

Why We Need to Revise Current Land Law?

Nguyen Anh Thu¹; Dinh Tran Ngoc Huy^{2*}; Le Ngoc Nuong³; LLD. Nguyen Trong Diep^{4*};
Pham Thi Hong Nhung⁵; Ly Thi Hue⁶

¹PhD, School of Law, Vietnam National University, Hanoi.
¹thuna@vnu.edu.vn

^{2*}MBA, Banking University HCMC Ho Chi Minh City, Vietnam.
International University of Japan, Japan.
^{2*}dtnhuy2010@gmail.com

³PhD, Thai Nguyen University of Economics and Business Administration, Thai Nguyen, Vietnam.
³ngocnuong85@gmail.com

^{4*}School of Law, Vietnam National University, Hanoi.
^{4*}dieptrongnguyenvnu@gmail.com

⁵Master, Ho Chi Minh College of Economics, Vietnam.
⁵hongnhunghce2911@gmail.com

⁶PhD, National Academy of Public Administration, Vietnam.
⁶lythyhuenapa2021@gmail.com

Abstract

Our current Land Law has made contributions to allocation of land resources and infrastructures for economic development and establishment of the real estate market. But there are still shortcomings in this study summarized. The study shows recommendations such as: On the issue of site clearance, he suggested the City People's Committee coordinate with relevant agencies and units to solve and remove difficulties and obstacles to ensure progress so that the investor can hand over the land to investors soon. Also, the City requires investors implement projects following schedule, get priority for high tech project and investors.

Keywords: Current Land Law, Recommendations, Shortcomings, Revisions.

1. Introduction

In reality, practical enforcement of the Land Law over the last 10 years has showed certain shortcomings of legal provisions, which affects management and use of this important natural resource.

Next, compensation for land recovery is not effective and protecting rights and interests of the people

Under the Land Law, the State shall compensate for land users eligible for compensation for land recovery. Subject to land availability, local authorities might make decision on compensation in land having the same land use purpose or in money calculated according to the specific land price of the type of recovered land. These provisions do not meet demands of people whose land is recovered. At the same time, compensation options are limited, especially in localities where land fund is abundant but without land having the same land use purpose of recovered land.

Hence we conduct this study to identify shortcomings and propose recommendations

Research questions:

Question 1: Why we need to revise current Land Law?

Question 2: What recommendations the authors propose?

Next we see below table:

Table 1- Summary of Related Studies

Authors	Year	Content, results
Mcpherson	2012	Land policy is crucial to Vietnam's socioeconomic development. Yet, land policy in Vietnam often is short-sighted, resulting in inequities and a form of commons tragedy. In this essay, the author reviews the evolving land policy in the Socialist Republic of Vietnam, pointing out inconsistencies and shortcomings. The essay concludes with recommendations to improve policy and the long-term well-being of Vietnam and its people; specifically, several events should occur for Vietnam to achieve middle-income status by 2020, as the government of Vietnam intends. Rapid industrialization and modernization should continue; land currently used for agriculture (particularly rice) need to be converted to industrial parks; residential areas, and infrastructure; and all land should be used in ways that yields the highest social returns. Public investment should help boost agricultural (and land) productivity; and environmental (and land) management should ensure that the institutions and incentives support environmental sustainability.
Falcke	1999	In this context, industrial estates are viewed as important instruments of local industrial development. By clustering into industrial parks, small, medium and even large enterprises can take advantage of public infrastructures, economise on construction and

