

SOCTRANG PROVINCE PEOPLE'S COMMITTEE

**PROJECTS CALLING FOR INVESTMENT AT
SOCTRANG INVESTMENT
PROMOTION CONFERENCE 2022**



**LIST OF PROJECTS
FOR INVESTMENT**


APRIL 2022

LIST OF PROJECTS CALLING FOR INVESTMENT AT SOCTRANG INVESTMENT PROMOTION CONFERENCE 2022

- 1. Transportation sector**
- 2. Industrial Park/ Cluster sector**
- 3. Energy sector**
- 4. Tourism sector**
- 5. Commercial – Service sector**
- 6. Agricultural sector**
- 7. Health - Education – Environ-
ment sector**
- 8. Urban sector**

PROJECT

SOC TRANG SEAPORT (TRAN DE WHARF AREA)

1	Project name	Soc Trang seaport (Tran De wharf area)
2	Project objectives	Construction of seaport and logistics services serving the seaport.
3	Land area	4.550 ha (Protection forest land, aquatic land, alluvial land)
4	Project location	<div></div> <p>Google maps: 9.462902, 106.202753</p> <ul style="list-style-type: none">- Location: Tran De district - Vinh Chau town+ The North borders Bai Gia canal.+ The South borders My Thanh river mouth.+ The East borders South Hau River+ The West borders East Sea.- Regional connection: The project can quickly connect to neighboring areas inside and outside Soc Trang province through Nam Song Hau National Highway, Chau Doc - Can Tho - Soc Trang Expressway, the coastal route, North-South backbone road.
5	Legal basis:	<ul style="list-style-type: none">- Decision No. 1579/QĐ-TTg dated September 22, 2021 of the Prime Minister approving the master plan on the development of Vietnam's seaport system in the 2021-2030 period, with a vision to 2050- Decision No. 1831/QĐ-TTg dated November 01, 2021 of the Prime Minister approving the national list of projects calling for foreign investment in the 2021-2025 period- Land-use Plan for the period 2021 - 2030.

INVESTMENT INCENTIVE POLICIES

Seaport project

a) Incentives on enterprise income tax

- Tax rate: 10% in 15 years
- Tax exemption and reduction period: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Exemption of land rent for all the lease term.



c) Incentives on import tax

- Exemption for imported goods to construct fixed assets.
- Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014.

PROJECT

SONG HAU INDUSTRIAL PARK


1	Project name	Song Hau industrial park
2	Project objectives	Investment and business in industrial park infrastructure
3	Land area	286 ha (Private land)
4	Project location	<div></div> <p>Google maps: 9.895594022-571089, 105.92921241-814645</p> <ul style="list-style-type: none">- Location: An Lac Town, Ke Sach District+ The East borders Nam Song Hau National Highway+ The West borders Muong Lo canal.+ The South borders Cai Tram canal+ The North borders Cai Cao canal.- Regional connection: The project is adjacent to Nam Song Hau National Highway and Hau River, near Cai Cui Port (Can Tho) which is convenient for water and land transportation.

5 Legal basis

- Industrial park plan in Official Letter No. 1153/TTg-CN dated September 5, 2018 of the Prime Minister.
- Resolution 03-NQ/TU dated June 29, 2021 of the XIV Provincial Party Committee on orientations for the development of industrial parks, clusters and economic zones in Soc Trang province in the 2021-2030 period.
- Land-use Plan for the period 2021 - 2030.

PROJECT

MY THANH INDUSTRIAL PARK

1	Project name	My Thanh industrial park
2	Project objectives	Investment and business in industrial park infrastructure
3	Land area	217 ha (Private land)
4	Project location	<div></div> <p>- Location: Vinh Hai commune, Vinh Chau town</p> <p>+ The East borders with residential area and Nam Song Hau National Highway</p> <p>+ The West borders on irrigation canals.</p> <p>+ The South borders on aquaculture land.</p> <p>+ The North borders on 43 District Road and My Thanh River</p> <p>- Regional connection: The project can quickly connect to neighboring areas inside and outside Soc Trang province through 43 District Road and Nam Song Hau National Highway, water transportation on My Thanh River</p>

Google maps:
9.390770656
106453,
106.15652618
561282

5 Legal basis

- Industrial park plan in Official Letter No. 1153/TTg-CN dated September 5, 2018 of the Prime Minister.
- Resolution No. 186/NQ-HDND on the practice of formulating the plan of My Thanh Industrial Park, Vinh Chau town, the scale of 1/2000.
- Land-use Plan for the period 2021 - 2030.

PROJECT

DAI NGAI INDUSTRIAL PARK

1	Project name	Dai Ngai industrial park
2	Project objectives	Investment and business in industrial park infrastructure
3	Land area	200 ha (Private land)
4	Project location  Google maps: 9.66790696 5846393, 106.1108490 6645928	<ul style="list-style-type: none">- Location: Long Duc Commune, Long Phu District+ The North is about 200m from the planned road connecting with Dai Ngai bridge.+ The South borders on private land, about 168m from Bao Bien canal.+ The East borders on Hau River.+ The West borders Ba Sam canal.- Regional connection: The project can quickly connect to neighboring areas inside and outside Soc Trang province through Nam Song Hau National Highway, Hau river waterway and trade with other provinces through Dai Ngai bridge route.
5	Legal basis	<ul style="list-style-type: none">- Industrial park plan in Official Letter No. 1153/TTg-CN dated September 5, 2018 of the Prime Minister.- Decision No. 159/QD-UBND dated January 21, 2022 of Soc Trang provincial People's Committee of approving the task of zone-planning construction of Dai Ngai Industrial Park, Long Phu district, Soc Trang province, scale 1/2.000.- Land-use Plan for the period 2021 - 2030.

