

**THAI NGUYEN UNIVERSITY
UNIVERSITY OF AGRICULTURE AND FORESTRY**

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**RESEARCHING THE INFLUENCE OF SOME CONTENTS OF STATE
ADMINISTRATION OF LAND ON SOCIO-ECONOMIC DEVELOPMENT
IN PHO YEN CITY, THAI NGUYEN PROVINCE**

**Major: Land Management
Code: 9.85.01.03**

**SUMMARY OF DOCTOR'S THESIS
LAND MANAGEMENT**

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**LIST OF PUBLISHED SCIENTIFIC WORKS
RELATED TO THE THESIS**

- 1. Vu Thi Kim Hao, Nguyen Thuy Quynh (2021)**, Effects of land allocation, land lease, and issuance of land use right certificates on socio-economic development of Pho Yen town, *Journal of Science and Technology of Thai Nguyen University*, volume 226, no. December 2021, p. 221 – 227.
- 2. Vu Thi Kim Hao, Vu Thi Quy, Nguyen Duc Nhuan (2021)**, Impacts of land acquisition, compensation, support and resettlement on social-economic development of Pho Yen town, Thai Nguyen province, Vietnam, *International Journal of Advance research and Innovative ideas in education*, Published in E-Journal, Volume-7 Issue-4/2021, Paper Id: 15224.
- 3. Vu Thi Kim Hao, Ngo Thi Phuong Thao (2021)**, *Impact of land use planning on socio-economic development of Pho Yen town, Thai Nguyen province*, 13th NEU-KKU International Conference Socio-economic and Environmental issues in development, Hanoi 10 June 2021, Finance Publishing House, PP. 1201 – 1212.

PREAMBLE

1. The urgency of the topic

Land is extremely important, without land there can be no production as well as no human existence. Land use is a central issue in Vietnam's development history. Practice shows that land is a factor that profoundly affects people's social, economic, cultural and political life. In the world in general and especially in developing countries, land always affects the socio-economic development process.

In recent years, land management and land management innovation in Vietnam have become a hot issue attracting the attention and attention of the whole society. Land management has been gradually improved, making an important contribution to socio-economic development. However, in the process of improving land management, there are still shortcomings that have a significant impact on the development of localities.

Pho Yen city was established from Pho Yen district of Thai Nguyen province in 2015. Socio-economic development of Pho Yen town is influenced by many factors. The external factors are the status and trends of socio-economic development of the country, region and the world. Internal factors include development strategy orientation, annual development plan and implementation as well as stages, internal resources, general management policies and local sectors.... In which, the state management of land is considered to be very important.

From the above practice, it is shown to assess the status of socio-economic development, the state management of land as well as its influence on socio-economic development of Pho Yen, thereby proposing the best solutions. Useful local solutions are needed. Therefore, the topic *"Study on the influence of some contents of state management of land on socio-economic development in Pho Yen city, Thai Nguyen province"* was carried out.

2. The research objectives of the topic

- Assessing the status of socio-economic development and state administration of land in Pho Yen city.
- Assessing the influence of some contents of state administration of land on socio-economic development in Pho Yen city, Thai Nguyen province.
- Proposing a number of solutions to promote the positive influence of state administration of land on socio-economic development in Pho Yen city, Thai Nguyen province.

3. The scientific and practical significance of the topic

3.1. Scientific significance

The research results of the project are a new database that contributes to systematizing the theoretical basis for assessing the influence of some contents of state management of land on the socio-economic development of a urban area under the northern midland and mountainous province of Vietnam.

3.2. Practical significance

The research results of the topic provide a practical database on assessing the current situation, influencing factors and proposing some solutions to promote the positive influence of state management of land on the development of land. socio-economic development of the study area. The research results are references for the research, study and training of staff of institutes and universities and practical experience that can be applied to areas with similar conditions.

4. New contributions of the thesis

- Assessed the influence of 3 contents of state management of land on 6 socio-economic development indicators of 3 regions of Pho Yen city: Management of planning, land use plan strongly influence the process of urbanization and industrialization, the process of infrastructure development; Land allocation, land lease, and issuance of land use right certificates strongly affect 5/6 indicators of socio-economic development, that is, the process of urbanization and industrialization, the process of basic development. infrastructure, people's income and living standards, increasing employment opportunities and reducing poverty rates; Compensation, support and resettlement when land is recovered strongly affects 3/6 indicators of socio-economic development, that is the process of urbanization and industrialization, the process of infrastructure development. and people's income and living standards.

- From the results of determining the positive influence of state management of land on socio-economic development, it is necessary to strengthen the feasibility of making land use planning; ensuring transparency in land allocation, land lease, issuance of land use right certificates and compensation, support and resettlement upon land acquisition.

Chapter 1

LITERATURE REVIEW

In this chapter, the thesis reviews the following issues:

- Theoretical basis for the influence of state management of land on socio-economic development: Land, State management of land, Socio-economic development,
- Practical basis on the influence of state management of land on socio-economic development in the world and in Vietnam:
 - + The influence of state management of land on socio-economic development in the world.
 - + The influence of state management of land on socio-economic development in Vietnam.
- Some studies on the influence of state management of land on socio-economic development in Vietnam.
- On the basis of an overview of research issues, the thesis has proposed a research approach of the topic.

Chapter 2

RESULTS AND METHODOLOGY

2.1. Research object, scope

2.1.1. Research subjects

- Contents of state management of land and the actual situation of land use in Pho Yen city.

- Indicators of socio-economic development of Pho Yen city.

- The influence of state management of land on socio-economic development of Pho Yen city.

- Households and individuals using land, economic organizations and other organizations; managers and scientists.

