



NIIN

NIIN INTERNATIONAL CONSULTANT JOINT STOCK COMPANY

COMPANY PROFILE

Capturing the essence of the land

READING THE LAND BEFORE DRAWING THE LINE



PLANNING · ARCHITECTURE · LANDSCAPE · PEOPLE · PLACE



A planning studio advancing development while preserving the distinctive essence of each place

NIIN International Consulting Joint Stock Company was established in Hanoi in 2024, building on more than a decade of professional practice by a founding team driven by energy, passion and a creative spirit rooted in cultural values. Many projects led, coordinated and contributed to by the NIIN team have been approved and successfully implemented in the built environment.

We see every planning project as a one-of-a-kind **work of art, tailored to its place**. We **decode topographic**, infrastructure and social challenges through bold, forward-looking spatial solutions. Our distinction lies in the courage to step beyond familiar formulas in pursuit of harmony between concrete and green space, technology and emotion. We work alongside developers because a successful **project is not measured by completed area, but by the enduring quality of life and happiness** of the people who inhabit it for decades.

102+

projects involved

1–15,600

ha · project scale range

30/34

provinces & cities
(after the 2025
merger)

12+

years of practice



VUPA AWARD x NTF HOANG PHAT x NIIN 2025



DPA x NIIN 2020 - 2021



EGO x NIIN 2021



Independent recognition

4th National Urban Planning Awards · 2025

01



GOLD AWARD

1:2,000 Zoning Plan for Area No. 2 under the General Construction Plan for the Southern Coastal Tourism Area (Ninh Thuận Province) – City of Sun and Wind

- Area: 529.2 ha.
- Approved: 2023.

02



SILVER AWARD

1- Adjustment to the 1:500 Detailed Plan for Pật Nội Urban Area, Chiềng Cơi Ward, Sơn La City – Giao Duyên City

- Area: 16.04 ha.
- Approved: 2021; operational since 2023.

2- 1:500 Detailed Plan for Coastal Quảng Ngãi Eco-Urban Area

- Area: 94 ha.
- Approved: 2023.



PROFESSIONAL PRACTICE CERTIFICATES

Class II Construction Planning Design Practice Certificate.
Urban Planner.
M.Sc. in Construction Management.



OTHER AWARDS

First Prize – Landscape Design Competition for Heritage Value Enhancement, 2012.

NIIN Place DNA – 4 Layers of Reading

We begin by “reading the place in four layers” to understand the site and the client before drawing begins. This is the essential first step that positions NIIN as an advisory partner first—not simply a design consultant.



“Thiên thời, Địa lợi, Nhân hòa”

01



PHYSICAL SETTING

Topography · hydrology · microclimate · natural-hazard risk
Deliverable: Analysis map and development constraint thresholds

02



CULTURE & PEOPLE

Ethnic communities · livelihoods · festivals · local materials and vernacular architecture
Deliverable: Identity profile and design principles

03



LEGAL FRAMEWORK

Higher-level plans · forest land · rice land · corridors · heritage
Deliverable: Legal-constraint map and approval roadmap

04



VIABILITY

Operating model · phasing · cash flow · operational capacity
Deliverable: Product-mix and phasing recommendations

3 Core Service Packages

PACKAGE 1



CONCEPT KICK-OFF

- Place Reading Dossier
- Master Planning Concept
- Urban Design Illustrations
- Market and Financial Study
- Investment Policy Proposal Dossier
- 01 revision round

PACKAGE 2



FULL LEGAL PACKAGE

- Everything in Package 1
- Planning Task
- 1:500 Detailed Planning Dossier
- GIS Dossier
- 3D Visualizations
- Project Film
- 02-03 presentations to relevant authorities
- 02-03 revision rounds depending on the project

PACKAGE 3



FULL PARTNERSHIP PACKAGE

- Everything in Package 2
- Landscape planning and design direction tailored to each sub-area
- Typical architectural prototype design (in partnership with 4+1 Studio)
- Project film with voice-over narration
- Design authorship supervision
- Ongoing management support



FOUNDER & CEO – NIIN



M.S. Arch. Trịnh Diệu Ni

- Founder & CEO – NIIN International Consulting Joint Stock Company.
- Graduated in Urban Planning Architecture from Hanoi Architectural University (2009–2014).
- Graduated with distinction with a Master's degree in Construction Management – Urban Management from Hanoi University of Civil Engineering (2016–2019).
- First Prize – Landscape Design Competition for Heritage Value Enhancement, 2012.
- 12 years of professional experience in planning and landscape planning.
- Class II Planning Practice Certificate.
- Architect & Manager – Haad Group.
- Architect – Ego Group.
- Strategic Partner – Rdesign Worldwide Singapore.



