

Analysis of Modification of Land Law - And Children Inheritance According to Civil Law

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Abstract--- This study will presentsuggestionsfor modifying Land Law in our nation. According to the context of Vietnam: After 10 years of implementing the 2013 Land Law, land management has achieved important results, creating a synchronous, tight and feasible legal corridor for the rational exploitation and use of land. save and effectively land, exploit land resources for socio-economic development. State management of land is strengthened and more effective and efficient. The real estate market, including the land use right market, develops relatively quickly; Institutions and policies for market development have been gradually improved. The rights and obligations of organizations, households and individuals that are granted land use rights are guaranteed and promoted. In particular, land resources are exploited and used more effectively in socio-economic development, environmental protection, response to climate change, preservation of national defense, security and social stability. and national food security, etc.

However, besides the achieved results, the practical application of the Land Law still exists, with limitations and inadequacies that need to be revised to suit the new situation.

Through studying the content of the draft Land Law, the author has some suggestions

Keywords--- Modification, Land Law, Necessity, Arguments, Hanoi, Vietnam.

JEL: K10, K15.

I. Introduction

Land-related administrative cases out of total administrative cases constantly increase from 64.2% in 2015 to more than 80% in 2020. During this period, number of land-related civil and commercial cases received and settled by the Supreme People's Court according to cassation and re-opening procedures also account for 75% of total cases (of which 83.49% were settled)¹. Land-related criminal cases are diverse with complicated motivations and purposes. These statistics confirm urgent needs for amendment and revision of the Land Law to minimize land disputes, ensuring transparency and effectiveness of the real estate, creating incentives for economic development to make greater contributions to the Government and the society.

Hansen (2013) stated that Current land issues in Vietnam cannot be understood outside of historical context; French occupation, Soviet influence, the American War, and the eventual reunification of the country under Ho Chi Minh's Communist Party have each contributed something to how the state handles land rights, land acquisition, and land allocation. The evolution of Vietnam's land law and state ideology will be further fleshed out in the body of this paper, as well as issues of land valuation and "unfair" compensation, private versus public appropriation, and some corruption.

Research Question

Question 1: Presenting previous related studies on implementing Land law?

Question 2: What suggestions for modifying Land Law?

II. Literature Review

First, Gillespie (1998) pointed Throughout Vietnam's long history, the central elite and peripheral farming communities have been legally and culturally divided. This dichotomy was never as complete as the famous injunction that "the emperor's writ stops at the village gate" infers. Initially, during the period of French colonisation

and more recently since the introduction of doimoi (renovation) economic reforms, central authorities have attempted to unify land management with universal normative law. This experiment has stimulated widespread non-compliance with land laws in urban centres; in some areas compliance is a fringe phenomenon. In this divided legal geography, pockets of non-compliance give the appearance of autonomy from state legality—suggesting the existence of plural land law sub-systems. But an analysis of case studies concerning land use right applications, squatting, court decisions and compulsory acquisition reveals complex relationships between land occupiers and the state. A myriad of formal and relational connections blurs the interface between state and society, suggesting that the official and unofficial aspects of land management are best understood as two components of the same system. Urban case studies suggest officials and the public share a common culture that sustains relational networks binding state land management and local land practices. In this relational matrix, the legal pluralistic concept of 'non-state legal sub-systems' is difficult to substantiate. Where relational networks are weak, such as between hill tribes and the central state, non-state legal subsystems continue to flourish.

Hanan (2013) pointed that focus on the 2013 land law reform and explain the major differences, if any, from past land laws and how these differences will affect the state's right to appropriate land—often called “land grabbing”—for both public and private development. Second, through interviews, this study will also explore the roles of two international organizations, The World Bank and Action Aid Vietnam, within the current debate over land rights, exploring each organization's relationship with the Vietnamese government and opinions regarding land grabbing and the 2013 land law. This study focuses on three major issues surrounding land in Vietnam: land valuation and unfair compensation, “public” (land seized for projects for the public good) versus “private” (land seized for projects for the benefit of an individual or company) appropriation, and corruption at both the national and local levels. These three issues will be exemplified by the case studies in Van Giang, Hai Phong, and “Green Alley,” looking at the roles of local advocates and demonstrations.

