

THE ROLE OF PROPERTY RIGHTS IN FACILITATING LAND VOLUNTARY CONVERSION IN VIETNAM AND OTHER SOUTHEAST ASIAN COUNTRIES

O PAPEL DOS DIREITOS DE PROPRIEDADE NA FACILITAÇÃO DA CONVERSÃO VOLUNTÁRIA DE TERRAS NO VIETNÃ E OUTROS PAÍSES DO SUDESTE ASIÁTICO

Lam Ba Khanh Toan 

Ho Chi Minh City Vietnam National University

Ho Chi Minh, Vietnam

lbktoan@ctu.edu.vn

Vo Hoang Yen 

Can Tho University

Can Tho, Vietnam

vhuyen@ctu.edu.vn

Resumo. Este artigo de investigação analisa o papel dos direitos de propriedade na facilitação da conversão voluntária de terras no Vietname e noutros países do Sudeste Asiático; fornece uma revisão abrangente do desenvolvimento histórico dos direitos de propriedade no Vietnã e em outros países do Sudeste Asiático e identifica os fatores que afetam a conversão voluntária de terras na região. Esta pesquisa é puramente doutrinária. A compilação dos dados utilizou fontes secundárias, como livros, artigos e outros relatórios e pesquisas da organização. Este estudo é de natureza puramente teórica e interpretativa. a investigação ilustra que os direitos de propriedade desempenham um papel crucial na facilitação da conversão de terras e que a falta de direitos de propriedade claros pode prejudicar o desenvolvimento económico e o bem-estar social. O artigo também examina as disposições políticas no Vietname relacionadas com o uso e conversão da terra e as suas implicações para o uso e desenvolvimento sustentável da terra. O estudo destaca a necessidade de quadros políticos eficazes, do envolvimento de múltiplas partes interessadas e de uma abordagem equilibrada que promova o desenvolvimento sustentável; e identifica futuras direções de investigação para fornecer informações valiosas para os decisores políticos e profissionais na promoção do uso sustentável da terra e do desenvolvimento na região.

Palavras-chave: Direitos de Propriedade, Conversão de Terras, Vietname, Sudeste Asiático, Desenvolvimento Sustentável, Quadros Políticos

Abstract. This research paper analyzes the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries; provides a comprehensive review of the historical development of property rights in Vietnam and other Southeast Asian countries and identifies the factors that affect the voluntary conversion of land in the region. This research is purely doctrinal. Compilation of the data utilized secondary sources, such as books, articles, and other organization reports and surveys. This study is purely theoretical and interpretive in nature. the research illustrate that property rights play a crucial role in facilitating land conversion, and the lack of clear property rights can hinder economic development and social welfare. The article also examines the policy provisions in Vietnam related to land use and conversion and their implications for sustainable land use and development. The study highlights the need for effective policy frameworks, multi-stakeholder engagement, and a balanced approach that promotes sustainable development; and identifies future research directions to provide valuable insights for policymakers and practitioners in promoting sustainable land use and development in the region.

Keywords: Property Rights, Land Conversion, Vietnam, Southeast Asia, Sustainable Development, Policy Frameworks

INTRODUCTION

The issue of land conversion is a crucial problem in Southeast Asia, particularly in Vietnam. The increasing demand for land and urbanization has resulted in significant pressure on agricultural land. The lack of clear property rights and legal frameworks have created difficulties in converting the land from agricultural to non-agricultural use. Property rights play a crucial role in facilitating land voluntary conversion by providing security of tenure and incentivizing landowners to use their land more productively.

According to Brouwer et al. (2019), property rights are a crucial factor that determines the level of investment and productivity in agriculture. The lack of clear property rights has resulted in low investment in agriculture, low productivity, and a lack of incentives for farmers to innovate and adapt to new technologies. Thus, it is important to examine the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries.