		common facilities, and gain access to nearby skilled labour markets, research and educational facilities and other critical inputs. This paper examines the origin, nature, size and type of organisation of industrial estates, their distinguishing features, their common elements, the benefits that can derived from them and the negative impacts they may have on the environment. It also describes UNIDO's role in fostering industrial development in the underprivileged regions of the world conceptually and at the level of concrete projects
Wu et al	2015	Specifically, in economically advanced cities, industrial land is becoming increasingly scarce as land costs increase. Owing to the vigorous development of the service industry in urban areas, the space utilised by the manufacturing industry is constantly being squeezed, and old industrial areas require renewal and restructuring. As the contradiction between land supply and demand becomes more prominent, the incremental land-for-development approach is becoming difficult to sustain
Liu et al	2022	The concept of 'Industry's Going Upstairs (IGU)' represents an innovative usage of industrial land that transfers the enterprises' production to high-rise industrial buildings. It is emerging in the developed areas of eastern China. This study discusses IGU policies to promote local economic development and conducts an empirical test using Guangdong city-level data and a difference-in-differences model. Theoretical analysis shows that IGU can broaden the development space of enterprises and realise industrial and labour agglomeration under supporting policies provided by local governments. The empirical results demonstrate that IGU can improve land-use efficiency and promote local industrial development. IGU is a feasible approach for addressing the current shortage of industrial land in China and is worthy of promotion and replication in other regions.

(Source: author synthesis)

Beside, according to the political advantages of rice self-sufficiency are indisputable. While Vietnam remains rice self-sufficient, the government will never face problems of food insecurity as it defines the term. Nonetheless, as a national food security strategy, rice self-sufficiency is inefficient, ineffective, and inequitable. It is inefficient because it locks land and other resources (labor, physical capital, and finance) into a low - value use.

2. Method

Authors make analysis of the current situation of implementation of the Land Law 2013 and recommendations for revisions and amendments are based on results of a comprehensive desk study of reports on the implementation of the Land Law and recommendations for revisions and amendments submitted by provinces to the Steering Committee on review of the implementation of the Resolution No. 19-NQ/TW. In addition, relevant legal normative documents, research papers, articles published on journals and newspapers, and reports on land resource management and use in Vietnam over the past few years are also studied.

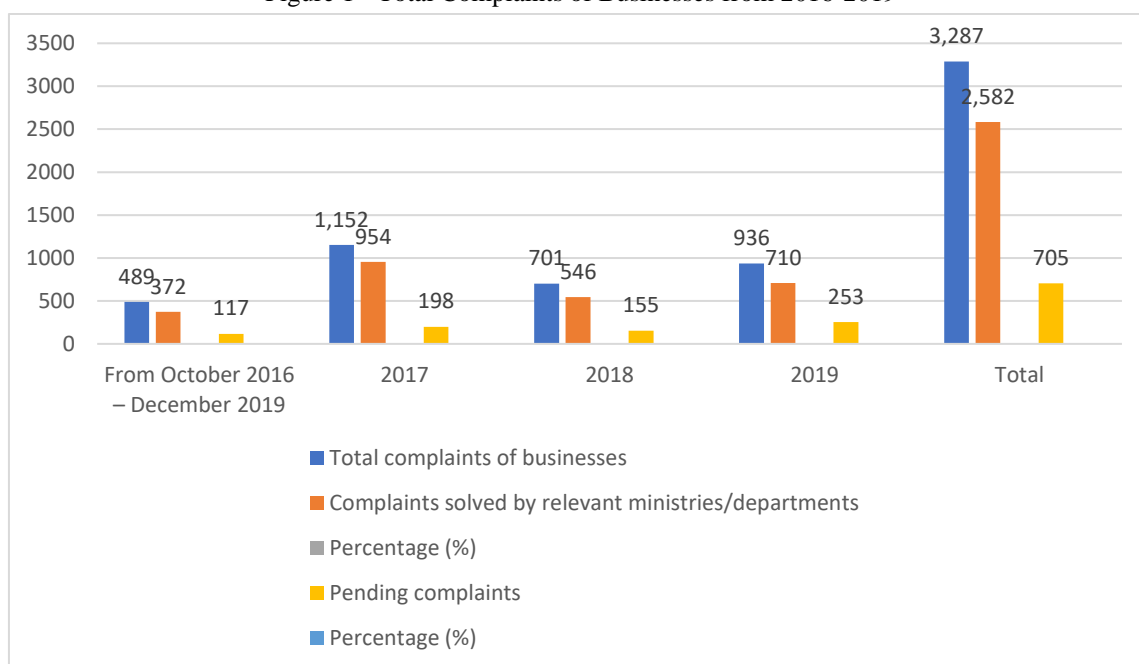
Authors has used learn experiences and lessons. And proposes recommendations on improvement of provisions of the Land Law.

