

## **Part II. OTHER DOCUMENTS**

### **THE PRIME MINISTER**

#### **DECISION No. 225/QĐ-TTg OF FEBRUARY 8, 2007, APPROVING THE ADJUSTED MASTER PLAN ON CONSTRUCTION OF BO Y INTERNATIONAL BORDER-GATE ECONOMIC ZONE**

### **THE PRIME MINISTER**

*Pursuant to the December 25, 2001 Law on Organization of the Government;*

*Pursuant to the November 26, 2003 Construction Law and the Government's Decree No. 08/2005/ND-CP of January 24, 2005, on construction planning;*

*At the proposal of the Construction Minister in Document No. 87/BXD-KTQH of January 12, 2007, and the head of the management board of Bo Y international border-gate economic zone in Document No. 05/TT-BQLKKT of January 16, 2007,*

### **DECIDES:**

**Article 1.-** To approve the adjusted master plan on construction of Bo Y international border-gate economic zone up to 2025 with the following principal contents:

1. Bo Y international border-gate economic zone (hereinafter referred to as the economic zone) is planned to cover an area of 70,438 hectares, embracing Sa Loong, Bo Y, Dak Su, Dak Duc, Dak Nong and Dak Kan communes and Plei Kan township of Ngoc Hoi district, Kon Tum province, and:

- To the north, it borders on Dak Glei district;
- To the south, it borders on Sa Thay district;
- To the east, it borders on Dak To district; and
- To the west, it borders on Laos and Cambodia.

2. Characteristics: It is a dynamic economic zone

and the center of the development triangle of Vietnam, Laos and Cambodia, and has its own operation regulation. In this economic zone, modern and synchronous technical and social infrastructures will be built. It will develop into a grade-II border city connected with the region's east-west economic corridor, with a view to efficiently exploiting geographical, political, economic and social conditions. It has an important position in terms of defense and security.

#### 3. Population:

- By 2015, its population will be around 150,000, including 100,000 urban inhabitants;

- By 2025, its population will be around 293,000, including 220,000 urban inhabitants.

4. Land area to be used: Total natural land area of the economic zone is 70,438 hectares, including:

- 18,704 hectares for urban development, of which 4,948 hectares will be used for civil works;

- 3,377 hectares for construction of rural residential areas;

- 18,836 hectares for tourist development;

- 700 hectares for building an international commercial airport.

5. Orientations for spatial and landscape architecture development:

a/ Directions of spatial development: From its existing central urban area being Plei Kan township, the economic zone will develop in the following four directions:

- In the north: The northern Bo Y urban center will develop along national highway 14's section from Plei Kan township to Nong Nhay village, Dak Duc commune in the direction to Da Nang city. The land area of this urban center will be 3,300 hectares;

- In the south: The southern Bo Y urban center will develop along national highway 14 C's section from Plei Kan township to Sa Loong commune and agricultural farm 732 in the direction to Sa Thay district. The land area of this urban center will be 1,600 hectares;

- In the west: The western Bo Y urban center

will develop along national highway 40's section from Plei Kan township to Bo Y border gate at the border with Laos and Cambodia. The land area of this urban center will be 1,200 hectares;

- In the east: The eastern Bo Y urban center will develop along national highway 14's section from Plei Kan township to Po Ko river bank in the direction to Kon Tum. The land area of this urban center will be 2,700 hectares.

b/ Spatial organization and central system

- The general center:

+ In the 2006-2015 period: Plei Kan township will become an administrative, commercial, industrial, service and tourist center for the development of the economic zone and concurrently the administrative, economic and cultural center of Ngoc Hoi district, Kon Tum province, with a population of around 100,000;

The master plan on construction of Plei Kan township under Decision No. 1577/QĐ-UBND of December 20, 2005, of the president of the People's Committee of Kon Tum province is kept unchanged.

+ In the 2015-2025 period: To establish an urban area as a general economic, commercial, industrial, tourist, service, agricultural and forestry center in southern Bo Y, which will develop into a general urban center of the border region with a population of around 220,000.

