

**DECISION**

**On approval of the Request for Expression of Interest  
Project: Social Housing at Land Plot No. 10 Trinh Cong Son**

**CHAIRMAN OF DA NANG PEOPLE'S COMMITTEE**

*Pursuant to the Law on Organization of Local Government dated June 16, 2025;*

*Pursuant to the Law on Investment dated June 17, 2020;*

*Pursuant to the Law on Housing dated November 27, 2023;*

*Pursuant to the Law on Real Estate Business dated November 28, 2023;*

*Pursuant to the Law on Bidding dated June 23, 2023;*

*Pursuant to the Law on Land dated January 18, 2024;*

*Pursuant to the Law amending and supplementing a number of articles of the Law on Public Investment, the Law on Public-Private Partnership Investment, the Law on Investment, the Law on Housing, the Law on Bidding, the Law on Electricity, the Law on Enterprises, the Law on Special Consumption Tax and the Law on Civil Judgment Enforcement dated January 10, 2022;*

*Pursuant to the Law Amending and Supplementing a Number of Articles of the Law on Planning, the Law on Investment, the Law on Public-Private Partnership Investment, and the Law on Bidding dated November 29, 2024;*

*Pursuant to Decree No. 31/2021/ND-CP dated March 26, 2021 of the Government detailing and guiding the implementation of a number of articles of the Law on Investment 2020;*

*Pursuant to Decree No. 95/2024/ND-CP dated July 24, 2024 of the Government detailing a number of articles of the Law on Housing;*

*Pursuant to Decree No. 96/2024/ND-CP dated July 24, 2024 of the Government detailing a number of articles of the Law on Real Estate Business;*

*Pursuant to Decree No. 100/2024/ND-CP dated July 26, 2024 of the Government detailing a number of articles of the Law on Housing regarding the development and management of social housing;*

*Pursuant to Decree No. 102/2024/ND-CP dated July 30, 2024 of the Government detailing the implementation of a number of articles of the Law on Land;*

*Pursuant to Decree No. 115/2024/ND-CP dated September 16, 2024 of the Government detailing a number of articles and implementation measures of the Law on Bidding regarding the selection of investors to implement the land-using investment projects;*

*Pursuant to Circular No. 15/2024/TT-BKHDT dated September 30, 2024 of the Minister of Planning and Investment stipulating templates for bidding documents for the selection of investors to implement public-private partnership (PPP) investment projects and business investment projects; provision and publication of information on PPP investment and investor selection bidding on the National Bidding Network System;*

*Pursuant to Decision No. 1114/QĐ-UBND dated April 4, 2025 of Da Nang People's Committee on approving the investment policy for the Social Housing Project at Land Plot No. 10 Trinh Cong Son;*

*Considering the request of the Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects in Report No. 2221/TTr-BDDHTKT dated June 17, 2025 regarding the approval of the Request for Expression of Interest for the Social Housing Project at Land Plot No. 10 Trinh Cong Son, and the opinion of the Department of Finance in Official Letter No. 3064/STC-DT&HTQT dated June 27, 2025;*

#### **DECIDES:**

**Article 1.** To approve the Request for Expression of Interest for the Social Housing Project at Land Plot No. 10 Trinh Cong Son with detailed contents as specified in the attached documents.

**Article 2.** Based on the approved contents in Article 1, to assign: Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects to carry out procedures for request of expression of interest for the Social Housing Project at Land Plot No. 10 Trinh Cong Son in accordance with current legal regulations.

**Article 3.** This Decision shall take effect from the date of signing.

**Article 4.** Chief of the Office of Da Nang People's Committee; Directors of the Departments of Finance, Construction, Agriculture and Environment; Director of the Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects and heads of relevant agencies base on this Decision for implementation./.

#### **Recipients:**

- As stated in Article 4;
- Records: Archival, E-Investment, Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects.

**CHAIRMAN**

**Le Trung Chinh**

**REQUEST FOR EXPRESSION OF INTEREST**

**Social housing at land plot No. 10 Trinh Cong Son**

*(Issued together with Decision No. 2363/QD-UBND date 30 month 6 year 2025  
by Da Nang People's Committee)*

## TABLE OF CONTENTS

<b>BRIEF DESCRIPTION.....</b>	<b>2</b>
<b>ABBREVIATIONS .....</b>	<b>Error! Bookmark not defined.</b>
<b>PART 1. PROCEDURES FOR REQUEST FOR EXPRESSION OF INTEREST.....</b>	<b>Error! Bookmark not defined.</b>
Chapter 1. Instructionst to investors.....	<b>Error! Bookmark not defined.</b>
Chapter 2. Evaluation of project implementation registration documents .....	<b>Error! Bookmark not defined.</b>
Chapter 3. Expresion of interest forms .....	<b>27</b>
<b>PART 2. PROJECT IMPLEMENTATION REQUIREMENTS.....</b>	<b>Error! Bookmark not defined.</b>

## **BRIEF DESCRIPTION**

### **PART 1. PROCEDURES FOR REQUEST FOR EXPRESSION OF INTEREST**

#### **Chapter I. Instructions to investors**

This chapter provides information to assist investors in preparing the application documents for the project. The information includes regulations on preparation and submission of the Project implementation registration documents, bid opening, and evaluation of the Project implementation registration documents.

#### **Chapter II. Evaluation of Project implementation registration documents**

This chapter consists of regulations on the methods and standards for evaluating the Project implementation registration documents.

#### **Chapter III. Expression of interest forms**

This chapter consists of regulations on the forms that investor must complete as part of the Project implementation registration documents.

### **PART 2. PROJECT IMPLEMENTATION REQUIREMENTS**

The requesting party shall base on the contents of the decision approving the investment policy for projects subject to investment policy approval or on the document approving the investment project information for projects not subject to investment policy approval in order to determine the requirements for project implementation.

**ABBREVIATIONS**

IOI	Instructions to investor
System	National bidding network system
PIRD	Project implementation registration documents
REI	Request for expression of interest
Law on bidding	Law on bidding No. 22/2023/QH15 dated June 23, 2023
Decree No. 23/2024/ND-CP	Decree No. 23/2024/ND-CP dated February 27, 2024, of the Government detailing certain provisions and measures for the implementation of the Law on bidding regarding selection of investors to implement projects falling into cases subject to organization of bidding according to the regulations on management of sectors or fields.
Decree No. 115/2024/ND-CP	Decree No. 115/2024/ND-CP dated September 16, 2024, of the Government detailing certain provisions and measures for the implementation of the Law on bidding regarding selection of investors to implement the land-using investment projects.

## **PART 1. PROCEDURES FOR REQUEST FOR EXPRESSION OF INTEREST**

### **CHAPTER I. INSTRUCTIONS TO INVESTORS**

#### **Section 1. Content of the request for expression of interest**

1.1. The Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects invites investors to submit application documents for implementing the Social Housing Project at land plot No. 10 Trinh Cong Son.

#### 1.2. Project information

##### 1. Project name; investment objectives and project scale:

##### a) Project name

Social housing at land plot No. 10 Trinh Cong Son.

##### b) Investment objectives:

To supplement the social housing fund to address the housing needs of individuals eligible for social housing policies in accordance with legal regulations; with priority given to those who are currently renting apartments in degraded apartment buildings or collective housing units that are public assets located in the city center and subject to relocation, clearance or demolition as prescribed by law.

##### c) Project scale

##### Planned scale:

- Land area for project implementation: 5,662 m<sup>2</sup>
- Building density: 53%.
- Construction area: 3,000 m<sup>2</sup>.
- Type of housing: Apartment units, social housing
- Number of floors: 1 basement level, 20 above-ground floors
- Building height: 71.8 meters
- Total gross floor area: 62,800 m<sup>2</sup>
- + Gross floor area of above-ground floors: 58,300 m<sup>2</sup>
- + Gross floor area of basement: 4,500 m<sup>2</sup>
- Total usable residential floor area: 35,496 m<sup>2</sup>.
- Total commercial and service floor area (maximum): 7,000 m<sup>2</sup>.
- Number of apartments: 649 units.
- Land use coefficient: Approximately 10.3 times.
- Parking area, community house, and other requirements:

- + Parking area: Approximately 4,500 m<sup>2</sup>.
- + Green space area: Approximately 1,161 m<sup>2</sup>.
- + Yard, road and traffic area: Approximately 1,501 m<sup>2</sup>.
- Project location within urban area: Yes.
- The project falls within the protected area of a monument recognized by a competent authority as a national monument or special national monument: No.
- The project is located in a restricted development zone or historic inner-city area (as defined in the urban planning scheme) of a special-class city: No.
- Estimated population size: approximately 1,560 people.
- Technical infrastructure items: Construction of technical infrastructure works within the project, including: leveling, roads, water supply and drainage, power supply, lighting system, green spaces, and fire safety system.

Housing product structure:

- Total number of apartments: 649 units.
- Proposed apartment types:
  - + One-bedroom apartments, with an area of 35–45 m<sup>2</sup>: approximately 10÷15% of the total number of units.
  - + Two-to-three-bedroom apartments, with an area of 50–70 m<sup>2</sup>: approximately 85÷90% of the total number of units.
- Total commercial and service floor area: 7,000 m<sup>2</sup> (equivalent to 20% of the housing floor area).
- Product consumption plan:
  - + Social housing area: The investor shall sell housing to beneficiaries eligible for social housing policies in accordance with the law; with priority given to those who are currently renting apartments in degraded apartment buildings or collective housing units that are public assets located in the city center and subject to relocation, clearance or demolition as prescribed by law.
  - + Commercial and service area: The investor shall lease the space to provide amenities and services for residents of the project and the surrounding area.