3. Discussion

3.1 Shortcomings in Enforcement of the Current Land Law

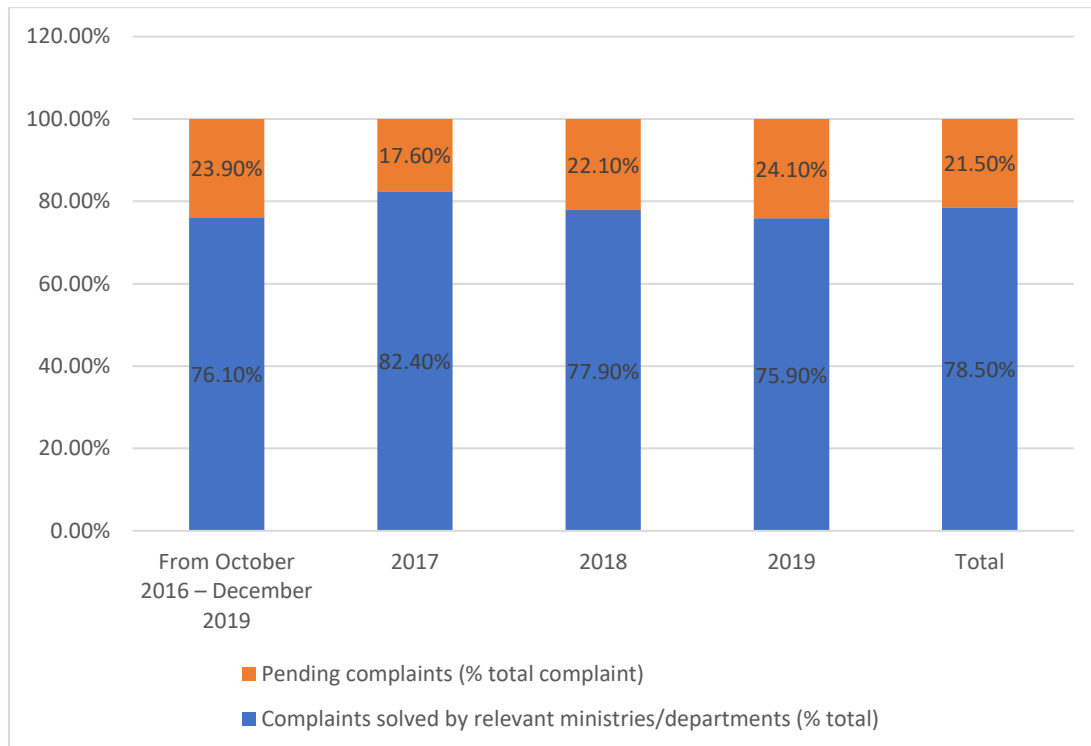
These shortcomings are reflected in complaints from businesses in the period from 2016-2019, mainly focusing on access to land, allocation and use of land.

Figure 1 - Total Complaints of Businesses from 2016-2019



(Source: Vietnam Chamber of Commerce and Industry - VCCI, Report No. 0036/PTM-KHTH dated 8 January 2020 on review of settlement of complaints of businesses for the period from 2016-2019)

Figure 2 - Complaints by Percentage from 2016-2019



Relating to the Law on Investment, provisions on timing of identifying demand for land use in application for approval of investment guidelines and application for demand for land use are inconsistent. Under the Law on Investment, timing of appraising demand for land use is timing of appraising application for investment. However, the Land Law provides for establishment of appraisal documents based on land allocation, land lease and change of land-use purpose. Time limit for appraisal in legal documents guiding the implementation of the Law on Investment is 15 days while in those of the Land Law is 30 days. Moreover, provisions on land use regime in industrial parks are inconsistent. The Land Law provides for the planning and construction of housing areas and public facilities outside the industrial parks or export processing zones to serve the life of workers in industrial parks or export processing zones (Article 149). Meanwhile, the Law on Investment does not specify whether the housing areas are located inside or outside the industrial parks.

