

# Vietnam Land Administration and Land Registration

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

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# About VietNam



## VietNam located in Southeast Asia



- Bordering with China, Lao and Cambodia, and the Pacific Ocean

- A developing country

- Total area: About 330,957 km<sup>2</sup>.

- Has 63 provinces and about 90 mil. people

- Around 13 million land users,

- About 70 million land parcels.



# 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.

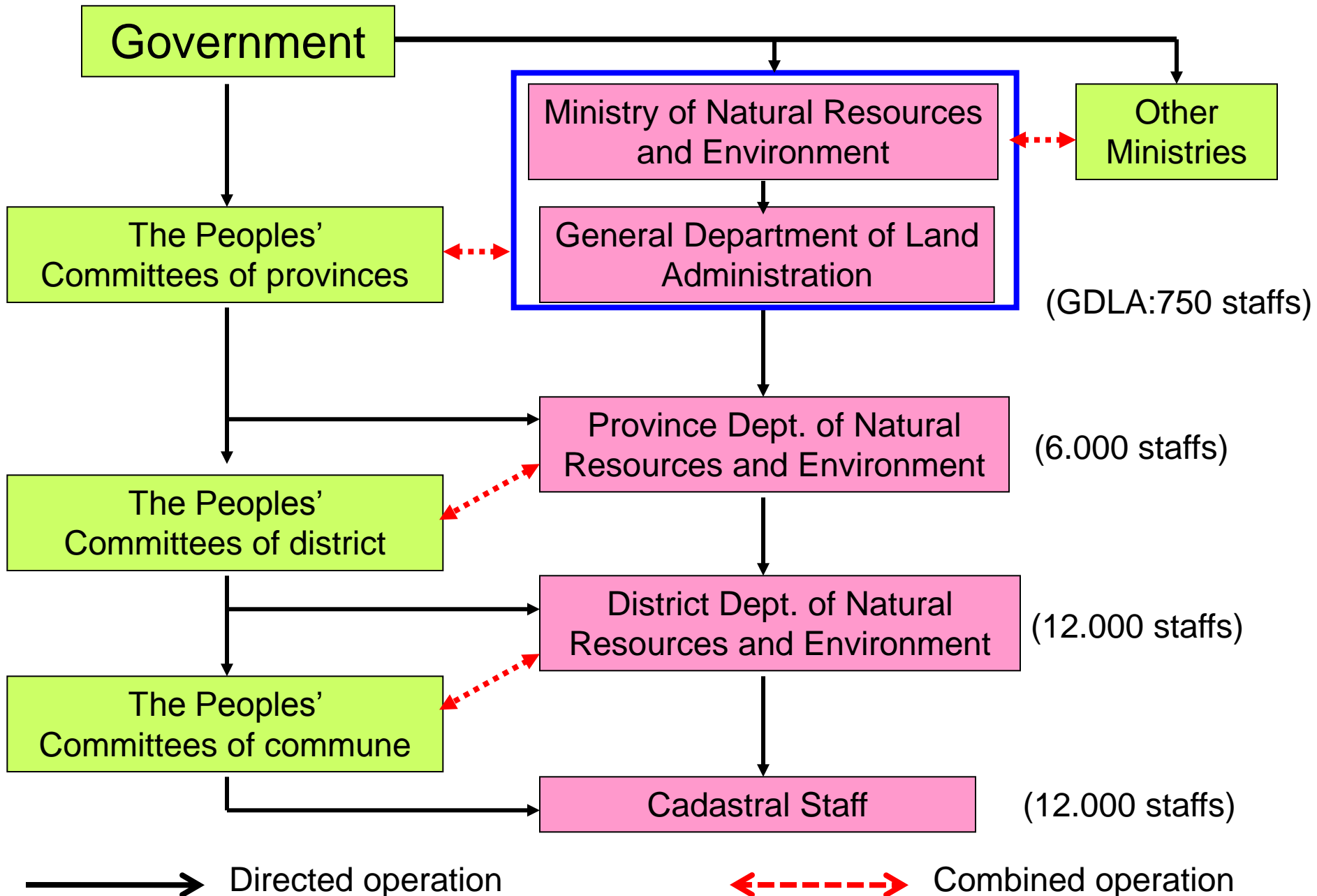
## **Some main contents:**

- 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.

