



## LEGAL UPDATE

### INVESTMENT POLICY FOR THE HD INDUSTRIAL PARK PROJECT IN BA RIA - VUNG TAU PROVINCE

On 22 January 2025, the Prime Minister issued Decision No. 218/QĐ-TTg on the investment policy for the project on the construction and infrastructure business of HD Industrial Park in Hac Dich Ward, Phu My Town, Ba Ria - Vung Tau Province (“**Decision 218**”). This marks a significant milestone in the development of industrial parks in the locality, contributing to economic growth, attracting investment, and enhancing urban infrastructure development.

#### 1. Overview of the HD Industrial Park Project

The HD Industrial Park (“**Industrial Park**”) covers a total area of 450 hectares and is located in Hac Dich Ward, **Phu My Town**, Ba Ria - Vung Tau Province. The project investor is HD Industrial Park Development and Investment Joint Stock Company (“**Project Developer**”).

The total investment capital for the Industrial Park is VND 4980 billion, of which the Project Developer’s contributed capital is VND 750 billion. The operational term of the project is 50 years from the date of investment policy approval. The project must be implemented within 48 months from the date of land allocation by the State.

The Industrial Park aims to develop and operate industrial park infrastructure, meeting the industrial development demands of the locality and neighbouring areas. Additionally, the Industrial Park will be developed with synchronised social infrastructure to ensure suitable working and living conditions for employees.

#### 2. Responsibilities of Relevant Authorities

Decision 218 assigns specific responsibilities to various government bodies in managing and implementing the Industrial Park:

- **The Ministry of Planning and Investment** is responsible for appraising the investment policy and overseeing state management of industrial parks.

- **The People’s Committee of Ba Ria - Vung Tau Province** is tasked with directing relevant agencies to guide the investor in developing phased investment plans and ensuring land allocation progress aligns with the industrial land use planning for the periods 2021 - 2025 and 2026 - 2030.
- **The Project Developer** must fulfil commitments regarding contributed capital, comply with regulations on investment, land, and real estate business, and ensure timely project implementation.
- For the portion of the Industrial Park within the catchment area of Chau Pha Reservoir, the Project Developer is only permitted to proceed after obtaining confirmation from the People’s Committee of Ba Ria - Vung Tau Province that all conditions for protecting the local water reservoir have been met.

#### 3. Implications for Businesses and Investors

The development of the Industrial Park will not only expand the region’s industrial space but also play a crucial role in urbanisation and modernisation. Investors in this Industrial Park may benefit from various investment incentives, such as tax exemptions, preferential land access, and other investment support measures in accordance with prevailing laws. However, they must also comply strictly with investment regulations, land use requirements, environmental protection laws, and water resource management regulations.

Additionally, the establishment of Phu My City has taken legal effect from 1 March 2025. As such, investors and businesses should take note of the updated official administrative address when carrying out relevant procedures. Accordingly, the current official address of the Industrial Park is in Hac Dich Ward, **Phu My Town, Phu My City**, Ba Ria - Vung Tau Province.



#### **4. Conclusion**

Decision 218 represents a significant step in Ba Ria - Vung Tau Province's industrial development strategy, providing various investment opportunities and fostering regional economic growth. Investors and businesses interested in the Industrial Park should closely monitor further developments to plan their investments effectively, leverage available opportunities, and ensure legal compliance.

#### **Contact Information**

Should you have any questions, please feel free to contact our lawyers at the below email addresses.

Minh Nguyen / Special Counsel and Head of Dispute  
Resolution Practice  
[minh.nguyen@acsvlegal.com](mailto:minh.nguyen@acsvlegal.com)

Ly Nguyen / Associate  
[ly.nguyen@acsvlegal.com](mailto:ly.nguyen@acsvlegal.com)