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VU KY LONG

LAND-USE PLANNING MANAGEMENT OF HANOI

SUMMARY OF THE DISSERTATION

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Academic Advisor: 1. Assoc. Prof. PhD Do Anh Duc

2. PhD Ngo Thi Ngoc Anh



First comment: Assoc. Prof. PhD Nguyen Anh Thu

University of Economics and Business - Vietnam National University, Ha
Noi

Second comment: Assoc. Prof. PhD Nguyen Thi Tuong Anh

Foreign Trade University

Third comment: Assoc. Prof. PhD Nguyen Thu Thuy

Thuongmai University

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INTRODUCTION

1. The necessity of the topic

Land is a valuable natural resource with political, economic and cultural significance. With the limited land area, the rational, economical, and efficient allocation and use of land is a key factor in ensuring both immediate and long-term benefits, serving socio-economic development and meeting the needs of various sectors and fields. In Hanoi - the national political and administrative center, land is not only a development resource but also a symbol of modernization and sustainable growth. However, land-use planning management of Hanoi is currently facing numerous challenges.

In Vietnam, land is collectively owned by the people and uniformly managed by the State. The 2024 Land Law and the Law on Planning introduce new requirements for transparent, effective, and sustainable land management. Hanoi must comply with these legal frameworks to achieve a balanced development among economic, social, and environmental aspects, while striving toward the sustainable development goals by 2030. Community consultation in planning needs to be enhanced to foster consensus. This dissertation aims to provide scientific foundations and practical solutions for Hanoi to meet new legal requirements and move toward sustainable development.

The land-use planning management of Hanoi has received increasing attention and has been progressively improved toward greater flexibility, in alignment with national development orientations. However, several limitations remain: the planning system lacks coherence and consistency, its quality remains suboptimal and it often falls short of long-term strategic vision. From now until 2030, with a vision to 2050, Hanoi is oriented to become a smart, modern, green, clean, beautiful and safe city, which requires that land management be significantly enhanced to meet the demands of sustainable development.

Moreover, the status of land-use planning management of Hanoi reveals numerous shortcomings, such as: prolonged appraisal and approval processes delaying project implementation; inaccurate forecasting of land demand leading to either waste or shortage; widespread violations such as land encroachment and misuse, especially in suburban areas. Land-use planning has not been effectively integrated with other sectoral and spatial plans, resulting in implementation conflicts. Guidance documents remain unclear, coordination among authorities is weak and direction from upper levels is often delayed, affecting the quality of planning. Many projects are behind schedule or

unfeasible, leading to resource waste; planning frameworks are disrupted; land violations are not strictly handled, placing immense pressure on the city's management capacity.

Although previous studies have acknowledged the importance of land-use planning management, none have approached it at the provincial level through a comprehensive analysis of management components. They have yet to fully assess the influencing factors on land-use planning management at the provincial level or conduct stakeholder-based investigations related to planning governance.

Given these shortcomings and Hanoi's future development requirements, the topic “*Land-use Planning Management of Hanoi*” is chosen for this doctoral dissertation in Economic Management.

2. Research objectives and tasks

- Research objective:

Based on the analysis, identifying achievements, limitations and causes, the dissertation proposes solutions to improve the land-use planning management of Hanoi.

- Research tasks:

Firstly, providing an overview of research, identify gaps and propose directions for the dissertation.

Secondly, clarifying theoretical and practical basis of provincial land-use planning management.

Thirdly, assessing the current state of land use planning management and analyzing influencing factors in Hanoi.

Fourthly, proposing solutions to enhance Hanoi's land use planning management in the upcoming time.

3. Research questions and hypotheses

3.1. Research questions

To achieve the above objectives, the dissertation seeks to answer the following research questions:

(i) What approaches and methods are suitable for evaluating provincial land use planning management?

(ii) What is the current status of land-use planning management of Hanoi?

(iii) How do various factors affect the effectiveness of land-use planning management of Hanoi?

(iv) What solutions address the shortcomings in Hanoi's land use planning management?

3.2. Research hypotheses

- Hypothesis 1: Timely and high-quality policies and regulations

regarding land-use planning management positively impact the effectiveness of provincial land use planning management.

- Hypothesis 2: Effective implementation of land-use planning, inspection and violation handling through a high-capacity management system positively affects the effectiveness of provincial land-use planning management.

- Hypothesis 3: Positive changes in external socio-economic factors contribute positively to the quality of provincial land-use planning management.

4. Research subjects and scope

4.1. Research subjects

The dissertation focuses on the land-use planning management of Hanoi, including the concept of management and its influencing factors.

4.2. Research scope

- Entity scope: Hanoi People's Committee.

- Content scope: The dissertation focuses on land use planning management in Hanoi since the approval of land-use plans, including: (1) the issuance of a system of relevant documents regarding land-use planning management, (2) the organization of land-use planning activities and (3) inspection, monitoring and violation handling in land-use planning management. Additionally, influencing factors on land-use planning management are analyzed.

- Geographical scope: Hanoi city.

- Time frame: Land use planning period 2011–2020; primary data collected in 2023.

5. Research approach and methodology

5.1 Research approach:

The dissertation applies an economic management perspective, focusing on Hanoi People's Committee as the management body and land-use planning management as the research subject. Three approaches are used: system approach, top-down approach and sociological approach.

5.2 Research Methodology:

Both qualitative and quantitative methods are used, combined with modeling, descriptive statistics and comparative analysis.

6. Novel Contributions of the Dissertation

- Theoretical contributions: Clarifies the concept of provincial land-use planning management and identifies its components: (1) Issuance of legal documents; (2) Organization of planning implementation; (3) Inspection and violation handling. Defines evaluation criteria and influencing factors not widely covered in prior research, including institutional, managerial, economic and social factors.