2.1.2. Research scope

- Scope of space: within the administrative boundaries of Pho Yen town, Thai Nguyen province.

- Scope of time: 2015 - 2019.

2.2. Research content

- Assessment of natural conditions and socio-economic development in Pho Yen city, Thai Nguyen province;

- Assessment of the current state of land management in Pho Yen city, Thai Nguyen province;

- Evaluation of the influence of some contents of state administration of land on socio-economic development in Pho Yen city, Thai Nguyen province;

- Some solutions to promote the positive influence of state administration of land on socio-economic development in Pho Yen city, Thai Nguyen province.

2.3. Research Methods

2.3.1. Methods of investigation to collect secondary data and documents

- Data and documents to be investigated and collected: Natural conditions and environmental status of Pho Yen city; the actual situation of land management and socio-economic development of Pho Yen city in the period 2015 - 2019; Other documents related to the topic...

- Where to investigate and collect:

+ At the provincial level: Department of Natural Resources and Environment, Department of Agriculture and Rural Development, Department of Statistics...

+ In the city: Administrative agencies, departments (Economics Department, Management Board of Economic Zones, Board of Compensation and Clearance; Branch

Office of Land Registration; Department of Natural Resources and Environment; Urban Management Department, Statistics Department, Office of the People's Committee, etc.).

- + In communes, wards and townships: People's Committees, cadastral officials.

- + Previous studies related to the topic are collected from libraries, research centers and on the internet.

2.3.2. Primary data collection methods

2.3.2.1. Choose a research site

Based on the characteristics of socio-economic development, according to the functional subdivision of the economic zone, Pho Yen city is divided into 3 regions and the study sites are selected in 3 regions as follows:

+ Region 1 (Central region): This place has the economic, cultural and political centers of the town. In this region, the economy develops strongly and stably. Region 1 includes 4 wards: Ba Hang, Bai Bong, Dong Tien, Bac Son and 1 commune: Nam Tien. On that basis, Area 1 selected 3 wards: Ba Hang, Bai Bong and Dong Tien.

+ Zone 2 (sub-central area): This is a development planning area. Currently, this place is developing at a moderate rate. According to the planning, this is the area with many key investment projects to develop the economic zone of Pho Yen. This region is mainly located in industrial zones, including 7 communes: Hong Tien, Trung Thanh, Tien Phong, Dong Cao, Tan Phu, Tan Huong, Thuan Thanh. For Region 2, the topic selected 3 communes: Hong Tien, Trung Thanh and Tien Phong.

+ Region 3 (Suburban area): An area of socio-economic development in the direction of agriculture and ecology. This region includes 6 communes: Thanh Cong, Phuc Thuan, Phuc Tan, Van Phai, Minh Duc, Dac Son. Area 3 selects 3 communes: Thanh Cong, Van Phai and Phuc Thuan.

2.3.2.2. Primary data collection survey

- Purpose and content of the investigation: Collecting opinions of land users in land management, socio-economic development and the influence of state management of land on socio-economic development.

- Number of survey samples: Each commune and ward selects 1 typical village/group representing the locality, the total number of households/organizations of 9 villages/groups of 9 communes/wards is 1,350 households/organization. Number of survey samples: According to Slovin (1960; cited by Vo Thi Thanh Loc, 2010), the sample size is determined according to the following formula:

$$n = \frac{N}{1 + N.e^2}$$

In which:

n: Size of sample

N: Total number of households/organizations located in the survey area; n: number of representative households/organizations

e: 95% confidence level (Tolerable error, taken as 0.05)

Applying Slovin's formula, from the number of 1,350 randomly selected households of 9 villages/groups of 9 communes and wards, the total number of samples to be investigated is 308,5714. Rounding is 309 samples - 309 questionnaires.

- Survey subjects: Based on the number of samples to be surveyed as determined above, each region selects households/organizations to survey (Agricultural households, non-agricultural households, economic organizations, other organizations) by stratified

random sampling method: The topic uses stratification by rich, medium, poor households and a combination based on cultural level (listed by the village head, residential group) then reduces the number of each area/object and randomly selects it. follow that group to conduct the survey.

2.3.3. Expert Methods

To identify some contents of state management of land affecting socio-economic development and select socio-economic development indicators that are influenced by state management of land, the study used the method of surveying opinions of experts who are managers and scientists.

The study conducted a survey of 31 opinions, including 21 managers from the city level, the city's departments, the People's Committees of communes and wards and 10 scientists on environmental resource management and economic management.

Survey method: Direct interview with predefined questions.

Survey content:

- Selecting contents of state management of land affecting socio-economic development: From 15 contents of state management of land under the 2013 Land Law, conduct assessment and selection some contents have a high impact on socio-economic development.

- Selection of socio-economic development indicators that are influenced by the state management of land: From the socio-economic development indicators prescribed in the period 2015-2020, conduct evaluate and select a number of criteria that are highly influenced by the state management of land.

2.3.4. Methods of data processing and evaluation of results

2.3.4.1. Data processing and hierarchical scale

- The data was statistically processed on the software SPSS and Excel.

- Using SPSS software in analyzing sociological survey data of Hoang Trong and Chu Nguyen Mong Ngoc (2008). Specifically, the application of IBM SPSS Statistics 20 software for analyzing sociological survey data. Applied to analysis of survey data from 309 votes according to Likert scale to evaluate research results (Do Anh Tai, 2008).

- Rating according to the 5-level Likert scale, the specific evaluation hierarchy for 5 levels is as follows: The rating hierarchy is calculated according to the principle of determining the lowest value (min) and the highest value (max) in each sequence of observations. Calculate the magnitude of the division (a):

$$a = \frac{Max - Min}{n}$$

In which: n is the step of the scale. In the study, a 5-step scale was used.