INVESTMENT INCENTIVE POLICIES

Investment projects on industrial park infrastructure

a) Incentives on enterprise income tax

- Tax rate: 10% in 15 years
- Tax exemption and reduction period: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Exemption of land rent during basic construction according to the project approved by the authority but not exceeding 03 years from the date on the land lease decision and full exemption the land rent after the land rental exemption period of the basic construction period.

c) Incentives on import tax

- Exemption for imported goods to construct fixed assets.
- Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.


d) Other incentives

- In case the whole land rent is exempted during the land lease period, the cost of compensation and land clearance shall be accounted into the investment capital of the project.
- The state budget supports investment to the project's fence, the amount of support is calculated according to each project.

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014; Decree No. 135/2016/ND-CP dated 09/9/2016

PROJECT

LONG DUC 1 INDUSTRIAL CLUSTER


1	Project name	Long Duc 1 industrial cluster
2	Project objectives	Investment and business in industrial cluster infrastructure
3	Land area	75ha (Private land)
4	Project location	<div></div> <p>- Location: Long Duc Commune, Long Phu District + The West borders to the newly planned Nam Song Hau National Highway. + The South borders to Long Duc 2 industrial cluster. + The North borders of Long Phu Thermal Power Center Plan. + The East borders to Hau River. - Regional connection: The project can quickly connect to neighboring areas inside and outside Soc Trang province through Nam Song Hau National Highway, Hau river waterway and Dai Ngai bridge route in the future.</p>

5 Legal basis

- Decision 1115/QĐ-UBND dated May 14, 2021 of the Provincial People's Committee approving the addition of industrial clusters to the industrial cluster development plan in Soc Trang province to 2020 and orientation to 2025.
- Plan on adjustment and expansion of Dai Ngai town construction plan to 2030.
- Resolution No. 153/NQ-HĐND dated 11/12/2020 of the Provincial People's Council approving the list of projects that need land recovery, the amount of compensation for clearance in 2021 and the change of land use purpose for paddy land and protective forest land in Soc Trang province.
- Land-use Plan for the period 2021 - 2030.


PROJECT

LICH HOI THUONG TOWN INDUSTRIAL CLUSTER

1	Project name	Lich Hoi Thuong Town industrial cluster
2	Project objectives	Investment and business in industrial cluster infrastructure
3	Land area	30 ha (Private land)
4	Project position	<div></div> <p>- Location: Giong Giua Hamlet, Lich Hoi Thuong Town, Tran De District. + The North borders Ba cannal. + The South borders Tu canal. + The East borders Trung Binh commune. + The West borders 933C provincial road.</p> <p>Google maps: 9.511780, 106.148815</p> <p>- Regional connection: The waterway system is convenient because it is located between the 933C provincial road 933C and Tu Diem cannal, about 2km from the 934B provincial road, about 5km from Nam Song Hau National Highway.</p>
5	Legal basis	<ul style="list-style-type: none">- Decision No.78/QĐ-UBND dated February 10, 2014 of Soc Trang provincial People's Committee approving the plan on development of industrial clusters in Soc Trang province to 2020.- Land-use Plan for the period 2021 - 2030.

PROJECT

AN LAC THON 2 INDUSTRIAL CLUSTER


1	Project name	An Lac Thon 2 industrial cluster
2	Project objectives	Investment and business in industrial cluster infrastructure
3	Land area	42,6 ha (Private land)
4	Project position	<div></div> <p>Google maps: 9.88437800 3312436, 105.9446700 9314367</p> <ul style="list-style-type: none">- Location: An Lac Town, Ke Sach District (adjacent to Nam Song Hau National Highway from Km24+800 to Km26+160).+ The East borders private land.+ The North borders to Hau River and private land.+ The West borders Tu Ho canal.+ The South borders to Nam Song Hau National Highway- Regional connection: The project can quickly connect to Can Tho city, Soc Trang city through Nam Song Hau National Highway and Highway 60, waterway traffic on Hau River.

5 Legal basis

- Decision No. 78/QD-UBND dated February 10, 2014 of Soc Trang provincial People's Committee approving the plan on development of industrial clusters in Soc Trang province to 2020.
- Land-use Plan for the period 2021 - 2030.


PROJECT

VINH CHAU INDUSTRIAL CLUSTER

1	Project name	Vinh Chau industrial cluster
2	Project objectives	Investment and business in industrial cluster infrastructure
3	Land area	50 ha (Private land)
4	Project location  Google maps: 9.3396027 105.971200 4645126	<ul style="list-style-type: none">- Location: Ward 1, Vinh Chau town.+ The North borders on aquaculture land of households.+ The South borders My Thanh River mouth.+ The East borders the Noi Dong Cannal.+ The West borders on Vinh Chau River- Regional connection: The project can quickly connect to neighboring areas inside and outside Soc Trang province through 935 Provincial Road, 3.5 km from Nam Song Hau National Highway and 1.2 km from 935 Provincial Road; Waterway traffic on Vinh Chau River.
5	Legal basis	<ul style="list-style-type: none">- Decision No. 1412/QDHC-CTUBND dated December 13, 2010 Soc Trang Provincial People's Committee approving the detailed plan of 1/500 scale.- Decision No. 229/QD-UBND, dated October 12, 2011 approving the establishment of Vinh Chau Industrial Cluster.- Land-use Plan for the period 2021 - 2030.

