

## **Assessing conflictive actuality in using and managing land resources in Mang Yang distric, Gia lai provine and proposing measures to reduce the conflictions**

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**ABSTRACT:** Land resource is one of the most valuable natural resources which have been given to humankind by the nature, humans, since born, raised and when they returned to dust, are all dependent on land. Over the last years, the rapid development of socio – economics of Viet Nam in general and of the Mang Yang district in particular have much contributed to raising living stadard of people both material and spiritual aspects, and using and managing land resource play an important role in that development. However, along with the development and shift of the economic structure there are also many issues relating land management generated, and conflict in land use and management is one of the issues. Presently, there are such issues as: residential areas are intermingled with industrial zones leading to pollution of living environment; inappropriate compensation price of land; delay in granting land use right certificates, etc, are the reasons leading to conflicts between groups of objects regarding land use and management in the Mang Yang district. Results of the research showed that in the studied region, conflicts in using and managing land resources in the Mang Yang district have been occurring with trend of increasing number and frequency as well as level of complex, the conflicts are various in terms of subjects participating and purposes as well. Applying integrated management methods including: adjustment and/or supplement of shortcomings in mechanism and policy as well as public administrative procedures in land management field; and propagandising, disseminating informations related to lawful reguations in the field of land resource and educating, raising awareness of people on land use and management, could be effective.

**Keywords:** Conflict, land resources, land use and management, Mang Yang district

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### **I. INTRODUCTION**

Mang Yang is the one of districts of Gia Lai province – Viet Nam, it is located in the centre of the province. The word ‘Mang Yang’ in the language of Ethnic Minorities of the region means ‘the gate of heaven’ and the district is named after a famous Mang Yang Pass on Highway 19 of Viet Nam. Territory of the Mang Yang districts is about 1,126.1 km<sup>2</sup> with population of 49,521 people and more than 80% of the population of the distric is ethnic groups of Gia Rai and Ba Na. The Mang Yang district has 12 administrative units at commune level, including Kon Dong town. Over the past years, the socio-economics of the district has continuously developed, with an average annual GDP growth rate of over 14.7%, and the economic structure in the region has shifted towards industrialization and modernization. Along with the shift of the economic structure there are also many issues in relation to aspects of the society in the region generated, and conflict in land use and management is one of the issues. Presently, there are in the region many problems and conflicts arising in land management, the such issues as: residential areas are intermingled with industrial zones leading to pollution of living environment; compensation price of land is not appropriate; delay in granting land use right certificates, these are the reasons leading to conflicts between subjects or groups in the management and use of land in the Mang Yang district. With the aims of providing policy makers in the district with data and information about the actuality of conflicts in land using and managing, there is need to implement a systematic and scientific research related to those issues, so the topic “Assessing the conflictive actuality in using and managing land resources in Mang Jang distric, Gia lai provine and proposing measures to reduce the conflictions” has been conducted.

## **II. LITERATURE REVIEW**

### **2.1. Concept of land use management**

At the present time, there are several definitions of land and land resources in the literature, the difference in the definitions of land depends on views and aims of the authors. For the purpose of this work, the concept of land and land resources could be understood as one of the most essential natural resources for the survival and prosperity of humankind, and it is the platform on which human activities take place, humankind use land as the source of materials which are needed for their living activities. According to FAO (1998), the concept of land use refers to a series of activities done to generate one or more products or services. The same land use can occur on several different parcels of land, and reciprocally, the same land may have several uses. An activity-based definition of land use allows for a detailed quantitative analysis of both economic and environmental impacts, as well as enabling different land uses to be clearly distinguished (FAO, 1998). Land management is the process of managing the use and development (in both urban and rural settings) of land resources.

Land use management is multifaceted, in the past it referred mainly to arable farming and crop production. Nowadays, many other uses link housing, urban and industrial development, infrastructure and roads, recreation and leisure, mining, nature conservation, landscaping, etc. Therefore, land use management in this paper would deal with both agricultural and non-agricultural land use management including land reclamation, soil.