Relating to termination of investment projects and recovery of related land, the Law on Investment provides for termination of projects if investors do not implement or are not able to implement such projects after 12 months. Meanwhile, the Land Law allows extension of land use for 24 months if the investors pay for land use and rental for the delayed period, etc.

Relating to the Civil Code, the right to sublease land use rights in Article 175 of the Land Law does not include the right to sublease assets attached to land with annual rental payment. The Land Law

does not provide for rights nor prohibits organizations and individuals to sublease assets in this case. However, Article 19 of Decree No. 102/2014/ND-CP of the Government on fines against land-related administrative violations provides for “Pecuniary penalty ranging from VND 10,000,000 to VND 20,000,000 for violations of willful lease of real property attached to the land leased by the State for the receipt of annual land rents that economic institutions or public non-business organizations commits”. This provision is inconsistent with provisions on the right to lease property in the Civil Code.

3.2 Shortcomings in Management and Use of Land in Industrial Parks

Firstly, According to data reported by the Hanoi Department of Industry and Trade, in 2021, Hanoi has assigned a plan to start construction of technical infrastructure for 43 industrial clusters. However, only Dai Thang craft village industrial cluster and Phu Tuc craft village industrial cluster (Phu Xuyen district) have just started construction, most of the rest have not yet completed site clearance.

Secondly, Regarding the criteria for the formation of rental land prices, the cost of compensation, site clearance and resettlement accounts for a high proportion. The reason is that when there is information on the planning of the industrial zone, people often build illegal houses, cope, separate households, etc., which greatly affects the cost of compensation for site clearance, resettlement, and increases the rental price.

In Clause 2, Article 51 of the Government's Decree No. 43/2014/ND-CP dated May 15, 2014 detailing the implementation of a number of articles of the Land Law, self-financed public non-business units are entitled to If the competent authority assigns the task of building and trading infrastructure of industrial zones and industrial zones, if the State leases land to invest in the construction and business of infrastructure of industrial zones and clusters, the land may be sub-leased after the investment is completed. Infrastructure. In case the Industrial Park Infrastructure Development Company is a non-business unit that is not yet financially self-sufficient in renting land from the State to sublease the land, specific instructions have not been given.

(source: baotainguyenmoitruong.vn)

Thirdly, Tan Thuan Export Processing Zone was born in 1991, marking the first start for EPZ - Industrial Park projects in the city. HCM. In 1992, the Management Board of EPZs and Industrial Parks of Ho Chi Minh City. Ho Chi Minh City (Hepza) was established to help the city realize 5 economic goals of the Government to attract domestic and foreign investment capital: create jobs; accumulated science and technology and advanced management experience; increase export capacity, create foreign

currency supply and contribute to promoting socio-economic development following the trend of industrialization - modernization; urbanization of suburban areas. Currently, the land fund of EPZs and industrial zones in the city is gradually shrinking, but many projects under construction show signs of being abandoned due to legal problems and ground clearance.

(Source: vcci.com.vn)

Fourthly, lack of transparency in evaluation of land price for compensation and assessment of needs of land use for economic development

Article 113 of the Land Law provides for adjustment of land price frames by the Government. Specifically, “during the implementation of land price frames, if the popular price in the market increases 20% or more over the maximum price or reduces 20% or more below the minimum price prescribed in land price frames, the Government shall adjust land price frames accordingly”. It is difficult to decide the accurate popular price in the market as this depends mostly on experiences and subjective judgment of evaluators. Most businesses are using rented land. Auction procedures are often bypassed when land-use purpose is changed to urban land. Meanwhile, value of land use right is not strictly based on the popular price in the market. In practice, many state-owned enterprises are allocated a large area of land without strict management of competent state management agencies. Consequently, in some cases, public land is transferred into private land.