Housing development plan and allocation of land for social housing development under the project: The Social Housing Project located at land plot No. 10 Trinh Cong Son has been determined as a location and area for social housing development according to the Housing Development Plan for the 2020–2025 period under Decision No. 767/QĐ-UBND dated April 10, 2024, of the City People's Committee.

Management of construction investment and management of urban

infrastructure within and beyond the project area (social infrastructure):

- The winning investor is responsible for synchronously implementing technical and social infrastructure within the project area; and for handing over and putting into operation the technical and social infrastructure works in accordance with the regulations.

- The management and operation of the project shall comply with the provisions of the Housing Law 2023, Decree No. 100/2024/ND-CP dated July 26, 2024 of the Government detailing a number of articles of the Housing Law regarding the development and management of social housing and other relevant legal regulations.

## 2. Total investment capital of the project

Preliminary total project implementation cost: 818,432,000,000 VND (Eight hundred eighteen billion, four hundred thirty-two million dong).

## 3. Location of project implementation

Hoa Cuong Nam Ward, Hai Chau District, Da Nang City.

## 4. Land use purpose; current land use status

- Land use purpose: Social housing land.

- Current land use status: The land is currently under state management. At present, there are still some warehouses of Da Nang Water Supply Joint Stock Company on the land that have not yet been relocated or handed over. The technical infrastructure surrounding the land area has been completely invested and completed by the State. The land has been recovered by the City People's Committee under Decision No. 2704/QD-UBND dated October 17, 2022, on the recovery of land from Da Nang Water Supply Joint Stock Company.

5. Land area for project implementation: approximately 5,662 m<sup>2</sup>.

## 6. Planning criteria

According to Decision No. 2451/QD-UBND dated November 7, 2023, of the City People's Committee on the approval of the planning project for the Han River waterfront and the eastern bank at the 1/2,000 scale, and Official Letter No. 3681/UBND-PQLDT dated December 9, 2023, of the Hai Chau District People's Committee regarding the planning criteria related to Land PLOT No. 10 Trinh Cong Son, Hoa Cuong Nam Ward, Hai Chau District, with the following contents:

- Land lot area: 0.7 ha;
- Permanent population: 1,600 people (for 0.7 ha);
- Building density (minimum – maximum): 35% – 60%;
- Number of floors (minimum – maximum): 7 – 20 floors;
- Building height (minimum – maximum): 5 m – 78 m;
- Maximum land use coefficient: 11 times

- Setback: In accordance with the National Technical Regulation on Construction Planning – QCVN 01:2021/BXD.

- Number of basements: up to 05 basements.

- Regarding parking area: In accordance with the National Technical Regulation on Construction Planning – QCVN 01:2021/BXD, in cases where buildings are constructed with more than 9 floors, an additional 20% of car parking area must be provided, as stipulated in Decision No. 63/2023/QĐ-UBND dated December 28, 2023, of the City People's Committee.

- Regarding green space area: A minimum of 1.0 m<sup>2</sup> of green space per person; total green space area must be  $\geq 20\%$  in accordance with QCVN.

#### 7. Project implementation duration and schedule

a) Capital contribution and mobilization schedule: within 03 years from the date the investor is issued the land allocation decision or land lease decision for project implementation.

b) Schedule of basic construction and putting the works into operation or exploitation: 03 years from the date the investor is issued the land allocation decision or land lease decision for project implementation.

8. Deadline for submission of project implementation registration documents:

30 days from the first date of issuance of the request for expression of interest.

### **Section 2. Prohibited acts in bidding**

Prohibited acts in the bidding process for investor selection include those specified in Article 16 of the Law on bidding.

### **Section 3. Investor's eligibility**

An independent investor or each member of a consortium is considered eligible when meeting the following conditions:

3.1. For domestic investors: These include enterprises, cooperatives, cooperative unions, cooperatives' groups, public service units, or foreign-invested economic organizations that are registered to establish and under Vietnamese law. For foreign investors: They must be registered to establish and operate under the laws of their home country;

3.2. Independent financial accounting;

3.3. Not in the process of dissolution or having their business registration certificate, cooperative registration certificate, cooperative union registration certificate, or cooperative group registration certificate revoked; not in a state of insolvency according to the provisions of bankruptcy law.

3.4. Listed in the System before the approval of the results of the request for expression of interest.

3.5. Guarantee competition in bidding as prescribed in Clause 5, Article 6 of the Law on Bidding and Article 5 of Decree No. 115/2024/ND-CP, information on consulting contractors is as follows:

- Prepare the application documents for approval of investment policy (for investment projects using land subject to investment policy approval): Pho Xanh Design & Construction Consulting One Member Limited Liability Company, address: 117 Tran Cao Van Street, Thanh Khe District, Da Nang City.

- Prepare the Request for Expression of Interest (if any): None.

- Consult on the evaluation of the PIRD (if any): None.

3.6. Not currently prohibited from participating in bidding according to the decision of the competent authority, Ministers, Heads of ministerial-level agencies, government agencies, other central authorities, or Chairpersons of provincial People's Committees as prescribed in Clause 3, Article 87 of the Law on Bidding.

3.7. Not currently under criminal prosecution.

3.8. Belong to the group of entities that are allocated land or leased land by the State and meet the land allocation and leasing conditions as prescribed by the land law.

3.9. Not currently prohibited from real estate business, not suspended, or having operations terminated by a court judgment or decision, or by a decision of a competent state authority in accordance with law on real estate business (applied to real estate projects).

#### **Section 4. Content of the REI**

4.1. The REI consists of Part 1, Part 2 and its amendments or clarifications (if any) as stipulated in Section 7 of the ITI, including the following contents:

a) Part 1. Procedures for request for expression of interest

- Chapter I. Instructions to investors

- Chapter II. Evaluation of the PIRD

- Chapter III. Expression of interest forms

b) Part 2. Project implementation requirements

4.2. The expression of interest notice issued by the requesting party is for

notification purposes only and is not part of the REI.

4.3. The requesting party is not responsible for any inaccuracies or incompleteness in the REI, documents for clarification of the REI, pre-bidding meeting minutes (if any), or amendments to the REI not provided by the requesting party.

4.4. 4.4. Investors must review all guidance information, expression of interest forms, project implementation requirements, and other requirements in the REI to prepare their PIRDs.

### **Section 5. Preliminary evaluation criteria for investor's capacity and experience**

The preliminary criteria for the investor's capacity and experience include:

5.1. Equity requirements.

5.2. Experience in implementing similar projects by the investor.

Details are provided in Chapter II. Evaluation of the PIRD.

### **Section 6. Clarification of the REI**

6.1. In case clarification of the REI is required, the investor must submit a request for clarification to the requesting party via the System at least 05 days before the deadline for submission of the PIRD.

6.2. After receiving the clarification request within the specified time, Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects will clarify and post the written clarification on the Request for Expression of Interest on the System at least 2 days before the deadline for submission of the PIRD.

6.3. The clarification of the REI must not contradict the content of the REI already posted on the System. If the clarification requires amendments in the REI, such amendments will be made under Section 7 of the ITI.

6.4. The clarification document of the request for expression of interest is considered a part of the REOI.

### **Section 7. Amendments to the REI; Extension of deadline for submission of the PIRD**

7.1. In case the amendments to the REI are made after its issuance, the requesting party must post the following documents on the System, including: the amendment decision along with the contents of the amendments to the REI and the amended REI. The REI amendment decision is part of the REI. Investors are responsible for regularly accessing the System to update the REI-related information.

7.2. The REI amendment decision must be posted at least 10 days before the deadline of submission. If the posting time of the REI amendment decision does not comply with the requirements in this Section, the requesting party must extend the bid closing date accordingly to ensure compliance with the timeline specified in this Section. The extension is made under Section 7.3 of the ITI.

7.3. If it is necessary to extend the deadline of submission of the PIRD, the requesting party must post an extension notice along with the extension approval decision on the System. The extension notice must include the reason for the extension and the new bid closing date.

### **Section 8. Expression of interest costs**

The investor shall bear the costs related to the preparation and submission of the PIRD. In any case, the requesting party is not responsible for any costs related to the investor's expression of interest.

### **Section 9. Language of the PIRD**

The PIRD, correspondence, and documents related to the PIRD exchanged between the investor and the requesting party must be written in: The investor may choose either English or Vietnamese to prepare the PIRD.

Supplementary documents and materials in the PIRD may be written in other languages, accompanied by a translation into: The investor may choose either English or Vietnamese to prepare the PIRD. In the absence of translations, the requesting party may request the investor to provide them if necessary.

### **Section 10. The PIRD and submission deadline**

10.1. The PIRD prepared by the investor must include the following components:

- a) The project implementation registration document in accordance with the provisions in Section 13 of the ITI;
- b) Documents proving the eligibility of the person signing the document for registration of project implementation under Section 13 of the ITI;
- c) Expression of interest forms;
- d) Other contents: Not applicable.

10.2. The investor must submit the PIRD on the National Bidding Network System [in accordance with the Notice of Invitation for Expression of Interest issued by the Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects.](#)

## **Section 11. Currency for evaluation**

*The currency for evaluation: The currency for evaluation of PIRD must be converted into one type; if there is the Vietnamese Dong (VND) among the currencies, it must be converted into Vietnamese dong; If none of the currencies is Vietnamese dong, the currency for conversion, the time and basis for determining the exchange rate must be specified as follows:*

- a) The conversion currency is: USD.
- b) The time for determination of the exchange rate is: at the time of bid opening.
- c) The basis for determination of the exchange rate: the cross exchange rate (according to the buy and sell exchange rates of the Joint Stock Commercial Bank for Investment and Development of Vietnam).

