



## **NEWSLETTER MAY 2026**

In this edition, we highlight key developments and their practical implications for Vietnam's real estate market.

In addition, we provide other news and regulatory updates that may be of interest to you.



### **NEW DEVELOPMENTS IN LAND AND REAL ESTATE REGULATIONS**

Vietnam has introduced significant new measures to enhance transparency, digitalisation and the administration of land-related financial obligations in the real estate sector. Key developments include the establishment of a centralised real estate information system and electronic identification codes under Decree 357, alongside new mechanisms for determining land use fees and land rental fees under Resolution 254 and Decree 50. These reforms are expected to improve market transparency, administrative efficiency and regulatory consistency across the sector.

[Click here to continue reading](#)

[READ MORE](#)

---

## LAWS & REGULATIONS

### **Resolution No. 125/NQ-CP**

**Resolution No. 125/NQ-CP** dated **11 May 2026** approves the inclusion of the Draft Law on Electronic Identification and Authentication in the 2026 legislative programme of the National Assembly (16th term), aiming to strengthen the legal framework for digital identity, electronic authentication, and data-driven governance in Vietnam.

### **Decree No. 144/2026/ND-CP**

**Decree No. 144/2026/ND-CP** dated **5 May 2026**, effective from **20 June 2026**, amends and supplements certain provisions of Decree No. 181/2025/NĐ-CP guiding the implementation of the Law on Value-Added Tax, as previously amended by Decree No. 359/2025/NĐ-CP, aiming to further refine VAT implementation regulations and ensure greater consistency and clarity in tax administration.

### **Decree No. 142/2026/ND-CP**

**Decree No. 142/2026/ND-CP** dated **30 April 2026**, effective from **1 May 2026**, provides detailed guidance on the implementation of certain provisions of the Law on Artificial Intelligence. The Decree establishes the regulatory framework for the development, deployment, and governance of artificial intelligence activities in Vietnam, with a focus on safety, transparency, accountability, and the promotion of responsible AI innovation and digital transformation.

#### **Decision No. 826/QD-TTg**

**Decision No. 826/QD-TTg**, issued by the Prime Minister on **11 May 2026** and effective from the same date, approves a national programme on developing population data, electronic identification and authentication to support Vietnam's digital transformation for the 2026–2030 period, with a vision to 2035. The programme continues the implementation of Project 06, focusing on expanding the use of VNeID, enhancing data integration, and streamlining public services to improve efficiency and effectiveness in digital transformation.

#### **Circular No. 03/2026/TT-BNG**

**Circular No. 03/2026/TT-BNG** dated **6 May 2026** regulates the delegation of authority for consular certification and legalization to provincial-level People's Committees. The Circular takes effect from **9 May 2026**, aiming to decentralize administrative competence and improve the efficiency of consular authentication procedures at the local level.

#### **Official Dispatch No. 464/TTg-CDS**

**Official Dispatch No. 464/TTg-CDS** dated **30 April 2026** directs ministries and local authorities to implement measures to cut and simplify administrative procedures and business registration processes. The directive aims to reduce compliance costs, eliminate unnecessary conditions, and accelerate digitalisation in public service delivery to improve the business and investment environment.

---

## OTHER NEWS

#### **Home demand drives property credit**

As policy steers credit towards end-users, Vietnam's property lending is increasingly anchored in real housing demand, with stable growth masking a deeper shift in how capital is allocated.



[\(VIR\)](#)



### **Vietnam announces 10 strategic technology groups**

Vietnam's latest issuance of 10 strategic technology groups is expected to create an important basis for developing core technologies, and products, contributing to digital economy development, national competitiveness and security. [\(VIR\)](#)



### **Companies required to pay recycling fees based on waste output**

From May 25, producers and importers in Vietnam will be required to meet mandatory recycling obligations for products and packaging placed on the market, either by organising recycling activities themselves or making financial contributions to the Vietnam Environmental Protection Fund. [\(VIR\)](#)



### **The role of public investment in technological development**

Public investment has a crucial role to play in technological development, particularly in fields where private capital is reluctant to become involved initially. [\(VnEconomy\)](#)



### **Vietnam eyes official launch of crypto asset market in Q3 2026**

The market operating under a framework designed to ensure safety and transparency. [\(VnEconomy\)](#)



### **Construction ministry proposes to abolish, simplify, and decentralize 157 administrative procedures**

The move is followed a comprehensive review of all 454 administrative procedures under its jurisdiction by the ministry in April. [\(VnEconomy\)](#)



The Chambers Global Practice Guides serve as definitive global law guides offering comparative analysis from top-ranked lawyers. ACSV Legal has contributed to the Chambers Global Practice Guides, Vietnam chapter on Doing Business In... 2025.

[Download](#) the latest version of the Chambers Global Practice Guides for Doing Business In... 2025 in Vietnam, containing

ACSV Legal's contribution.



The Legal 500's Country Comparative Guides are produced in association with the World's leading lawyers and give the in-house community a practical overview of the laws and regulations in key jurisdictions, for specific practice areas.

ACSV Legal has contributed to the Legal 500's Country Comparative Guides, Vietnam chapter on Real Estate 2025.

[Download](#) the latest version of the Legal 500's Country Comparative Guide for Real Estate in Vietnam, containing ACSV Legal's contribution.

For more insights, scan the QR code to download our brand new, free guide:



**ACSV**  
LEGAL

**BritCham**  
VIETNAM

**DOING BUSINESS**  
GUIDE VIETNAM



# CONTACT US



If you have questions, please get in touch with us at [marketing@acsvlegal.com](mailto:marketing@acsvlegal.com) or your usual ACSV Legal contact.



