

Support to Implementation of Multipurpose Cadastral Information system in Vietnam

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SUMMARY

This paper describes co-operation and exchange of experience between Sweden and Vietnam within the area of implementation of a multipurpose cadastral information system. The paper focus on different modes of co-operation and on the exchange of experiences.

The co-operation issue was high-lighted in all the six components in the Partner Driven Co-operation program, with the aim to cover several areas within the land management sector. Legislation as the foundation for the development was covered as well as other land related areas e.g. land valuation. The program also had an IT component for the more technical issues. As one of the outputs from the program, several training workshops were carried out. An educational handbook covering selected parts of the outputs from all components of the PDC program was produced in a bi-lingual version (Vietnamese – English).

Sweden is now phasing out the governmental international development co-operation in Vietnam within this area. This fact means that there are new challengers to meet towards the goal of the development of a sustainable land management administration in Vietnam.

The paper also covers the use of a structured analyses tool with multiple benefits. The method used was a SWOT analyse. The use of SWOT analyse as a powerful tool to:

- Increase understanding and knowledge about the challenges and within the own organization;
- As a structured way to determine demands on the information needs for the future system;
- As a structured way to determine demands on the development of the information system; and
- To serve as a framework to investigate whether the new system meet up to requirements in the deployment and implementation process of the information system.

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BACKGROUND

Sweden has a long tradition with different co-operation project with Vietnam. The projects have involved different sectors of the society. The co-operation has been carried out not only within the public sector but also with commercial investments made by private companies.

The land management sector has been involved with several co-operation projects not only from Sweden but also from many other countries.

Land registration is not a new phenomenon in Vietnam. A widely spread organisation dealing with land registration and administration at several levels already exists. The organisation have offices at central, province, district and commune level, close to the land users and with knowledge of the local situation and conditions.

A developed system for manual administration of land information is also already in use. During the process of land allocation lots of information on land plots is being created. A manual system for gathering of information on plots, real property units, is established. Computerisation within land management is in progress since more than a number of decades.

The main task for the co-operation project is therefore not to establish system of records but to support the work with modifying the system and to improve and strengthen land administration and registration.

Land information is one of the basic information in the society and is needed at several different organisations with different tasks. Even within an organisation, information is needed at different levels. With a manual, paper based system of land records, the information must be kept in several different systems of books and with a number of copies. This means duplication of data and unreliable quality of the data when it comes to up-to-dateness. With a computerised land information system the possibility to avoid such problems increases obviously. Several organisation can co-operate on information which they have a common interest on or have a similar need of and this independent of the organisation.

THE PDC PROJECT

This institutional partnership project is a so called partner driven cooperation (PDC) which will support the strengthening of the land administration capacity in Vietnam through a

partnership between the General Department of Land Administration (GDLA) and Lantmäteriet. The scope of this PDC is as below:

- Support for the development and implementation of the Land Administration strategy;
- Support for the improvement of land legal framework;
- Support for the improvement of multi-purpose cadastral system;
- Support for the improvement of land information system;
- Support for the improvement of land valuation model; and
- Capacity building.

The objective with the PDC is to contribute to the social and economic development in Vietnam through development of an efficient land administration system. These effects will in the long perspective be to:

- Strengthen property rights for all people (economic rights for equal trading at market price, negotiation rights in re-settlement, rights to accumulate land for scaling up production) and thus contribute to democratic development and strengthened human rights, including women's rights to property;
- Promote development of a transparent and efficient real estate market (equal access to public information on spatial planning);
- Strengthen sustainable land use through land use monitoring and planning for a sustainable environment and counteract effects of climate change; and
- Support implementation of land policies and plans for sustainable land use, including environmental concerns, and activities to meet consequences of climate change.

The expected long-term result of this PDC is a more efficient and modern land administration system in Vietnam including all aspects related to land administration, namely information about land use rights, existing and potential land use and land values, which will deliver services for state management of land, for the real property market and for the general public.

THE MULTI-PURPOSE CADASTRAL SYSTEM COMPONENT

One of the components within the PDC project had the task to approach the improvement of multi-purpose cadastral system.