## **Section 12. Documents proving eligibility, capability and experience of the investor**

12.1. Documents proving the eligibility of the investor include:

- a) For independent investors, they must provide documents proving their eligibility as follows

A copy of one of the following documents: Enterprise registration certificate or establishment decision or equivalent documents issued by the competent authority for domestic investors; documents proving the registration of establishment and operation under foreign law for foreign investors.

- b) For consortium investors, the following documents must be provided:

- The documents stated in section a of this Section for each consortium member;
- A consortium agreement between the members according to Form 03 in Chapter III – Expression of interest forms.

12.2. Documents proving the capability and experience of the investor include:

- a) The capability and experience of the investor must be declared according to the forms in Chapter III – Expression of interest forms. If the currency in the documents proving capability and experience is different from the currency specified in Section 11 of this Chapter, the investor must convert it to the corresponding currency as specified in Section 11 of this Chapter as a basis for evaluating the PIRD; if no direct exchange rate exists between these currencies,

the investor must use the conversion currency specified in Section 11 of this Chapter for conversion and declaration in the PIRD.

b) The investor must submit the following documents along with the PIRD:  
Not applicable.

### **Section 13. Project implementation registration document**

13.1. For independent investors, the project implementation registration document must be prepared according to Form No. 01 in Chapter III -Expression of interest forms, signed and sealed (if any) by the legal representative of the investor.

The legal representative of the investor is either the person who is the legal representative of the investor or the person authorized by the legal representative of the investor.

If the legal representative of the investor authorizes a subordinate, a Power of Attorney must be attached according to Form No. 02 in Chapter III - Expression of interest forms; if the company's charter or other relevant documents assigns this responsibility to the subordinate, these documents must be attached (without the need for a Power of Attorney according to Form No. 02 in Chapter III - Expression of interest forms). The original Power of Attorney (prepared according to Form No. 02 in Chapter III - Expression of interest forms) must be submitted to the requesting party along with the project implementation registration document.

13.2. For a consortium of investors, the project implementation registration document must be prepared according to Form No. 01 in Chapter III – Expression of interest forms, signed, and sealed (if any) by the legal representative of each consortium member or by the member assigned responsibility in the consortium agreement.

The legal representative of a consortium member is either the legal representative or the person authorized by the legal representative. In case of authorization, the same process applies as for independent investors, as specified in Section 13.1 of this ITI.

### **Section 14. Preparation, submission, and receipt of the PIRD**

14.1. Investors are responsible for preparation and submission of the PIRD on the System as requested in the REI. The PIRD must include: the project implementation registration document; documents of the investor's legal status, capabilities and experience; and other relevant materials (if any).

14.2. Investors must submit the PIRD on the System within the deadline specified in the notice of invitation for expression of interest.

## **Section 15. Modification, replacement, and withdrawal of the PIRD**

15.1. After submission, investors may modify, replace, or withdraw their PIRD on the System before the submission deadline. For modification of a submitted PIRD, the investor must withdraw the entire submitted document to make appropriate modifications. After completing the modifications, the investor must resubmit the updated PIRD. If investors submitted the PIRD before any amendments(if any) to the REI, they must resubmit the new PIRD that aligns with the revised REI.

15.2. After the PIRD submission deadline, investors are not allowed to withdraw their submitted PIRD.

## **Section 16. Bid closing time**

16.1. The requesting party will receive PIRDs from all investors who submit their PIRDs before the bid closing time ([according to the Notice of Invitation for Expression of Interest issued by the Da Nang Management Board for Civil, Industrial and Technical Infrastructure Construction Projects](#)).

16.2. The requesting party may extend the bid closing time if the REI is amended under Section 7.3 of this ITI.

## **Section 17. Bid opening**

17.1. The bid opening will be carried out on the System within 02 hours after the PIRD submission deadline.

17.2. Except for the cases where the PIRD is withdrawn by investors under Section 15.1 of the ITI, the requesting party must publicly open all PIRDs received before the bid closing time.

17.3. The requesting party will organize the evaluation of PIRDs submitted by investors.

## **Section 18. Clarification of the PIRD**

18.1. In the process of evaluation, if the investors discover that their submitted PIRD lacks information or documents regarding their eligibility, capacity, and experience that were not submitted with the documents, they may submit the missing information to the requesting party for clarification. The requesting party must provide a written confirmation of receipt of the supplementary documents via the System.

18.2. In case of detecting that the investors lack documents proving their eligibility, capacity and experience, the requesting party must request the investor to clarify and supplement the documents to prove legal status, capacity and

experience. The investor is responsible for clarifying the PIRD upon request of the requesting party. All clarification requests and documents of the requesting party must be conducted on the System.

18.3. The PIRD clarification must adhere to the principle of not altering the investor's qualification or name in the expression of interest process.

18.4. The clarification request must specify a deadline for the investor to make clarifications (this deadline must align with the project's schedule, ensuring the investor has sufficient time to prepare the documents for clarifying the PIRD). If the deadline passes while the requesting party does not receive the clarification documents or if the documents submitted by the investor do not meet the requirements, the requesting party will evaluate the investor's PIRD based on the information provided before the bid closing time.

### **Section 19. Evaluation of the PIRD and disclosure of results of request for expression of interest**

19.1. The PIRD evaluation will be conducted according to the methods and criteria specified in Chapter II – Evaluation of the PIRD.

19.2. Based on the PIRD evaluation results, the requesting party will present the results of the request for expression of interest to the authorized person for review and approval, and organize the investor selection process as follows:

a) If two or more investors meet the requirements specified in the REI, a bidding process will be organized under Article 44 of Decree No. 115/2024/ND-CP.

b) If only one investor registers and meets the requirements of the REI or if multiple investors register but only one meets the requirements, the investor will be approved in accordance with investment law.

c) If no investors express interest or no investors meet the requirements of the REI, a written notice will be issued regarding the termination of the procedures for request for expression of interest.

19.3. For projects specified in point a of Section 19.2 of the ITI, the authorized person will approve a schedule tracking table for investor selection activities as stipulated in Article 12 of Decree No. 115/2024/ND-CP, including decisions regarding the requesting party, bidding form, method, selection process and start date for investor selection for the land-using investment project. The investor selection form will be determined based on the following regulations:

a) Open domestic bidding shall be applied if no foreign investor submits the application for project implementation registration or meets the requirements

of the request for expression of interest dossier, in accordance with Point đ, Clause 2, Article 11 of the Law on Bidding;

b) International open bidding shall be applied if at least one foreign investor meets the requirements of the request for expression of interest.

19.4. For projects specified in point c, Section 19.2 of the ITI, the authorized person shall issue a written notice to terminate the request for expression of interest and consider deciding on one of the following procedures:

a) Reconduct the procedures for request for expression of interest within the deadline determined by the authorized person;

b) Review and revise the REI while ensuring compliance with the approved investment policy decision or the project information approval document, and then reconduct the procedures for request for expression of interest.

19.5. Based on the decision of the authorized person as stipulated in Section 19.2 of the ITI, the requesting party must publish the results of the request for expression of interest and the schedule tracking table for the investor selection activities or a written notice of the termination of the procedures for request for expression of interest on the System.

## **Section 20. Handling of bidding violations**

20.1. Organizations and individuals who violate law on biddings or related legal regulations shall, depending on the nature and severity of the violation, be subject to disciplinary action, administrative penalties or criminal prosecution; if the violation causes damage to the interests of the State or legitimate rights and interests of organizations or individuals, compensation must be applied in accordance with the law.

20.2. In addition to being handled in accordance with Section 20.1 of the ITI, depending on the nature and severity of the violation, organizations or individuals committing prohibited acts under Article 16 of the Law on bidding may be prohibited from participating in bidding activities for investor selection for a period of 6 months to 5 years. The period of prohibition from participating in bidding activities for organizations and individuals who commit violations, including individuals of the requesting party is as follows:

a) A prohibition of 3 to 5 years for violations of clauses 1, 2, and 4 of Article 16 of the Law on bidding;

b) A prohibition of 1 to 3 years for violations of clause 5 of Article 16 of the Law on bidding;

c) A prohibition of 6 months to 1 year for any of the violations of points a, b, c, d, and e of clause 6 and clause 7 of Article 16 of the Law on bidding.

For a consortium investor, the prohibition from participating in bidding activities applies to all consortium members if one or more members violate the provisions of Article 16 of the Law on Bidding, except in the following cases: if a consortium member violates the provisions of Clause 4; Points b, c, d, đ of Clause 5; Points a, b, c, d, e of Clause 6; or Clause 7 of Article 16 of the Law on Bidding, the prohibition will apply only to the violating member and will not extend to the remaining members.

20.3. In cases where an organization or individual commits two or more violations within the same jurisdiction of an authorized person, and these violations have not yet resulted in a bidding participation ban, the competent authority shall issue a decision to prohibit participation in bidding activities and the period of the ban is determined by the total period of the bans for violations, but not exceeding 5 years.

20.4. The statute of limitations for applying the measure of prohibiting participation in bidding activities under Section 20.2 of the ITI is 10 years from the date the violation occurred.

20.5. The competent person shall review and issue a decision to prohibit participation in bidding activities within their jurisdiction within 15 days from the date of receiving any of the following documents:

- a) A written request from the requesting party accompanied by supporting documents proving the violation;
- b) A recommendation in the inspection conclusion of the inspection agency, the inspection team's conclusion, or the audit report of the State Audit Agency;
- c) The resolution result of recommendation handled by the Advisory Council for Recommendation Resolution;
- d) Other documents issued by competent State authorities that specify the violation.

