

No. 3515/QĐ-UBND

Binh Dinh, October 27th, 2022

DECISION
Regarding the approval of investment policy

THE PROVINCIAL PEOPLE'S COMMITTEE

*Pursuant to the Law on Local Government Organization dated June 19, 2015;
Pursuant to the Law on amending and supplementing a number of articles of the Law
on Government Organization and the Law on Local Government Organization dated
November 22, 2019;*

Pursuant to the Law on investment dated June 17, 2020;

*Pursuant to the Government's Decree No.25/2020/ND-CP dated February 28,
2020 detailing the implementation of a number of articles of the Bidding Law
regarding on investor selection;*

*Pursuant to the Government's Decree No.31/2021/ND-CP dated March 26,
2021 detailing and guiding the implementation of a number of articles of the Law on
Investment;*

*Pursuant to the Circular No.03/2021/TT-BKHDT dated April 9, 2021 of the
Minister of Planning and Investment on regulations on the form of documents and
reports related to investment activities in Vietnam, investment of Vietnam overseas
and investment promotion;*

*Pursuant to the Decision No.2551/QĐ-UBND dated August 12, 2022 of the
People's Committee of Binh Dinh province approving the 1/500 scale detailed plan of
An Quang urban and tourist area, Phu Cat district, Binh Dinh province;*

*Pursuant to the Decision No. 3410/QĐ-UBND dated October 20, 2022 of the
People's Committee of Binh Dinh province on approving the adjustment and
supplementation of the housing development plan in Binh Dinh province in the period
of 2020-2025;*

*Pursuant to the Decision No.3455/QĐ-UBND dated October 24, 2022 of the
People's Committee of Binh Dinh Province on the approval of the Housing
Development Plan in Binh Dinh Province in 2022;*

*Pursuant to the project proposal for An Quang urban and tourist area, Phu Cat
district of Phu Cat District People's Committee as prescribed in Clause 2, Article 33
of the Law on Investment in 2020;*

*Considering the Appraisal Report No.628/BC-SKHDT dated September 21, 2022
of the Department of Planning and Investment.*

DECIDES:

Article 1. Approving the investment policy and the list of project(s) using land
in the An Quang urban and tourist area project, Phu Cat district with the following

contents:

1. Investor selection form: Bidding to select the investor in accordance with the Bidding Law.

2. Project name: An Quang urban and tourist area, Phu Cat district.

3. Location: An Quang village, Cat Khanh commune, Phu Cat district, Binh Dinh province.

4. Project objectives:

- To construct An Quang urban and tourist area, Phu Cat district in order to synchronously complete the technical and social infrastructure system for the modern urban area in terms of space, architecture and landscape; to establish commercial, service, tourism, hotel and restaurant works in order to meet the shopping, relaxing and entertaining needs of people with the architecture and criteria in accordance with the approved plan and suitable to the socio-economic status at present and in the future.

- To take advantage of the the land resource for the urban area in order to meet the needs of consumer shopping, entertainment and settlement of people in the northeast region of Phu Cat district and surrounding areas, creating favorable conditions for people to purchase, rent, lease-purchase real estate for living and staying in a civilized, modern, synchronous area of green, clean, beautiful and convenient infrastructure and surroundings, improving the material and spiritual life of people in the project's implementation area;

Besides, it is to concretise the 1/500 scale detailed planning project of An Quang urban and tourist area, Phu Cat district, which was approved by the People's Committee of Binh Dinh province in Decision No.2551/QD-UBND dated August 12, 2022 and in accordance with the general construction planning project of Cat Khanh urban area, Phu Cat district, Binh Dinh province to 2035 approved by Binh Dinh Provincial People's Committee in Decision No. 3723/QD-UBND dated October 14, 2019.

5. Project scale: Investment in construction of housing, trade and services, social infrastructure, educational facilities, transport infrastructure... on an area of 892,049 m² (89.2 hectares), which includes 2 sub-areas :

- Urban sub-area: An area of 485,080 m² (48.5 ha); of which: Land for housing construction: 214,540.64 m²; Land for constructing social infrastructure works: 6,732.92 m²; Constructing educational facilities: 14,584.53m²; Green land: 41,885.03m²; Land for transport- technical infrastructure: 207,336.88 m². The population size is approximately 7,700 people.

- Tourist service sub-area: An area of 406,969 m² (40.69ha); of which: Land for constructing social infrastructure works: 2,140.4 m²; Land for constructing commercial and service works: 9,135m²; Land for constructing tourist service facilities with accommodation: 163,810,3m²; Green land: 86,065m²; Land for transport-technical infrastructure: 119,606.3m²; Sandbank: 26,212m². Population size: Tourists staying in the tourist area are about 12,600 people.

- Land fund for social housing development: Not required.

- Land area expected to be used: 892,049 m².

(According to Decision No.2551/QD-UBND dated August 12, 2022 of Binh Dinh Provincial People's Committee on approving the 1/500 scale detailed plan of An Quang urban and tourist area, Phu Cat district, Binh Dinh province.

6. Total estimated investment (m1+ m2): VND 5,228,797,000,000 (Five thousand two hundred and twenty eight billion, seven hundred and ninety seven million dong), including:

- Preliminary project implementation cost (m1): VND 4,894,621,000,000 (Not including compensation, site clearance, land use tax and land rent);

- Cost of compensation and preliminary ground clearance (m2): VND 334,176,000,000.

7. Project operation term: 50 years (from the date the investor is granted the decision on land allocation, land lease, or decision on change of land use purpose).

8. Project implementation schedule: The deadline for completing the entire project is no more than 6 years (72 months) from the effective date of the project implementation contract or the date of recognizing the project owner.

9. Investment incentives, support and conditions of application: In accordance with current regulations.

Article 2. Implementation

- The Department of Planning and Investment is assigned to take the prime responsibility for and coordinate with relevant agencies in organizing bidding to select investors in accordance with the Bidding Law.

- The Department of Finance is assigned to determine the floor price for payment to the state budget (m3) according to regulations.

Article 3. Terms of implementation

1. The decision regarding the approval of investment policy and approving the list of projects using land takes effect from the date of signing.

2. Chief of Office of Provincial People's Committee; Directors of Departments: Planning and Investment, Construction, Natural Resources and Environment, Finance; The Chairman of Phu Cat District People's Committee and the heads of relevant agencies and units are responsible for the implementation of this decision.

3. This decision is made in 03 originals: 01 copy is sent to the People's Committee of Phu Cat district, 01 copy is kept at the Department of Planning and Investment and 01 copy is kept at the Office of the People's Committee of Binh Dinh province./.

Recipients:

- Chairman, Deputies of the Provincial People's Committee;
- Departments: Planning and Investment, Construction, Natural Resources and Environment, Finance;
- Phu Cat District People's Committee;
- For archives.

**ON BEHALF OF THE PROVINCIAL
PEOPLE'S COMMITTEE
CHAIRMAN**

Nguyen Tu Cong Hoang

