



**GET READY FOR TAKE-OFF** with  
QPC Long Thanh Investments for the  
Long Thanh Airport.

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# LONG THANH AIRPORT LOCATION

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## A Prime Location with Strategic Connectivity

Situated at the western gateway of the new **Long Thanh International Airport**, the project commands a vital position within one of **Southeast Vietnam's** most critical hubs for transport, commerce, logistics, and urban development. Its strategic location offers direct connectivity to **Ho Chi Minh City, Bien Hoa, and Vung Tau**, seamlessly linking to a network of pivotal **expressways, national highways, and ring roads** that are all centered around the international airport.

This prime location ensures convenient travel times to major economic centers. The journey to Ho Chi Minh City is approximately 60 minutes via the HCMC - Long Thanh - Dau Giay Expressway, 90 minutes to Thu Dau Mot City, and just 40 minutes to Bien Hoa. Currently, traveling to Ba Ria City takes about one hour, a time that will be reduced to an estimated 45 minutes upon the completion of the Bien Hoa - Vung Tau Expressway.

# AGENDA LONG THANH AIRPORT LAND DEVELOPMENT

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# LONG THANH AIRPORT FACTS AND FIGURES

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## The Airport

**Ultimate Capacity (by 2040):** A world-class hub serving **100 million passengers** and **5 million tonnes of cargo** annually.

**Phase I Launch (2026):** Begins operations with a capacity of **25 million passengers** and **1.2 million tonnes of cargo**.

**Scale:** Features a **4,000m runway** and a **373,000 m<sup>2</sup> terminal** in its initial phase, capable of handling the largest aircraft.

## Government-Driven Development

**Road:** A network of **5 new and expanded expressways** is being fast-tracked to create a logistics "golden triangle," linking the airport to HCMC, the Cai Mep deep-water port, and the entire Mekong Delta.

## The Population

**Projected Population Growth (by 2035):** The immediate vicinity (10-15 km radius) is projected to attract a new population of over 250,000 residents and skilled workers.

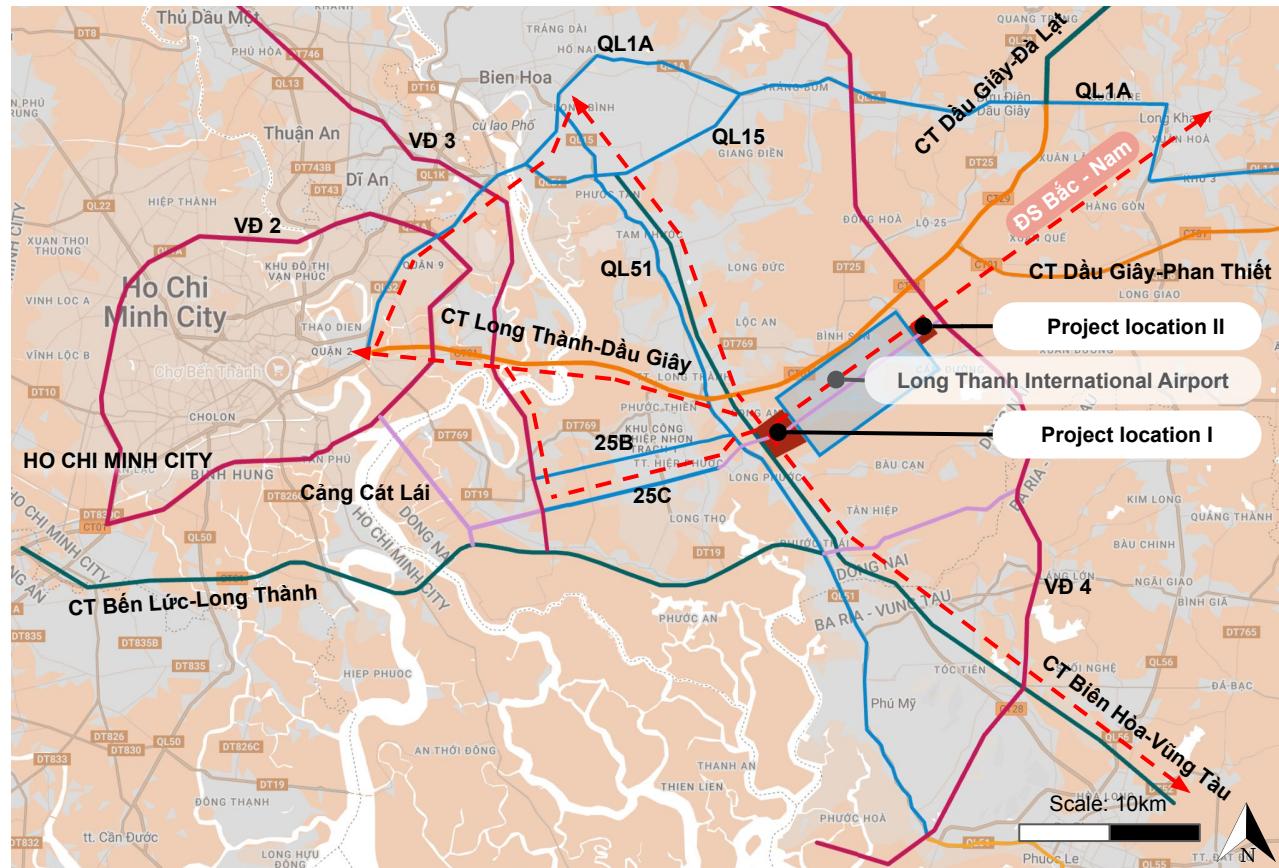
**Growth Drivers:** This boom is fueled by dozens of major residential townships already under construction (e.g., Aqua City, Swan Park, Gem Sky World) and massive employment from the airport and surrounding industrial zones.

