

SEPTEMBER 2020

Land Ownership in ASEAN





LAND OWNERSHIP IN ASEAN

The COVID-19 pandemic has left a profound impact on countries worldwide. With global lockdowns and restriction of movement, daily lives have been halted. The effect of COVID-19 on major industries was massive. The construction sector was crippled, aviation and tourism sector effectively shut down and even the oil and gas sector was not spared. Nonetheless, other sectors flourished - online shop platforms doubled in profitability, as did telecommunication companies and courier services.

Major construction plans with noble goals are similarly halted. As one would expect, many of the infrastructure and construction projects which are a part of the Belt Road Initiative ("BRI") have been stalled by the pandemic. Although the ongoing projects would still be completed despite the delay, some of the planned projects are currently being re-evaluated by China and the host countries. At this juncture, with limited capital to spend, BRI lending activities have also been affected, resulting in more targeted investments. Nevertheless, the BRI investment momentum is maintained relatively well, with the share of outbound direct investment increasing - reflecting the persistent demand for supply chain diversification in the Asian continent.

In ASEAN, while major projects such as the Jakarta-Bandung High-Speed Railway resumed work in April, many were postponed. This includes the Bangkok-Nakhon Ratchasima High-Speed Railway project which is aimed to be a part of the Kunming-Singapore railway network and due to operate in 2023. The inevitable lockdown implemented in the Southeast Asia region due to COVID-19 has resulted in a delay in fulfilment of visions in the **ASEAN Masterplan on Connectivity**.

The fate of the Regional Comprehensive Economic Partnership ("RCEP"), which is supposed to be concluded at the end of 2020, has become uncertain. Should the RCEP be concluded and implemented, ASEAN countries would be able to strengthen its economic ties with five of its FTA Partners (Australia, China, Japan, New Zealand, and Republic of Korea). This will translate to a more comprehensive economic development in sectors such as trade of goods and services, investments, intellectual property, e-commerce, competition, and even dispute resolution. With that being said, it remains crucial that in order for RCEP to proceed and succeed with implementation, proper infrastructure must be present.

Despite the delay in BRI and coincidental impact to the RCEP, it remains to be seen whether these visionary plans will still receive direct investments and progress ahead. The move towards stronger infrastructure in ASEAN countries thus translates to more development and increased land value.

This publication seeks to provide an overview of land ownership considerations in ASEAN as well as current and upcoming multi-country projects that are in the pipeline.



Fadjar W Kandar Co-Managing Partner fadjar.kandar@zicolaw.com

	Private ownership of land	Foreign ownership of land	Any lands reserved for locals/natives	Can lands be used as security for financing?	Ownership of building on land permissible?
CAMBODIA					Up to 70%
INDONESIA					
LAOS				**	
MALAYSIA					
MYANMAR					
SINGAPORE		*			
THAILAND		** Only allowed under certain criteria**			
VIETNAM				**	
PHILIPPINES		***			
BRUNEI					

Only Land Use Rights No

- * Only with approval of the Minister of Law
- ** Land use rights may be used as security for financing.
 *** Except in cases of hereditary succession.

Who, what, and how flexible is the Law? A brief overview of land law regimes in ASEAN