Determine the scale: < 1.80: Very low; 1.80 - < 2.60: Low; 2.60 - < 3.40: Average; 3.40 - < 4.20: High; > 4.20: Very high.

2.3.4.2. Methods to assess the level of influence of land management on socio-economic development

Analyze the influence of some land management contents by Spearman Rank Correlation Coefficient in SPSS with significance level of 0.05 (95% confidence level of research results). The degree of influence is assessed through the hierarchy of relationship levels as follows (Table 2.2):

Table 2.2. Hierarchy of the relationship between two variables

No	Relationship level	Correlation coefficient r
1	Totally inverse relationship	-1.00
2	Very high inverse relationship	- 0.75 tới - 0.99
3	High inverse relationship	-0.50 tới - 0.74
4	Mean inverse relationship	-0.25 tới - 0.49
5	Very low inverse relationship	-0.01 tới - 0.24
6	Unrelated	0
7	Very low positive relationship	0.01 tới 0.24
8	Mean positive relationship	0.25 tới 0.49
9	Highly positive relationship	0.50 tới 0.74
10	Very high positive relationship	0.75 tới 0.99
11	Completely positive relationship	1.00

(Source: Zulueta and Costales, 2003; Hoang Trong and Chu Nguyen Mong Ngoc, 2008)

2.3.4.3. Criteria for assessing socio-economic development, state management of land and the influence of state management of land on socio-economic development

The topic uses a 5-level Likert scale to evaluate, specifically as follows:

a, Criteria for assessing socio-economic development

Six socio-economic development indicators include: (1) Urbanization and industrialization; (2) Infrastructure development; (3) Attracting investment capital; (4) People's income and living standards; (5) Increase employment opportunities and (6) Reduce poverty rate. These indicators are evaluated through three criteria: (1) Attention to the indicator; (2) Target implementation process; (3) Results of the implementation of that target.

b, Criteria for evaluating state management of land

- Management of land use planning and plans (Land use planning): Including 8 criteria.

- Land allocation, land lease, and issuance of land use right certificates (LURCs): Includes 8 criteria.

- Compensation, support and resettlement upon land recovery: Including 8 criteria.

c, Criteria for assessing the influence of state management of land on socio-economic development

- Management of land use planning and plans affects six socio-economic development indicators which are evaluated through 8 criteria.

- Management of land allocation, land lease, and issuance of land use right certificates (LURCs) affects six socio-economic development indicators that are assessed through 8 criteria.

- Management of compensation (BT), support (HT) and resettlement (resettlement) upon land acquisition (CLD) affects six socio-economic development indicators which are assessed through 8 criteria.

Chapter 3

RESEARCH RESULTS AND DISCUSSION

3.1. Assessment of natural conditions and socio-economic development in Pho Yen city, Thai Nguyen province

3.1.1. *Natural condition*

Pho Yen town is located as an urban area connecting Hanoi capital with other cities to the North and is influenced by the development of the capital and adjacent urban areas.

3.1.2. *Environmental situation*

3.1.3. *Assessment of the socio-economic development situation of Pho Yen town in the period 2015 - 2019*

Based on the survey results of managers and scientists, the topic focuses on evaluating 6 socio-economic development indicators of Pho Yen town: Urbanization and industrialization; Infrastructure development; Attract investment; People's income and living standards; Increase employment opportunities and Reduce poverty.

3.1.4. *General assessment of natural and socio-economic conditions of Pho Yen town*

3.1.4.1. *Advantages:*

On the basis of a comprehensive assessment of the current development resources and conditions of the town, the following outstanding advantages can be seen:

Due to the favorable geographical position due to being adjacent to and connecting the development centers of Hanoi and the cities of the province, it has great advantages in exploiting resources for development.

The economic growth rate reached a very high rate, creating momentum for the overall socio-economic development.

The developed transport infrastructure along with the good land use policy is very convenient for calling for large investment capital of domestic and foreign enterprises for development.

Mechanical population growth coupled with increasing per capita income is an important resource for the city's development.

3.1.4.2. *Disadvantages*

Pho Yen has 5 mountainous communes, where ethnic minorities live, of which 1 is poor. Up to now, this is the "concave area" in the socio-economic picture of the city.

The economic structure is changing in a positive direction, but the socio-economic starting point is still low, so far the proportion of agriculture, forestry and fishery industry still accounts for a relatively high proportion (20.48 % in 2019).

Nationally due to the Covid-19 pandemic, businesses across the town were strongly affected by production development.

3.1.3. Socio-economic issues put pressure on the land use

As mentioned, the geographical position of Pho Yen city has advantages in industrial development and urbanization – this is a factor that will put great pressure on the city's land, specifically in the following aspects:

By 2020 and after 2020, the town will form many new industrial parks, industrial spots - handicrafts, tourism - services. The land fund for this purpose is very large.

Upgrading and renewing infrastructure systems such as traffic, irrigation, cultural and welfare works... also requires a considerable land fund.

The natural population growth, mechanical population growth and the formation of urban areas and resettlement areas require a land fund to build houses and rearrange the population.

3.2. Assessment of the current state of land management in Pho Yen city, Thai Nguyen province

3.2.1. Preliminary assessment of the state management of land

3.2.2. Identify some contents of state management of land that have the most influence on socio-economic development of Pho Yen city

3.2.3. Management of planning, land use plan

Assessed the planning management and implementation of the town's land use planning (LDP) and 8 planning criteria through a survey of land users (Table 3.21).

