

# GENERAL REGULATION

## ON FACTORY CONSTRUCTION IN LONG JIANG INDUSTRIAL PARK

*Pursuant to:*

- Decree No.64/2012/NĐ-CP dated September 4<sup>th</sup> 2012 of the Government about issuance of construction permit.
- Decision No.04/2008/QĐ-BXD dated April 3<sup>rd</sup> 2008 of the Ministry of Construction about Vietnam construction technological standards.
- Decision No.2734/QĐ-UBND dated September 8<sup>th</sup> 2008 of Tien Giang People's Committee stipulating construction detailed planning management in Long Giang Industrial Park (*hereinafter referred to as "LJIP"*).

The investor needs to study this regulation in performing their factory design and construction:

**1. The process of applying for construction permit:**

Construction permit is granted by Tien Giang Industrial Zone Authority (*hereinafter referred to as "TIZA"*) with the following process:

- The investor shall prepare design document in accordance with regulations and submit it to the Fire Prevention and Fight Organization of Tien Giang province for evaluation.
- The investor shall prepare the project environmental impact evaluation report document and submit it to the Department of Natural Resources and Environment of Tien Giang province for evaluation (or the environmental commitment based on project scale approved by the Office of Natural Resources and Environment of Tan Phuoc district of Tien Giang province.)
- After two evaluation processes above, investor shall prepare factory's detailed design document and submit it to TIZA for consideration and issuance of construction permit.

**2. The major indexes of construction management:**

- Construction coverage: 40% to 70% of the leased land area.
- Building floors: from 1 to 5 floors, the height of floor depends on technical line requirement.
- Floor area coefficient: 0,7 to 2 (70% to 200% of the leased land area).
- Green area coverage shall not be less than 20% of the leased land area.

**3. Fence:**

- Structure and architecture of the fence shall be built inside the boundary line.
- The part of fence which faces the road shall be built no less than 2.0 meters high from the ground and have bar structure (clear view style).
- The part of fence which faces other factories shall be built no less than 2.2 meters high from the ground and have brick structure (blind style).

**4. Points of connecting to public utilities: (electricity, clean water, waste water, etc.)**

The connection points of electricity and clean water supply, waste water discharged from the factory into the general system of LJIP shall be designated by Long Giang Industrial Park Development Company Limited (*hereinafter referred to as "Long Giang IPD"*). The investor or the project designer shall contact with the Projects' Management Department of Long Giang IPD for detailed guidance.

- Connection point of electricity supply: medium voltage electric poles (22kV) at the main power line nearest to the factory, the factory's sub-station must be installed in house.
- Connection point of water supply: pipe branch and valve are available at the land corner.
- Connection point of storm drainage: at the storm drainage manhole nearest to the factory.
- Connection point of waste water drainage: to be connected to waste water drainage manhole nearest to the factory. Before connecting to the general waste water system of LJIP, the investor must build and connect to a double-compartment manhole located outside the factory's fence. (*Please contact the Projects' Management Department of Long Giang IPD for the manhole drawing*)

Note: The storm drainage system and the waste water drainage system of factory must be two separated systems.

**5. Management of project construction:**

- Constructors and workers in LJIP must comply with the entry and exit regulation issued by Long Giang IPD.
- The constructor shall present document of project management including: name, address, contact phone number of project leader or company director; locations of tents, sanitary facilities, power and water connection and

arrangement, supervision of workers and officers, construction schedule, transportation means, materials, equipment, etc. This document shall be agreed by Long Jiang IPD prior to construction implementation.

- Domestic waste shall be stored with close coverage. Please contact with Long Jiang IPD for regular collection.
- The constructor needs to ensure sanitation on the construction site, building septic tanks or arranging movable toilets for their workers' use. The constructor shall commit not to cause negative impact to the surrounding environment.
- Officers, staff, workers who are temporary residents at site must be reported to the local police for approval and be notified to the security guard of LJIP.
- The constructor shall sign contract of using public utilities with Long Jiang IPD in order to have supply of power, water and infrastructure.
- The constructor shall arrange efficient fire prevention and fighting equipments.
- The constructor is not permitted to drill well water.
- The constructor shall buy insurance for the project during construction period as to the regulation.
- The constructor shall be responsible for compensating to Long Jiang IPD or other third party for any damage arised during the construction process and may pay penalty according to particular stipulation.
- Remaining soil and sand (if any) must be dumped in place designated by Long Jiang IPD.
- Long Jiang IPD has the right to temporarily suspend construction in case of constructor violating any of above regulations until complete correction of violation made by the constructor.

**6. Procedure of construction commencement:**

- After obtaining construction permit (granted by TIZA), the investor or constructor shall receive boundary coordinates at site from the Project's Management Department (boundary line drawing, height, coordinates).
- The constructor shall handover one (1) set of the approved design drawing to Long Jiang IPD.
- The constructor shall sign service contract of public utilities, pay fee for installing electric and water meters and the deposit.
- The constructor shall contact with the Project's Management Department for detailed guidance when requiring connecting into the electric system, storm drainage system, sewage water drainage system of LJIP.

During implementation, this regulation may be supplemented with additional terms when necessary and shall be notified to the constructors.