This paper aims to provide an in-depth analysis of the role of property rights in facilitating land voluntary conversion. The paper will examine the legal frameworks that govern property rights in Vietnam and other Southeast Asian countries. It will also analyze the challenges and opportunities for land voluntary conversion in these countries. The study will analyze the impact of property rights on land voluntary conversion and provide recommendations for policymakers and stakeholders on how to improve property rights regimes to facilitate land voluntary conversion.

The paper will utilize a mixed-methods approach, including a review of relevant literature, analysis of secondary data. The study will focus on selected provinces in Vietnam and other Southeast Asian countries, where land conversion is a significant issue.

This paper will provide valuable insights into the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries. The study findings will inform policymakers and stakeholders on the importance of property rights in promoting investment and productivity in agriculture and provide recommendations on how to improve property rights regimes to facilitate land voluntary conversion.

Research question and objectives

The research question for this study is: What is the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries?

To achieve this research question, the study has the following objectives:

1. To review the legal frameworks that govern property rights in Vietnam and other Southeast Asian countries, and how they affect land voluntary conversion.
2. To analyze the challenges and opportunities for land voluntary conversion in Vietnam and other Southeast Asian countries, and how property rights can address these challenges.
3. To examine the impact of property rights on land voluntary conversion and how it affects investment and productivity in agriculture.
4. To provide recommendations for policymakers and stakeholders on how to improve property rights regimes to facilitate land voluntary conversion in Vietnam and other Southeast Asian countries.

To develop the research question and objectives, the study has utilized existing literature on property rights, land conversion, and agricultural investment. Brouwer et al. (2019) highlight the importance of property rights in promoting investment and productivity in agriculture. Zilberman and Lipper (2006) and Lapar et al. (2012) discuss the challenges and opportunities of land conversion in developing countries, particularly in Southeast Asia. The research question and objectives are essential in guiding the study toward understanding the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries. The objectives will help the study to analyze the legal frameworks, challenges, opportunities, and impact of property rights and provide recommendations for improving property rights regimes to facilitate land voluntary conversion.

Significance of the study

The significance of this study is multi-faceted. Firstly, it addresses the issue of land conversion in Vietnam and other Southeast Asian countries, which is a crucial problem due to the increasing demand for land and urbanization. Land conversion from agricultural to non-agricultural use is essential for economic development, but it can also result in environmental degradation, loss of biodiversity, and social conflicts. The lack of clear property rights and legal frameworks for land conversion exacerbate these problems, making the issue of property rights highly significant.

Secondly, the study's focus on property rights is essential in promoting investment and productivity in agriculture, which is critical for rural livelihoods and food security. Brouwer et al. (2019) suggest that property rights are necessary for investment in agriculture and the adoption of new technologies. As such, a study that examines the role of property rights in facilitating land voluntary conversion can inform policymakers and stakeholders on how to promote investment and productivity in agriculture through better property rights regimes.

Thirdly, the study will provide recommendations for policymakers and stakeholders on how to improve property rights regimes to facilitate land voluntary conversion. Lapar et al. (2012) argue that land markets in developing countries are often informal and non-transparent, creating difficulties for farmers to access land and for land conversion to occur. The study's recommendations can inform policymakers on how to develop legal frameworks that facilitate land conversion and incentivize landowners to use their land more productively.

Finally, the study's findings can be used to inform future research on property rights, land conversion, and agricultural investment. The study's methodology and results can be applied to other countries facing similar issues, promoting cross-country knowledge sharing and collaboration.

This study's significance lies in its ability to address a pressing issue in Vietnam and other Southeast Asian countries, promote investment and productivity in agriculture, provide recommendations for policymakers and stakeholders, and inform future research.

LITERATURE REVIEW

Definition of Property Rights

Property rights refer to the legal rights that individuals or organizations have over their assets, including physical properties, natural resources, and intellectual properties. Property rights include the right to own, use, transfer, and dispose of assets, and the right to exclude others from using the assets (Aggarwal & Narayanan, 2018; Deininger & Binswanger, 1999). Property rights are essential for economic development as they provide incentives for investment, innovation, and productivity.

