



tents: Build and operate information systems, digital models, and decision supporting tool systems; develop and announce scenarios for water sources; prioritize detailed planning for regulation, distribution, exploitation, use and protection of water resources in areas where water shortages often occur; complete the meteorological, hydrological and water resources monitoring system on Dong Nai river basin; provide trainings and improve the quality of human resources to ensure synchronous and effective management and operation of the system; control water exploitation and use activities on Dong Nai river basin through connecting and transmitting information and data to the water exploitation and use monitoring system according to regulations...

Thirdly, prevent, control and remedy consequences and harmful effects caused by water: Research and implement solutions to handle landslides on the main stream of Dong Nai river in Binh Phuoc, Binh Duong, Lam Dong, Dong Nai, Ba Ria - Vung Tau provinces and Ho Chi Minh City. Research on measures for works to prevent and control landslides in urban areas and concentrated residential areas, including: Dong Xoai City (Binh Phuoc Province); Bac Tan Uyen District and Tan Uyen City (Binh Duong Province); District 12, Binh Thanh District, Can Gio District, Cu Chi District (Ho Chi Minh City)...; develop a map to zone land surface subsidence, build and put into operation a monitoring system to monitor subsidence developments in some areas at risk of land surface subsidence, high levels of subsidence, assess and determine causes of land surface subsidence as a basis for ministries, sectors and local authorities to implement appropriate response solutions as in the area of Ho Chi Minh City; develop a flood map for the entire basin based on the application of modern technology and techniques...

Fourthly, strengthen science, technology and international cooperation: Apply advanced, modern, smart science, techniques and technology in monitoring, forecasting, warning, supervising and using circulating water, saving and reusing water, managing and protecting water sources, developing water sources, connecting water sources; strengthen international cooperation in exchanging, providing information, researching and transferring science on water resources, technology for using circulating water, saving and reusing water; apply science and technology, organize the building and operation of specialized hydro-meteorological monitoring networks, synchronously invest in technical infrastructure solutions to ensure meeting inter-reservoir operating requirements to regulate, operate reservoirs in real time, effectively exploit water resources ■

The Land Law officially takes effect on August 1st, 2024. Its implementation is brought forward by five months compared to the original plan to quickly realize new policies and initiatives, create breakthroughs in land administration. This breakthrough aims to the comprehensive reform of many regulations, from compensation and support to resettlement and land valuation; from maximizing the potential of agricultural land to leveraging the advantages of various types of land use; from streamlining administrative reforms to harmonizing the interests of different land users...

1. ENSURING THE RIGHTS OF LAND-EXPROPRIATED INDIVIDUALS

Institutionalizing the Party's policy in Resolution 18, the Land Law 2024 has inherited regulations proven to be appropriate in practice while also amending and supplementing many new provisions to better protect the legitimate rights of people, especially in cases of land acquisition. This contributes to reducing and more effectively addressing land-related complaints, such as diversifying compensation forms and adding various support measures for those affected by land acquisition.

Specifically, the law stipulates the principle of compensation by diversifying forms of land compensation. Households and individuals whose land is acquired can be compensated with land of the same purpose as the acquired land, or with money, other land, or housing, in accordance with the needs of the affected landowners and the land fund of each locality.

In addition, the law specifies the principle of "having housing, ensuring income, and living conditions equal to or better than the previous residence" through regulations on the criteria for resettlement areas regarding technical infrastructure, social infrastructure, and the location of resettlement implementation... The resettlement area can be designated for one or more projects. When the State acquires land and the remaining area of the land parcel after acquisition is smaller than the minimum area, if the land user agrees to the acquisition, the competent People's Committee will decide on the land acquisition and carry out compensation, support, and management of this land area according to legal regulations.

At the same time, the law specifies and expands the composition of the Compensation, Support, and Resettlement Council to include representatives from the People's Council, the Vietnam Fatherland Front at the same level, and representatives of land users whose land is being acquired. This aims to ensure objectivity, transparency, and the participation of relevant parties in the compensation, support, and resettlement processes.