20.6. Depending on the nature and severity of the violation, the competent person may impose a ban on participation in bidding activities as stipulated in Section 20.5 of the ITI or propose the Head of a central authority or the Chairman of the Provincial People's Committee to consider and issue a decision to prohibit participation in bidding activities within the management scope of ministries, sectors and localities. The Head of a central authority or the Chairman of the Provincial People's Committee must review and issue the decision within 15 days from the date of receiving a written request for a bidding ban from the competent person.

20.7. Based on the decision to prohibit participation in bidding activities published on the National Bidding Network System, the Minister of Planning and Investment shall issue a decision to impose a nationwide ban on participation in bidding activities for a period of 05 years on any organization or individual who is subject to three different ban decisions issued by the Head of a central authority or the Chairman of the Provincial People's Committee.

20.8. The decision to prohibit participation in bidding activities shall include the following contents:

- a) Name of the competent person;
- b) Name of the violating organization or individual;
- c) Period of the ban, including: the period of the ban for the violation (details of the violation and legal basis for handling it); the period of the ban for subsequent violations (if any); and the total period of the ban;
- d) Prohibited scope;
- đ) Implementation validity: the effective date and the expiration date.

20.9. In cases where an organization or individual subject to a bidding ban disagrees with the decision, they have the right to initiate a lawsuit in court under the Civil Procedure Law.

20.10. Any member of the expert team who violates the provisions of Article 16 of the Law on bidding shall be handled under Section 20.2 of the ITI and shall have their professional certification in bidding revoked.

## **CHAPTER II**

### **EVALUATION OF THE PIRD**

#### **Section 1. Inspection and evaluation of the validity of the PIRD**

##### **1.1. Inspection of the PIRD**

The components of the PIRD are inspected, including: the project implementation registration document; documents of the investor's legal status, capacity and experience; and other components of the PIRD as specified in Section 10 of the ITI.

##### **1.2. Evaluation of the validity of the PIRD**

An investor's PIRD is considered valid when meeting all of the following requirements:

- a) The project implementation registration document is duly signed by the investor's legal representative and affixed with a seal (if any). For a consortium of

investors, the document must be signed and stamped (if applicable) by the legal representative of each member or by the member authorized to represent the consortium according to the assignment of responsibilities specified in the consortium agreement.

The project implementation registration document is considered invalid if falling into any of the following cases:

- It is not signed and sealed (if any) by the investor's legal representative; or, in the case of a consortium, it is not signed and sealed (if any) by the legal representative of each member or the authorized member according to the assignment of responsibilities specified in the consortium agreement.

- It is signed before the issuance date of the Request for Expression of Interest, before the issuance of the power of attorney for signing the registration document (if any), or before the signing of the consortium agreement in the case of a consortium.

- It contains conditions unfavorable to the competent authority or the requesting party, or it omits important information required in the project implementation registration form, resulting in a failure to fully ensure the investor's responsibilities and commitments during the process of expression of interest and contract performance if winning the bid.

b) The investor is not listed in two or more PIRDs, either as an independent investor or as a consortium member.

c) In the case of a consortium, a consortium agreement must signed and sealed (if any) by the legal representatives of all consortium members. The consortium agreement must specify the responsibilities of the lead member as well as the joint and individual responsibilities of each consortium member according to Form No. 03 in Chapter III – Expression of interest forms.

d) The investor is not currently subject to any ban on participation in investor selection activities in accordance with the law on bidding;

đ) The investor has valid qualifications as prescribed in Section 3 of the ITI.

An investor's PIRD shall be considered "Valid" if all the contents are evaluated as "Satisfactory". It shall be considered "Invalid" if any of the contents are evaluated as "Non-satisfactory" and then the investor's PIRD is disqualified. Only investors with valid PIRD will proceed to the next evaluation stage..

## **Section 2. Preliminary evaluation of the investor's capacity and experience**

2.1. A pass/fail method shall be used to conduct the preliminary evaluation of

the investor's capacity and experience. An investor shall be evaluated to have met the preliminary requirements if all criteria are evaluated as "Pass."

2.2. For consortium investors:

a) The equity of a consortium investor is the sum of the equity of all consortium members. Each member must meet the requirement of equity in proportion to their committed capital contribution as specified in the consortium agreement. The lead member of the consortium must contribute a minimum of 30% of the equity and each other member must contribute a minimum of 15%;

b) The experience of a consortium investor in implementing similar projects is calculated as the total number of the relevant projects completed by all consortium members.

2.3. An investor may use the experience of a partner to prove experience in implementing similar projects. The partner must be an entity that has signed a contract with the investor or a subsidiary of the investor, as proposed by the investor in the PIRD, to jointly participate in the land-use investment project. The partner's experience and capability shall be evaluated based on the terms of the contract signed with the investor and based on the requirements stipulated in the REI.

The requesting party shall rely on the proposal regarding the use of partners in the PIRD, including the scope, content, value of work, work performance requirements, and any other requirements (if any) as agreed upon in the contract signed between the investor and the partner. This serves as a basis for evaluating the partner's ability to fulfill the portion of the work they participate in, in accordance with the signed contract with the investor.

2.4. The preliminary evaluation of the investor's capacity and experience shall be conducted according to Table No. 01 below.

Table No. 01

**PRELIMINARY REQUIREMENTS FOR CAPACITY AND  
EXPERIENCE<sup>(\*)</sup>**

NO	Content	Requirements
1	Equity requirements	The minimum equity capital that must be arranged by the investor <sup>(1)</sup> to meet the qualification criteria: 163,687,000,000 VND.
2.	Experience in implementing similar projects <sup>(2)</sup>	
2.1	Experience in investment, construction of similar works, projects	<p>The number of projects that the investor or a consortium member or a cooperating partner has participated in with the role as an investor contributing equity into the project <sup>(3)</sup> or as an economic organization established by the investor to implement the project, or as a contractor: <math>\geq</math> <b>Type-1 project</b> to be evaluated as qualified. The method of project determination is as follows<sup>(4)</sup>:</p> <p>a) Type 1: A project in the sector of <b>investment in social housing works</b> in which the investor has participated with the role as an investor contributing equity into the project, or as an economic organization established by the investor to implement the project, that has been completed or substantially completed <sup>(5)</sup> <b>within 07 years</b> prior to the year of bid closing and has a total investment capital/minimum total investment amount<sup>(6)</sup> of 491,060,000,000 VND (<i>equivalent to approximately 60% of the total investment capital of the project under consideration</i>);</p> <p>b) Type 2 (experience in the role of investor): <b>An investment project for the construction of grade-I or higher apartment housing works</b> in which the investor has participated with the role as an investor contributing equity into the</p>

NO	Content	Requirements
		<p>project, or as an economic organization established by the investor to implement the project, that has been completed or substantially completed<sup>(5)</sup> <b>within 7 years</b> prior to the year of bid closing and has a total investment capital/minimum total investment amount<sup>(6)</sup> 491,060,000,000 VND (<i>equivalent to approximately 60% of the total investment capital of the project under consideration</i>);</p> <p>c) Type 2 (experience in the role of contractor): A project, bidding package, or contract in the sector of <b>investment in social housing works</b> in which the investor has participated with the role as a construction contractor, that has been completed or substantially completed <sup>(5)</sup> <b>within 7 years</b> prior to the year of bid closing and fully meets all of the following conditions:</p> <ul style="list-style-type: none"> <li>- Having a works or work item similar to the main works or main work item of the project under consideration, which is of grade I or higher.</li> <li>- Having a minimum value of 491,060,000,000 VND (<i>equivalent to approximately 60% of the value of the works of the project under consideration</i>)<sup>(7)</sup>;</li> </ul> <p>d) Type 3: A project, bidding package, or contract in the sector of <b>investment in social housing works</b> in which the partner has participated with the role as a construction contractor, that has been completed or substantially completed <sup>(5)</sup> <b>within 7 years</b> prior to the year of bid closing and fully meets all of the following conditions:</p> <ul style="list-style-type: none"> <li>- Having a works or work item similar to the main work or main work item of the project under consideration, which is classified as grade I or higher.</li> <li>- Having a minimum value of 491,060,000,000 VND (<i>equivalent to</i></li> </ul>

NO	Content	Requirements
		<i>approximately 60% of the value of the work of the project under consideration</i> ) <sup>(7)</sup> .
2.2	Experience in operating and trading similar projects or works	<p>Experience in operating and trading similar works or projects shall be determined based on the following standards:</p> <p>The number of projects (including one or more of the following activities: operation, trading of works or projects) in which the investor, a consortium member, or a cooperating partner has participated with the role as an investor contributing equity into the project <sup>(3)</sup> or as an economic organization established by the investor, or as a contractor, that has operated <sup>(8)</sup> within 7 years prior to the year of bid closing: <b>≥ 01 Type-1 project</b> to be evaluated as qualified. The method of project determination is as follows<sup>(4)</sup>:</p> <p>a) Type 1: A project in the sector of <b>investment in social housing works</b> in which the investor has participated with the role as an investor contributing equity into the project or as an economic organization established by the investor, and has a work (in case of a project with one work) or a main work (in case of a project with multiple works) that meets one of the following two conditions:</p> <ul style="list-style-type: none"> <li>- Having a minimum capacity scale of 389 apartments or a construction floor area of 37,680 m<sup>2</sup> (<i>equivalent to approximately 60% of the capacity scale of the project under consideration</i>).</li> <li>- Having the same or higher construction grade as that of the project under consideration in accordance with the laws on construction, or having two works of one grade lower than that of the project under consideration, which is a grade-I works.</li> </ul> <p>b) Type 2: A project, bidding package, or contract in the sector of <b>investment in social</b></p>

NO	Content	Requirements
		<p><b>housing works</b> in which the investor has participated with the role as an operation contractor, and has a work (in case the project/package/contract has one work) or a main work (in case the project/package/contract has multiple works) that meets one of the following two conditions::</p> <ul style="list-style-type: none"> <li>- Having a minimum capacity scale of 389 apartments or a construction floor area of 37,680 m<sup>2</sup> (<i>equivalent to approximately 60% of the capacity scale of the project under consideration</i>).</li> <li>- Having the same or higher construction grade as that of the project under consideration in accordance with the laws on construction, or having two works of one grade lower than that of the project under consideration, which is a grade-I works.</li> </ul> <p>c) Type 3: A project, bidding package, or contract in the sector of <b>investment in social housing construction works</b>, in which the partner has participated as an operation contractor, and has a work (in case the project/package/contract has one work) or a main work (in case the project/package/contract has multiple works) that meets one of the following two conditions:</p> <ul style="list-style-type: none"> <li>- Having a minimum capacity scale of 389 apartments or a construction floor area of 37,680 m<sup>2</sup> (<i>equivalent to approximately 60% of the capacity scale of the project under consideration</i>).</li> <li>- Having the same or higher construction grade as that of the project under consideration in accordance with the laws on construction, or having two works of one grade lower than that of the project under consideration, which is a grade-I works.</li> </ul>

**Notes:**

(\*) For construction projects of social housing or housing for the armed forces, the evaluation criteria shall be implemented under the housing law.

