

**NATIONAL ASSEMBLY OF
VIETNAM**

Law No. 43/2024/QH15

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hanoi, June 29, 2024

LAW

**AMENDMENTS TO CERTAIN ARTICLES OF LAND LAW NO. 31/2024/QH15,
HOUSING LAW NO. 27/2023/QH15, LAW ON REAL ESTATE BUSINESS NO.
29/2023/QH15 AND LAW ON CREDIT INSTITUTIONS NO. 32/2024/QH15**

Pursuant to Constitution of the Socialist Republic of Vietnam;

*The National Assembly hereby promulgates a Law on amendments to certain Articles of
Land Law No. 31/2024/QH15, Housing Law No. 27/2023/QH15, Law on Real Estate
Business No. 29/2023/QH15 and Law on Credit Institutions No. 32/2024/QH15.*

Article 1. Amendments to Land Law No. 31/2024/QH15

1. Amendments to Clause 2 of Article 251:

“2. Resolution No. 132/2020/QH14 dated November 17, 2020 of the National Assembly shall be annulled from January 01, 2025.”.

2. Amendments to Clause 1 of Article 252:

“1. This Law comes into force from August 01, 2024, except for the cases specified in Clause 2 and Clause 3 of this Article.”.

3. Amendments to Clause 10 of Article 255:

“10. The land allocation or land lease procedures may be carried on in order to allocate or lease land to investors according to this Decree if: (i) the investment projects are eligible for land allocation or land lease without LUR auction under Land Law No. 45/2013/QH13 and relevant laws; (ii) the investment projects are conformable with land use plans and planning; (iii) the land has not been allocated or leased and (iv) the investment projects fall under one of the following cases:

a) Investors have been selected for the projects according to investment laws, housing laws and procurement laws from July 01, 2014 to the day before August 01, 2024;

b) Investors in the projects have submitted valid applications for following investor selection procedures before August 01, 2024 and investors have been selected before January 01, 2025.

The investors in these projects shall be selected according to investment laws, housing laws and procurement laws which take effect at the time of application submission.”.

4. Amendments to the first paragraph of Clause 4 of Article 260:

“4. The arrangements for land use, settlement, reorganization of houses and land that have been approved by competent authorities under Resolution No. 132/2020/QH14 of the National Assembly before January 01, 2025 will be carried out.”.

Article 2. Amendments to Clause 1 Article 197 of Law on Housing No. 27/2023/QH15

Amendments to Clause 1 of Article 197:

“1. This Law comes into force from August 1, 2024.”.

Article 3. Amendments to Clause 1 Article 82 of Law on Real Estate Business No. 29/2023/QH15

Amendments to Clause 1 of Article 82:

“1. This Law comes into force from August 1, 2024.”.

Article 4. Amendments to Clause 2 Article 209 of Law on Credit Institutions No. 32/2024/QH15

Amendments to Clause 2 of Article 209:

“2. Clause 3 Article 200 and clause 15 Article 210 of this Law comes into force from August 01, 2024.”.

Article 5. Entry into force

This Law comes into force from August 01, 2024.

This Law was passed in the 7th plenary session of the XVth National Assembly of the Socialist Republic of Vietnam held on June 29, 2024.

**PRESIDENT OF THE NATIONAL
ASSEMBLY**

Tran Thanh Man

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