

No.: 95/KHĐT-TĐ

*Quang Binh, dated January 16<sup>th</sup>, 2023*

**INVITATION FOR EXPRESSION OF INTERESTS  
ON THE LAND-USED INVESTMENT PROJECT**

To: Investors with interests.

Pursuant to Decision No.2785/QĐ-UBND dated October 13<sup>th</sup>, 2022 by Quang Binh Provincial People's Committee on approving the investment policy for the project named the social housing area in Loc Ninh commune, Dong Hoi city (investment policy approval decision is simultaneously the approval decision for the list of land-used investment project);

Pursuant to Decision No.3803/QĐ-UBND dated December 30<sup>th</sup>, 2022 by Quang Binh Provincial People's Committee on approving the preliminary requirements of investors' capacity and experiences registering to implement the project named the social housing area in Loc Ninh commune, Dong Hoi city;

Department of Planning and Investment would like to invite investors with interest to submit the implementation registration document for the project named the social housing area in Loc Ninh commune, Dong Hoi city, with the following detailed information:

**I. Project name:** social housing area in Loc Ninh commune, Dong Hoi city.

**A. Project objectives:** concretizing the detailed planning, establishing housing development program and plan; approved land use master plan; setting up the new living quarters, meeting the demand of housings for employees, labors and beneficiaries enjoying the social housing policy at the locality; gradually embellishing and upgrading urban landscapes; mobilizing the investment capital from investors and enterprises to implement the task of ground clearance; socio-economic infrastructure investment, contributing to promote the local socio-economic development.

**B. Project scale:**

*b.1.* Land use area: about 9,6ha based on the social housing project boundary approved by Decision No. 3861/QĐ-UBND dated November 26<sup>th</sup>, 2021 by the Provincial People's Committee on approving detailed planning for social housings area in Loc Ninh commune, Dong Hoi city, ratio 1/500 (excluding Cao Thang street route to be upgraded in the future; the route from

Loc Ninh commune to Dong Hoi Northwest industrial zone with state's investment; and the route belonging to the Southeast residential area of Cao Thang street).

*b.2.* Construction scale: completely investing in technical infrastructure, social infrastructure, housings and other works as per construction master plan approved by the Provincial People's Committee at Decision No. 3861/QĐ-UBND dated November 26<sup>th</sup>, 2021 with the land use area of about 9,6ha including the following items:

*b.2.1.* Part of infrastructure works: invest in complete construction of technical infrastructure with the land use area of about 9,6ha (including: ground levelling, traffic road; rain water drainage; parking lot; water supply and fire prevention and extinguisher; waste water drainage and environmental hygiene; power supply and electric lighting; green park; contact information....) as per approved detailed planning.

*b.2.2.* Part of housing works: the project establishes about 290 land lots for constructing low-floor social housing; 01 land lot for constructing high-floor social housing; 93 land lots for constructing low-floor commercial housing with total land area of about 53.573,99m<sup>2</sup>.

- Social housing:

+ Low-rise social housing: constructing about 290 low-floor social housing with the expected land use area of about 19.615,6m<sup>2</sup>, total construction floor of about 39.231 m<sup>2</sup>, the height of floor, construction density, land use coefficient as per the approved detailed planning.

+ High-rise social housing: construct the social housing apartment with the land use area of about 23.239,45m<sup>2</sup>, total construction floor of about 40.835m<sup>2</sup>, the quantity of social housing apartment: about 401 houses, the height of floor, construction density, land use coefficient as per the approved detailed planning.

- Low-rise commercial housing: constructing about 93 commercial housing (constructing the rough part, finishing the façade) in 93 and lots with the land use area of about 10.718,94m<sup>2</sup> (occupying 20% total living land of the project), total floor area of about 44.256m<sup>2</sup>, the height of floor, construction density, land use coefficient as per the approved detailed planning.

*b.3.* Preliminary structure of housing products: total quantity of housing type: about 784 houses including: about 290 low-rise social housing and about 401 apartments at the high-rise social housing apartments; about 93 commercial housings.

*b.4.* Population scale: about 3.136 people

*b.5.* Land fund for social housing development: area of about 42.855m<sup>2</sup>

occupying 80% total living land area of the project.

