCC in Hanoi need to be exploited and promoted; 2. Fairness and equality between communities and between communities and participating parties are guaranteed; 3. Promoting social capital in the community based on participation in effective management of public spaces at KCCC in Hanoi.

3.1.2 Research objective.

There are 3 main objectives: 1. Grasp the current situation of TGCD in managing KGCC at KCCC in Hanoi; 2. Build a theoretical basis and methods for community training suitable to the conditions of Hanoi; 3. Propose self-governing

model and advanced solutions to improve the effectiveness of participation of TGCD in managing KGCC at KCCC in Hanoi.

3.1.3 Basic principles.

The thesis mentions 6 basic principles, which are: 1. Assessing the process of changing the structure of public spaces and semi-public spaces at KCCC in Hanoi; 2. Respect the principles of bottom-up participation in managing KGCC at KCCC in Hanoi; 3. Ensure openness, transparency and balance of interests of participating parties; 4. Respect the cultural characteristics of the community's residence; 5. Raise awareness, capacity and voluntary participation of the community; 6. Coordination between participating parties.

3.2 Propose theoretical basis and method of TGCD in managing public spaces and semi-public spaces suitable for the conditions of KCCC in Hanoi

3.2.1 Basis for building the theoretical basis of community participation

The basis for building a theoretical basis includes: 1. Evaluating the practice of TGCD, 2. Exploiting the positive values of traditional TGCD, 3. Applying modern TGCD theory in accordance with the conditions of Hanoi.

3.2.2 Content of theoretical basis of TGCD.

The content of the theoretical basis of the TGCD is to concretize: 1. The historical basis of the TGCD, 2. The practical basis of the TGCD; 3. Theoretical basis for TGCD.

The theoretical basis of TGCD suitable for public space management at KCCC in Hanoi is the selective application of S.A.'s theory. Arnstein about 8 levels of scale to measure the level of community participation. That's 5 steps. (Figure 5)

A. ARNSTEIN		VẬN DỤNG
Mức độ 8/5	Kiểm soát	Cộng đồng tham gia
Mức độ 7/4	Ủy quyền	Đại diện cộng đồng
Mức độ 6/3	Hợp tác	Lợi ích và trách nhiệm của các
Mức độ 5	Động viên	
Mức độ 4/2	Tham vấn	Ý kiến cộng đồng
Mức độ 3/1	Cung cấp thông	Cung cấp thông tin hai chiều
Mức độ 2	Liệu pháp	
Mức độ 1	Vận động	

Figure 5. 5 levels of TGCD in managing KGCC at KCCC in Hanoi

3.2.3 Method of TGCD.

The method of TGCD is to concretize 5 levels of community consultation appropriate to the socio-economic conditions of Hanoi, which are: 1. Information provision, 2. Community consultation, 3. Cooperation, 4. Commission authority and 5. Control. At the same time, it is based on the principles: Bottom-up impact, Balancing the interests of all parties, Dialogue and cooperation.

In planning and urban management, TGCD method is often combined with other methods.

3.3 Proposing self-governing community in managing KGCC at KCCC in Hanoi .

3.3.1 Operational needs of residents in KGCC.

In public spaces and semi-public spaces, residents' activities are diverse, from communication, rest, exercise, entertainment to commerce, services, etc. Community activities mainly depend on age, employment and income.

3.3.2 Self-governing community model.

Self-governing community is a gathering of people with the same purpose on the principle of voluntariness. Self-governing community is a general model, depending on the nature of operations, it has its own name. Self-governing community has a convention that operates on the basis of consensus and has

community representatives. This is a form of informal community. Along with official community organizations such as: Youth, women, veterans, etc., the Self-governing community operates under the management of the government with the role of connecting the government with the people for the benefit of the community.

3.3.3 Role of self-governing community in managing KGCC at KCCC in Hanoi.

As people who regularly and directly use it, they should understand and stick with public spaces and public spaces in public spaces. When grouped into a self-governing community, operational efficiency will be higher. Thus, along with other community organizations, the activities of the self-governing community will certainly contribute effectively to the management of public spaces and semi-public spaces.

3.3.4 Ability to contribute of self-governing community in managing KGCC at KCCC in Hanoi.

Regarding effective participation: self-governing community 's opinions are valuable to authorities, investors and experts in all stages of the project. In addition, self-governing community participates most effectively in managing, maintaining and exploiting public spaces and semi-public spaces at KCCC in Hanoi.

Regarding the level of effective participation: self-governing community participates effectively in all 5 levels of community participation. However, the most effective participation is at the levels of: 2. Consultation, 3. Cooperation and 5. Control.