	Land Authorities	Laws/Regulations	Conditions for foreign ownership
BRUNEI	Land Department, Ministry of Development	Land Code (Amendment) Order, 2016	Foreign ownership not permissible.
CAMBODIA	 Ministry of Land Management, Urban Planning and Construction; Ministry of Agriculture, Forestry and Fisheries; Ministry of Environment; The Council for Land Policy; The Cadastral Commission; and The Council for the Development of Cambodia. 	 Constitution 1993, amended 1999; Land Law 2001; Law on Investment 1994, amended 2003; Civil Code 2007; Law on the Implementation of Civil Code 2011; Law on Providing Foreigners with Ownership Rights in Co-Owned Buildings 2010; Sub-Decree on the Determination of the Proportion and Methods for Calculating Private Units that can be Owned by Foreigners in Co-Owned Buildings; and Sub-Decree on Economic Land Concession; Construction Law 	Foreign ownership is not permissible, but foreigners may obtain an ownership of a strata or co-owned title to qualifying condominiums starting from the first floor up. However, the foreigner can only own 70% of the total private area in a co-owned building.
INDONESIA	The Ministry of Agrarian Affairs and Spatial Planning / National Land Agency ("Badan Pertanahan Nasional - BPN"); Ministry of Environment and Forestry; Ministry of Public Works and People's Housing; Ministry of Industry; Ministry of Energy and Mineral Resources; Ministry of Agriculture; Local offices/authorities; and Regional/Local Governments.	 1945 Constitution; Indonesian Civil Code; Law No. 5 of 1960 on Basic Agrarian Principles; Law No. 28 of 2002 on Building; Law No. 25 of 2007 on Capital Investment; Law No. 26 of 2007 on Spatial Planning; Law No. 1 of 2011 on Housing and Settlement Areas; Law No. 20 of 2011 on Flats; Law No. 39 of 2014 on Plantations; Law No. 41 of 1999 on Forestry; Law No. 40 f 2009 on Mineral and Coal Mining as lastly amended by Law No. 3 of 2020; Law No. 30 of 2009 on Electricity; Law No. 22 of 2001 on Oil and Gas; Law No. 23 of 2014 on Regional Government; Presidential Decree No. 34 of 1992 on Exploitation of Land under Right to Use and Right to Build for Joint Venture in foreign investment; Government Regulation No. 24 of 1997 on Land Registration; Government Regulation No. 36 of 2005 on the Implementation of Law No. 28 of 2002 on Buildings; Government Regulations No. 40 of 1996 on Right to Cultivate, Right to Build and Right to Use; Government Regulation No. 103 of 2015 on Ownership of Housing or Residence by Foreigners Domiciled in Indonesia; Government Regulations No. 142 of 2015 on Industrial Area; Government Regulation of Agrarian/ Head of National Land Agency No. 7/2017 on Procedures on Determining Right to Use; Government Regulation No. 3 of 2008 on Amendment to Government Regulation No. 6 of 2007 on Management Plans on Forests, and Forest Utilisation; and Implementing regulations of the abovementioned laws and regulations. 	Foreigners may reside or occupy properties in Indonesia under a number of conditions, including: • by way of leasing a house or apartment unit; • holding a Right to Use title over a plot of land; • holding a Right of Ownership of Apartment Units (Strata Title) built upon a land with a Right to Use title; • holding a temporary stay permit (ITAS); • when acquiring rights over houses or apartment units, the houses/ apartment units must be new and purchased directly from the land owner or developer rather than on the secondary market; • the houses or apartment units must meet a minimum price threshold which vary from one area to another. Foreign investment companies (perusahaan penanaman modal asing or PMA companies) may be granted with a Right to Build, Right to Cultivate or Right to Use land title for the purposes of its business activities. In addition to holding the aforementioned land titles, PMA Companies may apply for and be granted with certain other land/area rights under a permit/licence for the purposes of conducting its business activities — these include but not limited to rights over forest areas (e.g. by way of a forestry area borrow use permit).