*b.6. Preliminary option for investing, constructing and managing urban infrastructure in and out of the project scope; the preliminary part of urban infrastructure remaining for investor to do trading, part of urban infrastructure investor transferring to the locality.*

b.6.1. Preliminary option for investing, constructing and managing urban infrastructure in and out of the project scope:

- Infrastructure in the project: investor constructs synchronously technical infrastructure as per approved detailed planning within the project scope (including: ground levelling, traffic road; rain water drainage; waste water drainage and environmental hygiene; water, power and electric lighting supply; contact information; green trees, park, parking area....) to guarantee the connection with the general technical infrastructure system of the region, conditions of environmental hygiene, fire prevention....; housing construction based on preliminary housing product structure approved by the investment policy of the project.

- Infrastructure out of the project: guarantee the connection among traffic infrastructure system, water supply, power supply, rain water drainage, waste water drainage, contact information in and out of the project to be consistent and synchronous with the approved detailed master plan.

b.6.2. Preliminary part of urban infrastructure investor uses for the purposes of trade and investment, urban infrastructure transferred to the locality:

- Part of urban infrastructure investor uses for the purposes of trade and investment:

Investors are permitted to keep a part of urban infrastructure for the purposes of trade and investment regarding property products to be constructed on the land lots to be planned as living land, social living land, as per the approved detailed master plan.

- Part of urban infrastructure investors transferring to the State:

Technical infrastructure works includes: traffic road, rain water drainage, waste water drainage and environmental hygiene, utility trench, water supply, power supply, lighting electricity, contact information, green trees, park, parking area....to be constructed out of the planned land as living land, social living land as per the approved detailed project master plan and project scale;

After finishing the tasks of acceptance, set up completion profile, project maintenance and warranty profile as per legal regulation, investors will be responsible for preparing procedures and implementing the task of transferring completely constructed urban infrastructure system to local authority or units of direct management and operation to receive the tasks of management and operation, guarantee following stipulations of project transfer and project

management and operation as stipulated.

The archives of project design and completion profiles will be done as per legal regulations of construction and housings; investors will be responsible for project quality and transferred project warranty as per legal regulations. Regarding completed and used works, it is necessary to assess quality, value and completion of the necessary maintenance before transferring.

During the time that investors not transferring to the local authority or direct management and operation units, investors have to be responsible for managing, operating and maintaining the works, guarantee the security, safety and implement necessary services for residential households.

The project scale in the investment policy is preliminary which will be defined concretely at the phase of establishing feasible study report, design carried out after the grassroots design to be appraised and approved as per current stipulations.

*(The signals of land lot as per the detailed project planning, ratio 1/500 approved by Quang Binh PPC by Decision No.3861/QD-UBND dated November 26<sup>th</sup>, 2021).*

**II. Preliminary project implementation cost (expected):** 972 billion dong

**III. Preliminary cost for compensation, supporting, resettlement (expected):** 24 billion dong

Preliminary invested capital of the project (preliminary cost for project implementation + preliminary cost for compensation, supporting, resettlement) is just expected, then investor will consider financial capacity when bidding as the basis for preliminary evaluation of financial capacity, experiences of investors; not used to estimate land use fee, land lease fee and financial responsibilities of selected investors for project implementation; defining land use fee, land lease fee of the project will comply with the stipulations of land and other related laws.

#### **IV. Investment time and progress:**

**1. Project operational time:** within 50 years since the date investors granting land, leasing land; buyers of housing attached with living land use right or buyers of living land for housing construction will have the stable and long term use right as per the land law.

**2. Project implementation progress:** Not over 6 years since the date having the investor selection approval decision or investor approval decision, expected from the year 2022 to the year 2027.

**V. Project implementation location:** Loc Ninh commune, Dong Hoi city, Quang Binh province.

**VI. Land area:** about 9,6ha (The accurate area will be defined during the time of land granting)

**VII. Land use purpose:** social living land; vestige land; green park land; traffic land; parking lot land.

**VIII. The deadline for submitting project implementation registration documents:** March 2<sup>nd</sup>, 2023;

**IX. Contact information:**

- Quang Binh Department of Planning and Investment.
- Address: 23/8 street, Dong Phu, Dong Hoi, Quang Binh
- Tel: 0232. 3821 869
- Fax: 0232. 3821520
- Other project information: investment policy approval decision of Quang Binh PPC is attached with this invitation.

**X.** Investors with interests, that has the demand for project implementation registration, must implement procedures to be issued with digital certificate and submit the project implementation document on the national bidding network system.

***Place of receiving:***

- Posted on the national bidding network system;
- The provincial website:  
<https://quangbinh.gov.vn/>;
- DPI Website:  
<https://skhdt.quangbinh.gov.vn/>;
- Filing: archives, appraisal office.

**PP. DIRECTOR  
DEPUTY DIRECTOR**

**(Signed and sealed)**

**Mai Hong Ngoc**