- Practical contributions: Evaluates Hanoi's land use planning management in the period 2011–2020, identifies influencing factors and proposes feasible, innovative solutions. The findings can serve as reference material for provincial authorities, land management agencies, civil servants and researchers.

7. Structure of the dissertation

In addition to the introduction, conclusion, references and appendices, the dissertation consists of five chapters.

Chapter 1: Overview of research on land-use planning management.

Chapter 2: Theoretical and practical basis for provincial land-use planning management.

Chapter 3: Research methodology.

Chapter 4: Current situation of land use planning management in Hanoi City.

Chapter 5: Directions and solutions to improve land use planning management in Hanoi City.

CHAPTER 1 OVERVIEW OF RESEARCH ON LAND-USE PLANNING MANAGEMENT

1.1. STUDIES ON LAND-USE PLANNING MANAGEMENT

**Studies on land-use planning development*

In South Korea, land-use planning is implemented at multiple levels: national; provincial, metropolitan regions; and district, basic urban regions. The planning process follows a hierarchical structure, moving from general to detailed levels.

In Vietnam, research on applying mathematical optimization models in land-use planning, such as by Ton That Loc et al. (2019) and Nguyen Dac Nhan et al. (2020), highlights that current land-use planning in Vietnam employs various methods. However, some indicators are subjective and lack scientific grounding, leading to unmet planning targets. While advanced modern planning methods exist, they are mostly limited to research studies and have not been widely applied in practice.

**Studies on land-use planning implementation*

According to FAO, land-use planning primarily focuses on evaluating the suitability of agricultural land, lacking criteria for assessing non-agricultural land. Ng, M.K., & Tang, W. (1999) examined urban management and land-use planning mechanisms in mainland China and Hong Kong SAR. Their study

revealed that land-use planning in China plays a minor role in land development.

Regarding the quality of land-use planning proposals, Nguyen Tien Cuong (2012) identified several indicators and methods for evaluating land-use plans, particularly for agricultural land, proposing economic, social, environmental, technical, and technological criteria as well as technological procedures for creating land-use plans. A comprehensive report by SEMLA (Vietnam-Sweden Cooperation Program on Strengthening Land Management and the Environment, 2004–2009) outlined the current framework and limitations of land-use planning in Vietnam, including poor integration in planning; low-quality base data/maps; complex guidelines; insufficient expertise; rigid plans; lack of unified strategies; conflicts of interest; and limited community consultation.

The World Bank identified challenges in land-use and urban planning implementation, including: (1) overlaps between land-use and urban planning; (2) limitations in quality and feasibility of plans; (3) manipulation in approval or amendment processes for personal or group benefits; (4) frequent unjustified changes, and (5) lack of accessibility to land-use and urban planning information, as well as plan revisions.

** Studies on land-use planning methods*

Kai Cao (2018) explored spatial optimization approaches to address sustainable land-use planning issues using Pareto principles and common principles to solve multi-directional optimization problems, including sustainable land-use optimization programs.

FAO proposed a 10-step planning method: 1. set objectives and relevant data; 2. organize work; 3. analyze issues; 4. identify opportunities for change; 5. evaluate land suitability; 6. assess economic, social, and environmental options; 7. select the best alternatives; 8. prepare land-use plans; 9. implement plans; and 10. monitor and revise plans. This main result of this method is the land-use options based the evaluation of land suitability conducted from steps 5 to 7.

** Studies on state management of land-use planning*

Dang Hong De noted similarities in land-use planning management between China and Vietnam, with hierarchical levels from central to local government (as in Vietnam before the 2013 Land Law). The content of China's land use planning regulations specifies: National-level land use planning sets orientational land use targets, creating a legal framework for localities to develop their own land use plans; local land use planning concretizes the national-level land use targets; and land use plans are divided into five-year periods and annual periods. A study by the World Bank (2009) stated that

Singapore is increasingly recognized internationally as a model of effective public land management, in which land use planning is emphasized and implemented with relatively high standards.

A few studies on provincial-level land use planning management, such as the study by Le Thi Phuc, pointed out that: (1) laws on land use planning lack consistency and uniformity; (2) some aspects of the laws on land use planning are impractical; (3) the laws on land use planning do not fully reflect predictability and stability; (4) the current land use planning laws do not ensure transparency, openness, and democracy and fail to safeguard the rights and interests of land users. Furthermore, according to the study by Nguyen Minh Thong, the research proposes groups of solutions to improve the state management mechanisms for land use planning toward sustainable development. In the future, for land use planning to be better implemented, the state needs to consider the opinions of various stakeholders (citizens, businesses, technical experts, and managers) to find common ground and share the benefits derived from land use planning.

Thus, it can be seen that research on land use planning and its management is on the rise, indicating significant interest in the topic.

1.2. STUDIES ON EVALUATION CRITERIA AND FACTORS AFFECTING LAND-USE PLANNING MANAGEMENT

**Studies on evaluation criteria related to state management*

In evaluating the state governance of a country, The World Bank uses six criteria to assess state governance.

In Vietnam, there is currently no comprehensive system for evaluating the performance of provincial-level specialized agencies. External evaluations, such as the Provincial Competitiveness Index and the Provincial Governance and Public Administration Performance Index, have gained attention in recent years.

Nguyen Minh Tuan examined provincial-level state management of high-tech agricultural development through aspects like (1) issuing and disseminating plans and policies, (2) organizing implementation of plans, programs, and policies and (3) monitoring to address market failures during planning, program and policy execution. Luong Tuan Phuong analyzed provincial state management in applying information technology within state administrative agencies.