- Specialized centers:

+ Commercial-financial center: This center will be built to the south of the northern Bo Y urban center and have an international commercial center, a financial center and other public works;

+ Educational center: This center will be built in the northern Bo Y urban center and have universities, vocational secondary schools and boarding schools for ethnic minority people;

+ Health, cultural, physical training and sport center: This center will be built in the western Bo Y urban center and have a hospital, a physical training and sport complex and a cultural palace;

+ Scientific center: This center will be built in

the southern Bo Y urban center and have hi-tech parks, scientific nurseries and a scientific research center of Bo Y University;

+ Border trade service and border-gate control center: This center will be located in the western Bo Y urban center and have a complex of facilities of the border-gate control area and commercial, service works, warehouses and storing yards in service of the border gate's activities;

+ Five tourist and service centers, including general or theme tourist resorts, which will be built in Dak Su, Dak Nong, Sa Loong, at the central lake and Kem Put mountain;

+ Center for exchange of cultures of the Central Highlands ethnic groups, craft culture and traditional culture, which will be built in the northern Bo Y urban center.

6. Functional zones

a/ Public works:

- Working offices:

+ Offices of the administrative authority of the economic zone and central agencies located in the economic zone will be built within the administrative center in Quang Nong village, Dak Su commune, to the south of the northern Bo Y urban center;

+ Offices of business establishments or their representative offices will be built in major centers, regional centers and some specialized centers;

+ The office of the administration of Ngoc Hoi district will be located as indicated in the master plan on Plei Kan township.

- Health works:

+ Central-level health works and works in service of the economic zone, including general hospitals and specialized hospitals, will be located in the health center (around 39 hectares) in Ngoc Tien village, Dak Su commune, in the western Bo Y urban center;

+ Secondary health works: In addition to the existing Ngoc Hoi hospital, to build three more regional general hospitals each on 3 hectares in other three urban centers;

+ Grassroots health works: To build grassroots

health stations, each of between 10 and 20 patient beds, in the centers of residential areas.

- Educational works:

+ To build Bo Y University to the south of the northern Bo Y urban center on an area of around 100 hectares, which will provide tertiary, college and intermediate education and vocational training in the border region of the three countries and will enroll between 7,000 and 10,000 students;

+ To build two boarding schools to provide general and vocational education for ethnic minority people in the region, each capable of enrolling between 1,000 and 2,000 students, in the northern and southern Bo Y urban centers. To build a system of secondary and primary schools and pre-schools up to national standards and suitable to the population size and development of the economic zone in each period.

- Cultural works:

+ The southern Bo Y urban cultural center (around 14 hectares) will have an international convention center, a national cinema center, a cultural palace for youth and children, an exhibition and trade fair center and a general museum;

+ At the center of each of other urban centers: To build a general cultural house on an area of around 15 hectares;

+ At the center of each residential area: To build a 200-seat cultural house. In each residential cluster (with around 5,000 inhabitants), to build a work for community activities.

- Physical training and sport facilities:

+ To build a physical training and sport complex (around 66 hectares) in Tan Xuan village, Dak Su commune in the western Bo Y urban center;

+ In each of other urban centers, to build a regional-level physical training and sport center of around 15 hectares to serve around 100,000 people;

+ To build small physical training and sport fields and grounds in the specialized centers and residential areas to facilitate grassroots physical training and sport movements.

- Commercial and service works:

+ The non-tariff area will be located at the center of the southern Bo Y urban center;

+ The international commercial area (covering around 251 hectares to provide border-gate services) with facilities in service of transactions at and control of the border gate and national gateway will be located at the end of national highway 40 near the border. This area is a non-tariff trade area in which the particularly preferential policies applicable to the economic zone will be applied;

- Market system:

+ A border market of around 10 hectares will be located near the Vietnam-Laos border;

+ Wholesale markets include a wholesale market north of the northern Bo Y urban center and adjacent to national highway 14 in the direction to Da Nang city; a southeastern wholesale market adjacent to national highway 14 in the direction to Kon Tum; and a western wholesale market adjacent to national highway 40 in the direction to the border gate;

+ The central market of the economic zone will be located in the southern Bo Y urban center;

+ Three regional markets will be located in three other urban centers;

+ To build a small market in each residential area, cluster or spot with around 5,000 inhabitants to serve daily trading activities of inhabitants within an area of a radius of 2 km;

+ To build five gas stations located between 5 and 7 km from one another, in the urban centers and Plei Kan township together with car parks and terminals and other transshipment depots;

+ To build an exchange office (around 5 hectares) for agricultural and forest product collection and trading, which is adjacent to the car terminal on national highway 14 in the direction to Kon Tum.