Table 3.21. Assessment of the implementation of land use planning and planning in Pho Yen city

No	Evaluate Content	Evaluate
1	The land use plan is built on a full basis	3.48
2	The land use plan is built in the spirit of democracy	3.64
3	The land use plan, the actual land use plan	3.63
4	The land use plan is made according to the annual plan	3.82
5	The land use plan is adjusted over time	4.00
6	The process of implementing land use planning is favorable	3.87
7	Results of the implementation of LDP management	3.57
8	Possible land use plan	3.44
Average		3.68

3.2.4. Land allocation, land lease and issuance of land use right certificates

Assessed the management of land allocation, land lease and issuance of land use right certificates (LURCs), and evaluated 8 indicators of land allocation, land lease and issuance of LURCs through survey of users land (Table 3.25).

Table 3.25. Evaluation of the implementation of land allocation, land lease, and issuance of land use right certificates in Pho Yen city

No	Evaluate Content	Evaluate
1	The form of land allocation and land lease is open and transparent	3.34
2	Time limit and limit for land allocation and land lease according to regulations	3.77
3	Procedures for land allocation and land lease are fast and in accordance with regulations	3.83
4	Results of land allocation and land lease	3.99
5	Register land quickly and properly	3.41
6	Results of land registration	3.98
7	The process of granting LURC certificates	3.96
8	Results of the work of granting LURC certificates	3.97
Average		3.78

3.2.5. Compensation, support and resettlement upon land acquisition

Assessed compensation, support and resettlement (resettlement) work upon land acquisition (SEA) and evaluated 8 indicators of compensation, support and compensation, support and resettlement when the settlement was surveyed. opinions of land users (Table 3.28).

Table 3.28. Evaluation of the implementation of compensation, support and resettlement upon land acquisition in Pho Yen city

No	Evaluate Content	Evaluate
1	Compensation, support and resettlement upon land acquisition in accordance with regulations	3.53
2	Compensation, support and resettlement take place strongly	4.00
3	The process of carrying out land acquisition	4.00
4	The process of implementing compensation, support and resettlement	4.06
5	Land acquisition is carried out as planned	3.78
6	Results of compensation, support and resettlement	4.11
7	The need for support and resettlement is increasing	4.05
8	The enforcement of land acquisition decisions is decreasing	4.13
Average		3.96

3.2.6. General assessment of the state management of land in Pho Yen city

Success: Basically, the local land management has been done in accordance with the provisions of the Land law. Management of land use planning; land allocation, land lease; land registration, recognition of land use rights and issuance of land use right certificates; compensation, support and resettlement when the land is recovered has helped the locality to manage the land well and has a good impact on socio-economic development.

Existence: The land use planning has not really followed the development requirements of reality; The work of site clearance for land recovery is still slow, causing great impacts on the development of economic organizations.

3.3. Assessing the influence of state management of land on socio-economic development in Pho Yen city, Thai Nguyen province

From the survey results of managers and scientists, it shows that there are 3 contents of State management of land that strongly affect the six socio-economic development indicators of Pho Yen city. The three contents of the state management of land are the management of land use planning and planning (LDP); The management of land allocation, land lease, issuance of land use right certificates; The work of compensation, support and resettlement upon land acquisition. The six socio-economic development indicators are Urbanization and Industrialization (UAI) Infrastructure development (IDE); Attracting investment capital (AIC); People's income and living standards (PAL); Increase employment opportunities (IEO) and Reduce poverty rate (REP).

3.3.1. Management of planning, land use plan

3.3.1.1. Evaluate by region

From a detailed assessment of the criteria of the management of land use planning that affect the socio-economic development of Pho Yen town by region, the overall topic in Table 3.32 shows that:

Table 3.32. The influence of land use planning and planning management on socio-economic development of Pho Yen city by region

No	Region	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Region 1	4.02	3.82	3.41	3.33	3.33	3.38
2	Region 2	3.94	3.76	3.36	3.35	3.32	3.38
3	Region 3	3.87	3.68	3.30	3.32	3.29	3.37

The degree of influence of LUMP management on the process of urbanization and industrialization and the process of infrastructure development is the strongest, followed by quite strong on the attraction of urban investment.

As for socio-economic development indicators such as income and people's income, increase in employment opportunities and decrease in unemployment rate, they are affected on average by land use planning.

The degree of influence of land use planning on socio-economic development of Pho Yen city also gradually decreased from region 1 to region 3.

3.3.1.2. Assessment by land use object

From a detailed assessment of the criteria of the management of land use planning affecting the socio-economic development of Pho Yen city by each land user, the topic is summarized in Table 3.37, showing that:

Table 3.37. The influence of land use planning and planning management on socio-economic development of Pho Yen city by land users

No	Land users	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Agricultural household	3.90	3.77	3.32	3.34	3.32	3.38
2	Non-agricultural households	3.93	3.57	3.34	3.32	3.33	3.40
3	Economic organizations	4.22	3.85	3.38	3.26	3.22	3.33
4	Other organizations	4.22	4.01	3.85	3.28	3.27	3.38

The degree of influence of LUMP management on the process of urbanization and industrialization and the development of infrastructure is the strongest, followed by quite strong on the attraction of urban investment. As for socio-economic development indicators such as income and people's income, increase in employment opportunities and decrease in unemployment rate, they are influenced by the average level of land use planning management.

The degree of influence of land use planning management on socio-economic development of Pho Yen city, especially the indicators of urbanization and industrialization, is highly appreciated by economic organizations and other organizations.

