

# FIG WORKING WEEK 2019

22-26 April, Hanoi, Vietnam

Presented by the FIG Working Week 2019,  
April 22-26, 2019 in Hanoi, Vietnam

"Geospatial Information for a Smarter Life  
and Environmental Resilience"



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## **Land for Tourism Accommodation Development – A new driver for large-scale land acquisition in Vietnam**

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## Outline

- Research Problem and Research Question
- Research Context
  - Development of Tourism in Vietnam: An overview
  - The issues of Property right over land in Vietnam
  - Land acquisition mechanism
- Case Studies
- Conclusion and Recommendation

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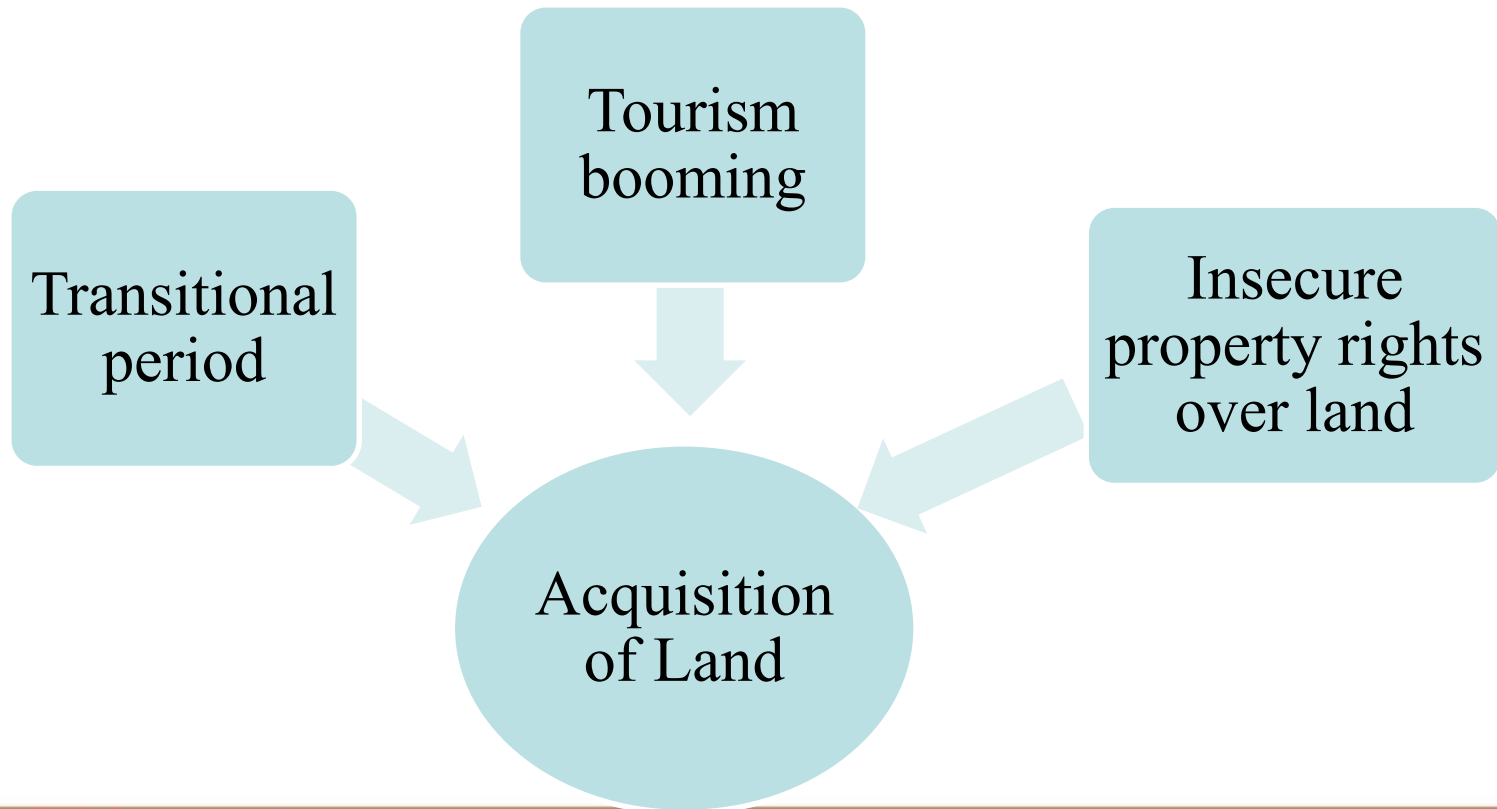
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## Research Problem



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## Research Questions

How do the land property right arrangement in Vietnam's transitional period influence tourism (accommodation) development?

