

**MINISTRY OF
CONSTRUCTION**

No. 398/QD-BXD

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, May 22, 2019

DECISION

PROMULGATING A PLAN TO IMPLEMENT THE PRIME MINISTER’S DIRECTIVE NO. 11/CT-TTG DATED APRIL 23, 2019 ON SEVERAL SOLUTIONS FOR PROMOTING STABLE AND HEALTHY DEVELOPMENT OF REAL ESTATE MARKET

THE MINISTER OF CONSTRUCTION

Pursuant to the Government’s Decree No. 81/2017/ND-CP dated July 17, 2017 defining functions, tasks, entitlements and organizational structure of the Ministry of Construction;

Pursuant to the Prime Minister’s Directive No. 11/CT-TTG dated April 23, 2019 on several solutions for promoting stable and healthy development of real estate market;

At the request of the Director of Department of Housing and Real Estate Market Management,

HEREBY DECIDES:

Article 1. A plan to implement the Prime Minister’s Directive No. 11/CT-TTG dated April 23, 2019 on several solutions for promoting stable and healthy development of real estate market is promulgated together with this Decision.

Article 2. This Decision comes into force from the date on which it is signed.

Article 3. The Chief of the Office of the Ministry of Construction, the Director of the Department of Housing and Real Estate Market Management and heads of authorities and units concerned are responsible for the implementation of this Decision./.

THE MINISTER

Pham Hong Ha

A PLAN

TO IMPLEMENT THE PRIME MINISTER'S DIRECTIVE NO. 11/CT-TTG DATED APRIL 23, 2019 ON SEVERAL SOLUTIONS FOR PROMOTING STABLE AND HEALTHY DEVELOPMENT OF REAL ESTATE MARKET

(Enclosed with the Decision No. 398/QĐ-BXD dated May 22, 2019 of the Minister of Construction)

I. Objectives

- Uniformly, promptly and effectively implement the Prime Minister's Directive No. 11/CT-TTG dated April 23, 2019 on several solutions for promoting stable and healthy development of real estate market (hereinafter referred to as the "Directive No. 11/CT-TTg").
- Promote the amelioration of regulations on housing and real estate market management in a prompt manner and in conformity with current situation; effectively execute social housing programs: programs on provision of housing support to people with meritorious services to the revolution, to poor households in rural areas, flood and storm-prone areas in Central Vietnam and frequently flooded areas in the Mekong Delta, to low-income people in urban areas, workers in industrial parks, students, etc.; provide guidelines for inspection of housing and real estate market management.

II. Contents of the Plan

1. Regarding the task of completing Bills for amendments to the Law on Construction, Law on Housing and Law on Real Estate Trading:

1.1. Consider and complete the draft Law on amendments to some Articles of the Law on Construction.

- Presiding unit: Department of Construction Activities Management;
- Cooperating units: Department of Legal Affairs and relevant Departments;
- Time limit for completion: submit the draft Law to the Government in July, 2019; submit a complete draft Law to the Government, which will submit it to the National Assembly for approval in October, 2019.

1.2. Consider and complete the draft Law on amendments to some Articles of the Law on Housing regarding the policy on provision of housing support to officials and public employees facing housing difficulties according to the Resolution No. 26-NQ/TW of the 12th Party Central Committee.

- Presiding unit: Department of Housing and Real Estate Market Management;
- Cooperating units: Department of Legal Affairs and relevant Departments;

- Time limit for completion: Expected to be completed by 2020 (after the Politburo approves the Project on provision of housing to officials and public employees in the political system and promulgates a Resolution on this issue).

1.3. Consider and complete the draft Law on amendments to some Articles of the Law on Real Estate Trading

- Presiding unit: Department of Housing and Real Estate Market Management;

- Cooperating units: Department of Legal Affairs and relevant Departments;

- Time limit for completion: According to the National Assembly's law making program.

2. Regarding the task of considering and promulgating amendments to regulations on and standards for construction of apartment buildings, condotels, resort villas, officetels and rooms for rent.

- Presiding unit: Department of Science Technology and Environment;

- Implementing unit : National Institute of Architecture;

- Time limit for completion: in 2019.

3. Regarding the task of considering and proposing the promulgation of legislative documents on regulations on management and operation of officetels

- Presiding unit: Department of Housing and Real Estate Market Management;

- Cooperating units: Department of Legal Affairs and relevant Departments;

- Time limit for completion: in the 3rd quarter of 2019.