### **2.2. Concept of conflict and kinds of conflict**

Conflict could be defined as serious disagreement and argument about something important. If two people or groups are in conflict, they have had a serious disagreement or argument and have not yet reached agreement. In reality, there are kinds of conflicts and there are many ways of dealing with conflicts. Following are some of the major kinds of conflict: Economic Conflict; Conflict in value; Conflict over power; Interpersonal conflict; Conflict of roles and so on. The term 'Resource Conflict' in this work refers to the natural resources that are exploited and used in the context of serious disagreement or argument. The ability of happening conflict among parties of exploiting their resources depends on their use in the market place and the profits from their sale. Removing the ability to make a profit from the exploitation of the resources will make it impossible for the parties to increase or maintain conflict.

From the concept of conflict as mentioned above, the conflict in land use and management can be defined as follows: the contradiction, opposition, dissimulation, conflicts of interests, opinions, views related to land management and use in a region or community that lead to struggles with each others, the struggles may be different forms, scales and levels. Land conflict is a social phenomenon with the participation at least of two objects, stemming from the differences in benefits associated with land rights and using as well as managing the land. Therefore, land conflict is often understood as misuse or restriction or dispute over land use rights.

According to Phan Van Tan (2009), there are three kinds of classification of conflict in management and use of land resources as follow:

- Classification by subjects participating in conflict: conflicts of land use rights between hamlets and villages; conflicts due to requiring land use rights between socio-economic organizations; and conflicts between people and authorities in managing, resolving land relations.
- Classification by purpose, incentive of participation of the subject: conflicts due to requiring equality in compensation and economic assistance when land resource is revoked by state for other aims of use; conflicts due to preserve cultural values, protect the honor related to land.
- Classification by level of behavior of conflicts: disputes or complaints to local government; disputes appealing to provincial and central level; and disputes, complaints, stress, leading to clashes, large scuffles.

### **2.3. Concepts of scale and degree of conflicts in the use and management of land resources**

Based on scope of the research, data gained from the actual survey and opinions of experts getting through discussions and consultations with experts in the field of land management (Delphi method), the scale and degree of conflicts in use as well as management of land resources in this context can be understood as follows:

- The degree of conflict in the use and management of land resources is the consequence of conflicts, which can be divided into two types of high and low degree: conflicts of high degree are the conflicts which have serious consequences and conflicts of low degree are the conflicts that have are less severe consequences. The most serious and serious consequences here may be: multiple complaints, fighting between the objects leading to injuries, the land exploitation leading to pollution and/or degradation of land resources, social instability.
- The scale of conflicts in the use and management of land resources is the number of conflicts occurring, which can be divided into three levels such as: from 50 or more scales is high level; from 30-50 is medium level; and average is the level of 30 cases or less.

### III. RESEARCH CONTENTS AND METHODS

#### 3.1 Contents of the research

In order to achieve the objectives of the study, the contents have been implemented during the research as follow:

- Assessing current land use status in 2015 and land changes from 2005 to 2015.
- Study on actuality of state management of land resources in the studied area.
- Assessing the status and forecast trend of confliction in using and and managing land resources of the Mang Yang district.
- Proposing measures to mitigate the conflicts in use and management of the land resources

#### 3.2 Research methods

In the research implementation, there have been used a number of equipments such as Garmin GPS (used to determine co-ordinates), car, motorbikes and recorders. The methods, which have been applied in conducting the research, are: statistical method is used for collecting data from existing documents such as socio-econmic report of the governments of all level of the district, etc; data collection by field surveys; collected data analyses and assessment; sociological surveys and community participated in appraisals; and Delphi method. The numbers of sociological survey samples have been determined by following formula:  $n = N \cdot (1 + Ne^2)^{-1}$ , where: n – the sample size; N – the population size; e – the acceptable sampling errors, and the survey have been conducted by random simple method with conducting way: ‘directly asking and answering or filling questionnaires’.

### IV. RESULTS AND DISCUSSION

#### 4.1 Overview of the studied area

The Mang Yang distric is located on Highway 19, one of the districts in the center of Gia Lai province with administrative boundaries as follows: West of Mang Yang is Dak Doa; The northeast is K'Bang district; In the east are Dak Po and Kong Chro districts; In the southwest, it borders on Ia Pa and Chu Se districts. With such geographical position, the Mang Yang district has favorable conditions to trade, exchange goods and attract investment capital of districts in Gia Lai province and surrounding areas. Just like Gia Lai province, the Mang Yang district is characterized by tropical monsoon climate: cool summers and dried cold winters, which shows the difference and deep contrast between the two seasons, rainy season from May to October and dried season from November to April next year. Total natural area of the Mang Yang district is 112,676.58 hectares with 11 main types of land.