PROJECT

NGA NAM INDUSTRIAL CLUSTER

1	Project name	Nga Nam industrial cluster
2	Project objectives	Investment and business in industrial cluster infrastructure
3	Land area	44,88 ha Land cleared (15,34 ha) Private land (32,18 ha).
4	Project location  Google maps: 9.576000, 105.615703	<ul style="list-style-type: none">- Location: Ward 1, Nga Nam town.+ The Northeast borders on private land, along Tu Bi canal.+ The Southeast borders on Quan Lo – Phung Hiep National Highway.+ The Northwest borders on Quan Lo - Phung Hiep canal; private land along Quan Lo - Phung Hiep canal.+ The Southwest borders on private land along the Ben Long canal.- Regional connection: The project can quickly connect to the center of Soc Trang city through Quan Lo - Phung Hiep route, National Highway 61B and National Highway 1A, convenient water transportation on Quan Lo - Phung Hiep canal.
5	Legal basis	<ul style="list-style-type: none">- Decision 228/QD-UBND dated October 12, 2011 of Soc Trang Provincial People's Committee on the establishment of Nga Nam industrial cluster.- Decision No. 4039/QD-UBND dated 12/11/2021 of Nga Nam town People's Committee approving the project and the estimate budget to adjust the detailed plan at the scale of 1/500 of Nga Nam industrial cluster.- Land-use Plan for the period 2021 - 2030.

AN LAC THON 1 INDUSTRIAL CLUSTER

1	Project name	An Lac Thon 1 industrial cluster
2	Project objectives	Investment and business in industrial cluster infrastructure
3	Land area	32,1 ha (Private land)
4	Project position	<div>  </div> <p> - Location: An Lac Town, Ke Sach District (adjacent to Nam Song Hau National Highway from Km23+060 to Km24+800). + The North borders private land. + The South borders to Nam Song Hau National Highway and private land. Google maps: 9.8956157 105.93353 836799984 + The East borders to Tu Ho cannal and private land. + The West borders to private land - Regional connection: The project can quickly connect to Can Tho city, Soc Trang city through Nam Song Hau National Highway and Highway 60; waterway traffic on Hau River. </p>

5 Legal basis

- Decision No. 78/QD-UBND dated February 10, 2014 of Soc Trang provincial People's Committee approving the plan on development of industrial clusters in Soc Trang province to 2020.
- Land-use Plan for the period 2021 - 2030.

INVESTMENT INCENTIVE POLICIES

Investment projects on industrial cluster infrastructure

a) Incentives on enterprise income tax

- Tax rate: 10% in 15 years
- Tax exemption and reduction period: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Exemption of land rent during basic construction according to the project approved by the authority but not exceeding 03 years from the date on the land lease decision and full exemption the land rent after the land rental exemption period of the basic construction period.

c) Incentives on import tax

- Exemption for imported goods to construct fixed assets.
- Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.

d) Credit incentives

Investment projects on industrial cluster infrastructure may be considered for a loan from the State's investment credit capital with the amount not exceeding 70% of the total investment.

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014; Decree No. 135/2016/ND-CP dated 09/9/2016; Decree No. 68/2017/ND-CP dated 25/5/2017; Decree No. 66/2020/ND-CP dated 11/6/2020.



PROJECT**ENERGY SECTOR**

No.	Project name	Project objectives	Location	Scale
1	Cu Lao Dung offshore wind power	Developing clean energy	Offshore of Cu Lao Dung district	500MW
2	Vinh Tan offshore wind power	Developing clean energy	Offshore of Vinh Tan commune, Vinh Phuoc ward, Vinh Chau town	200MW
3	Vinh Hai offshore wind power	Developing clean energy	Offshore of Vinh Hai commune, Vinh Chau town	800MW
4	Vinh Chau 1 offshore wind power	Developing clean energy	Offshore of Vinh Hai commune, Vinh Chau town	2600MW
5	Vinh Chau 2 offshore wind power	Developing clean energy	Offshore of Vinh Phuoc ward, Vinh Chau town	1000MW

INVESTMENT INCENTIVE POLICIES

Renewable energy project

a) Incentives on enterprise income tax

- Tax rate: 10% for 15 years.

In the case of a project that meets the criteria of a socialization project, the preferential tax rate of 10% will be applied for the duration of the project's operation.

- Tax exemption and reduction period: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Exemption of land rent for all the lease term.

c) Incentives on import tax

- Exemption for imported goods to construct fixed assets.
- Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.


Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014.

1	Project name	Golf course
2	Project objectives	Invest in the construction of a golf course with semi-submerged alluvial terrain and ancillary services for the golf course.
3	Land area	79 ha (State-managed land)
4	Land area  Google maps: 9.7690113 9817267, 106.061937 37566849	<ul style="list-style-type: none">- Location: Song Phung Commune, Long Phu District,+ The North borders Hau River, Tra Vinh.+ The South borders Hau River.+ The East borders Hau River.+ The West borders on Ly Quyen dune.- Regional connection: The project can quickly connect to Soc Trang city through the Nam Song Hau National Highway and Highway 60.
5	Legal basis	<ul style="list-style-type: none">- Land-use Plan for the period 2021 - 2030.



PROJECT

FOREST PARK

1	Project name	Forest Park
2	Project objectives	Forest Park for entertainment community activities, festivals, study and research on flora and fauna typical of the river region.
3	Land area	22,57 ha (State-managed land)
4	Project position  Google maps: 9.577611, 105.997788	<ul style="list-style-type: none">- Location: Ward 9, Soc Trang City+ The North borders on irrigation canals.+ The South borders on Bach Dang street.+ The East borders on irrigation canals.+ The West borders on irrigation canals.- Regional connection: convenient traffic connections through Bach Dang, Le Hong Phong and Mac Dinh Chi streets, Soc Trang city.
5	Legal basis	<ul style="list-style-type: none">- Decision No. 05/QD-UBND dated 4/01/2018 of Soc Trang city People's Committee approving the Project to adjust the 9A zone-plan, Ward 9, Soc Trang city, Soc province, scale 1/2000.- Land-use Plan for the period 2021 - 2030.

INVESTMENT INCENTIVE POLICIES

Forest Park project

a) Incentives on enterprise income tax

- Tax rate: 17% for 10 years.
- Tax exemption and reduction period: Exemption for 2 years and reduction of 50% of payable tax for 4 subsequent years.

b) Incentives on land rent

Land rent exemption during construction (up to 3 years) and 7 years after the land rent exemption during construction.

c) Incentives on import tax

Exemption for imported goods to construct fixed assets.

d) Support policies on construction a new restaurant in combination with selling specialties, OCOP products, tourist gifts and souvenirs of Soc Trang province (Soc Trang province's support policy).