The main objectives for this component was:

- Review and evaluation of existing operation and systems in land registration and cadastral mapping along with support to specification of requirements for improvement of cadastral and Land Information System (multi-purpose database);
- Knowledge of experiences from work in Sweden, and other international experiences;

- Adaptation of these methods and experiences to the Vietnam situation; and
- Overall requirement for a multi-purpose cadastral database.

The Provincial Fact Card

As an output from initial discussions at GDLA, the need for a unified documentation of the current situation within land registration for the whole nation was detected. To cope with this demand a prototype for a document called "Provincial fact card" was introduced. It was our conclusion that a lot of knowledge about the current situation exists, but it needs to be collected, completed and compiled in a uniform format. The fact card dealt with issues such as:

- Facts and figures on the Province;
- Current situation at local office, premises, staff, equipment etc.;
- Amount of registration/changes;
- Current situation for land registration within routines, IT-support, archives etc.;
- Coverage of digital information; and
- Etc.

Workshops

To deal with the objectives of this component, a number of workshop was arranged. The workshops were held not only at central level in Hanoi but also at selected provinces in the south and central Vietnam. With this arrangement more participant from local level had the opportunity to attend to the workshops. The workshops had the following contents:

- Presentation on Swedish situation on land registration;
 - Legislation for land registration and management;
 - Co-operation as a critical success factors;
 - Information- and system management;
 - Development for IT-support on land registration;
 - International experiences;
 - Presentation on Vietnamese situation on land registration; and
- A SWOT analysis.

The workshops had a target group from both officials and management staff.

Special attention was paid to co-operation as a critical success factor and the use of SWOT analysis. These two areas are more described below.

Focus on co-operation

Co-operation is a fundamental requirement for the success of a system. A system, or a process, is always depending on the way how the individual parts and units function together and how they do co-act into a common outcome. Co-operation in this context refers to the joined understanding of the importance of transparency, terms and definitions, accepted legal aspects, technical issues (registration-storage-dissemination), defined role descriptions etc.

Co-operation is not only important between the internal actors, organizational units and levels at the cadastral authority but also in relation to other external partners outside the own organisation. For example there is a very developed co-operation and openness between the Cadastral Authority and i.e. municipalities, counties, governmental authorities such as the Taxation Authority, Forest Authority, Mine Inspect etc. All this to create good basics for information and data exchange.

The SWOT approach

To have a better understanding of the Vietnamese situation, the chosen approach was to use the method of SWOT analysis. A SWOT analysis is a strategic planning method used to evaluate the Strengths, Weaknesses/limitations, Opportunities, and Threats involved in a project or in a business venture. It involves specifying the objective of the business venture or project and identifying the internal and external factors that are favourable and unfavourable to achieve that objective.

The use of SWOT analyze as a powerful tool to:

- Increase understanding and knowledge about the challenges and within the own organization;
- As a structured way to determine demands on the information needs for the future system;
- As a structured way to determine demands on the development of the information system; and
- To serve as a framework to investigate whether the new system meet up to requirements in the deployment and implementation process of the information system.

The result of the analysis is now a comprehensive tool to take the project to the next phase. Future steps are to analyse where and what to focus on:

- Legal matters;
- Organisational matters;
- Economic matters; and
- Technical matters.

The focus areas were chosen based on that the legislation gives the framework, the organisation is how you co-operate, financing as an important requisite and technical matters are core support to the business.

The use of the SWOT method further developed with the focus areas showed to be a structured way to discuss the overall goals for supporting implementation of a multipurpose Cadastral Information system. This could be noticed by the engagement the participants showed when processing the SWOT analysis.

	Strength	Weaknesses	Opportunities	Threats
Legal matters				
Organisational matters				
Economic matters				
Technical matters				

One of the most important recommendations referring to all the workshops is that the comments from participants, who actually deal with practical matters in their day to day work, should be used as important input.

The SWOT analysis pointed out many facts as to be positive, e.g. existing legislation and governmental attention. However, aspects referring to the different legal, technical, economical and organisational angles could be summarised to consist of needs of potential improvements.