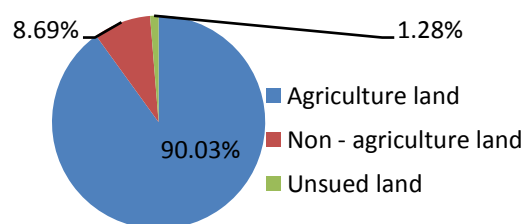
In the last 5 years, average economic growth rate of the district has been rather high, by the end of 2015, the growth rate of production value was over 14%; average income per capita reached 18.9%, increased about 2.5 times compared to that of 2010; the rate of poor households in the district decreased and just remained about 20,78%. Infrastructure in the region is continuously upgraded; the face of the rural areas has been flourishing; and materal as well as spiritual life of people in the region has been steadily raised

#### 4.2. Status of land use in 2015 and land changes in Mang Yang district from 2005 to 2015.

As mentioned above, total natural area of the Mang Yang district is 112,676.58 ha, accounting for 0.73% of the natural area of the Gia Lai province. Based on the status of use, the land resource in the studied region is divided into 03 main types: Land agricultural land, non-agricultural land and unused land. The area of agricultural land in 2015 is about 101,444.13 ha, it accounts for 90.03% of the total natural area, on average, each agricultural worker only has about 2.04 ha, this figure is lower than the average of the Gia Lai province (3.74 ha). Non-agricultural land area is about 9,795.34 ha, accounting for 8.69% of the toatal natural area. Unused land in the rgion is 1,437.11 ha, accounting for 1.28% of the natural area. It is recognised that the unuse land in the studied region is rapidly shrinking over times. The status of land use in the year of 2015 is presented in the table 4.1 and figure 4.1 below.

**Table 4. 1.** Status of land use of the Mang Yang district in 2015.

No.	Types of land	Area (ha)	Rate (%)
	Total natural land area	112,676.58	100
1	Land for agriculture	101,444.13	90.03
2	Non – agriculture land	9,795.34	8.69
2	Unused land	1,437.11	1.28

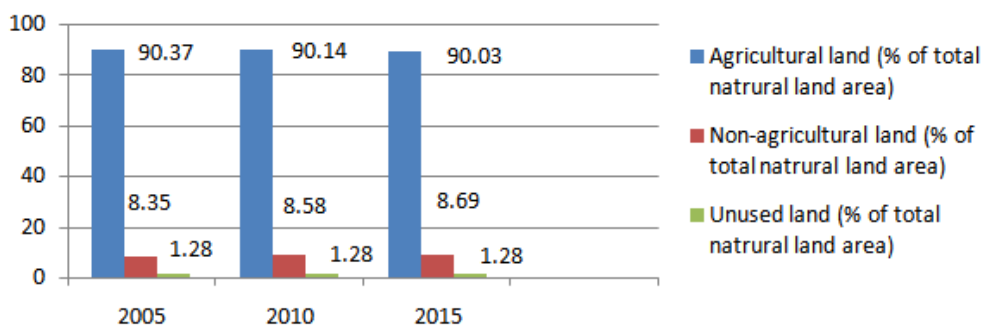


Source: Department of Natural resources and Environment

**Figure 4.1:** The rate of land use types in the region of the Mang Yang district, 2016

Although there are changes of administrative boundaries in some areas in the province but the natural area of the Mang Yang district have not changed and still remains about 112,676.58 ha over last 10 years, however, ther have been changes in types of land use.