Support norm: 200 million VND/restaurant.

e) Support on buying or building new waterway means of transport for tourists (Soc Trang province's support policy)

Support norm: up to 20% of vehicle value but not exceed 500 million VND/vehicle.


f) Support loan interest rates for entertainment projects (Soc Trang province's support policy)

Support norm: Loan interest rate for 36 months, but not more than 03 (three) billion VND/project

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014; Resolution No. 05/2020/NQ-HĐND dated 7/7/2020.

PROJECT

MARKET- COMMERCIAL HOUSING -

1	Project name	Market and commercial housing Hoa Tu 1 Commune
2	Project objectives	Invest in a market that combines commercial housing with complete and modern infrastructure.
3	Land area	5,05 ha (State-managed land)
4	Project position	<div></div> <p>+ Location: Hoa Truc Hamlet, Hoa Tu 1 Commune, My Xuyen District + The Northwest borders on district 15 road. + The Southwest borders the planned district 54 road. + The Southeast and Northeast borders on Dinh River; - Regional connection: the project can connect to Soc Trang city by road of the Shrimp - Rice economic development road, connecting Vinh Chau town, Nga Nam town and Quan Lo - Phung Hiep National Highway to Can Tho city by the East-West economic development road, connecting National Highway 1 by the 940 provincial road (expected to expand 11 meters).</p>
5	Legal basis	<ul style="list-style-type: none">- Decision No. 3755/QD-UBND dated 27/12/2021 of Soc Trang Provincial People's Committee approving the Housing Development Plan in Soc Trang Province for the period of 2021-2025.- Land-use Plan for the period 2021 - 2030.

PROJECT


COMMERCIAL – SERVICE AREA

1	Project name	Commercial and service area
2	Project objectives	Investment and development of commercial and service zone
3	Land area	1,05 ha (State-managed land)
4	Project position  Google maps: 9.615233, 105.967000	<ul style="list-style-type: none">- Location: No. 37, Hung Vuong street, cluster 6, ward 6, Soc Trang city+ The North borders on private land.+ The South borders on private land+ The East borders on the Department of Natural Resources and Environment.+ The West borders on private land- Regional connection: in the center of Soc Trang city, convenient traffic connections to regions inside and outside the province.
5	Legal basis	<ul style="list-style-type: none">- The project is suitable for the project that adjusts the 6A zone-plan, Ward 6, Soc Trang city, Soc Trang province and is approved for the partial adjustment of the 6A zone-plan, Ward 6, Soc Trang city, Soc Trang province.- Land-use Plan for the period 2021 - 2030.

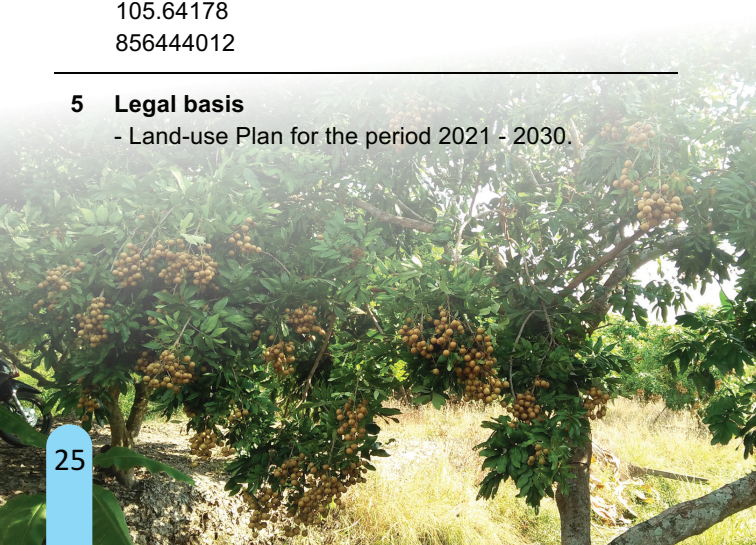


PROJECT

AGRICULTURAL AREA COMBINED WITH ECO-TOURISM


1	Project name	Agricultural area combined with eco-tourism
2	Project objectives	Applicating high technology in agricultural production that meets export standards and creating a place to visit, study and research on hi-tech agricultural models.
3	Land area	662,88 ha (State-managed land: forest land)
4	Project position	<div></div> <div><p>- Location: Thanh Tri forest, Nga Nam town</p><p>- Regional connection: the project can quickly connect to neighboring areas inside and outside the province through 61B National Highway and 1A National Highway.</p></div> <div><p>Google maps: 9.5314659 84516425, 105.64178 856444012</p></div>

- 5 Legal basis**
 - Land-use Plan for the period 2021 - 2030.



PROJECT

AGRICULTURAL AREA COMBINED WITH ECO-TOURISM

1	Project name	Agricultural area combined with eco-tourism
2	Project objectives	Applicating high technology in agricultural production that meets export standards and creating a place to visit, study and research on hi-tech agricultural models.
3	Land area	314,25 ha (State-managed land: forest land)
4	Project position  Google maps: 9.5595540 52854747, 105.77178 792583105	<ul style="list-style-type: none">- Location: My Phuoc forest, My Tu District- Regional connection: the project can quickly connect to neighboring areas inside and outside the province through 19 District Road and 1A National Highway.
5	Legal basis	<ul style="list-style-type: none">- Land-use Plan for the period 2021 - 2030.