Additionally, attention is given to social policy beneficiaries and individuals directly involved in agricultural production. The steps for compensation, support, resettlement, and land acquisition ensure the



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participation of people at various stages, adhering to the principle that those whose land is expropriated receive compensation and resettlement before the land is taken... This ensures that affected individuals have housing and a standard of living equal to or better than before. The law also considers property owners who are not simultaneously land users, ensuring they are informed when the State acquires land.

To provide specific guidance on these regulations, on July 15th, 2024, the Government issued Decree No.88/2024/ND-CP stipulating compensation, support, and resettlement when the State acquires land.

Accordingly, Decree No. 88 stipulates compensation with land for a different purpose than the type of land acquired or with housing when the State acquires land, as specified in Clause 1 of Article 96, Clause 1 of Article 98, and Clause 1 of Article 99 of the Land Law as follows: The land price used for compensation with land of a different purpose for households, individuals, and overseas Vietnamese currently using residential land and owning housing attached to land use rights in Vietnam is determined according to the land price table at the time of approving the compensation, support, and resettlement plan. In cases of compensation through land leasing with a one-time payment for the entire lease period, the land price used for calculating the lease is the specific land price decided by the competent People's Committee at the time of approving the compensation, support, and resettlement plan.

The land price used for calculating land use fees and land rent when compensating with land for a different purpose than the type of land acquired for economic organizations whose residential land is being acquired is the specific land price determined by the competent People's Committee at the time of approving the compensation, support, and resettlement plan.



The decree also stipulates that individuals whose land is acquired and are compensated with land for a different purpose than the type of land acquired or with housing, where there is a difference in value between the compensation for land and the land use fees or rent to be paid when receiving other land or housing, will be handled as follows: If the compensation for land is greater than the land use fees or rent to be paid when receiving land for a different purpose or the price of housing, the land user will receive the difference; If the compensation for land is less than the land use fees or rent to be paid when receiving land for a different purpose or the price of housing, the land user must pay the difference.

The provincial People's Committee, based on the land fund, housing fund, and actual situation in the locality, will stipulate the conversion rate and conditions for compensation with land for a different purpose than the type of land acquired or with housing to compensate individuals whose land is being acquired.

Regarding resettlement, Clause 8 of Article 111 of the Land Law stipulates that individuals whose residential land is acquired and must relocate, and who are compensated with residential land or resettlement housing, but whose compensation for residential land is insufficient compared to the value of a minimum resettlement package, will receive sufficient financial support from the State to secure a minimum resettlement package.

This decree also guides that in cases where households, individuals, and overseas Vietnamese eligible for resettlement support wish to arrange their own housing, in addition to receiving monetary compensation for the land, they will also receive financial support to arrange their own housing.

The provincial People's Committee will stipulate the support level based on the scale of the acquired residential land, the number of household members and specific conditions in the locality.

▲ *The Land Law includes many new administration policies*



2. RENEWING LAND PRICES - EXPLOITING ECONOMIC BENEFITS FROM LAND UNDER MARKET MECHANISMS

One of the significant innovations of the Land Law 2024 is related to financial content and land pricing. This is crucial as it directly impacts the interests of the State, land users, and determines the exploitation of economic benefits from land under a market mechanism. Therefore, the Land Law 2024 has amended and supplemented many provisions regarding land pricing that were limited and inadequate in the Land Law 2013, aiming to effectively exploit land resources for sustainable development.

To enhance the financial policy on land and establish a mechanism for determining land prices based on market principles, along with monitoring and oversight mechanisms from the Central Government and the People's Council in creating the land price table, the Land Law 2024 has abolished the regulations regarding the land price framework set by the Government. It specifies principles, bases, and methods for land valuation; requires that the land price table be constructed annually, with the first version published and applied from January 1st, 2026, and adjusted, amended, and supplemented starting January 1st of the following year. The creation of the land price table will be based on value zones and standard plots for areas with digital cadastral maps and land price databases.