FOUNDER & CEO – 4+1
(Strategic Partner)



Arch. Trương Ngọc Sơn

- Founder & Chief Executive Officer – Fourplusone Studio.
- Strategy & Development Director – ColorMind Co., Ltd.
- Founder – SON.arthouse.
- Founder – Nam Duy Interior.
- Vice President – Nam Duy Investment and Construction Co., Ltd.
- Architect – Phú Điền Group.
- Architect – NGO Design.
- Architect – Vinaconex 21.
- Architecture & Landscape Practice Certificate.

Key personnel in planning, architecture and technical infrastructure disciplines



 FULL NAME	 ROLE	 PROFESSIONAL PRACTICE CERTIFICATES	 EXP.
• Trịnh Diệu Ni	Director · Planning & Landscape Project Lead	Class II Planning Practice Certificate	12
Trương Ngọc Sơn	Architecture, Landscape & Interior Lead	Architecture & Landscape Practice Certificate	12
Phạm Văn Quang	Transportation Lead	Class I Planning Practice Certificate	17
Đỗ Mạnh Mừng	Grading & Stormwater Drainage Lead	Class II Planning Practice Certificate	15
Đặng Quang Huy	Water Supply, Wastewater & Environmental Sanitation Lead	Class III Practice Certificate	15
Đỗ Văn Thịnh	Energy, Lighting & Telecommunications Lead	Class II Practice Certificate	15
Nguyễn Huy Dũng	Environmental Protection Solutions Lead	Engineering Practice Certificate	25



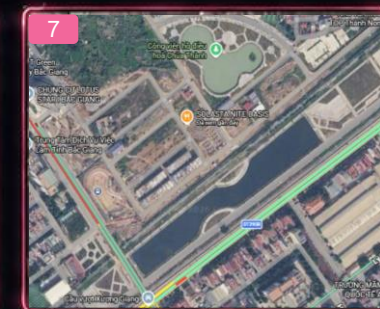
Applicable legal framework: Law on Urban and Rural Planning No. 47/2024/QH15 · Decree No. 178/2025/NĐ-CP (amended by Decree No. 34/2026) · Circulars No. 16/2025 and 17/2025/TT-BXD.



NIIN and its project leads/discipline leads meet the capacity requirements under the Law on Urban and Rural Planning and current construction legislation; professional practice certificates of lead personnel are provided with the dossier.

Selected approved projects that have been implemented

PROJECT	LOCATION	SCALE	STATUS
1 Elite Hill New Urban Area	Sơn La	16.4 ha	Built
2 Thành Trung Cầu New Urban Area	Bắc Giang	10.6 ha	Under construction
3 Hồng Hạc Xuân Lâm New Urban Area	Bắc Ninh	200 ha	Under construction
4 Eco City Premia Eco-Urban Area	Đắk Lắk	50 ha	Built, launched for sale
5 Tân Phú Hưng Urban Residential Area	Hải Dương	80.6 ha	Built, launched for sale
6 Hạ Long Premier Village	Quảng Ninh	40 ha	Built, launched for sale
7 Solasta Nite Oasis Night-Time Economy District	Bắc Giang	5 ha	Under construction, launched for sale



01 · AWARD-WINNING PROJECT – ZONING PLAN

VUPA 2025 Gold Award-Winning Project

Ninh Thuận Province · 529.2 ha · 2023 · Zoning Plan

CONTEXT

Ninh Thuận is a coastal region defined by abundant sun and wind, rich traditional culture and diverse terrain spanning mountains, plains and sea, together with a distinctive Cham cultural heritage.

CHALLENGE

The site lies close to both the sea and a river, covers a large area, adjoins several existing communities and is expected to support development in the southern part of the province. The planning therefore needed to balance spatial organization and land uses with authentic local identity, ensuring that modern life remains connected to traditional values.

ROLE

In collaboration with DPA Singapore.

Led preparation and quality control of the appraisal and approval dossier.

Approved: 2023.

OUTCOME

Gold Award – 4th National Urban Planning Awards (2025), organized by the Vietnam Urban Planning and Development Association in coordination with VCCI.



1:2,000 Zoning Plan for Area No. 2 under the General Construction Plan for the Southern Coastal Tourism Area (Ninh Thuận Province) – City of Sun and Wind





1:500 Detailed Plan for Coastal Quảng Ngãi Eco-Urban Area

VUPA 2025 Silver Award-Winning Project

Quảng Ngãi Province · 94 ha · 2024 · Detailed Planning 1:500

CONTEXT

Located at a river mouth on the coast, the site connects conveniently to Quảng Ngãi city center and key transport corridors. It benefits from the Dung Quất-Sa Huỳnh coastal route and other regional transport infrastructure under development in Central Vietnam.

