

STATE MANAGEMENT OF COMPENSATION AND GROUND CLEARANCE IN DISTRICT 1, HO CHI MINH CITY

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Abstract:

Compensation and land clearance are some of the contents of state management of land, specifically stipulated in the Land Law and implementation documents. State management of compensation and site clearance in District 1 needs to contribute to finding solutions to overcome and support difficulties to ensure harmonious benefits between economic development and life of people. Besides, it is necessary to come up with solutions to speed up the progress of site clearance work to promote economic and social development. The article has the topic: State management of compensation and site clearance in District 1, Ho Chi Minh City. These research results will be a reference and also a practical basis for managers to refer to, research, promulgate, and implement policies on compensation and site clearance in the area District 1, Ho Chi Minh City.

Keywords: Compensation; Clearance; State management; Dat belt; District 1, Ho Chi Minh City.

1. Introduction

District 1 is located in the center of Ho Chi Minh City, this is the "economic engine" of the Southern region and the whole country. In recent years, District 1 has made many new moves in economic construction and socio-cultural development, maintaining the advantage of being an administrative and diplomatic center, a concentrated area of high-class work. cultural-historical function, is the cultural and historical center, around Le Duan Street; developed with cultural, business, commercial, tourism, residential, and educational functions located entirely in District 1. District 1 has an area of 7.7211 km², and a population: of 204,899 people, including 10 The ward borders Thi Nghe Canal and Hoang Sa Street to the north, Nguyen Thi Minh Khai Street to the west, Cong Quynh Street to the south, and Le Lai and Le Thanh Ton streets to the east. In recent years, the district's socio-economic development has seen strong developments and greatly affected the district's land use situation. The demand for land for infrastructure development is increasing rapidly, leading to a sharp increase in land use. The area of land that needs to be recovered and compensated for site clearance tends to increase. Therefore, policies on compensation and site clearance play an extremely important role in ensuring the stability of the local socio-economic situation.

2. Theoretical basis

Compensation is a legal concept that refers to compensation of a sum of money or other equivalent value to compensate for damage or loss that one party has caused to another party.

Land recovery compensation is the process by which competent state agencies carry out the work of recovering part or all of the land of an individual or organization, to use for building services. public services such as national defense, security, national interests, public interests, or economic-cultural-social development for the national benefit and other development projects. Once the land area has been recovered, the government or relevant competent agencies will have to compensate and support the land owner with an amount of money or other compensation solutions, equivalent to the value of the current land area. Compensation and land recovery processes will be regulated by local and national laws.

District-level land compensation is the amount of money that district-level local authorities must pay to individuals and organizations when recovering their land to use for public purposes, such as building roads, bridges, schools, etc. hospitals, and other public works, or to change land use purposes.

Site clearance is the process of reclaiming land and construction works on that land to prepare for the implementation of new projects, such as building roads, bridges, infrastructure works, urban areas, and industrial parks. industrial, residential areas... at the district level. The site clearance process is often accompanied by compensation and resettlement support for households, individuals, and organizations affected by this process.

District-level land clearance is a concept related to the land and construction policy process at the district level. It refers to the relocation of residents and other economic activities from a specific area within a locality to facilitate development projects, such as the construction of industrial parks, infrastructure, or other important projects.

District-level site clearance process often includes assessing environmental and social impacts, identifying affected households and individuals, and negotiating and agreeing on compensation for their loss (such as displacement and loss of property). , and implement the relocation and resettlement process.

The district-level site clearance process is usually carried out by the law and with the participation of government agencies, functional units, and relevant parties. The main objective of this process is to facilitate economic and social development in the local area while ensuring the rights and interests of those affected. The site clearance process is specifically regulated in the 2013 Land Law and accompanying relevant guiding documents. Compensation and site clearance is an important activity in the field of land management and urban development of the State and local authorities.

Site clearance is an important step in the process of implementing economic, social, and infrastructure development projects... Doing a good job of site clearance is important in promoting attraction. investment, creating an open environment for investment and development. Besides, it contributes to ensuring legal and legitimate rights and interests and stabilizing life for people whose land is recovered, minimizing disputes, disagreements, complaints, and denunciations among the people.

State management of compensation and site clearance is an area of state management activities related to the implementation of compensation and site clearance to implement public service projects for development. the country's economy and society by the initially set goals.

Specifically, state management of compensation and site clearance is carried out by the provisions of law and the State's policies on compensation, support, resettlement, and resolution of related disputes. to land acquisition to implement planning projects, construction of infrastructure works, industrial parks, new urban areas, or other projects.

