


Property Projects in Vietnam: Case Studies in Resolving Tax, Legal & Regulatory Issues

DFDL SINGAPORE TAX & LEGAL BREAKFAST
Tuesday, April 5th 2011, 9.00am-10.30am

(DFDL Singapore, #12-03 Robinson Center, 61 Robinson Road, Singapore 068893)

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- How to Split a Project into Parts? Legal, Tax, Practical
 - Is the Offshore Sale of a Property Company Still Possible?
 - Decree 71 and its Effect on Financing Residential and Mixed Use Projects
 - Land Use Fees, Land Lease Fees and Valuation
 - How to Transfer Development Rights?

Language: English
No Registration Fee

Places are limited. An early reply is essential. For reservation please reply to Ms. Mai Nguyen (mai.nguyen@dfdlmekong.com).

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**Myanmar Thanlwin Legal Services, Ltd. in association with DFDL Mekong*

PROGRAM

Practical Impact of Decree 71 on the Financial and Legal Structure of Residential and Mixed Use Developments

- When can presale of units commence?
- What are the conditions for investors/purchasers to contribute shares into a project company?
- Which financing means can be mobilized and how?
- Special tips for mixed use projects

Land Use Fees, Land Lease Fees and Official Valuation of Land Rights

- When are Land Use Fees (LUF) or Land Lease Fees (LLF) due in different project structures?
- How must LUF's and LLF's now be calculated, since Decree 71
- Common pitfalls: which situation can be financially dangerous?
- Effect on land rights that are contributed into project companies

Trapped Cash, Transfer of Development Rights, Divesting and Splitting Projects

- Which splitting of a project will Government authorities approve?
- How to transfer development rights to a new entity or a third party?
- How to avoid **Trapped Cash** situations?
- Tax structures for divesting projects at share- or asset level

Q&A Session follows the presentation

OUR SPEAKERS – DFDL MEKONG LEGAL & TAX ADVISERS



Edwin Vanderbruggen, Managing Director, Tax & Customs Practice Group

Edwin is a tax lawyer, author and academic advising enterprises, international organizations and government agencies on tax and customs issues. He has 20 years experience, 13 years of which in the region, 5 years in Vietnam. He is "simply excellent at what he does" (Chambers Asia), "always available and switched-on" and "extremely knowledgeable" (Legal 500). He is a specialist at finding structuring solutions for investment projects and financial transactions, where he benefits from being able to work with both the tax and the legal issues.

Edwin published 7 textbooks on international taxation and numerous scholarly articles, some of which won scientific awards. Edwin taught at 6 different universities in Europe and in Asia, usually on international taxation, including a number of courses at the prestigious ITC of the University of Leyden.



Chau Ta, Head of the Real Estate Practice Group

Chau is highly experienced in real estate legal matters in Vietnam. Her practical legal experience with property projects allows her, as head of the Vietnam Real Estate Practice Group, to provide hands-on advice on real estate licensing, green field investment and transfer of property investment projects, construction and zoning and other related issues. She is a qualified Australian lawyer holding a Masters of International Law (Honors), University of Sydney, Sydney, Australia, Bachelor of Arts (majoring Japanese and Government) and Bachelor of Laws (Honors), University of Sydney, Sydney, Australia. She speaks English, Vietnamese and conversational Japanese.