FIG WORKING WEEK 2019

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"Geospatial Information for a Smarter Life and Environmental Resilience"

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Land Information Management at the Local Government Level in Vietnam

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FCM: Federation of Canadian Municipalities
ACVN: Association of Cities of Viet Nam

Conclusion of an experience of near 15 years

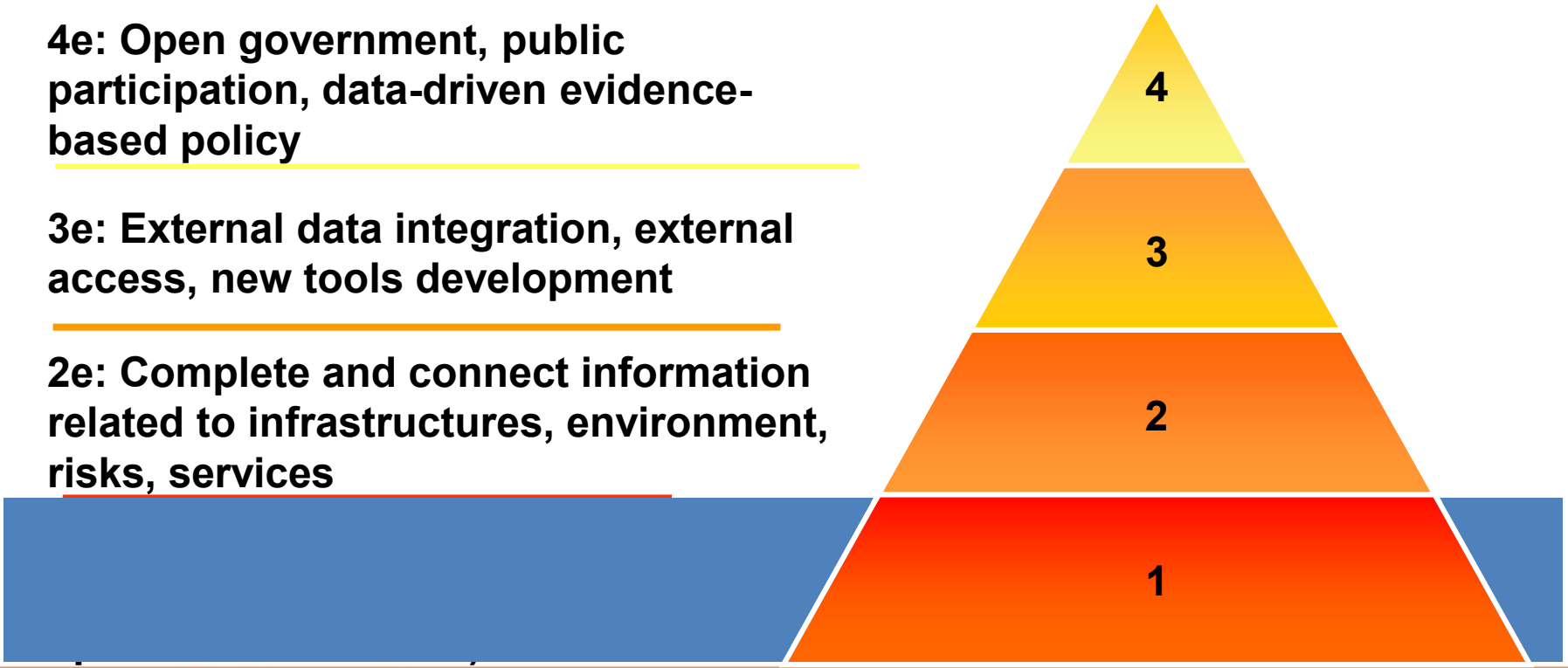
- We need a real centralized efficient data warehouse related to land information at the central level (data from MoNRE and MoF);
- We need full access to those data at local level;
- We need to eliminate obstacles and create favorable conditions to develop a new local system to manage data related to land or for any other local needs.
- Ressources need to be found to support the development of the system at local level.