## Commerce & Industry Hub:

The airport is the centerpiece of a region with **30+ established industrial parks** and new **high-tech zones** under development.

A planned **8,000-hectare Free Trade Zone** will be developed adjacent to the airport, creating a globally competitive hub for trade, logistics, and manufacturing.

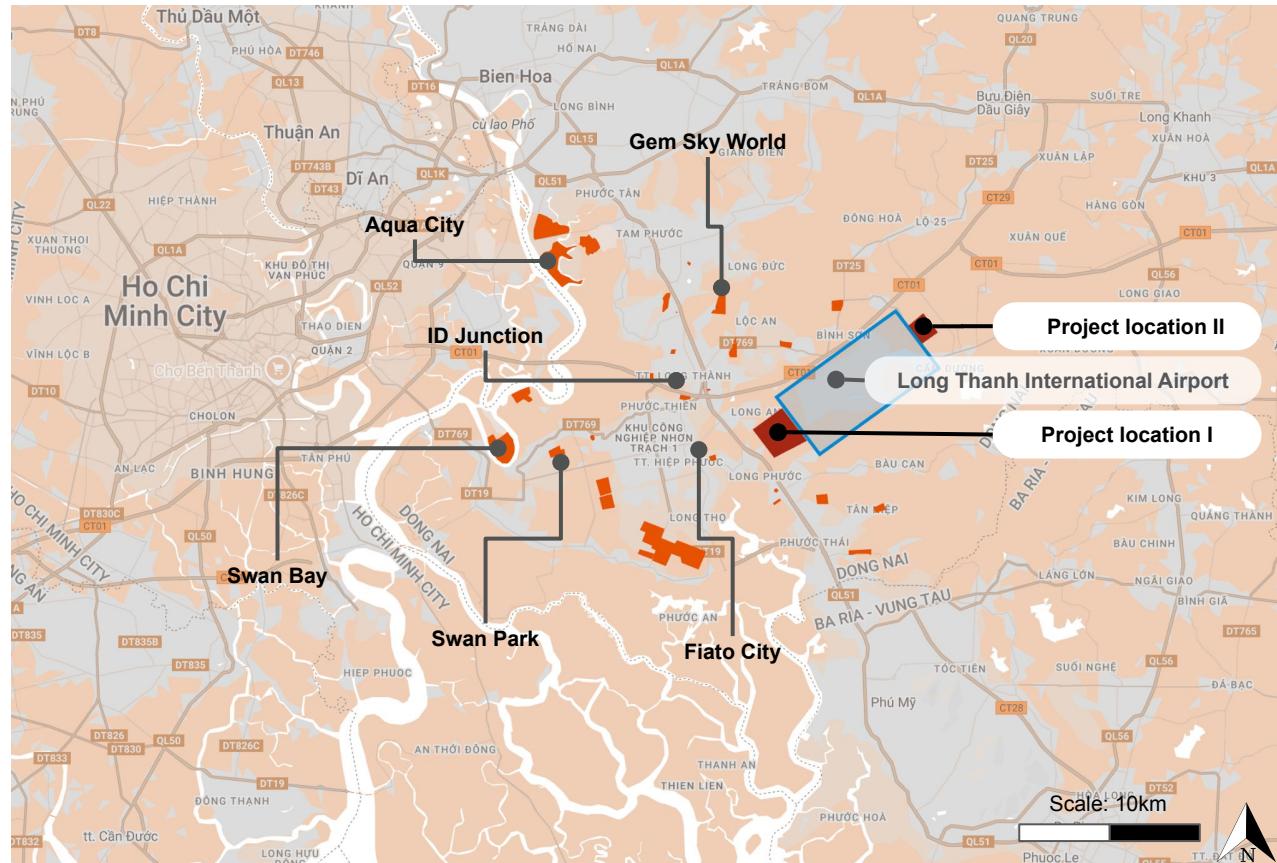
# LONG THANH AIRPORT MAIN INFRASTRUCTURE



## Development

This strategic expressway network provides seamless, multi-directional connectivity, linking the airport directly with Ho Chi Minh City, the Mekong Delta, the Cai Mep deep-water port, and the entire surrounding industrial belt.