# Relationship L.A among Government bodies



# 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 1<sup>st</sup>. Jan. 2015)

### Production

Agriculture land  
20.178.500 GCN  
8.844.000 ha  
90,1% total area

### Forest Land

1.971.800 LURC  
12.268.700 ha  
98,1% total area

### Rural

Residential Land  
12.918.200 LURC  
516.100 ha  
94,4% total area

### Urban

Residential Land  
5.338.900 LURC  
129.600 ha  
96,7% total area

### Special

Purpose Land  
276.300 LURC  
611.700 ha  
84,8% total area

# 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

**Central:**

**General  
Department of  
Land  
Administration**

**Department of  
Land Registration**

**+ Building policies  
+ Manage all embryo  
of LURC**

**Province:**

**Department of  
Natural Recourses  
and Environment**

**Province Land  
registration office**

**+ Domestic Enterprises  
+ Vietnamese Oversea  
invest for land  
+ Foreign individual;  
household; enterprises**

**Branch LRO  
(District1)**

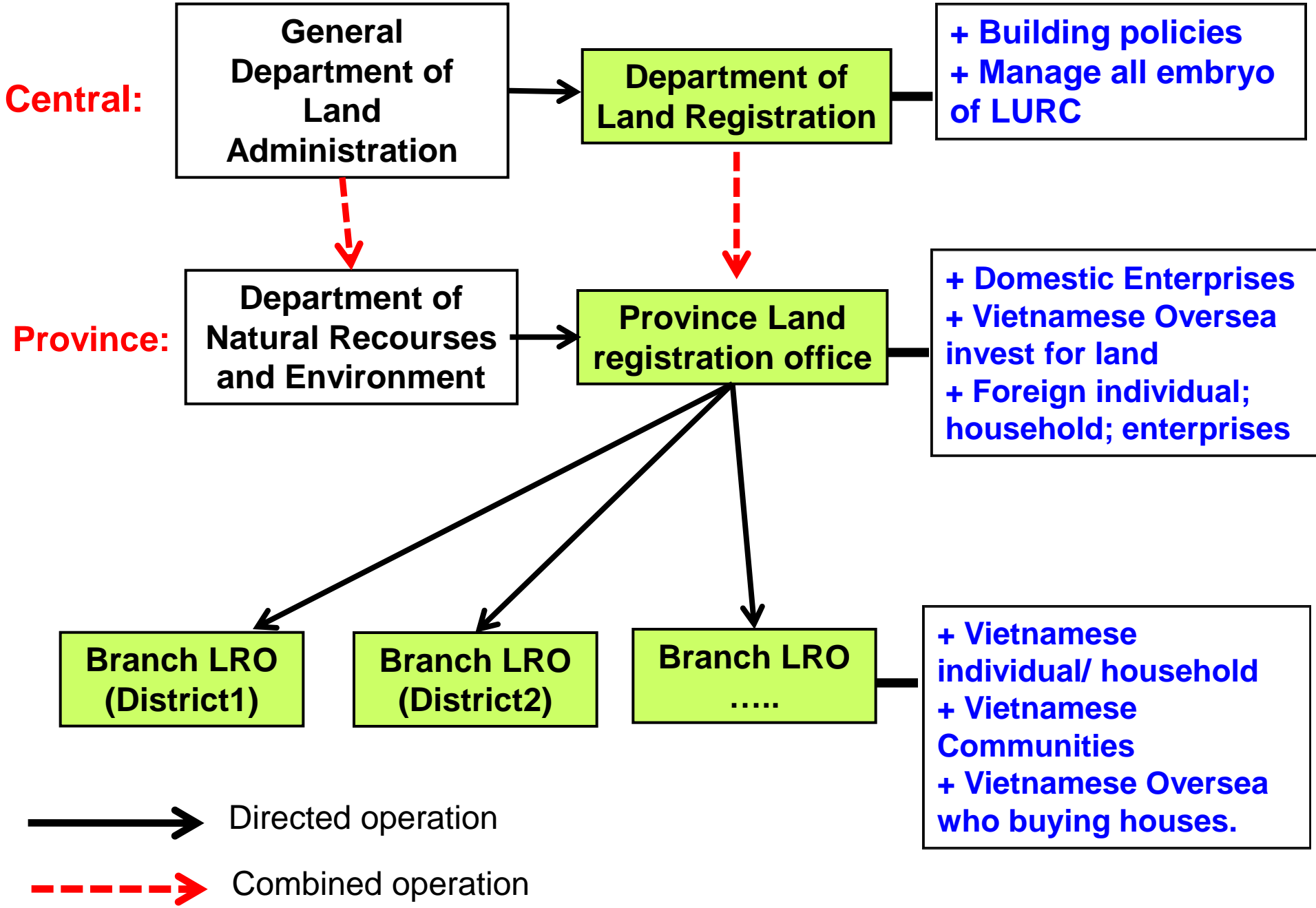
**Branch LRO  
(District2)**

**Branch LRO  
.....**

**+ Vietnamese  
individual/ household  
+ Vietnamese  
Communities  
+ Vietnamese Oversea  
who buying houses.**

**→** Directed operation

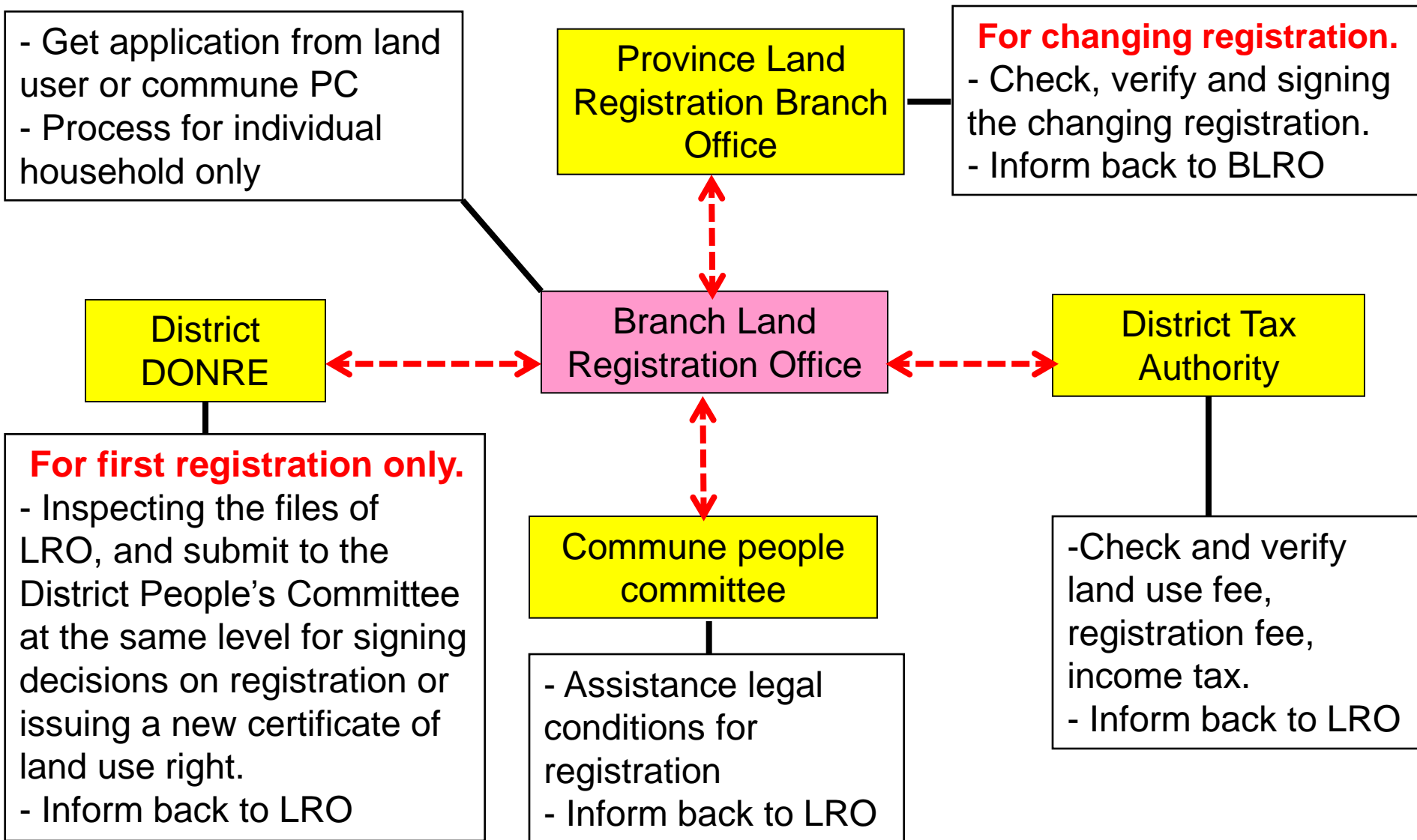
**- - - - - →** Combined operation



# 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

# 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

**II. Thửa đất, nhà ở và tài sản khác gắn liền với đất**

**1. Thửa đất:**

a) Thửa đất số: ..... tờ bản đồ số: .....

b) Địa chỉ: .....

c) Diện tích: ..... m<sup>2</sup>, (bằng chữ: .....) )

d) Hình thức sử dụng: riêng ..... m<sup>2</sup>, chung ..... m<sup>2</sup>

e) Mục đích sử dụng: .....

f) Thời hạn sử dụng: .....

g) Nguồn gốc sử dụng: .....