For the investment projects for renovation or reconstruction of apartment buildings, the procuring party and the expert team shall supplement the preliminary evaluation standards for the compensation and resettlement plan as prescribed by the housing law.

(1) The equity requirement is determined based on the total investment capital (including the preliminary total project implementation costs, other expenses as regulated by sectoral management laws (if any) and compensation, support and resettlement costs (if any)).

The investor's equity as stipulated in Article 6 of Decree No. 96/2024/ND-CP dated July 24, 2024, of the Government detailing certain provisions of the Law on Real Estate Business, is determined based on:

- The results of the financial statements or the results for the equity item audited in the year; in case there are no financial statements or audited results for the equity item in the year, the results from the financial statements or the audited equity results of the previous year shall be used in accordance with the provisions of the laws on enterprises, auditing, and accounting;

- For enterprises established and operating for less than 12 months, the equity shall be determined based on the contributed charter capital as prescribed by law on enterprises.

In case Decree No. 96/2024/ND-CP dated July 24, 2024, of the Government, detailing the implementation of certain provisions of the Law on Real Estate Business, is amended, supplemented, or replaced, the investor's equity shall be determined in accordance with the provisions of the written amendment, supplement or replacement.

In cases where an investor participates in multiple projects and long-term financial investments (if any) at the same time, the investor must declare a list of ongoing projects and other long-term financial investments (if any), ensuring sufficient equity capital as committed for all projects and long-term financial investments in accordance with regulations.

The investor must declare information and provide documents related to financial capacity according to Form No. 05, Chapter III - Expression of interest forms.

(2) Experience in implementing similar projects:

(i) The projects, bidding packages, and contracts executed by the investor or partners must meet technical and quality requirements as stipulated in the signed contracts (for projects or packages requiring contract execution) or in documents confirming the acceptance of completed works, work items, or equivalent documents issued by the competent authority in accordance with construction law from time to time to be considered and evaluated.

(ii) The investor or partner is allowed to cite the experience of implementing a similar project only once (for Type 1 and Type 2 projects as specified in Section 2.1.b), similar bidding packages or contracts (for Type 2 projects in Section 2.1.c and Type 3).

If a project, bidding package, or contract is declared to prove experience in implementing similar projects, including operation and management of works or infrastructure systems for providing goods and services, it can be used to prove compliance with this standard.

(iii) For projects without a similar reference projects in terms of total investment capital, based on the data available on the National Bidding Network System regarding the projects with selected investors, the requesting party must report to the competent person for consideration.

(iv) For projects requiring the application of advanced, high, and environmentally friendly technologies, as well as the best techniques to minimize environmental pollution, the investor can use projects or works in which they have invested equity and directly implemented, with the technology successfully tested and operated, to demonstrate experience with similar works, projects. The similar project must be supported by documents proving the recognition of the technology and techniques in accordance with the legal regulations governing the relevant sectors, fields and related laws.

(v) For projects stated in points (iii) and (iv) of this note, during the review and evaluation process, it is necessary to ensure that the investor has sufficient financial and technical capacity to implement the project. The project implementation requirements specified in the bidding documents, contract, or the investor approval decision must specify the investor's responsibilities and the measures for handling non-compliance (e.g., penalties, compensation for damages, or measures in subsequent stages) in cases where the investor fails to meet the required progress and quality. The authorized person may stipulate the contract performance security at 3% of the project's total investment for cases where investor selection is conducted through bidding or an appropriate performance guarantee level are applied in accordance with investment laws for cases where the investor approval procedure is applied.

(vi) For type 2 and type 3 projects, if the investor or partner participates as a consortium contractor, only the value of the work directly performed by the

investor within the consortium may be used to demonstrate experience in similar bidding packages or contracts.

(3) An investor contributing equity to the project is defined as an investor who has contributed equity to the project (in cases where the investor does not establish an economic organization to implement the project), or as a founding shareholder (in cases where the investor establishes an economic organization to implement the project), or as an investor receiving the transfer of shares or contributed capital from a founding shareholder prior to the project's operational stage.

(4) Method of project conversion:

- The project used to assess the investor's experience and capability shall be a Type-1 project.

- Type-2 and Type-3 projects, after evaluation, shall be converted into Type-1 projects. Specifically, as follows:

+ 01 project/bidding package/contract of Type-2 shall be equivalent to 0.7 of a Type-1 project;

+ 01 project/bidding package/contract of Type-3 shall be equivalent to 0.5 of a Type-1 project.

- The total converted score must be  $\geq 01$  Type-1 project. In case the total number of converted projects is a decimal number, it shall be rounded to the nearest whole number (rounded up if the decimal part is greater than or equal to 5; rounded down if the decimal part is less than 5).

\* *Example:*

*If an investor or partner implemented one Type 1 project and two Type 2 packages, the total number of converted projects is:  $01 + 0.7 \times 2 = 2.4$ . The total number of projects, after rounding, is 2.*

*If an investor or partner implemented one Type 2 package and two Type 3 contracts, the total number of converted projects is:  $0.7 \times 1 + 0.5 \times 2 = 1.7$ . The total number of projects, after rounding, is 2.*

(5) Completion or substantial completion:

- A completed project is one in which all construction components have been accepted and are eligible for operation and use under construction law.

- A substantially completed project falls into one of the following two cases:

+ Having at least 50% of the work value accepted during the construction phase or for specific work items in accordance with construction law. If the project has not reached the 50% acceptance threshold, the accepted work value must be at least equal to the total investment capital or total investment of the project under

consideration;

- + Having at least 50% of the work items accepted and deemed eligible for partial operation and use based on construction stage under construction law;

- A completed bidding package or contract is one in which the construction works or project components have been accepted as complete under construction law.

- A substantially completed package/contract is one in which at least 50% of the work volume value of the works or work items has been completed and accepted.

(6) For projects where the total investment value has not been clearly determined in the approval documents or project contracts, the investor must provide supporting documents to determine this value.

(7) In cases where, within the same project, the investor or partner has implemented the works or work items similar to the primary works or main work items of the project under consideration, the investor or partner may combine the total value of these works or work items to demonstrate their relevant experience.

(8) A project/package/contract that has undergone operation is one that has completed the operational stage or has been in operation for at least three months; in cases where the project/bidding package/ contract includes multiple works, the main works must have been in operation for at least 03 months, unless otherwise specified by the sector and field management laws.

**CHAPTER III. EXPRESSION OF INTEREST FORMS**

1. Form No. 01: Project implementation registration document
2. Form No. 02: Power of attorney
3. Form No. 03: Consortium agreement
4. Form No. 04: Information on the investor and collaborating partner(s)
5. Form No. 05: Financial capacity of the investor
6. Form No. 06: Experience in implementing similar projects

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom – Happiness**

**PROJECT IMPLEMENTATION REGISTRATION DOCUMENT<sup>(1)</sup>**

(Place), date \_\_\_ month \_\_\_ year \_\_\_

To: \_\_\_ [*Insert name of the Requesting party*]

After reviewing the request for expression of interest for the project \_\_\_ [*insert project name*] issued by \_\_\_ [*insert name of the Requesting party*] ((hereinafter referred to as the "Requesting party") on \_\_\_ [*insert the issuance date of the request for expression of interest to investors*] and the amendment document of request for expression of interest No. \_\_\_ date \_\_\_ [*insert the amendment document number and date (if any)*], we, \_\_\_ [*insert name of the investor*] hereby submit our application for project implementation for the aforementioned project. This Project implementation registration document is submitted without any accompanying conditions or reservations.

We are willing to provide the Requesting party with any supplements or clarifications as required.

We hereby commit to<sup>(2)</sup>:

1. Participate in only one application for this project as either an independent investor or a consortium member.
2. Not in the process of dissolution, nor declared bankrupt or insolvent under applicable laws.
3. Not violate competition protection regulations.
4. Not engage in acts of corruption, bribery, collusion, obstruction, or any other violations of law on biddings when participating in this project
5. Ensure that all information provided in this Project implementation registration documents is accurate and truthful.
6. The partner we have proposed in this application to demonstrate experience in implementing similar projects will serve as \_\_\_ [*insert the role of the partner as a construction contractor or an operation contractor*] upon winning the bid or obtaining approval<sup>(3)</sup>.
7. We agree and commit to take full responsibility for all investor obligations during the expression of interest process.

