

A UK-Vietnam Partnership for Transit-Oriented Development and Resilient Communities in Hanoi and Ho Chi Minh City

Unlocking transit-oriented growth in Vietnam



Why this matters

This case matters because transit-oriented development can connect housing, transport, climate action and economic productivity, but only if the enabling environment is in place.

The urban pressure

Hanoi and Ho Chi Minh City face severe congestion and sprawl, with Hanoi losing an estimated US\$1.2 billion annually from traffic delays. Private vehicle dependence increases emissions and air pollution, while climate risks such as flooding make resilient transport-linked development more urgent.



The partnership response

Green Cities, Infrastructure and Energy Programme (GCIEP) acted as a convenor of specialist UK expertise, using the Foreign, Commonwealth & Development Office (FCDO) official development assistance to support national and city stakeholders. The flexible model brought the right expertise at the right time to meet the needs of Vietnamese partners.

What the project did

The programme supported policy sequencing, helped shape national and city-level regulatory frameworks and produced a diagnostic report on TOD development. It moved from legal authority to city implementation frameworks, making TOD more investable and actionable.

Interventions and outcomes

- Supported policy sequencing from national legal authority to city-level transit-oriented development (TOD) frameworks.
- Delivered a diagnostic report mapping institutional bottlenecks and financing constraints.
- Provided technical input on TOD regulation, land value capture, procurement and urban rail delivery.

What made it work

Success depended on establishing legal foundations, anchoring policy design in evidence, adapting programme scope to political opportunities and sustaining multi-level stakeholder engagement.

Challenges and lessons

The initial fixed scope was too inflexible for a fast-moving political economy context. Adaptive programming was needed to bring in the right expertise as opportunities emerged.

Relevance to other cities

Relevant to cities seeking to unlock TOD, urban rail, land value capture and low-carbon growth through regulatory reform and technical assistance.

Follow-up opportunity

This case could support further exchange on transit-oriented development, land value capture, urban rail governance, climate-resilient infrastructure and UK-Vietnam city partnerships.

For more information visit: www.pwc.com



Partnerships to deliver prosperous urban futures

Part of the UK's contribution to the thirteenth session of the World Urban Forum, this case study highlights how cities are responding to challenges through practical, place-based collaboration. It reflects a shared commitment to learning, collaboration and building partnerships for the future of cities.