

22/12 ECO-TOURISM AREA AND COASTAL HOT MINERALS



Name of project	Project of 22/12 Ecotourism Area and Duyen Hai Hot Minerals
Sector	Tourism, convalescence, recreation, entertainment, exploitation and protection of forests
Project location	Dinh An Economic Zone, In Giong Gieng Hamlet, Dan Thanh Commune, Duyen Hai Town
Objectives and scale	- Objectives: The resort area combined with agro-ecology has its own distinctive identity; combined with conservation and embellishment of mangrove landscape. - Scale: 105 ha.
Actual state of the project	- The main land is protection forest, agricultural land, aquaculture; system of internal roads in the project area has been invested relatively completely; the electricity system uses the common power transmission system of Tra Vinh province; and clean water of Duyen Hai Town Water Plant ensures water supply needs of the project. - The 1/500 master plan has been approved. - There has been a policy to convert 19 hectares of protective forest land to commercial and service land.
Project lifecycle	As proposed by investors.
Investment form	Joint venture, 100% domestic or foreign investment
Search partner	Domestic and foreign investors
Advantages of the project	- The project is invested in an economic zone located in an area with extremely difficult socio-economic conditions. - The hot mineral water mine in Duyen Hai town belongs to the type of Bicarbonate hot mineral (soda water), weak alkali, very suitable for exploitation and use for bathing, soaking, healing purposes and meeting the standards of bottled natural minerals with high economic value. Mineral temperature is always unchanged by 38.4°C. The water reserve approved by the State Mineral Reserve Evaluation Council is 240m ³ /day (grade B). - Located near the center of Duyen Hai town, on the traffic route to Ba Dong beach tourism area, the water supply and drainage and high-voltage and low-voltage electricity systems have been basically invested. The province's phone system, internet, and tourism human resources have been trained to meet the recruitment requirements of investors. - National Highway 53, Tra Vinh - Duyen Hai section is being invested to upgrade and expand with convenient and fast traffic.
Total expected investment capital	500 billion VND (about 21 million USD).

1. Investment support:

a) Support for site clearance compensation:

- The province will be responsible for site clearance of the project, the investor will carry out the procedures for renting land and paying the land rent according to regulations.

- Or the investor will be responsible for site clearance of the project:

+ The province supports 10% of the cost of compensation for site clearance, resettlement or construction investment costs of technical infrastructure work items for investors to invest in construction and business infrastructure of functional zones in Economic Zones and Industrial Parks.

+ The cost of site clearance for the project will be gradually deducted from the land rent according to regulations.

b) Technical infrastructure investment support:

- The provincial budget is invested in the construction of roads, electricity and water supply from the connection point to the fence of the Industrial Park.

In case the investor advances the funds to invest in the construction of roads, electricity and water supply from the connection point to the fence of the Industrial Park, the province will refund within 03 years after the project is accepted and put into use and support 100% of the bank interest rate (if any) according to the loan contract with a domestic commercial

bank. In case of advance funding with capital of enterprises or borrowing capital from foreign banks, the support interest rate shall be calculated according to the interest rate of Bank for Investment and Development - Tra Vinh Branch within the above time limit.

c) Support in recruitment and training of employees.

d) Support and creation of all favorable conditions for investors to implement the project on schedule. Support for promotion and invitation of investors for secondary projects.

2. Reference information for investors (Costs of electricity, water, transportation, labor, etc.):

- Electricity price: From 970 to 3,076 VND/kwh (equivalent to 0.06 to 0.18 USD/kwh).

- Business water price: 8,600 VND/m³ (equivalent to 0.41 USD/m³).

- Transport price from Tra Vinh to Ho Chi Minh City:

+ Roadway: 1,500,000 - 2,500,000 VND/ton (equivalent to 65 - 108 USD/ton);

+ Waterway: 800,000 - 1,500,000 VND/ton (equivalent to 34.7 - 65 USD/ton)

- Land rent: 240,000 VND/m²/50 years (equivalent to 10.52 USD/m²/50 years).

- Average cost of hiring employees: 6,000,000 VND/month (equivalent to 260 USD).