	Land Authorities	Laws/Regulations	Conditions for foreign ownership
LAOS	 Land Department of the Ministry of Natural Resources and Environment; and Land Offices of the Department of Natural Resources and Environment. 	 Land Law No. 70/NA dated 21 June 2019 Constitution Law 63/NA dated 8 December 2015; Investment Promotion Law No. 14/NA dated 17 November 2016; Civil Code No. 55/NA dated 6 December 2018. 	 Private sector, either domestic or foreign, may not own land in Lao PDR as lands in Lao PDR are under the ownership of the national community. Foreign entities/ individuals who come to invest in Lao PDR has a right to lease or concede land from the State or Lao citizen or purchase right to use land allocated by State for a limited period.
MALAYSIA	 Department of Director General of Land and Mines (State and Federal level); Land and Mines Office; and District Land Offices. 	 National Land Code 1965; Contracts Act 1950; Specific Relief Act 1950; Malay Reservation Enactment; Strata Titles Act 1985; Strata Management Act 2013; Housing Development (Control and Licensing) Act 1966; and Economic Planning Unit's Guidelines on the Acquisition of Properties. 	 Foreign ownership of land is subject to: State authority's approval; Equity and paid up conditions if FDI restrictions are triggered; and Levy and moratorium depending on location of the land.
MYANMAR	 Ministry of Agriculture, Livestock and Irrigation; Farmland Management Body; Settlement of Land Records Department; Ministry of Natural Resources and Environmental Conservation; Department of Urban and Housing Development; and City Development Committees. 	 Constitution of the Republic of the Union of Myanmar 2008; Vacant, Fallow and Virgin Land Management Law 2012; Land Acquisition Act 1894; Special Economic Zone Law 2014; Foreign Investment Law 2012; Transfer of Immovable Property Restriction Act 1987; The Lower Burma Town and Village Lands Act 1989; and Industrial Zone Law 2020. 	The transfer of immovable property to a foreign person or company is expressly prohibited.
PHILIPPINES	 Department of Environment and Natural Resources; Department of Agrarian Reform; Department of Human Settlements and Urban Development; Department of Agriculture; Land Registration Authority; Housing and Land Use Regulatory Board; Housing and Urban Development Coordinating Council; Local Government Units; Bases Conversion and Development Authority; and National Commission on Indigenous Peoples. 	 1987 Philippine Constitution; Civil Code of the Philippines; Republic Act No. 4726, "The Condominium Act"; Republic Act No. 6552, "Realty Installment Buyer Act"; Republic Act No. 8371, "The Indigenous Peoples' Rights Act of 1997"; Rules of Civil Procedure for Expropriation, Foreclosure; Republic Act No. 9646, "Real Estate Service Act of the Philippines"; Republic Act No. 10023, "Act Authorising the Issuance of Free Patents to Residential Lands"; Presidential Decree No. 957 "Regulating the Sale of Subdivision Lots and Condominiums"; Republic Act No. 9700 "Comprehensive Agrarian Reform Law"; and Commonwealth Act No. 108, "Anti-Dummy Law". 	 Foreign individuals are not permitted to own private lands in the Philippines, except in cases of hereditary succession. However, foreign individuals or corporations may indirectly own private land in the Philippines by being minority shareholders of a domestic corporation (up to 40% foreign equity). Foreigners investing in the Philippines are allowed to lease private lands for 50 years, renewable once for a maximum period of 25 years, provided that leased land is used solely for the purpose of investment. Foreign individuals and investors are allowed to own condominium units. If ownership of a condominium unit has an attendant right to membership to the condominium corporation that holds title to the common areas in the condominium project, the total number of foreign owned units in a particular project shall not exceed 40%.
SINGAPORE	 Singapore Land Authority; Urban Redevelopment Authority Jurong Town Corporation; Housing and Development Board Land Surveyors Board; Controller of Housing; and Controller of Residential Property and Residential Property Advisory Committee. 	 Land Titles Act (Cap. 157); Land Titles (Strata) Act (Cap. 158); Land Titles (Strata) Regulations (S.163/2005) State Lands Act (Cap. 314); State Land Rules (S.290/1993); Land Acquisition Act (Cap. 152); Registration of Deeds Act (Cap. 269); Residential Property Act (Cap. 274); Sale of Commercial Properties Act (Cap. 	Under the Residential Property Act (Cap.274), foreign ownership for vacant residential land or landed property is only allowed with the prior approval of the Minister for Law.

• Sale of Commercial Properties Act (Cap.

Planning Act (Cap. 232); andConveyancing and Law of Property Act

(Cap. 61).

Committee.

	Land Authorities	Laws/Regulations	Conditions for foreign ownership
THAILAND	• The Department of Land of the Ministry of Interior; and • Land Offices in each province.	Thai Land Code; Civil & Commercial Code; Investment Promotion Act, 1977; Industrial Estate Authority Act, 1979; and Land Reformation and Agricultural Act 1975.	Acquisition of land by foreigners for purpose of residence, commerce, industry, agriculture, cemetery, public charity, or religion will need to conform to the conditions and procedures prescribed in the Ministerial Regulations with permission of the Minister of Interior. Generally, foreigners are permitted to acquire land as follows: • for residential use, not exceeding 1 rai per family • for commercial use, not exceeding 1 rai • for industrial use, not exceeding 10 rais • for religious use, not exceeding 10 rais • for religious use, not exceeding 1 rai • for public charity use, not exceeding 5 rais • for cemetery use, not exceeding 6 race provided by the Director-General within one year. Any foreigner who has been granted permission to use land for a particular purpose swithout re-permised permission to use land for a particular purpose shall, if re-granted to use for another purpose with less amount of land, dispose of the excess within one year. Land must be utilised within a period designated when obtaining title and the failure to comply with such condition will result in the land having to be disposed of within one year. The Interior Ministry may approve the acquisition by a statutory heir foreigner of the land which is devolved by succession under the condition that the total amount of land, after combining with the existing land prior to the devolution must not exceed the general permissible area above. Foreigners who bring in capital for investment of more than THB40 million can obtain approval to own land for residential purpose not exceeding 1 rai within two years from the registration date of acquisition or it will be disposed of. For lands obtained through specific legislation (e.g. Investment Promotion Law), the land must be sold or transferred within one year of the end
VIETNAM	 The Government; The Ministry of Natural Resources and Environment; People's Committees at all levels; and Departments and offices of natural resources and environment. 	 Constitution 2013; Commercial Law 2005; Law on Land 2013; Law on Real Estate Business 2014; Law on Investment 2014; Law on Residential Housing 2014; Law on Construction 2014; Civil Code 2015; and Law on Planning 2017. 	of the promotion period. Foreign ownership of land is not permissible.