**2. Nhà ở:**

a) Địa chỉ: .....

b) Diện tích xây dựng: ..... m<sup>2</sup>, c) Diện tích sàn: ..... m<sup>2</sup>

d) Kết cấu: .....

e) Cấp (Hạng): ....., f) Số tầng: .....

g) Năm hoàn thành xây dựng: ....., h) Thời hạn sở hữu: .....

**3. Công trình xây dựng khác:**

Tên công trình: .....

Hạng mục công trình	Diện tích xây dựng (m <sup>2</sup> )	Diện tích sàn hoặc công suất	Kết cấu chủ yếu	Cấp công trình	Số tầng	Năm HT xây dựng	Thời hạn sở hữu

**4. Rừng sản xuất là rừng trồng:**

a) Diện tích có rừng: ..... m<sup>2</sup>

b) Nguồn gốc tạo lập: .....

**5. Cây lâu năm:**

**6. Ghi chú:**

....., Ngày ..... tháng ..... năm 20.....  
**TM. ỦY BAN NHÂN DÂN**

Số vào sổ cấp GCN: .....

**III. Sơ đồ thửa đất, nhà ở và tài sản khác gắn liền với đất**

**IV. Những thay đổi sau khi cấp Giấy chứng nhận**

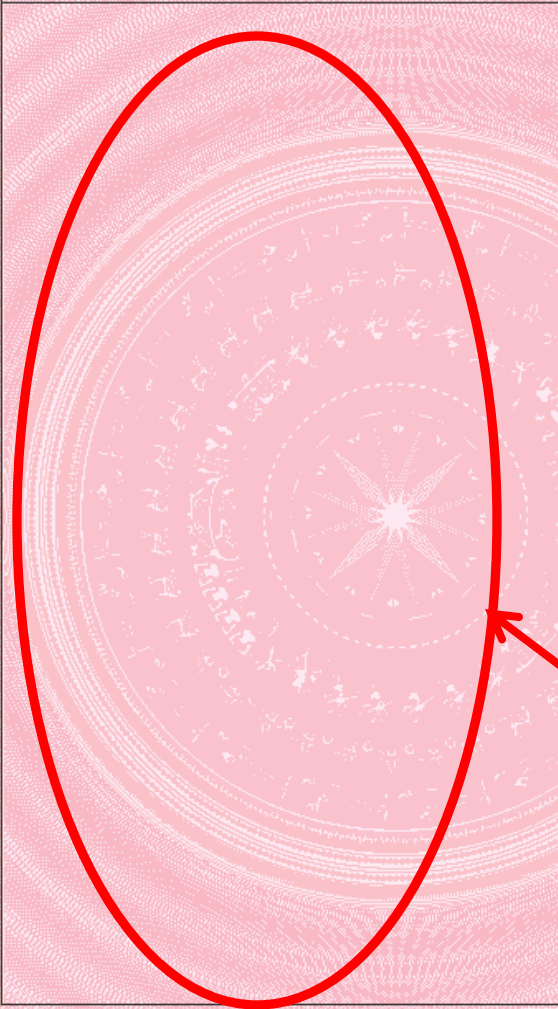
Nội dung thay đổi và cơ sở pháp lý	Xác nhận của cơ quan có thẩm quyền

First registration information

Changing registration information

Nội dung thay đổi và cơ sở pháp lý

Xác nhận của cơ quan  
có thẩm quyền



Changing registration  
information

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc



**GIẤY CHỨNG NHẬN**  
**QUYỀN SỬ DỤNG ĐẤT**  
**QUYỀN SỞ HỮU NHÀ Ở VÀ TÀI SẢN KHÁC GẮN LIÊN VỚI ĐẤT**

L. Người sử dụng đất, chủ sở hữu nhà ở và tài sản khác gắn liền với đất

BA 012345

Người được cấp Giấy chứng nhận không được sửa chữa, tẩy xóa hoặc bổ sung bất kỳ nội dung nào trong Giấy chứng nhận; khi bị mất hoặc hư hỏng Giấy chứng nhận phải khai báo ngay với cơ quan cấp Giấy.

Mũi vạch

# Some related success projects

## ***1. Vietnam Land Administration Project (VLAP) Project.*** (from 2000 – 2015)

-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

## ***2. Technical Assistance for Establishment of the Multi-purposed Land Information System Model.*** (from 2004 – 2015)

-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 implimentation 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 ƠN**



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