According to the statistic data related to land use of the year of 2005 and 2010, total area of agricultural land of the region in 2005 is 101,829.53 ha and in 2010 is 101,575.04 ha, respectively accounting for 90.37% and 90.15% of the natural land area of the district. The agriculture land area of the region has decreased about 254.49 ha over period of 2005 – 2010 because the households in the studied region have changed purpose of land use, they moved agiculture land to non-agricultural land. Data gained from the research also showed that the area of agricultural land in 2015 is 101,444.13 ha, accounting for 90.03% of the natural area of the district and decreasing 130.91 ha compared with that of 2010, the change happened because of some households converted agriculture land into non-agricultural land or donated land to development of worship and belief places. The area of non-agricultural land in the period of 2005 – 2015 was as follow: 9,409.94 ha in year of 2005; 9,664.43 ha in year of 2010; and 9795.34 ha in year of 2015. In the period of 2005 – 2015, there is increase of non-agricultural land with about 254.49 ha from 2005 to 2010 and 130.91 ha from 2010 to 2015, the increase of the land is because of people in the region changed purpose of land use land for cultivating perennial and annual tree to land for development of infrastructure and houses. In contrast to the trends: increase of non-agricultural land and the reduction of agricultural land, area of unused land area in the studied region is still unchanged from 2005 to 2015. The reason of stablity of unused land area in the region is because of the land has been recognised as reserve land for public by local government. Details of rate of land by types of land use, compared with total natura land area, in the Mang Yang district from 2005 to 2015 are presented in figure 4.2 below.



**Figure 4.2:** The rate of land by types of land use compared with natural land area in the period of 2005-2015

### **4.3. Conflictive actuality in the use and management of land resources in Mang Yang district**

In fact, there have been many conflicts in the use and management of land resources in the Mang Yang district over last years. Results gained from the research showed that conflicts in using and managing land resources in the Mang Yang district have been occurring with trend of increasing number and frequency as well as level of complex. According to statistic data and informations gained from the surveys conducted in the research implementation, the conflicts which have been happened in the studied region are various in terms of subjects participating and purposes as well. The reasons leading to the conflicts in using and managing land resources of the Mang Yang district mainly are: policy for land use planning in the region is not adequate; implementation of managing land resources is weak; knowlegde and awareness of people on land resources are insufficient; and informations and propaganda regarding land resources between land management organisations and land user in the region are both lack and weak.

#### **4.3.1. Conflicts by subjects participated**

##### **4.3.1.1. Conflict in compensation for land clearance and acquisition**

According to the data gained from the research implementation, in the period of 2005-2015, there have been a total of 214 cases of petitions and complaints regarding compensation for land clearance and acquisition in the studied region. The number of the petitions and complaints of people in the region fluctuates from 9 cases to 28 cases every year: largest number in 2014 with 28 cases and lowest number in 2007 with 05 cases. Despite state management organisation and local governments have had efforts in solving the cases. However, there have been backlogs of the petitions and complaints that have not been resolved each year, in the year of 2015, about 08 petitions and complaints not been resolved. The number of petitions and complaints regarding compensation for land clearance or/and acquisition and its backlogs in the period of 2005-2015 in the Mang Yang district are presented in following figure 4.3.

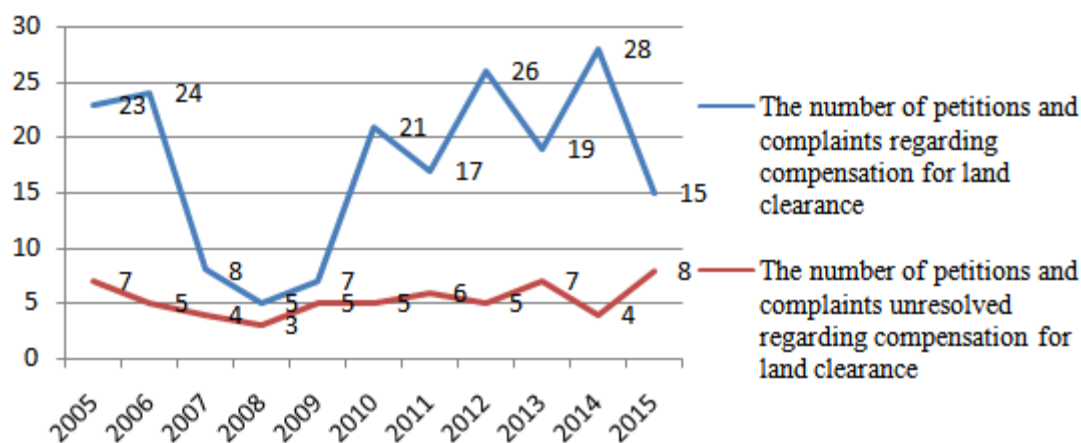


Figure 4.3: The number of petitions and complaints and its backlogs in the region from 2005 to 2015

Results gaining from the reseach have also revealed that people in the studied area have petitions and complaints in compensation for land clearance and acquisition due to the following reasons: value of compensation is not appropriate; there is no support or not adequate support from the government for people who lose land in land clearance and acquisition; and there is no program of job change and resettlement for the people losing land.