State management of compensation and site clearance requires close coordination between agencies, functional units, investors, relevant organizations, and individuals. This process needs to be carried out properly, ensuring transparency, and openness and transparency, avoiding problems related to violating people's rights and causing controversy and public protests. they.

3. Current status of State management of compensation and site clearance in District 1, Ho Chi Minh City

One is: Regarding the mechanism for implementing regulations of compensation policy and the synchronization between regulations and policies

The process of implementing compensation, support, and resettlement always receives the attention and direction of the People's Committee of District 1 and professional guidance from other units.

The compensation, support, and resettlement policy when the State recovers land is a comprehensive socio-economic policy, related to many regulations in other policies , such as land policy, and property policy. property ownership, construction management policy, housing policy, labor, and employment policy, but the current policy is regulated, amended, supplemented, completed, and guided in many documents. legal regulations (04 Government decrees and 04 guiding circulars); Some provisions in existing policies are still referenced and applied according to provisions in other policies; there are regulations determined It is still general, not specific, or not closely consistent with reality and lacks a basis determined when applicable, such as regulations determining compensation for agricultural land and non-agricultural land Industrial and residential land in cases where the land user does not have land use documents; compensation for remaining land investment costs; regulations on determining households that must move relocation when land is recovered and resettlement is arranged; regulations for determining agricultural land Industrial areas interspersed in residential areas, garden and pond land adjacent to residential land in residential areas for calculation support; regulations for determining compensation for the actual value of the garden; On the other hand, these provisions of the policy with provisions in other relevant policies as well not synchronized, sometimes there are overlapping points. Therefore, some regulations of the main When applying the policy in the Government's decree, you must look up many documents, Many provisions in other policies are related or do not have sufficient practical basis determined to implement, problems have arisen in application and reduced the feasibility of the policy.

Second: Regarding regulations on applying compensation policies to cases of land recovery to implement economic development projects

The compensation, support, and resettlement plans in the District 1 People's Committee area have been implemented strictly in recent times, ensuring compliance with the law and procedures, from the early stages. Develop a current land recovery plan, organize compensation payments, support and arrange resettlement, and hand over the recovered land fund to investors.

Decree No. 197/2004/ND-CP (Article 1) stipulates the scope of application of compensation, support, and resettlement policies when the State recovers land for other purposes. national defense, security, national interests, public interests, and "economic development purposes stipulated in Article 36 of Decree No. 181/2004/ND-CP dated October 29, 2004 of Government on implementing Land Law". To serve the requirements of economic development construction of the country, Decree No. 84/2007/ND-CP dated May 25, 2007, of the Government Government (Article 67) has stipulated to abolish Point dd, Clause 1 and Point b, Clause 2, Article 36 of the Decree. No. 181/2004/ND-CP, and also stipulates amendments and supplements on land recovery to implement important economic development projects, residential areas, economic development in urban areas, rural residential areas; Acquire land to build concentrated business zones in the same area land use regime (Article 34 and Article 35) and these are cases of land recovery Apply compensation, support and resettlement policies specified in Decree No 197/2004/ND-CP of the Government, but in the policy there is no regulation when collecting What regulations apply to the compensation policy? Incomplete regulations of the government policies leading to the actual implementation of land recovery specified in Article 34, Article by Nghi Decree No. 84/2007/ND-CP, there is still a lack of legal basis to apply or not apply The Government's compensation policy for these cases.

Third: Regarding regulations on payment of compensation, support, and resettlement when recovering land allocated for projects

The district has done quite well in determining compensation conditions and non-compensation by the provisions of law. Most of the work of reviewing compensation conditions is carried out strictly, so complaints have been limited after the compensation plan is approved.

Regarding regulations on compensation payment, support, and resettlement when recovering land allocated for projects In Decree No. 197/2004/ND-CP (Article 3) and Decree No. 17/2006/ND-CP (Article 4) amends and supplements a number of provisions in Decree No. 197/2004/ND-CP, currently regulating determines domestic organizations and individuals that are allocated land by the State with collection of land use fees Land lease must pay and advance compensation, support and resettlement, depending on the land assigned to implement a project whether or not the State collects land use fees to determine determine the amount paid in the project's investment capital or deducted from compensation and support regarding land, land use fees and land rent must be paid, but for organizations and individuals Foreign

countries, Vietnamese people residing abroad investing in Vietnam are not payments and advances for compensation, support and resettlement; On the other hand, investors The project has advanced money to pay compensation for all land, assets on land and other support and resettlement, but regulations cannot deduct the entire amount paid Only compensation and support for land can be deducted. Therefore, fairness between the parties is not guaranteed Investors are domestic and foreign organizations and individuals, and there are still unreasonable and inappropriate conditions combined in the handling mechanism between the amount of money the project investor has advanced to pay compensation, support, and resettlement with an amount deducted from land use fees and land rent payable.