**Studies on factors affecting land-use planning management*

Research shows that capital resources and implementation organization are the most influential factors in land fund development. Socio-economic factors play a decisive role in the successful implementation of land-use plans. According to research by Nguyen Hong Thao on analyzing the relationship

between socio-economic and environmental factors as a basis for developing an integrated model to support agricultural land-use planning in Soc Trang Province, several economic, social, and environmental factors affecting land use and agricultural land allocation were identified in three ecological zones—freshwater, saline, and brackish areas. These influencing factors are categorized into two groups: The first group affects the determination of optimal land-use types and includes: natural suitability, profitability, labor, risk levels, and positive environmental impacts. The second group affects land allocation and includes: investment capacity, transportation infrastructure, canal systems, and the requirement for land-use types to be located in proximity.

In addition, the increase in urban population influences land use, and urban population changes pose a challenge to land-use planning. Dinh Thanh Sang's research emphasized the importance of involving respected and experienced individuals in the community in local land-use planning processes. Land-use planning is also affected by sectoral planning - particularly, strategic planning reflects the integration of sectoral plans into land-use planning. Beyond economic factors, environmental factors also affect land-use planning. Policy-related and human factors play significant roles, as highlighted in research by Ho Kiet.

Moreover, Nguyen Minh Thong's study identified five main factor groups (economic, social, environmental, legal-policy and human) and 17 sub-factors that impact land-use planning.

In general, there have been many studies on the factors influencing land-use planning. These studies offer a comprehensive view of the elements affecting state management, evaluation criteria, and approaches to addressing sustainable planning issues. However, few studies have focused specifically on management factors.

1.3. EVALUATION OF RESEARCH STATUS AND IDENTIFICATION OF RESEARCH GAPS

1.3.1. Overview of the research findings from published works

Most studies evaluating land-use planning and management in Vietnam and globally emphasize the indispensable role of land-use planning and its management. Research conducted in Vietnam shares a common focus: assessing land-use planning implementation by comparing achieved results with planned targets to evaluate outcomes, identify limitations, and propose solutions to address these shortcomings. Evaluation reports and studies largely rely on mechanical comparisons of results against land-use targets. This dissertation selectively inherits consistent viewpoints from various studies to apply them to its research objectives.

1.3.2. Research gaps

While existing studies approach land-use planning and management from different fields and perspectives, none focus specifically on land-use planning management at the provincial level. Furthermore, no studies have considered spatial and temporal factors or human resources for implementing land-use planning. Additionally, there has been no research that approaches land-use planning management by focusing on specific management activities.

Current evaluations of land-use planning implementation vary in content and criteria, lacking comprehensive analyses of the most influential factors affecting land-use planning management.

1.3.3. Research focus in the dissertation

This dissertation evaluates the management of land-use planning in Hanoi since its land-use plans were approved, based on three components: (1) Issuance of a legal framework related to land-use planning management, (2) Organization of land-use planning activities after approval by competent authorities and (3) Inspection, monitoring, and violation handling in land-use planning implementation. Additionally, it analyzes factors affecting land-use planning management, highlights achievements, identifies limitations and their causes and proposes solutions to improve land-use planning management by Hanoi's People's Committee.

CHAPTER 2

THEORETICAL AND PRACTICAL BASIS FOR PROVINCIAL LAND-USE PLANNING MANAGEMENT

2.1. THEORETICAL BASIS FOR LAND-USE PLANNING MANAGEMENT

2.1.1. Land-use planning

2.1.1.1. Definition of land-use planning

Land-use planning involves calculating and allocating land in terms of quality, quantity, spatial dimensions and location... for socio-economic objectives. It ensures optimal land use efficiency in alignment with natural conditions such as land characteristics, climate, soil, and sectoral needs.

2.1.1.2. Types of land-use planning

- According to FAO, land-use planning applies at three levels;
- In Vietnam, the Land Law 2024 stipulates land-use planning at three levels (national, provincial, district) and for defense and security purposes.

2.1.2. Land-Use Planning Management

2.1.2.1. General Concepts

Management is the deliberate influence, exercised through authority and

procedures, by a managing entity over a managed object, in order to coordinate resources and achieve organizational goals in a changing environment.

Land management is the process of maintaining and updating information related to land ownership, value, use and other relevant aspects. State management of land includes activities carried out by competent State agencies to implement and protect the people's ownership of land. These activities involve monitoring the status of land use and management, allocating land according to planning, and inspecting and supervising land use practices.

2.1.2.2. State authorities managing land-use planning

State management of land-use planning spans central to local levels. At the national level, the Government prepares national land-use plans for parliamentary approval. At the provincial level, provincial People's Committees draft plans for Prime Ministerial approval. District-level People's Committees develop district plans for approval by provincial authorities.

2.2. PROVINCIAL LAND-USE PLANNING MANAGEMENT

Based on the theoretical foundations, the author defines provincial land-use planning management as follows: "Provincial land-use planning management is the organized and goal-oriented intervention of the State to calculate, allocate, and zone land spatially to serve socio-economic development, national defense, security, environmental protection, and climate change adaptation, ensuring the most efficient land use within a defined timeframe."

2.2.1. Objectives and Principles of Management

The objective of provincial land-use planning management is to achieve sustainable development, ensure efficient use of land resources, and meet the diverse needs of society.

Provincial land-use planning management is based on general principles of state administration, including: Principle of legal compliance; Principle of uniformity; Principle of initiative and creativity; Principle of transparency and publicity; Principle of democracy.

In addition, to achieve the above objectives, land-use planning management must adhere to the following principles: Strategic vision and forecasting; Integration and coordination; Sustainability and balance; Strengthening the legal and institutional framework; Accountability and monitoring; Consideration of socio-economic factors.