4.3.1.2. *Conflicts between local people and enterprises located in the region*

Currently, Ethnic minorities in the Mang Yang district area are very poor, frequent hungry. They lack of both production land and residential land. Meanwhile, the State Forest Enterprises such as Gia Lai Forest Plantation Joint Stock Company, Hoan My Limited Company, Quoc Cuong Hydropower Construction Joint Stock Company, Mang Yang Rubber Limited Liability Company, Rubber Joint-stock Company and so on, are occupying a relatively large land area, in many cases the enterprises use the lands ineffectively and wrongly. In addition forests in these areas are beind closed under the Forest Protection Law of Viet Nam. All of this leads to raise heavy land disputes on a large scale between enterprises and organizations with local people. According to results of survey, by July 2015, there have been 276 disputes and complaints of local people on the use of land resources with enterprises and organizations. Among the cases of disputes and complaints, the number of disputes and complaints between local people with state forestry enterprises and National Park of the region is dominated. The number of disputes and complaints of local people with the State Forest Enterprises in the region are illustrated in the table 4.3 below.

Table 4.3: Number of dispute cases of local people with organisation and enterprises in the Mang Yang district in year of 2015

No	Name of organisations or enterpries being litigated	Number of cases
01	- Gia Lai Industrial Park Plantation Joint Stock Company.	29
02	- Gia Lai Detention Center (TCVIII-BCA).	03
03	- Kon Ka Kinh National Park.	27
04	- Rubber Joint Stock Company.	38
05	- Mang Yang Rubber One Member Limited Liability Company.	37
06	- Quoc Cuong Hydropower Construction Investment Company	19
07	- Hoan My Company Limited.	17
08	- State Forestry Enterprise of Gia lai	106

4.3.1.3. *Conflict of interests between households and individuals*

Accoding to the research results, the situation of complaints, denunciations, disputes and petitions of citizens in the field of land in the region has been fierce, complicated and many places have become points hot. The number of citizens who make complaints directly at district reception rooms is high, accounting for 81.83% of the total number of complaints. Especially, in some cases, people do not hand their petitions to local agency, they directly submit their disputes and complaints to the agencies of higher level in terms of land management because they do not believe in resolving the things of the local agencies. According to the report of Mang Yang district People's Committee (2015), from 2005 to July 2015, the district government received nearly 313 complaints, denunciations and petitions in the field of land resources of citizens in 12 communes. Among them, about 235 cases have been resolved; 36 cases are in process of consideration; and 42 cases are still unsold.

**4.3.1.4. Conflict of interest between the local people and government**

Results gained from the study show that in the period of 2005 – 2015 in the region, there have been 3,456 cases of violations related to both land users and land management side: land use is not in accordance with planning; land encroachment; unauthorised transfer of land use right; and illegal house construction. Specific of the cases and the resolution are presented in the table 4.4 below.

**Table 4.4.** Statistics on violations and handling violations in Mang Yang district, period 2005 - 2015

No.	Forms of violation	Quantity (Cases)	Solved	Not solved
1	Land use is not in accordance with planning	450	420	30
2	land encroachment	334	301	33
3	unauthorised transfer of land use right	1,876	1,259	617
4	illegal house construction	796	778	18
<b>Total</b>		<b>3,456</b>	<b>2,758</b>	<b>698</b>

Figures of violations in terms of land use and management in the Mang Yang district presented in the table 3.11 showed that total of the violation is 3,456 cases, among them the number of violations regarding unauthorised transfer of land use right in the region is highest, following it is the number of illegal house construction of people. The number of solved cases is quite large, accounting about 80%, however there also is about 698 cases, equivalent to 20% of the total, remaining unsolved.

**4.4. Assessment of the conflictive status in management and use of land resources in the Mang Yang district**

**4.4.1. Overall assessing scale and degree of the conflicts in the studied region**

As a result of the research implementation, conflicts in the use and management of land resources in the Mang Yang district occur with varying scales and levels of degree. Based on the data collected, most of complaints the people in the region have been assessed high and wide in terms of degree and scale. The specific of the assessment is presented in the table 4.5.