Fourth: Most resettlement areas in the district have been established near the old residence.

Implementation of compensation, support, and resettlement in localities is assigned to the Compensation Council with an organizational structure including concurrent officers Responsibilities for implementation have not yet been assigned to public service units or established organizations specialization for implementation; staff directly performing compensation and support work With land recovery projects in localities, the majority are part-time officials in the Council compensation was established, number of officials directly assigned to carry out compensation work, Support and resettlement are lacking and weak in terms of organizational and implementation capacity and professional qualifications subject, many officials have not been trained and nurtured to have an in-depth understanding of policies and organize the implementation of compensation, support and resettlement work when the State Land recovery... This is also the limitation that has led to the implementation of the compensation and liberation policy ground when the State recovers land in reality in difficult and disadvantaged localities more problems.

The year is: Summarizing and evaluating the implementation of State regulations on compensation, support, and resettlement:

When the State recovered land under the direction of the People's Committee of District 1, it promptly discovered shortcomings and inadequacies in implementing compensation, support, and resettlement to find the causes of existence. , limit and propose solutions to enhance the effectiveness and efficiency of state management in this field.

Sixth: Applying public democratic mechanisms in policy implementation

The implementation of principles of democracy, openness, fairness, and legality In some localities, at times, some projects lack seriousness and are still purely formal This causes frustration for people whose land is recovered. Coordination of all levels, branches, and groups Sometimes, officials and project owners are not synchronized and closely coordinated, lacking expertise; the direction and decentralization of authority, responsibilities, roles, functions, and tasks of the Advisory agencies, authorities at all levels, and organizations in implementation and participation in coordination Compensation and site clearance implementation is still unclear or overlapping Complicated administrative procedures have also led to many problems, causing delays and deadlines constrain the results of policy implementation

Compensation duties overlap with those of the Compensation Council (Compensation Committee). usually) District level; Because the Center cannot do it independently, it must be coordinated Cooperation at the provincial, district, and commune levels to resolve several related tasks should be satisfactory Agreeing on work assignments for coordination faces many

difficulties because of funding concerns activities, in particular, some districts do not cooperate, thinking that this is the Center's mission.

The issue of compensation and resettlement support is an extremely complex area that arises due to Although the State's mechanisms and policies have been continuously revised and replaced up to now, they still look Overall, it's still not reasonable.

Arranging resettlement for people whose land is recovered is also the same for those whose land is recovered has not been resolved satisfactorily because the conditions of the resettlement areas are mostly not good both technical and physical infrastructure while the law stipulates that the Resettlement Area must have conditions equal to or better than the land being recovered.

Currently, every locality has difficulty determining land prices in the region bordering inner and outer suburbs, city and countryside, where two plots of land, two districts, or two adjacent provinces. If the price is high, the other side will say it is low, and vice versa.

3. Solutions to improve state management of compensation and site clearance in District 1, Ho Chi Minh City

3.1. Strengthen research and promptly contribute to improving policies and laws on compensation and site clearance

Through the results of compensation, support, and resettlement research for 03 projects in Chapter 2, the promulgation of legal documents and organization of implementation of documents, planning, and land use plans are important. The impact factors are mostly related to the early stages of the project, leading to difficulties when implementing compensation, support, and resettlement.

When participating in construction investment, it is necessary to set a task at the project research stage as well as project investment preparation: to carefully review the regulations that the project must relate to when implemented, and to forecast the In practical situations that arise, regulations will have to be changed to be implemented, from which one can decide whether or not to invest. This will help investors make the right investment choices, save time and money, and people will also feel secure in settling down, and local agencies will also reduce work pressure.