- Works in service of tourism:

+ To form a system of hotels in urban, tourist and service centers;

+ To build a central entertainment complex (around 143 hectares) and two regional entertainment complexes (between 70 and 100 hectares each) in

the northern Bo Y and western Bo Y urban centers.

- To build a 36-hole golf course to the south of the southern Bo Y urban center (around 272 hectares).

- Tourist resorts, clusters and sites:

- + A tourist site near the border-gate service area to the west of the economic zone (around 339 hectares, including water surface area), where sight-seeing tours and a variety of entertainment and recreation services will be provided;

- + A tourist resort at Sa Loong lake to the south of the economic zone (around 956 hectares, including water surface area) and adjacent to the scientific and technological research center. In this resort, forest eco-tourism, resort, entertainment and recreation services will be provided;

- + Chu Mon Ray national park to the south of the economic zone, where forest eco-tourism services will be provided and a small administration and service center will be built with a low construction density;

- + Tourist resorts at Dak Su and Dak Duc lakes to the west of the economic zone and behind Kem Put mountain range. In these resorts, forest eco-tourism, resort, entertainment and recreation and other tourist services will be provided;

- + Tourist sites in Kem Put and Bia mountains to the north of the economic zone, which are situated along national highway 14 in the direction to Da Nang and 1,250 m above sea level. In these tourist sites, mountain-climbing and sight-seeing tours will be provided;

- + Tourist spots in the urban centers in the economic zone: These are cultural heritages, historical relics, war vestiges, reservoirs, craft villages, village of cultures of Central Highlands ethnic groups and other entertainment centers. In these spots, a variety of entertainment and recreation services, historical tours and tours for research and humanities study will be provided.

b/ Urban residential areas: Each urban residential area accommodating between 2,000 and 5,000 inhabitants will be built on an area of between 30 and 50 hectares and located as follows:

- Highly populated urban residential areas will

be built on comparably flat land lots to the south of the northern Bo Y urban center and at the center of the southern Bo Y urban center;

- Low-populated urban residential areas will be built on sloping land lots to the north and the west of the northern Bo Y urban center; to the southwest of the southern Bo Y urban center; and to the southwest of the western Bo Y urban center;

- Residential quarters for foreigners will be built on an area of around 182 hectares to the southwest of the southern Bo Y urban center and adjacent to the international commercial center.

c/ Rural residential areas will be located surrounding commune centers or in places convenient for daily life and agricultural and forestry production activities:

- Two residential areas in Dak Duc commune: Area I will be built adjacent to the northern Bo Y urban center on an area of around 220 hectares for around 6,200 inhabitants; Area II will be built surrounding Dak Duc lake's tourist resort on an area of around 210 hectares for around 5,800 inhabitants;

- The residential area of Dak Nong commune will be built on an area of around 350 hectares for around 13,000 inhabitants to the north of Dak Su lake's tourist resort;

- Two residential areas in Dak Su commune: Area I will be built to the southeast of Dak Su lake on an area of around 245 hectares for around 8,600 inhabitants; Area II will be built to the southwest of Dak Su lake on an area of around 180 hectares for around 6,400 inhabitants;

- Two residential areas in Bo Y commune: Area I will be built adjacent to the northern and northeastern areas of the border-gate tourist site on an area of around 275 hectares for around 7,000 inhabitants; Area II will be built to the southwest of the border-gate trade service area on an area of around 135 hectares for around 3,500 inhabitants;