Property Rights in Southeast Asia

Property rights in Southeast Asia are diverse, ranging from state-owned to privately-owned lands. In most countries in Southeast Asia, property rights are governed by customary laws, with the state often controlling the most valuable land resources (Economic Research Institute for ASEAN and East Asia, 2018). The lack of clear property rights has been a significant obstacle to investment, particularly in agriculture, where farmers' access to land is often limited (Barham et al., 2011; Tightiz & Yoo, 2022).

Historical Development of Property Rights in Vietnam

Vietnam's property rights regime has undergone significant changes since the country's reunification in 1975. In the early years of the socialist regime, land was collectively owned by the state, and farmers only had the right to use the land for agricultural purposes (Anderson, 2019). In the late 1980s, the government initiated a series of reforms that aimed to decentralize land management and provide farmers with greater control over their land (Tran, 2016; Pham & Nguyen, 2020). The reforms culminated in the 1993 Land Law, which recognized land-use rights and gave farmers the right to transfer, lease, and mortgage their land.

Voluntary Conversion of Agricultural Land

Voluntary conversion of agricultural land refers to the process of farmers voluntarily converting their land from agricultural to non-agricultural use, such as residential or industrial use. Voluntary conversion can be beneficial for economic development as it provides land for urbanization and industrialization. However, voluntary conversion can also result in environmental degradation, loss of biodiversity, and social conflicts (Lapar et al., 2012). The lack of clear property rights for agricultural land often exacerbates these problems, making the issue of property rights critical.

The role of Property Rights in facilitating Voluntary Conversion

Property rights play a crucial role in facilitating voluntary conversion. Clear property rights encourage investment in agriculture and provide incentives for farmers to convert their land voluntarily. Furthermore, clear property rights enable farmers to negotiate better prices for their land and access credit, which facilitates the conversion process (Brouwer et al., 2019; Jamalpour & Yaghoobi-Derab, 2022; Jamalpour, & Derabi, 2023). The lack of clear property rights often results in disputes and social conflicts, making it difficult for farmers to convert their land voluntarily. Therefore, a better property rights regime can promote voluntary conversion while mitigating the negative environmental and social impacts.

The literature review highlights the importance of property rights in facilitating voluntary conversion in Vietnam and other Southeast Asian countries. The review also emphasizes the need for a better property rights regime to promote investment and productivity in agriculture, provide incentives for farmers to convert their land voluntarily, and mitigate the negative environmental and social impacts.

The research gap

Despite the recent reforms in Vietnam's property rights regime, there is a significant research gap in understanding the role of property rights in facilitating voluntary land conversion in the country and other Southeast Asian nations. While some studies have examined the challenges faced by farmers in accessing land and the benefits of voluntary land conversion, there is limited research on the specific role of property rights in facilitating voluntary conversion. Additionally, most studies have focused on the economic benefits of voluntary conversion and paid less attention to the social and environmental impacts. Therefore, this

study aims to fill this gap by examining the specific role of property rights in facilitating voluntary land conversion in Vietnam and other Southeast Asian countries while also considering the social and environmental impacts.

METHODOLOGY

The qualitative secondary source methodology for the above-discussed research will involve a comprehensive literature review of existing scholarly articles, reports, and government publications on the topic. The literature review will draw on sources from academic databases, such as JSTOR, Google Scholar, and ResearchGate. The literature review will involve a systematic approach to identify relevant studies and evaluate their quality, relevance, and rigor. The studies selected will be analyzed to identify key themes and patterns related to property rights, voluntary land conversion, and their associated social and environmental impacts. The analysis will involve synthesizing and summarizing the findings of the studies to identify research gaps, highlight areas of consensus and disagreement, and suggest avenues for future research.

The methodology will also include a critical assessment of the sources' strengths and weaknesses, such as their reliability, validity, and bias. The limitations of the literature review will also be discussed, such as the potential for publication bias and the difficulty of comparing studies with different research designs, methods, and contexts.

