

# MASTER PLANNING AND URBAN DESIGN CONCEPTS COMPETITION

HO CHI MINH CITY'S NEW SUB-URBAN RESIDENTIAL AREA,  
BEN LUC DISTRICT, LONG AN PROVINCE  
*May-August 2009*

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# INTRODUCTION

Project Management Unit LONG AN was the organizer of the competition on behalf of Nam Long JSC, project owner.

The competition was conducted with a defined programme of development and offered to the designers the possibility to design the master planning in conformity or with variations. The scale of presentation was 1/5000 for 670 ha and 1/2000 for the 345 ha subject site located in Ben Luc District, Long An Province, approximately 35km from Ho Chi Minh City Central Business District (CBD).

The competition was organized into 2 stages from 9<sup>th</sup> of May till 28<sup>th</sup> of August.

In Stage 1, 7 firms were invited upon shortlist for the competition from which 2 participants were selected to enter the final stage 2. The 2 finalists were:

- **Conybeare Morrison CM+ (Australia)**
- **Codinachs Architects (Spain)**

In stage 2, the jury have selected CM+ as winner of this competition  
Codinachs Architects was runner-up.

The jury was composed by:

Mr Nguyen Xuan Quang (CEO NLG), Mr Cao Tan Buu (BOD NLG), Mr Tran Ngoc Chinh (expert MOC), Mr Lai Voon Hon (CEO Ireka Development Management), Mr Eddie Chan Kin Leong (Gamuda Land), Mr David Wilmoth (PHD planner Learning Citi International), Mr Louis Moutard (architect planner Arep Ville)

The technical committee was composed by:

Mr Le Long Duc (Director PMU Long An/organizer), Mr Eric Gan (Conpex Solutions), Mr Nguyen Ngoc Thanh (NLG), Mr Ngo Van An (NLG), Mr Le Nguyen Xuan Dung (NLG), Ms Cecilia de Castro/Mr Colin Johnston (BK Asia).

Guest observers: Mr Sesto Vecchi (Russin & Vecchi lawyers), Mr Neil Mac Gregor (Savills VN)



## STAGE 1

Presentation day: 4<sup>th</sup> July 2009



# Conybeare Morrison International CM+ (Australia)

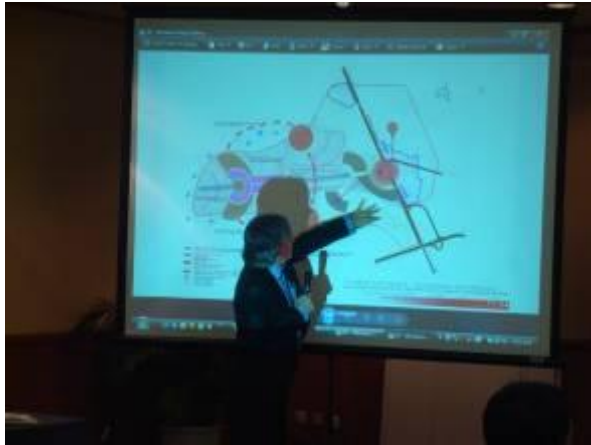


# Conybeare Morrison International CM+





# Codinachs Architects International (Spain)



# Codinachs Architects International



QUY HOẠCH TỔNG THỂ . GENERAL MASTERPLAN - A  
Khu vực dân cư mới cận đô thị, quận Bến Lức, Tỉnh Long An, Thành phố Hồ Chí Minh

Phương án quy hoạch tổng thể 02.07.2009 1:2000



Đơn vị triển khai: Nam Long Investment Corporation  
Tư vấn: Codinachs Architects

codinachs architects 05







# Richland/8AC (VN/Spain)



Master Plan	
RESIDENTIAL AREAS WITH COMMUNITY GREEN	
1	VILLAS. PLOT AREA 1000 M2 BUILT AREA 200-400 M2
2	SEMI DETACHED HOUSES PLOT AREA 500 M2 BUILT AREA 150-250 M2
3	DETACHED HOUSES PLOT AREA 300-350 M2 BUILT AREA 100-120 M2
4	CONDOMINIUMS BUILT AREA 60-125 M2 22 OF 8 FLOORS HIGH TOWERS. 950 M2/F
5	COMMUNITY GREEN, NURSERIES AND SERVICES
MIXED-USE AND COMMERCIAL	
6	APARTMENT-OFFICES SERVICES RETAIL. 950 M2/F
7	APARTMENT-OFFICES SERVICES RETAIL. + 200R HOTEL TWO 28 FLOORS HIGH TOWERS. 950 M2/F + HOTEL
8	COMMERCIAL AND SERVICE AREAS
9	BIZ CORP. H5 TECH PARK
COMMUNITY AND SOCIAL	
10	HOSPITAL HEALTHCARE
11	UNIVERSITY * (Most of area will be out of focus area)
12	EDUCATIONAL
13	CULTURAL YOUTH CENTER
14	COMMUNITY SOCIAL FACILITIES
15	ENTERTAINMENT (MUSIC CITY)
16	MARINA NAUTIC CLUB
17	SPORTS AND COUNTRY CLUBS
GREEN-BLUE	
24	PUBLIC/COMMUNITY PARK / WOODLAND
25	GOLF ( 18 H)
26	WATER SURFACE





