

FIG WORKING WEEK 2019

22-26 April, Hanoi, Vietnam

Presented by the FIG Working Week 2019,
April 22-26, 2019 in Hanoi, Vietnam

"Geospatial Information for a Smarter Life
and Environmental Resilience"



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Sustainable Rural Development and Land Registration in Viet Nam

Le Minh Long (Vietnam) and **Vasily Nilipovski** (Russia)



Vietnam map



Certificates of land use rights



Survey form

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- Land registration is an administrative procedure that establishes a complete cadastral file and grants a certificate to legal land users to establish a legal relationship between the State and land users. for the State to strictly manage land according to law and protect the legal rights of land users
- For agro-forestry sectors: Land is a positive element of the production process, a material condition - a space base, and at the same time an object of labor (subject to the impact of the production process). export such as plowing, harrowing, turning up, etc., and working tools or means (used for cultivation, breeding ...). The agro-forestry the production process is always closely related to the fertility of natural soil biological processes.
- Therefore, to develop agriculture in a sustainable way, we must first manage land effectively. Must allocate, use each area, each type of land in a way that is suitable for the purpose of land use so as to obtain the highest efficiency.

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Objectives of the study

- I • Assessing the work of granting land use right certificates in Vietnam
- II • Analyzing some advantages and difficulties in the issuance of land use right certificates
- III • Proposing solutions to improve the effectiveness of issuing land use right certificates

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Research content

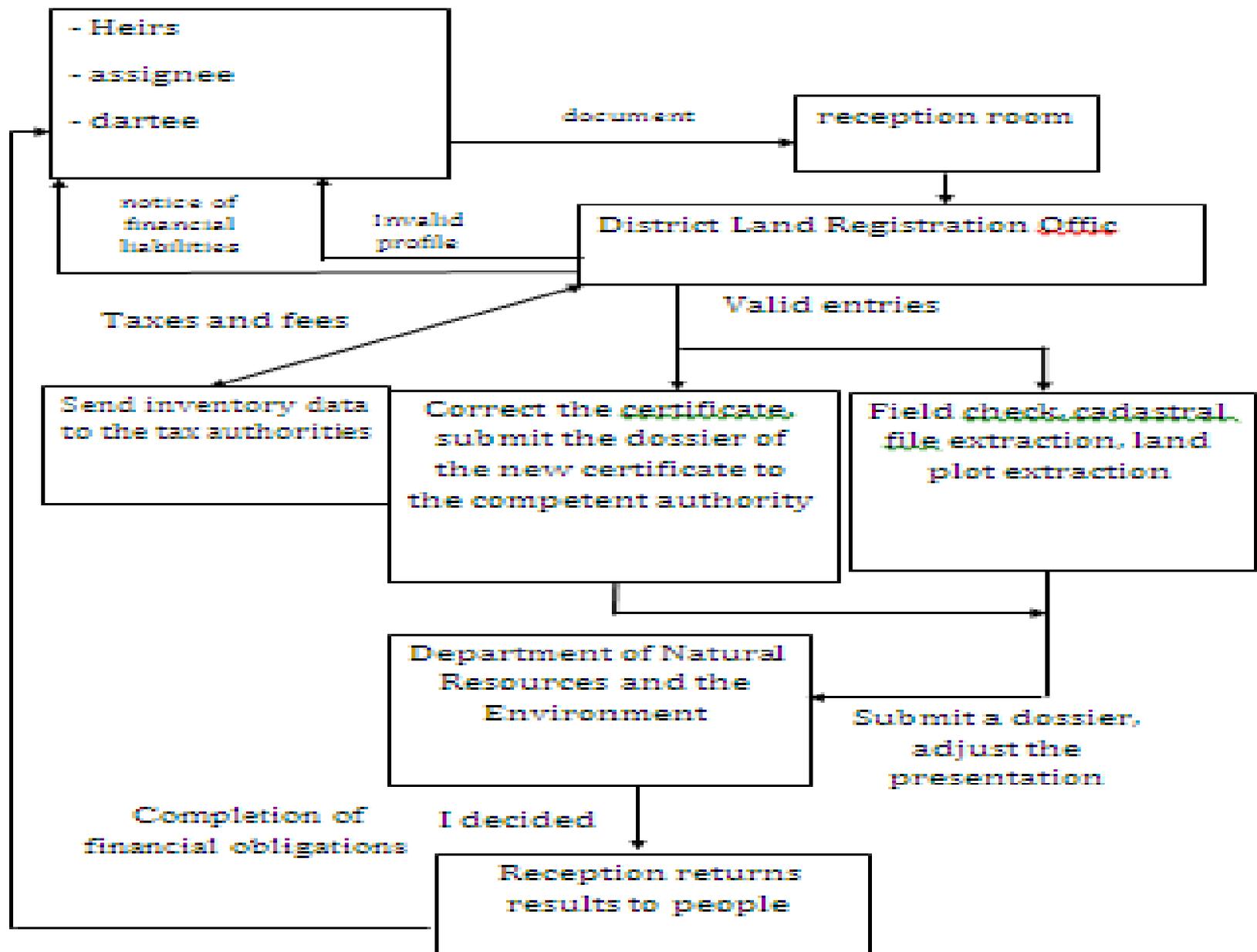
- I Process of issuing land use right certificates
- II Result of issuing land use right certificate
- III Advantages and disadvantages in issuing land use right certificates
- IV propose solutions in the issuance of land use right certificates

