



Project 00051061
Land Policies for Socioeconomic Development



PROJECT 00051061

**POLICY ANALYSIS FOR THE DEVELOPMENT OF LAND POLICIES FOR
SOCIOECONOMIC DEVELOPMENT**

ANNUAL PROJECT REPORT

1 January 2011 to 31 December 2011

Dec, 2011

General Project information

- Project number and title: The project 00051061 ‘Policy Analysis for the Development of Land Policies for Socioeconomic Development’
- Donnor: United Nation Development Program (UNDP)
- Implementing Partners: (i) Institute of Policy and Strategy for Agriculture and Rural Development (IPSARD) of Vietnam’s Ministry of Agriculture and Rural Development (MARD) and (ii) John F. Kennedy School of Government at Harvard University
- Responsible Party (s): Institute of Policy and Strategy for Agriculture and Rural Development (IPSARD) of Vietnam’s Ministry of Agriculture and Rural Development (MARD)
- Originally planned starting date: 01st January 2009
- Actual starting date: 1st April 2009
- Completion date: 31st December 2011
- Project type: Non-refundable aid
- National fund type: Budget allocation
- Location: Hanoi, Ho Chi Minh city and other provinces
- Total budget: USD 1.153.200
 - UNDP: USD 1.103.200
 - Vietnamese Government: USD 50.000

SECTION A

THE TOTAL BUDGET

| Allocated funds | Approved budget | Actual receipt | | | Rate (%) |
|------------------------------------|-----------------|---------------------|-----------|---------|-----------|
| | | NIP and CIP Vietnam | UNCO/INGO | Total | |
| 1 | 2 | 3 | 4 | 5 | 6=5/2x100 |
| Contribution of UNDP (USD): | | | | | |
| - Permanent fund (USD) | 206,600 | 188,829 | | 188,829 | 91.4 |
| - Other source: | | | | | |
| + Source 1: | | | | | |
| + Source 2: | | | | | |
| Sub-total 1 | 206,600 | 188,829 | | 188,829 | 91.4 |
| Governmental contribution: | | | | | |
| - In Cash (VND) equivalent to USD | 0 | 0 | | 0 | 0 |
| - In Cash (USD) | | | | | |
| - In kind (VND) | | | | | |
| - In kind (USD) | | | | | |
| Sub-total 2 | 0 | 0 | | 0 | 0 |
| | | | | | |

** Exchange rate in Dec, 2011 (by UNDP): 20.955 VND/USD*

SECTION B

GENERAL ASSESSMENT

1. Changes in Project

In the framework of project activities, in 2011, the Project concentrated on completing the research results to serve as inputs and recommendations for the revision process of the Land Law 2003. The project worked closely with the Land Law Revision Committee and expects to make significant impacts to change land policies for socio-economic development in Vietnam. Up to now, all project activities have followed the annual and quarter workplans. However, there were some changes affecting the progress of the project. Firstly, in this year, due to the fact that Harvard University would not continue to work as co-implementing partner of the project, in order to ensure the quality and progress of research activities, UNDP in collaboration with IPSARD recruited 5 international consultants under UNDP budget to support the project. The 5 international consultants include: *Prof. Brian van Arkadie* in charge of writing 2 policy briefs on The efficient use of State-owned farms and public land for national development; and The efficient use of forestry land for national development; *Dr. Joop de Wit* in charge of writing 2 policy briefs on Tracing and understanding the welfare, wellbeing and livelihood choices of farmers displaced by land recovery; and Evaluating efficient use of suburban land and proposing model for urban agriculture; *Dr. Henry Dekker* in charge of writing policy briefs on Study on land ownership system: International experiences and application for Vietnam; *Dr. Bjorn Surborg* in charge of writing policy brief on Land management system for ethnic minorities; Ms. Josephine Tsui in charge of writing policy brief on Improving the conditions under which women contribute to agricultural and rural development. The final reports of these international consultants were good inputs and recommendations for the Policy paper of the project. Based on the fact that the final report of international consultants were submitted in September 2011, the activities in Output 1.1 including revising and finalizing policy paper, peer review of policy paper and publishing policy paper which related to the outputs of both national and international reports had to be delayed to November 2011

Besides, the Output 3.2 which was expected to support Asian Society of Agricultural Economists Conference (ASAE) could only be implemented in October because the ASAE conference with the participation of national and international agricultural economists as well as other development practitioners, policymakers, academicians, researchers was officially organized on 13- 15 October.

Due to these raising problems, the Project Management Unit (PMU) was approved by UNDP and Vietnamese government to extend the project from September as initial completion schedule to the end of December. These changes didn't affect the quality of project results and total budget for the project.

