

Land for Tourism Accommodation Development – a New Driver for Large-Scale Land Acquisition in Vietnam

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SUMMARY

Since the implementation of economic reform, tourism has developed rapidly in Vietnam and investment in tourism accommodation is actively encouraged by the Vietnamese government. As a result of changing and reforming legal systems, many cities in Vietnam have recently experienced strong growth in tourism accommodation as well as the significantly increased demand for land for that development. The paper explores the influence of land acquisition processes and landed property rights arrangements in Vietnam's transitional period on tourism accommodation development. Three different geographical case studies have been selected, and in-depth interviews with relevant stakeholders in the land acquisition process in each case study have been conducted. The paper finds that locally affected people are facing similar problems concerning their rights over the land such as a right to access, a right to be fairly compensated, a right to be prevented from the negative impacts of land development for tourism projects, a right to participation. Based on those findings, three conclusions can be drawn based on our research: (1) under the present ambiguous and unsecure property rights system in Vietnam, the rights of local people are not guaranteed in mechanisms of land acquisition; (2) the development of tourism accommodations has become a new driver for large-scale land acquisitions in Vietnam in recent years; (3) the present legal system in land and property rights might have facilitated the land-grabbing phenomenon in Vietnam.

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