- Two residential areas in Sa Loong commune: Area I will be built adjacent to the northeastern area of Sa Loong lake's tourist site on an area of around 485 hectares for around 11,500 inhabitants; Area II

will be built to the southwest of Sa Loong lake's tourist site on an area of around 105 hectares for around 2,500 inhabitants;

- The residential area of Dak Kan commune will be built to the south of southern Bo Y urban center and one km from national highway 14 on an area of around 490 hectares for around 12,000 inhabitants.

d/ Network of parks, green trees and squares:

- Parks:

+ A forest park of around 1,248 hectares will be built to the west of the western Bo Y urban center to separate residential areas from industrial zones. This park will be also a flora and fauna museum to serve local inhabitants;

+ A park of around 724 hectares surrounding the central lake will be built for entertainment, recreation, cultural and educational activities and exhibition and conservation of local flower varieties;

+ The Central Highlands cultural and historical park of around 536 hectares will be built to the west of the administrative center for entertainment and recreation activities and outdoor exhibition of cultural and historical pieces of Central Highlands ethnic groups;

+ A number of parks of between 100 and 200 hectares each, including water surface areas, will be built at the center of urban centers to provide entertainment services and concurrently serve as flower and ornamental plant nurseries.

- Squares: Each urban center will have a central square with a monument or an architecture bearing the artistic traits of the Central Highlands.

- Urban trees: Trees will be planted along streets and in parks and squares. Besides, trees, flowers and lawns will be planted in land areas where no construction exists.

e/ Other quarters:

- The ASEAN culture village will be built on an area of around 230 hectares to the south of Plei Kan township;

- The culture village of Central Highlands ethnic groups will be built on an area of around 127 hectares

in the northern Bo Y urban center for exchange of traditional cultures of Central Highlands ethnic groups, conservation and maintenance of national identity, and tourism;

- The zone for conservation of Plei Kan victory relic will be built on an area of around 366 hectares to the northwest of Plei Kan township for conservation and exploitation of the relic's value.

e/ Industrial zones, cottage industry and handicraft zones and warehouses:

- Industrial zones, cottage industry and handicraft zones:

+ A key industrial park will be built on an area of around 1,566 hectares to the north of the western Bo Y urban center to create a driving force for development of the economic zone;

+ Small- and medium-sized industrial zones, cottage industry and handicraft zones: Zone I (around 217 hectares) will be built to the southwest of the northern Bo Y urban center; zone II (around 278 hectares) will be built to the south of the southern Bo Y urban center for light and clean industry establishments;

+ To build a craft village (around 140 hectares) as a miniature of Vietnam's traditional craft villages, in the northern Bo Y urban center.

- Warehouses:

+ The general depot (around 278 hectares) will be built to the north of the economic zone and adjacent to the industrial park. As the biggest general depot of the economic zone, it will have raw-material storehouses, fuel depots, reserves and other warehouses;

+ To build four bonded warehouses-cum-inland container depots, including a warehouse area (around 151 hectares) adjacent to the border-gate service area; a warehouse area (around 55 hectares) adjacent to national highway 14 in the direction to Kon Tum to the southeast of Plei Kan township; a warehouse area (around 30 hectares) in the northern Bo Y urban center adjacent to national highway 14 in the direction to Da Nang; and a warehouse area (around 30 hectares) adjacent to national highway 14 C to the south of the economic zone;

+ Transshipment warehouses will be located near truck and oversized vehicle terminals;

+ Besides, petrol and oil transshipment and distribution warehouses-cum-retail warehouses will be built at service and trading points.

g/ The scientific and technological research area (around 750 hectares) will be built to the south of the southern Bo Y urban center and consist of a hi-tech research and experimentation zone, a nursery, an experimentation garden, a zone for plant and animal gene conservation and a research and experimentation center of Bo Y University.

h/ To maintain existing military positions and allocate land for military purposes at the request of the Defense Ministry.

i/ Arcas for agricultural production, forestry and fishery:

Agricultural and forestry land areas are set in this master plan according to the requirements on agricultural and forestry production land use quotas specified in the Prime Minister's Decision No. 134/2004/QĐ-TTg of July 20, 2004, on policies on allocation of support production and residential land and dwelling houses to ethnic minority people.