Smart cities as a Maslow's pyramide

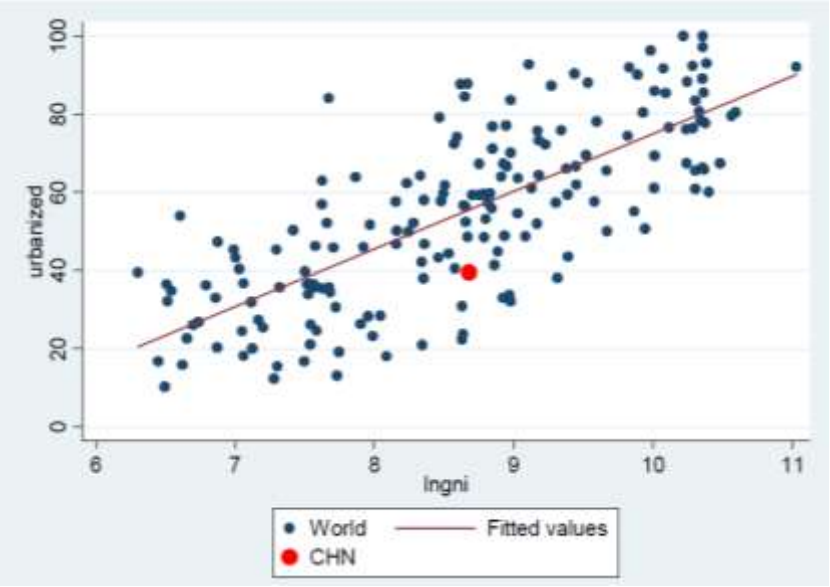
4e: Open government, public participation, data-driven evidence-based policy

3e: External data integration, external access, new tools development

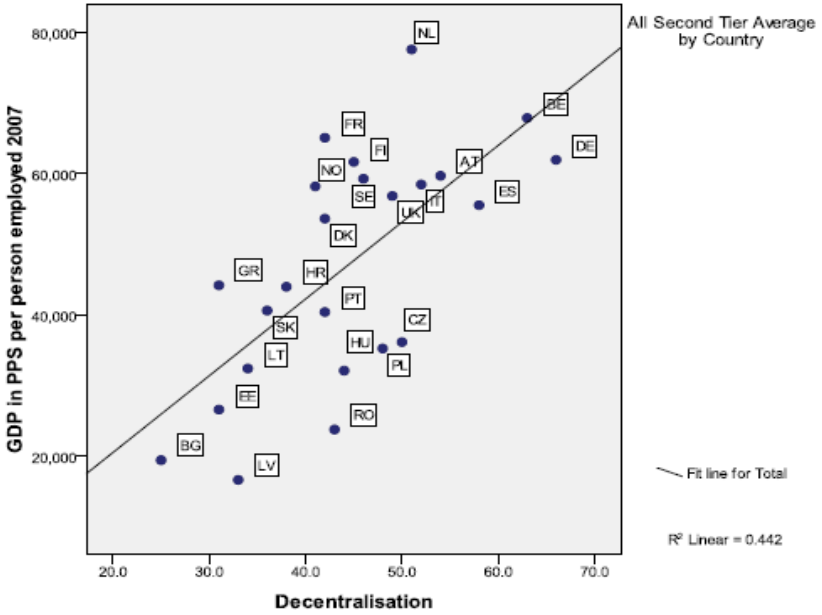
2e: Complete and connect information related to infrastructures, environment, risks, services



Urbanization, decentralization and economic development



Cities and Development, J. Vernon Henderson, Brown University & NBER, May 30, 2009



Second Tier Cities and Territorial. Development in Europe: Performance, Policies and Prospects. Final Report, Version 30/06/2012. European Union

Efficiency and competitiveness: some issues in Vietnam

- Cost of starting a business: acquisition time to obtain land, a transaction authorization and other related difficulties;
- Property and security ownership and security of tenure;
- Transparency: access to information on planning and regulation and its updates, as well as predictability and stability;
- Informal Charges: unexpected costs (not advertised) administration and corruption;

The Provincial Competitiveness Index (PCI)