Land Ownership in ASEAN

	BRUNEI
Land classifications	 Private Land; State Public Land; State Private Land.
Categories of land	 Residential land; Agricultural land; Oil and minerals land; and Protected areas.
Proof of ownership/interest	Registration of title at the land registry.
Types of land titles	 Registry title; and Land office title.
Protection of interests	Parties may protect their interest in land by lodging any of the following types of caveats: • Private caveat; • Registrar's caveat; and • Lien holder's caveat.
Payments to be made on acquisition	Stamp duty; and Registration fees.
Selling land, repatriation and other costs	The selling of land is restricted to only Brunei citizens. Costs include: • Land duties.

CAMBODIA				
Land classifications	 Private Land; State Public Land; State Private Land; Communal Land (Indigenous Community Land and Monastery Land). 			
Categories of land	 Residential land; Agricultural land; and Protected areas. 			
Proof of ownership/interest	Registration of title on the national register. • Hard Titles and Soft Titles are also issued. • Strata Titles to a Co-Owned Building for foreigners.			
Types of land titles	 Soft Title; Hard Title (more widely recognised); and Land Management and Administration Project (LMAP) Title. 			
Protection of interests	 Registration of land use rights; Real security rights granted under the Civil Code; and Hypothecs and pledges - secure repayment of debt in preference of other creditors. 			
Payments to be made on acquisition	 Stamp duty; Registration fees; Search fees; and Tax on immovable property. 			
Selling land, repatriation and other costs	The sale must comply with Sub-Decree 129 on Leasing and Transferring State Properties. Costs include: Withholding tax on repatriation; and Stamp duty.			

INDONESIA

• Private Land; · State Public Land: • Tanah Ulayat (Adat land - land held by a traditional law community in a certain area - certain Adat land is recognised under different names, such as "Tanah Bengkok" in Java, or (i) "Tanah Ulayat Nagari", (ii) "Tanah Ulayat Suku", (iii) "Tanah Ulayat Kaum", and (iv) "Tanah Ulayat Rajo" in West Sumatra); • Residential and Housing Area; • Industrial Area; • Forestry Area (Conservation and Production Forestry Land); **Land classifications** • Protection Area (land assigned to protect environmental sustainability); · Agricultural Area; · Mining Area (Mining Business Area (WUP), Mining Business Area License (WIUP), Community Mining Area (WPR), State Reserves Area (WPN), Special Mining Business Area (WUPK), Special Mining Business Area License (WIUPK); · Oil and Gas Area (Work Area, Indonesian Legal Mining Territory); · Electricity (Business Area); National Security Area (Military Base, Weaponry Trial Area, National Security Industrial Area); and • Strategic Areas (National, Provincial, and Regional). Original certificate of land title issued by BPN and permits/licences issued by the relevant government authorities to utilise/ **Proof of** ownership/interest occupy an area. Types of land rights: • right to own (Hak Milik); • right to build title (Hak Guna Bangunan); • right to cultivate (Hak Guna Usaha); • right to use (Hak Pakai); right to lease; right to carry out land clearing; · right to collect forest products; and other rights not mentioned above but to be determined later under a law and rights that are temporary in nature such as right to pledge/mortgage, right to crops-sharing, right to lodging and right to agricultural land lease. Types of land rights and those that can Types of land/rights that can be registered at the Land Office: be registered · land with Right of Ownership title; • land with Right to Build title; · land with Right to Cultivate title; land with Right to Use; Right to Manage (Hak Pengelolaan) land; endowment (wakaf) land; • Right of Ownership of Apartment Units or Strata Title (upon land with (i) Right of Ownership, (ii) Right to Build or Right to Use over state land, and (iii) Right to Build or Right to Use over land with Right of Management); mortgage (hak tanggungan); State land. · Securing the original certificate of land title; • Registration of owner's name in Land Book Registry; · Securing a conditional sale and purchase of land agreement before proceedings with the actual sale and purchase deed; **Protection of** • Ensuring original certificate of land title describes title as legally transferred; interests • Registration of mortgage (hak tanggungan) at the Land Office so that it is reflected in the relevant land title certificate; · Securing the land identification number (following the measurement process and being listed in the map of registered land) for Tanah Ulayat. · Land deed official fees; • Duty on the Acquisition of Land and Building Rights (Bea Perolehan Hak atas Tanah dan Bangunan or "BPHTB") (to be paid by Payments to be the Buyer); made on acquisition Non-tax State Revenue (varies): and Value added tax. There is no restriction on repatriation of profits. Costs include: Selling land, • Land deed official fees; repatriation and • Income Tax (PPh) (2.5%) (to be paid by the Seller); other costs · Non-tax State Revenue (varies) for e.g. registration of title transfer and issuance of certificate; and · Value added tax.