**Table 4.5.** Scale and degree of the conflicts in the use and management of land resources in the Mang Yang district

No.	Kinds of conflicts	Degree of Conflicts	Scale of conflicts
<i>Conflicts classified by subjects participated</i>			
01	Conflicts between local people and enterprises located in the region	High	Wide
02	Conflict of interest between the local people and government	High	Wide
<i>Conflicts classified by purposes</i>			
03	Conflict of interests between households and individuals	High	Wide
04	Conflict in compensation for land clearance and acquisition	High	Wide

**4.4.2. Assessment of reasons leading to the conflicts in the studied area**

As mentioned above, results gaining from the research implementation reveal that the reasons leading to the conflicts in using and managing land resources of the Mang Yang district mainly are: policy for land use planning in the region is not adequate; implementation of managing land resources is weak; knowledge and awareness of people on land resources are insufficient; and informations and propaganda regarding land resources between land management agencies and land user in the region are both lack and weak.

**4.4.2.1. Limitation of mechanism and policies for land management**

It cannot be denied that regulations and policies of land management and use have been increasingly strengthened by governments of all level in Viet Nam and the Mang Yang district is not exceptional. However, there are many regulations and policies related to land resources do not meet the reality of life, for example, regulations in the Decree No. 120/2010/ND-CP dated 30/12/2010 of the Government on amending and supplementing some articles of the Decree No.198/2004/ND-CP dated 03/12/2004 of the Government on the collection of land use fees are not agreed by people. One of the land management regulations which do not satisfy local people is that people would be restricted in certain land use rights. For example, for the land which do not be planned for residential purposes, people: do not have the right to change purpose of land use as well as transferring land use right; do not have the right to construct housing, they have only right to repair the existing houses; and in case of the land is revoked by government, the government is not responsible for compensation.

In order to assess the satisfaction of people regarding regime and policies for land management in the Mang Yang district, the research has surveyed three objects of land use: households and individuals; production and business units/organisations; and business organisation of real estate, with three level of satisfaction: very reasonable; reasonable; and not reasonable. Results of the survey are illustrated in the following table.

**Table 4.6:** Comments of people on the land management policy of the state

No.	Rating level assessed of objects	Objects surveyed		
		Households and individuals	Production and business units	Business organisation of real estate
	Very reasonable	10.6%	18.7%	3.8%
	Reasonable	54.8%	75.7%	64.9%
	Not reasonable	34.6%	5,6%	31.3%

From the figures presented in the table 4.6, it could be seen that there is no group of surveyed objects which is satisfied by the state land management policy, the satisfaction rate regarding land management policy is low in all three groups of objects surveyed, for the group of business units only 3,8% of the objects assessed the management policy of government with the level of ‘Very reasonable’. However, the production and business units participated in the surveyed highly assessed the policy with 18.7% of the objects assessing the level of ‘Very reasonable’ and 75.7% of Reasonable. Especially, all the three groups of objects participated in the survey have thought that the existing mechanism and policy in terms of land management are not reasonable with 34.6% for the group of households and individuals 31.3% for the group of business organisation of real estate.

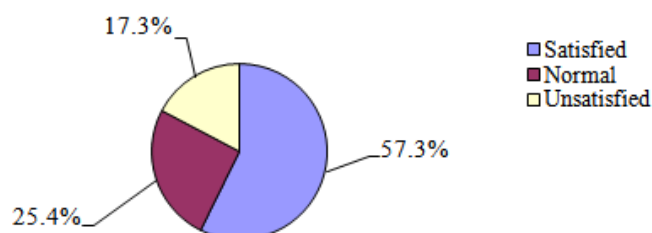
**4.4.2.2. Weakness in implemation of land management policy**

Besides the limitation of mechanism and policies for land management as mentioned in the previous part of this paper, poor knowlegde and attitude, sense of responsibility of staffs as well as complicated & cumbersome administrative procedures are also the reasons leading to inefficiency of land management in the Mang Yang district. There was the conflict between 75 households and Mr. Phan Van Phuc in the Dak Jot commune because the government granted certificate of land use right to incorrect object.