2. Activity report from 01 January 2011 to 31 December 2011

Continuing results achieved in 2009 and 2010, the Project concentrated on these below outputs:

1. Output 1: Completing final comprehensive policy discussion paper
2. Output 2: Developing occasional policy memos to inform senior leaders of the research findings (8 policy briefs and 5 indepth-studies)
3. Output 3: Organizing a series of national and local workshop
4. Output 4: Organizing policy dialouge and study tour
5. Maintaining project management regularly and effectively

By the end of December 2011, all of activities under the project framework were carried as scheduled. The details implementation progress is as follows:

| Outputs | Completed activities by the end of 2011 |
|--|--|
| Output 1 - A comprehensive policy discussion paper | Organizing national workshop in Hanoi to present research results and consultation On 20 January 2011, Institute of Policy and Strategy for Agriculture and Rural Development (IPSARD) in collaboration with UNDP and Harvard University organized a national workshop in Hanoi to present research results after 2 implementation years at Fortuna Hotel. At the workshop, the draft policy paper which was developed after nearly 2 year of project implementation was presented by Prof. Malcom McPherson with the objective to share views and |

| Outputs | Completed activities by the end of 2011 |
|----------------|---|
| | <p>receive comments and feedback from national and international stakeholders. The participants included policy makers, leading experts on land policy such as Prof. Dang Hung Vo, Prof. Ton Gia Huyen, Mr. Dao Trung Chinh, and provincial officials, representatives of UNDP, IPSARD, CAP.</p> <p>Peer review, Revising and finalizing policy discussion paper</p> <p>By the end of 2012, in close coordination with international and national consultants throughout a year, the project revised and finalized the final comprehensive policy paper. Along with key topics of land conversion, land consolidation, land as an asset, food security, complementary investments that raise land productivity, land and property taxation and environmental sustainable which was addressed in 2009 and 2010, the final policy paper covered 8 more topics of Land recovery, livelihood choices of farmers displaced by land recovery; Land management system for ethnic minorities; Land and gender; Forestry land; State-owned farm and public land; Sub-urban land management; increasing land asset value; international experience on land ownership system.</p> <p>Organizing the final national workshop in Hanoi</p> <p>In 22 December 2011, the project organized the final national workshop at Fortuna hotel in Hanoi to present project results in 2011 and policy recommendation. The workshop attracted much concern of different departments and ministries with the participation of vice minister of Construction Ministry Nguyen Tran Nam, former vice minister of Ministry of natural resources and Environment as well as high ranking officials in governmental office, parliament office, Central Party bureau... The project summarized contributions of international and national consultants, achievements of projects. Project results were considered as effective contribution of policy recommendation for land issues in Vietnam, especially for the process of Land Law 2003 revision.</p> <p>Publishing policy discussion paper</p> <p>The final policy discussion paper was completed for publication in December 2011 to disseminate project results to UNDP, academic community and high ranking officials at Vietnamese government and parliament so that this paper can be considered as inputs and recommendations for the revision process of the</p> |

| Outputs | Completed activities by the end of 2011 |
|--|--|
| | Land Law 2003. |
| <p>Output 2 - Occasional policy memos</p> | <p>Completion of 8 policy briefs</p> <p>8 policy briefs of national consultants on Tracing and understanding the welfare, wellbeing and livelihood choices of farmers displaced by land recovery (1); The efficient use of State-owned farms and public land for national development (2); The efficient use of forestry land for national development (3); Land management system for ethnic minorities (4); Land management system for ethnic minorities; Improving the conditions under which women contribute to agricultural and rural development (5); Increasing the value of land assets for agricultural and rural development (6); Evaluating efficient use of suburban land and proposing model for urban agriculture (7); and Study on land ownership system: International experiences and application for Vietnam (8) were completed in July 2011</p> <p>Completion of 4 peer reviews on policy briefs</p> <p>The project recruited 4 national consultants for contracts on peer reviews of policy brief in August 2011. Specifically, Consultant contracts for peer review of policy brief 1 and 7; peer review of policy brief 2 and 3; peer review of policy brief 4 and 5; peer review of policy 6 and 8. These peer reviews were completed and submitted to PMU in September 2011.</p> <p>Completion of 5 in-depth studies</p> <p>Following the workplan, the PMU implemented procedures to implement 5 packages of in-depth studies 20, 21, 22, 23, 24 on The efficient use of forestry land for national development; The efficient use of State-owned farms and public land for national development; Evaluating efficient use of suburban land and proposing model for urban agriculture; Land management system for ethnic minorities; Improving the conditions under which women contribute to agricultural and rural development. In order to select contractors for the packages, the method of competitive bidding (open-bidding) for individual consultant was applied. By June 2011, these 5 reports of indepth studies were completed.</p> |

