VIETNAM – NEWS AND REGULATIONS

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# TOP NEWS

## VIETNAM - LEGAL ALERT ON DECREE 69/2024/ND-CP ON ELECTRONIC AUTHENTICATION AND IDENTIFICATION

*Dr. Oliver Massmann, Duane Morris Vietnam LLC*

On June 25, 2024, the Vietnamese Government issued Decree 69/2024/ND-CP (***Decree 69***), effective from July 1, 2024, replacing Decree 59/2022/ND-CP. Decree 69 regulates electronic identification (***e-ID***) and authentication (***EIA***), with specific provisions for foreigners residing or having activities in Vietnam and enterprises operating in Vietnam.

1. **Regulations on Electronic Identification for Foreign Individuals**
2. **Subjects eligible for EIA**

* Foreign nationals aged 6 years and older who have been issued a permanent residence card or temporary residence card in Vietnam are eligible for a Level 1 EIA account and a Level 2 EIA account upon request (Article 7.2 Decree 69)
* Foreign nationals under 6 years old who have been issued a permanent residence card or temporary residence card in Vietnam are eligible for a Level 1 electronic identification account upon request (Article 7.2 Decree 69)

1. **The IT infrastructure in Vietnam to do this registration**

Vietnam’s IT infrastructure supports e-ID registration through the VNeID application and the national EIA system managed by the Ministry of Public Security (***MPS***). The system is integrated with the National Public Service Portal (***NPSP***) and ministerial/provincial information systems, enabling seamless online administrative procedures.

1. **Step-by Step e-ID Registration for Foreign Nationals**

Foreigners can register for e-ID accounts (Level 1 or Level 2) through the following steps:

* **Level 1 e-ID Registration** (Article 11.1 Decree 69):
  + Use a mobile device to access VNeID.
  + Enter passport or valid international travel document details, along with an email address or phone number (if available), and provide the required information following the instructions in the National Identification App.
  + Take a portrait photo via the app and submit the registration request.
  + The EIA management agency will verify the information and notify the result via VNeID, a registered mobile phone number, or an email address within **01 working day** (Article 13.4(a) Decree 69)
* **Level 2 e-ID Registration**(Article 11.1 Decree 69):
  + Visit the immigration management agency under the Ministry of Public Security or the provincial-level police department, present their passport or valid international travel document.
  + Provide required information on the application form, including a registered mobile phone number, email address (if available), and any additional details requested for integration into the National Identification App.
  + The receiving officer will enter the provided information into the electronic identification and authentication system, capture a facial image, and collect fingerprints for verification against the National Immigration Database.
  + The immigration management agency will submit the request for an EIA to the EIA management agency.
  + The EIA management agency will notify the registration result via the National Identification App, a registered mobile phone number, or an email address within **3 working days** (if biometrics exist) or **7 working days** (if not) (Article 13.4(a) Decree 69)
  + Foreign nationals under 14 years old, those under guardianship, or those requiring representation must visit the immigration management agency under the MPS or the provincial-level police department along with their guardian or representative to complete the Level 2 electronic identification account registration process.
* **Activation**: Activate the e-ID account within 7 days of receiving the registration result via VNeID. If not activated, contact the EIA help desk for support. (Article 14.1 Decree 69)
* **For Minors or Wards**: Parents or guardians must use their registered mobile number to register Level 2 e-ID accounts at a police station or ID issuance location.(Article 11.1(d), 11.2(e) Decree 69)

Level 2 e-ID accounts allow access to more extensive online services, including national and specialized databases, compared to Level 1 accounts, which are limited to basic personal information verification.

1. **Notes**

## Existing Accounts Expiry: Accounts created by the NPSP and administrative procedure resolution systems at the ministerial and provincial levels for individuals will remain valid until June 30, 2024. (Article 40.3 Decree 69).

## Optional but Recommended: From July 1, 2024, e-ID registration is not mandatory for foreigners, as it is issued upon request (Article 7.2, Decree 69). However, foreigners are encouraged to register to facilitate access to digital administrative services, such as online public services, banking, or civil transactions.

## Practical Considerations: While the VNeID app supports online transactions, its utility is limited. Many services still require hard-copy documents (e.g., passports or residence permits), and the app may face delays or errors due to outdated updates. Vietnam’s digital infrastructure, though advanced, is not fully digitized, leading to challenges like inconsistent app performance, language barriers, and reliance on physical paperwork. Foreigners should register for better access to public services but carry original documents as a backup for these practical hurdles.