Huy, D.T.N (2015) also mentioned governance standards including standards for risk management activities. Then we summarize previous studies in below table:

Table 1: Related Previous Studies

Authors	Year	Content, results
Lundequist and Power	2002	In past year ideas of interplay in knowledge strategic area set by planner
Pham DuyNghia	2010	The expansion of the market economy in Vietnam has significantly increased the value of land. Foreign and domestic investors and land users in urban areas demand certainty and protection for their land use right. In 2003, the Law on Land was substantially revised to cope with this requirement. The 2003 Law extended the scope of protected rights of land users, including the right to capitalize all interests associated with land (right to use land, right to transfer land use right, right to use land as collateral for loans, right to contribute land as capital in creating companies, etc.). Land use right leased to investors and granted to households for housing purpose, de facto, has become a strongly protected private property.
Hansen	2013	As Vietnam continues to search for its ideal balance between Communist control and a market-led economy, land rights emerge at the forefront of the discussion concerning the tension between traditional Socialist ideals of people-owned and state managed property versus neoliberal ideals of private property rights
Michaels	2015	although the French were no longer here, the influence of the French Civil Code was still in the legal thinking and legal techniques so that “easement” was still an institution which is accepted in this Code. However, until the reunion of the country (the Republic of Vietnam declared surrender unconditionally on April 30, 1975)
Luan, N.T	2020	analyzing and commenting on the content and practice of the current legal provisions on the general rights of land users in Vietnam, including: (i) the right to exploit and enjoy results brought from land, with the State creating maximum favorable conditions for land users realize the benefits from the land; (ii) the right towards adjoining immovable property; (ii) the State's protection of land use rights. The article shows the good results that have been achieved, the constraints which remain and the shortcomings of the current legal provisions. On that basis, the article puts forth a number of proposals to amend and supplement these legal provisions to expand and further ensure the rights of entities in the exploitation and use of land in Vietnam, in accordance with

		the market economy.
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(source: author synthesis)

III. Methodology

Authors mainly use methods of historicalism and dialectical materialism combined with experiences, observations.

Besides, the research team have observed practical access and implementation of provisions of the Land Law in Vietnam to learn experiences and lessons.

In this paper, various research methods such as synthetical method, statistical method, legal analysis method, case study, comparative method, etc., are used to clarify issues relating to policies on land use management, land resource recovery, pricing, transfer of land use right, update on land use fluctuations. Based on results of analysis and assessment of the current situation, the paper proposes recommendations on improvement of provisions of the Land Law.

IV. Main Findings

4.1. Arguments on Shortcomings of Land Law

Overlapping of Legal Provisions

Being first issued 30 years ago, the Land Law has been under 5 times of revisions and amendments, most recently 2013. However, it is thought by experts that after 7 years of enforcement of the Land Law 2013, shortcomings and overlapping with provisions of specialized laws have resulted in “vague” management responsibilities, making it difficult for practical implementation. Consequently, land transfer for investment and development is complicated, causing obstacles for businesses. According to annual reports on Vietnam provincial competitiveness index, access to land is a big obstacle to business operation. Some provisions of the Land Law 2013 are not consistent with the Constitution 2013 and relevant laws. Specifically, provisions of the Land Law do not institutionalize provisions of the Constitution 2013. Meanwhile, provisions of relevant laws are not consistent, resulting in conflict and overlapping with the Land Law 2013, the Civil Code 2015, the Investment Law 2020, the Law on Housing 2014, and the Law on Real Estate Trading 2014. Some provisions within the Land Law 2013 on rights and obligations of households and individuals relating to land use are not consistent. These shortcomings are reflected in complaints from businesses in the period from 2016-2019, mainly focusing on access to land, allocation and use of land (see Figure 1 and Report No. 0036/PTM-KHTH dated 8 January 2020 of VCCI for details).

No.	Criteria/year	From 2016 – 2019	October 2017	2018	2019	Total
1	Total complaints of businesses	489	1,152	701	936	3,287
2	Complaints solved by relevant ministries/departments	372	954	546	710	2,582
	Percentage (%)	76.1%	82.4%	77.9%	75.9%	78.5%
3	Pending complaints	117	198	155	253	705
	Percentage (%)	23.9%	17.6%	22.1%	24.1%	21.5%

Figure 1: Total Complaints of Businesses from 2016-2019

(Source: Vietnam Chamber of Commerce and Industry - VCCI, Report No. 0036/PTM-KHTH dated 8 January 2020 on review of settlement of complaints of businesses for the period from 2016-2019)

Specifically, relating to the Law on Procurement, it is unclear what type of land (with or without ground clearance) is subject to procurement for selection of investors through procurement of land price and projects associated with land use rights. The Land Law does not specify whether it is required to auction land use rights in compliance with the Land Law after procurement to select investors is conducted in compliance with the Law on Procurement. Accordingly, under Paragraph 1, Article 118 of the Land Law 2013, the State shall allocate land with land use levy or lease land through auction of land use rights in the following cases: (1) investment in construction of houses for sale or for lease or for lease-purchase, (2) investment in construction of infrastructure for transfer or for lease, (3) use of land fund to create capital for infrastructure construction, (4) use of land for trading or services, and land for non-agricultural production establishments, (5) lease of land which is part of agricultural land fund for public purposes for agriculture, forestry, aquaculture or salt production, (6) allocation or lease of land recovered by the State through rearrangement and handling of working offices, non-business establishments, or production or business establishments of which the land-attached assets are owned by the State, (7) allocation of urban and rural residential land to households or individuals, (8) allocation or lease of land in the cases eligible to land use levy or