# RESIDENTIAL PROJECTS DONG NAI PROVINCE



## Residential Projects

Over 20 major residential projects are actively developing within a 15km radius of Long Thanh Airport, creating a critical mass of tens of thousands of households.

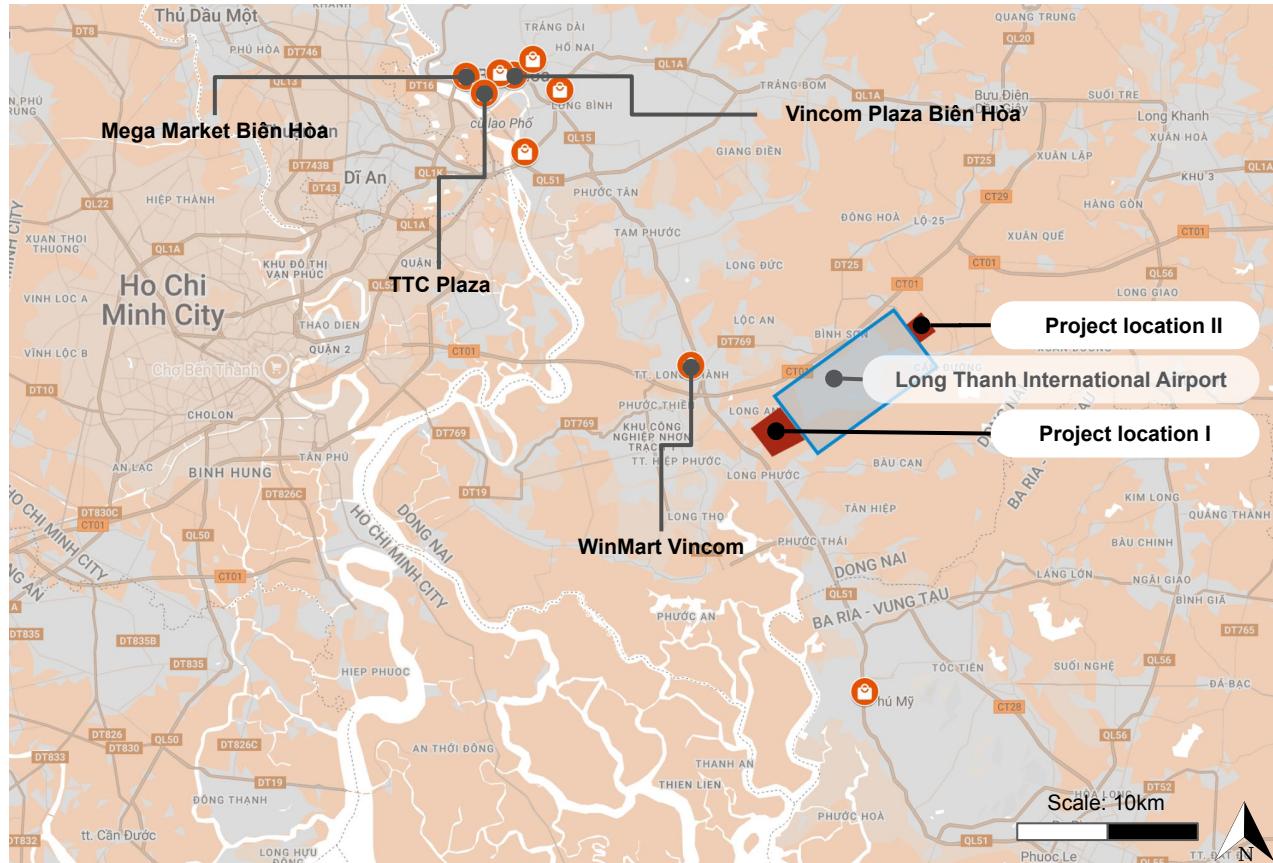
**Immediate Area (5-10km):** We are surrounded by thousands of homes from projects like ID Junction, Fiamo City, and Amata City.

**Wider Catchment ( $>10\text{km}$ ):** This expands to mega-developments like Gem Sky World, Swan Park, and Aqua City, creating an enormous consumer base.

**90% of population growth outside of core areas Ho Chi Minh City**

**80% of all jobs created outside** of core areas of Ho Chi Minh City

## MAIN COMMERCIAL CENTERS DONG NAI PROVINCE



## No Malls around Long Thanh Airport

**Highlight: Zero shopping malls** currently exist in the immediate vicinity of the new airport. All shopping requires travel.