Fifthly, lack of clear guidance on newly established real estate and legal framework on land use rights of these types of real estate

Presently, tourism and resort real estate (such as condotel, officetel, shophouse, etc.) are rapidly growing in some provinces. However, the Land Law 2013 does not provide for land use regime of these types of real estate, making it difficult for state management and trading. Tourism villas, resort villas, resort apartments as “residential land that does not form a dwelling unit” are also increasing in Khanh Hoa and other provinces (Quang Nam, Ba Ria Vung Tau, Kien Giang, Da Nang city, etc.). These types of real estate have positive effects such as attracting investment capital from the society, promoting tourism, services, and urbanization, creating jobs, making contribution to state budget increase. However, there are shortcomings in practice. As the current laws do not provide for “residential land that does not form a dwelling unit” within tourism area, large-scale disputes and lawsuits might arise on issues relating to duration of property and land-use right ownership of secondary investors who have received ownership transfer, issuance of certificate of property ownership and land use rights, rights to residence, etc. These issues are governed by various laws including the Land Law, the Law on Investment, the Law on Planning, the Law on Construction, the Law on Housing, the Law on Real Estate Trading, the Law on Tourism, the Law on Residence, and other relevant laws. Therefore, it is

important to find a consistent solution. Beach resort villas and condotel apartments are both residential apartments and resort hotels and villas. Residential houses and apartments are governed by the Law on Housing while resort hotels and villas are governed by the Law on Tourism. Meanwhile, residential houses in certain residential areas comply with the Law on Construction. As tourism villas and apartments are new types of real estate in Vietnam, there is no legal document providing for definitions, specific regulations, and applicable standards. Thus, it is difficult to make decision on approval of investment, investment guidelines, calculation of impacts of projects on technical and social infrastructures. Definitions, regulations, standards, prices and use values of tourism villas, apartments, and houses within tourism areas are not clearly and fully specified in any legal document. Provisions of the Land Law and relevant laws do not define residential land within tourism and commercial areas. Definition of “condotel tourism real estate” is not provided for in any law. Therefore, “residential land that does not form a dwelling unit”, which is used to define types of real estate arising in practice such as tourism villas, resort villas, condotel, etc., is not defined in any legal document. Consequently, local authorities have discretion in regulating financial obligations, orders of land allocation, issuance of land use right certificates, transfer, recovery, compensation, support for resettlement, etc., which results in corruption and interest groups (Ngo Trung Hoa, 2018).

4. Recommendations

Firstly, In order to solve the remaining problems, the leaders of Hanoi have come up with specific solutions to help remove difficulties and obstacles in the implementation of investment and construction of industrial clusters.

Specifically, on March 16, 2022, the Hanoi People's Committee issued Plan No. 85/KH-UBND on management, investment and development of industrial clusters in Hanoi in 2022. The set goal is creating a strong breakthrough in the development of industrial clusters in the city, thereby fulfilling the targets in Program No. 04-CTr/TU of the Hanoi Party Committee (term XVII) on "Promoting the effective implementation of the program National target process of building a new countryside in association with restructuring the agriculture sector and developing the rural economy, improving the material and spiritual life of farmers in the 2021-2025 period. Along with that, on March 17, 2022, the Hanoi People's Committee continued to issue Plan No. 89/KH-UBND on overcoming limitations and shortcomings in infrastructure investment in industrial clusters that were behind schedule in the locality.

Secondly, On the issue of site clearance, the City People's Committee coordinate with relevant agencies and units to solve and remove difficulties and obstacles to ensure progress so that the investor can hand over the land to investors soon.

Thirdly, the City requires investors implement projects following schedule, get priority for high tech project and investors.