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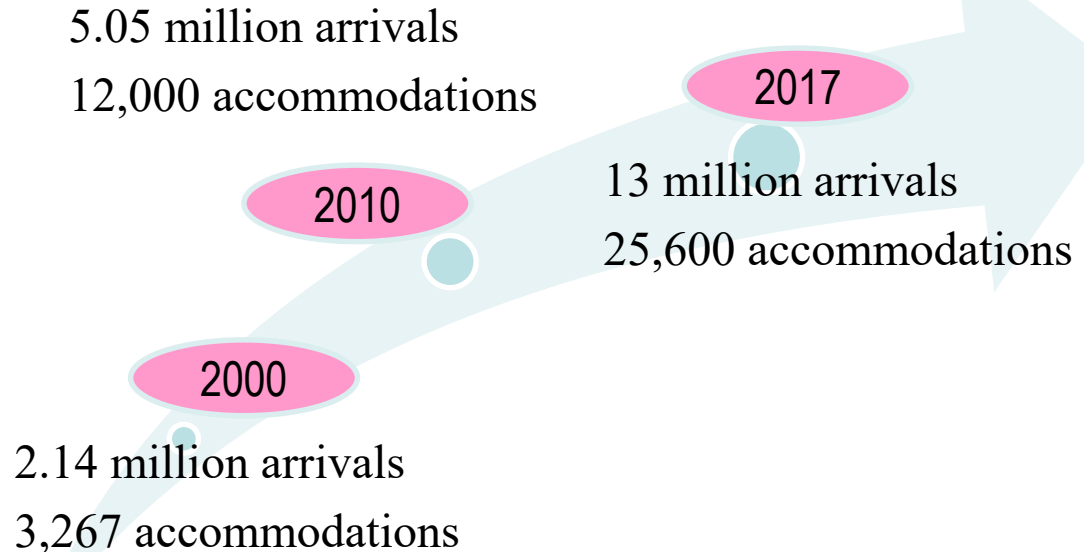
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## Tourism in Vietnam: A key economic sector

- Increasing investments in hotels, resorts
- Scales and complexity of tourism projects
- More favor conditions to tourism investments



Source: VNAT

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## Land ownership

- Owned by the State
- No private ownership

## The rights of the State over the land

- Acquire land for public purposes
- Revoke and reassign acquired land to new users

## Land price

- Set by the State

## Land user's rights

- Use
- Transfer
- Exchange
- Lease
- Inherit
- Donate
- Contribute land as capital
- The right to claim for compensation

## Overview of Property Rights over Land in Vietnam

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## Land Acquisition Mechanism in Vietnam

### Compulsory Land Acquisition

Land is acquired by the State for national public interest

- Compensated price set by the State
- Unclear definition of *national and public interest*

### Voluntary Land Conversion

Investors directly negotiate with land users without the intervention of government for economic investment projects

- Self –negotiated compensated level

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Case Studies in Vietnam	Luong Son - Hoa Binh	Sam Son -Thanh Hoa	Sapa – Lao Cai
Area	Rural	Coastal	Urban
Type of investment	Domestic investment	Public –Private Partnership (BOT Contract)	Domestic investment
Land Acquisition Mechanism	Compulsory		
Affected people	Farmers	Fisherman and Small Household	Small household (Businessman)
Right to access resources	No Social Civils	Limited (after protests) Social Tension	Loss urban land to do business
Right to participation	Lack participation	Low level involvement	Non – active participation
Right to be compensated	Yes, but Insufficient and unclear compensated level	Yes, but Inadequate compensation level	Yes





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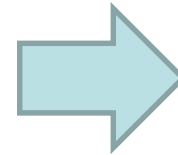


## Conclusions

(-) The government can see tourism projects as national public purposes due to the present ambiguous and unsecure property rights system

(-) Tourism investment could get priorities thanks to the role of tourism sector in the economy

(-) Unfairly compensation for affected people because of compulsory acquisition mechanism



Facilitate for  
**large – scale  
land acquisition  
for tourism  
accommodation**

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