**Future Vision:** A major retail hub and Free Trade Zone are planned, but are long-term projects.

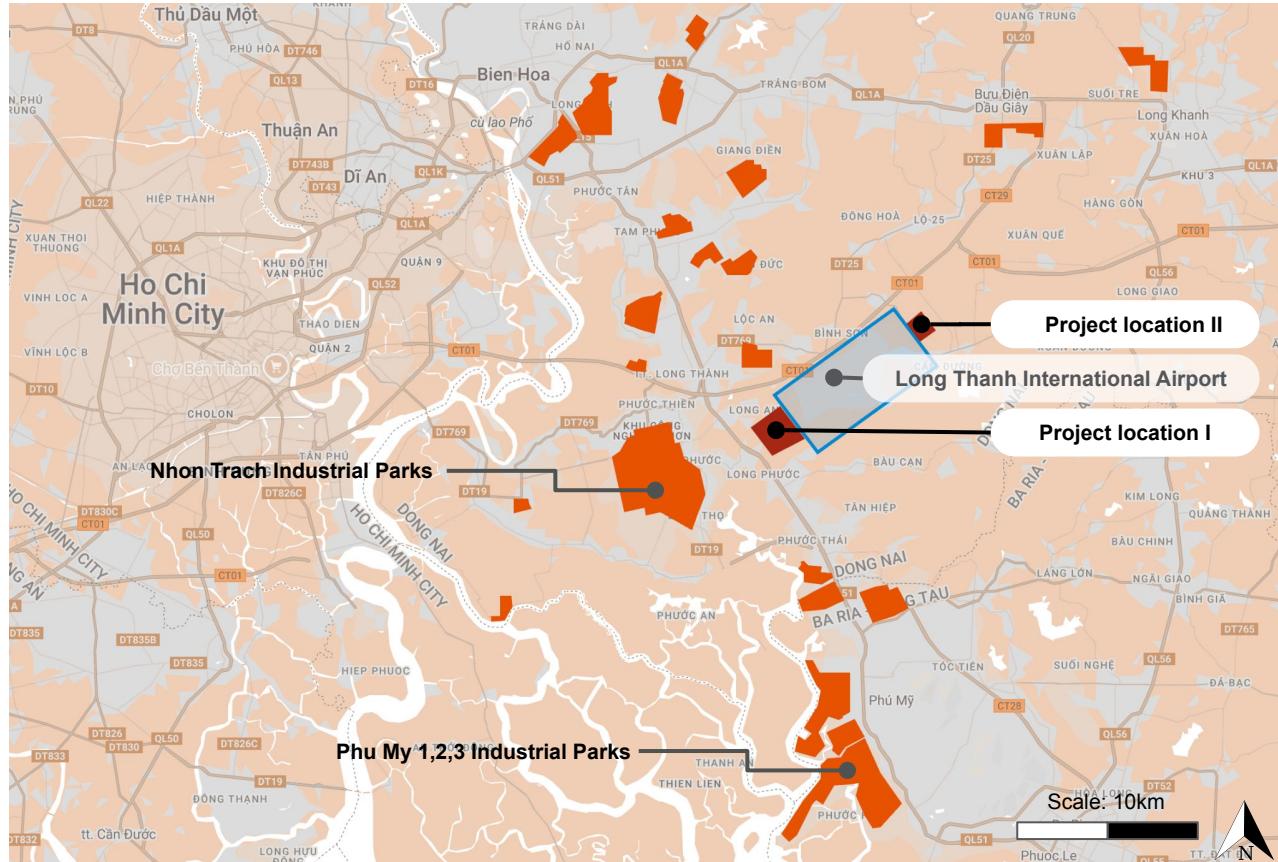
## The Road to Vũng Tàu

**Highlight:** The major highway to the coast is almost entirely **empty of shopping malls**.

## Bottom Line

Highlight: Today, any significant shopping trip from Long Thanh Airport means a journey of at least 30-60 minutes west towards Ho Chi Minh City. The immediate area is a retail dead zone.