With purposes of objective assessing complicated level of public administrative procedures of land management of the Mang Yang district, the research has conducted surveying three groups of objects of land use: households and individuals; production and business units/organisations; and business organisation of real estate, with three level of complication: complicated; normal; and simple. In order to assess level of people's satisfaction with public administration services on land management of the district, the research has surveyed people who have been carrying out land procedures in specialized agencies of the district by directly interviewing or filling in the questionnaires, the questionnaires have been developed with three levels of satisfaction: satisfied; normal; and unsatisfied. Results of the survey regarding assessing the public administrative procedures and the people’s satisfaction public administration services in the district are illustrated in the table 4.7 and figure 4.4 below.

**Table 4.7:** Assessing the public adminstraive procedures of land management in the region.

No.	Rating level assessed of the objects	Objects surveyed		
		Households and individuals	Production and business units	Business organisation of real estate
	Complicated	41.4%	10.4%	71.4%
	Normal	50.2%	79.8%	25.7%
	Simple	8.4%	9.8%	2.9%



**Figure 4.4:** Level of people's satisfaction with public administration services on land management of the district



The research results presented in the table 4.7 and figure 4.4 above showed that all of the groups of objects surveyed thought the public administrative procedure of land management is complicated, especially group of bussiness organisation of real estate, with 71.4% agreed with that. Regarding the level of people satisfying the public administrative services on land management in the Mang Yang district, about 57.3% people are satisfied and 17.3% are still unsatisfied with the serviecs.

**4.4.2.3. People’s knowledge of land regulations and disseminating land management policy of state agencies**

Informations and results gained from the study also showed that lack of knowledge in terms of land regulations of the people and poor dissemination of land management policy of agencies responsible for land management are also leading to inefficient use and management of land resource in the Mang Yang district. In order to have basic data regarding people’s knowledge and land policy dissemination of the state agencies in the region, henceforward proposing measures to improving the efficiency of the land resource’s use and management, the study have conducted surveys of such targets groups as households, individuals and business enterprises/organisations in the region, contents of the survey focused on people’s knowledge of land management policy as well as their concensus on the projects that have been planned in the region. Results of the surveys are presented in the table 4.8 and 4.9 below.

**Table 4.8:** People’s knowledge of the land management policy in the Mang Yang district

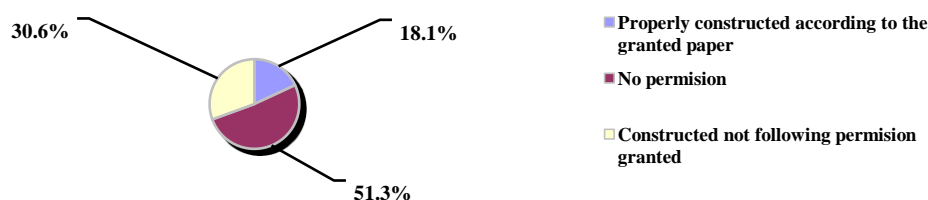
Level of understanding	Households & individuals	Business enterprise/organisations
Understanding and caring	15,6 %	59,1 %
Know and not understand	56,5 %	40,9 %
Not know	27,9 %	0 %
Total	100,0 %	100,0 %

**Table 4.9:** The consensus of the people on the planning projects in the Mang Yang district

Consensus level	Industrial Park Project	Social Welfare Project
High	7,9 %	72,7 %
Medium	81,3 %	22,5 %
Low	10,8 %	4,8 %
Total	100,0 %	100,0 %

From the figures presented in the above tables, it can be seen that: business group has quite high level of understanding and caring of land mangement policy with about 59.1%, in contrast, the level of undstanding and caring of the policy among households is quite low with only about 15.6%; about 56.5% of the households surveyed have known policy regarding land field, however, they do not understand the policies, and this also is a problem which need to be considered by land management; ratio of people who do not know land manageemnt policy is quite low, and it focuses mainly on the group of households. Regarding the consensus level of people on the planning projects in the region, results of the research revealed that most of objects participated in the surveys have highly consented, with quite high ratio, to industrial park and social welfare projects which have been planned in the district.

The research results also show that the number of cases violating house construction regulations is quite high due to lack of understanding of people and weakness of agencies responsible for implementing land manegement policy in the region. According to statistics of the Mang Yang district, there are about 51.3% of households and individuals building their houses without permission and 30.6% of households and individuals do not follow the permission granted in construction. The status of compliance and violations in housing construction in the Mang Yang district in the research period could be presented in following figure.