PROJECT

HIGH-TECH AGRICULTURAL PRODUCTION COMBINED WITH SOLAR POWER

1	Project name	High-tech agricultural production combined with solar power
2	Project objectives	Applicating high technology in agricultural production that meets export standards and creating a place to visit, study and research on hi-tech agricultural models, combined with solar power generation.
3	Land area	18,75 ha (State-managed land: forest land)
4	Project position	<div></div> <div><p>- Location: 1/5 Farm, Tan Phuoc A1 Hamlet, Long Hung Commune, My Tu District</p><p>- Regional connection: the project can quickly connect to neighboring areas inside and outside the province through District Road and Quan Lo – Phung Hiep Road.</p></div> <div><p>Google maps: 9.716657, 105.802526</p></div>
5	Legal basis	- Land-use Plan for the period 2021 - 2030.


PROJECT

HIGH-TECH AGRICULTURAL PRODUCTION AREA

1	Project name	High-tech agricultural production area
2	Project objectives	Applicating high technology in agricultural production that meets export standards and creating a place to visit, study and research on hi-tech agricultural models.
3	Land area	18 ha (State-managed land: forest land)
4	Project position	<div></div> <p>Location: My Phuoc Commune, My Tu District</p> <p>- Regional connection: the project can quickly connect to neighboring areas inside and outside the province through DT13 Provincial Road and Quan Lo – Phung Hiep Road.</p>
5	Legal basis	- Land-use Plan for the period 2021 - 2030.

PROJECT

HIGH-TECH AGRICULTURAL PRODUCTION AREA

1	Project name	High-tech agricultural production area
2	Project objectives	Applicating high technology in agricultural production that meets export standards and creating a place to visit, study and research on hi-tech agricultural models.
3	Land area	9,85 ha (State-managed land)
4	Project position  Google maps: 9.631041, 106.022075	<ul style="list-style-type: none">- Location: Kenh Thi Doi Street, Hamlet 1, Ward 5, Soc Trang City+ The North borders on private land.+ The South borders on private land.+ The East borders on Kenh Thi Doi street+ The West borders on private land.- Regional connection: the project can quickly connect to Soc Trang city and neighboring areas inside and outside the province.

5 Legal basis

- 8C zone- plan, Ward 8, Soc Trang city, Soc Trang province, scale 1/2000.
- Land-use Plan for the period 2021 - 2030.

INVESTMENT INCENTIVE POLICIES

Project of organic farming production

a) Incentives on enterprise income tax

- Tax rate: 17% for 10 years (in Soc Trang city); 10% for 15 years (in districts, towns).
- Tax exemption and reduction period:
 - + In Soc Trang city: Exemption for 2 years and reduction of 50% of payable tax for 4 subsequent years.
 - + In districts, towns: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Exemption of land rent, water surface rent during basic construction up to 3 years and 11 years (in Soc Trang city)/15 years (in districts and towns) after the land rent exemption during construction.

c) Incentives on import tax

- In Soc Trang city: Exemption for imported goods to construct fixed assets.
- In districts, towns:
 - + Exemption for imported goods to construct fixed assets.
 - + Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.



d) Other support policies

- Support for land consolidation (direct support for people who transfer, lease, and contribute capital to consolidate land)

- + One-time support for households and individuals to transfer land use rights to enterprises or convert land use rights for land consolidation at the rate of VND 20 million/ha.

- + One-time support for households and individuals to lease, contribute capital with land use rights to enterprises or convert land use rights for land consolidation at the rate of VND 20 million/ha for contracts with a term from 20 years or more; For contracts with a term of less than 20 years, each year less will reduce the support level by 01 million VND/ha.

- Credit support:

100% support from the state budget for the difference between the commercial loan interest rate and the investment incentive state credit interest rate, calculating on the actual outstanding balance at the time of application review after the project is completed:

- + Interest rate support period:

- 08 years from the date of disbursement under the credit contract with commercial banks for agricultural projects with special investment incentives.

- 06 years from the date of commencement of disbursement under the credit contract with commercial banks for agricultural projects with investment incentives.

- + Loan norm with interest rate support: 70% of the total investment of the project.

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014; Resolution No. 04/2019/NQ-HDND dated 10/6/2019; Resolution No. 05/2019/NQ-HDND dated 10/6/2019.

INVESTMENT INCENTIVE POLICIES

High-tech agricultural investment project

a) Incentives on enterprise income tax

- Tax rate: 10% for 15 years.
- Tax exemption and reduction period: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Land rent exemption during construction (up to 3 years) and 7 years after the land rent exemption during construction.

Exemption of land rent, water surface rent during basic construction up to 3 years and 7 years (in Soc Trang city)/11 years (in districts and towns) after the land rent exemption during construction

c) Incentives on import tax

- Exemption for imported goods to construct fixed assets.
- Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.



d) Other support policies

- Support for land consolidation (direct support for people who transfer, lease, and contribute capital to consolidate land)

+ One-time support for households and individuals to transfer land use rights to enterprises or convert land use rights for land consolidation at the rate of VND 20 million/ha.

+ One-time support for households and individuals to lease, contribute capital with land use rights to enterprises or convert land use rights for land consolidation at the rate of VND 20 million/ha for contracts with a term from 20 years or more; For contracts with a term of less than 20 years, each year less will reduce the support level by 01 million VND/ha.

- Credit support:

100% support from the state budget for the difference between the commercial loan interest rate and the investment incentive state credit interest rate, calculating on the actual outstanding balance at the time of application review after the project is completed:

+ Interest rate support period:

- 08 years from the date of disbursement under the credit contract with commercial banks for agricultural projects with special investment incentives.

- 06 years from the date of commencement of disbursement under the credit contract with commercial banks for agricultural projects with investment incentives.

+ Loan norm with interest rate support: 70% of the total investment of the project.

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014; Resolution No. 04/2019/NQ-HDND dated 10/6/2019; Resolution No. 05/2019/NQ-HDND dated 10/6/2019.