# INDUSTRIAL PARKS DONG NAI PROVINCE



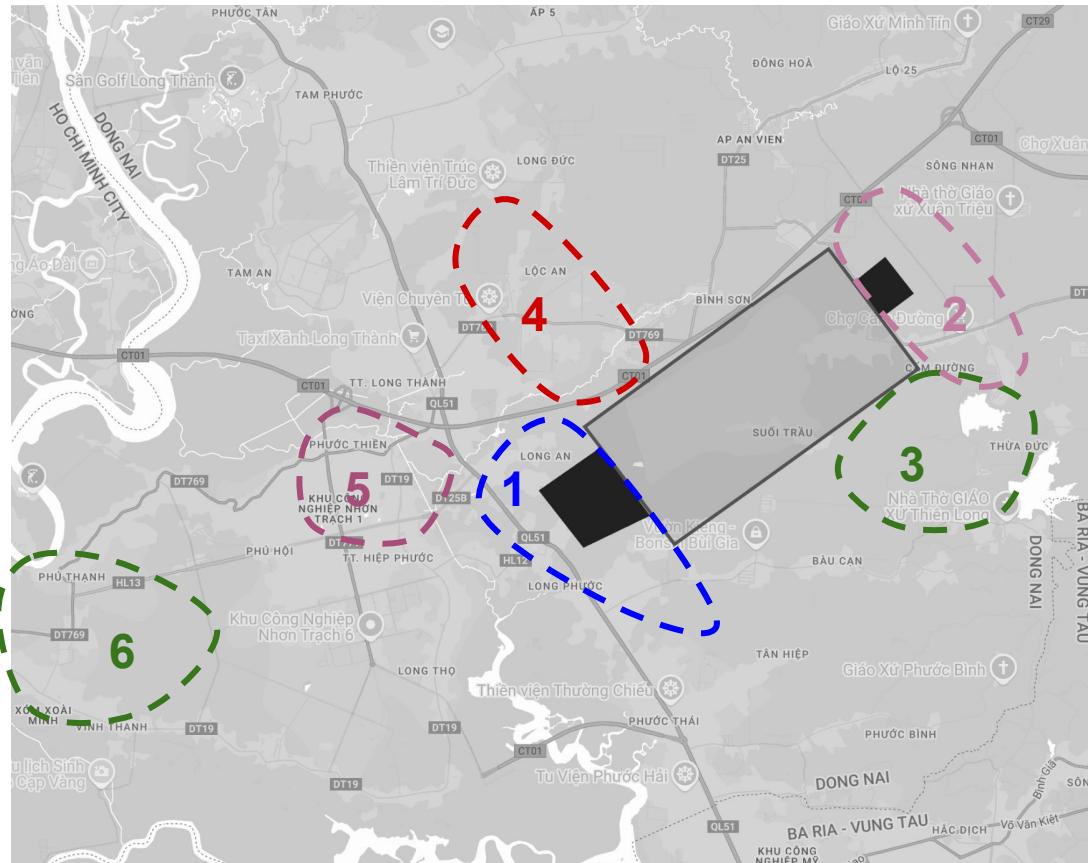
## Beyond the Runway

**Established Industrial Epicenter:** Located in Đồng Nai province, a national leader with **33 operational industrial parks**, the airport is surrounded by a dense cluster of major IPs right at its doorstep.

**Approved High-Tech Expansion:** A government-approved plan is already in motion to add four new industrial parks (nearly 2,800 ha), with a strategic focus on advanced and high-tech manufacturing.

**Unrivaled "Golden Triangle" Logistics:** The area offers a unique competitive advantage, sitting at the nexus of the Airport (air cargo), the Expressway Network (road), and the Cai Mep Deep-Water Port (sea).

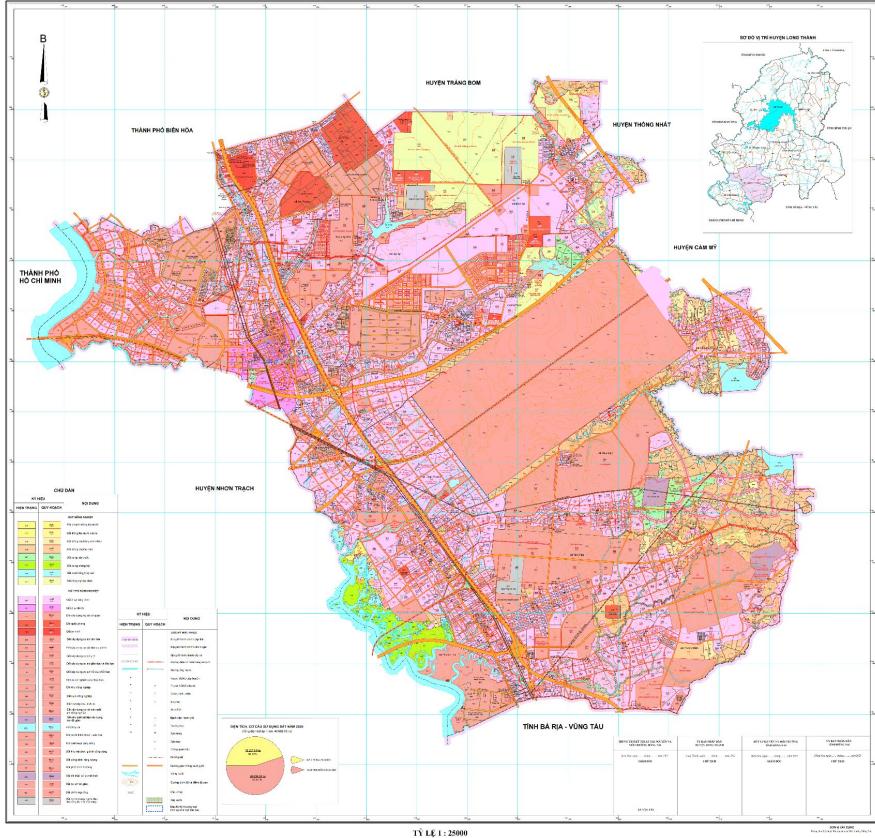
# STRATEGIC LOCATION



- Culture & Commerce:** A hub for conventions, startups, and business, fostering a vibrant cultural and commercial environment.
- Smart Logistics:** An intelligent logistics gateway for high-value import/export and efficient trade.
- Leisure & Hospitality:** Premier destinations featuring luxury resorts, hotels, and world-class golf.
- Innovation Hub:** A dedicated center to incubate startups and accelerate business growth.
- Modern Airport City:** An integrated ecosystem featuring world-class retail, smart residences, modern conference centers, and diverse dining and entertainment.
- Strategic Seaport District:** A maritime gateway enhancing global trade and supply chain connectivity.