Acknowledgement

Thank you editors, friends and brothers to assist this publishing.

Conflicts of Interest

There is no conflict of interest.

References

Central Committee of Vietnam Communist Party (2012), Resolution No. 19-NQ/TW on further reform of land policies and laws for comprehensive development, forming the backdrop for Vietnam to become a modern and industrialized country by 2020.

Do Thu Huong, Dinh Tran Ngoc Huy, Nguyen Thi Hang, Pham Thi Huyen Trang, Duong Thi Ngu. (2021). Discussion on Case Teaching Method in a Risk Management Case Study with Econometric Model at Vietnam Listed Banks – Issues Of Economic Education for Students, *Review of International Geographical Education*, 11(5).

Dat, P.M., Mau, N.D., Loan, B.T.T., & Huy, D.T.N. (2020). Comparative China Corporate Governance Standards after Financial Crisis, Corporate Scandals and Manipulation, *Journal of Security and Sustainability Issues*, 9(3). DOI: 10.9770/jssi.2020.9.3(18).

DTN Huy. (2015). the Critical Analysis of Limited South Asian Corporate Governance Standards after Financial Crisis, *International Journal for Quality Research* 9(4).

DT Tinh, NT Thuy, DT Ngoc Huy. (2021). Doing Business Research and Teaching Methodology for Undergraduate, Postgraduate and Doctoral Students-Case in Various Markets Including Vietnam, *Elementary education Online* 20(1).

DTN Huy, TH Le, NT Hang, S Gwoździewicz, ND Trung, P Van Tuan. (2021). Further Researches and Discussion on Machine Learning Meanings-And Methods of Classifying and Recognizing Users Gender on Internet, *Advances in Mechanics* 9(3), 1190-1204.

DTN Huy, BTT Loan, TA Pham. (2020). Impact of selected factors on stock price: a case study of Vietcombank in Vietnam, *Entrepreneurship and Sustainability Issues* 7(4).

DTN Huy, VK Nhan, NTN Bich, NTP Hong, NT Chung, PQ Huy. (2021). Impacts of Internal and External Macroeconomic Factors on Firm Stock Price in an Expansion Econometric model—A Case in Vietnam Real Estate Industry, *Data Science for Financial Econometrics*, 189-205.

DTN Huy, PN Van, NTT Ha. (2021). Education and computer skill enhancing for Vietnam laborers under industry 4.0 and evfta agreement, *Elementary Education Online* 20(4).

Falcke, C.O. (1999). Industrial Parks Principles and Practice, *Journal of Economic Cooperation among Islamic Countries* 20(1).

Gillespie, John. "Vietnam's land law reforms: radical changes or minor tinkering?" East Asia Forum 14 May 2013, Web. 30 Oct. 2013.

Gillespie, John. "Vietnam: will property rights solve land disputes?" East Asia Forum 22 May 2012, Web. 30 Oct. 2013. < <http://www.eastasiaforum.org/2012/05/22/vietnam-will-property-rights-solve-landdisputes/>>.

Huy, D.T.N., & Hien, D.T.N. (2010). The backbone of European corporate governance standards after financial crisis, corporate scandals and manipulation, *Economic and Business Review*, 12(4).

HOANG, N.T. et al. (2021). Determining factors for educating students for choosing to work for foreign units: Absence of self-efficacy, *Journal for teachers, educators and trainers*, 2021, 12(2), p. 11-19. Available at: <https://jett.labosfor.com/index.php/jett/article/view/531> . Access: July 28, 2021.

Hang, T.T.B., Nhung, D.T.H., Nhung, D.H., Huy, D.T.N., Hung, N.M., & Dat, P.M. (2020). Where Beta is Going - Case of Vietnam Hotel, Airlines and Tourism Company Groups after the Low Inflation Period, *Entrepreneurship and Sustainability Issues*, 7(3). [http://doi.org/10.9770/jesi.2020.7.3\(55\)](http://doi.org/10.9770/jesi.2020.7.3(55)).