2.2.2. The concept of provincial land-use planning management

2.2.2.1. Issuance of legal documents related to land-use planning

- Policies on land-use planning

- Legal documents governing land-use planning

2.2.2.2. Organization of land-use planning activities

- Development of land-use plans;
- Publication and dissemination of plans;
- Implementation and adjustment of plans;
- Evaluation and reporting on plan implementation.

2.2.2.3. Inspection, monitoring, and violation handling in land-use planning implementation

Inspection includes administrative and specialized inspections. Monitoring involves function-specific checks and inspections by authorized environmental and resource agencies. Violations, such as improper land use, unauthorized land appropriation or unauthorized land-use changes, are penalized according to regulations.

2.2.3. Criteria for evaluating provincial-level land use planning management

(1) Issuance of documents related to land use planning: Transparency of policies and legal documents: Assessed through public disclosure on electronic portals, management agencies, and posting at agency headquarters; Timing of issuance of policies and legal documents related to land use planning; Quantity of legal documents on land use planning: Ensuring the issuance supports the formulation, implementation, and execution of land use planning; Consistency of legal documents related to land use planning.

(2) Organization of land use planning activities after approval by the competent authority: Alignment of land use planning (2011–2020) with the needs of local land users; Impact of land use planning on changes in land use decisions; Progress in implementing projects within the locality; Satisfaction of land users with the land use planning adjustment plan (2016–2020); Factors influencing the quality of land use planning implementation.

(3) Inspection, supervision and handling of violations in land use planning implementation: Compliance with land use purposes by land users; Instances of unauthorized changes in land use purposes; Frequency of inspection and supervision activities; Land users' understanding of regulations related to handling violations in the land sector; Degree of violation handling in land use planning across districts, towns and municipalities.

2.2.4. Factors affecting provincial-level land use planning management

- Subjective factors are those under human control, related to decisions, policies, and actions of management agencies. They are identified based on the government's ability to adjust and direct (institutional, policy and managerial factors).

- Objective factors are external elements that cannot be directly controlled

but influence the context and conditions for planning implementation (economic and social factors).

2.3. EXPERIENCE AND LESSONS IN PROVINCIAL LAND-USE PLANNING MANAGEMENT FOR HANOI CITY REGARDING LAND-USE PLANNING MANAGEMENT

2.3.1. International Experiences in Land-Use Planning Management

China: Evaluation of land-use planning implementation in Chengdu City

Japan: Evaluation of land-use planning management in Tokyo City

Canada: Evaluation of land-use planning management in the Province of Ontario

2.3.2. Provincial Land-Use Planning Management in Vietnam

2.3.2.1. *Land-use planning management in Ho Chi Minh City*

2.3.2.2. *Land-use planning management in Quang Ninh Province*

2.3.3. Lessons for Hanoi City

- It is necessary to develop a flexible and regularly updated legal framework to meet the pressures of urbanization.

- Investment in technology is needed to manage planning effectively, along with organizing public consultations through various channels to reduce disputes and increase consensus. Ensuring alignment between land-use planning and urban and transportation planning is essential to avoid conflicts during implementation.

- Periodic and ad hoc inspections of agricultural land and public land use should be strengthened. In addition, thematic inspections and public dissemination of legal information should be conducted to raise compliance awareness and reduce violations such as encroachment or improper land use.

CHAPTER 3 RESEARCH METHODOLOGY

3.1. QUALITATIVE RESEARCH METHODS

3.1.1. Data Collection

* **Secondary data:** collection of documents and statistics on natural conditions, economic and social conditions, land resources, current land use status and land use planning of Hanoi. Additionally, legal information was gathered from official electronic portals.

* **Primary Data:**

Step 1: Determining Sample Size

The study employs a linear regression model to evaluate the degree of impact. Based on Hair et al., the minimum sample size for exploratory factor analysis should be five times the total number of observed variables ($n=5*m$).

For multiple regression analysis, the minimum sample size is calculated as $n=50+8*m$, where m is the number of factor groups affecting land use planning management. The study identified 20 observed variables across five factor groups, including one dependent group (four variables) and four independent groups (16 variables) impacting land use planning management.

To ensure reliability and accurately assess the situation and influencing factors, the study selected the following target groups: (1) Management entities: civil servants, public employees, and contracted staff working in relevant departments of Hanoi People's Committee, district, and local specialized agencies; (2) Managed entities: Organizations and individuals impacted by land use planning adjustments during the 2011–2020 period in eight selected districts. A total of 320 questionnaires were distributed: 80 for Group 1 and 240 for Group 2.

Step 2: Designing Questionnaires

Two types of questionnaires were developed: (1) For technical staff involved in land use planning management; (2) For households and individuals.

Step 3: Conducting Surveys

Step 4: Data Standardization for Analysis

3.1.2. Expert Consultation

The author consulted five experts, focusing on survey questions related to evaluation criteria and factors influencing land use planning management.

3.1.3. Study Area Selection

- *Urban areas*: Three districts (Nam Tu Liem, Tay Ho and Long Bien) were selected for their significant conversion of agricultural land to non-agricultural land.

- *Sub-urban areas*: Five localities (Thach That, Quoc Oai, My Duc, Me Linh, and Son Tay Town) were chosen for their extensive land conversion area.

3.1.4. Designing Measurement Scales

A five-level Likert scale was used to evaluate criteria for land use planning management and influencing factors in Hanoi. With the 5-level Likert scale, the rating levels are defined to assess: Factors affecting the quality of land-use planning implementation; Factors influencing inspection, supervision, and violation handling in land-use planning implementation in Hanoi. The rating levels are as follows: Very influential: ≥ 4.20 ; Influential: from 3.40 to 4.19; Moderately influential: from 2.60 to 3.39; Slightly influential: from 1.80 to 2.59; Not influential: < 1.80 .