PROJECT

UNIVERSITY

1	Project name	University
2	Project objectives	Building university and multi-level schools to serve the needs of human resource training.
3	Land area	26,1ha (State-managed land)
4	Project position	<div></div> <p>Google maps: 9.649513, 105.982747.</p> <ul style="list-style-type: none">- Location: Highway 60, ward 5, Soc Trang city+ The North borders on private land.+ The South borders National Highway 60.+ The East borders on the private land.+ The West borders on private land.- Regional connection: the project can quickly connect to neighboring areas inside and outside the province through National Highway 1A, Highway 60.

5 Legal basis

- Project on adjustment of general construction plan of Soc Trang city, Soc Trang province to 2035, vision to 2050.
- Land-use Plan for the period 2021 - 2030.



INVESTMENT INCENTIVE POLICIES

University projects

a) Incentives on enterprise income tax

- Tax rate: 17% for 10 years.

(In the case of a project that meets the criteria of a socialization project, the preferential tax rate of 10% shall be applied throughout the project operation period)

- Tax exemption and reduction period: Exemption for 2 years and reduction of 50% of payable tax for 4 subsequent years.

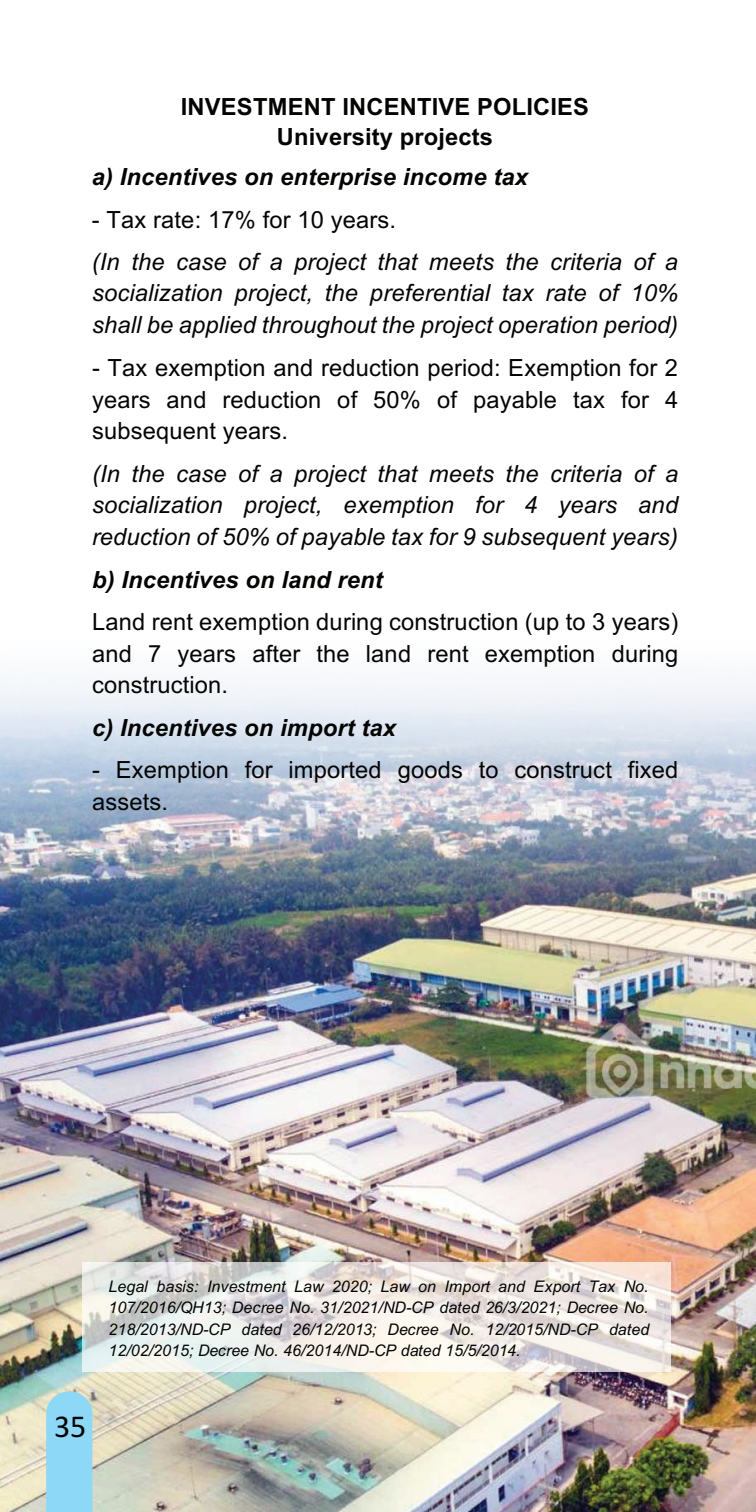
(In the case of a project that meets the criteria of a socialization project, exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years)

b) Incentives on land rent

Land rent exemption during construction (up to 3 years) and 7 years after the land rent exemption during construction.

c) Incentives on import tax


- Exemption for imported goods to construct fixed assets.



Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014.

PROJECT

SURFACE WATER TREATMENT PLANT

1	Project name	Surface water treatment plant
2	Project objectives	Supplying clean water for production and daily life needs in surrounding industrial clusters and residential areas.
3	Land area	9,5 ha (Private land)
4	Project position  Google maps: 9°43'57.69" N; 105°53'15.56E.	<ul style="list-style-type: none">- Location: Ho Dac Kien Commune, Chau Thanh District+ The North borders on the private land.+ The South borders on the irrigation canal (5 Huong cannal, which has been planned a road to the project of housing for workers).+ The East borders on South Hau River.+ The West borders on the Worker housing project.- Regional connection: the project can quickly connect to neighboring areas inside and outside Soc Trang province through national highway 1A; connecting to Xay Da B Industrial Cluster and New Xay Da B Industrial Cluster, the center of Soc Trang city, through the roads of 5 Huong cannal (planned into the project of worker housing area)
5	Legal basis	<ul style="list-style-type: none">- List of projects that need land recovery according to Resolution No. 23/NQ-HĐND dated July 10, 2019 of Soc Trang Provincial People's Council.- Land-use Plan for the period 2021 - 2030.