3.3.5 The organizational structure of the management apparatus includes the participation of TGCD.

The KCCC includes: socio-political organizations and social-community organizations. Socio-political organizations directly led and assigned tasks by the Party are official community organizations, such as: Veterans Association; The elderly group; Women's Union, Youth Union; Red Cross Society,... Social -

community organizations are informal community organizations established by residents themselves. These are communities with similar interests such as: neighborly relations, occupations, hobbies, etc. In the system of social community organizations, Vietnam Fatherland Front is an organization with the role of gathering and connecting people. connecting community organizations.

In fact, the participation of informal communities such as self-governing community is necessary and effective. Therefore, it is very necessary to supplement self-governing community in the structure of the local management apparatus. (Figure 6,7)

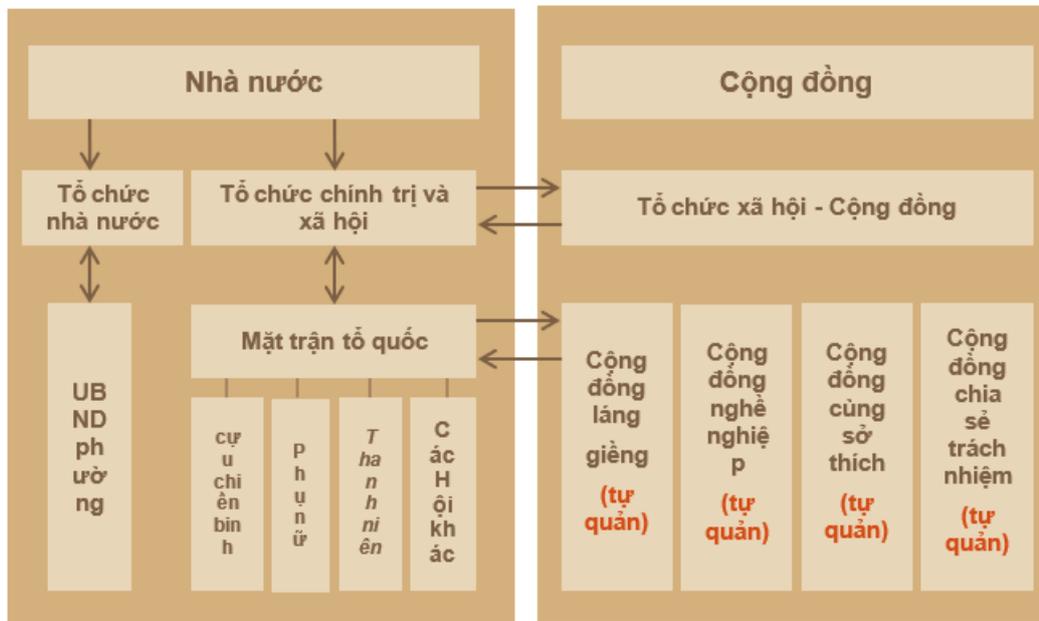


Figure 6. Diagram of the government and social community organization system at KCCC in Hanoi

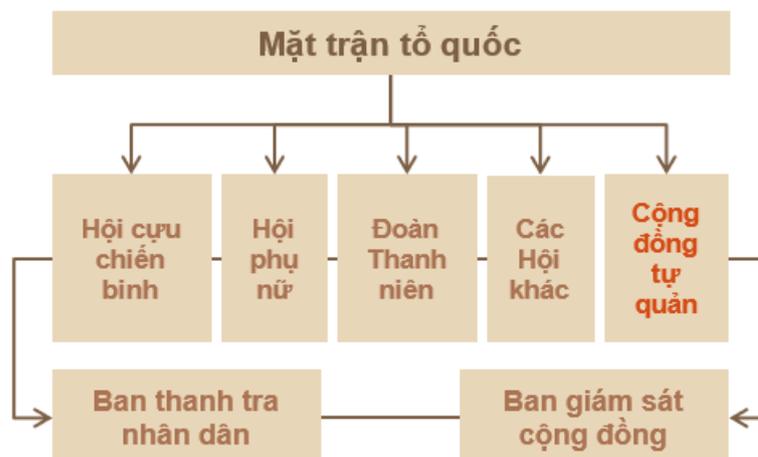


Figure 7. Organizationl chart of residential community in KCCC with self-governing community

3.3.6 Roles and responsibilities of parties in managing KGCC at KCCC in Hanoi

The parties involved in project implementation are: 1. State, 2. People, 3. Investor, 4. Community, 5. Experts. Each side has different goals and methods of action, so it is very difficult to reach absolute consensus.

