

RESILIENT URBAN DEVELOPMENT IN THE NORTH OF CAM RIVER

Benefits:

- **Local government:** building a new administrative center, creating housing opportunities for residents in vulnerable areas, increasing revenues from land and other taxes;
- **Residents:** safe and livable environment, increase of real assets value, new job opportunities;
- **Investors:** profitable development potential and new business opportunities



Identified Investment(s): \$1.1 billion:

- **350 ha for developing a new central administrative area :**
 - Hoang Van Thu bridge
 - Embankments along two riversides: to control flood on the two sides and to protect the old city
 - Infrastructure
 - Administrative buildings
 - Parks and other public amenities
- **Opening up 1,400 ha of new urban area for development:**
 - Main roads

Total funding requirement: \$1.1 billion

- **Upfront capital (Government budget): \$440 million** for Hoang Van Thu bridge, the Embankments and infrastructure.
- **PPP for administrative buildings: \$450 million**
- **World bank: \$210 million** for main roads of the new urban area

Expected revenues:

- **Swapping of old office buildings via PPP: \$450 million**
- **Land use conversion tax (560 ha of residential lands): \$1,120 billion**
- **Development charges (2% of construction cost): \$20 million**
- **Annual land lease (140 ha of commercial lands): \$2.8 million.**