3.1.5. Data Processing and Analysis

Data collected were processed using Excel and analyzed with SPSS 20.0 software.

3.2. QUANTITATIVE RESEARCH METHODS

3.2.1. Reliability analysis of measurement scales

Scale reliability was assessed using Cronbach's Alpha and corrected item-total correlation coefficients. The scale is deemed reliable if Cronbach's Alpha falls within [0.6–0.95], and corrected item-total correlation exceeds 0.3.

3.2.2. Exploratory Factor Analysis EFA

Variables are accepted when the appropriate KMO (Kaiser-Meyer-Olkin) coefficient falls within the range of [0.5 - 1], and the factor loadings of the variable on other factors are less than 0.35 or the difference between the two factor loadings of the same variable on two different factors is greater than 0.3. In this study, the selected factor loading threshold is >0.5, which is a common standard suitable for studies with a minimum sample size of 200.

3.2.3. Pearson Correlation Analysis

Pearson's correlation coefficient r ranges from -1 to 1. A significance value (Sig.) less than 0.05 indicates an acceptable correlation between variables.

3.2.4. Multiple Regression Analysis

The study uses a standardized multiple regression model:

$$Y = \beta_1 X_1 + \beta_2 X_2 + \beta_3 X_3 + \beta_4 X_4 + \dots + \beta_n X_n + e,$$

where:

- Y: Dependent variable representing effective management of land use planning of Hanoi city.
- X_1 ; X_2 ; X_n : Independent variables representing factor groups influencing land use planning management.
- β_1 , β_2 , β_n : Standardized regression coefficients reflecting the impact of X_1 , X_2 , X_n on the dependent variable Y.

CHAPTER 4

CURRENT SITUATION OF LAND USE PLANNING MANAGEMENT IN HANOI CITY

4.1. OVERVIEW OF NATURAL CONDITIONS, SOCIO-ECONOMIC CHARACTERISTICS AND CURRENT LAND USE STATUS IN HANOI CITY

4.1.1. Natural conditions

4.1.1.1. Geographical location

4.1.1.2. Natural resources

4.1.2. Socio-economic characteristics

4.1.2.1. Economic growth

4.1.2.2. Social issues

4.1.3. Current land use status in Hanoi city

4.1.4. Current management and land use

4.1.5. General evaluation of natural conditions, socio-economic characteristics and current land use management in Hanoi city

4.1.5.1. Advantages

4.1.5.2. Limitations

4.1.5.3. Opportunities

4.1.5.4. Challenges

4.2. CURRENT SITUATION OF LAND USE PLANNING MANAGEMENT IN HANOI CITY DURING 2011–2020

4.2.1. Issuance of legal documents related to land use planning

4.2.1.1. Legal documents related to land use planning

- On the formulation and approval of land use planning
- On the adjustment of land use planning

4.2.1.2. Evaluation of the quality of land use planning documents

The study evaluates and analyzes the quality of documents related to land use planning by surveying officials working in state management agencies involved in land use planning.

Survey results on the transparency of policies and legal documents related to land use planning management in Hanoi show that most officials believe that policies and legal documents are publicly disclosed through public media, including the city's electronic portal and management agencies (92.5%). However, 7.5% of officials stated that documents were only published in provincial-level gazettes. Although the percentage is small, it reflects the reality that some legal documents from central agencies are not posted at district-level administrative offices or second-tier public units.

Regarding the timing of the issuance of policies and legal documents related to land use planning management in Hanoi, 55% of respondents believe that the policies and documents were issued in line with the schedule for managing and implementing land use planning; 38.75% think the documents were issued earlier than the schedule for management and implementation; 6.25% believe the issuance did not meet the schedule due to reliance on higher-level agencies such as the Government and central land management agency.

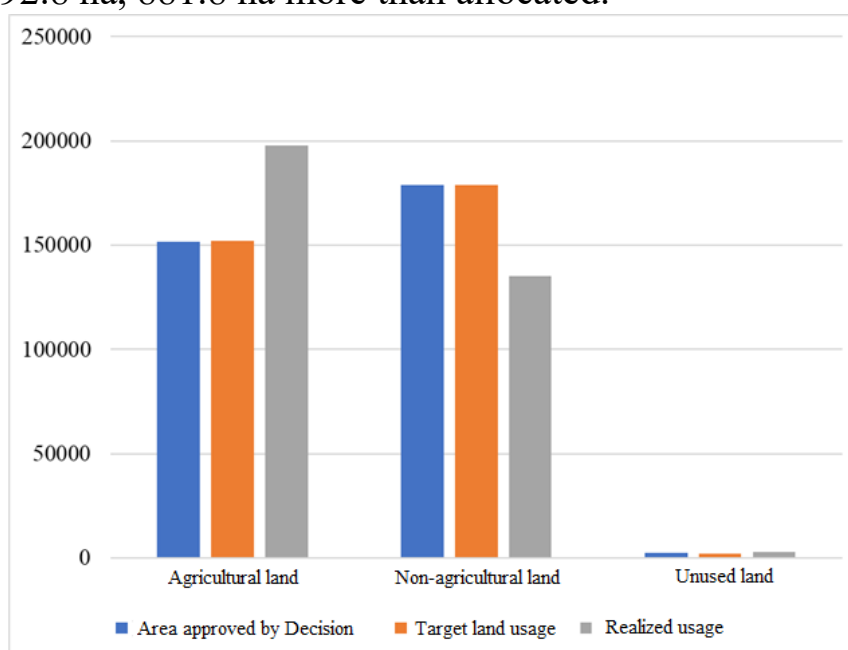
Regarding the quantity of legal documents on land use planning in Hanoi, 82.50% of officials believe that the number of documents meets the procedural requirements for land use planning. However, 20% think that there is only partial consistency among the documents. Overlaps occur because multiple agencies issue related legal documents, such as the Planning Law, Land Law, Bidding Law and Housing Law.

