

Summary Table Continued

Category	Legislative Framework	Gaps & Deficiencies in Framework
Real Estate	<ul style="list-style-type: none"> - Law on Land - Decree of the Government on Land Leases to Foreigners - Ordinance on Residential Housing - Circular No. 50-TC-TCDN Guiding the Implementation of the Regulations on Rental Rates for Land 	<ul style="list-style-type: none"> - Enforcement of Penalties Imposed for Infringing on Land Use Rights - Unclear Ability to Use Land Rights as Security - Arbitrary Land Rents for Foreigners - Right to Use Land; Right to Own Buildings - Expropriation and Compensation - Restrictions on Vietnamese Contribution of Land Use Rights to JVs
Dispute Resolution - <i>Law on Foreign Invest</i> Dispute Resolution - <i>Economic Contracts</i> Dispute Resolution - <i>Labour Disputes</i> Dispute Resolution <i>Intellectual Property</i> Dispute Resolution <i>Land Disputes</i>	<ul style="list-style-type: none"> - Chapter 13 of Decree No. 18 - Ordinance on Economic Contracts - Ordinance on Economic Arbitration - Articles 56-57, Decree 233 Regulating Employment in Enterprises with Foreign Invested Capital - Ordinance on the Protection of Industrial Property Rights - Law on Land 	<ul style="list-style-type: none"> - "Competent Government Body" Not Identified - Incomplete Body of Commercial Law - Conflicting Dispute Resolution Legislation - Inability to Enforce Vietnamese Economic Arbitration Awards - Inability to Enforce Foreign Arbitration Awards - Conflict of Interest in Conciliation
Finance, Banking and Forex - <i>Banking</i> Finance, Banking and Forex - <i>Finance</i> Finance, Banking and Forex - <i>Forex</i>	<ul style="list-style-type: none"> - Ordinance on the State Bank - Ordinance on Banks, Credit Cooperatives and Financial Companies - Decree No. 189 Regulating the Establishment of Foreign Bank Branches and Joint Venture Banks - Decision No. 200/QD-NH15 of the State Bank on the Spending of Provided Funds and Regulated Funds - Circular on Foreign Investment Depreciation Rules - Decree 137 Concerning Price Control - Chapter 10 of Decree 18: Regulations Governing in Detail the Implementation of the Law of Foreign Investment in Vietnam 	<ul style="list-style-type: none"> - Banking Ordinances vs. Law on Foreign Investment: Which Applies? - Unsophisticated Legislation - Prohibition Against Raising Capital on Domestic Capital Markets