

Case Study



Project

Ciputra Hanoi International City – Phases 1-3

Location

Phu Thuong Ward, Tay Ho Dist, Hanoi, VIETNAM

Sector

Commercial / Residential / Urban Regeneration

Client

Citra Westlake City Development Co., Ltd

Architect

Dolphin Media

Project Value

US\$2.1 billion

Services Provided

Cost Management

Ciputra Hanoi International City – Phases 1-3

The Ciputra Hanoi project is located in Tay Ho, Hanoi and with an area of 367 hectares, it is one of the largest real estate projects in Vietnam. Total investment capital is approximately US\$2.1 billion. This is a joint-venture project between Urban Infrastructure Development Investment Company and Development Planning Investment Private Company (part of the Ciputra Corporation of Indonesia).

The project comprises 50 high-rise buildings and 2,500 villas (to house 50,000 residents) and an office complex and commercial centre. The project is divided into three phases. The first phase began in 1997, where 390 villas and 318 highrise apartments were sold. Construction of the second phase, which started in 2004, included 2,000 villas and 8,000 residential apartments built on an area of 148.62 hectares. Detailed planning of the third phase of the project was handed over by the Architecture Planning Office in the middle of June 2009, with an area of approximately 133.5 hectares. This third phase will involve the creation of a modern, spacious area that matches the infrastructure, as well as the architectural, environmental and social substructure of previous phases.

The construction of three parking lots with a total area of nearly 32,000 square metres is also proposed.

Key Challenges: The fact that this is a joint venture project posed challenges from a co-ordination point of view. Most of the designers and contractors are local and are not familiar with the International Federation of Consulting Engineers and the international contract and quality required of the works. Altus Page Kirkland became involved in the project from inception, providing Cost Management Services.

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Outcomes: The second phase of the project is under construction. In June 2009, the Architecture Planning Office delivered the detailed plan for the third phase of the project. Altus Page Kirkland has co-operated with consultants and contractors and will work closely with the project team to complete it on time, within budget and meet international standards.