4.2.2. Organization of land use planning activities after approval by competent authorities

4.2.2.1. Results of land use planning implementation in Hanoi during 2011–2020

* Implementation results by land use targets for 2011–2020

Agricultural land: By 2020, allocated at 152,242 ha (per Decision 695/QĐ-UBND), achieved 198,004 ha by 31/12/2020. Non-agricultural land: By 2020, 135,286.60 ha, lower than the allocated area (75.65%). Unused land: By 2020, 2,692.8 ha, 881.8 ha more than allocated.



Implementation Results of Land Use Planning for Main Land Categories during 2011–2020

Conversion of agricultural land to non-agricultural land achieved a low rate due to: Delays in many projects requiring adjustments to align with general, sub-regional, and detailed plans under the Hanoi Capital Construction Master Plan to 2030 and Vision to 2050; Overestimated land use targets compared to actual demand.

From 2021 to 2023, land use planning efforts continued to receive attention, with coordinated implementation. Results include: Hanoi People's Committee issued decisions to reclaim, allocate, lease and convert the land purpose approximately 730.9 ha. During 2011–2023, the total reclaimed, allocated, leased or converted area was 7,232.5 ha.

4.2.2.2. Evaluation of land use planning implementation in Hanoi during 2011–2020

Survey results from officials show: The organizational structure of functional agencies for land use planning management in Hanoi was assessed as

appropriate (100%). 73.75% rated the professional qualifications of management staff as suitable, while 26.25% felt they partially met requirements. Coordination between functional departments and agencies during the planning process was rated as close (56.25%) or relatively close (43.75%). Consulting units demonstrated the capacity to meet investor requirements (86.25%). Public disclosure of land use planning documents at all levels is mandated. However, disclosure is often limited to district-level administrative offices and local government websites.

Feedback from land users affected by land use changes showed: 42.50% found the 2011–2020 land use plan aligned with their needs. Changes in land use significantly impacted land users' rights (29.58% very significant, 46.25% significant). Infrastructure projects in some districts experienced delays (22.08%) and “suspended plans/projects” led to land waste. Adjustments to the 2016–2020 land use plan received strong support (40%).

4.2.3. Inspection, supervision and handling of violations in land use planning implementation

4.2.3.1. Current status of inspection, supervision and handling of violations

The Hanoi People's Committee assigned to establish interdisciplinary inspection teams to conduct inspections across 30 districts, towns, communes, wards, and townships. Based on the results of these inspections, the People's Committee issued over 30 inspection conclusions regarding the management and use of public and agricultural land in each district, town, and commune. However, certain issues remained in land use planning during the 2011–2020 period. The provincial land management authority failed to organize inspections of land use planning and implementation at the district level in general and for agricultural land specifically.

4.2.3.2. Assessment of inspection, supervision and handling of violations

Survey results among land users regarding the inspection, supervision, and handling of violations in land use planning implementation in Hanoi revealed that among 240 respondents, 92.5% reported using land according to its designated purpose. However, unauthorized land use conversion was relatively common (reported by 19.17%). The lack of frequent inspections and supervision was cited as a key factor, with 51.25% indicating inspections were rare or nonexistent. Moreover, 25% of land users expressed low awareness of legal penalties for land-use violations, and 30% noted that penalties for violations were rarely, if ever, enforced.

4.3. FACTORS INFLUENCING THE MANAGEMENT OF LAND USE PLANNING IN HANOI

4.3.1. Groups of factors affecting land use planning management

* ***Firstly, institutional and policy factors:*** Institutions and policies play a crucial role in all fields, serving as an essential link to leadership and governance, reflecting the characteristics and nature of a state's regime. The institutional and policy factors include: firstly, legal regulations on land use planning, which form the foundation for managers to prepare and implement land use planning; secondly, inspection, supervision, and monitoring processes for the implementation of land use planning. Regular and ongoing oversight is essential for effective land use planning management; thirdly, synchronization with other sectoral and field planning efforts.

* ***Secondly, management factors:***

Effective land use planning management requires an operational system capable of enforcing laws and implementing planning policies. The efficiency of this system depends heavily on the expertise and competencies of personnel involved in managing land use planning. Furthermore, the quality of land use planning preparation is influenced by the qualifications and professionalism of organizations supporting the process. Strategic vision and macro-level development orientation for Hanoi and the nation are critical for land use planning management. Comprehensive information systems and resources supporting land use planning processes significantly enhance the capability of personnel managing related tasks.

* ***Thirdly, economic factors:***

The economic factors include objective elements impacting the management of land use planning, such as funding for land use planning in Hanoi (development, implementation and adjustments), economic growth, economic structure, and the pace of urbanization. Funding for the preparation and adjustment of Hanoi's land use planning is sourced from the local budget as regulated. This budget also includes allocations from the central government and local revenues. In a growing economy, increased local revenues directly influence the funding available for initial land use planning and mid-term adjustments. Economic growth is a critical indicator for evaluating the effectiveness of overall economic planning and management, as all production activities rely on land as their foundation. Urbanization rate is one of the most significant factors for a special metropolitan area like Hanoi. The lower-than-expected urbanization rate highlights deficiencies in land use planning management during the 2011–2020 period. This is evident in the high proportion of agricultural land and the limited proportion of non-agricultural

land allocated for housing projects and urban development initiatives

*** *Fourthly, social factors:***

Social factors significantly influence land use planning management in Hanoi, including demographic characteristics (population, education level, livelihoods and income). Accurate population growth forecasts are necessary for distributing land types effectively during the planning period. Gaining public consensus is crucial for ensuring the feasibility and acceptance of land use plans, emphasizing the principle of democratic participation: public awareness, involvement, and oversight. Additionally, cultural, customary, and historical elements carry considerable value. The increasing educational attainment of the population has become a driving force in Hanoi's development, directly affecting land use planning management.