# LAND PLANNING 2030 MAP LONG THANH

BẢN ĐỒ QUY HOẠCH SỬ DỤNG ĐẤT ĐẾN NĂM 2030  
HUYỆN LONG THÀNH - TỈNH ĐỒNG NAI

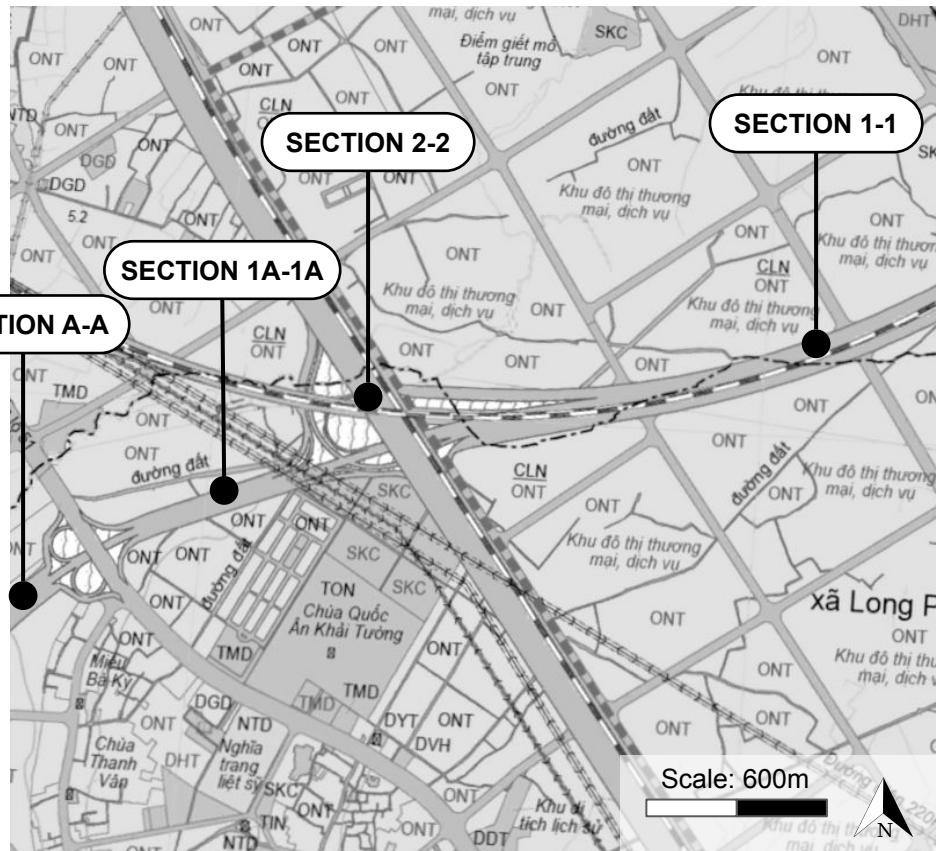


KÝ HIỆU		NỘI DUNG
Hiện trạng	Quy hoạch	
LỤC	ĐẤT NÔNG NGHIỆP	Đất chuyên trồng lúa nước
LỤM		Đất trồng lúa nước còn lại
HƯỚ		Đất trồng cây hàng năm khác
ĐẤU		Đất trồng cây lâu năm
ĐẤU		Đất rừng sản xuất
ĐẤU		Đất rừng phòng hộ
ĐẤU		Đất nuôi trồng thủy sản
ĐẤU		Đất nông nghiệp khác
ĐẤT PHÍ NÔNG NGHIỆP		
ĐẤT	ĐẤT	Đất ở tại đô thị
ĐẤT	ĐẤT	Đất xây dựng trụ sở cơ quan
ĐẤT	ĐẤT	Đất quốc phòng
ĐẤT	ĐẤT	Đất an ninh
ĐẤT	ĐẤT	Đất xây dựng cơ sở văn hóa
ĐẤT	ĐẤT	Đất xây dựng cơ sở dịch vụ xã hội
ĐẤT	ĐẤT	Đất xây dựng cơ sở y tế
ĐẤT	ĐẤT	Đất xây dựng cơ sở giáo dục và đào tạo
ĐẤT	ĐẤT	Đất xây dựng cơ sở thể thao
ĐẤT	ĐẤT	Đất cơ sở nghiên cứu khoa học
ĐẤT	ĐẤT	Đất khu công nghiệp
ĐẤT	ĐẤT	Đất cụm công nghiệp
ĐẤT	ĐẤT	Đất thương mại, dịch vụ
ĐẤT	ĐẤT	Đất xây dựng cơ sở sản xuất
ĐẤT	ĐẤT	Đất sản xuất vật liệu xây dựng, lâm gỗ gồm
ĐẤT	ĐẤT	Đất thủy lợi
ĐẤT	ĐẤT	Đất có di tích lịch sử - văn hóa
ĐẤT	ĐẤT	Đất sinh hoạt cộng đồng
ĐẤT	ĐẤT	Đất khu vui chơi, giải trí công cộng
ĐẤT	ĐẤT	Đất công trình năng lượng
ĐẤT	ĐẤT	Đất phát triển hạ tầng
ĐẤT	ĐẤT	Đất bãi thải, xử lý chất thải
ĐẤT	ĐẤT	Đất cơ sở tôn giáo
ĐẤT	ĐẤT	Đất cõi tin ngưỡng
ĐẤT	ĐẤT	Đất nghĩa trang, nghĩa địa, nhà tang lễ, nhà hỏa táng