land rental reduction. Paragraph 3, Article 1 of the Law on Procurement 2013 provides for “Selection of investors to perform the investment projects with land use” while Point b, Paragraph 1, Article 1 of Decree No. 30/2015/ND-CP dated 17 March 2015 of the Government provides for “Projects of investment using land with high commercial value that require investor selection on the list of approved projects prescribed in Point b, Paragraph 1, Article 10 of Decree to develop constructions in urban areas, new urban areas; commercial housing, commercial and service works; multi-purpose complexes that are not the cases mentioned in Point a of this paragraph (i.e. investment projects in the form of public-private partnership). Point b, Paragraph 1, Article 10 on compiling and approving the list of projects provides for “Relevant Departments and equivalent agencies or the People’s Committees of districts shall propose projects using land with high commercial value that need investor selection and send proposals to the Department of Planning and Investment; the provincial Department of Planning and Investment shall submit the list of land-using projects to the President of the People’s Committee of the province for approval”. Due to inconsistency between provisions of the Land Law and the Law on Procurement on auction of land use rights and procurement of land-using projects, some provinces have selected the Law on Procurement but not the Land Law to implement land-using projects (Thanh Hoa city, Thanh Hoa province, etc.).

And then, shortcomings in land financing policies to attract foreign investment

There are shortcomings in provisions on the general economic zones consisting of economic zones and hi-tech zones prescribed in the Land Law 2013, the Law on Investment 2014 (currently the Law on Investment 2020) and incentives in terms of land use compared to other areas to attract foreign investment capital. Accordingly, investment projects in these zones are exempted for land rental for 11 years for projects outside the list of sectors eligible for investment incentives; 15 years for projects on the list of sectors eligible for investment incentives; the whole project timeline for projects on the list of sectors eligible for special investment incentives. However, under these provisions, incentives for economic zones and hi-tech zones are not distinguished as land rental incentives for projects in these zones are similar. In practice, current provisions on incentives for hi-tech zones tend to “upgrade” land financing incentives higher than those for economic zones (Decree No. 35/2017/ND-CP of the Government on collection of land use levy, land rental and water surface rental in economic zones and hi-tech zones). Failure to distinguish incentives for hi-tech zones and economic zones has resulted in limited effectiveness of foreign investment attraction policies.

Shortcomings in Provisions on Rights and Obligations of Land Users

Then, the people are not able to exercise the rights of land users

Paragraph 2, Article 49 of the Land Law provides for “If the land use master plan has been publicized but the annual district-level land use plan is not yet available, land users may continue using land and exercise the rights of land users as prescribed by law”. Meanwhile, under Paragraph 2, Article 91, Point a Paragraph 1, Article 93 and Paragraph 2, Article 94 of the Law on Construction, conditions for granting construction permits for works in urban areas, separate houses, and construction permits with definite terms are “being conformable with land use purposes according to approved land use master plans”. Therefore, it is impossible for local authorities to grant construction permits in practice.

4.2. Revision of Land Law

According to VCCI -The Vietnam Chamber of Commerce and Industry (VCCI) based on the comments of businesses, has some comments and some following modifications:

Amending and supplementing a number of articles of Decree No. 43/2014/ND-CP detailing the implementation of a number of articles of the Land Law:

Supplementing regulations on granting certificates of ownership of some construction works (Clause 6, Article 1, Draft supplementary Article 32a).

The additional draft stipulates the issuance of certificates of ownership of construction works that are hotels, apartments - hotels, accommodation offices, tourist villas, resort apartments, tourist motels. calendar and other works (works serving the purposes of accommodation and tourism) on commercial and service land. This regulation is necessary, solving the current legal loophole.

However, the certification of ownership for the above constructions will be associated with other legal issues that arise and need to be resolved to ensure that the regulations can be easily implemented in practice. It is recommended that the Drafting Committee consider the following issues:

There are no specific criteria to determine whether a building is considered to be in the category of “apartment – hotel”; “accommodation office”, “resort resort villa”, “resort tourism apartment”; “tourist lodge”; “Works for the purpose of accommodation and tourism”. These concepts have not been clarified, which may cause difficulties in practical application;

Due to being granted housing ownership certificates of the above constructions, the owner may use the apartment for a long-term stay, similar to the stay of an apartment. However, the technical infrastructure of such

works is not required to meet the same requirements as for residential units. The issue of joint ownership, private ownership similar to apartment buildings also needs to be clearly defined. In addition, the law on residence management has not yet provided for this type of residence.