4.3.2. Impact of factors on land use planning management

*** *Reliability Analysis of the Scale***

20 observed variables included in the test all have correlation coefficients with the total variable greater than 0.3, meeting the reliability requirements, suitable for further analysis. The reliability test results of the scale show that the groups of factors all have Cronbach's Alpha coefficients ranging from 0.691 to 0.813, proving that the research data ensures reliability.

*** *Exploratory Factor Analysis EFA***

Exploratory Factor Analysis is appropriate for the actual data. Bartlett's test shows a significance value of $\text{sig} = 0.000 < 0.05$, indicating that the data is fully suitable for EFA and the observed variables are linearly correlated with the representative factors.

All variables have factor loadings > 0.5 , confirming the practical significance of the EFA. The independent variables are reliable and suitable for inclusion in the regression analysis model, which consists of the following factor groups: Institutional and policy factors (CS); Management factors (QL); Economic factors (KT); Social factors (XH).

*** *Pearson correlation analysis to determine the relationship between each factor affecting land use planning management in Hanoi city***

The Pearson correlation analysis, the Sig. value of Pearson correlation for all independent variables CS, QL, KT, XH with the dependent variable AH are all less than 0.05. This result shows a linear relationship between each of these independent variables and the dependent variable. The management factor (QL) has the influence with a correlation coefficient r of 0.442, followed by the policy factor (CS) with r of 0.433, the economic factor (KT) with r of 0.349 and the social factor (XH) with r of 0.304.

*** Multiple Regression Analysis**

Results of linear regression analysis of factors affecting land use planning management in Hanoi City

Factor group	Standardized regression coefficient (β)	t	Multicollinearity Statistics		Influence rate (%)
			Error (Sig.)	VIF	
Constant	-0.509	-2.252	0.025		
QL	0.417	10.783	0.000	0.988	30.60
CS	0.375	9.671	0.000	0.984	27.51
KT	0.316	8.139	0.000	0.982	23.18
XH	0.255	6.613	0.000	0.991	18.71
Sig.F = 0.000					
$R^2 = 0.534$					
Adjusted $R^2 = 0.528$					
Durbin-Watson = 1.899					

Based on the standardized β coefficient, the influence of factor groups on land-use planning management in Hanoi is as follows: Management factor ($\beta = 0.417$ – influence ratio: 30.6%) plays a key role in determining the effectiveness of land-use planning management in Hanoi; Institutional and policy factors ($\beta = 0.375$ – influence ratio: 27.51%) have an important impact, providing orientation and oversight; Economic factors ($\beta = 0.316$ – influence ratio: 23.18%) significantly affect the effectiveness of land-use planning management by shaping resources and development directions; Social factors ($\beta = 0.255$ – influence ratio: 18.71%) reflect community needs and values, exerting a notable influence on the effectiveness of land-use planning management.

4.4. GENERAL ASSESSMENT OF LAND USE PLANNING MANAGEMENT IN HANOI CITY

4.4.1. General Assessment

4.4.1.1. Advantages

First, the legal framework has been fully and transparently issued. According to the survey, 92.5% of officials confirmed that regulations are

publicly disclosed via mass media and online portals, creating a solid legal foundation that supports sustainable land management in line with Hanoi's urban sustainability goals.

Second, the administrative apparatus and organizational structure are evaluated as effective and aligned with job positions, with 73.75% of officials having professional qualifications. The coordination between departments and units is rated as close (56.25%) or relatively close (43.75%), which contributes to effective planning implementation and reduces conflicts of interest.

Third, periodic and ad hoc inspections are conducted in accordance with regulations. Provincial land management authorities play a vital role in specialized oversight, ensuring legal compliance, controlling violations, and facilitating land use for the correct purposes.

4.4.1.2. Limitations

First, some legal documents are still not posted at district-level agencies or public service units, leading to a lack of information transparency. Additionally, delays in planning approvals compared to planning periods affect project implementation and urban development progress.

Second, land-use targets for the 2011–2020 period were not fully met (non-agricultural land area reached only 75.65%, lower than the target). The conversion rate from agricultural land was low, reflecting inaccurate forecasting. Project implementation progress remains slow due to insufficient community participation.

Third, inspection frequency is low; 51.25% of land users believe inspections are not conducted regularly. Handling of violations in land-use planning remains limited, and unauthorized land-use conversions have not been thoroughly addressed. 19.17% of land users believe unauthorized changes in land use are common, while enforcement rates remain low due to the lack of strict monitoring mechanisms and limited staff capacity. Authorities have not fully fulfilled their responsibilities in identifying agricultural land areas and have not conducted thematic inspections on the implementation of land-use plans at the district level.

4.4.2. Causes

4.4.2.1. Internal causes

Internal causes affecting land use planning management from incomplete institutions and policies as well as administrative shortcomings.

- The policy and legal system on planning in general and land use

planning in particular is still inadequate; some legal provisions related to land use planning and other planning documents in certain laws are conflicting, overlapping and difficult to implement in practice.

- The organization of planning work at the provincial level and its implementation at the district level in Hanoi is still limited, not fully meeting responsibilities and lacks firm direction and supervision during implementation. The situation of land use for improper purposes and unauthorized conversion remains frequent due to weak inspection, monitoring and supervision of land use planning implementation.

4.4.2.2. External causes

External causes affecting land use planning management are economic downturn and lack of social consensus.