CHALLENGE

The project required coordination with an international consultant while fully complying with Vietnamese regulations; all communication and presentations were bilingual.

ROLE

In collaboration with DPA Singapore.
Delivered bilingual project presentations.
Led preparation and quality control of the appraisal and approval dossier.

OUTCOME

Project approved in 2024.
Sales launched in 2025.
Construction start: 2026.

03 · AWARD-WINNING PROJECT – DETAILED
PLANNING + BUILT

VUPA 2025 Silver Award-Winning Project

Sơn La Province · 16.04 ha · 2021 · Adjustment to Detailed Plan 1:500

CONTEXT

An earlier plan was already in place, but it no longer suited the current economic context or the directions of government and the Client.

CHALLENGE

The site was originally a green hill, but around 80% had been cut and leveled under the previous plan. Housing orientations were inefficient, generating extensive retaining structures and leaving insufficient communal green space. Long-standing issues had remained unresolved, creating an urgent need for a practical adjustment.

ROLE

From the outset, this was not simply a re-planning exercise—it required genuine “surgery” to preserve the remaining hill and restore authentic local value. After the infrastructure and central area were completed and put into use in 2023, the site proved to be one of the few places in Sơn La to avoid flooding or erosion during historic Typhoon Yagi in 2024.

OUTCOME

Project approved in 2021.

Sales launched in 2023.

Construction start: 2023.



Adjustment to the 1:500 Detailed Plan for Pốt Nọi Urban Area, Chiềng Cơi Ward, Sơn La City – Giao Duyên City



04 · SELECTED PROJECT

High-end eco-resort Hoàng Su Phì

Tuyên Quang · 5.1 ha · 2026 · Detailed Planning 1:500

CONTEXT

A steep mountain site within the Hoàng Su Phì terraced-rice landscape, more than 300 km from Hanoi.

CHALLENGE

The brief called for authentic identity, not illustration. Steep terrain severely constrained buildable area. The schedule included fixed government milestones. The concept therefore had to be highly realistic and specific in both architecture and landscape.

ROLE

Led the process from master planning concept, typical architecture and landscape design through the investment policy proposal and 1:500 detailed planning dossier with GIS. Worked with the Client on project management, government coordination and specialist legal consulting.

OUTCOME

The dossier was completed with investor consensus and received support when the concept was presented to the commune People's Committee. It aligns with the investor's strategy and with Vietnam's broader social context, which increasingly emphasizes the expression of cultural identity in the country's new era of development.



08 · SELECTED PROJECT

Northeast Sa Pa New Urban Area

Lào Cai · 160.4 ha · 2025 · Detailed Planning 1:500

CONTEXT

The Fansipan–Hàm Rồng area is one of Vietnam’s most landscape- and ethnic-identity-sensitive tourism destinations.

CHALLENGE

The project required coordination with an international consultant while fully complying with Vietnamese regulations; all communication and presentations were bilingual.

ROLE

In collaboration with DPA Singapore.
Led preparation and quality control of the appraisal and approval dossier.

OUTCOME

Project approved in 2025.



15 · SELECTED PROJECT

Solasta Nite Oasis Night-Time Economy District

Xương Giang, Bắc Giang · 5 ha · 2025 · Landscape Design

CONTEXT

Night-time economy districts are still a new urban typology in provincial cities, requiring landscape design that supports nighttime commercial operations. This project pioneers the model in Bắc Giang.

CHALLENGE

With no domestic precedent to reference, the landscape had to create an engaging experience while remaining operationally practical and maintainable.

ROLE

Led concept design and Basic Design documentation—giving NIIN end-to-end responsibility from concept through implementation.

OUTCOME

Project under construction.
Commercial sales launched.



NƠI NHỮNG Ý TƯỞNG TỐT ĐẸP GẶP GỠ VÙNG ĐẤT



ThS.KTS. TRỊNH DIỆU NI

Thạc sỹ Quản lý đô thị | Kiến trúc sư quy hoạch
CEO-Founder NIIN

Master of Urban Management |
Urban Planning Architect | CEO-Founder, NIIN

Kiến tạo không gian bền vững
vì con người và những giá trị văn hóa
Việt Nam.

Creating sustainable places
for people and Vietnam's cultural values.