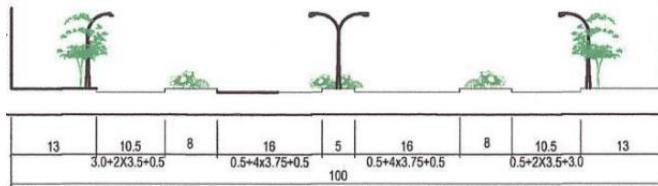
**Mixed Land Use Type 2 zones/ Đất Hỗn Hợp 2** typically allow for a combination of residential, commercial, and light industrial uses.

KÝ HIỆU		NỘI DUNG
Hiện trạng	Quy hoạch	
ĐẤT	ĐẤT	CÁC KÝ HIỆU KHÁC
ĐẤT	ĐẤT	Địa giới hành chính cấp tỉnh
ĐẤT	ĐẤT	Địa giới hành chính cấp huyện
ĐẤT	ĐẤT	Địa giới hành chính cấp xã
ĐẤT	ĐẤT	Đường điện và hành lang an toàn
ĐẤT	ĐẤT	Đường ống nước
ĐẤT	ĐẤT	Trụ sở UBND cấp huyện
ĐẤT	ĐẤT	Trụ sở UBND cấp xã
ĐẤT	ĐẤT	Chùa, đền, miếu
ĐẤT	ĐẤT	Nhà thờ
ĐẤT	ĐẤT	Bưu điện
ĐẤT	ĐẤT	Bệnh viện, trạm y tế
ĐẤT	ĐẤT	Trường học
ĐẤT	ĐẤT	Sân bóng
ĐẤT	ĐẤT	Giếng quan trắc
ĐẤT	ĐẤT	Đường sắt
ĐẤT	ĐẤT	Đường giao thông và lô giới
ĐẤT	ĐẤT	Sông, suối
ĐẤT	ĐẤT	Đường binh đỗ và điếm đỗ cao
ĐẤT	ĐẤT	Cầu, công
ĐẤT	ĐẤT	Cây xanh
ĐẤT	ĐẤT	Khu đô thị thương mại dịch vụ cửa ngõ sân bay