INVESTMENT INCENTIVE POLICIES

Project of surface water treatment plant

a) Incentives on enterprise income tax

- Tax rate: 10% for 15 years, In the case of a project that meets the criteria of a socialization project, the preferential tax rate of 10% shall be applied throughout the project operation period.
- Tax exemption and reduction period: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Exemption of land rent for all the lease term.


c) Incentives on import tax

- Exemption for imported goods to construct fixed assets.
- Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014.

PROJECT

GENERAL HOSPITAL

1	Project name	General Hospital
2	Project objectives	Building a modern general hospital to meet the needs of medical examination and treatment.
3	Land area	4,13 ha (State-managed land)
4	Project position	<div></div> <div>Google maps: 9.643209, 105.994251</div> <div><ul style="list-style-type: none">- Location: Ward 5, Soc Trang city+ The North borders on private land.+ The South borders on private land.+ The East borders on private land.+ The West borders Ton Duc Thang Street.- Regional connection: the project can quickly connect to neighboring areas inside and outside the province through Luong Dinh Cua and Ton Duc Thang street.</div>

5 Legal basis

- Project on adjusting 5D zone-plan, Ward 5, Soc Trang city, Soc Trang province.
- Land-use Plan for the period 2021 - 2030.



PROJECT

GENERAL HOSPITAL

1 Project name **General hospital**

2 Project objectives Building a modern general hospital to meet the needs of medical examination and treatment.

3 Land area 1,84 ha (Private land)

4 Project position



Google maps:
9.74295040
1052784,
106.05950
013890212

- Location: Song Phung Commune, Long Phu District

- Regional connection: the project can quickly connect to neighboring areas inside and outside Soc Trang province through Nam Song Hau National Highway.

5 Legal basis

- Project on Adjusting and expanding the general plan for construction of Dai Ngai town.

- Land-use Plan for the period 2021 - 2030

INVESTMENT INCENTIVE POLICIES

Hospital project

a) Incentives on enterprise income tax

- Tax rate:

+ In Soc Trang city: 17% for 10 years.

+ In districts, towns: 10% for 15 years.

In the case of a project that meets the criteria of a socialization project, the preferential tax rate of 10% shall be applied throughout the project operation period.

- Tax exemption and reduction period:

+ In Soc Trang city: Exemption for 2 years and reduction of 50% of payable tax for 4 subsequent years.

+ In districts, towns: Exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

In the case of a project that meets the criteria of a socialization project, exemption for 4 years and reduction of 50% of payable tax for 9 subsequent years.

b) Incentives on land rent

Exemption of land rent, water surface rent during basic construction up to 3 years and 11 years (in Soc Trang city)/15 years (in districts and towns) after the land rent exemption during construction.

c) Incentives on import tax

- Exemption for imported goods to construct fixed assets.

- Tax exemption for the first 5 production years for imported raw materials, supplies and components which cannot be domestically made.

Legal basis: Investment Law 2020; Law on Import and Export Tax No. 107/2016/QH13; Decree No. 31/2021/ND-CP dated 26/3/2021; Decree No. 218/2013/ND-CP dated 26/12/2013; Decree No. 12/2015/ND-CP dated 12/02/2015; Decree No. 46/2014/ND-CP dated 15/5/2014.



1	Project name	Nam Song Hau new urban area
2	Project objectives	Developing urban areas along Economic Corridor of the South of Hau River Highway to serve the needs of housing and essential services for workers and experts working in industrial parks and seaports.
3	Land area	45,92 ha (Private land)
4	Project position	<ul style="list-style-type: none"> - Location: Long Phu Town, Long Phu district + The North borders on private land. + The South borders on private land. + The East borders on Hau River. + The West borders Long Phu River. - Regional connection: the project can quickly connect to neighboring areas inside and outside the province through Nam Song Hau National Highway; 933 Provincial Road



Google maps:
9.5746572,
106.1721157

5 Legal basis

- Decision No. 3755/QĐ-UBND dated December 27, 2021 of Soc Trang Provincial People's Committee approving the Housing Development Plan in Soc Trang Province for the period of 2021-2025.
- Decision No. 162/QĐ-UBND dated May 27, 2021 of the People's Committee of Long Phu district approving the detailed plan project for construction of South Hau River new urban area, Long Phu district, Soc Trang province, scale 1/500
- Land-use Plan for the period 2021 – 2030.

PROJECT

NEW URBAN AREA - ZONE 2


1	Project name	New urban area - Zone 2, in My Xuyen district
2	Project objectives	Developing commercial housing, urban embellishment in the central area of Hoa Tu 1 commune
3	Land area	37 ha (Private land)
4	Project position	<div><p>Google maps: 9.426690, 105.883147</p></div> <div><ul style="list-style-type: none">- Location: Hoa Tu 1 commune, My Xuyen district (Hoa Phuong hamlet-Hoa Trung, Hoa Tu commune)+ The North borders district road 15 and economic development trunk.+ The South borders on Urban Area 1.+ The East borders on private land.+ The West borders the district administrative area.<ul style="list-style-type: none">- Regional connection: the project can connect to Soc Trang city by the Shrimp- Rice economic development road, connecting Vinh Chau town, Nga Nam town and Quan Lo - Phung Hiep National Highway to Can Tho city by the East-West economic development road, connecting National Highway 1 by the 940 provincial road (expected to expand 11 meters).</div>

5 Legal basis

- Decision No. 3755/QĐ-UBND dated December 27, 2021 of Soc Trang Provincial People's Committee approving the Housing Development Plan in Soc Trang Province for the period of 2021-2025.
- Land-use Plan for the period 2021 - 2030