Overall, the qualitative secondary source methodology will provide a rigorous and comprehensive analysis of the literature on the role of property rights in facilitating voluntary land conversion in Southeast Asia, particularly in Vietnam. The methodology will help identify research gaps and provide insights for future research, policy, and practice in the region.

RESULTS

Property Rights in Southeast Asia

Property rights are the legal and social arrangements that govern the use, transfer, and protection of property. In Southeast Asia, property rights have been shaped by diverse historical, cultural, and political factors that have influenced land use, ownership, and tenure arrangements. The region's property rights regimes have been characterized by both formal and informal systems of property rights, which vary across countries and communities. In many Southeast Asian countries, the state plays a central role in regulating land use and ownership. For example, in Vietnam, land is owned by the state, and farmers are granted long-term land use rights through a system of land allocation and registration. Similarly, in Thailand, the state has extensive control over land use and ownership, with the Land Code and related laws regulating land transactions, tenure, and land registration.

However, despite the formal legal systems, informal property rights also play a significant role in land tenure arrangements in the region. In many cases, customary and traditional systems of property rights coexist with formal legal systems. These informal systems of property rights are often shaped by local customs, traditions, and social norms and can vary significantly within and between communities. The complex and diverse property rights regimes in Southeast Asia have led to numerous challenges for farmers and other landholders. In some cases, weak property rights regimes have resulted in land grabbing, disputes, and forced eviction. In other cases, limited access to land and insecure tenure arrangements have constrained agricultural development and poverty reduction efforts. Overall, the study of property rights in Southeast Asia highlights the importance of understanding the formal and informal systems of property rights and their implications for land use, ownership, and tenure arrangements. It is also essential to consider the role of historical, cultural, and political factors that shape property rights regimes and their impacts on farmers, landholders, and the broader society.

Comparison of Property Rights in Vietnam and other Southeast Asian countries

The comparison of property rights in Vietnam and other Southeast Asian countries highlights the diversity and complexity of property rights regimes in the region. While there are some similarities in property rights systems, there are also significant differences that reflect each country's unique history, culture, and political context.

In Vietnam, land ownership is centralized, and the state holds ownership of all land. However, individuals and organizations can obtain long-term land use rights through allocation or transfer. The state also has a strong regulatory role in land use and development, with strict rules on land use changes and

conversion. These regulations are intended to protect farmland and natural resources and ensure that land is used for the public good.

In contrast, property rights in other Southeast Asian countries, such as Thailand, Indonesia, and the Philippines, are more decentralized, with greater private ownership of land. However, the state still plays a significant role in land use and management, with regulations governing land transactions, registration, and taxation. The property rights systems in these countries are also shaped by historical and cultural factors. For example, in Indonesia, customary land tenure systems have coexisted with formal legal systems, creating complex property rights regimes. In the Philippines, the long history of colonialism and land dispossession has contributed to a highly unequal distribution of land ownership and insecure tenure arrangements.

The comparison of property rights in Vietnam and other Southeast Asian countries reveals the challenges and opportunities associated with different property rights systems. In Vietnam, the centralized property rights system has enabled the state to manage land use and protect natural resources, but it has also limited individual property rights and created challenges for farmers seeking to convert land for non-agricultural purposes. In other countries, greater private ownership of land has provided more opportunities for investment and development, but it has also led to land grabbing, environmental degradation, and social conflict. Overall, the comparison of property rights in Vietnam and other Southeast Asian countries highlights the importance of understanding the complex and diverse property rights regimes in the region and the implications of these regimes for agricultural development, social equity, and environmental sustainability.

Factors affecting voluntary conversion of land in Vietnam and Southeast Asia

Voluntary conversion of land is an important issue in Vietnam and Southeast Asia, where the demand for non-agricultural land has increased due to urbanization and industrialization. Several factors can affect the willingness of farmers to convert their agricultural land for non-agricultural purposes, including economic, social, and institutional factors.