- Total agricultural and forestry production land area will be around 43,786 hectares by 2015 and around 27,788 hectares by 2025.

- Total planned area for aquaculture in lakes is around 718 hectares.

j/ Forests to be strictly managed:

- Protection forests (around 6,211 hectares) near the Vietnam-Laos border are protected and exploited according to legal provisions.

- Chu Mon Ray national park (around 8,640 hectares) to the southeast of the economic zone, adjacent to Sa Thay district and the Vietnam-Laos border is strictly protected and exploited for eco-tourism according to the Regulation on management of national parks.

7. Orientations for development of technical infrastructures

a/ Transport infrastructures:

- Road transport:

+ Outbound transport: By 2015, to upgrade and expand urban sections of national highways 14, 40 and 14C. By 2025, to build belt roads bypassing urban centers, including: southwestern, eastern and southeastern belt roads with a cross section width of between 24 and 36 meters. To renovate inter-district roads from the economic zone to Dak Glej, Dak To and Sa Thay districts into grade-III mountain roads;

+ Urban transport: To organize the traffic network in the downtown and squares up to grade-2 urban traffic standard;

+ The rural traffic system will be connected to urban and inter-regional roads, ensuring that all concentrated residential areas are accessible by motor vehicles by grade-IV mountain roads;

+ Major traffic works: To build a central car terminal and four suburban car terminals, and cargo truck and bus terminals at gateways and in urban centers;

+ To build a number of bridges spanning Po Ko and Dak Long rivers and interchanges at the junctions of urban thoroughfares and national highway 14.

- Air transport: To study a scheme on building an international commercial airport of around 700 hectares in Tan Canh commune, Dak To district, Kon Tum province (opposite to the old Phuong Hoang airport).

b/ Technical preparation of land: To take advantage of the natural terrain and select the solution of localized ground levelling when necessary. To make the full use of rivers, streams and lakes to drain rainwater.

c/ Water supply:

- The daily-life water consumption norm is 120 liters/person/day and night for urban areas and 60 liters/person/day and night for rural areas.

- Total water demand will be 18,000 m<sup>3</sup>/day and night by 2015 and 47,000 m<sup>3</sup>/day and night by 2025.

- Water sources: To use surface water of Sa Loong lake, the central lake and Po Ko river, which is added with underground water in dry season months by mode of concentrated water supply.

## d/ Electricity supply:

- Electricity consumption norms: For urban daily life, the per-capita electricity consumption norm will be 0.17 kW by 2015 and 0.34 kW by 2025; for rural daily life, the per-capita electricity consumption norm will be 0.04 kW by 2015 and 0.12 kW by 2025; for industrial production, cottage industry and handicraft, the electricity consumption norm will be 100 kW/ha.

- Total electricity demand will be 45 MW by 2015 and 130 MW by 2025.

- Electricity source: For the near future, electricity will be transmitted from Dak To 110 kV station. In the future, electricity for the economic zone will be supplied from Plei Krong hydroelectric plant through the national power grid, which will be added with the commercial electricity source from Xe Ca Man hydroelectric plant of Laos.

## e/ Water drainage and environmental sanitation:

- Rainwater and wastewater will be drained through separate sewers and treated before being discharged into the environment.

- Treatment of solid waste: To collect and treat around 180 – 200 tons of waste per day by 2015 and around 400 – 440 tons per day by 2025.

To build four solid waste treatment facilities, including:

+ The northern facility in Dak Duc commune (around 122 hectares) to serve the northern Bo Y urban center and Dak Duc commune;

+ The northwestern facility in Bo Y commune (around 115 hectares) to serve part of the southern Bo Y urban center, western Bo Y urban center, Dak Su and Dak Nong communes;

+ The southwestern facility in Bo Y commune (around 107 hectares) to serve the remaining part of the southern Bo Y urban center, western Bo Y urban center and Bo Y commune;

+ The southwestern facility in Dak Kan commune (around 144 hectares) to serve Plei Kan township, the eastern Bo Y urban center and Dak Kan commune.