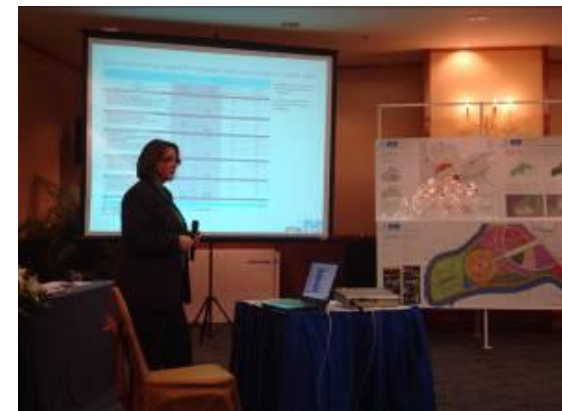
# RSP (Singapore)





# PTW (Australia)

PTW **4** THE LAKES  
MASTER PLANNING AND URBAN DESIGN  
CONCEPTS COMPETITION  
Ben Luc District  
Long An Province  
Concept Masterplan - Study Area





# Hamzah&Yeang (Malaysia)



# STAGE 2

**1<sup>st</sup> prize : CM+**

**2<sup>nd</sup> prize : Codinachs**

Presentation day: 21<sup>st</sup> August 2009



# CM+ & Codinachs



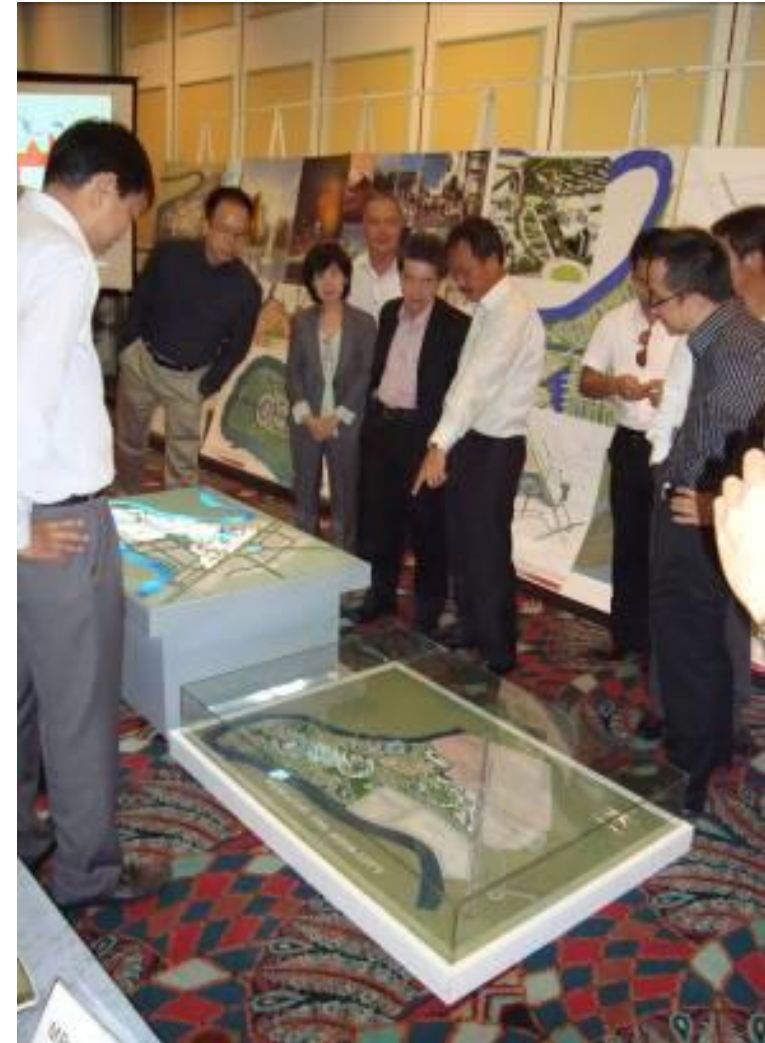


# CM+ & Codinachs



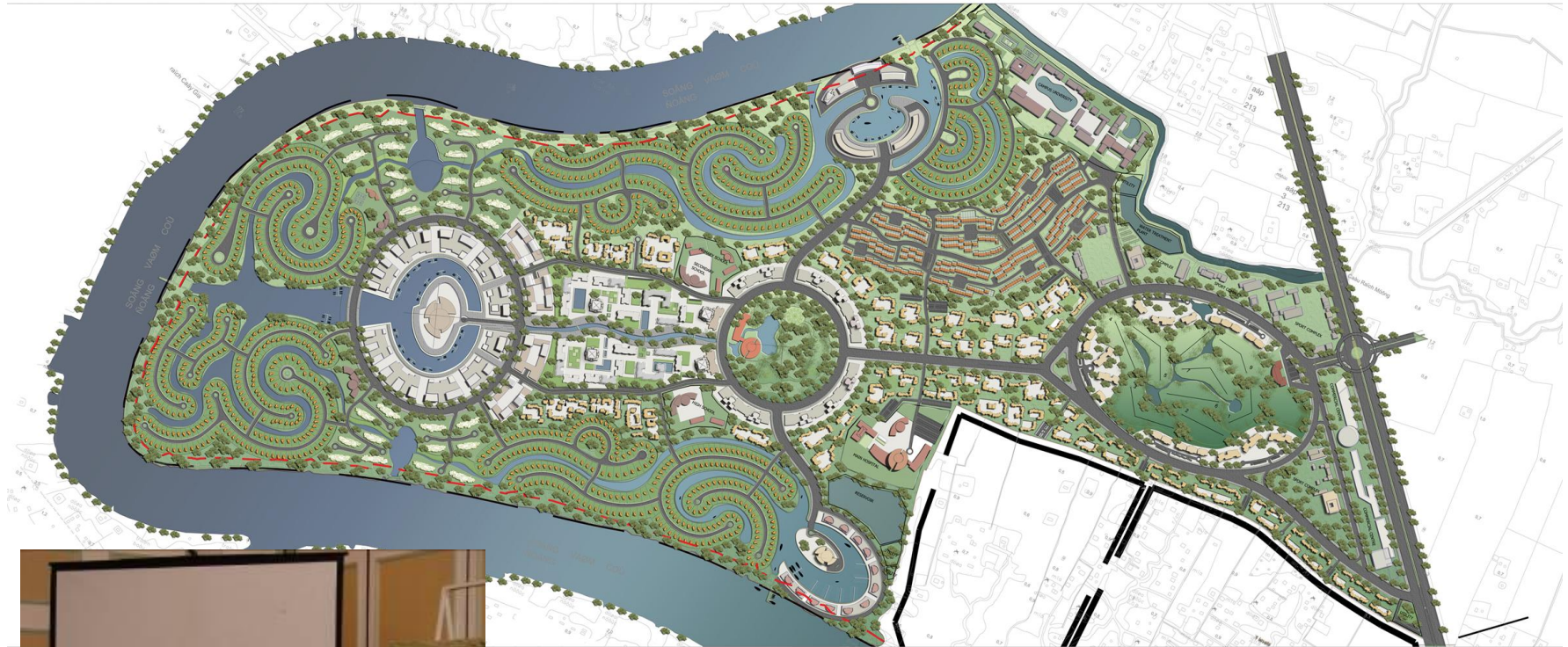


# CM+ & Codinachs





# CM+ & Codinachs



## MASTERPLAN

Khu vực dân cư mới cận đô thị, quận Bến Lức, Tỉnh Long An, Thành phố Hồ Chí Minh

Phương án quy hoạch tổng thể 21.08.2009 1:4000

Đơn vị triển tr.khai: Nam Long Investment Corporation  
Tư vấn: Codinachs Architects





# CM+ & Codinachs



**Ý TƯỞNG QUY HOẠCH - RENDERS**  
Khu vực dân cư mới cận đô thị, Quận Bình Lục, Tỉnh Long An, Thành phố Hồ Chí Minh  
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# CM+ & Codinachs



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 codinachs architects **22**



# CM+ & Codinachs



# CM+ & Codinachs





# Thank you

**Nam Long Investment Corporation and the Organizer  
were honored to work with all 7 firms who have put great  
effort to deliver outstanding design.  
Special thanks to the members of the jury.**

*The Organizer/Project Management Unit Long An  
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