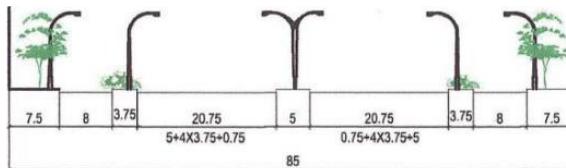
# ROAD SIZE LONG THANH AIRPORT I



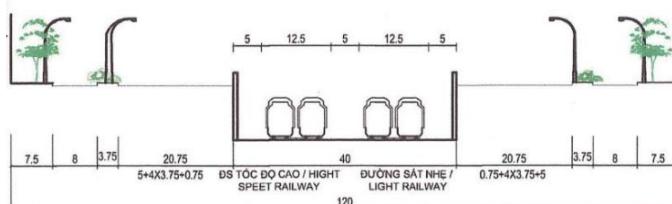
## SECTION A-A



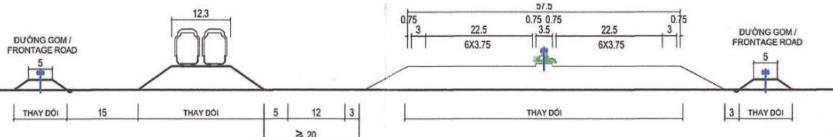
## SECTION 1A-1A



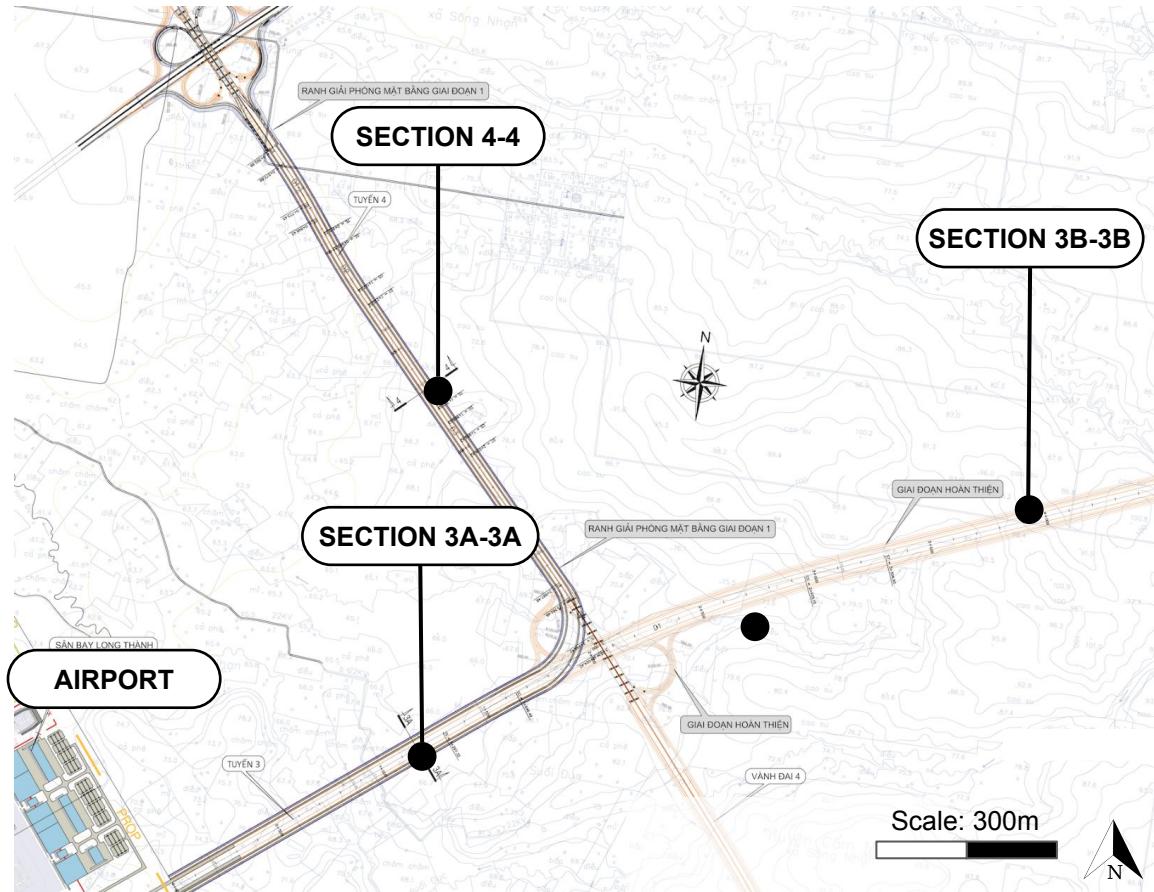
## SECTION 1-1



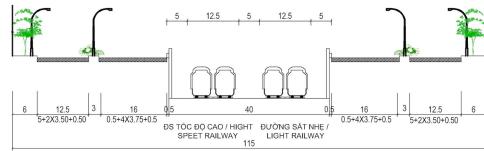
## SECTION 2-2



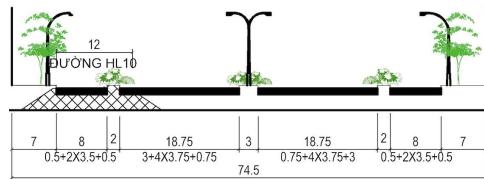
# ROAD SIZE LONG THANH AIRPORT II



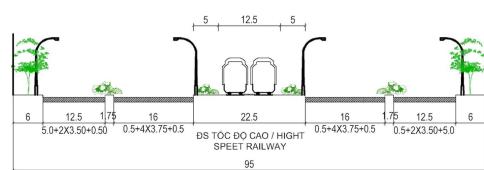
## SECTION 3A-3A



## SECTION 4-4



## SECTION 3B-3B



# LAND USE PLANNING RIGHTS/REGULATIONS

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- **Planned development land use rights:** This area is designated for future commercial zone development, according to land use planning for **Long Thanh District until 2030** by **Decision No. 5366/QD-UBND** approved by **Long The People's Committee of Dong Nai Province.**
- **Construction regulation:** With a maximum of 65% of the land area permitted for building, and building heights may exceed 46 meters depending on the construction area, in accordance to the **Circular No. 01/2021/TT-BXD issued by the Ministry of Construction promulgates QCVN 01:2021/BXD, the National Technical Regulation on Construction Planning.**

# LAND USE PLANNING RIGHTS/REGULATIONS

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- **Mixed Land Use Type 2 zones/ Đất Hỗn Hợp 2** typically allow for a combination of residential, commercial, and light industrial uses.
- **Higher density:** Compared to purely residential zones, "Đất Hỗn Hợp 2" allow **taller buildings and a greater concentration of housing units**.
- **Commercial activity:** Shops, restaurants, offices, and service businesses are typically permitted within these zones.
- **Limited industrial uses:** light manufacturing, workshops, or logistics might be **allowed**, but heavy industry is excluded.



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