1. **Regulations on Electronic Identification for Agencies and Organizations Operating in Vietnam**
2. **Subjects**

Agencies and organizations established or registered to operate in Vietnam are granted electronic identification accounts of all levels (Article 7.3, Decree 69).

1. **Procedures for Issuing Electronic Identification Accounts for Enterprises**

* **Online**: The legal representative, head of the agency or organization, or an authorized individual uses their Level 2 electronic identification account to log into VNeID, submit required information, and request an electronic identification account with consent from other legal representatives (if applicable).
* **In-person:** The **legal representative,** headoftheagencyororganization**,** oranauthorizedindividualsubmitstheapplication **form** atthe **Electronic Identification and Authentication Management Agency** or **Identity Management Authority.**
* **Verification:** The **Electronic Identification Management Agency** checks information in national database; if unavailable, further verification is conducted. Processing time is **up to 3 working days** if the organization's information exists in national or specialized database and **up to 15 working days** if verification is required due to missing data. (Article 13.4 Decree 69)
* **Notification:** Results are sent via **VNeID, mobile number, or email**. If rejected, a formal notification is issued.

1. **Notes**

* **Existing Accounts Expiry:** Public service portal accounts for agencies/organizations shall expire on June 30, 2025 (Article 40.4, Decree 69).
* **Optional but Recommended:** From July 01, 2025, although not mandatory, businesses should register for e-ID for administrative efficiency.

**\*\*\***

Please do not hesitate to contact Dr. Oliver Massmann under [omassmann@duanemorris.com](mailto:omassmann@duanemorris.com) if you have any questions on the above. Dr. Oliver Massmann is the General Director of Duane Morris Vietnam LLC.

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# BANKING & FINANCE

**Vietnam sets up committee to build international financial centre**

*VIR*

The Vietnamese government has reiterated its strong commitment to developing an international financial centre by announcing the establishment of the Steering Committee for Regional and International Financial Centre in Vietnam, chaired by Prime Minister Pham Minh Chinh.

PM Chinh signed a decision dated May 20 approving the list of members for the committee.

Accordingly, PM Chinh will serves as the head of the committee. Other deputy heads include Permanent Deputy Prime Minister Nguyen Hoa Binh, Secretary of Ho Chi Minh City Party Committee Nguyen Van Nen, Minister of Finance Nguyen Van Thang, Governor of the State Bank of Vietnam Nguyen Thi Hong, and Secretary of Danang Party Committee Nguyen Van Quang.

The committee also includes other members, including deputy ministers, heads of people's committees, a judge, and a deputy governor of the State Bank of Vietnam.

According to a decision made on December 31, 2024, the steering committee is tasked with providing direction on the development strategy for a regional and international financial centre in Vietnam, guiding the formulation and refinement of institutions and policies applicable to such a centre to ensure consistency with the orientation set by the Politburo, and overseeing the establishment and operations of management and executive bodies within the centre.

In addition, the committee is responsible for directing resource allocation and mobilisation for infrastructure development and growth of the financial centre, presiding over and organising cooperation, consultation, and exchanges with domestic and international agencies and organisations regarding the establishment of regional and international financial centres in Vietnam, and performing other related tasks assigned by the government.

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**Green credit grows over 21% annually**

**VE**

**As of March 2025, outstanding green loans reaching over VND704.2 trillion ($26.98 billion).**

The average growth rate of outstanding green loans in the 2017-2024 period reached over 21.2% annually, higher than that of outstanding loans for the economy, according to the State Bank of Vietnam (SBV).

As of March 2025, total outstanding green loans from 58 credit institutions stood at over VND704.2 trillion ($26.98 billion), an increase of 3.57% compared to the end of 2024 and accounting for 4.3% of the total outstanding credits of the economy.

Credit loans focused on renewable energy and clean energy, accounting for over 37% of the total, and green agriculture, accounting for over 29%.

On May 21, the SBV launched the Environmental and Social Risk Management System (ESMS) Handbook in Credit Granting Activities. The handbook, developed by the SBV in partnership with the International Finance Corporation (IFC), provides credit institutions with practical guidance for building and operating effective risk management systems aligned with environmental, social, and governance (ESG) principles - an essential step toward sustainable finance in Vietnam.

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# ECONOMY

**VN cuts cement clinker export duty to 5% through 2026 to support struggling industry**

*BIZHUB/VNS*

The reduced duty will remain in effect through December 31, 2026, after which the rate will return to 10 per cent.

In a move aimed at easing pressure on domestic cement producers, the Vietnamese Government reduced the export duty on cement clinker from 10 per cent to 5 per cent, effective from May 19.