Some recommendations for reviewing, adjusting, and supplementing regulations are as follows:

Firstly, complete the regulations on the order and procedures for recovery and compensation when the State recovers land: Vietnam is in the process of industrialization and modernization with an increasingly rapid urbanization rate. Leading to the need to implement technical infrastructure projects and build high-rise buildings to increase land use efficiency in urban areas, site clearance is a task that will be carried out a lot shortly. Due to the different characteristics of each project, compensation, support, and resettlement will be more convenient in simple, flexible, and effective procedures with the goal of people receiving compensation quickly and efficiently. The investor received the premises quickly. Therefore, there should be regulations allowing the order and procedures not to be followed if it is proven that the site can be cleared in the shortest time.

Second, complete regulations on compensation principles when the State recovers land. In Clause 2, Article 74 of the 2013 Land Law, it is stipulated: "Compensation is carried out by allocating land with the same use purpose as the recovered land. If there is no land for compensation, compensation will be made in money." according to the specific land price of the type of recovered land decided by the Provincial People's Committee at the time of land recovery decision"[10]. Thus, in principle, people whose land is recovered will be compensated by being allocated new land of equivalent area and location, this is the principle of priority. If there is no land to compensate, compensation will be made in money corresponding to the value of land use rights recovered. In reality, land compensation is not feasible. Most choose the option of monetary compensation (with a value corresponding to the recovered land use rights) for those whose land is recovered.

3.2. Improve the organization and enhance the quality of human resources to carry out compensation and site clearance work

From the project's research in Chapter 2, it can be seen that the land price used to calculate compensation, land support, and floor use plays a decisive role in influencing the consent of people whose land is recovered. The land price for calculating compensation is set by the State based on calculation and reference from successful transactions but is still not consistent with reality and people's satisfaction. Most compensation when the State recovers land faces people's reactions due to unacceptable land compensation prices. The state needs to improve regulations and sanctions for relevant parties in land transactions on the market, minimizing collusion to profit from policies when fulfilling financial obligations for land. (agreement to incorrectly declare tax transaction value, negative-positive contract).

The 2013 Land Law has regulations on organizing land price determination activities, but our country still does not have a specialized agency for land valuation at the central level as well as at local levels and has not yet formed an organization. specialized in monitoring, collecting, evaluating, and processing information about land transactions in the market, so it is very difficult to closely monitor and promptly grasp developments in land prices during market fluctuations. Give appropriate reviews and prices. The State needs to establish a clear legal mechanism for a new profession of land and real estate valuation in our country, to professionalize real estate valuation activities and train a team that is both professionally good and has good moral character.

3.3. Propagate and disseminate policies and laws to the people

Strengthen dialogue, propaganda, advocacy, and explanation, thoroughly resolve complaints and petitions, and have immediate written responses to limit petitions beyond the level; ensure political stability in the area. At the same time, summarize the problems in the process of implementing land clearance work of projects, and advise the District People's Committee to promptly report in writing to the City People's Committee to consider and resolve specific policies to ensure legitimate rights and benefits. the legality of the people whose land is recovered to speed up the project's progress.

Recommend to the District Party Committee to continue to pay attention, direct, and support the District People's Committee and Project Compensation Council in propaganda and in-depth advocacy for complicated cases to ensure completion progress. Site clearance work for projects in the district, especially key projects of the City and District according to the proposed plan.

3.4. Improve the organization and enhance the quality of human resources to carry out compensation, support, and resettlement work

*** Organization:**

Strengthen the specialized working apparatus of organizations participating in land acquisition, compensation, support, and resettlement to ensure a team of experienced and competent staff in site clearance work.

The resolution process must ensure the correct order of law as specified in current legal documents from the planning step, land recovery, and implementation of compensation, support, and public listing. must ensure transparency.

Investigation and verification work must be strict to ensure the right subjects apply policies appropriately and do not affect the rights of people whose land is recovered.

Households who intentionally do not comply with the land recovery decision after completing all the steps in the order must have resolute handling measures following the law to demonstrate the fairness and transparency of the law. the law.

Strictly handle violating units and individuals in falsifying records and being irresponsible in investigation and verification, affecting the rights of the People and the State.

Persistently campaigning, persuading people, and mobilizing legitimate interest and support from businesses to households in site clearance compensation work is necessary, especially attention to creating jobs for workers.

Regarding organizational structure: It is proposed to maintain the current organizational structure in charge of compensation, which is two levels (City level and district level).

*** Personnel:**

Several officials at the Compensation Organization (district/district level): according to the job position plan to meet assigned tasks and functions.

Strengthen training and open training courses on professional skills in compensation, support, and resettlement work. Not only training at the local level, but also higher-level professional units need to constantly learn and come into closer contact with the people to understand and have a better perspective on compensation, support, and resettlement.