	LAOS
Land classifications	 Plain zone; Highland zone; and Mountainous Zones.
Categories of land	 Agricultural land; Forest land; Water area land; Industrial land; Communication land; Cultural land; Land for national security; and Construction land.
Proof of ownership/interest	Land in Lao PDR is under the ownership of the national community and may not be owned by an individual or entity. Lao citizens may however secure Land title, which is evidence of permanent land use right from Ministry of Natural Resources and Environment or its delegates, to certify their interest in the land. The holder of ownership right in a suite in a condominium located on non-State land shall register their ownership with the natural resource and environment sector.
Types of land titles	 State Land Title; and Land Title
Protection of interests	All land transactions must be registered with the Land Department of Ministry of Natural Resources and Environment or its delegates that supervise the district where the land is located in the presence of parties and the land officer. In pledge of land, if there is only one secured creditor, land title shall be surrendered to the creditor. In the event that there are several creditors that are secured by the relevant land, the land title shall be kept by one of the secured creditors as agreed among relevant creditors.
Payments to be made on acquisition	 Transfer fees; Stamp tax; and Notarisation fees.
Selling land, repatriation and other costs	All land transactions, including sale of land, must be registered with the Land Department of Ministry of Natural Resources and Environment or its delegates that supervised the district where the land is located in the presence of parties and land officer. No approval is required, except where land is State owned. Costs include: • Transfer fees; • Stamp tax; • Notarisation fees; • Registration fees;

Income tax; andProfit tax.

MALAYSIA

Land classifications	Agricultural land; Building land; Industrial land;
Categories of land	 State land; Alienated land; Reserved land; and Mining land.
Proof of ownership/interest	The registered document of title (kept by the land registry) is the document which evidences the true position of the proprietor of the land. However, because this document is typically not in the possession of proprietors of the land, the issued document of title (issued to the proprietor of the land) is accepted as proof of ownership.
Types of land titles	 Qualified Title; Final Title; Register Document of Title; Registry Title; and Land Office Title.
Protection of interests	Parties may protect their interest in land by lodging any of the following types of caveats: Private caveat; Registrar's caveat; Lien holder's caveat; and Trust caveat.
Payments to be made on acquisition	 Stamp duty; Registration fees; and Levy will be imposed in certain states.
Selling land, repatriation and other costs	Unless the property is one which has already been imposed with a restriction in interest, there are no restrictions to the sale of property or repatriation by foreigners in Malaysia. Costs include: Real property gains tax.

MYANMAR				
Land classifications	 Freehold land - may be leased; Grant land - may be leased; 			
Categories of land	 Farmland and agricultural land - contractual farming permitted; Vacant, Fallow and Virgin land - may be leased; and Special Economic Zone land. 			
Proof of ownership/interest	Land maps, land records and registered documents relating to the land from the Registration of Deeds office or any other relevant government authority depending on the type of land.			
Types of land titles	 Title Deed; Land Record; and Land Map. 			
Protection of interests	Registration at the Office of Registration of Deeds.			
Payments to be made on acquisition	Stamp duty; and Registration fees.			
Selling land, repatriation and other costs	Non-testamentary instruments which create, declare, assign, limit or extinguish any right in immovable property shall be registered. Costs include: • Stamp Duty • Capital Gains Tax.			