**Authorized representative of the investor<sup>(4)</sup>**  
*[insert name, title, signature, and company seal (if any)<sup>(5)</sup>]*

**Notes:**

(1) Investors must note that all information regarding the name of the Requesting party and the investor is complete and accurate.

(2) If the investor is found to have violated these commitments, the investor will be considered to have committed fraudulent acts, the investor's PIRD will be disqualified, and the investor will be subject to penalties in accordance with regulations.

(3) This condition does not apply if the investor does not engage a partner for project implementation.

(4) For independent investors, the project implementation registration document must be signed and sealed by the investor's authorized representative. For consortium investors, the document must be signed and sealed (if any) by the authorized representative of each consortium member or by the consortium member according to the assignment of responsibilities as specified in the consortium agreement.

The authorized representative of the investor/consortium member is determined according to Section 13 of the ITI.

(5) If a foreign investor does not have a company seal, a confirmation from a competent authority must be provided, certifying that the signature in the project implementation registration document and other materials in the PIRD belongs to the investor's authorized representative.

**POWER OF ATTORNEY**

Today, date \_\_\_ month \_\_\_ year, at \_\_\_

I, \_\_\_ [*insert full name, ID card/Passport/Citizen ID card number, and title of the investor's legal representative*], the legal representative of \_\_\_ [*insert name of the investor*], with a registered address at \_\_\_ [*insert investor's address*], hereby authorize: \_\_\_ [*insert full name, ID card/Passport/Citizen ID card number, and title of the authorized person*] to perform the following tasks in the process of participating in the investor selection for the project \_\_\_ [*insert project name*], organized by \_\_\_ [*insert name of the Requesting party*]:

*[The scope of authorization includes one or more of the following tasks:*

- *Sign the project implementation registration document;*
- *Sign documents and materials to communicate with the Requesting party during the expression of interest process, including requests for clarification and explanations of the Project implementation registration documents;*
- *Sign the bid application;*
- *Sign documents and materials to perform transactions with the Requesting party during the investor selection process, including requests for clarification of the bidding documents and explanations regarding the bid;*
- *Sign the written recommendations related to the investor selection process (if any);*
- *Perform other work (please specify the work if any)].*

The authorized person as above-mentioned is only permitted to carry out the tasks within the scope of this authorization as the legal representative of \_\_\_ [*insert name of the investor*]. \_\_\_\_\_ [*Insert the name of the investor's legal representative*] shall take full responsibility for the tasks performed by [*insert the name of the authorized person*] within the scope of authorization.

This Power of Attorney takes effect from \_\_\_ to \_\_\_<sup>(1)</sup>. It is made into \_\_\_ copies, with equal legal validity. The authorizing party keeps \_\_\_ copies and the authorized party keeps \_\_\_ copies. One original is attached to the original Project implementation registration documents.

**Authorized person**

*[[Insert name, title, signature, and company seal (if any)]<sup>(2)</sup>*

**Authorizing person**

*[Insert name of the investor's legal representative, title, signature, and company seal (if any)]<sup>(3)</sup>*

**Notes:**

(1) Specify the effective date and expiration date of the power of attorney, ensuring it aligns with the bidding process.

(2), (3) The seal used in this power of attorney may be either the investor's seal or the seal of the entity to which the authorized individual belongs.

**CONSORTIUM AGREEMENT**

(Place), date \_\_\_\_ month \_\_\_\_ year \_\_\_\_

We, representing the parties to this consortium agreement, include:

**Consortium member name:** \_\_\_\_ [*Insert the name of each consortium member*]

- Country of operation registration:
- Tax code:
- Address:
- Phone:
- Fax:
- Email:
- Legal representative:
- Position:

Power of Attorney No.: \_\_\_\_ dated \_\_\_\_ month \_\_\_\_ year \_\_\_\_ (*if authorized*).

The parties (hereinafter referred to as the members) hereby agree to enter into this consortium agreement with the following terms:

**Article 1. General principles**

1. The members voluntarily establish a consortium to participate in the bidding for the project: \_\_\_\_ [*insert project name*].

2. The members agree to use the following consortium name for all transactions related to the project: \_\_\_\_ [*insert consortium name as agreed*].

Consortium's contact address:

Phone:

Fax:

Email:

Consortium representative:

3. The members commit that no member shall independently or jointly participate with any other investor in the bidding process for this project.

## **Article 2. Assignment of responsibilities**

The members agree to assign responsibilities for performing tasks during the bidding process for investor selection for the project as follows:

1. The members unanimously agree that \_\_\_ *[insert name of one member]* shall act as the lead member of the consortium, representing the consortium in completion, submission, clarification and amendment of the Project implementation registration documents in cases where bidding is required under applicable industry and sector management regulations.

2. Roles and responsibilities of consortium members <sup>(1)</sup>*[ Specify the roles and responsibilities of each consortium member, including the percentage of equity contribution for each member]:*

NO	Member name	Participation role  <i>[Specify the tasks undertaken by each member (financial arrangement, construction, management, operation, etc.)]</i>	Equity	
			Value	Percentage %
1	Member 1 ( <i>Lead member</i> )			<i>[at least 30%]</i>
2	Member 2			<i>[at least 15%]</i>
3	Member 3			<i>[at least 15%]</i>
.....				
<b>Total</b>			....	<b>100%</b>

3. The members commit that no member shall independently or jointly participate with any other investor in the selection process for this project. In case of winning the bid, no member has the right to refuse to fulfill the responsibilities and obligations specified in the contract. In the event that a consortium member refuses to fulfill its own responsibilities as agreed, this member will be handled as follows:

- Compensate for damages to other consortium members;

- Compensate for damages to the competent authority as stipulated in the contract;

- Other handling measures: \_\_\_\_ [specify other handling measures].

### **Article 3. Validity of the consortium agreement**

1. This consortium agreement takes effect from the date of signing.

2. The consortium agreement shall terminate in the following cases:

- Upon mutual agreement of the parties;

- There is any change to the consortium membership. In this case, if such change is approved by the requesting party, the parties must establish a new consortium agreement.

- The consortium fails to meet preliminary requirements regarding capacity or experience;

- The procedures for request of expression of interest has been completed;

The consortium agreement is made into \_\_\_\_ original (s) and each member keeps \_\_\_\_ original (s) and one original is submitted along with the Project implementation registration documents. All such originals have equal legal validity.

### **Legal representatives of each consortium member <sup>(2)</sup>**

*[Insert the name, position, signature, and seal (if any) of each consortium member's legal representative<sup>(3)</sup>]*

#### **Notes:**

(1) Investors must specify the role and ownership percentage of each consortium member.

(2) The legal representative of each consortium member may be either the legal representative themselves or an authorized representative.

(3) In cases where a consortium member is a foreign investor without an official seal, a confirmation from a competent authority must be provided to verify that the signature on the consortium agreement belongs to the member's legal representative.

## INFORMATION ABOUT THE INVESTOR AND CO-IMPLEMENTING PARTNERS

(Place) \_\_\_\_, date \_\_ month \_\_ year \_\_

### I. Information about the investor/consortium member<sup>(1)</sup>

1. Name of investor/consortium member:
2. Country of registration of the investor/consortium member:
3. Year of establishment:
4. Legal address of the investor/consortium member in the country of registration:
5. Information about the legal representative of the investor/consortium member:
  - Name:
  - Address:
  - Phone/fax:
  - Email:
6. Organizational structure of the investor.

### II. Information about co-implementing partners

#### 1. Partner information

NO	Partner name <sup>(2)</sup>	Country of operation registration	Role in the Project <sup>(3)</sup>	Value and scope of work <sup>(4)</sup>	Legal representative	Contract with partner <sup>(5)</sup>
1	<i>Company 1</i>		<i>[Financing institution]</i>			
2	<i>Company 2</i>		<i>[Construction contractor]</i>			

3	Company 3		[Operations/management contractor]			
	.....					

**2. Information about the projects/package/contract currently being implemented by the partner:**

*[The partner lists the projects/packages/contracts currently being implemented as required by the REI:*

1. Project/package/contract No. 01: \_\_\_ *[insert project name]*

Name of the partner co-implementing the project	
1	Contract number: _____ Date of signing: _____
2	Project/package/contract name: _____
3	Investment field of the project/package/contract: _____
4	Role in the Project: <input type="checkbox"/> Construction contractor <input type="checkbox"/> Consortium member <input type="checkbox"/> Operations contractor <input type="checkbox"/> Contractor directly providing goods/services
5	Name of the competent authority/representative of the competent authority (for the project); investor/representative of the investor (for the package/contract): Address: Contact person: Phone: Fax: Email:
6	Detailed information A brief description of the scope, content, value of the work, work requirements, and other requirements (if any) of the ongoing project/package/contract:
	- Brief description of the completed work: - Value of the completed work: (Value and currency) equivalent to ... VND

	<ul style="list-style-type: none"> <li>- Brief description of the remaining work to be completed:</li> <li>- Value of the remaining work to be completed: (Value and currency) equivalent to ... VND</li> <li>- Work execution requirements:</li> <li>- Other requirements (if any):</li> </ul>
	History of disputes and litigation:

2. Project/package/contract No. 02:\_\_\_ *[insert the name of project/package/contract]*

**Legal representative of the investor**  
*[insert name, title, sign, and seal (if any)]*

**Notes:**

(1) In the case of a consortium investor, each consortium member must declare according to this form. The investor/consortium member must submit a copy of one of the following documents: the Enterprise Registration Certificate or an Establishment Decision or an equivalent document issued by a competent authority for domestic investors; for foreign investors, documents proving registration of establishment and operation in accordance with foreign law.

