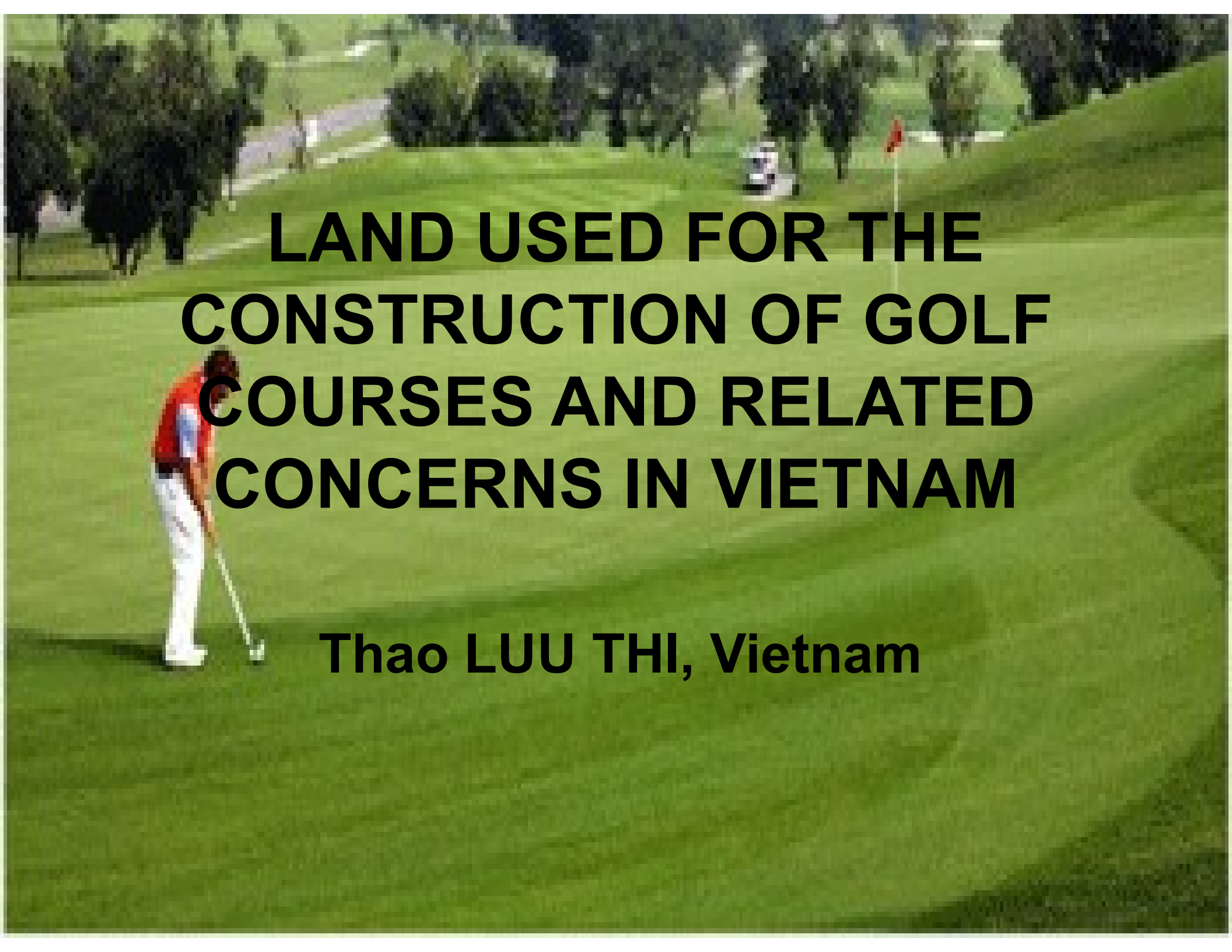




LAND USED FOR THE CONSTRUCTION OF GOLF COURSES AND RELATED CONCERNS IN VIETNAM

Thao LUU THI, Vietnam



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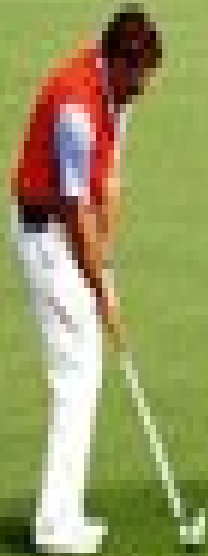
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INTRODUCTION

- golf course projects have developed rapidly and widely
- 140 projects have been approved or have been considered for approval; about 44,000 ha of land, including fertilized agriculture land
- oppositions from public opinion
- What benefits? To whom? short-term and long-term impacts? Planning? approval and management? Sustainably?