	PHILIPPINES
Land classifications	Public lands are classified into: o Agricultural Land
Categories of land	 Forest or Timber Land Mineral Land National Parks Alienable and disposable lands of the public domain, i.e., may be alienated for private ownership, are limited to agricultural lands. Alienable lands may be further classified based on their use, e.g., residential, commercial, industrial, etc.
Proof of ownership/interest	Certificate of Title and other registered deeds relating to the subject land from the Registry of Deeds, or any other government agency authorised to regulate land.
Types of land titles	 Original Certificate of Title; Transfer Certificate of Title; Certificate of Land Ownership Award; and Emancipation Patents.
Protection of interests	Registration of Land Title or deed showing transfer of land with the Registry of Deeds
Payments to be made on acquisition	 Documentary Stamp Tax; Transfer Tax, i.e. Donor's Tax, Estate Tax; Capital Gains Tax or Value-Added Tax, as the case may be; and Registration and notarisation fees.
Selling land, repatriation and other costs	Other than the prohibition on foreigners from owning land, there is no other prohibition with regard to selling real estate in the Philippines. Costs included: Capital Gains Tax, Documentary Stamp Tax, Registration and notarisation fees.

SINGAPORE

Land classifications	Freehold Leasehold
Categories of land	Land grants • Estates in fee simple; • Estates in perpetuity; • Leases; • Temporary occupation licences; and • Tenancy agreements. Zoning Areas • Residential; • Residential with commercial at 1st storey; • Commercial & Residential; • Commercial & Residential; • Commercial & Residential; • Commercial & Residential; • White (a mixed development); • White (a mixed development); • Business Park, Business Park - White; • Business, Business 1, Business 2, Business 1 - White, Business 2 - White; • Residential/institution; • Commercial/Institution; • Commercial/Institution; • Health & Medical Care; • Educational Institution; • Place of Worship; • Civic & Community Institution; • Open Space; • Park; • Beach Area; • Sports & Recreation; • Waterbody; • Road; • Transport Facilities; • Rapid Transit; • Utility; • Cemetery; • Agriculture; • Port/Airport; • Reserve Site; and • Special Use.
Proof of ownership/interest	The Land Register and Register of Deeds, and Certificates of Title are conclusive evidence of the true position of the proprietor of the land and proof of ownership.
Types of land titles	 Land Titles System: Registered or titled land Deeds System: Unregistered or Deeds Land
Protection of interests	 Statutory easements; Statutory charges; and Caveats.
Payments to be made on acquisition	 Buyer's Stamp Duty; Additional Buyer's Stamp Duty (if any); and Registration fees.
Selling land, repatriation and other costs	Save for the restrictions on the sale of land to foreigners, there are no restrictions on the sale of properties or repatriation. Costs include: Income tax (if the person is deemed to be trading in properties); and Seller's Stamp Duty (depending on the year of purchase).

THAILAND

State Land o publicly used land o waste land o treasury land **Land classifications** o land owned by government agencies o land reserved by government o freehold land, the land certified by land title deeds called in Thai language as "NorSor 4" or "Chanote" o land with right of possession Under the general city plan, the land of Thailand is divided into 10 zones as follows: • yellow: low density residential area; · orange: medium density residential area; • brown: high density residential area; • red: commercial area; **Categories of land** • purple: industrial area; • violet: warehouse area; • white with green diagonal: rural and agricultural conservation area; • green: rural and agricultural area; • light brown: Thai art and cultural conservation area; and • blue: government institutes, public utilities and amenities area. **Proof of** By Land Title Deed which can be obtained from the relevant Land Office. ownership/interest • Land Title Deed called in Thai language as "NorSor 4" or "Chanote"; • Certificate of Utilisation divided into three types of certificates being: NorSor3 and NorSor3Gor; Types of land titles o Pre-emption Certificate; and o Claim Certification called in Thai language as "SorKor1"). None are open to foreigners except under special conditions. **Protection of** The Civil & Commercial Code protect land owners and their right to enjoyment of their land. interests · Ownership transfer fees; Payments to be • Stamp duty; and made on acquisition • Special Business Tax. Approval is not required upon selling. Costs include: Selling land, · Ownership transfer fees; repatriation and other costs • Stamp duty; · Withholding tax; and Special Business Tax.

VIETNAM Land classifications • Agricultural land; Non-agricultural land; andUnused land. **Categories of land** Proof of Certificate of land use right and ownership of residential housing and other assets attached to land. ownership/interest Land use rights are granted by: • Allocation; Types of land titles • Lease; and • Recognition. Obtain a Certificate of land use right and ownership of residential housing and other assets attached to land. **Protection of** interests Disputes regarding land may be referred to competent authorities in Vietnam only. Payments to be • Notarisation fees; and made on acquisition • Registration fees. If the land use right is transferred together with the real estate project, approval is required. Selling land, repatriation and other costs Costs include: • Notarisation fees; and

• Income tax.