(2) The investor must specify the names of the partners participating in the project. If the partners' identities cannot be determined at the time of expression of interest, this column may be left blank while only the "role in the Project" column is completed. Later, if winning the bid, the investor must notify the procuring entity when engaging the partners to perform the declared work.

(3) The investor must specify the role of each participating partner.

(4) If the investor uses a partner's experience to demonstrate its own experience, it must propose the value and scope of work to be undertaken by the partner in the project. If winning the bid, the value and scope of work performed by the partner must be specified in the contract.

(5) The investor must specify the contract number and provide a certified copy of the document. The contract or agreement with the partner must be signed by the legal representatives of the parties. The legal representative of the parties is either the legal representative of the parties or a person authorized by the legal representative of the parties.

**FINANCIAL CAPACITY OF THE INVESTOR<sup>(1)</sup>****1. Name of the investor/consortium member:****2. Information on the financial capacity of the investor/consortium member<sup>(2)</sup>:**a) Summary of financial data <sup>(3)</sup>:

<b>NO</b>	<b>Content</b>	<b>Value</b>
<b>I</b>	<b>Committed equity for the project</b>	
<b>II</b>	<b>Equity data of the investo</b>	
1	Total equity	
2	ommitted equity for ongoing projects <sup>(4)</sup> (excluding capital already disbursed for ongoing projects and other long-term financial investments, if any))	
3	Equity that must be retained as prescribed	

b) Attached documents <sup>(5)</sup>

- Audited financial statements or reports on equity items in the year; if such documents are unavailable in the year, provide audited financial statements or reports on equity items for the preceding year in accordance with legal requirements related to enterprises, auditing, and accounting.

- For enterprises established and operating for less than 12 months, equity is determined based on the contributed charter capital, as stipulated by law on enterprises. In such cases, documents proving the contributed charter capital must be attached.

- The reports provided by the investor must comply with legal regulations regarding finance and accounting, reflecting the investor's or consortium member's (if a consortium investor) financial status, and not the financial status of a related entity such as a parent company, subsidiary, or affiliate company of the investor or consortium member.

- A list of ongoing projects and other long-term financial investments if the investor is concurrently involved in multiple projects or holds other long-term financial investments at the same time (if any).

**Legal representative of the investor**

*[insert name, title, signature, and seal (if any)]*

**Notes:**

(1) In the case of a consortium investor, each consortium member must declare according to this Form.

(2) The investor is responsible before the law for the accuracy and legality of the data and documents provided related to equity, allocation of equity for ongoing projects, and other long-term financial investments (if any). If any incorrect information is found, leading to a distortion of evaluation results, the investor will be considered to have committed fraud under Clause 4, Article 16 of the Law on bidding and will be disqualified.

(3) Depending on the requirements and nature of the project, the requesting party or expert team may request additional relevant information.

(4) In cases where the investor is involved in multiple projects and other long-term financial investments (if any) at the same time, the investor must provide a list of ongoing projects and long-term financial investments, ensuring that the total equity committed by the investor for all projects and long-term financial investments complies with the regulations.

(5) Based on the requirements and nature of the project, the Requesting Party may request additional documents that investors must submit to demonstrate their financial capacity (such as: the minutes of Tax Finalization Inspections, self-declared tax finalization return; documents proving that the investor has submitted electronic tax finalization declarations; written confirmation from the tax authority; etc.).

**EXPERIENCE IN IMPLEMENTING SIMILAR PROJECTS<sup>(1)</sup>**

( (Place), date \_\_\_ month \_\_\_ year \_\_\_)

*[The investor/partner shall list their experiences in implementing similar projects/packages/contracts as required by the REI]*1. Project/package/contract No. 01: \_\_\_ *[Insert the name of the project/package/contract]*

Name of the investor/joint venture member/partner co-implementing the project	
1	Contract number: _____ Date of signing: _____
2	Project/package/contract name: _____
3	Investment field of the project/package/contract: Type of works of the project/package/contract:
4	Role in the Project: <input type="checkbox"/> Independent investor <input type="checkbox"/> Consortium member <input type="checkbox"/> Construction contractor <input type="checkbox"/> Operations contractor <input type="checkbox"/> The contractor directly providing goods/services <input type="checkbox"/> Economic organization established by the contractor to implement the project
5	Name of the competent authority/representative of the competent authority (for the project); investor/representative of the investor (for the package/contract) Address: Contact person: Phone: Fax: Email:
6	Detailed information
6.1	In case of participating in the project as an investor contributing equity to the project or as an economic organization established by the investor to implement the project
	Total investment (total investment capital):
	Capacity scale:
	Works grade:

	Quantity and types of goods/services provided:
	<p>Project implementation progress and quality <sup>(2)</sup>:</p> <p><input type="checkbox"/> Under construction, with completed work items already accepted ___  <i>[specify the quantity and value of the completed and accepted work items]</i>.</p> <p><input type="checkbox"/> Accepted the completed work and confirm its eligibility for operation and use.</p> <p><input type="checkbox"/> Accepted the value of completed work volume ___ <i>[specify the value and percentage of the accepted work volume in accordance with the provisions of construction law]</i>.</p> <p><input type="checkbox"/> Currently in the operation stage: ___ <i>[specify the operation period starting from the date the project or work transitioned into the operation stage]</i>.</p> <p><input type="checkbox"/> Completed.</p>
	History of disputes and litigation:
	Brief description of any technical/operational requirements:
6.2	In case of participation in the project/package/contract as a contractor:
	Total investment (total investment capital):
	Capacity scale:
	Works grade:
	Quantity and types of goods and services provided:
	<p>Scope of work to be performed:  <i>[specify the quantity and name(s) of the work items]</i></p>
	<p>Scope of work involved in the implementation:  (Value and currency) equivalent to ... VND  <i>[Specify the value of each work item]</i></p>

	<p>Implementation progress and quality<sup>(3)</sup>:</p> <p><input type="checkbox"/> Accepted the entire works and confirm that the work items are eligible for operation and use.</p> <p><input type="checkbox"/> Accepted the works and work items: ___ [<i>specify the quantity and value of the completed and accepted work items; clearly indicate which work items are eligible for partial operation and use in accordance with the construction stage as prescribed by construction laws</i>].</p> <p><input type="checkbox"/> Accepted the value of completed work volume ___ [<i>specify the value and the percentage of the accepted work volume in accordance with the provisions of construction law</i>].</p> <p><input type="checkbox"/> Currently in the operation stage: ___ [<i>specify the operation period starting from the date the project or works transitioned into the operation stage</i>].</p> <p><input type="checkbox"/> Completed the operation stage</p>
	History of disputes and litigation:
	Brief description of special technical/operational requirements:

2. Project/package/contract No. 02:\_\_\_ [*insert project/package/contract name*]

...

### **Legal representative of the investor**

*[[insert name, title, sign, and seal (if any)]*

#### **Notes:**

(1) The requesting party may adjust or supplement information disclosure requirements in this form to align with the criteria for evaluating the investor's experience.

(2), (3) The investor shall provide documents certified by the competent authority confirming that the works or work items have been accepted during the construction stage or for construction parts according to the construction laws; confirming that the works or work items have been accepted and meet the conditions for exploitation and use according to construction laws, or issue a certificate of eligibility for business operations, or a confirmation of eligibility for exploitation and use in accordance with the regulations of the relevant industry and field management laws, and one or more of the following documents:

- A decision approving the investment policy or a decision approving the investment policy concurrently with investor approval, an investment registration certificate, or an equivalent document in accordance with the investment laws from time to time.

- A contract signed between the competent authority and the investor (applicable to projects or packages with signed contracts).

- A document approving the acceptance results of the completed construction works, work items or an equivalent document issued by a competent authority in accordance with the construction laws from time to time.

For experience in works operation and business, the investor must provide documents certified by a competent authority confirming that the operation meets the requirements prescribed by the industry and field management laws and other relevant regulations, or documents proving the civil transactions that have been carried out.

## **PART 2. PROJECT IMPLEMENTATION REQUIREMENTS**

The requesting party and the expert group base on the contents of the decision on investment policy approval for the project.

The project implementation requirements include:

### **1. Project name; investment objectives and project scale:**

#### a) Project name

Social housing at land plot No. 10 Trinh Cong Son.

#### b) Investment objectives

To supplement the social housing fund to address the housing needs of individuals eligible for social housing policies in accordance with legal regulations; with priority given to those who are currently renting apartments in degraded apartment buildings or collective housing units that are public assets located in the city center and subject to relocation, clearance or demolition as prescribed by law.

#### c) Project scale

Planned scale:

- Land area for project implementation: 5,662 m<sup>2</sup>
- Building density: 53%.
- Construction area: 3,000 m<sup>2</sup>.
- Type of housing: Apartment units, social housing
- Number of floors: 1 basement level, 20 above-ground floors
- Building height: 71.8 meters
- Total gross floor area: 62,800 m<sup>2</sup>
- + Gross floor area of above-ground floors: 58,300 m<sup>2</sup>
- + Gross floor area of basement: 4,500 m<sup>2</sup>
- Total usable residential floor area: 35,496 m<sup>2</sup>.
- Total commercial and service floor area (maximum): 7,000 m<sup>2</sup>
- Number of apartments: 649 units.
- Land use coefficient: Approximately 10.3 times.
- Parking area, community house, and other requirements:
- + Parking area: Approximately 4,500 m<sup>2</sup>.
- + Green space area: Approximately 1,161 m<sup>2</sup>.
- + Yard, road and traffic area: Approximately 1,501 m<sup>2</sup>.