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• Fig.1. Procedures for granting rights to use land in cases of inheritance, donation, purchase, sale or mortgage



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Result of issuing land use right certificate

As of September 2018, the first rate of land use right certificates (red book) across the country has reached over 96.9% of the total area of all land types to be granted.

Agricultural production land reached 92.9%

Forestry land reached 98.2%

Aquaculture land reached 86.1%

Rural land reached 96.1%;

Urban land reached 98.3%;

Dedicated land reached 86.9%;

Religious establishments reached 83.6%.

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Result of issuing land use right certificate

- According to the Ministry of Natural Resources and Environment (TN&MT), as of December 31, 2018, the country has achieved the rate of granting land use right certificates for the first time, reaching over 97.2% of the total land area need to grant.
- In 3 years (2016-2018), the whole country has put more than 50 thousand hectares of unused land into socio-economic development purposes handled and recovered, canceled more than 1,500 projects with nearly area 30 thousand hectares; complete the arrangement to improve the efficiency of use for 2 million hectares of agricultural and forestry companies; recalled to localities over 400 thousand hectares. At the same time, implementing regulations on land allocation, strengthening land auctions have prevented speculation, increasing revenue from land to over VND 121 trillion, accounting for 12% of domestic budget revenue.

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Achievements of land registration for the agricultural sector

- In recent years, Vietnam's land policy has become more and more complete and achieved outstanding achievements such as:
- Successful implementation of the policy of "Land exchange and exchange" creates large sample fields to avoid small and scattered land on households as before, from which people can have enough area. land to build large-scale farms and agricultural technology zones and can bring modern machinery and equipment into agricultural production, leading to increased production efficiency.



Large fields

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Achievements of land registration for the agricultural sector

- According to the 2013 land law, the agricultural land use duration of households and individuals has been increased from 20 years to 50 years. This is also a new point in the land management policy in Vietnam, since this change has made people feel secure in the investment and production process and when investing in large technology of modern equipment. In production, they have enough time to pay back and recover profits, thereby creating a driving force for the agricultural industry



Farm TH true milk

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Advantages and disadvantages in issuing land use right certificates

Advantages

There are many documents guiding specific guidance of natural resources and environment to solve difficulties and obstacles in the process of implementing land registration.

Having the right and timely attention and direction of local authorities.

Disadvantages

Governments at all levels still loose state management on landand due to frequent changes in land legal documents

A part of people did not understand the land policies of the State, the unspecific guidance of some commune officials affected the land registration and certification.

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Propose solutions in the issuance of land use right certificates

solutions for staff work

solutions to strengthen state management on land

Solution for completing land law policy

Solutions to promote propaganda and dissemination of land law

Solution for science and technology

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Requirement

- Need to simplify administratively procedures
- Remove suspended plans to avoid high value abandoned the land
- Proposing the Government, Ministry of Natural Resources and Environment to continue to improve the legal policy, issue documents to reduce troubles for land users when registering land, granting land use right certificates, reduce fees related to certification to suit actual conditions.
- Propose strengthening inspection and supervision to increase transparency in the management and in the process of land registration
- Must regularly propagate and open training classes to disseminate land laws for officials and people to master the land law, documents, decrees, certification procedures, thereby helping people use land in accordance with planning, plans. improve efficiency, minimize land disputes.

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Conclusion

- In general, the results of land use right certificate issuance in Vietnam have achieved many achievements and outstanding results. But at the same time, it is inevitable that some mistakes and negatives in the process of working.
- But I believe that in the near future, with the completion of the law on land, as well as the application of science and technology into management and the attention of state agencies, Vietnam will can manage land use effectively and sustainably

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