Regarding the role of the state (government): In our country, the government's voice is like a political commitment, capable of mobilizing community participation..

Regarding the role of people and the community: Benefits are important. Normally, to harmoniously resolve the interests of investors, the government and the people, negotiation between the parties to reach consensus is the most important. For the community, the role of the self-governing community needs to be determined to promote practical effectiveness. Finally, it is necessary to establish a "Project Management Board", which must have representatives of the community to manage and implement projects well.

Regarding the role of investors: In addition to the task of capital mobilization and investment efficiency, it is also necessary to balance the interests of the parties on the principle of negotiation, in which the government - the coordinator is important.

Regarding the role of experts: Directly participate in the entire process from design, construction to exploitation and use as a consultant.

3.4 Some solutions for participation of self-governing community in managing KGCC at KCCC in Hanoi.

3.4.1 Develop operating regulations of self-governing.

On the basis of exploiting the positive value of the traditional community participation method and in accordance with current legal regulations, the operating conventions of the self-governing community in managing KGCC at KCCC in Hanoi include: 1. Regulations General conventions, 2. Specific

conventions for individuals and families, 3. Conventions for community representatives, 4. Forms of community consultation.

Regarding the role of the community representative: The community representative is the bridge between the community and the government and related parties. The community representative represents the community's wishes on behalf of the community.

3.4.2 Promoting the effectiveness of the participation of self-governing community in managing KGCC.

Self-governing community participates most effectively in the stages: Designing tasks, Designing, Managing implementation and Exploiting and using.

Regarding the management, exploitation and use of public spaces and public spaces: self-governing community participates most effectively in the management, exploitation and use of public spaces and semi-public spaces such as: ensuring environmental hygiene, taking care of trees, collecting waste, preserving Protect urban infrastructure and equipment. (Figure 8,9)

