

**NOTIFICATION**  
**inviting interest in an investment project using land,**  
**An Quang urban and tourist area project, Phu Cat district**

Binh Dinh Department of Planning and Investment invites interested investors to submit registration dossiers for implementing An Quang urban and tourist area project, Phu Cat district with the following information:

**1. Project name: An Quang urban and tourist area project, Phu Cat district**

**2. 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.

**3. Project scale:**

Investment in constructing housing, trade and service, social infrastructure, educational facilities, transport infrastructure... on an area of 892,049 m<sup>2</sup> (89.2 hectares), which includes 2 sub-areas:

- Urban sub-area: An area of 485,080 m<sup>2</sup> (48.5 ha); of which: Land for housing construction: 214,540.64 m<sup>2</sup>; Land for constructing social infrastructure works: 6,732.92 m<sup>2</sup>; Constructing educational facilities: 14,584.53m<sup>2</sup>; Green land: 41,885.03m<sup>2</sup>; Land for transport- technical infrastructure: 207,336.88 m<sup>2</sup>. The population size is approximately 7,700 people.

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

- Land fund for social housing development: Not required.

(According to Decision No.2551/QĐ-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.

- 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*)

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

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

#### **6. Project term and implementation:**

- 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).

- 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.

**7. Project location:** : An Quang village, Cat Khanh commune, Phu Cat district, Binh Dinh province.

**8. Total area:** 892,049 m<sup>2</sup> (89.2 hecta).

**9. Purpose of land use:** Residential land, mixed land, trade- service land, social infrastructure land, educational institution land, land of public works, land for trees, land for transport - technical infrastructure...

**10. The deadline for submitting the project registration dossiers:** 07:30 a.m on December 26, 2022.

**11. Project registration dossiers:** Project implementation registration dossiers prepared by investors must include:

- An application letter for implementing the project using land, which includes the following contents: Project name, total investment capital (specifying value of M1, M2), capital source, implementation schedule, objectives, scale, commitments to state budget, commitments to bear all costs and risks if the project proposal is not approved.....

- Forms and relevant documents as prescribed in Chapter III, Annex 1 in attachment with the Decision approving the list of projects using land.

**12. Preliminary requirements on capacity and experience of investors registering to implement projects using land:** Details can be found in Appendix 1 issued in attachment with Decision No. 3794/QĐ-UBND dated 17/11/2022 of Binh Dinh Provincial People's Committee on approval of preliminary requirements on capacity and experience of investors registering to implement An Quang urban and tourist area project, Phu Cat district.

**13. Contact address:** Binh Dinh Department of Planning and Investment.

- Address: 35 Le Loi street, Quy Nhon city, Binh Dinh province.
- Phone number: (0256) 3822628.
- Fax number: (0256) 3824509.

Investors who are interested and wish to register for implementation must carry out procedures to be granted digital certificates and submit project implementation registration dossiers on the National Bidding Network system./.

**Receivers:**

- Interested investors;
- Provincial People's Committee (to report);
- Phu Cat District People's Committee;
- DPI Deputy T.H.Trung;
- For archives.

**DIRECTOR**

**Nguyen Thanh Hai**