USAID | VNCI

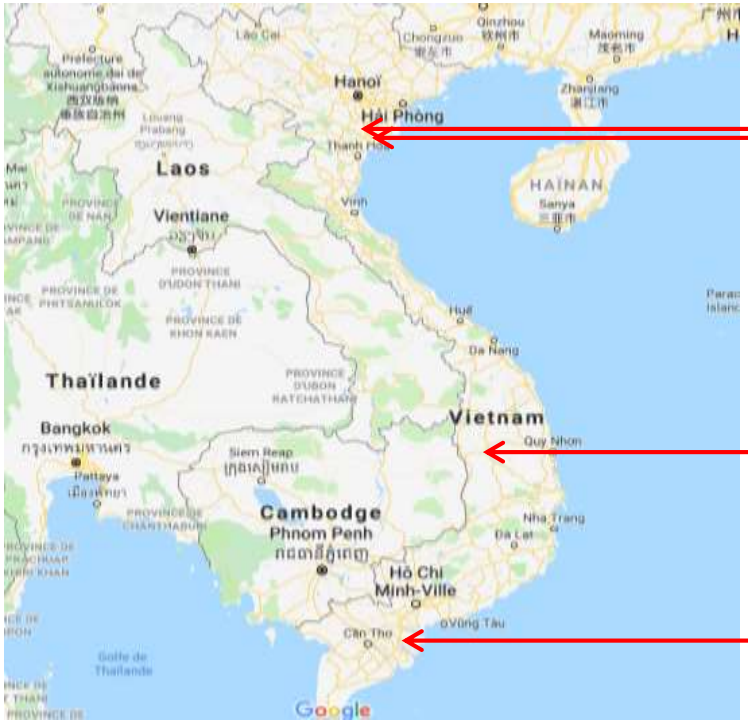
Pilot project 2002-2004, Thành phố Nam Định

- In two wards
- For planning purpose
- Inventory of 6500
- Creation of a local database
- Improbable success

Extension to the city 2005-2009, Thành phố Nam Định

- For land title issuing primarily
- New database who include 89000 units in urban land
- Using for other activities: planning, permitting….
- Mapping
- Improve local capacity
- Impact on tax revenue
- Possible model for other city

Replication project 2010-2015: Thái Bình, Pleiku and Trà Vinh



Nam Định still involved in the project ito improve the system and help other city through peer to peer training

Thái Bình is waiting a lot for a new cadastral map (from government) but has developed database to ensure the recording of modifications to cadaster and land titles and for many other utilities.

Pleiku has realized a huge inventory on land use and developed a database which, like Nam Định, have been useful for land tittle. They have also developped other connected databases.

Trà Vinh has realized cleaning and sorting of datas on land use and developed a database which, like Nam Định, have been useful for land tittle. Note that city has been involved in the project in 2012

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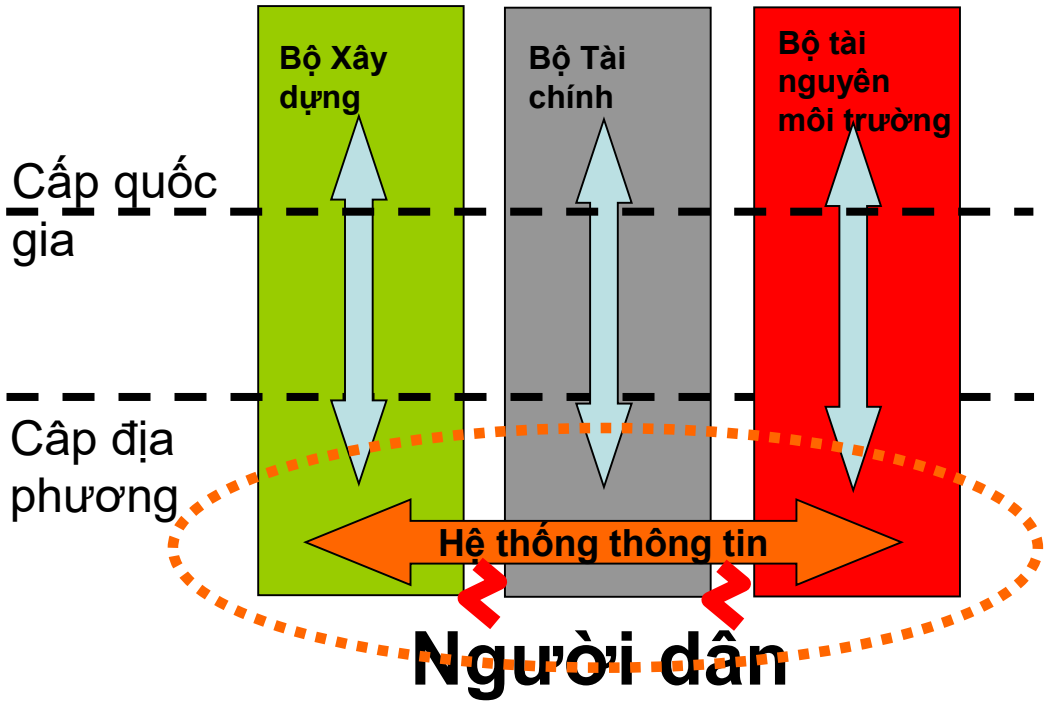
Administrative context of land management in Vietnam