The reduced duty will remain in effect through December 31, 2026, after which the rate will return to 10 per cent starting January 1, 2027.

The Ministry of Construction said that the tax reduction provides cement clinker producers with over a year to adjust their business strategies and address inventory backlogs, amid weak market demand and rising production costs.

Việt Nam currently operates 92 cement production lines with a combined annual capacity of 122.34 million tonnes. In 2024, total cement and clinker consumption reached approximately 95 million tonnes, a modest one per cent increase from 2023.

Of that total, domestic consumption accounted for about 65.3 million tonnes, marking a 3 per cent year-on-year increase. Meanwhile, exports declined by 5 per cent in volume to 29.7 million tonnes, and fell 14.2 per cent in value to roughly US$1.14 billion.

Despite strong installed capacity, plants are currently operating at just 77 per cent of their design capacity. An estimated 34 production lines have been temporarily shut down, with some remaining idle for up to a year. Several manufacturers are reporting sustained financial losses.

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**Việt Nam boosts rice trade through 2030 with new measures**

*VNS*

Authorities are set to expand negotiations and trade deals with international partners while dismantling the logistical and regulatory snarls that have plagued the sector.

To enhance rice exports through 2030, the Ministry of Industry and Trade (MoIT) has rolled out a series of new measures focused on stricter oversight, faster implementation of the national export strategy, and stronger trade promotion efforts.These solutions were introduced by the MoIT’s Export-Import Department during a conference held in the Mekong Delta province of Tiền Giang on Tuesday.

Authorities are set to expand negotiations and trade deals with international partners while dismantling the logistical and regulatory snarls that have plagued the sector. Local authorities were advised to restructure production and develop value chain linkages among organisations, cooperatives, and rice exporters.

Enterprises and traders were encouraged to upgrade deep processing facilities and equipment to churn out rice up to the exacting standards of discerning markets. The goal is to diversify export markets, reducing dependence on traditional buyers to mitigate associated risks.

Lưu Văn Phi, director of the provincial Department of Industry and Trade, highlighted Tiền Giang’s strategic strengths in rice production, citing its strategic location and robust transport infrastructure, including extensive road and waterway networks.

The province boasts around 200 major rice milling and processing facilities capable of grinding out three million tonnes of rice annually and generating an estimated US$100 million in export revenue.

To ensure the sector’s long-term growth, Phi stressed the need for exporters and traders to develop raw material zones, invest in factory upgrades, modernise production lines, enhance processing capabilities, and strengthen financial capacity. Building brand identity and gaining consumer trust in both domestic and foreign markets is seen as a critical step forward.

Current rice export regulations, he added, need to be revised to better keep pace with the industry’s evolving needs.

**High volume, low value**

According to the department, Việt Nam exported over 3.43 million tonnes of rice in the first four months of this year, raking in nearly $1.8 billion, a 8.1 per cent jump in volume but a 13.3 per cent dip in value from the same period last year.

The Philippines, as ever, remains Việt Nam’s largest rice buyer, making up 43.3 per cent of the export volume and 45.5 per cent of the value.

The average export price stood at $515 per tonne, down 19.8 per cent year-on-year. While this significant decline might seem concerning, it had been anticipated by industry experts and businesses, especially amid growing global supply.

Many Vietnamese exporters attributed the sharp decline in rice prices to the global market adjustment that began in late 2024. The lifting of India’s export ban significantly increased supply and exerted downward pressure on prices.

As India steps up exports to reduce record-high stockpiles, the global rice market is expected to remain in a low-price cycle in the near term – a development that poses challenges for Vietnamese exporters in terms of maintaining both profit margins and market share.

In its latest outlook, the United States Department of Agriculture (USDA) forecast global rice production in the 2025–26 crop year to reach a record 538.7 million tonnes, up one million tonnes from the previous season. Despite the rise in output, supply shortages may re-emerge due to an estimated increase of 6.1 million tonnes in global consumption.

Global rice trade is also projected to grow, with volumes expected to hit 60.5 million tonnes in 2025 and 61.3 million tonnes in 2026.

India is forecast to retain its dominant role, which may limit export growth opportunities for other major suppliers such as Việt Nam, Pakistan and Myanmar.

At the same conference, MoIT also sought feedback on the draft decree amending and supplementing certain provisions of Decree No 107/2018/NĐ-CP and Decree No 01/2025/NĐ-CP on rice export operations, signalling ongoing efforts to adapt Việt Nam’s regulatory framework to the shifting global landscape.