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🌐 niin.com.vn

Good places
brighter futures

NIIN

GIỚI THIỆU / PROFILE

Ms. Trinh Dieu Ni là Kiến trúc sư quy hoạch hành nghề từ 2014, với hơn 12 năm kinh nghiệm trong lĩnh vực quy hoạch không gian, thiết kế kiến trúc cảnh quan hướng tới phát triển một đô thị vị nhân sinh và bền vững với thiên nhiên. Cô đã tham gia và dẫn dắt các đội nhóm với hơn 100 dự án trải rộng khắp Việt Nam, kết hợp với các đơn vị trong và ngoài nước với tinh thần nhiệt huyết, tận tâm và chuyên nghiệp để rồi khi thành lập một doanh nghiệp riêng cô vẫn mang trong mình hoài bão làm sao để kiến thiết môi trường-con người-văn hóa ngày một tuyệt vời hơn, phát triển ứng với thời đại nhưng không làm mất đi bản sắc vốn có.

Practicing since 2014, Trinh Dieu Ni is an urban planning architect with more than 12 years of experience in spatial planning and landscape-oriented development, focused on human-centered and nature-responsive urban futures. She has led over 100 projects across Vietnam and collaborates with domestic and international partners with dedication, professionalism, and a strong commitment to culture, people, and place.

KINH NGHIỆM LÀM VIỆC / EXPERIENCE

- 2024 - nay
NIIN INTERNATIONAL CONSULTANT., JSC
CEO-Founder, kiến trúc sư quy hoạch, cảnh quan
CEO-Founder, Planning & Landscape Architect
- 2022 - 2024
HANOI URBAN ARCHITECTURE DEVELOPMENT., JSC
Quản lý dự án, kiến trúc sư quy hoạch
Project Manager, Urban Planning Architect
- 2021 - 2022
VIET NAM EGO LANDSCAPE ARCHITECTURE., JSC
Kiến trúc sư quy hoạch, cảnh quan
Planning & Landscape Architect
- 2014 - 2021
HANOI URBAN ARCHITECTURE DEVELOPMENT., JSC
Kiến trúc sư quy hoạch, Team leader
Urban Planning Architect, Team Leader



102+

Đồ án đã tham gia
chủ trì, dẫn dắt đội nhóm
Projects led & directed



12+

Đối tác tư vấn nước ngoài
Foreign consultants
& experts collaborated with

"Những vùng đất tốt đẹp hơn
được kiến tạo từ những con người
tâm huyết."

DỰ ÁN NỔI BẬT / SELECTED PROJECTS



01 Khu đô thị Elite hill
Sơn La

Quy hoạch chi tiết
Detailed Planning - 2021



02 The Samay
Hoàng Su Phi

Quy hoạch chi tiết
Detailed Planning - 2025



03 Hòn Rỏi
Kiến Giang

Quy hoạch chi tiết
Detailed Planning - 2016



04 Tân Phú Hưng
Hải Dương

Quy hoạch chi tiết
Detailed Planning - 2016



05 Solasta nite oasis
Bắc Giang

Quy hoạch chi tiết
Detailed Planning - 2025



06 TMS Phước Lại
Long An

Quy hoạch phân khu
Zoning Plan - 2020



07 Ninh Dương
Quảng Ninh

Quy hoạch chi tiết
Detailed Planning - 2018



08 Vịnh Lan Hạ
Hải Phòng

Quy hoạch chi tiết
Detailed Planning - 2014



09 Golf Cúc Phương

Quy hoạch chi tiết
Detailed Planning - 2025



10 Trà Cổ và Vịnh Trung Vinh Thực

Quy hoạch chi tiết
Detailed Planning - 2019



11 Delight

Quy hoạch chi tiết
Detailed Planning - 2022



12 Mekong city new urban area
Phnompenh - Cambodia

Ý tưởng quy hoạch
Planning Concept - Cambodia

HỌC VẤN & CHỨNG CHỈ / EDUCATION & CERTIFICATES



Tốt nghiệp Đại học Kiến trúc Hà Nội
(2009 - 2014)
Hanoi Architectural University



Thạc sỹ Quản lý đô thị
Đại học Xây dựng Hà Nội (2019)
Master of Urban Management
Hanoi University of Civil Engineering



Chứng chỉ hành nghề Quy hoạch xây dựng hạng II
Class II Professional Practice Certificate
in Construction Planning

CON NGƯỜI
KIẾN TẠO
KHÔNG GIAN
VÙNG ĐẤT
TƯƠNG LAI

PEOPLE
PLACES
PLANNING
CULTURE
SUSTAINABILITY
IMPACT



Partner with NIIN

Partner with us

NIIN INTERNATIONAL CONSULTING JOINT STOCK COMPANY

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● *Shining together.*

*"Meeting is fate,
working together
is luck,
keeping the bond
is effort."*