3.3.2. Management of land allocation, land lease, issuance of land use right certificates

3.3.2.1. Evaluate by region

From a detailed assessment of the criteria of land allocation, land lease, and issuance of LURCs affecting the socio-economic development of Pho Yen city by region, the overall topic is summarized in Table 3.41, showing that:

Table 3.41. Effects of management of land allocation, land lease, and issuance of land use right certificates on socio-economic development of Pho Yen city by region

No	Region	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Region 1	4.07	4.05	3.40	4.06	3.93	4.17
2	Region 2	4.05	3.91	3.30	4.11	3.88	4.15

3	Region 3	4.09	4.01	3.26	4.08	3.90	4.11
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The degree of influence of land allocation, land lease, and issuance of LURCs on the process of urbanization and industrialization, the process of infrastructure development, people's income and living standards, poverty reduction and employment opportunities are strongest, then quite strong in attracting investors.

The degree of influence of land allocation, land lease, and issuance of LURCs on socio-economic development of Pho Yen city also varies between regions.

3.3.2.2. Assessment by land use object

From a detailed assessment of the criteria of land allocation, land lease, and issuance of LURCs affecting the socio-economic development of Pho Yen by each land user, the topic is summarized in Table 3.46. shows:

Table 3.46. Effects of management of land allocation, land lease, and issuance of land use right certificates on socio-economic development of Pho Yen by land users

No	Land users	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Agricultural household	4.06	4.01	3.33	4.09	3.89	4.13
2	Non-agricultural households	4.01	3.88	3.27	4.07	3.90	4.21
3	Economic organizations	4.22	4.02	3.33	4.10	3.99	4.11
4	Other organizations	4.22	4.00	3.36	4.08	3.99	4.10

The degree of influence of the management of land allocation, land lease, and issuance of LURCs on the process of urbanization and industrialization, the process of infrastructure development, people's income and living standards, reduction of poverty rate and increase of employment opportunities is the most powerful, followed by the average to attract investors.

The level of influence of the management of land allocation, land lease, and issuance of LURCs on the socio-economic development of Pho Yen, especially the indicators of land allocation and industrialization, is highly appreciated by economic organizations and other organizations.

3.3.3. Management of compensation, support and resettlement upon land acquisition

3.3.3.1. Evaluate by region

From a detailed assessment of the criteria of management of compensation, support and resettlement when the settlement affects socio-economic development of Pho Yen by region, the overall topic in Table 3.50 shows that:

The level of influence of compensation, support and resettlement management when land acquisition on the process of urbanization and industrialization, infrastructure development, people's income and living standards, and poverty reduction is the strongest., followed by the medium of attracting investors and increasing job opportunities.

The degree of influence of compensation, support and resettlement management in the socio-economic development of Pho Yen city is also different between regions, mainly decreasing from region 1 to region 2 and 3.

Table 3.50. Impact of compensation, support and resettlement management upon land acquisition on socio-economic development of Pho Yen city by region

No	Region	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Region 1	4.09	4.04	3.23	4.09	3.36	4.11
2	Region 2	3.96	3.92	3.34	4.02	3.37	3.83
3	Region 3	3.83	3.81	3.31	3.41	3.43	3.34

The level of influence of resettlement, compensation, support and resettlement on the socio-economic development of Pho Yen city was assessed to decrease from zone 1 to zone 3, clearly showing the actual situation of liberated projects. The premises in Pho Yen in the period 2015 - 2019 are mainly concentrated in region 1.

3.3.3.2. Assessment by land use object

From a detailed assessment of the criteria of management of compensation, support and resettlement when land acquisition affects the socio-economic development of Pho Yen town by each land user, the overall topic Summarized in table 3.52 shows:

Table 3.55. Effects of compensation, support and resettlement management upon land acquisition on socio-economic development of Pho Yen city by land users

No	Land users	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Agricultural household	3.97	3.93	3.30	3.83	3.38	3.75
2	Non-agricultural households	3.79	3.71	3.27	3.76	3.41	3.73
3	Economic organizations	4.19	4.17	3.21	4.01	3.38	3.72
4	Other organizations	4.18	4.22	3.32	4.10	3.36	4.06

The level of influence of compensation, support and resettlement when urbanization is on the process of urbanization and industrialization, the process of infrastructure development, people's income and living standards and poverty reduction is the strongest, followed by medium to attracting investors and increasing job opportunities.

The level of influence of compensation, support and resettlement when the land reunification process affects the socio-economic development of Pho Yen city, especially the indicators of urbanization and industrialization and infrastructure development, is highly appreciated by economic organizations and other organizations.

3.3.4. Summary of the influence of the state management of land on the socio-economic development of Pho Yen city

3.3.4.1. The influence of the state management of land on socio-economic development of Pho Yen city by region

The aggregated data on the influence of the state management of land on the socio-economic development of Pho Yen city in Table 3.56 allows to evaluate:

a. Land use planning and management

The management of land use planning and plans strongly affects the process of urbanization and industrialization, the process of infrastructure development in all three regions of Pho Yen city. The management of land use planning and planning also strongly affects the attraction of investment capital in region 1, but it has a moderate influence on regions 2 and 3. This is explained by the nature of the land. The local land use planning is the first basis for domestic and foreign enterprises to calculate the investment of business capital in this central area.

The management of land use planning and planning has an average influence on three indicators of income and living standards of the people, increasing employment opportunities and reducing poverty rates in all three regions. This shows that for social development criteria, the management of land use planning and plans has less influence than other state management of land.