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# INVESTMENT

## Capital Law 2024 boosts Hanoi's FDI appeal: Expert

*THT*

Hanoi targets high-tech R&D, talent growth, and green innovation under the amended Capital Law, advancing Vietnam’s strategy to climb the global value chain.

In an exclusive interview with The Hanoi Times, Dr. Oliver Massmann, Partner-General Director Duane Morris Vietnam LLC, discussed how the amended Capital Law will enhance competitiveness, attract high-quality foreign direct investment (FDI), and support innovation-driven economic growth.

What are the key legal provisions in the amended Capital Law that specifically strengthen Hanoi’s competitiveness in attracting high-quality FDI?

The 2024 Law on the Capital (“2024 Law”) introduced certain legal innovations to attract high-quality FDI as follows:

State-backed Venture Capital Fund pilot: Hanoi is granted the authority to pilot a venture capital fund to use state budget funds to support high-tech enterprises, science and technology enterprises, and start-ups.

Autonomy: The 2024 Law granted Hanoi greater fiscal autonomy, including higher borrowing limits and revenue retention, allowing the city to finance major infrastructure projects relevant to FDI.

On Hanoi's expanded fiscal autonomy, I think Hanoi's institutional capacity is developing. Hanoi has experience in managing complex public-private partnership infrastructure projects. With all key agencies located in Hanoi, the capital has kept close contact with the central government. The city will definitely find a way to effectively manage this additional fiscal space in the near future.

Regulatory flexibility: Hanoi now has the authority to enact regulations and policies tailored to its unique economic and social needs, allowing for more responsive and investor-friendly environment.

Simplified licensing procedures: The 2024 Capital Law introduces the digitalization and simplification of Hanoi's licensing procedures.

The amended law allows Hanoi to set up a state-backed venture capital fund targeting high-tech and innovative start-ups. How feasible and attractive is this instrument for foreign investors from a legal and investor perspective?

Currently, the People’s Committee is still working on completing relevant aspects of the State-backed venture capital fund; the amount of charter capital support from the city budget; investment methods, objects of cooperation and receipt of investment capital; mechanisms for assessing and controlling risks and responsibilities of agencies, organizations and individuals in the management and operation of the fund.

Therefore, for the time being, foreign investors should closely follow the new development of the legislation on state-backed venture capital. In addition, in the case of conditional business sectors, foreign investors must ensure that they meet all requirements before participating in the state-backed venture capital fund.

I believe that the fund is very attractive to foreign investors because it provides them with access to early-stage capital for high-tech and innovative start-ups, which can lead to high returns. Additionally, investors can benefit from the backing of the government, which can provide stability and credibility to ventures. Overall, the fund is a promising vehicle for investors looking to participate in Hanoi's high-tech sector.

Regarding procedural simplification, can you give a practical example of how Law 2024 has made licensing or customs procedures more efficient?

The interagency coordination mechanism now reduces processing time by an estimated 30%-40%. Hanoi also launched a digital platform that integrates customs declarations with land clearance data, reducing delays in importing equipment needed for project construction.

In terms of a practical example, the 2024 Law just came into effect at the beginning of this year, and I think it is too early to talk about a prime example. But I think it will be much easier for foreign investors to invest in Hanoi.

What tax incentives or land use concessions under the amended law could serve as a game-changer for strategic foreign investors, particularly those in the high-tech, clean energy, or infrastructure sectors?

The newly introduced corporate income tax (CIT) incentives, with a preferential rate of 7% for 33 years for large high-tech investments, can be a game-changer for high-tech investors.

In addition, under Law 2024, investors in high-tech parks can receive land lease fee exemptions and reimbursement of land clearance costs. These incentives can attract foreign investors in high-tech sectors to make their moves in Hanoi.

What specific types of high-tech or clean energy projects are most likely to qualify for the 7% CIT incentive over 33 years?

In terms of high-tech, I believe that with the recent development of the legal framework, AI, fintech, smart grid, data centers, and automation systems will be in the spotlight. As for clean energy projects, green hydrogen production has recently attracted interest from foreign investors around the world, and Hanoi is certainly no exception.

To what extent do the procedural simplifications under the new Law address long-standing bureaucratic hurdles that have deterred foreign investment in Hanoi?

Foreign investors can now refer to the aforementioned provisions of the Capital Law 2024 when dealing with licensing authorities to support their cases. In my view, the procedural simplifications can address long-standing concerns and enhance Hanoi's attractiveness as an investment destination.

The law grants Hanoi greater fiscal autonomy, including increased borrowing limits and revenue retention. Based on your experience advising multinationals, how might this expanded fiscal space affect investor confidence and the city's ability to finance major infrastructure projects relevant to FDI?