| Outputs | Completed activities by the end of 2011 |
|---------|---|
| | <p data-bbox="440 243 691 275">Conduct fieldtrips</p> <ol data-bbox="440 296 1451 1860" style="list-style-type: none"> <li data-bbox="440 296 1451 821">1. From 20 February to 5 March 2011, the project management board and research team of IPSARD conducted a fieldtrip to 5 provinces of An Giang, Can Tho, Binh Duong, Dac Lac and Binh Dinh to collect background information for policy briefs. In this fieldtrip, IPSARD interviewed local officials of different departments and households focusing on land issues (i) land recovery, compensation procedures; welfare and livelihood of farmers displaced by land recovery; (ii) efficient land use of state –own farms; (iii) land use of minor ethnicity; (iv) efficient use of forestry land. The collected information and data would support the consultants in writing policy briefs. <li data-bbox="440 863 1451 1860">2. In July and August 2011, during the time in Hanoi of International consultants, the project organized fieldtrips with the participants of International consultants, project members and IPSARD staff. Specifically, the fieldtrips were organized as follow: <ul data-bbox="448 1094 1451 1860" style="list-style-type: none"> <li data-bbox="448 1094 1451 1514">- During the time Dr. Joop de Wit in Hanoi, the project organized fieldtrips to Bac Ninh province, Ho Chi Minh city, Dong Anh district, Tu Liem district of Hanoi city from 14 to 22 July 2011. Thank to the interviews with different provincial officials and farmers, we collected information on the welfare, wellbeing and livelihood choices of farmers displaced by land recovery and the use of suburban land and proposing model for urban agriculture. Meanwhile, we visited some urban agricultural models to develop suggestions for developing potential models. <li data-bbox="448 1556 1451 1860">- During the time Prof. Brian Van Arkadie, Dr. Henry Dekker, Dr. Bjorn Surborg and Ms. Josephine Tsui in Hanoi, the project organized the fieldtrip in Nam Dinh province from 06 to 08 August 2011 and the fieldtrip in Son La province from 14 to 17 August 2011. These fieldtrips helped to investigate information on Land use and management of land forestry; state-owned farms, land ownership, ethnicity minority, Gender equality. |

| Outputs | Completed activities by the end of 2011 |
|---|---|
| <p>Output 3 - A series of national and local workshops</p> | <p>Completion of 6 contracts of writing the proposals of Land Law revision</p> <p>In quarter II and III, the PMU recruited 6 national consultants to writing the proposals of Land law revision on 6 themes: Recovery and Compensation for land clearance; Increasing value of land assets; Land consolidation and Land ownership; State-owned farms and public land for national development; and Forestry land for national development. These 6 consultants are professors and doctors having rich experiences in land law issues. The 6 reports were completed and submitted to the PMU.</p> <p>Rountable Discussion with Land Law 2003 revision group</p> <p>With the aim to share experiences, activity requirements and recommendations for the Land law 2003 revision, Institute of Policy and Strategy for Agriculture and Rural Development (IPSARD) organized 3 open discussions in May, June and October with the participation of key consultants and officials in land issues to get comments for process of Land Law 2003 revision.</p> <p>Working with General department of Land Administration (GDLA) – Ministry of Natural Resources and Environment</p> <p>With the aim to create discussion platform for policy makers and researchers in land issues as well as popularize the research results of projects to the policy making bodies of the Government, the PMU collaborated with the General department of Land administration (GDLA) to organize a series of national policy dialogues. GDLA is a unit having professional capacity in land management and being assigned by the Vietnamese Parliament to be in charge of the revision process of the Land Law 2003. Therefore, the collaboration between the Project and GDLA in organizing policy dialogues has enhanced the effectiveness and impact of the project results.</p> <p>In this collaborative framework, 1 workshops and 2 roundtable workshops were organized. The first workshop on Role of the State as a solely representative of people in administering land was organized on 21 July 2011. The 2 roundtable</p> |