In addition, the Law specifies the timing for determining land prices, the time for calculating land use fees and land rent for each case of land allocation, land leasing, permitting changes in land use purpose, extending land use, and changing land use forms that adjust decisions on land allocation or leasing, which alter the area, purpose, or duration of land use. It also clearly states that the competent People's Committee must issue specific land price decisions within 180 days from the date of land price determination for cases where the State allocates land, leases land, permits changes in land use purpose, extends land use, adjusts land use duration, changes land use forms, or adjusts land allocation or leasing decisions, and detailed planning. For cases where the land price from the land price table is applied to calculate land use fees or land rent, the competent People's Committee must specify the land price in the decisions regarding land allocation, land leasing, permitting changes in land use purpose, extending land use, adjusting land use duration, and changing land use forms.

Additionally, the law adds provisions stating that the annual land rent will be applied stably for a period of five years from the time the State decides to lease the land or permits a change in land use purpose associated with transitioning to a form of annual land lease. The land rent for the subsequent period will be calculated based on the land price table of the year in which the next land rent is determined. If the land rent increases compared to the previous period, the payable land rent will be adjusted but not exceed the ratio set by the Government for each phase. This adjustment ratio set by the Government for each phase cannot exceed the total consumer price index (CPI) of the entire country over the previous five-year period.

Notably, the law decentralizes the authority to determine specific land prices to the Chairperson of the District People's Committee. This authority includes deciding on specific land prices for cases of land allocation, land leasing, permitting changes in land use purpose, recognizing land use rights, extending land use, adjusting land use duration, determining the starting price for auctioning land use rights for allocation or leasing, and adjusting detailed construction planning, as well as recovering land under the jurisdiction of the District People's Committee.

The law also specifies methods for land valuation, including the comparative method, income method, surplus method, and land price adjustment coefficient method. It entrusts the Government with the authority to establish additional land valuation methods beyond these four, subject to the approval of the National Assembly's Standing Committee. Furthermore, the law outlines the cases and conditions for applying these land valuation methods. In instances where the application of these methods results in a specific land price lower than the price in the land price table, the price in the land price table will be used.

To provide specific guidance on certain provisions of the law, the Government has issued Decree No. 71/2024/ND-CP stipulating land prices, which takes effect from the date the Land Law No. 31/2024/QH15 comes into force.

Accordingly, Decree 71/2024/ND-CP outlines the procedures and content for determining land prices using the four methods: comparative, income, surplus, and land price adjustment coefficient methods. The decree also specifies the application of land valuation methods for the cases mentioned in point c, clause 2, Article 257 of the Land Law.

According to the Decree, from August 1st, 2024, many regulations regarding land prices will come into effect, including factors influencing land prices. Specifically, instead of specifying factors affecting land prices according to each land valuation method, Article 8 of Decree 71/2024/ND-CP outlines the factors affecting land prices for each type of land, such as for non-agricultural land: location and site of the land plot; traffic conditions including road width, road structure, and proximity to one or more roads; drainage and electricity supply conditions; area, dimensions, and shape of the land plot and site; land use duration; environmental status and security conditions...



For agricultural land, the factors include: crop and livestock yield; location and characteristics of the land parcel and site; land use duration, except in cases where agricultural land is allocated to households or individuals within the limits of transfer rights, in which case there is no basis for considering the land use duration; and other factors.