Economic factors, such as market demand and land prices, are key drivers of voluntary conversion in Vietnam and Southeast Asia. As the demand for non-agricultural land increases, land prices rise, creating incentives for farmers to convert their land. In addition, the potential for higher income from non-agricultural activities, such as industry, tourism, and real estate, can also encourage farmers to voluntarily convert their land.

Social factors, such as family structure and social networks, also influence voluntary conversion. For example, family members may have different preferences for land use, and social networks can influence farmers' decisions about whether to convert their land. Cultural and social norms can also affect voluntary conversion, with some communities placing greater value on agriculture and natural resources than on non-agricultural uses.

Institutional factors, such as property rights, land tenure systems, and land use regulations, are also critical in shaping voluntary conversion. In Vietnam, the centralized property rights system and strict land use regulations have created challenges for farmers seeking to convert their land for non-agricultural purposes. Similarly, land tenure systems and property rights regimes in other Southeast Asian countries can affect the willingness of farmers to convert their land, with insecure tenure arrangements and weak property rights discouraging voluntary conversion.

Overall, the analysis of factors affecting voluntary conversion of land in Vietnam and Southeast Asia highlights the importance of understanding the complex and interrelated economic, social, and institutional factors that shape land use decisions. Effective policies and strategies for managing land use and facilitating voluntary conversion must consider these factors and work to address the challenges and opportunities associated with different land use options.

The role of Property Rights in facilitating voluntary conversion

Property rights play a crucial role in facilitating voluntary conversion of land in Vietnam and Southeast Asia. Property rights refer to the legal rights that individuals or groups have over property, including the right to use, control, and transfer the property. Strong property rights can facilitate voluntary conversion by providing farmers with secure tenure and the ability to convert their land for non-agricultural purposes.

In Vietnam, the centralized property rights system has created challenges for farmers seeking to convert their agricultural land for non-agricultural purposes. The state holds ownership of all land, and individuals and organizations can obtain long-term land use rights through allocation or transfer. The strict regulations

on land use changes and conversion are intended to protect farmland and natural resources, but they can also limit individual property rights and create challenges for farmers seeking to convert their land.

In other Southeast Asian countries, where there is greater private ownership of land, property rights can facilitate voluntary conversion by providing farmers with greater control over their land. For example, in Thailand, landowners have the right to sell, mortgage, or lease their land, providing opportunities for investment and development. Similarly, in the Philippines, the Comprehensive Agrarian Reform Program has provided farmers with greater security of tenure and the ability to convert their land for non-agricultural purposes.

However, the role of property rights in facilitating voluntary conversion is complex and multifaceted. Weak property rights, insecure tenure arrangements, and inadequate legal frameworks can discourage farmers from converting their land for non-agricultural purposes. In addition, social and cultural norms can also influence farmers' decisions about land use, with some communities placing greater value on agriculture and natural resources than on non-agricultural uses.

Overall, the analysis of the role of property rights in facilitating voluntary conversion highlights the importance of creating effective legal and institutional frameworks that balance the need for protecting natural resources and farmland with the opportunities for investment and development. Effective policies and strategies must consider the diverse and complex factors that shape land use decisions and work to promote secure tenure, strong property rights, and opportunities for investment and development.

Key policy provisions in Vietnam that regulate the use and conversion of land

One recent policy provision in Vietnam that regulates the use and conversion of land is the Land Law of 2013, which was enacted in 2013. This law aims to improve the effectiveness of land use planning and management, and includes provisions related to the conversion of agricultural land for non-agricultural purposes (Hoang & Nguyen, 2019).

Tran (2015) notes that the Land Law of 2013 provides guidance on the process for approving land use changes and conversion and emphasizes the need for public participation and consultation in the land use planning process. The law also includes provisions related to land compensation and resettlement, which aim to ensure that affected households are adequately compensated and supported during the land use conversion process.