Greater fiscal capacity allows for more robust investment in infrastructure, giving Hanoi more capacity to finance large infrastructure projects. In addition, the enhanced creditworthiness under the 2024 Law gives Hanoi the ability to manage and retain revenues, improving Hanoi's credit profile and potentially leading to better financing terms for investors.

A more autonomous fiscal environment can also lead to more consistent and reliable policy implementation, reducing investment risks. Taken together, these factors enhance Hanoi's attractiveness as a destination for foreign investment.

To date, Hanoi's Hoa Lac Hi-tech Park has attracted 108 investment projects, including 15 foreign projects. Photo: Lam Thanh/The Hanoi Times

How does the amended law fit into Vietnam's national strategy to attract FDI amid shifting global supply chains and emerging regional competition in Southeast Asia?

The law supports the development of high-tech parks and innovation hubs, in line with Vietnam's goal to become a leader in technology and innovation in Southeast Asia.

Moreover, the increased fiscal autonomy enables Hanoi to invest in infrastructure and human capital, addressing key factors that influence foreign investors’ decisions. The introduction of targeted incentives, such as tax breaks and land-use concessions, positions Hanoi as a competitive destination for strategic foreign investors.

These measures demonstrate Hanoi’s commitment to supporting Vietnam's national objectives and enhancing its position in the global investment landscape.

How does the law help Hanoi generate FDI flows compare to other major cities such as Ho Chi Minh City?

Hanoi has its advantages: the seat of central government, located in the center of the North, and a developed infrastructure. While Ho Chi Minh City remains dominant for logistics, manufacturing and fintech due to its superior industrial infrastructure, Hanoi is positioning itself as a complementary innovation hub, particularly attractive for FDI in the digital economy and sustainable technologies.

Thank you for your time.

(\*) Dr. Oliver Massmann has been practicing law in Vietnam for more than 25 years.

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**Vietnam, South Korea seek to strengthen transport ties**

*VIR*

Vietnamese Minister of Construction Tran Hong Minh on May 20 had a meeting with South Korean Ambassador to Vietnam Choi Youngsam in Hanoi to discuss future cooperation opportunities.

Choi Youngsam said that South Korea and Vietnam have continuously strengthened and expanded cooperation in many fields, including construction, transportation, housing, and smart cities.

Emphasising the level of scientific and technological development of South Korea in high-speed railways, the ambassador shared, “South Korean enterprises are interested in the North-South High-Speed ​​Railway and are ready to strengthen cooperation, train human resources, and transfer locomotive/carriage manufacturing technology for Vietnam to implement this project.”

In addition, South Korea also wishes to further strengthen cooperation with Vietnam in smart urban development, the implemention of urban transport projects, and manufacturing cars and buses.

Minister Tran Hong Minh said that in transport, South Korea is the second-largest bilateral donor to Vietnam. Since 1996, the South Korean government has been providing capital support for Vietnam to develop transport infrastructure.

He added, “The increasingly improved legal system has created favourable conditions for domestic and foreign enterprises to expand cooperation and investment in Vietnam.”

He expected that relevant South Korean agencies will continue to share experiences with Vietnam in receiving and mastering high-speed railway development technology and the railway industry, and the operation of freight transport on high-speed railways.

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# PROPERTY

**Modern industrial system targeted**

*VIR*

The upcoming merger of provinces is to be synchronised with land use planning and simplified admin procedures to quickly form industrial metropolises and enhance high-tech manufacturing supply chains.

In mid-April, a scheme was approved on rearranging administrative units and local government organisations. In the north, the province of Bac Giang will be incorporated into Bac Ninh province; in the south, Ba Ria-Vung Tau and Binh Duong provinces will be incorporated into Ho Chi Minh City.

Bac Ninh and Bac Giang are jointly known as the industrial capital of the north and the production base of many large corporations. “Merging these two provinces is expected to bring many significant advantages, especially in strengthening the production supply chain and attracting foreign direct investment,” said Van Duc Phu, deputy manager in charge at the Northern Investment Promotion, Information, and Support Centre under the Ministry of Finance.

The merger will create an economic entity with a significantly larger scale, including a larger population of about 3.4 million people and a high aggregate regional GDP, potentially in the top five of the country. “This scale creates greater attractiveness for large-scale investment projects and global supply chains,” Phu added.

