

**Roundtable on  
“Foreign Ownership of Property Attached to Land Use Right:  
Facts and Policy”**

**TENTATIVE CONTENT**

*Time: 9:00 a.m ~ 12:00 p.m, 10 April 2009*

*Venue: Ministry of Planning & Investment Southern Center (MPI)  
178 Nguyen Dinh Chieu, District 3, Hochiminh City*

**Participants:**

***1. State Authority Management***

- Foreign Investment Agency, Ministry of Planning & Investment (MPI)
- Economic Zone Management Dept., Ministry of Planning & Investment (MPI)
- Planning Management, Ministry of Planning & Investment (MPI)
- Infrastructure and Urban Dept., Ministry of Planning & Investment (MPI)
- Legal Dept., Ministry of Planning & Investment (MPI)
- Housing & Property Market Management Agency, Ministry of Construction (MOC)
- State Assets Management Dept., Ministry of Finance (MOF)
- Land Management General Dept., Ministry of Natural Resources & Environment (MONRE)

***2. Business Community: Land & Property Sub-Group, Vietnam Business Forum (VBF)***

- Land & Property Developers
- Real Estate Business
- Law Firms

**Master Agenda**

- Introduction by Ministry of Planning & Investment (MPI)
- Presentations by Government Representatives on the Research on House Attached to Land Use Right and Construction Works Built on Land Owned by Foreign Organizations and Individuals in Vietnam
- Presentations by the Business Community on:
  - (i) The Obstacles in the Current Legal Framework for Ownership of House/Construction Works Attached to Land Use Right
  - (ii) International Experience on the Policy and Framework for Property Ownership and Real Estate Business

**Detailed Points for Discussion**

***1. Current Obstacles by the Business Community in Land & Property:***

- The obstacles in the current legal framework for land use and ownership, real estate business of foreign organizations and individuals in Vietnam (any restrictions/ discriminations between domestic and foreign residentials/investors?)

- The need for ownership of houses by foreign organizations and individuals in Vietnam
- Rationale for the policy to permit foreign organizations and individuals to own houses attached to land
- Obstacles in the current legal framework need to be removed in order to expand house ownership by foreign organizations and individuals
- Possible impact of the above policy

2. ***Recommendations by the Business Community in Land & Property:***

- Scope of application: criteria for foreign organizations/individuals to own, purchase and sell houses attached to land in Vietnam
- Conditions for foreign organizations/individuals to own, buy and sell houses attached to land in Vietnam
- Types of houses to be permitted to own, buy and sell by foreign organizations/individuals
- Rights and liabilities of foreign organizations/individuals in the transactions of houses attached to land

3. ***Others***

- Current status and development trend of land and property market in Vietnam
- Current status of real estate business enterprises in Vietnam