Table 3.56. The influence of the state management of land on the socio-economic development of Pho Yen city by region

State management of land	Region	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP

Management of planning, land use plan	Region 1	High	High	High	Medium	Medium	Medium
	Region 2	High	High	Medium	Medium	Medium	Medium
	Region 3	High	High	Medium	Medium	Medium	Medium
Land allocation, land lease, issuance of LURC certificates	Region 1	High	High	High	High	High	High
	Region 2	High	High	Medium	High	High	High
	Region 3	High	High	Medium	High	High	High
Compensation, support and resettlement upon land recovery	Region 1	High	High	Medium	High	Medium	High
	Region 2	High	High	Medium	High	Medium	High
	Region 3	High	High	Medium	High	High	Medium

b. The management of land allocation, land lease, and issuance of land use right certificates

Land allocation, land lease, and issuance of LURCs strongly affect 5/6 of the socio-economic development indicators of all 3 regions, that is, the process of urbanization and industrialization, the process of basic development. infrastructure, income and living standards of the people, increasing employment opportunities and reducing poverty rates.

Land allocation, land lease, and issuance of LURCs also strongly influence the attraction of investment capital in region 1, but only moderate influence in regions 2 and 3. Because the demand for land lease in region 1 is definitely higher. in regions 2 and 3. When they are allocated land and leased land for a long time, it will increase their ability to call for investment for business development.

c. Management of compensation, support and resettlement upon land recovery

The management of compensation, support and resettlement upon land acquisition strongly affects 3/6 of the socio-economic development indicators of all 3 regions, that is the process of urbanization and industrialization, infrastructure development and people's income and living standards.

The management of compensation, support, and resettlement upon land acquisition also strongly influences the increase of employment opportunities in Region 3, and moderate influence in Regions 1 and 2. This reflects the reality in other regions. Commune of Region 3, which is the main focus of agricultural production, when the land acquisition projects are implemented, it is also the time to create opportunities for people in this area to find jobs in the industrial zones of the city.

The management of compensation, support, and resettlement upon land acquisition also strongly affects poverty reduction in regions 1 and 2. Because of land acquisition for the development of industrial parks and business services. That has created opportunities for people in these two regions to participate in the market and reduce poverty rate.

The management of compensation, support and resettlement upon land acquisition only affects the ability to attract investment capital of all three regions on average.

3.3.4.2. The influence of state management of land on socio-economic development of Pho Yen city by land users

Aggregate data affecting the state management of land on socio-economic development of Pho Yen city by land users in table 3.57 allows to evaluate:

Table 3.57. The influence of state management of land on socio-economic development of Pho Yen city by land users

State management of land	Land users	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP

Management of planning, land use plan	Agricultural household	High	High	Medium	Medium	Medium	Medium
	Non-agricultural households	High	High	Medium	Medium	Medium	High
	Economic organizations	Very High	High	TB	Medium	Medium	Medium
	Other organizations	Very High	High	High	Medium	Medium	Medium
Land allocation, land lease, issuance of LURC certificates	Agricultural household	High	High	Medium	High	High	High
	Non-agricultural households	High	High	Medium	High	High	Very High
	Economic organizations	Very High	High	Medium	High	High	High
	Other organizations	Very High	High	Medium	High	High	High
Compensation, support and resettlement upon land recovery	Agricultural household	High	High	Medium	High	High	High
	Non-agricultural households	High	High	Medium	High	High	High
	Economic organizations	High	High	Medium	High	Medium	High
	Other organizations	High	Very High	Medium	High	Medium	High

All three contents of state management of land are: Management of land use planning and plans; Land allocation, land lease, issuance of LURCs; Compensation, support and resettlement upon land acquisition all have a strong influence on the indicators of urbanization and industrialization, and infrastructure development in all four land users.

The management of land allocation, land lease, and issuance of LURCs strongly influenced nearly all socio-economic development indicators as assessed by all four land users, except for the indicator of investment attraction.

The management of land use planning and plans has an average influence on the three criteria of attracting investment capital, income and living standards of the people and increasing employment opportunities in all four land users.

The compensation, support and resettlement upon land acquisition strongly affect the income and living standards of the people and reduce the poverty rate in all four groups of assessed land users. The group of agricultural and non-agricultural households also assessed that land acquisition, compensation, support and resettlement strongly influenced the indicator of increasing employment opportunities.

3.3.4.3. The degree of influence of the state management of land on the socio-economic development of Pho Yen city

To evaluate the influence of the state management of land on the socio-economic development of Pho Yen town, the study has analyzed the correlation between the three independent variables of state management of land: Management of land use planning and plans; Management of land allocation, land lease, issuance of land use right certificates and Management of compensation, support and resettlement upon land acquisition with 6 dependent variables are 6 socio-economic development indicators of Pho Yen: Urbanization and industrialization, Infrastructure development, Attracting investment capital, People's

income and living standards, Increasing employment opportunities and Reducing poverty rate in 3 regions of Pho Yen.

The aggregated results are evaluated according to each content of the state management of land.

a. Land use planning and management

The data testing the correlation of the management of planning and land use plans affecting the socio-economic development of Pho Yen in Table 3.58 shows that:

Table 3.58. Correlation coefficient between the influence of planning management, land use plan on socio-economic development of Pho Yen city by region

No	Region	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Region 1	0.522**	0.589**	0.538**	0.466**	0.340**	0.368**
2	Region 2	0.519**	0.583**	0.470**	0.382**	0.384**	0.383**
3	Region 3	0.691**	0.534**	0.410**	0.465**	0.432**	0.449**

*Note: **. There is a correlation at the 0.01 . significance level*

The influence of land use planning and planning management on socio-economic development of Pho Yen city in all three regions has a moderate to high positive correlation with a significant correlation 0.01.

In region 1: The management of land use planning and planning has a high correlation (correlation coefficient is 0.522** - 0.589**) to 3 economic development indicators, namely urbanization and industrialization, Infrastructure Development and Investment Attraction. But the management of land use planning and planning affects only the average correlation (correlation coefficient is 0.340** - 0.466**) to 3 indicators Income and living standard of people, Increase employment association and poverty reduction in Pho Yen city.