Hossain, J. (2019). *Factors Influencing FDI Inflows in SouthAsian Countries: A Panel Data Analysis*, Master's in Economics of Innovation and Growth KTH Royal Institute of Technology.

Hang, T.T.B., Nhung, D.T.H., Nhung, D.H., Huy, D.T.N., Hung, N.M. Dat, P.M. (2020). Where Beta is going – case of Viet Nam hotel, airlines and tourism company groups after the low inflation period. *Entrepreneurship and Sustainability Issues*, 7(3), 2282-2298. [http://doi.org/10.9770/jesi.2020.7.3\(55\)](http://doi.org/10.9770/jesi.2020.7.3(55))

Hang, N.T., Tinh, D.T., Huy, D.T.N., & Nhung, P.T.H. (2021). Educating and training labor force Under Covid 19; Impacts to Meet Market Demand in Vietnam during Globalization and Integration Era, *Journal for Educators, Teachers and Trainers*, 12(1): 179-184. DOI: 10.47750/jett.2021.12.01.023

Hai, N.T et al. (2021). Educational Perspectives on Differences Between Management Case Study and Economic & Finance Case Study Teaching in Universities. *Design engineering*, Issue 7.

Government (2015), Decree No. 30/2015/ND-CP dated 17 March 2015 guiding the implementation of provisions of the Law on Procurement on selection of investors (currently Decree No.25/2020/ND-CP dated 28 February 2020 guiding the implementation of provisions of the Law on Procurement on selection of investors).

Liu, H et al. (2022). Industry's going upstairs: The innovative usage of industrial land and evaluation of its economic effects, *Economic research – Ekonomiska Istrazivanja*. <https://doi.org/10.1080/1331677X.2022.2089193>

Mcpherson, M.F. (2012). Land Policy in Vietnam Challenges and Prospects for Constructive Change, *Journal of Macromarketing* 32(1):137-146. DOI: 10.1177/0276146711427447

Ngo Trung Hoa (2018), Condotel development and management – Legal and theoretical bases, *Legislative Studies Journal* Volume No. 13(365) - July 2018.

National Assembly (2013), The Land Law.

National Assembly (2020), The Law on Investment.

National Assembly (2013), The Law on Procurement.

NT Hang, DTN Huy, DT Tinh, DT Huyen. (2021). Educating Students in History and Geography Subjects through Visiting Historical Sites to Develop Local Economy and Community Tourism Services in Thai Nguyen and Ha Giang, *Revista geintec-gestao Inovacao E Tecnologias* 11(3), 1-12.

NT Hoa, DTN Huy, T Van Trung. (2021). Implementation of students scientific research policy at universal education institutions in Vietnam in today situation and solutions, *Review of International Geographical Education Online* 11(10), 73-80.

Nguyen Dinh Trung, Le Huong Hoa, Bui Thi Thu, Dinh Tran Ngoc Huy, Le Ngoc Nuong (2021). Using English to Teach Students with Social Sciences Major - Via A Case of Some Vietnam Newspapers With The Uk, Italian and French Approaches and Regulations on Publishing Fake NEWS and Internet Crime, *Journal of Language and Linguistic Studies*, 17(3), 1711-1725.

NT Hai, DTN Huy, NT Hoa, TD Thang. (2021). Educational Perspectives on Differences Between Management Case Study and Economic & Finance Case Study Teaching In Universities, *Design Engineering*, 12022-12034.

ND Trung, DTN Huy, TH Le, DT Huong, NT Hoa. (2021). ICT, AI, IOTs and technology applications in education-A case with accelerometer and internet learner gender prediction, *Advances in Mechanics* 9(3), 1288-1296.

Nguyen Dinh Trung et al. (2022). Practical Analysis of Building Industrial Clusters Infrastructure in Hanoi Vietnam, *International Journal of Ecosystems and Ecology Science*, 12(3).