PROJECT

NEW URBAN AREA - ZONE 1

1	Project name	New urban area - Zone 1, in My Xuyen district
2	Project objectives	Developing commercial housing, urban embellishment in the central area of Hoa Tu 1 commune
3	Land area	29 ha (Private land)
4	Project position	<div></div> <p>Google maps: 9.423261, 105.885507</p> <ul style="list-style-type: none">- Location: Hoa Tu 1 commune, My Xuyen district (Hoa Phuong hamlet- Hoa Trung, Hoa Tu commune)+ The North borders on Urban Area 2.+ The South borders on district road 51 and Thanh My cannal.+ The East borders on private land.+ The West borders the district administrative area- Regional connection: the project can connect to Soc Trang city by the Shrimp - Rice economic development road, connecting Vinh Chau town, Nga Nam town and Quan Lo - Phung Hiep National Highway to Can Tho city by the East-West economic development road, connecting National Highway 1 by the 940 provincial road (expected to expand 11 meters).
5	Legal basis	<ul style="list-style-type: none">- 8C zone - plan, Ward 8, Soc Trang city, Soc Trang province, scale 1/2000.- Land-use Plan for the period 2021 - 2030.


PROJECT

NEW URBAN AREA IN TRAN DE TOWN - ZONE 2

1	Project name	New urban area in Tran De town - Zone 2
2	Project objectives	Investing urban areas to meet the requirements of urban development, serving the needs of housing and essential services for workers and experts working in industrial parks and Tran De seaport.
3	Land area	22,5 ha (Private land)
4	Project position	<div><p>Google maps: 9.521402, 106.196550</p></div> <ul style="list-style-type: none">- Location: Dau Giong Hamlet, Tran De Town, Tran De District. (D4 road).+ The North borders district road 15 and economic development trunk.+ The South borders on Urban Area 1.+ The East borders on private land.+ The West borders the district administrative area.- Regional connection: the project can connect to Soc Trang city by the Shrimp- Rice economic development road, connecting Vinh Chau town, Nga Nam town and Quan Lo - Phung Hiep National Highway to Can Tho city by the East-West economic development road, connecting National Highway 1 by the 940 provincial road (expected to expand 11 meters).
5	Legal basis	<ul style="list-style-type: none">- Decision No. 3755/QD-UBND dated December 27, 2021 of Soc Trang Provincial People's Committee approving the Housing Development Plan in Soc Trang Province for the period of 2021-2025.- Land-use Plan for the period 2021 - 2030.

PROJECT

NEW URBAN AREA IN TRAN DE TOWN – ZONE 1

1	Project name	New urban area in Tran De town - Zone 1
2	Project objectives	Investing urban areas to meet the requirements of urban development, serving the needs of housing and essential services for workers and experts working in industrial parks and Tran De seaport.
3	Land area	20 ha (Private land)
4	Project position	<div></div> <p>- Location: Dau Giong Hamlet, Tran De Town, Tran De District. (D4 road). + The North borders on the road of Tran De sea economic and commercial zone. + The South borders with the administrative area of Tran De district. Google maps: + The East borders on Lang Ong Street. 9.515927, + The West borders on private land 106.198043 - Regional connection: the project can quickly connect to neighboring areas inside and outside the province through Nam Song Hau National Highway; 934, 934B Provincial Road</p>
5	Legal basis	<p>- Decision No. 3755/QD-UBND dated December 27, 2021 of Soc Trang Provincial People's Committee approving the Housing Development Plan in Soc Trang Province for the period of 2021-2025.</p> <p>- Land-use Plan for the period 2021 - 2030.</p>

PROJECT

DAI NGAI NEW URBAN AREA

1	Project name	Dai Ngai new urban area
2	Project objectives	Invest in an urban area with commercial housing with complete and modern urban infrastructure, ensuring a harmonious combination of architectural space and landscape, meeting the requirements of urban development
3	Land area	28,67 ha (Private land)
4	Project position	<div></div> <div>Google maps: 9.72525861 0818411, 106.0697296 1703713</div> <div>- Location: Dai Ngai town, Long Phu district + The North borders the residential area. + The South borders the residential area. + The East borders the Saintard River. + The West borders on Muong Dieu cannal. - Regional connection: the project can quickly connect to neighboring areas inside and outside the province through the South Hau River Highway; Highway 60.</div>
5	Legal basis	<div>- Decision No. 3755/QD-UBND dated December 27, 2021 of Soc Trang Provincial People's Committee approving the Housing Development Plan in Soc Trang Province for the period of 2021-2025.</div> <div>- Land-use Plan for the period 2021 - 2030.</div>

PROJECT

LONG PHU NEW URBAN AREA

1	Project name	Long Phu new urban area
2	Project objectives	Invest in an urban area with commercial housing with complete and modern urban infrastructure
3	Diện tích	17,3 ha (State-managed land)
4	Land area	<div><p>Google maps: 9.61013668 3375293, 106.1326412 9085026</p></div> <ul style="list-style-type: none">- Location: Long Phu town, Long Phu district+ The North borders a residential area.+ The South borders the residential area.+ The East borders on residential area.+ The West borders on state-managed land and residential areas.- Regional connection: the project can quickly connect to neighboring areas inside and outside the province via 933 Provincial Road

5 Legal basis

- Decision No. 3755/QĐ-UBND dated December 27, 2021 of the Provincial People's Committee approving the Housing Development Plan in Soc Trang Province for the period of 2021-2025.
- Land-use Plan for the period 2021 - 2030.



Địa chỉ: Số 21 Trần Hưng Đạo, Phường 3, thành phố Sóc Trăng, tỉnh Sóc Trăng
Điện thoại: 02993.822333 - Email: okhdt@soctrang.gov.vn