- High level of working in silo
- High level of centralization
- High complexity of administrative structure

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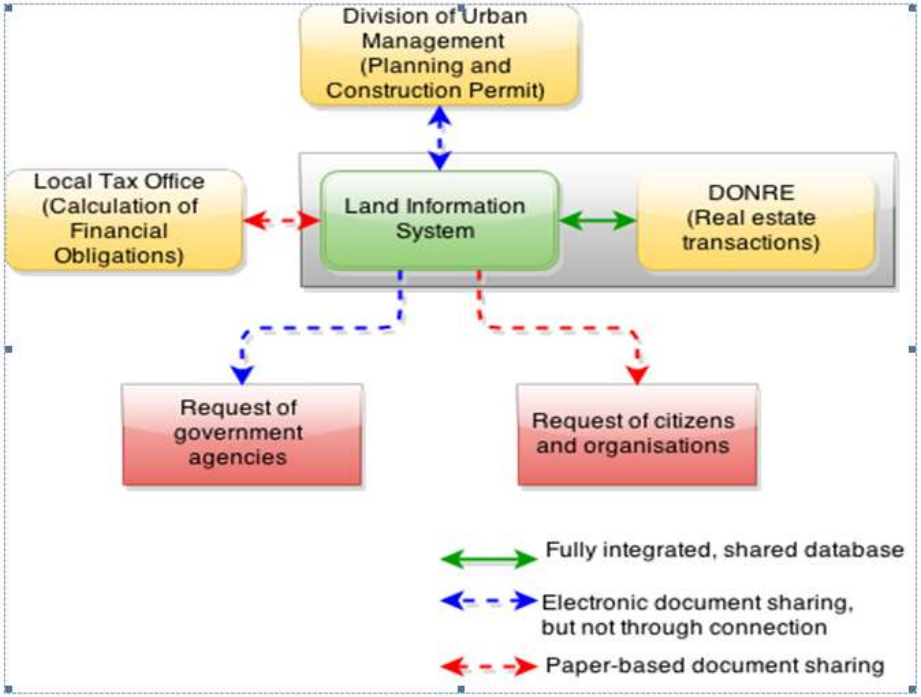
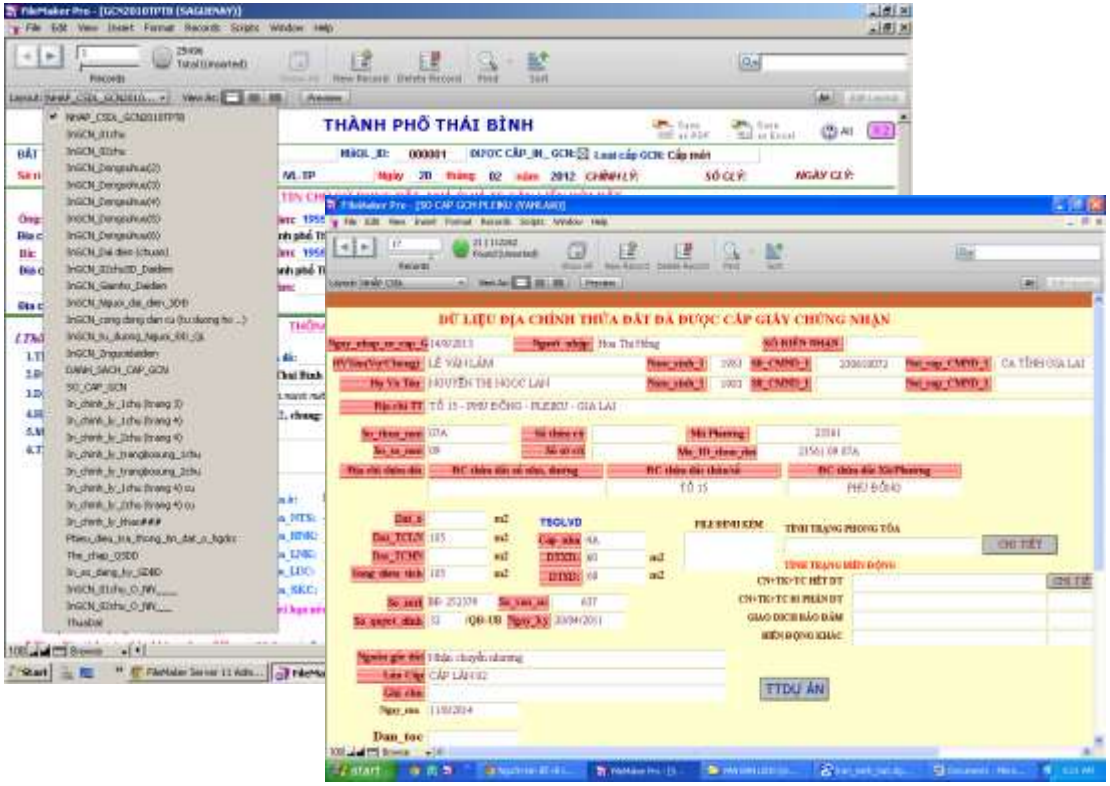
Figure of the system