- Graveyards will be located near the waste treatment areas.

f/ The system of underground technical tunnels for such urban transmission lines and ducts as high-, medium- and low-voltage power cables, water pipelines, communication cables and other special-use cables will be built beneath urban trunk roads.

g/ The information and communication system, which consists of the telephone line system and the digital communication cable system for multi-media information and communication, post, radio and television broadcasting, will be designed according to grade-II urban standards.

## 8. Investment projects in the 2006-2015 period:

a/ To formulate, approve and implement resettlement projects in order to take the initiative in preparing grounds for calling for investment in building the economic zone.

b/ To organize the elaboration and approval of detailed plans and investment projects to build the following functional areas:

- Northern Bo Y urban center (around 1,444 hectares);

- Southern Bo Y urban center (around 970 hectares);

- Western Bo Y urban center (around 1,240 hectares);

- The international commercial area (around 375 hectares);

- The border trade service and border-gate control area (around 139 hectares);

- The border market, bonded warehouse and national gateway area (around 112 hectares);

- Technical infrastructures of the administrative authority of the economic zone (around 450 hectares);

- The industrial park (around 750 hectares) and warehouses (around 463 hectares);

- The border-gate tourist resort (around 120 hectares) and Chu Mo Ray forest tourist resort (around 20 hectares);

- Rural residential areas of 6 communes (a total

of around 1,887 hectares);

- The graveyard and garbage dumpsite in Bo Y and Dak Su communes;

- Social infrastructures, including administrative, educational, health, cultural, physical training and sport, commercial and service, information and communication works of sizes suitable to each development stage of the economic zone.

**Article 2.-** Organization of implementation

1. To assign the management board of Bo Y international border-gate economic zone to:

- Publicize the master plan on construction of Bo Y international border-gate economic zone;

- Organize the management of the implementation of the master plan and promulgate a Regulation on management of construction under the approved master plan on construction of the economic zone;

- Organize the elaboration, evaluation and approval of detailed plans and investment projects in the economic zone according to current regulations;

- Formulate an overall project on building of essential technical and social infrastructures in the economic zone, and submit it for approval according to regulations;

- Assume the prime responsibility for, and coordinate with concerned ministries, branches and localities in, studying the scheme on building of an international commercial airport in Tan Canh commune, Dak To district, Kon Tum province, and submit it to the Prime Minister;

- Use existing land areas to raise funds and efficiently use funding sources under the Prime Minister's Decision No. 217/QĐ-TTg of September 5, 2005;

- Call for capital for the implementation of projects in form of BT, BOT, etc, from domestic and foreign investors, in order to accelerate the development investment in the economic zone;

- Assume the prime responsibility for, and coordinate with concerned ministries, branches and localities in, distributing population, residential and production land

and stabilizing the life of people in the economic zone according to the approved master plan.

2. Concerned ministries, branches and localities:

- The Natural Resources and Environment Ministry shall assume the prime responsibility for, and coordinate with the People's Committee of Kon Tum province, the management board of Bo Y international border-gate economic zone, concerned branches and authorities in, organizing soon the allocation of all land and water surface areas to the management board of Bo Y international border-gate economic zone according to the approved master plan for management and implementation;

- The Home Affairs Ministry shall assume the prime responsibility for, and coordinate with the management board of Bo Y international border-gate economic zone and concerned agencies in, perfecting soon the organizational apparatus of the management board of Bo Y international border-gate economic zone in order to satisfy requirements for management and administration of the economic zone's development;

- The Government Office, the Planning and Investment Ministry, the Public Security Ministry, the Finance Ministry, the Border Guard Command, the Administration of Tourism, the People's Committee of Kon Tum province and concerned localities shall, within the ambit of their functions and tasks, coordinate with the management board of Bo Y international border-gate economic zone in accelerating the development of the economic zone.

**Article 3.-** This Decision takes effect 15 days after its publication in "CONG BAO."

The Construction Minister, the head of the management board of Bo Y international border-gate economic zone, the president of the People's Committee of Kon Tum province, heads of concerned agencies and organizations, and concerned individuals shall implement this Decision.

*Prime Minister*

**NGUYEN TAN DUNG**