Land Readjustment Pilot in Tra Vinh, Vietnam

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November 11, 2016

Netherlands
• Urban population growth 4% per year
• Increasingly contentious and prolonged process of compulsory land acquisition
• “State and People Working Together” mechanism
  – land consolidation in rural areas
  – redevelopment of old apartment buildings
  – voluntary land contribution to widen alleys
• No existing legal framework on land readjustment, but expected to be included in upcoming new Land Decree
Tra Vinh City

Area: 68km²

Population: 200,000
THÔNG TIN TỔN KHU
Tổng diện tích toàn khu: 24,46 ha
- Khu vực trực tiếp triển khai, chịu sự tác động của dự án: 18,47 ha
- Khu vực tác động gián tiếp: 5,79 ha.
- Dự án chia thành 4 khu: Khu 1, Khu 2, Khu 3, Khu 4

THÔNG TIN KHU 3
Thực mết phần khu dân cư phường 7, Thành phố Trà Vinh.
- Diện tích khu 3: 4,5 ha
- Phía Đông giáp: Đường Phan Bredo Phung
- Phía Tây giáp: Đường Kiên Thị Nhân.
- Phía Nam giáp: Khu 2
- Phía Bắc giáp: Khu 3

BÀN ĐỒ PHƯƠNG ÂN TỔ CHỨC GIAO THÔNG KHU 3

BÀN ĐỒ HIỆN TRANG KHU 3

THÔNG TIN KHU 3 Thuộc một phần khu dân cư phường 7, Thành phố Trà Vinh.
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BENEFITS OF THE PROJECT

1. IMPROVEMENT OF URBAN INFRASTRUCTURE AND ACCESS TO URBAN LOT

BEFORE THE PROJECT

EXISTING HOUSE
EXISTING ALLEY
2.5m wide

UNAFFECTED
EXISTING HOUSE

NEWLY WIDENING ALLEY
(3-4m)

NEW LOT'S BOUNDARY
AFTER THE ADJUSTMENT

A PART OF CONTRIBUTED LAND
FOR RESSETTLEMENT

AFTER THE PROJECT

NEW ROAD

EXISTING LOT'S BOUNDARY

2. IMPROVEMENT OF LAND VALUE

Land value Estimation of 1000 m² urban-residential and agricultural land before and after the project

<table>
<thead>
<tr>
<th>Land type</th>
<th>Area (m²)</th>
<th>Price per unit (VND/m²)</th>
<th>Total value (VND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Residential</td>
<td>1.000</td>
<td>1,000.000</td>
<td>1,000,000,000</td>
</tr>
<tr>
<td>Agricultural</td>
<td>1.000</td>
<td>400.000</td>
<td>400,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rate Contributed area (m²)</th>
<th>Remain (m²)</th>
<th>Price per unit (VND/m²)</th>
<th>Total value (VND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>13%</td>
<td>130</td>
<td>3,500.000</td>
<td>3,045,000,000</td>
</tr>
<tr>
<td>33%</td>
<td>330</td>
<td>1,850.000</td>
<td>1,239,500,000</td>
</tr>
</tbody>
</table>

CURRENT AVERAGE LAND VALUE

3. SUSTAINEMENT OF LOCAL RELATIONSHIPS AND LIVELIHOOD

Minimizing housing destruction
Adjusting land lot's boundary
or Resettling to the nearest location

4. SIMPLIFICATION OF LAND TITLE REGISTRATION

Full supports from the Government in claiming land title and land registration procedure after the project
Challenges

• First pilot in Vietnam, no existing legal framework or guidelines
• Prolonged approval process from higher level authority
• Lack of understanding from community
• Site complications: flooding issue, small land plots, existing structures
• Mismatch between cadastral map and land records
• Technical capacity of local consultants
• Sources of initial investment cost
Process

• Set up steering committee, management team and community working group
• define appropriate procedure, approach and principles
• raise awareness of the provincial government and local community
• increase technical capacity of the city project management team and local consultants
• Prepare site and socio-economic survey, planning, financial, social documents and communication materials
Process (cont.)

- five rounds of public consultations to engage community
  - form community working group
  - define project boundary and operating principles
  - review site plan scenarios and replotting plan and express preferences
  - resolve mismatch between cadastral map and land records
  - discuss options and policies for specific groups such as the poor, small land users, households with fully built up structures
  - sign agreement
Existing Structures
Site Plan Scenarios

OPTION 1

OPTION 2
Emerging Lessons

- strong commitment from Tra Vinh city’s leadership
- meaningful community engagement
- innovative financing mechanism to share the burdens and benefits of development
- develop supporting legislation and guidelines for scaling up
- local solutions and innovation through collective learning and actions
Thank You