Both provinces have strengths in industry, especially electronics, with the presence of big corporations such as Samsung, Foxconn, and other suppliers. The merger will create an industrial metropolis with the largest industrial zone (IZ) network in the north, including more than 30 IZs, facilitating the linkage and development of supporting industries and logistics serving this industrial cluster.

“The merger helps optimise the use of infrastructure and common resources, allowing for more synchronous planning and development, helping to maximise decentralisation to local authorities at the provincial and communal levels and simplifying administrative procedures, such as reducing transaction costs, saving time and creating better conditions for businesses and investors,” Phu emphasised.

In the south, Phu said management boards of export processing zones and economic zones of the expanded Ho Chi Minh City need to plan priority developments, where to reserve large amounts of land to attract major groups, and where to locate satellite areas.

“The city should take advantage of its market of about 40 million people that includes the Mekong Delta, high-quality labour, a ready supply chain for a number of existing industries, and its integrated transportation system,” Phu said.

At present, Binh Duong is known as the capital of Vietnamese industry. According to the Vietnam Association of Real Estate Brokers, the province is the largest IZ area province with more than 12,700 hectares, accounting for one-quarter of the IZ area in the south and 13 per cent of the whole country.

According to industrial real estate consultants Redsunland, Binh Duong has been successful in luring overseas funding thanks to the strong development of IZs, but still needs to expand the port system, warehouses, telecommunications, and especially banking and financial facilities, which are concentrated in Ho Chi Minh City now.

Meanwhile, Ho Chi Minh City is the industrial-logistics centre of the country but has limitations in land and traffic infrastructure, although it has a sea frontage of about 23km. Ba Ria-Vung Tau has more than 300 km of coastline and Cai Mep-Thi Vai deepwater port, offering a great advantage in the supply chain and international trade.

The merger of provinces and cities not only expands the total land area but also puts land availability under unified management. Land use planning is to become more comprehensive and strategic, Redsunland said on its company website in April.

“This is also an opportunity for localities to develop supporting, specialised, ecological, and high-tech IZ complexes. Thereby, businesses can optimise operating costs and access labour resources more conveniently, and the strengths of each region will be maximised,” it added.

The restructuring of administrative units in Vietnam is a momentous move, reflecting a broader vision to streamline governance, improve infrastructure, and create more integrated urban-industrial ecosystems, according to Thomas Rooney, senior manager of Savills Hanoi’s Industrial Services.

“If carried out thoughtfully and systematically, the merger could lead to the formation of large-scale urban industrial regions that operate more efficiently and attract stronger foreign investment,” Rooney said. These markets could complement one another, leveraging mutual strengths while offsetting existing limitations. Moreover, it presents a valuable opportunity to accelerate urbanisation across localities.”

While it will certainly come with growing pains for investors, such as adjusting to new jurisdictions or shifting relationships between local authorities, it also opens up opportunities for more cohesive long-term planning and economic development.

“Adjusting administrative boundaries will likely have ripple effects on land-related procedures,” Rooney explained. “In the short term, we may see some delays or confusion as new authorities take over and regulations get realigned. However, with clear communication and coordination between departments, this transition could simplify processes in the long run.”

In the longer term, it could also encourage more consistent and transparent permitting frameworks across merged zones, which investors would welcome, he added. “The downside is that during the transition period, inconsistencies or overlaps in policies could lead to bottlenecks if not managed proactively.”

However, if this restructuring is carried out in tandem with infrastructure investment and improved transport connectivity, it could present an opportunity to expand the labour supply pool, enhance recruitment quality, and ultimately improve living and working conditions for workers in the long term, Rooney added.

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**Airbnb-like short-term housing lease ban reviewed for inconsistency with laws**

*VNE*

The Ministry of Construction is reviewing regulations that prohibit the short-term lease of apartments to ensure they do not fall foul of laws.

It said that a recent memo from the Ministry of Justice has raised concerns about inconsistencies surrounding the ban on Airbnb-like lease.

The justice ministry had pointed out that while the Housing Law prohibits such leases, there are no regulations defining "short-term rentals" or explicitly banning owners from renting out their homes.

"It is unreasonable that homeowners are not prohibited from renting out for the long term but short-term rentals are banned.

"If they are not living in the property, they have the right to rent it out, which is one of the property rights of owners as stipulated in the Civil Code."

So prohibiting Airbnb-style rentals lacks a legal foundation, it warned.

In the event, it suggested regulation rather than a ban, pointing out that homeowners could be asked to register their rental business, ensure compliance with security and fire safety standards and ensure neighbors are not impacted by their tenants’ activities.

In March HCMC banned the use of apartments for non-residential purposes, including shot-term leases like on Airbnb.

