



# Draft of 2026 Amended Land Law - Property sector

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**P/E of Property sector**



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The Ministry of Agriculture and Environment is currently seeking comments on the first draft of the 2026 Amended Land Law which proposes adjustments to approximately 65 articles of the 2024 Land Law. If approved by the National Assembly in Q4/2026, the Law is expected to take effect on March 1, 2027. The content focuses on adjusting regulations regarding planning, land revoke, compensation, resettlement support, and state management of land to align with the new local government model. Key changes/amendments and effects are summarized in the table below.

Key points	2024 Land Law	2026 Amended Land Law	Impact
Land use planning decentralization	3 levels: National, Provincial, District	2 levels: Provincial and Ward	Promote decentralization and authorization; streamline and improve land management efficiency
Add 4 cases for land revoke		<ul style="list-style-type: none"> <li>- Projects in free trade zones or international financial centers;</li> <li>- Projects with &gt;75% area and &gt;75% land user agreement;</li> <li>- Land for BT contract payments;</li> <li>- To build drug rehabilitation centers.</li> </ul>	Accelerate site clearance and project implementation progress
Shorten notification period for land revoke	Agricultural land: 90 days Non-agricultural land: 180 days	Agricultural land: 60 days Non-agricultural land: 120 days	Speed up the land revoke process
Shorten execution timeline of land compensation and resettlement	30 days from the date of the decision on compensation, support, and resettlement plan.	20 days from the date of the decision on compensation, support, and resettlement plan.	Speed up the land revoke process.
Rights of transferees of revoked land	Not regulated	Entitled to compensation and resettlement rights equivalent to previous land users	Limit speculation and ensure fairness in compensation policies
Clarification on land price adjustment coefficients.		The Provincial People's Committee issues the Land Price Adjustment Coefficient on January 1st of each year and may adjust or supplement it during the year if necessary.	Ensure benefits for residents as prices are closer to market value; increase input costs for real estate companies
Support for late land handover (BT projects)	Not regulated	Investors receive additional amounts based on average interest rates of state-owned commercial banks with over 50% state ownership, on the value of the completed project	Increase benefits for BT project developers
Issuance of Land use right certificates	Uncertified land used stably from 10/15/1993 to 07/01/2014	Uncertified land assigned from 10/15/1993 to 07/01/2024	Protect rights of people who bought houses via handwritten papers in the period after 07/01/2014 to 07/01/2024
Annual land rental fees when converting from agricultural land to residential land	Not regulated	Pay 30% to 100% of the difference between residential and agricultural land prices	Increase transparency in conversion costs

**Comment:** The first draft of the 2026 Amended Land Law primarily summarizes and synchronizes the amendments and additions in the Decrees and Resolutions on resolving obstacles in the implementation of the 2024 Land Law, which were issued earlier and took effect from the beginning of 2026. The draft aims to accelerate the compensation and land clearance process and project implementation progress, increase transparency in compensation costs, and promote public investment projects under the BT (Build-Transfer) model, thereby increasing supply to the market. Real estate companies with strong financial status, participating in BT projects and/or having projects with incomplete compensation are expected to benefit, such as VHM, KDH, and VPI. Meanwhile, businesses with weak financial situations and lacking the capacity to implement projects will be affected due to increased land costs.

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