4. Regarding the task of urging local governments to complete and put the housing and real estate market information system into operation according to the Government's Decree No. 117/2015/ND-CP dated November 12, 2015

4.1. Request local governments to quickly complete and put the housing and real estate market information system into operation according to the Government's Decree No. 117/2015/ND-CP dated November 12, 2015

- Presiding authority: Department of Housing and Real Estate Market Management;

- Cooperating units: Information center, Institute of Construction Economics;

- Time limit for completion: A recurrent task.

4.2. Cooperate with ministries in collecting relevant information so as to complete the housing and real estate market information system.

- Presiding authority: Department of Housing and Real Estate Market Management;
- Cooperating unit: General Statistics Office of Vietnam - Ministry of Planning and Investment;
- Time limit for completion: A recurrent task.

5. Regarding the task of considering and making amendments to social housing policies and laws and promoting development of social housing

5.1. Consider making amendments to the Government's Decree No.100/2015/ND-CP dated October 20, 2015 on social housing development and management;

- Presiding authority: Department of Housing and Real Estate Market Management;
- Cooperating units: Department of Legal Affairs and relevant Departments;
- Time limit for completion: after the Law on amendments to some Articles of the Law on Housing is approved by the National Assembly.

5.2. Urge and instruct local governments to focus on promoting development of social housing under the Prime Minister's direction specified in the Directive No. 03/CT-TTg dated January 25, 2017.

- Presiding authority: Department of Housing and Real Estate Market Management;
- Cooperating units: Department of Construction and relevant Departments;
- Time limit for completion: a recurrent task performed on a monthly basis.

5.3. Inspect and review urban land use planning and use of urban land for development social housing in key areas, and submit a consolidated report to the Prime Minister.

- Presiding authority: Department of Housing and Real Estate Market Management;
- Cooperating units: Department of Construction and relevant Departments;
- Time limit for completion: by September of 2019.

6. Regarding the task of cooperating with ministries and local governments in strengthening inspection and requesting investors in urban area projects and housing development projects to uniformly construct technical and social infrastructure and establish fire safety system and connection with common infrastructure of the region before transferring housing to the people in accordance with regulations on construction, housing and relevant regulations.

- Presiding authority: Department of Housing and Real Estate Market Management;
- Cooperating units: Inspectorate of the Ministry of Construction, Urban Development Agency and relevant units;
- Time limit for completion: in 2019.

7. Regarding the task of carrying out periodic or unscheduled supervision and review to notify the Government and the Prime Minister of changes in real estate market, thereby taking prompt measures to stabilize the market in case of any suspicion or major change.

- Presiding authority: Department of Housing and Real Estate Market Management;
- Cooperating units: Institute of Construction Economics and relevant units;
- Time limit for completion: on a quarterly or ad hoc basis.

III. Implementation

1. Assignment of tasks:

The Minister of Construction shall direct the implementation of the plan to implement the Directive No. 11/CT-TTG on several solutions for promoting stable and healthy development of real estate market;

Deputy Ministers of Construction shall, within their jurisdiction, direct units to perform the tasks mentioned in the Plan;

Heads of affiliates of the Ministry of Construction shall, according to the Plan, perform assigned tasks in a timely and effectively manner; assign specific tasks to each official; focus on directing and strengthening inspection and supervision of the implementation of the Plan; submit reports on implementation of the Plan to the Department of Housing and Real Estate Market Management, which will submit a consolidated report to the Ministry of Construction.

The Director of the Department of Housing and Real Estate Market Management shall take charge and cooperate with the Ministry Office to supervise and submit consolidated reports on implementation of the Plan; promptly report difficulties that arise during the implementation.

2. Funding for implementation of the Plan

The Department of Planning and Finance and Department of Science Technology and Environment shall balance and providing funding for performance of tasks according to the estimates of units assigned tasks from annual budgets for economic, scientific and technological affairs and other legal funding sources in accordance with applicable regulations.

Units assigned tasks shall make an estimate, send it to the Department of Planning and Finance and Department of Science Technology and Environment, which will request the Ministry of Construction to approve it.

Amendments that need to be made during the implementation of the Plan should be reported to the Minister of Construction for consideration./.

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