CURRENT STATUS OF GOLF COURSE DEVELOPMENT

Picture of golf course
construction (optional)



Land used for the construction of golf courses (1)

- 140 golf course projects have been licensed or have been considered for license
- 76 implemented/implementing projects - 23,832 ha of land (9,847 ha agriculture land, 1,847 ha rice cultivation land).
- every golf course takes about 203 ha of land, min. 100ha
- many golf courses have to take cultivation land from 3,000 to 10,000 farmers, or takes all the cultivation land of one commune
- The Van Tri golf course in Dong Anh, Hanoi uses 128 ha, of which 93 ha is agriculture land, causing land loss for 600 households

Land used for the construction of golf courses (2)

- golf course projects are not only for pure golf construction: only 13/76 of implemented/implementing projects are pure golf course projects, the rest are real estate and associated one. Many projects use only 30% of the land for the actual golf course, the rest is used for a combination of trade, real-estate and tourism services
- business within golf courses itself doesn't bring much profit
- payment for the land used for golf course is many times lower than payment for land used for housing, commercial centre, tourism facilities
- Gap occurs
- ground clearing process has taken so long, causing trouble to farmer's life.

Impacts of golf course constructions on environments (1)

Positive impacts:

- Reclamation of fallow and/or arid lands
- change of natural landscape and living environment
- create an attractive form of tourism – the sport of golf
- creates job opportunities for local people and surrounding areas,
- contributing to provincial and local budgets.

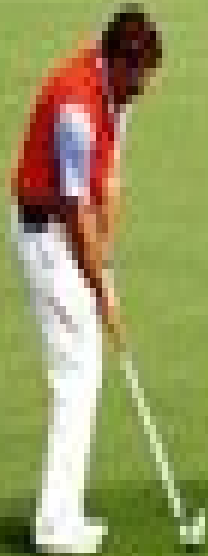
Impacts of golf course constructions on environments (2)

Negative impacts

- decrease of land for agricultural production
- unemployment of many farmers
- delayed implementation of golf course projects wastes land and causes disturbance for the farmer's life
- chemical pollution
- intensive consumption of water resource
- cause soil erosion, landslide, and changes in natural slope and underground water level
- creation of social inequality; etc.

CURRENT STATUS OF GOLF COURSE PLANNING AND MANAGEMENT

Pictures (optional)



Current status of golf course development planning

- lack of a master plan
- no golf course planning in any sector planning
- only 40/140 golf course projects (7,095 ha of land) were placed in land use planning
- no one can answer how many golf courses are enough; no one is managing the development of golf courses, to carry out planning and establish technical criteria for golf course development
- the introduction of land for golf courses to investors is random

Current state of golf course management

- previously, golf course projects were listed in Group A, appraised by the Government
- are not listed in the group of restricted projects or sectoral planning ones, appraised by provincial presidents
- after 3 year of administrative decentralization, the number of golf course projects increased 3 times
- 50 golf course projects nation-wide (10 in Hanoi) will be stopped; proposed golf course projects were not issued land permission; and not yet implemented yet (or partially implemented) will reimburse land;
- overall master plan nation-wide will be established; maximum restriction in the plain areas, allow for construction in hilly and mountainous areas.

DISCUSSIONS

- planning: consideration of objectives of golf course development, food security, land use conflict between sectors (nature conservation, protection of watershed, development/ production needs of ethnic communities, protection of environmentally sensitive lands: landslide, sweeping flood), strategic response to climate change, stability of farmer's living, alternatives and diversification, etc.
- legal EIA requirement and guidelines (environmental and socio-economic impacts)
- strengthening of monitoring/inspection.
- sustainable golf course development

CONCLUSIONS AND RECOMMENDATIONS

- development of golf courses in Vietnam is related to real estate and other service purpose and resulting from gaps in management.
- unstable: agricultural land loss, environmental and socio-economic impacts.
- provisions to stop the use of golf course land for real estate and other purposes
- planning: overall master plan, sector plan, provincial plans (natural resource limitation, food security, socio-economic conditions, benefit sharing, stability of farmer's living, climate change respond, natural sensitivities, etc.)
- Management: proper legal procedure, management tools, best practices
- strengthening of monitoring/inspection