| Outputs | Completed activities by the end of 2011 |
|----------------|---|
| | <p>workshops were organized on 09 and 11 August 2011 as mentioned belowed.</p> <p>Roundtable workshops to share national and international experience</p> <p>International consultants who were in charge of writing policy briefs mentioned above traveled to Vietnam following the contracts with UNDP to work directly with UNDP, the project and related stakeholders to write these policy briefs. During the period in Hanoi, the project supported international consultants to work with different ministries and department. Meanwhile, the project in collaboration with General department of land Administration organized 2 roundtable workshops with the presentation of the international consultants and other national participants. These workshops are as follow:</p> <ul style="list-style-type: none"> - Roundtable workshop on International experiences of land ownership; and Land use and management of public land, state-owned farm and forestry land on 09 August 2011 - Roundtable workshop on Land management for ethnic minority; Gender equality in land use and management on 11 August 2011 <p>These workshops attached the attention of many high ranking officials and managers on land from Governmental office, Parliament office, Political bureau of Central committee, Land law revision committee and different ministries, departments and academic institutions. The national and international consultant shared international experience on specific topics and application in Vietnam. The participants discussed and exchanged views very ebulliently. The recommendations in the workshops were very valuable to the process of Land Law revision.</p> <p>International workshop</p> <p>As approved by UNDP and MARD in the project activity workplan in 2011, the project gave a financial support of 30,000USD for the 7th Asian Society of Agricultural Economists Conference (ASAE) which was organized on 13 – 15 October 2011. This event was co-organized by ASAE’s Board Members and</p> |

| Outputs | Completed activities by the end of 2011 |
|--|--|
| | <p>IPSARD. The conference themes covered such topics as land policy, poverty reduction, linkages of farmers to market, value chains for the poor, sustainable development or green growth, food safety, food security, climate change and governance, and regional cooperation. Those topics were relevant to UNDP support in Vietnam, focusing on poverty reduction, empowerment of marginal and vulnerable people, governance and sustainable growth. The support to the 7th ASAE conference served as a means to disseminate project findings among academic community and create a platform for sharing international experiences on land policies through continuous exposure to a cross-section of professionals, institutions, and companies in Asia and worldwide. This, in turn, contributed significantly to the process of finalization of the project land policy paper as expected.</p> |
| <p>Output 4 – Policy dialouge</p> | <p>Organizing policy dialouge on land issues</p> <p>According to the workplan, the project organized the dialogue workshop on Land recall, land allocation, land lease and land conversion on 26 July 2011. In the workshop, vice minister of Ministry of Natural resources and Environment (MONRE) Dr. Nguyen Manh Hien and General director of IPSARD Dr. Dang Kim Son were co-chair for the meeting. The dialogue has collected many valuable information and opinions on revising issues on land lease and conversion.</p> <p>Organization of study tour to Europe countries</p> <p>The project organized a study tour to three countries of Netherlands, Finland, and Germany from 03 to 15 September 2011 in order to learn the best practices and appropriate models of modern agriculture and the corresponding land management systems. These three countries for study were recommended by international consultants working for the project on the thematic policy briefs and were carefully considered by the project to ensure relevance with the project outputs. The study tour was very effective and fruitful. After the fieldtrip, the project members developed a detailed report about the discussed</p> |

| Outputs | Completed activities by the end of 2011 |
|--------------------|---|
| | <p>issues and conclusions/recommendations to MARD/Government relevant to land policies (e.g. land ownership, land pricing, land market operation, land use planning, and others) applicable to Vietnam. Moreover, the information and expert advices gained from the meeting with counterparts in this trip were valuable to be integrated into the final report on land policies, as well as in the separate recommendation note to the Land Law Revision Committee. Besides, the outcomes of the trip were shared at the international workshop ASAE on 13-15 October 2011.</p> |
| Project management | <p>The project management board ensured the effective activities of project following the approved plan.</p> <p>The project management board has followed the guides in the Audit in 2010. All of the project contracts strictly followed Harmonized Program and Project Management Guide (HPPMG) on bidding procedures.</p> <p>A new project coordinator was recruited in February 2011.</p> |

3. Achievements of project

In general, the project was implemented successfully with key outputs: 8 policy briefs on different topics, 5 in-depth studies, 6 proposals for revising Land Law 2003. Above all, the final policy discussion paper was finalized as expected. Along with key topics of land conversion, land consolidation, land as an asset, food security, complementary investments that raise land productivity, land and property taxation and environmental sustainable which was addressed in 2009 and 2010, the final policy paper covered 8 more topics of Land recovery, livelihood choices of farmers displaced by land recovery; Land management system for ethnic minorities; Land and gender; Forestry land; State-owned farm and public land; Sub-urban land management; increasing land asset value; international experience on land ownership system. With these topics, the policy paper is comprehensive and covers a broad range of related issues.