In region 2: Slightly different from region 1, in zone 2, the management of planning, land use planning has a high correlation (correlation coefficient is 0.519** - 0.583**) to 2 targets of urbanization and industrialization and infrastructure development. The management of land use planning and planning affects only the average correlation (correlation coefficient is 0.382** - 0.470**) to 4 indicators Attract investment, income and people's living standard , Increasing physical opportunities and Reducing poverty rate of Pho Yen.

In Region 3: Just like in Region 2, in Region 3, land use planning and management has a high correlation (correlation coefficient is 0.534** - 0.691**) to the targets of urbanization and industrialization and infrastructure development. The management of land use planning and planning affects only the average correlation (correlation coefficient is 0.410** - 0.465**) to 4 indicators Attracting investment, income and people's living standard , Increase physical opportunity and Reduce poverty rate of Pho Yen.

This shows that the management of land use planning and planning is a very important factor for the process of urbanization and industrialization and infrastructure development, especially for the central region of Pho Yen. Because the two processes of urbanization and industrialization and infrastructure development require appropriate, feasible and directional land use plans for the development of fast-growing cities like Pho Yen.

b. The management of land allocation, land lease, and issuance of land use right certificates

The data to calculate the correlation of land allocation, land lease, and issuance of land use right certificates affecting the socio-economic development of Pho Yen city in Table 3.59 shows that:

Table 3.59. Correlation coefficient between the influence of management of land allocation, land lease, issuance of land use right certificates on socio-economic development of Pho Yen city by region

No	Region	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Region 1	0.505**	0.512**	0.532**	0.611**	0.516**	0.528**
2	Region 2	0.507**	0.532**	0.354**	0.506**	0.504**	0.511**
3	Region 3	0.533**	0.535**	0.369**	0.504**	0.542**	0.518**

*Note: **. There is a correlation at the 0.01 . significance level*

The influence of the management of land allocation, land lease, and issuance of land use right certificates on the socio-economic development of Pho Yen in all three regions has a positive correlation from moderate to high. high level with correlation at 0.01 significance level.

In region 1: The management of land allocation, land lease, and issuance of land use right certificates has a high correlation (correlation coefficient is 0.505** - 0.611**) to all 6 indicators. Socio-economic development of Pho Yen, that is urbanization and industrialization, Infrastructure development, Attraction of investment capital, People's income and living standards, Increasing physical opportunities and Reducing poverty rate. This shows that land allocation, land lease, and issuance of land use right certificates are important factors affecting the entire socio-economic development process of Pho Yen in region 1.

In region 2: Slightly different from region 1, in area 2, land allocation, land lease, and land use right certification are highly correlated (correlation coefficient is 0.504** - 0.532 **) to 5/6 of the socio-economic development targets of Pho Yen, which are urbanization and industrialization, infrastructure development, people's income and living standards, increase of physical opportunities and reduction of poverty rate. The work of land allocation, land lease, and issuance of land use right certificates only affect the average correlation (correlation coefficient 0.354**) to the indicator of Investment attraction of Pho Yen.

In region 3: Like region 2, in zone 3, the management of land allocation, land lease, and issuance of land use right certificates has a high correlation (correlation coefficient is 0.504** - 0.542*) *) to 5/6 socio-economic development targets of Pho Yen, which are industrialization and modernization, Infrastructure development, People's income and living standards, Increasing physical opportunities and Reducing poverty rate. The management of land allocation, land lease, and issuance of land use right certificates has only a moderate correlation (correlation coefficient 0.369**) to the indicator of Investment attraction of Pho Yen.

From the above analysis, it can be seen that the management of land allocation, land lease, and issuance of land use right certificates is a major and direct influence on most of the socio-economic development processes of Pho Yen.

c. Management of compensation, support and resettlement upon land recovery

Data testing the correlation of compensation, support and resettlement management when land acquisition affects socio-economic development of Pho Yen city in Table 3.60 shows that:

Table 3.60. Correlation coefficient between the influence of compensation, support and resettlement management upon land acquisition on socio-economic development of Pho Yen city by region

No	Region	Indicators of socio-economic development					
		UAI	IDE	AIC	PAL	IEO	REP
1	Region 1	0.545**	0.526**	0.406**	0.519**	0.490**	0.513**
2	Region 2	0.501**	0.525**	0.350**	0.505**	0.278**	0.508**
3	Region 3	0.516**	0.520**	0.313**	0.548**	0.517**	0.437**

*Note: **. There is a correlation at the 0.01 . significance level*

The influence of compensation, support and resettlement management upon land acquisition on socio-economic development of Pho Yen city in all 3 regions has a moderate to high positive correlation with the future. important at 0.01 significance level.

In region 1: Management of compensation, support and resettlement affected by land acquisition is highly correlated (correlation coefficient is 0.513** - 0.545**) to 4/6 development indicators Socio-economic conditions of Pho Yen, which are urbanization and industrialization, infrastructure development, people's income and living standards, and poverty reduction. But the management of compensation, support and resettlement when land acquisition affects only the average correlation (correlation coefficient is 0.406** - 0.490**) to 2 indicators, namely Investment attraction and Increase job opportunities in Pho Yen city.

In region 2: There are test results about the level of impact similar to that of region 1. In region 2, compensation, support and resettlement management when land acquisition affects at a high correlation (systemic system). The correlation number is from 0.501** - 0.525**) to 4/6 of the socio-economic development indicators of Pho Yen, which are urbanization and industrialization, infrastructure development, people's income and living standards and reduction poverty rate. The management of compensation, support and resettlement upon land acquisition only affects the average correlation (correlation coefficient is 0.278** - 0.350**) to 2 indicators, namely Investment attraction and Increase job opportunities in Pho Yen city.