Major Connectivity Enhancements in ASEAN



MALAYSIA

Klang Valley Mass Rapid Transit (MRT) System

3 MRT lines are being built across the Klang Valley - the Circle Line, looping around Kuala Lumpur city and the Red and Green Radial Lines, covering a 20 km radius in the southeast-northwest direction from the city centre.

East Coast Expressway

Currently phases 1 and 2 connect Karak (KL - Karak Expressway) to Kuala Nerus. Future Phases 3 and 4 shall connect Kuala Nerus to Khota Baru and Gambang to Johor Baru respectively.

2

THAILAND

Thailand's capital, Bangkok, is focusing on improving its public transportation system by way of providing its residents and travellers with better metro system. There are three types of metro systems in Bangkok being subway trains (MRT), sky trains (BTS), and airport connecting trains (Airport Rail Link) divided into several lines and covering various areas of Bangkok and boundary provinces. Five metro lines are now available, and eight more lines are under construction and will be open in the very near future.

The available operational lines

Lines		Number Of Stops	Operation
Dark Green Line (BTS) (commonly known as Sukhumvit Line)	Mochit - Keha (Samutprakarn)	40	Since 1999
Light Green Line (BTS) (commonly known as Silom Line)	National Stadium - Bang Wa	13	Since 1999
		19	First available in 2004 from Mo Chit - Hua Lampong.
Blue Line (MRT)	Bang Sue - Mo Chit - Hua Lampong - Lak Song - Thapra (loop line)		In 2019, the line was extended to become available from Bang Sue - Mo Chit - Hua Lampong - Lak Song.
			In 2020, the loop line became fully operational from Bang Sue - Thapra.
Airport Rail Link	Phayathai - Subannabhumi Airport	8	Since 2009
Purple Line	Tao Poon (Bangkok) - Klong Bang Pai (Nonthaburi)	16	Since 2016

The future lines (extension)

Lines		Number of stops	Operation
Dark Green Line (BTS) - the extension (commonly known as Sukhumvit Line)	Mochit - Sapan Mai - Koo Kot	16	2020
Light Red Line (operated by the State Railway of Thailand)	Bang Sue - Ta Ling Chun		2022
Dark Red Line (operated by the State Railway of Thailand)	Bang Sue - Rangsit	10	2022
Golden Line (BTS)	Connecting the Light Green Line at Krungthonburi station - Taskin Hospital	4	October 2020
Pink Line (MRT)	Kaerai (Nonthaburi) - Min Buri (Bangkok)	30	2022
Yellow Line (MRT)	Ladprao - Sum Rong	23	2022
	Thailand Cultural Centre – Min Buri	17	2024

VIETNAM

Ninh-Binh - Thanh Hoa-Nghi Son Route of the

Located at Ninh Binh and Thanh Hoa provinces spanning 121.12 km with 6 lanes and with an investment value of USD1.867 billion.

Railway into Hai Phong International Airpor

Located at Haiphong, East of Hanoi in the North of Vietnam. Spanning 57 kms with double tracks and with an investment value of USD1.6 billion.

Long Thanh International Airpor

Located approximately 40kms East of Ho Chi Minh City, Construction of Long Thanh International Airport is divided into several phases with an investment value of USD5.620 billion for the first phase.

INDONESIA

Trans - Sumatra Highway Proje

Approximately 2,508.5km highway to connect the north of Sumatra (Aceh) to the south of Sumatra (Lampung), running through major cities, such as Medan, Padang, Palembang. Estimate cost of USD25 billion.

Jakarta - Bandung Speed Rai

Estimated cost of USD5.5 billion.

Mass Rapid Transit (MRT) - Jakarta (East-West Corridor

The construction of 87km Mass Rapid Transit (MRT), East-West Corridor in Jakarta aims at improving the facility of public transportation and reducing congestion. Investment value amounts to IDR53 trillion.

MRT Jakarta (North-South) Corrid

The development of the Mass Rapid Transit (MRT) in the capital city is aimed to improve public transportation facilities and reduce traffic congestion in Jakarta. The first stage of this project consists of two phases: (1) Lebak Bulus - Bundaran HI and (2) Bundaran HI - Kampung Bandan. Investment value amounts to IDR39.5 trillion

Jakarta - Surabaya Railwa

The construction of a medium speed train project from Jakarta to Surabaya. The medium speed train will have average speeds of between 140 and 150km/h with a top speed of 160km/h and could cover the traveling time from Jakarta to Surabaya in less than six hours (781.8km). Estimated investment value amounts to approximately USD6.29 billion.