3. APPLICATION OF DIGITAL TRANSFORMATION TO REFORM ADMINISTRATIVE PROCEDURES

To institutionalize the Party's directive perspective in Resolution No. 18 on "promoting administrative reform, digital transformation, and enhancing state management capacity in land management," and to improve the effectiveness and efficiency of land law, the Land Law has established a foundation for implementing online public land services. This ensures the accuracy and consistency of information among agencies and units. The Land Law dedicates one chapter to administrative land procedures (Chapter XIV), which includes 7 articles (amending and supplementing 4 articles compared to the Land Law 2013). It clearly stipulates the announcement and transparency of administrative land procedures; the responsibilities for carrying out these procedures; the process for changing land use purposes; the procedures for land allocation and leasing; and assigns the Government to specify the administrative procedures related to land.

The law also stipulates that administrative procedures related to land can be carried out in person, via postal systems, or electronically, all of which hold equal legal validity. The agency responsible for resolving land-related administrative procedures must adhere to the authority and timelines established by law. This regulation clarifies the methods for submitting applications to ensure flexibility, aligning with practical conditions and technology applications. It includes options for direct submission, postal submission, or electronic submission, aimed at facilitating convenience for people and businesses.

Along with that, implementing administrative procedures in the electronic environment brings many practical benefits to citizens and businesses; it will facilitate businesses and citizens in searching for information and public services in various sectors and localities; monitor the entire process of handling administrative procedures; carry out administrative procedures anytime, anywhere; pay fees and charges for administrative procedures and public services online; streamline the process and time for handling administrative procedures; enhance transparency in the handling of administrative procedures; expand communication channels with people; and strengthen support activities for people...

The above regulations will serve as an important basis for ensuring transparency and simplifying administrative procedures, creating a foundation for modernizing the provision of public services in the land sector for people and businesses, thereby contributing to the overall socio-economic development of the country.

In addition, Articles 203 and 204 have removed the provisions regarding the authority to allocate land and lease land from the Civil Aviation Authority, the High-Tech Park Management Board, and the Economic Zone Management Board, transferring these responsibilities directly to the State for land allocation, leasing, and issuing land use certificates to organizations and individuals using land in airports, civil airports, high-tech parks, and economic zones. This aims to ensure the right of access to land for organizations and individuals, simplify administrative procedures, and reduce intermediary steps in land management and use.

4. READY TO IMPLEMENT THE LAW

In the report on the preparations for the implementation of the Land Law 2024 at the conference to disseminate and implement the laws and resolutions passed during the 7th session of the 15th National Assembly. The Government has issued several decrees, including: Decree No. 42/2024/ND-CP regulating coastal encroachment; Decree No. 71/2024/ND-CP stipulating land prices; Decree No.88/2024/ND-CP stipulating compensation, support, and resettlement when the State recovers land; and Decree No.101/2024/ND-CP stipulating basic land investigations, registration, issuance of land use rights certificates, ownership of assets attached to land, and the land information system. Regarding the decree detailing the implementation of certain articles of the Land Law, Deputy Prime Minister Tran Hong Ha has signed it for issuance.

For the documents under the authority of the Minister of Natural Resources and Environment, the Ministry has issued several Circulars, including: Circular No.08/2024/TT-BTNMT stipulating statistics, land inventory, and the preparation of land use status maps; Circular No.09/2024/TT-BTNMT regulating cadastral records, land use rights certificates, and ownership of assets attached to land; Circular No.10/2024/TT-BTNMT stipulating the content, structure, and types of information for the national land database, as well as technical requirements for the application software of the national land information system; and Circular No.11/2024/TT-BTNMT stipulating the techniques for land investigation, assessment; the techniques for protecting, improving, and restoring land.

Additionally, the Ministry of Natural Resources and Environment has issued Circular No.12/2024/TT-BTNMT on July



29th, 2024, which details the training, refresher courses, and knowledge updates for individuals practicing land valuation consulting, as well as the framework for training and professional development programs related to land pricing. Thus, the documents under the responsibility of the Ministry regarding the development of detailed regulations and guidelines for the implementation of the Land Law have been essentially completed.