There have been conflicts between [short-term tenants](https://e.vnexpress.net/news/business/companies/booming-airbnb-service-a-displeasure-to-apartment-residents-4675462.html) and other occupants of apartment towers, who complain about guests making noise late at night and lacking cleanliness.

Many residents are also upset at having to share facilities such as elevators, gyms and pools with renters, some of whom also indulge in illegal activities such as gambling and drug use.

Le Hoang Chau, chairman of the HCMC Estate Association, criticized the city’s blanket ban and suggested management solutions instead.

"If managed well, this could be a form of accommodation that promotes tourism and generates tax revenues for the city."

A *VnExpress* study in HCMC found nearly 10,000 apartments being used for short-term lease and generating monthly incomes of VND15-60 million for owners.

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**OIL&GAS&**[**ENERGY**](http://tuoitrenews.vn/society)**&MINING**

**Seeking to develop sustainable aviation fuel market in Vietnam**

VIR

Deputy Prime Minister Tran Hong Ha on May 20 chaired a meeting in Hanoi on developing sustainable aviation fuel (SAF), and participating in the Carbon Offsetting and Reduction Scheme for International Aviation (CORSIA) run by the International Civil Aviation Organization (ICAO).

He emphasised the urgent need to develop a master plan for SAF development, participating in CORSIA towards achieving two goals of ensuring the competitiveness of the aviation industry, and implementing a commitment to reduce greenhouse gas emissions.

"Participation in the ICAO's CORSIA is not only an international responsibility, but also an opportunity for the Vietnamese aviation industry to improve its capacity and proactively adapt to increase technical standards. SAF is also an important part of a strategy for developing a circular, green, and sustainable economy," he said.

At the event, representatives of the Ministry of Agriculture and Environment, the Ministry of Industry and Trade, aviation enterprises, airport service operators, and petroleum businesses discussed adaptation capacity, assessed the level of impact on economic efficiency and competitiveness by using SAF, participating in CORSIA; scale and demand for SAF use in Vietnam; the ability to supply and produce SAF among domestic petroleum enterprises; and support policies to encourage the production, business, and distribution of SAF.

The DPM assigned the Civil Aviation Authority of Vietnam to complete a dossier and report to the Ministry of Construction (MoC) to submit to the competent authority for approval.

Domestic petroleum production and processing enterprises were asked to draw up plans to develop SAF production, including technology, land, tax, finance, and market assessment to ensure efficiency and avoid internal competition.

The Vietnam Airports Corporation will coordinate with aviation fuel suppliers to review and develop storage infrastructure, pipelines, and SAF fuel filling systems at major international airports.

The Ministry of Agriculture and Environment shall preside over and coordinate with relevant parties to develop a legal framework for the carbon market, implement a carbon credit exchange mechanism, and recognise the aviation industry's emission calculation method in accordance with ICAO standards.

He also directed the Ministry of Finance and the Ministry of Foreign Affairs to study the fee collection mechanism for international flights departing from Vietnam; tax policies and financial support to encourage the development of the domestic SAF market; limit the export of raw materials for domestic SAF production; coordinate with the ICAO and the European Union in the negotiation process to ensure unity and harmonization of common standards;

According to a report by the MoC, SAF is produced from renewable sources such as used cooking oil, animal fat, agricultural by-products, urban waste, and others that have the potential to reduce greenhouse gas emissions by up to 80 per cent compared to traditional jet fuel (Jet A-1). SAF can be blended with Jet A-1 and used directly for existing aircraft without changing technical infrastructure.

At present, Vietnamese airlines are adapting to the EU's SAF regulations when operating flights to this bloc. They are preparing to participate in CORSIA according to the ICAO roadmap.

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# Fire breaks out on Vietnam's offshore oil rig during decommissioning

*VNE*

A fire broke out on the Song Doc oil rig off Vietnam's southernmost province Ca Mau on Wednesday afternoon while it was being cleaned and dismantled as part of decommissioning efforts.

According to Petrovietnam Domestic Exploration Production Operating Co. Ltd (PVEP POC), the incident occurred while a subcontractor was performing cleaning and dismantling work on the old extraction rig at the Song Doc oil field.

The fire was brought under control within 30 minutes and did not impact the surrounding environment or other oil and gas operations, the company said.

PVEP POC noted that the Song Doc field had been depleted and ceased operations in February 2024. No production activities were underway at the time of the fire. An investigation is currently being conducted in coordination with relevant parties to determine the cause.