Overall, the Land Law is a recent and important policy provision in Vietnam that has implications for the voluntary conversion of agricultural land for non-agricultural purposes and highlights the importance of public participation and compensation for affected households in the land use planning process.

The Land Law of 2013 aims to address issues related to land acquisition, compensation, and resettlement, and provides guidance on the process for land use planning and management. The law also includes provisions related to the conversion of agricultural land for non-agricultural purposes, which aim to balance the need for economic development with the need to protect farmland and natural resources.

In particular, the Land Law of 2013 emphasizes the importance of public participation and consultation in the land use planning process and provides guidelines for the appraisal and approval of land use change applications. The law also includes provisions related to land compensation and support for affected households, which aim to ensure that those affected by land use changes are adequately compensated and supported during the conversion process.

Overall, the Land Law of 2013 is a recent and important policy provision in Vietnam that has implications for the voluntary conversion of agricultural land for non-agricultural purposes. The law highlights the need for effective land use planning and management and emphasizes the importance of balancing economic development with environmental protection and social welfare.

In Vietnam, policies related to property rights and land use are critical in shaping the voluntary conversion of agricultural land for non-agricultural purposes. The legal and institutional framework for land use is complex and interrelated, with policies and regulations at the national, provincial, and local levels.

The Land Law of 2013 is a key policy provision in Vietnam that regulates the use and conversion of land. Under the Land Law, individuals and organizations can obtain long-term land use rights through allocation or transfer and can convert their land for non-agricultural purposes with approval from the relevant authorities. However, the Land Law also imposes strict regulations on land use changes and conversion to protect farmland and natural resources.

The Land Law is complemented by other policies and regulations that govern land use, including the National Land Use Plan, the Land Use Planning Law, and the Environmental Protection Law. These policies aim to balance the need for economic development and investment with the need to protect natural

resources and the environment. It should be noted that there is a Bill of Land Law to amend the Land Law of 2013, especially focusing on land compulsory acquisition and land voluntary conversion. This Bill will be considered by the Vietnam National Assembly in this late year.

The policy provisions related to property rights and land use in Vietnam have created challenges and opportunities for the voluntary conversion of agricultural land for non-agricultural purposes. The centralized property rights system and strict land use regulations can limit individual property rights and create challenges for farmers seeking to convert their land. However, the policies and regulations also provide opportunities for investment and development and balance the need for protecting natural resources and farmland with the need for economic growth.

Overall, the analysis of key policy provisions related to property rights and land use in Vietnam highlights the need for effective legal and institutional frameworks that balance the diverse and complex factors that shape land use decisions. Effective policies and strategies must consider the opportunities and challenges associated with different land use options and work to promote secure tenure, strong property rights, and opportunities for investment and development.

Facilitating Land Voluntary Conversion in Vietnam and Other Southeast Asian Countries

Facilitating land voluntary conversion in Vietnam and other Southeast Asian countries is a complex issue that involves a range of factors, including property rights, land use policies, and economic development strategies. The voluntary conversion of agricultural land for non-agricultural purposes can have significant economic benefits, but it also has the potential to undermine food security, environmental sustainability, and social welfare.

One key factor in facilitating land voluntary conversion is the development of effective property rights systems. As discussed earlier, property rights play a critical role in determining the incentives for land use conversion and can influence the willingness of landowners to engage in voluntary conversion. In Vietnam and other Southeast Asian countries, property rights are often fragmented and unclear, which can create challenges for land use planning and management (Hoang & Nguyen, 2019). Therefore, efforts to clarify and strengthen property rights systems are critical for facilitating voluntary land conversion. Another factor that affects land voluntary conversion is the availability of infrastructure and services, such as transportation, water supply, and electricity. Improved infrastructure can facilitate the development of non-agricultural activities and industries, which can increase the demand for converted land (Huong & Thuy, 2017). In addition, the availability of public services, such as education and health care, can improve the quality of life for rural residents and reduce the pressure to convert agricultural land for non-agricultural purposes.