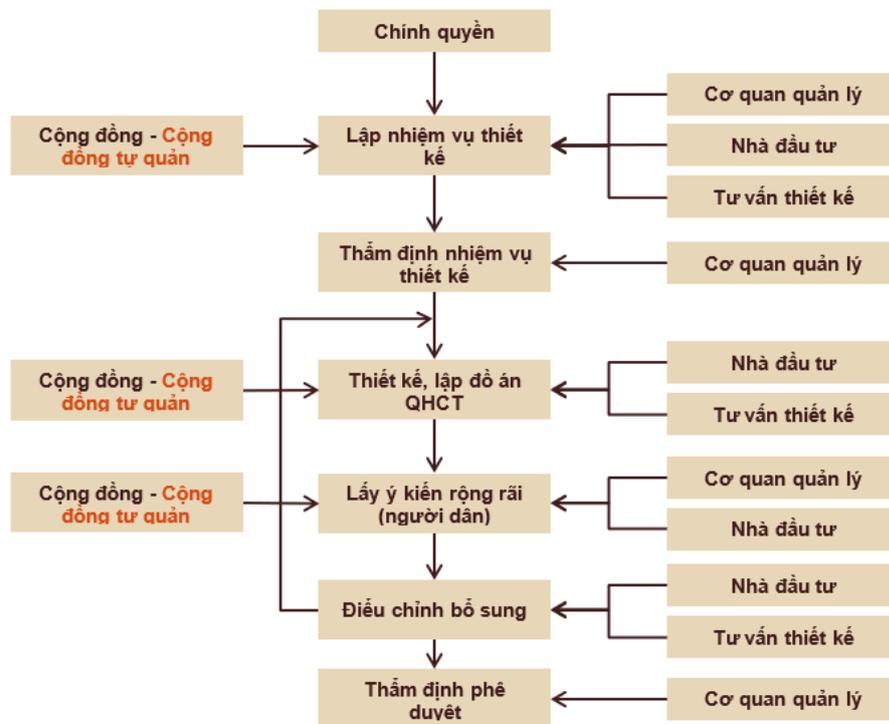


Figure 8. Diagram of community participation in detailed planning process

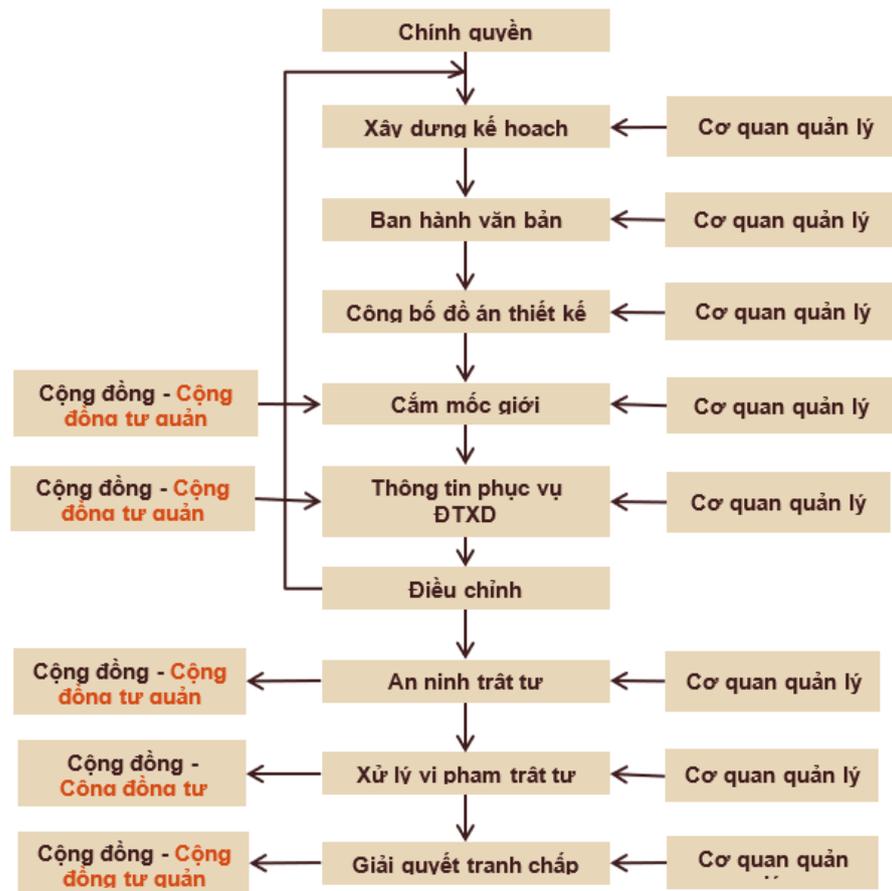


Figure 9. Diagram of community participation in management and exploitation of public spaces and semi-public spaces

3.4.3 Improve coordination efficiency between participating parties

To promote effective management of public spaces and semi-public spaces at KCCC with community participation at KCCC in Hanoi, it is necessary to develop coordination regulations between participating parties, including the self-governing community. (Figure 10)

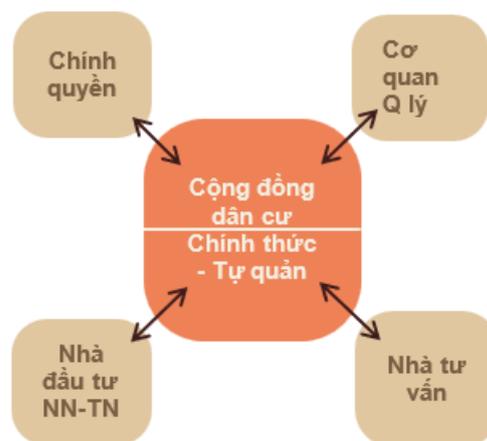


Figure 10. Coordination diagram between parties involved in managing public spaces and semi-public spaces

Regarding coordination goals: Including: Roles and responsibilities of participating parties; Unify the coordination mechanism; Improve efficiency of exploitation and use.

Regarding coordination content: This is the result of community consultation on how coordination is expressed in the steps of the project including: Project design process; The process of investment, construction and management, exploitation and use. Thus, in the coordination regulations between the parties, community coordination needs to be given special attention in the exploitation and use of public spaces and public spaces at public spaces.

Regarding the coordination regulatory framework: Includes general and specific regulations.

3.4.4 Mechanism to encourage community participation

Mechanism to encourage all residents to participate to contribute to improving the quality of living environment at KCCC. Activities that self-governing community can effectively participate in are: Planting and taking care of trees, maintaining environmental hygiene, participating in maintenance work of equipment and public utilities, etc.

3.4.5 Mobilizing capital sources

The concept of capital is expanded, including capital sources: Financial, social and human, with people at the center. It is necessary to mobilize and promote many resources. The important issue is how to mobilize and use those resources reasonably and effectively.

3.6 Discuss research results

3.5.1 Regarding awareness of community participation in urban planning and management in general and public space management in particular at KCCC in Hanoi.

Community participation is social and depends on political institutions.

Awareness about community participation is different between Western countries and Vietnam. The thesis has clarified the characteristics and role of Community participation in Vietnam: In the past, Community participation was closely organized through Village Conventions in rural areas and Conventions in urban areas. The role of the Community participation is always affirmed as a social resource that needs to be promoted.