- The outbreak of the global pandemic caused an unprecedented economic recession worldwide in decades. The economy has faced fluctuations and been heavily influenced by unpredictable developments in global and regional situations.

- Public consensus greatly influences the implementation of land-use plans. Planning must be based on the interests of the majority; otherwise, it cannot be effectively executed.

CHAPTER 5

DIRECTIONS AND SOLUTIONS TO IMPROVE LAND USE PLANNING MANAGEMENT IN HANOI CITY

5.1. DIRECTIONS FOR LAND USE PLANNING MANAGEMENT IN HANOI CITY UNTIL 2030, VISION 2050

5.1.1. International and domestic context

5.1.1.1. International Context

Toward 2030, the global economy faces numerous challenges.

The Fourth Industrial Revolution is advancing rapidly, profoundly impacting all aspects of human life.

Globalization continues but differs from previous phases in terms of pace, methods, and areas of integration. Its speed has slowed due to tensions among major powers, the aftermath of the pandemic, and the Russia–Ukraine conflict.

5.1.1.2. Vietnam and Hanoi Context

The National Strategy on Green Growth for the period 2021–2030, with a

vision to 2050, aims to promote green growth in connection with economic restructuring and transformation of the growth model.

The urbanization rate remains low and significantly lags behind the regional and global averages. Urbanization quality is still limited, mainly expanding in scale rather than improving efficiency, leading to land waste and low levels of economic concentration.

Newly effective laws contribute to completing the legal framework for land-use planning management. The amended Capital Law clearly reaffirms the role and position of the capital city.

Hanoi is restructuring its administrative apparatus, establishing a two-tier government model, merging and adjusting the boundaries of commune-level administrative units. The goal is to streamline the system, enhance management efficiency, and expand development space.

5.1.2. Directions for land use planning in Hanoi until 2050

5.2. SOLUTIONS TO IMPROVE LAND USE PLANNING MANAGEMENT IN HANOI CITY

5.2.1. Group of solutions regarding the issuance of legal documents

- Regularly review, update, and identify obstacles and inconsistencies in the legal system related to planning, and promptly propose adjustments to ensure synchronization and consistency among different plans.

- Review and improve documents under the authority of the City related to land-use planning and management.

- Promote the disclosure of policies and legal documents related to land-use planning management.

5.2.2. Group of solutions regarding the organization of land use planning activities

- Improve the quality of land-use planning.

- Enhance communication, dissemination, and public access to approved land-use plans.

- Proactively prepare necessary conditions to improve implementation quality.

- Allocate funding efficiently for planning activities.

- Monitor and supervise land use.

- Improve the capacity and responsibility of officials.

5.2.3. Group of solutions regarding inspection, monitoring and handling violations

- Consolidate the organizational structure for inspection and supervision.
- Issue and implement inspection plans effectively.

5.2.4. Group of solutions from factors influencing land use planning management in Hanoi

- Synchronize and update legal documents, increasing flexibility to meet socio-economic development demands.
- Develop strategic, comprehensive, and sustainable development visions and improve land-use demand forecasting for the capital.
- Strengthen community consultation and raise legal awareness to improve public consensus.
- Develop a centralized database system to support land-use management and integrate changes at all levels.

5.3. RECOMMENDATIONS

It is recommended that the National Assembly and the Government clearly define the relationship between land use planning and other types of planning in the context of integrated planning implementation according to the Planning Law, and ensure consistency in the planning phases among policies. It must be affirmed that land use planning is the foundation of other planning that involves land use. At the provincial level, when building provincial plans, land use planning must be developed first and ensure that sectoral plans, when issued, are in line with the land use planning.

CONCLUSION

The dissertation has summarized research works on land use planning management, reviewed studies on evaluation criteria and factors affecting land use planning management; based on this, the thesis identifies the research gaps.

The dissertation contributes to supplementing theory, clarifying the concept of provincial land use planning management and identifying the research framework and research methods for land use planning management in Hanoi.

The dissertation uses both qualitative and quantitative research methods, combined with modeling, descriptive statistics, and comparison to analyze and evaluate the content of land use planning management and the factors affecting land use planning management in Hanoi City during the 2011-2020 period.

The dissertation evaluates the current state of land use planning

management in Hanoi City. Through this, the study identifies existing limitations in the management work. It also identifies 04 groups of factors affecting land use planning management in Hanoi that previous studies have only minimally mentioned and includes them in regression analysis. The results have determined the influence, as follow: (1) Management factors, with an influence rate of 30.6%; (2) Institutional and policy factors, with an influence rate of 27.51%; (3) Economic factors, with an influence rate of 23.18%; (4) Social factors, with an influence rate of 18.71%. This result affirms the research hypotheses put forward.

Through studying; From the research results indicate that there are still many limitations and shortcomings in land use planning management; Based on the context and directions set forth in land use planning management, the study proposes 04 groups of solutions to improve land use planning management in Hanoi.

The thesis focuses on analysis, evaluation, and investigation in Hanoi City, so its applicability to other regions may be limited. The thesis also does not analyze or evaluate the effectiveness of the planning work in the content of land use planning management, so this issue needs to be inherited and further researched in the future. Additionally, the thesis only identifies 04 groups of factors influencing land use planning management, so future research should identify other groups of factors that affect land use planning management.

**LIST OF SCIENTIFIC RESEARCH WORKS BY THE AUTHOR
RELATED TO THE THESIS TOPIC**

1. Vu Ky Long (2019), “Implementating land use planning in Hanoi city”. *Economy and Forecast Review*, August 2019.
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3. Vu Ky Long (2023), “Land use planning management in Ho Chi Minh City and Quang Ninh province - experience for Hanoi city”. *Journal of State Management*, ISBN e-2815-5831, published on December 12, 2023.
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