Located about 205 kilometers south of Ca Mau Cape, the Song Doc field was discovered in 2006. It is a small-scale oil field with a peak expected output of around 28,000 barrels per day.

Originally operated by PVEP in partnership with two other investors, the field faced high extraction costs and declining output, eventually falling below economic viability. The partners gradually withdrew, and PVEP continued to operate the field alone from November 2013 to extract remaining resources.

The field was officially shut down at the end of 2023, and decommissioning of the oil wells began in preparation for removing the drilling rig.

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# LEGAL

**Positive mindset shift seen in law building: PM**

*VNA/VNS*

The PM reaffirmed that the building and perfection of the legal and institutional system is one of the three strategic breakthroughs identified by the Party and State.

Prime Minister Phạm Minh Chính, while chairing the Government’s law-building session for May on Thursday, emphasized a significant shift in law-making philosophy—from a State-controlled approach, where matters not explicitly regulated were often prohibited, to a facilitation and service-oriented model, designed to support citizens and businesses more effectively.

The PM reaffirmed that the building and perfection of the legal and institutional system is one of the three strategic breakthroughs identified by the Party and State.

While many positive results have been recorded, institutional reform remains, as he described, the “bottleneck of bottlenecks”. This is especially evident in complex areas such as land management, site clearance, and food safety, he said.

PM Chính noted that the Politburo has recently issued Resolution No 66 on reforming law-making and law enforcement to meet the developmental demands of the country in a new era. The National Assembly (NA) has passed Resolution No 197, while the Government has adopted Resolution No 140 to promptly implement and bring Resolution No 66 to life, thereby enhancing its effectiveness.

He commended ministries and sectors for their efforts in drafting and submitting resolutions related to legislative work and preparing documents for the ongoing 9th session of the 15th National Assembly. He noted that from an institutional perspective, law and policy are both a driving force and a source of development, while the process of developing institutions and legal frameworks is being renewed.

The Government leader outlined six principles for revising laws, including clearly stating which provisions are kept, revised, added, or removed, along with justifications, while clarifying decentralisation and unresolved issues needing higher-level direction.

He also required the legislative process to reflect seven aspects, such as translating Party guidelines into law, addressing real-life gaps, simplifying procedures, and resolving legal inconsistencies.

The PM stressed that only well-established, widely supported issues should be codified, while complex or controversial matters should be studied further. Discussions must be realistic, evidence-based, and problem-focused, said the PM.

As scheduled, participants will give opinions on six legislative items. These included the Law on Enforcement of Custody, Temporary Detention and Travel Bans; the amended Law on Enforcement of Criminal Judgements; the amended Law on Thrift Practice and Wastefulness Combat; the amended Law on Food Safety; the Law on Population; and the amended Law on Judicial Assessment.

In addition, they will listen to reports and provided feedback on how to address difficulties and obstacles encountered during the drafting of decrees relating to decentralisation and the delegation of authority, particularly in connection with the organisation of local administrations at two levels.

This marked the fifth thematic session on law-making held by the Government since the beginning of the year. Across these sessions, the Government has reviewed and approved 30 important legislative and resolution drafts.

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## Legislators support creating conditions for social housing development

*VNA/VLLF*

**Lawmakers voiced their support for the adoption of a parliamentary resolution on piloting special mechanisms and policies for developing social housing**

Lawmakers voiced their support for the adoption of a parliamentary resolution on piloting special mechanisms and policies for developing social housing, aiming to accelerate the process and shorten the investment and construction timelines for such projects, during their group discussion as part of the 15th National Assembly (NA)’s 9th session on May 21 morning.

NA deputies emphasized that the issuance of the resolution will help establish a comprehensive and consistent legal framework, addressing existing obstacles in the construction and development of social housing to meet current rapid development requirements.

It will also introduce more incentives to attract businesses to invest in social housing projects, contributing to realizing the goal of building at least a million affordable social housing units for low-income earners and workers in industrial parks during the 2021–2030 period, they said.

In his remarks, NA Chairman Tran Thanh Man stressed that social housing has become an increasingly urgent issue, especially in urban areas and industrial zones. However, he noted that the implementation of social housing projects still faces obstacles due to inflexible mechanisms, prolonged administrative procedures, and a lack of appealing incentives for investors.

Expressing his strong support for the issuance of the resolution, the top legislator affirmed that this aims to remove roadblocks and simplify procedures to attract more businesses to the scheme.

To effectively implement the policies outlined in the draft resolution and avoid overlaps and inconsistencies, Man said the agency in charge should continue reviewing the draft’s provisions related to the Law on Housing, the Land Law, and the Construction Law.

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