



LEGAL UPDATE

STRATEGIC URBAN DEVELOPMENT OF THU DUC CITY

On January 21, 2025, the Prime Minister of Vietnam issued Decision No. 202/QĐ-TTg (**Decision 202**), approving the general planning project for Thu Duc City, Ho Chi Minh City, until 2040. This decision establishes the long-term framework for urban development, economic growth, and infrastructure planning in Thu Duc City, a strategic area within Ho Chi Minh City.

1. Scope and Planning Period

The approved master plan encompasses the entirety of Thu Duc City, covering a total area of 21,156.9 hectares. The planning process has been divided into two distinct phases. The short-term development phase extends until 2030 and the long-term development phase is set to continue until 2040 to establish Thu Duc City as a leading urban hub.

2. Development Objectives

The primary objectives of the general planning focus on transforming Thu Duc City into a dynamic and forward-looking urban area. The city aims to become a highly interactive and innovative urban center, driving economic growth in Ho Chi Minh City through the expansion of knowledge-based industries, advanced research, cutting-edge technology, and a robust financial sector.

A key component of the plan is the establishment of modern infrastructure, ensuring seamless connectivity through a well-integrated network of roads, railways, ports, and waterways. The emphasis is on fostering a public transit-oriented model that reduces congestion, enhances accessibility, and promotes efficient urban mobility.

Additionally, the plan prioritizes livability, striving to create a modern urban landscape that is both environmentally sustainable and technologically advanced. This includes smart city initiatives, green development strategies, and

proactive measures to address climate change adaptation, ensuring that the city remains resilient in the face of environmental challenges while enhancing the quality of life for its residents.

3. Urban Characteristics and Development Model

Thu Duc City has been designated as a Grade-I urban area within Ho Chi Minh City, positioning it as a key driver of regional economic growth. It will serve as the eastern economic hub, prioritizing the development of knowledge-based industries, research institutions, and high-tech manufacturing facilities.

The city's development strategy is structured around a multi-center model, fostering specialized zones dedicated to finance, commerce, education, sports, and technology-driven industries. This approach aims to enhance economic diversification and efficiency by creating interconnected urban districts with unique economic functions.

A critical aspect of the plan is seamless integration with key transportation networks, including the Long Thanh International Airport and other regional economic hubs. Strengthening connectivity within and beyond the city will ensure that Thu Duc remains a pivotal center for business, innovation, and trade.

4. Spatial Development Plan

The city will be structured into nine functional zones, each tailored to support distinct economic and social objectives.¹ The Financial & Commercial Hub, encompassing the Thu Thiem and An Phu areas, will serve as the city's economic nucleus. Smart Technology & High-Tech Production Centers, located in Linh Trung and the Hi-Tech Park, will focus on innovation and technological advancement.



Cultural and recreational activities will be concentrated in Cultural & Recreational Districts, which include the National Cultural Park and various sports complexes. Logistics & Industrial Hubs, such as Cat Lai Port and Long Binh, will facilitate trade and industry. Additionally, Educational & Research Centers, situated in University Village and Long Phuoc Science Park, will enhance academic and research opportunities.

The city will implement smart urban planning principles, integrating digital technology, environmental conservation strategies, and green energy solutions to enhance sustainability and urban efficiency.

5. Key Infrastructure Developments

The development of public transport will focus on expanding metro lines, bus rapid transit (BRT), and multimodal transport integration. The expansion of Metro Line 1, along with additional metro projects (Lines 6, 7, and 10), will significantly enhance urban mobility. Furthermore, waterway transport along the Saigon and Dong Nai Rivers will be improved to boost connectivity.

Road infrastructure will be a critical aspect of the plan, ensuring the completion of major highways such as the HCMC-Long Thanh-Dau Giay Expressway, Ring Road 3, and National Highways 1, 13, and 1K. Additionally, the city will undertake the development of new bridges, including Thu Thiem 3, Thu Thiem 4, Binh Quoi-Rach Chiec, Truong Phuoc.

Urban underground development will also be a priority, incorporating underground commercial spaces, pedestrian tunnels, and public parking areas. The city will ensure the preservation of natural flood control systems to mitigate climate risks and enhance resilience.

6. Socio-Economic Development Plan

Thu Duc City aims to establish itself as a financial hub, attracting international investment and banking services. The development of smart city initiatives, including AI, IoT, and digital governance, will enhance operational efficiency. Expansion in healthcare facilities, including new hospitals and specialized medical centers, will cater to the growing population. Additionally, the city will invest in tourism and cultural landmarks, reinforcing its role as an entertainment and historical destination.

7. Environmental and Climate Resilience Measures

Sustainability initiatives will focus on flood management systems, including new reservoirs and drainage projects. The development of eco-friendly districts will promote green architecture and low-carbon city models. Moreover, strict measures will be taken to protect natural water systems, ensuring access to clean water and the preservation of biodiversity.

8. Implementation and Policy Measures

The execution of the plan will be phased, aligning with Ho Chi Minh City's overall urban expansion strategy. Legislative frameworks will be implemented to regulate land use, environmental impact, and construction projects. To ensure adaptability, regular assessments and revisions will be conducted in response to economic and technological developments.

9. Conclusion

Decision 202 represents a transformative urban planning milestone for Thu Duc City, laying the groundwork for sustainable development, economic leadership, and enhanced quality of life. The city's growth will be driven by technological innovation, environmental stewardship, and strategic infrastructure investment, establishing it as a pivotal hub in Vietnam's urban expansion.

Contact Information

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