3.5.2 On the meaning of the theoretical basis and method of community participation in managing KGCC at KCCC in Hanoi.

Theory is the foundation for proposing solutions to community participation in managing public spaces and semi-public spaces at KCCC in Hanoi. Therefore, building a theoretical basis for community participation is necessary, based on exploiting the positive values of traditional community participation combined with applying modern community participation theory in the world to suit the conditions of our country.

The content of the theoretical basis of the Community participation includes historical, practical and theoretical foundations. The historical basis is that values such as community cohesion, solidarity, mutual love, etc. need to be promoted. The practical basis shows the need to develop many different communities, including the self-governing community. The theoretical basis is based on S. Arnstein's 5-level scale of 8-level community participation scale, which is suitable for Hanoi's conditions.

3.5.3 Regarding self-governing community model.

The self-governing community model was formed on the basis of promoting the advantages of neighborly relationships. Currently, the new residential culture in urban areas has not yet taken shape. Based on the results of the actual survey combined with the historical research of traditional and modern self-governing community, it can be seen that the self-governing community model is a continuation of tradition that can actively contribute to the creation of residential cultural characteristics. new in urban areas of our country.

3.5.4 Regarding solutions to improve the effectiveness of participation of TGCD in managing KGCC at KCCC in Hanoi.

Solutions include: Building operating regulations of self-governing community; Promoting the effectiveness of participation of self-governing community; Develop coordination regulations between participating parties; Mobilize resources and encourage community participation.

Regarding the operating conventions of the self-governing community: Conventions are necessary to gather the community and promote the effectiveness of the TGCD for the development of society. This is essentially a new form of Convention, a document stipulating rules of conduct voluntarily established by the community on the basis of consensus. Operating according to the Convention, self-governing community contributes to promoting good traditional values, while limiting outdated customs as well as imported influences that are inconsistent with national culture. Besides, it is necessary to develop coordination regulations between the parties to promote the effectiveness of participation of the self-governing community.

Regarding encouraging community groups and mobilizing capital sources: There needs to be a mechanism to encourage community groups to promote community activities as well as residents' responsibilities to the community and society. The capital sources that need to be mobilized include: financial capital, social capital and human capital.

CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

The thesis has achieved results, meeting 3 research objectives. That is:

1. Based on the assessment of the current situation and reference to the scientific basis of TGCD, build a theoretical basis and method of TGCD in managing public spaces and semi-public spaces in accordance with the reality of socio-economic development of the city. Hanoi in the context of rapid urbanization. The appropriate theoretical basis for TGCD is built on the principle: Exploiting the

positive values of traditional TGCD methods combined with selective application of modern TGCD theory and experience.

2. Build a self-governing community model. Self-governing community was formed due to the needs of life. These are community groups with similar interests and hobbies, established on a voluntary basis, operating for the benefit of the community and society. This is a model that has existed in history and has positive values that need to be promoted in modern society.

3. Propose some solutions for managing public spaces and semi-public spaces at KCCC in Hanoi with the participation of the self-governing community. Those are the main solutions such as: Building operating conventions of the self-governing community; Improve coordination efficiency between parties; Mechanism to encourage participation and mobilize capital sources. It emphasizes the effective participation of the self-governing community in 3 levels of KGCC in KCCC: public spaces near the apartment building; Public spaces at the housing group and public spaces at the entire KCCC level.

RECOMMENDATIONS

1. Correct awareness of the role and ability to participate of the self-governing community in managing public spaces and semi-public spaces at KCCC in Hanoi.

2. Synchronously perfect the system of legal documents and community participation processes to promote activities and improve the effectiveness of community participation in planning and urban management in general and the management of public spaces and semi-public spaces at KCCC in Hanoi in particular.

3. The City of Hanoi soon recognized the self-governing model at KCCC to promote the effectiveness of participation of these community organizations in management, especially in the exploitation and use of public spaces and public spaces.

LIST OF PUBLISHED RESEARCH WORKS RELATED TO THE THESIS

1. Nguyen Vu Bao Minh (2019), *“Improving the effectiveness of community participation in public space management in Giang Vo apartment complex, Hanoi”*, Construction Magazine No. 5/2019 – ISSN 0866-8762
2. Nguyen Vu Bao Minh (2022), *“Planning to renovate old apartment buildings in Hanoi”*, Architecture Magazine, No. 11/2022 - ISSN 0866-8617
3. Nguyen Vu Bao Minh (2023), *“Building a theoretical basis for community participation in public space management suitable to the conditions of old apartment buildings in Hanoi”*, Construction Magazine, No. 8/2023 - ISSN 2734-9888