

Law on Foreign Investment in Vietnam. The Chapter also mentions that the duration of land leases will conform to the duration of the enterprise, as stipulated in the Law on Foreign Investment.

Chapters 6 deals with penalties for land violations, and Chapter 7 addresses the implementation of the Law. The final article of Chapter 7 (article 89) states specifically that the "Government shall provide details for the implementation of this Law" (see next entry).

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**Name:** Decree of the Government on Land Leases to Foreign Organizations, Individuals and Vietnamese Joint Venture Parties – Set 5 (Draft).  
**Agency:** Government.  
**Date:** October 15, 1993 (intended date of effect – unsure if deadline met).  
**Details:**

The Government recently considered five sets of draft implementing regulations for the 1993 Law on Land. Each of the sets concerns a separate area of the Law. Set 5 addresses the Law's provisions for foreign investors. Specifically, Set 5 provides guidance on land leases to foreign organizations and individuals, and on land leases to Vietnamese organizations and individuals who cooperate with foreigners. The draft was scheduled to go into effect on October 15, 1993; however, it is not clear if this schedule was met.

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**Name:** Ordinance on Residential Housing.  
**Agency:** Standing Committee of the National Assembly.  
**Date:** March 26, 1991.  
**Details:**

Article 16 of the Ordinance allows foreigners to own houses during the period of their investment in Vietnam. Owners of housing have the right to use the house as security for a guarantee, and transfer the ownership of the house.

Note that in accordance with the Law on Land, the rights of ownership, use as collateral, and transfer are limited to the residential building itself and do not necessarily apply to the land use rights.

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**Name:** Circular No. 50-TC-TCDN Guiding the Implementation of the Regulations on Rental Rates for Land, Water Surface and Sea Surface With Respect to Foreign Investment Projects.  
**Agency:** Ministry of Finance.  
**Date:** July 3, 1993.  
**Details:**

The State of Vietnam leases land use rights to foreign invested companies at the rates specified in this Circular. Land is divided into two major categories: urban and rural. Within the urban category, there are five sub-categories of cities in which rents range from US \$0.50 to US \$18.00 per square metre, per year. For example:

- Sub-category 1 is Ho Chi Minh City, where land rents range from US \$2.50 - US \$18.00;
- Sub-category 2 is Hanoi, where land rents range from US \$1.50 - US \$16.50; and
- Sub-category 3 includes Haiphong, Hue, Danang and Bien Hoa, where land rents range from US \$1.50 - US \$12.00.

Rural land rents are far less expensive.