Vietnam Land Administration and Land Registration

- Land Administration
- Relationship among Gov. bodies
- Land Registration

Prepared by Luu Van Nang
VietNam General Department of Land Administration

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About VietNam

- Bordering with China, Lao and Cambodia, and the Pacific Ocean
- A developing country
- Total area: About 330,957 km².
- Has 63 provinces and about 90 mil. people
- Around 13 million land users,
- About 70 million land parcels.

VietNam located in Southeast Asia
History of Land Administration (LA)

• The first LA system in Vietnam was established as cadastral book about in 1490 in focusing on the utmost collection of agricultural tax.

• In French domination and America war, Vietnam applied the old French LA system (each land parcel was registered on one page which contained further information about the land owner, area, location, border and other relevant rights).

• From 1975-now: With many land innovations and the development of computer, VietNam continues to making efforts to improve its LA system from technique to structure to fit with Vietnam currently condition.
Current Land Administration overview

According to Vietnam Constitution and Land Law 2013:
- Land is the property of the entire people, which is allocated or leased by the State to organizations, households or individuals for long-term or limited-term use.
- Depending on their status, land users are fully or partly granted the rights of land to exchange, transfer, lease, sublease, inherit, donate, mortgage land use right, contribute capital in form of land use right.

Some main contents:
- Surveys, establishment of cadastral maps, current land use maps and land use planning maps;
- Investigation, assessment of land resources;
- Land Appraisal;
- Land registration and issue Land use right, houses and other land-attached assets ownership certificate
Land Administration hierarchy

+ **Central level**: The Government uniformly conducts the State management on land in the whole country and MONRE bears the responsibilities before the Gov. for the uniform State management on land.

+ **Local level (Provincial, District and Commune)**: The People’s Committees at all levels, via DONRE, bear responsibilities of conducting the State management on land in the locality within the powers of Law.
Land Registration (LR)

- Land registration is regarded as one of the State’s administrative activities regarding land.
- Land registration is compulsory for land users;
- Registration of houses and other land-attached assets ownership is carried out at the request of the owner and at the land registration office.
Land Registration contents

• *First registration is carried out in the cases:*
  + The land parcel is allocated, leased for use.
  + The land parcel is in use but not registered yet.
  + The land parcel is allocated for management but not registered yet.
  + The houses and other land-attached assets are not registered yet.

• *Other cases is change registration.*
Some main results for first registration
(Up to date 1st. Jan. 2015)

<table>
<thead>
<tr>
<th>Category</th>
<th>Code</th>
<th>Total Area</th>
<th>% Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Production Agriculture land</td>
<td>GCN</td>
<td>20.178.500</td>
<td>90,1%</td>
</tr>
<tr>
<td></td>
<td>ha</td>
<td>8.844.000</td>
<td></td>
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<tr>
<td>Forest Land</td>
<td>LURC</td>
<td>1.971.800</td>
<td>98,1%</td>
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<tr>
<td></td>
<td>ha</td>
<td>12.268.700</td>
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<tr>
<td>Rural Residential Land</td>
<td>LURC</td>
<td>12.918.200</td>
<td>94,4%</td>
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<td></td>
<td>ha</td>
<td>516.100</td>
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<tr>
<td>Urban Residential Land</td>
<td>LURC</td>
<td>5.338.900</td>
<td>96,7%</td>
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<tr>
<td></td>
<td>ha</td>
<td>129.600</td>
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<tr>
<td>Special Purpose Land</td>
<td>LURC</td>
<td>276.300</td>
<td>84,8%</td>
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<tr>
<td></td>
<td>ha</td>
<td>611.700</td>
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</tbody>
</table>
Land Registration organization

• **At central:** Department of Land Registration is state function unit (under GDLA) and focus on building LR policies and manage all embryo of LUR certificates.

• **At Local:**
  + Each province has LR Office and its branch at districts in that province.
  + LRO is public service unit
Directed operation

Combined operation

Central:
General Department of Land Administration

Province:
Department of Land Registration

Province Land registration office

Branch LRO (District1)
Branch LRO (District2)
Branch LRO …..

+ Building policies
  + Manage all embryo of LURC

+ Domestic Enterprises
  + Vietnamese Oversea
  + Foreign individual; household; enterprises

+ Vietnamese individual/ household
  + Vietnamese Communities
  + Vietnamese Oversea who buying houses.
Some main functions of LRO

• To register and changing register of LUR certificate.
• Renew, re-issue the LUR certificate.
• Prepare, revise, update, store, manage cadastral records and construction, management the land information system.
• Land inventory and making land use map; revision of cadastral maps; cadastral map extraction.
• Provide records, maps, land information, houses and other assets attached to land to organizations and individuals in accordance with law
For first registration only.
- Inspecting the files of LRO, and submit to the District People’s Committee at the same level for signing decisions on registration or issuing a new certificate of land use right.
- Inform back to LRO

- Get application from land user or commune PC
- Process for individual household only

- Assistance legal conditions for registration
- Inform back to LRO

Province Land Registration Branch Office

- Check and verify land use fee, registration fee, income tax.
- Inform back to LRO

District Tax Authority

- Check, verify and signing the changing registration.
- Inform back to BLRO

District DONRE

Commune people committee

For changing registration.

Sample about LR working relationships at a LRO branch
Sample of the certificate of land use rights, ownership of houses and other assets attached to land

First registration information

Changing registration information
Changing registration information
Some related success projects

-Total: 100 Mil. USD; loan by WB 70 Mil. USD
-Cover in 9 provinces
-Main purposes:
+ Finish primary land registration
+ Finalize the changing land registration system
+ Upgrade infrastructure for the land registration offices
Some related success projects

- Total: 4.2 Mil. USD; Grant by KOIKA 3.5 Mil. USD
- Main purposes:
  + Review the current land information system (LIS).
  + Building the strategy and roadmap for multi purpose LIS implementation in medium and long stage.
Main tasks in the future

1. Continue finalized the land administrative policies framework.
2. Continue upgrade modern infrastructure for all LROs at provinces and its branch.
3. Step by step modernization land database system to get e - Land Registration.
Thank you for your attention!

CẢM O’N

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