Land use policies and regulations also play a critical role in facilitating land voluntary conversion. In Vietnam and other Southeast Asian countries, policies related to land use planning, land allocation, and compensation and resettlement are important for ensuring that land conversion is carried out in a transparent and equitable manner (Hoang & Zikos, 2018; Tightiz & Yoo J. 2023). Effective policies can help balance the economic benefits of land conversion with the need to protect natural resources and promote social welfare.

Finally, economic development strategies can also influence the incentives for land voluntary conversion. For example, policies that encourage the development of non-agricultural industries, such as manufacturing or tourism, can create new opportunities for rural residents and increase the demand for converted land. However, such strategies need to be balanced with the need to protect farmland and natural resources, and to ensure that the benefits of economic development are shared equitably among all stakeholders. Facilitating land voluntary conversion in Vietnam and other Southeast Asian countries requires a holistic approach that takes into account the complex interplay between property rights, infrastructure, policies, and economic development strategies. Efforts to clarify and strengthen property rights, improve infrastructure and services, and develop effective policies and regulations are critical for ensuring that land conversion is carried out in a sustainable and equitable manner.

DISCUSSION

The study explored the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries. The literature review revealed that property rights play a critical role in determining the incentives for land use conversion and can influence the willingness of landowners to engage in voluntary conversion (Bhup et al., 2023). Additionally, the comparison of property rights in

Vietnam and other Southeast Asian countries revealed that property rights are often fragmented and unclear, creating challenges for land use planning and management.

Furthermore, the study identified several factors affecting voluntary conversion of land in Vietnam and Southeast Asia, including the availability of infrastructure and services, land use policies and regulations, and economic development strategies. The availability of infrastructure and services can facilitate the development of non-agricultural activities and industries, which can increase the demand for converted land. Additionally, policies related to land use planning, land allocation, and compensation and resettlement are important for ensuring that land conversion is carried out in a transparent and equitable manner.

Lastly, the study explored the role of property rights in facilitating voluntary conversion and found that efforts to clarify and strengthen property rights systems are critical for facilitating voluntary land conversion. Economic development strategies that encourage the development of non-agricultural industries can also increase the demand for converted land. However, such strategies need to be balanced with the need to protect farmland and natural resources.

In short, the findings of the study suggest that facilitating land voluntary conversion in Vietnam and other Southeast Asian countries requires a holistic approach that takes into account the complex interplay between property rights, infrastructure, policies, and economic development strategies. Efforts to clarify and strengthen property rights, improve infrastructure and services, and develop effective policies and regulations are critical for ensuring that land conversion is carried out in a sustainable and equitable manner.

IMPLICATIONS FOR POLICY AND PRACTICE

The study on the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries has several implications for policy and practice. Firstly, the findings highlight the importance of developing and implementing clear and transparent property rights systems to facilitate land use planning and management. Property rights need to be clearly defined, enforceable, and transferable to provide landowners with the necessary incentives to engage in voluntary conversion. Policymakers need to ensure that property rights systems are designed to protect the interests of all stakeholders, including small-scale farmers and indigenous communities.

Secondly, the study reveals that the availability of infrastructure and services is critical for facilitating land voluntary conversion. Infrastructure such as roads, water supply, and electricity can facilitate the development of non-agricultural activities and industries, increasing the demand for converted land. Therefore, policymakers need to focus on improving infrastructure and services in rural areas to promote economic development and facilitate land conversion.

Thirdly, policies related to land use planning, land allocation, and compensation and resettlement are important for ensuring that land conversion is carried out in a transparent and equitable manner. These policies need to be designed to ensure that land is allocated and used efficiently, and that the benefits of land conversion are shared equitably among all stakeholders. Additionally, compensation and resettlement policies need to be fair and transparent, providing landowners with adequate compensation and support for their livelihoods.

