
ASSESSMENT OF LAND LEASE SITUATION OF ORGANIZATIONS IN BAC GIANG PROVINCE

**Phan Thi Thanh Huyen¹, Pham Phuong Nam¹, Nguyen Van Quan¹,
Pham Quy Giang¹, Xuan Thi Thu Thao²**

¹Vietnam National University of Agriculture

²Vietnam National University of Forestry

SUMMARY

The present study was carried out to assess the current situation and propose solutions to improve land leasing for organizations in Bac Giang province. 39 organizations that leased land during the study period (2013-2017) and 30 civil servants involved in land leasing were randomly selected for investigation. In the study period, Bac Giang province had 328 organizations that leased 594 land parcels with an area of 8,616.71 ha. The leased land area of annual payment was 8,486.34 hectares, the leased land area of one-time payment was 130.40 hectares. The majority of organizations renting land evaluated that locations of land parcels, rented land area and land lease term met their needs, rents were reasonable and they were satisfied with the service of state administrative agencies with 20 evaluation criteria were rated at the satisfaction level with the index ranging from 3.56 - 4.00 and 2 criteria were rated at the average level. However, the quality of master plan and land use plans at all levels was still limited; compensation and site clearance faced difficulties; regulations on changing land use purposes for rice land and determining specific land prices were inadequate; many organizations that rented land did not make investments according to the schedule, violate land laws and construction laws. The proposed solutions include improving the quality of master plan and land use plans; enhance propaganda and dissemination of land laws, mobilize people to support the land acquisition policy; complete regulations on land acquisition and specific land price determination; enhance inspection, examination and handling of violations of land laws.

Keywords: Bac Giang, land lease status, land rent unit, land use plan.

Ngày nhận bài : 15/10/2018

Ngày phản biện : 04/3/2019

Ngày quyết định đăng : 28/3/2019