- Capacity to create an information system for all units, with or without land title
- Integration with DONRE for issuing land title
- Increase efficiency with planning office
- Still difficult with taxation

Depocen 2015

Improving local capacity



- Capacity to create specific forms or linked databases
- Capacity to modify easily the database and components
- Capacity to face new issues and create new tools
- Recording data only one time (data recorded by the right office);
- Having a permanent update of data;

Improving local capacity

- Capacity to map information
- Capacity to import data from other system
- Capacity to compare information: ex. data from taxation office and DONRE

DEPOCEN report, 2015

- First project of ACVN who has been able to make connexion between departments related to land management;
- Efficiency : DEPOCEN confirm that the time management required for processing has been significantly reduced, and costs have decreased;
- Mapping and descriptive data of the land plots have assisted the urban management agencies of the cities in determining the boundaries, land encroachment and violations of traffic corridors, and facilitating urban management processes.

In 2015, ACVN commissioned DEPOCEN to do a study on the economic impact of the project

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Advantages of the project

1. Giving information access to the local authority and to others;
2. Capacity to reinforce the government systems;
3. Reduction of inventory and management cost (only one data, easy to find, better use of Human Ressources);
4. Increase tax earning;
5. Better capacity to face challenges and decentralization;
6. Increase transparency of local government and trust of investors and peoples;

ACVN expectations for future

- Helping people: to do their civil rights and duties in transferring land use rights, developing guarantee transactions and provides a basis for addressing land disputes.
- Helping investors: providing information in planning, land use planning to help investors to increase their access to land, information about land owners and decrease the time required for land related processing.

ACVN expectations for future

- Improve effectiveness : Support Government to have the complete information; ensure that all people pay appropriate land taxes and all land parcels used are with land titles.
- Improve efficiency : Working on the local level may improve the efficiency by lowering the cost and improving the speed of management.

ACVN expectations for future

- Contribute to leadership and innovation capacity: by supporting determination of cities' leaders as well as their staff's passion and learning spirit.
- Improve capacity to face new important challenges: budget, assets management, environmental problems, climate change, natural disaster management...
- Improve sustainability of urban living space following the huge urban growth that cities have faced.

ACVN expectations for future

- Cities member of ACVN would like to promote the development of a local information system based on the experience of the four cities in the project and other cities with good experiences in land management.
- This new system will use the data from central government (through the VILG project) and allow links to specific local data.
- There is the need to promote sufficient training and support to cities members to ensure full improvement of their capacity.

ACVN expectations for future

- They would like to support the government on:
  - Design of a new national programm to meet local needs;
  - Eliminate obstacles and create favorable conditions to develop a new local system that will manage data related to land or for any other local need;
  - Ressources need to be found to support the development of the system at local level.

Thank you
Cảm ơn nhiều

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