

Vietnam Legal Update: Introduction of the Electronic Real Estate Management System

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1. Introduction

As noted in [Vietnam Legal & Investment Environment Update: January 2026](#), Vietnam's legal and regulatory framework is undergoing a dramatic paradigm shift. Specifically, the long-standing policy direction of the past decade—deregulation to attract foreign investment—is being replaced by a clear qualitative shift toward stricter management aimed at social and economic advancement and national security. This transition represents a fundamental change in Vietnam's regulatory philosophy.

The most emblematic manifestation of this shift is Decree No. 357/2025/ND-CP, which came into effect on March 1, 2026, based on the comprehensive amendments to the 2024 Land Law and the 2023 Law on Real Estate Business ("Decree 357"). This article outlines the real estate information management mechanisms introduced under Decree 357, examines their impact on real estate transactions and M&A practices.

2. Digitalization of Real Estate Transactions and Management: An Overview of Decree 357

Vietnam's real estate market has long been burdened by legal risks arising from information asymmetry, excessive reliance on paper-based title land use right certificates (commonly referred to as "Red Books"), and opaque transaction practices such as double transfers and "ghost projects" (pre-sales without an underlying viable project). Decree 357 represents an attempt to correct these structural distortions through the use of technology.

(1) Introduction of Electronic Real Estate Identification Codes (ID)

At the core of Decree 357 is the introduction of an electronic identification code system, pursuant to which a unique ID is assigned to every residential property and other parcel of real estate. From March 1, 2026 onward, each real estate unit—whether an individual apartment unit or a standalone house—will be assigned its own electronic ID.

This electronic ID consists of up to 40 alphanumeric characters and is automatically generated based on:

- (i) the land parcel identification number;
- (ii) the project code;

- (iii) a location code; and
- (iv) an alphanumeric string identifying the specific property.

From both a legal and practical perspective, a key feature of this system is that the electronic ID remains unchanged throughout the entire lifecycle of the property. All transaction histories—including ownership transfers and mortgage registrations—are linked to a single ID, allowing it to function as a “digital personal identification number” for real estate.

(2) Role of Local Authorities and “Front-End” Regulatory Controls

The authority to issue electronic IDs is delegated to the Department of Construction at the provincial and municipal levels. Electronic IDs for development projects, particularly those involving off-plan properties, are issued at the time the Department of Construction issues a notification confirming that the project satisfies the legal conditions for sale.

This means that no electronic ID will be generated in the system until all statutory requirements, such as construction permits and completion of foundation work, are met in full. As a result, the system serves as a powerful front-end filter, preventing illegitimate or non-compliant projects from entering the market.

It should be noted that the electronic ID does not immediately invalidate the legal effect of existing land use right certificates (Red Books). Rather, it is a supplementary digital management tool designed to enhance administrative oversight and facilitate data use by state authorities.

3. Structure and Interconnectivity of the National Housing and Real Estate Database

The introduction of electronic IDs is inseparably linked to the establishment of a centralized National Housing and Real Estate Information System and Database, overseen by the Ministry of Construction and updated by local People’s Committees.

A defining feature of this database is its comprehensiveness, with collected information categorized in the following three layers:

- **Part I (Basic Housing and Real Estate Data)**
Investor information, total investment capital, floor area, legal documents such as mortgage registration records, and transaction volumes and pricing by project.
- **Part II (Housing Ownership Information)**
Identification details of foreign organizations and individuals, ownership periods, and information on beneficiaries of public housing.
- **Part III (Real Estate Business Operator Information)**
Qualification details of real estate exchanges and brokers, and employee rosters of condominium management service providers.

Importantly, this system is not a standalone database. Through APIs, it is seamlessly integrated with other

national databases, including population, land, finance, taxation, and banking systems. Pursuant to the principle of interconnectivity set out in Article 4.4 of Decree 357, data already available in other national databases, such as tax payment records held by tax authorities or identification data maintained by the Ministry of Public Security, is exempt from duplicate collection, thereby minimizing the risk of data inconsistency among government agencies.

4. Restrictions on Data Access by Foreign Entities

As a potential barrier for foreign-invested enterprises and multinational developers, Article 33.8 of Decree 357 limits access by foreign organizations to the database to either:

- (i) viewing data via secure APIs; or
- (ii) receiving anonymized copies of data.

Direct access to or downloading of raw, personally identifiable data is strictly prohibited. This reflects a strategic policy choice by the Vietnamese government to maintain full control over data sovereignty. As a result, foreign-invested enterprises and multinational developers are likely to continue relying not only on public databases, but also on self-disclosures from target companies and traditional verification of original hard-copy documents.

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