Finally, the study highlights the need for a holistic approach to facilitating land voluntary conversion that considers the complex interplay between property rights, infrastructure, policies, and economic development strategies. Policymakers need to develop integrated land use planning frameworks that take into account the needs and interests of all stakeholders and balance the development of non-agricultural activities with the need to protect farmland and natural resources.

The study has important implications for policy and practice in relation to land voluntary conversion in Vietnam and other Southeast Asian countries. Clear and transparent property rights systems, improved infrastructure and services, effective policies and regulations, and a holistic approach to land use planning are critical for facilitating land conversion in a sustainable and equitable manner.

FUTURE RESEARCH DIRECTIONS

While this study has provided valuable insights into the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries, there is still much that remains to be explored. Future research can build on this study by investigating the following areas (Bui & Nguyen, 2020):

The impact of changes in property rights systems on land conversion: This study has highlighted the importance of property rights in facilitating land conversion, but further research can examine the impact of changes in property rights systems on land conversion. For instance, it would be interesting to investigate

how the recent policy provisions in Vietnam have affected land conversion rates and whether they have been effective in balancing the interests of different stakeholders.

The impact of land conversion on food security: While land conversion can promote economic development, it can also have negative impacts on food security. Future research can investigate the trade-offs between land conversion and food security and explore strategies for promoting both.

The impact of land conversion on natural resources: Land conversion can have negative impacts on natural resources such as forests, water, and biodiversity. Further research can examine the impact of land conversion on natural resources and explore strategies for mitigating these impacts.

The role of non-state actors in facilitating land conversion: While this study has focused on the role of property rights and policy frameworks in facilitating land conversion, non-state actors such as NGOs and private sector companies can also play an important role. Future research can explore the role of non-state actors in promoting land conversion and their impact on different stakeholders.

The impact of land conversion on climate change: Land conversion can have significant impacts on greenhouse gas emissions and climate change. Further research can investigate the linkages between land conversion, climate change, and sustainable development, and explore strategies for mitigating these impacts.

There is a need for further research to explore the complex interplay between land conversion, property rights, policies, and sustainability in Vietnam and other Southeast Asian countries. By exploring these areas, future research can provide valuable insights and contribute to the development of more effective strategies for promoting sustainable land use and development.

CONCLUSION

In conclusion, this research paper has provided a comprehensive analysis of the role of property rights in facilitating land voluntary conversion in Vietnam and other Southeast Asian countries. The paper has highlighted the historical development of property rights in Vietnam and other Southeast Asian countries, and the factors affecting voluntary conversion of land in the region. The study has shown that property rights play a crucial role in facilitating land conversion and that the lack of clear property rights can hinder economic development and social welfare.

The analysis of policy provisions in Vietnam has shown that the country has made significant progress in recent years in regulating land use and conversion. The policy provisions have created a framework for promoting sustainable land use and development while balancing the interests of different stakeholders. However, there are still challenges to be addressed, and further research is needed to assess the impact of these policy provisions on land conversion rates and their effectiveness in mitigating negative impacts.

The paper has also highlighted the implications of the findings for policy and practice, including the need for clear property rights systems, effective policy frameworks, and multi-stakeholder engagement. The paper has identified the potential trade-offs between land conversion and food security, natural resources, and climate change, and emphasized the need for a balanced approach that promotes sustainable development.

Finally, the paper has identified future research directions, including the impact of changes in property rights systems on land conversion, the impact of land conversion on food security and natural resources, the role of non-state actors in facilitating land conversion, and the impact of land conversion on climate change. By exploring these areas, future research can provide valuable insights and contribute to the development of more effective strategies for promoting sustainable land use and development.

Overall, this research paper has provided a valuable contribution to the understanding of the complex interplay between property rights, land conversion, and sustainable development in Vietnam and other Southeast Asian countries. The paper has highlighted the importance of property rights in facilitating land conversion and the need for effective policy frameworks and multi-stakeholder engagement to promote sustainable development. By building on these insights, policymakers and practitioners can develop more effective strategies for promoting sustainable land use and development in the region.

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