East Kalimantan Railwa

East Kalimantan railway project is a development of 203km single track railway to be supported with other infrastructure such as the stations, coal jetty, seaport, and coal fired power plant (15MW). PT. Kereta Api Borneo will operate the project. The project scope includes West Kutai Regency, Paser Regency, Penajam Paser Utara Regency, and Balikpapan city. Investment value amounts to IDR53.3 trillion.



MRT expansio

Circle Line 6. Cross Island Line. Downtown Line 3 Extension. North East Line Extension. Thomson Line - East Coast Line. Jurong Region Line.

LAOS

Vientiane - Boten Railway

A railway project under construction in Laos, between the capital Vientiane and the small town of Boten on the border with China, which will form part of the Kunming - Singapore railway upon completion.

Vientiane - Vang Vieng Expressway

An expressway project under construction connecting the capital of Vientiane with Vang Vieng to the north, which will form a part of the Kunming - Bangkok Expressway and a planned Vientiane - Boten Expressway.

CAMBODI

New Siem Reap International Airpo

Located 51km South-East of down town Siem Reap, covering an area of around 700 hectares and with an investment value of USD880 million.

Phnom Penh - Sihanoukville Expressway

A 190km length expressway connecting the capital city of Phnom Penh and the coastal city Sihanoukville, costing around USD1.9 billion.

Multi-country Projects

▶ Malaysia & Singapore

KL-Singapore High Speed Rail Project
Project has been suspended until
31 December 2020 and the expected
completion date is January 2031. Tracks
spanning 350km from KL running
through Negeri Sembilan, Malacca,
Johor and down to Singapore. Expected
journey time from KL to SG is
90 minutes.

► Thailand, Myanmar & India Indian-Myanmar-Thailand Highway Project

Starting from Moreh, India and running through Bagan, Myanmar to Mae Sot in Thailand spanning 1360 km of highway across the three countries.

▶ Thailand & Japan

Dawei Port Project

Dawei Deep Sea Port and Special Economic Zone in Dawei, capital of Tanintharyi Region. Intended to be the country's largest industrial trade zone. Partners in the project include Thailand and Japan.

▶ Thailand, Myanmar, Laos & Vietnam

Greater Mekong Subregion East-West Economic Corridor (GMS EWEC) Eindu to Kawkareik Road Improvement Project

This road link is part of the GMS EWEC, which is intended to connect Da Nang in Viet Nam with Mawlamyine and Yangon in Myanmar, through the Lao People's Democratic Republic and Thailand.

▶ Thailand, Myanmar & Laos

Second Greater Mekong Sub region Corridor Towns Development Project

The Second Greater Mekong Sub region (GMS) Corridor Towns Development Project (the project) represents the second phase of the ongoing GMS Corridor Towns Development Project in Cambodia, Lao PDR and Vietnam.

REGIONAL PROJECTS & RESOURCES TEAM



Afriyan Rachmad Head of Regional Project & Resources Team Partner, Roosdiono & Partners afriyan.rachmad@zicolaw.com





Rozaiman Abdul Rahman **Managing Partner** ZICO R.A.R rozaiman.ar@zicolaw.com t. +673 223 2929

t. +6221 2978 3888



Geraldine Oh Resident Partner





Matthew Rendall Partner SokSiphana&associates matthew.rendall@zicolaw.com t. +855 23 999 878



Felix Sy Managing Partner Insights Philippines Legal Advisors felix.sy@insights-law.com t. +63 2 903 1290



Fadjar W Kandar Co-Managing Partner Roosdiono & Partners fadjar.kandar@zicolaw.com t. +6221 2978 3888



Yap Lian Seng **Managing Director** ZICO Insights Law



Aristotle David aristotle.david@zicolaw.com



lian.seng.yap@zicolaw.com t. +65 6443 4920



Managing Partner ZICO Law Laos t. +856 21 410 033



Threenuch Bunruangthaworn **Executive Partner** ZICO Law Thailand threenuch@zicolaw.com t. +66 2 6777 588



Karin Lim Partner Zaid Ibrahim & Co. karin.j.lim@zicolaw.com t. +603 2087 9999



Kevin Hawkins Partner ZICO Law Vietnam kevin.hawkins@zicolaw.com t. +84 28 3915 1000



Wong Kee Hooi Partner Zaid Ibrahim & Co. kee.hooi.wong@zicolaw.com t. +603 2087 9999



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