**Figure 4.5:** The status of compliance and violations in housing construction in the Mang Yang district



#### **4.4. Proposing measures mitigating conflicts in land use and management in the Mang Yang district**

Based on the conflictive actuality and the reasons leading to the conflicts in the studied region as assessed above, the following measures are initiated in order to mitigate the conflicts and increase the efficiency in land use and land management of the Mang Yang district.

- *Measures regarding land mechanism and policy.*

- At the central level, it is necessary to timely issue guidelines for application of land law and clearly explain, clarify the provisions of compensation, resettlement and land acquisition; policy-makers need to focus on reviewing, adjusting and handling the contradiction, inadequates and shortcomings in existing land legal documents; the policy on collection of land use fees for the land, which was illegally handed before October 15, 1993 and is being used by people for residential purpose, is needed to revise.

- At the local level, the Mang Yang district needs to focus and accelerate the works of developing a modern, multi-purpose land information system; the rules on land classification should be clear and transparent in land valuation; it is necessary to set the price bracket for each land type and area in the district; finalising and applying sanctions for corruption within an organization with slogan of fairness, responsibility, integrity, transparency, effectiveness, effectiveness; and it is needed to have policies to ensure the material and spiritual benefits for cadres and people dealing with complaints and denunciations

- *Measures related to planning and plan of land use and management*

One of the reasons leading to inefficiency in land use and management in the Mang Yang district is planning, therefore, land use planning needs to meet the changes of the land market; the area boundary of the land types in terms of use should be clearly demarcated, especially for the land having strategic importances such as ensuring food security; national security and defense, and environmental protection role.

- *Measures related to the inspection, supervision and handling of land using and managing by organizations and individuals*

- At the central level, it needs to have plans for checking and handling the use and management of land by organizations and more attention should be paid to inspection, especially for the projects and works after the land have been allocated.

- At the local level, the Mang Yang District needs to develop a plan to inspect and handle land use and land management of organizations, enterprises and forestry farms assigned or leased by the provincial People's Committee, the district People's Committee should propose the provincial People's Committee delegating the district government to handle the cases of using land for wrong purposes.

- *Measures related to land acquisition, compensation and resettlement, development programs of the government.*

It needs to synchronize and modernize the infrastructure systems in the region and focus on the resettlement for people whose land is recovered; the Gia Lai Provincial People's Committee should pay more attention to requests of the People's Committee of Mang Mang district in terms of allocating land fund for resettlement program of the district; economic development of the district should be promoting by attracting investors with good mechanism and policy; the district People's Committee should ensure fairness and transparency in land recovery and compensation; and the consideration and resolution of conflicts generated from process of land clearance in the region should be done in time.

- *Strengthening human resources for resolving conflicts and promoting the dissemination of land legislation*

It is necessary to raise the level of awareness on land law for executive cadres and training administrative and cadastral officials as land legislation; regularly establishing and organising programs of fostering and updating land legal knowledge in order to enhance and build the capacity of cadres; making the staffs to have skills of using the legal tools and flexible application in real situations in an appropriate and effective way.

#### **V. CONCLUSION**

Based on the results obtained in the research implementation, it could be concluded that:

- Total natural area of the Mang Yang district is 112,676.58 ha with 11 main types of land, the land resource is divided into 03 main types: agricultural land; non-agricultural land; and unused land, the unused land in the studied region is rapidly shrinking over times.

- Conflicts in using and managing land resources in the Mang Yang district have been occurring with trend of increasing number and frequency as well as level of complex; the conflicts are various in terms of subjects participating and purposes as well.

- The reasons which lead to conflicts in using and managing land resources in the Mang Yang district mainly are: inadequate regulations in some existing land management documents; inadequate planning of land use (residential areas are intermingled with industrial zones, industrial park projects, social – welfare projects,..); inappropriate compensation value for the cases of land acquisition; delay in granting land use right certificates; weakness of state agencies responsible for land management in disseminating land regulations; and lack of knowledge of people

Applying integrated management methods including: adjustment and/or supplement of shortcomings in mechanism and policy as well as public administrative procedures in land management field; and propagandising, disseminating informations related to lawful regulations in the field of land resource and educating, raising awareness of people on land use and management could be effective in terms of land use and managemnt.

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