For documents under the primary responsibility of the Ministry of Finance (including: decrees stipulating land use fees and land lease fees, and decrees stipulating the Land Development Fund), the Ministry of Agriculture and Rural Development (decree detailing rice-growing land), the Ministry of Labor, Invalids and Social Affairs (decision of the Prime Minister on mechanisms and policies for job creation and vocational training for individuals with land recovered), and the Ministry of Home Affairs (circular stipulating the establishment and management of administrative boundary records), the summary indicates that these ministries are urgently finalizing their documents to ensure they take effect simultaneously with the enforcement date of the Land Law.

For documents under the authority of the People's Council and the People's Committee: based on the data collected from 42 out of 63 provinces and centrally-controlled cities regarding the implementation of the Land Law nationwide, localities are currently accelerating the progress of developing guiding documents for the implementation of the Land Law as per their assigned authority to ensure timely, consistent, and unified enforcement of the Land Law. The total number of documents and detailed regulations expected to be developed is 544, including 63 documents or detailed content under the authority of the provincial People's Councils, and 481 documents or detailed content under the authority of the provincial People's Committees.

Thus, it can be said that the documents under the authority of ministries, sectors, and localities have largely been detailed by these entities when implementing the steps to bring the Land Law 2024 into effect, ensuring progress, quality, and effectiveness from August 1st, 2024 ■

On 13th August 2024, the Prime Minister issued Lists of sectors and establishments emitting greenhouse gases (GHGs) subject to GHG inventory (updated) in Decision No. 13/2024/QĐ-TTg. Accordingly, there are 2,166 establishments emitting GHGs subject to GHG inventory, an increase of 254 establishments compared to Lists issued by the Prime Minister in 2022, accounting for about 30% of total national GHG emissions.

Implementing the Law on Environmental Protection 2020, the Government's Decree No. 06/2022/NĐ-CP dated 07th January 2022 on GHG emission reduction and ozone layer protection, the Ministry of Natural Resources and Environment is responsible for presiding over and coordinating with relevant agencies and local authorities to develop Lists of sectors and establishments emitting GHGs subject to GHG inventory, submit to the Prime Minister for promulgation and update every 2 years.

Implementing above regulations, the Ministry of Natural Resources and Environment has submitted to the Prime Minister to issue the Lists of sectors and establishments emitting GHGs subject to GHG inventory for promulgation in Decision No. 01/2022/QĐ-TTg. Accordingly, sectors emitting GHGs subject to GHG inventory include: energy, transportation, construction, industrial processes, agriculture, forestry and land use, waste. Establishments emitting GHGs subject to GHG inventory include 1,912 establishments, belonging to following sectors: industry and trade, transportation, construction, natural resources and environment.

Updating lists of sectors and establishments emitting GHGs subject to GHG inventory aims to improve the effectiveness and efficiency of state management in reducing GHG emissions; is the basis for strengthening the implementation of GHG inventory, reducing GHG emissions and determining GHG emission reduction goals of establishments in the 2026-2030 period, contributing to the effective implementation of the Party's guidelines and State's policies on responding to climate change, implementing green transformation, developing low-carbon economy, implementing Nationally Determined Contribution (NDC) and aiming to realize the goal of achieving "net-zero" emissions by 2050. The promulgation and implementation of Decision No.13/2024/QĐ-TTg of the Prime Minister also contributes to implementing the provisions of the Paris Agreement on climate change, aiming to control at least 85% of major emission sources depending on national conditions and capacity.

Based on the review of People's Committees of provinces and centrally-run cities and documents of relevant ministries, the Ministry of Natural Resources and Environment has submitted Lists of sectors and establishments emitting GHGs subject to GHG inventory (updated) to the Prime Minister for promulgation. These Lists promulgated by the Prime Minister include 06 sectors and 2,166 establishments emitting GHGs subject to GHG inventory.

06 sectors subject to GHG inventory:

(1) Energy: Energy production industry; Energy consumption in industry, commerce, services and civil use; Coal mining; Oil and natural gas exploitation.