

Hanoi, December 18, 2025

DECREE

**Guiding land and environmental policies in the International
Financial Center in Vietnam**

Pursuant to the Law on Organization of the Government;

Pursuant to Resolution No. 222/2025/QH15 of the National Assembly on the
International Financial Center in Vietnam;

At the request of the Minister of Agriculture and Environment;

The Government promulgates the Decree guiding land and environmental
policies in the International Financial Center in Vietnam.

Article 1. Scope of regulation

This Decree provides detailed guidance on the land and environmental
policies specified in Article 22 and Article 23 of Resolution No. 222/2025/QH15
dated June 27, 2025, of the National Assembly regarding the International
Financial Center in Vietnam (hereinafter referred to as Resolution No.
222/2025/QH15).

**Article 2. Land allocation, land lease, change of land use purpose,
extension, adjustment of land use term, land registration, issuance of
certificates of land use rights and ownership of assets attached to land; entities
eligible to receive land use rights and assets attached to land upon disposal of
collateral**

1. The Chairman of the People's Committee shall decide on land allocation,
land lease, approval for change of land use purpose, extension of land use term,
and adjustment of land use term for members of the International Financial Center

implementing investment projects as prescribed in Clause 1, Article 22 of Resolution No. 222/2025/QH15.

2. The provincial-level agency responsible for land administration shall conduct the initial issuance of the Certificate of land use rights and ownership of assets attached to land to members of the International Financial Center.

3. The order and procedures for land allocation, land lease, change of land use purpose, extension and adjustment of land use term, land registration, and issuance of Certificates of land use rights and ownership of assets attached to land shall be implemented in accordance with Annex I attached to Decree No. 151/2025/ND-CP dated 12 June 2025 of the Government on the delineation of authority between two levels of local government and decentralization in the land sector, as amended and supplemented by Decree No. 226/2025/ND-CP dated 15 August 2025 of the Government amending certain decrees detailing the implementation of the Land Law.

4. The Investment Registration Certificate serve as the basis replacing the written approval of investor selection results for projects organizing bidding to select investors implementing projects using land in accordance with the law on bidding, or the investment decision in accordance with the law on public investment, or the decision on approval of investment guidelines simultaneously with approval of investors, or the decision on approval of investors in accordance with the law on investment, or the written approval of investor selection results for investment projects under the public-private partnership method, for the purpose of carrying out procedures for land lease and change of land use purpose.

5. Entities receiving the transfer of land use rights and assets attached to land upon collateral disposal, where economic organizations or foreign-invested enterprises mortgage land use rights and assets attached to land at foreign credit institutions, shall be entities prescribed in Article 28 of the Land Law.

Article 3. Environmental registration

1. Members of the International Financial Center must conduct environmental registration for construction investment projects before discharging waste into the environment, except for investment projects exempt from environmental registration in accordance with the law on environmental protection.

2. The content of environmental registration comply with Clause 4, Article 49 of the Law on Environmental Protection. The environmental registration

document follow the form prescribed by the Minister of Agriculture and Environment.

3. The agency receiving environmental registration is the People's Committee of the commune or ward (hereinafter referred to as the Commune-level People's Committee) where the construction investment project is located; in cases where the project is deployed across the administrative boundaries of 02 or more communes or wards, the project owner has the right to select one Commune-level People's Committee to register the environment. The Commune-level People's Committee receiving the environmental registration is responsible for sending information to the People's Committees of the remaining communes for information and coordination in environmental inspection regarding the construction investment project.

4. The project owner specified in Clause 1 of this Article may submit environmental registration directly at the Commune-level People's Committee, by post, through the National Public Service Portal, or through the Executive Agency of the International Financial Center. Procedures for environmental registration via the Executive Agency of the International Financial Center shall be as follows:

a) The investment project owner register the environment for the investment project at least 05 working days before any activity of discharging waste into the environment occurs;

b) Within 03 working days from the date of receiving the environmental registration document, the Executive Agency of the International Financial Center is responsible for forwarding the environmental registration document to the Commune-level People's Committee specified in Clause 3 of this Article.

5. The agency receiving environmental registration perform the responsibilities prescribed at Points b, c, and d, Clause 7, Article 49 of the Law on Environmental Protection.

Article 4. Implementation responsibilities

1. This Decree shall take effect from December 18, 2025.

2. The People's Committee of Ho Chi Minh City and the People's Committee of Da Nang City perform state management tasks regarding land and environment within the International Financial Center in their respective areas as prescribed in Resolution No. 222/2025/QH15, this Decree, and relevant provisions of the law on land and environment.

3. Ministers, Heads of ministerial-level agencies, Heads of Government agencies, the Chairman of the People's Committee of Ho Chi Minh City, the Chairman of the People's Committee of Da Nang City, and relevant agencies and individuals are responsible for the implementation of this Decree./.

Recipients:

- The Secretariat of the Central Committee of the Communist Party;
- Prime Minister, Deputy Prime Ministers;
- Ministries, ministerial-level agencies, Government agencies;
- People's Councils, People's Committees of provinces and centrally run cities;
- Central Office and Party Committees;
- Office of the General Secretary;
- Office of the President;
- Council of Nationalities and Committees of the National Assembly;
- Office of the National Assembly;
- Supreme People's Court;
- Supreme People's Procuracy;
- The State Audit Office;
- National Financial Supervisory Commission;
- Viet Nam Bank for Social Policies;
- Viet Nam Development Bank;
- Central Committee of the Viet Nam Fatherland Front;
- Central agencies of mass organizations;
- Government Office: Minister-Chairperson, Deputy Ministers-Vice Chairpersons, Assistants to the Prime Minister, Director General of the Government Portal, Departments, Directorates, subordinate units, Official Gazette;
- Filed at: Archives, Department of General Economic Affairs (2 copies).

**ON BEHALF OF THE GOVERNMENT
PRIME MINISTER**

Pham Minh Chinh