- Project location within urban area: Yes.
- The project falls within the protection zone of a monument recognized by a competent authority as a national monument or special national monument: No.
- The project is located in a restricted development zone or historic inner-city area (as defined in the urban planning scheme) of a special-class city: No.
- Estimated population size: approximately 1,560 people.
- Technical infrastructure items: Construction of technical infrastructure works within the project, including: leveling, roads, water supply and drainage, power supply, lighting system, green spaces, and fire safety system.

Housing product structure:

- Total number of apartments: 649 units.
- Proposed apartment types:
  - + One-bedroom apartments, with an area of 35–45 m<sup>2</sup>: approximately 10–15% of the total number of units.
  - + Two-to-three-bedroom apartments, with an area of 50–70 m<sup>2</sup>: approximately 85–90% of the total number of units.
- Total commercial and service floor area: 7,000 m<sup>2</sup> (equivalent to 20% of the residential floor area)
- Product consumption plan:
  - + Social housing area: The investor shall sell housing to beneficiaries eligible for social housing policies in accordance with the law; with priority given to those who are currently renting apartments in degraded apartment buildings or collective housing units that are public assets located in the city center and subject to relocation, clearance or demolition as prescribed by law.
  - + Commercial and service area: The investor shall lease the space to provide amenities and services for residents of the project and the surrounding area.

Housing development plan and allocation of land for social housing development under the project: The Social Housing Project located at Land Plot No. 10 Trinh Cong Son has been determined as a location and area for social housing development according to the Housing Development Plan for the 2020–2025 period under Decision No. 767/QĐ-UBND dated April 10, 2024, of the City People's Committee.

Management of construction investment and management of urban infrastructure within and beyond the project area (social infrastructure):

- The winning investor is responsible for synchronously implementing technical and social infrastructure within the project area; and for handing over and putting into operation the technical and social infrastructure works in

accordance with the regulations.

- The management and operation of the project shall comply with the provisions of the Housing Law 2023, Decree No. 100/2024/ND-CP dated July 26, 2024 of the Government detailing a number of articles of the Housing Law regarding the development and management of social housing and other relevant legal regulations.

## **2. Total investment capital of the project**

Preliminary total project implementation cost: 818,432,000,000 VND (Eight hundred eighteen billion, four hundred thirty-two million dong).

## **3. Project implementation location**

Hoa Cuong Nam Ward, Hai Chau District, Da Nang City.

## **4. Land use purpose; current land use status**

- Land use purpose: Social housing land.

- Current land use status: The land is currently under state management. At present, there are still some warehouses of Da Nang Water Supply Joint Stock Company on the land that have not yet been relocated or handed over. The technical infrastructure surrounding the land area has been completely invested and completed by the State. The land has been recovered by the City People's Committee under Decision No. 2704/QD-UBND dated October 17, 2022, on the recovery of land from Da Nang Water Supply Joint Stock Company

## **5. Land area for project implementation:**

The land area is approximately 5,662 m<sup>2</sup>.

## **6. Planning criteria**

According to Decision No. 2451/QD-UBND dated November 7, 2023, of the City People's Committee on the approval of the planning project for the Han River waterfront and the eastern bank at the 1/2,000 scale, and Official Letter No. 3681/UBND-PQLDT dated December 9, 2023, of the Hai Chau District People's Committee regarding the planning criteria related to Land PLOT No. 10 Trinh Cong Son, Hoa Cuong Nam Ward, Hai Chau District, with the following contents:

- Land lot area: 0.7 ha;
- Permanent population: 1,600 people (for 0.7 ha);
- Building density (minimum – maximum): 35% – 60%;
- Number of floors (minimum – maximum): 7 – 20 floors;
- Building height (minimum – maximum): 5 m – 78 m;
- Maximum land use coefficient: 11 times

- Setback: In accordance with the National Technical Regulation on Construction Planning – QCVN 01:2021/BXD.

- number of basements: up to 05 basements.
- Regarding parking area: In accordance with the National Technical Regulation on Construction Planning – QCVN 01:2021/BXD, in cases where buildings are constructed with more than 9 floors, an additional 20% of car parking area must be provided, as stipulated in Decision No. 63/2023/QĐ-UBND dated December 28, 2023, of the City People's Committee.
- Regarding green space area: A minimum of 1.0 m<sup>2</sup> of green space per person; total green space area must be ≥ 20% in accordance with QCVN.

### **7. Project implementation duration and schedule**

- a) Capital contribution and mobilization schedule: within 03 years from the date the investor is issued the land allocation decision or land lease decision for project implementation.
- b) Schedule of basic construction and putting the works into operation or exploitation: 03 years from the date the investor is issued the land allocation decision or land lease decision for project implementation.

### **8. Investment incentives and guarantees**

The project is entitled to the policies and incentives prescribed in Clause 2, Article 85 of the Law on Housing 2023:

- Exempt from land use fees and land rental for the entire land area of the project; the investor is not required to carry out procedures for determining land prices, calculating the exempted land use fees and land rental, and is not required to carry out procedures for requesting exemption from land use fees and land rental.
- Entitled to value-added tax and corporate income tax incentives in accordance with the provisions of tax laws;
- Entitled to a maximum normative profit of 10% of the total construction investment cost for the social housing construction area;
- Entitled to allocate up to 20% of the total residential floor area of the project for commercial and service business purposes. The investor of the social housing construction project shall account separately for this area, shall not include the construction investment cost of the commercial and service area in the cost of social housing, and shall be entitled to all profits generated from the commercial and service business area.
- Entitled to borrow capital at preferential interest rates.
- Entitled to receive support from the City People's Committee in connecting the project's technical infrastructure system to the area's technical infrastructure system, ensuring synchronization of social infrastructure inside and outside the project area;
- Other incentives in accordance with the provisions of law (if any).

## **9. Other related contents:**

### **a) Investor requirements**

- The investor must be capable of mobilizing equity capital, loans, and other legally mobilized capital sources to implement the project in accordance with regulations;

- The investor shall organize the implementation and management of the investment project, ensure quality control of the works, and hand over the completed works for use in accordance with the intended purposes, schedule, and current legal regulations;

- Fully perform the obligations of the project investor in accordance with the provisions of the 2023 Land Law, the 2023 Housing Law, the 2020 Investment Law, the 2023 Law on Real Estate Business, the 2014 Construction Law, the 2014 Amended Construction Law, and other relevant legal regulations.

### **b) Responsibilities of the Investor**

- Carry out procedures related to planning, construction, land, investment, and environment in accordance with the provisions of the Law on Investment, the Law on Construction, the Land Law, the Law on Environmental Protection, the Housing Law, the Law on Real Estate Business, and other relevant legal regulations during the project implementation process.

- Be responsible for reimbursing compensation and site clearance costs to the city budget;

- Be responsible for developing social housing in accordance with the construction planning and the City's Housing Development Plan for the 2020–2025 period (Appendix I – Decision No. 767/QĐ-UBND dated April 10, 2024, issued by the City People's Committee), and ensure the scale meets the housing criteria; comply with regulations on sale prices, rental prices, and lease-purchase prices to ensure that housing is sold, rented, or lease-purchased to the proper beneficiaries in accordance with the housing laws.

- Be responsible for synchronously developing technical and social infrastructure within the project scope; and for handing over and putting into management and use the technical and social infrastructure works in accordance with regulations.

- Contact the Department of Agriculture and Environment for guidance on procedures related to land issues and the plan for handling excavated and filled soil generated during the project's construction process.

- Contact the Department of Construction for guidance on developing the traffic organization plan and the project's access and connection plan with surrounding roads; arrange parking areas within the project site in accordance with current regulations and the actual parking demand of the project; and submit the plan to the Department of Construction for comments as required by regulations;

- Contact the Tax Authority for guidance and to carry out procedures for entitlement to investment incentive and support policies, as well as for fulfilling financial obligations to the state budget in accordance with regulations;

- Contact the People's Committee of Hai Chau District for guidance on carrying out procedures for preparing the detailed planning and construction design documents, ensuring that the parking area meets regulatory requirements.

- Ensure that the project fully complies with the provisions of the Law on Environmental Protection; handle types of wastewater, solid waste, exhaust gas, etc. with appropriate solutions to ensure environmental sanitation; apply specific measures and plans to meet requirements for fire and explosion prevention, and labor safety at the project implementation site in accordance with current legal regulations; complies with regulations on construction height clearance under Decree No. 32/2016/ND-CP dated May 6, 2016 of the Government on the management of the height of aviation obstacles and airspace protection zones in Vietnam; sell commercial housing to foreign organizations and individuals only after obtaining the opinion of the Ministry of National Defense in accordance with regulations.

- Take responsibility for implementing the project in accordance with the schedule approved in the Investment Policy Approval; implement environmental protection measures; apply appropriate treatment solutions to ensure environmental sanitation; and apply specific measures and plans to meet the requirements for fire safety and occupational safety at the project site in accordance with current legal regulations.

- Only carry out activities in conditional business sectors after fully meeting the prescribed conditions and obtaining a certificate of eligibility for business from the competent specialized management authority in accordance with current legal regulations.

- On a quarterly and annual basis, the Investor shall report on the project implementation status in accordance with Article 72 of the 2020 Law on Investment, including the following contents: results of investment and business activities, labor information, contributions to the state budget, environmental protection and treatment, and specialized indicators according to the field of operation for competent authorities as prescribed. Take responsibility for the accuracy and truthfulness of the report's contents and bear all consequences arising from failure to submit, incomplete submission of periodic reports, or submission of false information.

- In case of violations related to investment activities in Vietnam, administrative penalties shall be imposed in accordance with Decree No. 122/2021/ND-CP dated December 28, 2021 of the Government on administrative penalties in the field of Planning and Investment.

- The project shall be terminated in accordance with the provisions of Article 48 of the 2020 Law on Investment.