4. Impact of projects

The project has generated great impacts on the awareness and policy stance of central and local authorities. The policy paper has made policy recommendations effectively and is considered as good input for the process of revising land law 2003. Besides, the project developed successfully a broad network of international and national consultants as well as high ranking leaders of different managerial levels of the Government of Vietnam. Moreover, the project created a regular platform for different stakeholders to discuss and learn international experiences so that the Vietnamese government can address land issues in more professional manner. It is clear that the collaboration with international and national consultants as well as regular communication activities contributed actively to strengthen research and managerial capacity of MARD and IPSARD staff as well as broaden knowledges to academic communités. The project plans to work with the Constitutional revision group of Parliament on the policy recommendations for the Land Law 2003 revision

5. Challenges in Project implementation

During the implementation, due to some changes in co-implementing partner (Harvard did not continue to work as co-implementing partner), the project had to manage and request UNDP to recruit other international consultants. This process took time leading to the delays of some other activities. Besides, the implementation raises the challenges of human resources and demands professional experts and consultants.

SECTION C
ANNUAL REPORT 2011

| Code | PLANNED ACTIVITIES | Completion stage | | | Disbursement Level | | | | | Note |
|---|--|------------------|--------------|---------------------|--------------------|-------------------|--------------------|----------------------|------------|------|
| | | Implemented | Implementing | Not yet Implemented | Source | Revised budget #1 | Actual Expenditure | Amount Under/ (over) | % | |
| OUTPUT 1 - A COMPREHENSIVE POLICY DISCUSSION PAPER | | | | | | | | | | |
| Activity 1.1 | Comprehensive policy discussion paper | x | | | UNDP | 14,000 | 13,461 | 605 | 4% | |
| Activity 1.2 | Organizing 01 national workshop in Hanoi to present research results and consultations | x | | | UNDP | 7,000 | 7,028 | (28) | 0% | |
| Total Activity 1 | | | | | | 21,000 | 20,489 | 511 | 16% | |
| OUTPUT 2 - OCCASIONAL POLICY MEMOS | | | | | | | | | | |
| Activity 2.1 | Policy briefs | x | | | UNDP | 27,000 | 26,764 | 236 | 1% | |
| Activity 2.2 | Conducting in-depth studies | x | | | UNDP | 50,000 | 50,217 | (217) | 0% | |
| Total Activity 2 | | | | | | 77,000 | 76,980 | 20 | 0% | |
| OUTPUT 3 - A SERIES OF INTERNATIONAL, NATIONAL AND LOCAL WORKSHOPS | | | | | | | | | | |
| Activity 3.1 | Discussion with Land Law 2003 revision group | x | | | UNDP | 10,000 | 10,347 | (347) | (3%) | |
| Activity 3.2 | International workshop: Section in Asian Society of Agricultural economists Conference | x | | | UNDP | 30,000 | 28,505 | 1,495 | 5% | |
| Activity 3.3 | Translation for Project's documents and products for conference | x | | | UNDP | 3,000 | 3,003 | (3) | 0% | |
| Activity 3.4 | Organization of National workshop in cooperation with the General Department of Land Administration (GDLA) | x | | | UNDP | 16,000 | 15,677 | 323 | 2% | |
| Total Activity 3 | | | | | | 59,000 | 57,531 | 1,469 | 2% | |

| OUTPUT 4 - POLICY DIALOGUE | | | | | | | | | | |
|-----------------------------------|--|---|--|--|------|----------------|----------------|--------------|-----------|---|
| Activity 4.1 | Organizing policy dialogues on land policy issues | x | | | UNDP | 3,000 | 2,737 | 263 | 9% | |
| Activity 4.2 | Study tour to learn experiences of land policies in relevant countries | x | | | UNDP | 25,000 | 24,604 | 396 | 1% | |
| | Total Activity 4 | | | | | 28,000 | 27,341 | 659 | 2% | |
| PROJECT MANAGEMENT | | | | | | | | | | |
| | Coordinator (11 months * 1 person) | x | | | UNDP | 12,100 | 11,482 | 618 | 5% | |
| | Accountant (12 months * 1 person) | x | | | UNDP | 7,200 | 6,832 | 368 | 5% | |
| | Interpreter cum secretary (12 months * 1 person) | x | | | UNDP | 7,200 | 6,564 | 636 | 9% | |
| | Travel and per diem for management and coordination activities | x | | | UNDP | 5,500 | 4,336 | 1,164 | 21% | |
| | Office equipment maintenance, operation and administration (12 months) | x | | | UNDP | 4,500 | 5,653 | (1,153) | (26%) | The Project had to replace some components of photocopier |
| | Total Activity 7 | | | | | 36,500 | 34,868 | 1,632 | 4% | |
| | TOTAL | | | | | 221,500 | 217,209 | 4,291 | 2% | |

Date: 30 December 2011

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