Coordinate with Universities with construction majors related to the fields of information, thematic organization, and development of subjects and majors on compensation, support, and resettlement of the project.

4. Conclusion and recommendations

4.1. Conclude

District 1 is located in the center of Ho Chi Minh City, this is the "economic engine" of the Southern region and the whole country. In recent years, District 1 has made many new moves in economic construction and socio-cultural development, maintaining the advantage of being an administrative and diplomatic center, a concentrated area of high-class work. cultural-historical function, is the cultural and historical center, around Le Duan Street; developed with cultural, business, commercial, tourism, residential, and educational functions located entirely in District 1.

District 1 has an area of 7.7211 km², and a population: of 204,899 people, including 10 The ward borders Thi Nghe Canal and Hoang Sa Street to the north, Nguyen Thi Minh Khai Street to the west, Cong Quynh Street to the south, and Le Lai and Le Thanh Ton streets to the east. In recent years, the district's socio-economic development has seen strong developments and greatly affected the district's land use situation. The demand for land for infrastructure development is increasing rapidly, leading to a sharp increase in land use. The area of land that needs to be recovered and compensated for site clearance tends to increase. Therefore, policies on compensation and site clearance play an extremely important role in ensuring the stability of the local socio-economic situation.

The implementation of compensation, support, and resettlement through several projects in District 1 is specifically as follows:

Determining compensation subjects and conditions is a complex and sensitive job, although under the direction of the City People's Committee, District 1 People's Committee in coordination with all levels and sectors has been implemented, calculated, and meticulously. However, in the process of implementing projects, there are still some inadequacies in calculating compensation appropriately. The main reason is that local land management is still lacking in strictness such as unclear and incomplete land use records, land fluctuations are not regularly adjusted, or updated promptly, and changes occur. of policy over time.

Compensation, support, and resettlement work is carried out in the correct order and process and ensures compliance with the principles of openness and transparency. The implementation and application of compensation and support prices for land and assets on land are carried out seriously, applying strict price calculation according to each type of land, each area, and each specific location according to the Decisions of the Committee. City People's Committee. However, compared to the market price, the current compensation price is still low, not meeting the need to create a new residence or new business location when the State recovers land.

During the implementation of projects, support policies for people affected by projects are generally quite good, strictly implemented, reduce difficulties, and contribute to helping people overcome stability. life and economy. However, some households still believe that the support amounts are lower than the current market, thereby causing some disadvantages for people. In addition, the resettlement policy does not mention the rights and responsibilities of people whose land is recovered for their needs in resettlement areas, and projects often do not survey all their needs while being implemented. Regarding the resettlement of people who have to relocate when land is recovered, this work still faces many difficulties.

Based on the assessment of land acquisition, compensation, support, and resettlement work in 3 projects in District 1, the thesis proposes groups of solutions to improve the effectiveness of these works, including the solutions: perfecting policies and laws; on land prices in compensation and support work; enhance the quantity and quality of human resources; on propaganda and dissemination of policies, laws and other solutions.

4.2. Request

From the research content of the topic, I have some recommendations as follows:

To implement groups of policy solutions, the Government, the Ministry of Natural Resources and Environment, and the People's Committee of Ho Chi Minh City need to promulgate a system of complete and unified legal documents related to compensation, support, and resettlement when the State recovers land.

The land price factor is often of concern to people, and complaints also focus on land prices, so it is necessary to strengthen the work of establishing land prices to be consistent with market prices, ensuring that people who are recovered can reasonable compensation, reduce complaints, and speed up the progress of related projects.

The People's Committee of Ho Chi Minh City promulgates regulations on coordination between units related to compensation, support, and resettlement when the State recovers land.

To implement groups of solutions on implementation, the District 1 People's Committee; District 1 Department of Natural Resources and Environment; District 1 Compensation and Clearance Board, relevant departments, and People's Committees of 10 wards where land is recovered, based on the system of legal documents regulating the implementation of site clearance work by the process. procedures, regulations, and implementation of land recovery, compensation, support, and resettlement by the law and to the right subjects. Based on the actual situation of the locality, make appropriate adjustments, ensuring fairness and adequacy but must be based on the provisions of law. The State needs to strengthen the inspection and examination of competent agencies and the Compensation, Support, and Resettlement Council on the management and organization of compensation, support, and resettlement work.

Competent authorities continue to pay attention to vocational training and job creation support for workers whose land is recovered, and this work must be carried out simultaneously with land recovery planning and planning. must go into reality.

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