PTH Trang, DTN Huy, NT Hoa, DT Huong, DT Ngu. (2021). Analysis of VI Lenin and Ho Chi Minh Views on the Youth Education Process, *Review of International Geographical Education Online* 11 (5), 4552-4559.

PN Tram, DT Ngoc Huy. (2021). Educational, Political and Socio-Economic Development of Vietnam Based on Ho Chi Minh's Ideology, *Elementary Education Online* 20(1).

Report on review of the implementation of the Land Law and recommendations on revisions of the Land Law of Ninh Binh; Bac Giang; Lao Cai; Ha Giang provinces, and Huong Hoa district (Quang Binh province); Hai Duong city (Hai Duong province); Dong Ha city (Quang Tri province).

TTH Ha, NB Khoa, DTN Huy, VK Nhan, DH Nhung, PT Anh, PK Duy. (2019). Modern corporate governance standards and role of auditing-cases in some Western european countries after financial crisis, corporate scandals and manipulation, *International Journal of Entrepreneurship* 23(1S).

Thi Hoa, N., Hang, N. T., Giang, N. T., & Huy, D. T. N. (2021). Human resource for schools of politics and for international relation during globalization and EVFTA. *Elementary education Online*, 20(4).

TTB Hang, DTH Nhung, DTN Huy, NM Hung, MD Pham. (2020). Where Beta is going—case of Viet Nam hotel, airlines and tourism company groups after the low inflation period, *Entrepreneurship and Sustainability Issues* 7 (3).

UNESCO (2009). Student affairs and services in higher education: global foundations, issues and best practices. Paris: UNESCO.

Phuong, N., Huy, D., and Tuan, D. (2020). The Evaluation of Impacts of a Seven Factor Model on NVB Stock Price in Commercial Banking Industry in Vietnam - And Roles of Disclosure of Accounting Policy in Risk Management, *International Journal of Entrepreneurship*, 24 (1).

TDT Vu, DTN Huy, NTH Trang, NN Thach. (2021). Human Education and Educational Issues for Society And Economy-Case In Emerging Markets Including Vietnam, *Elementary Education Online*, 20(2).

Tran Thi Minh Chau (2021), Criticizing wrong thoughts on land ownership regime in Vietnam, *Communist Review*.

The National Assembly of the Democratic Republic of Vietnam. 1953. Land Reform Law of 1953. http://moj.gov.vn/vbpq/lists/vn%20bn%20php%20l%20ut/view_detail.aspx?itemid=1106. Last accessed 3 October 2017.

UNIDO, “Strategy document to enhance the contribution of an efficient and competitive small and medium-sized enterprise sector to industrial and economic development in the Islamic Republic of Iran”, 2003, Information on <http://www.unido.org/index.php?id=018254>

V Van Chung, DTN Huy, DT Ngu. (2021). Eastern Philosophical Theories and Marxism-Lenin Philosophies in Viet Nam Society and Education, *Review of International Geographical Education Online* 11(8), 1586-1591.

Vu Quynh Nam, Dinh Tran Ngoc Huy, Nguyen Thu Thuy, Nguyen Thi Hang, Nguyen Thi Hoa. (2021). Historical Sites and Architectures in Thai Nguyen City and Ha Giang Province in Vietnam - Sources for Tourism Development, *International Journal of Contemporary Architecture-The New Arch*, 8(2).

Van Tuan, P., Huy, D. T. N., & Duy, P. K. (2021). Impacts of Competitor Selection Strategy on Firm Risk-Case in Vietnam Investment and Finance Industry. *Revista Geintec-Gestao Inovacao E Tecnologias*, 11(3), 127-135.

Tran Thi Minh Chau (2021), Criticizing wrong thoughts on land ownership regime in Vietnam, *Communist Review*.

Wu, J. H., Cheng, C. M., & Cheng, P. J. (2015). Behavioral intention toward urban eco-land performance assessment models using TPB tests. *Journal of Business Research*, 68(4), 771–776.