Currently, the law on housing has allowed foreigners to own apartments with a certain percentage. For the type of apartment - hotel; Tourist apartments on commercial and service land, are foreigners allowed to own?.

How to resolve the issue of regulatory transition for construction works (listed above) that have been implemented before the effective date of this Decree.

4.3. Children Inheritance (Land, Real estate) according to Law

Although the division of the estate is done according to the will of the testator, there are cases of inheritance that do not depend on the content of the will, which is specified in Clause 1, Article 644 of the Civil Code. 2015 includes:

"The following persons are still entitled to a share of the estate equal to two-thirds of that of an heir at law if the estate is divided according to law, in case they are not given the estate by the testator or are only allowed to enjoy it: the portion of the estate is less than two-thirds of that share:

- a) Minor children, father, mother, wife, husband
- b) Adult children without working capacity

From the above provisions, it can be seen that, for the case of minor children, adult children without working capacity, fathers, mothers, wives and husbands even though the testator does not leave an estate for them, they are still entitled to a share of the estate equal to two-thirds of that of a legal heir. The reason the law does so is to protect their legitimate rights and interests.

To conduct the division of inheritance, it is necessary to determine the inheritance according to the law specified in Clause 1, Article 651 of the 2015 Civil Code:

The first line of inheritance includes: wife, husband, natural father, natural mother, adoptive father, adoptive mother, biological child, adopted child of the deceased;

The second line of inheritance includes: grandfather, grandmother, grandfather, grandmother, brother, sister, brother of the deceased; grandchildren of the deceased and the deceased are grandfathers, grandmothers, maternal grandfathers, grandmothers;

The third line of inheritance includes: paternal and maternal great-grandfathers of the deceased; biological uncle, biological uncle, biological uncle, aunt, biological aunt of the deceased; the biological grandchildren of the deceased and the deceased are biological uncles, biological uncles, biological uncles, biological aunts, biological aunts; great-grandson of the deceased, but the deceased is a paternal great-grandfather.

V. Discussion and Conclusion

Therefore, we recognize that:

Firstly, identifying the nature of land resource and referring to tendencies in land adjustment and management in other countries for improvement of the Land Law.

The Land Law was issued 30 years ago with 5 times of revisions and amendments, most recently in 2013. Presently, many countries in the world recognize private or multiple ownership of land. However, the all-people ownership of land regime in Vietnam does not exclude the land use right legal entities such as religious organizations, local communities, political and social organizations. The regime is also in line with socialist-oriented market economy of Vietnam. The all-people ownership of land is a common ownership regime of the society for the benefits of the whole Vietnamese people. Under the all-people ownership of land, certain rights are given to state agencies while some other rights are given to the people (individuals, families, or collectives). This regime harmonizes public and private interests, facilitating conditions for land users to exploit land resources for economic development for their own interests, enabling the State to regulate land relationships for national interests, avoiding abuse of land use rights to enslave other people. The all-people ownership of land enables the State to actively manage land resources, regulating land relationships for the benefits of the nation and the land users. As representative of the all-people ownership of land, the State is entitled to allocate and recover land with or without rental payment, with or without compensation, etc., to protect interests of land users, supporting the poor, creating land fund for industrialization and urbanization, avoiding pro-longed and complicated negotiations with private owners. The necessary conditions for the all-people ownership of land include development of a transparent land state management system, reform of administrative procedures, and provision of sufficient information on land use rights to increase confidence of land users in investment and use of governmental mechanisms to protect their legitimate rights and interests. It is important to strengthen institutions to control the power of land management agencies and civil servants to avoid abuse of power and positions for land-related corruption². Therefore, experiences in land management of other countries should be referred to effectively apply the all-people ownership of land as an effective measure in the revised Land Law.

Secondly, establishment of competitive real estate market

Vietnam has a comparative advantage in attracting investment in terms of political stability and potential land fund for economic development. The country has attracted foreign investment as the Land Law, the Law on Housing, the Law on Real Estate Trading allow foreigners to own residential real estate. However, Vietnamese real estate market also shows certain weaknesses such as changes in legal framework, complicated procedures, and processes, resulting in reduced attractiveness of the business environment. Complexity and overlapping of legal provisions such as the Land Law, the Law on Construction, the Law on Investment make it difficult for businesses to implement projects, increasing concerns of investors. Decree No. 25/2020/ND-CP guiding the implementation of several articles of the Law on Procurement on selection of investors, replacing Decree No. 30/2015/ND-CP is expected to remove shortcomings in selection of investors in land-using projects, making contribution to effective use of land resources for social-economic development, boosting the domestic real estate market.

Research Limitation

Authors need to make analysis for comparison for other countries and other markets.

Acknowledgement

Thank you friends and editors to assist this publishing.

Conflicts of Interest

There is no conflict of interest.

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