In Region 3: Slightly different from Region 1 and 2, in Region 3, compensation, support and resettlement management when land acquisition has a high correlation (correlation coefficient is 0.516**) - 0.548**) to 4/6 of the socio-economic development targets of Pho Yen, which are urbanization and industrialization, infrastructure development, people's income and living standards, and increase in physical opportunities. The management of compensation, support and resettlement upon land acquisition has only a moderate correlation (correlation coefficient 0.313** - 0.437**) to the indicators of Attraction of Investment and reduction poverty rate in Pho Yen city.

From the above analysis, it can be seen that the management of compensation, support and resettlement upon land acquisition is a factor that has a great and direct influence on most of the socio-economic development processes of Pho Yen.

In summary: Through the assessment and analysis, it is clear that the socio-economic development process of Pho Yen city is influenced by many factors, in which the factor of state management of land has had a significant impact. important and very positive. Therefore, it is necessary to properly assess the reality of this work and make reasonable adjustments to contribute to the better and better progress of the local socio-economic development.

3.4. Solutions to promote the positive influence of state management of land on socio-economic development in Pho Yen city, Thai Nguyen province

3.4.1. Theoretical basis of the proposed solution

Socio-economic development is influenced by many factors. The external factors are the situation and trend of socio-economic development of the locality, not only in the whole

country but also in the region. Internal factors include: development strategy orientation, annual development plan and implementation as well as stage, internal resources, general management policy and local sectors.... In which, the state management of land is considered to be very important.

The state management of land directly affects the socio-economic development processes of Pho Yen city. In which, management of land use planning and plans; management of land allocation, land lease, issuance of land use right certificates and compensation, support and resettlement upon land acquisition are the leading factors and strongly affect all aspects of the economy - society.

In the socio-economic development of Pho Yen city, there are 6 important indicators that are strongly and directly influenced by the state management of land, which are: The process of urbanization and industrialization ; infrastructure development process; attract investment; people's income and living standards; increase employment opportunities and reduce poverty.

The degree of influence of each content of state management of land on socio-economic development indicators of Pho Yen is quite different among the three regions of the city. Therefore, the proposed solutions should be considered for appropriateness across regions.

3.4.2. Proposed Solutions

- General solution: On the basis of the above theory and from the assessment of the current situation of socio-economic development as well as the actual situation of land management, analyze the influence of land management, solutions In general, it is to promote the positive impact of land management to develop and adjust plans for each local socio-economic development target. On the other hand, it is necessary to synchronously adjust land management policies to suit socio-economic development.

- Specific solutions for Pho Yen are as follows:

3.4.2.1. Solutions for planning management, land use plan

Improve the feasibility of land use master plans and plans by strengthening the investigation of land use plans and plans, improving the efficiency of forecasting, and ensuring the participation and criticism of scientists, consulting stakeholders in the planning process.

To promote activities of collecting people's opinions to contribute to the formulation of master plans and plans on land use. It should be considered as an important step in the formulation of land use planning and plans. The Land Law needs to define more clearly the responsibility for synthesizing, absorbing and explaining the opinions of the people; clearly define how to handle when the majority of people disagree with the land use planning plan as well as the legal responsibilities of competent state agencies if the people's opinions or opinions are not organized. people do not follow the order and procedures prescribed by law.

To make land use planning, in addition to the current status of land use, population growth rate, natural conditions, and land use practices of the people. It is necessary to adhere to local socio-economic development orientations and consider regional development trends. Thus, it is necessary to make long-term and short-term forecasts in the design of land use planning.

Land use planning must be based on the provisions of strict normative documents of the land management sector and uniformly apply normative documents of other sectors.

The planning work should provide directional goals based on fact that will find out explanations and provide planning adjustment measures. It is recommended to adjust the

detailed planning every year instead of the current 3-5 years to ensure the feasibility of the plan.

In order to do well in the management and implementation of the master plan, the land use plan needs to stick to the master plan, the land use plan to detail the contents each year and promptly make appropriate adjustments. physical.

Strengthen responsibility for planning managers and planning implementation staff.

Strictly and transparently implement all stages in the implementation of land use planning. This is the most difficult problem today, so it requires management levels to step in.

It is necessary to have a mechanism to evaluate and monitor the organization of the implementation of the planning to ensure that the planning is properly implemented, to have solutions to remove inadequacies in time, to avoid hanging plans.

Attention should be paid to specific planning contents for three different regions of the town. In regions 1 and 2, attention should be paid to infrastructure investment, especially land area for traffic development. For region 3, it is necessary to focus on the development and expansion of urbanization and industrialization.

3.4.2.2. Group of solutions on land allocation, land lease, and issuance of land use right certificates

The management of land allocation, land lease, and issuance of LURCs strongly affects most of the socio-economic development indicators of all three regions of Pho Yen town, which is the process of urbanization and industrialization, the process of developing infrastructure, people's income and living standards, increasing employment opportunities and reducing poverty rates. Therefore, in order to gradually promote these achievements and adjust this work, it is necessary to focus on the following contents:

The work of land allocation, land lease, and issuance of LURCs needs appropriate investment attention from all levels of management and sectors.

All steps, order and procedures for land allocation, land lease and issuance of LURCs need to be clear and have an overall as well as specific plan for each period and each locality of the town.

It is necessary to increase the speed of land allocation, land lease and issuance of LURCs, striving to achieve the goal that all land areas must have legal certification for land users.

Strengthening management for the increasing demand for land use purpose change today.

Forms of land allocation, land lease and issuance of LURCs need to be public and transparent.

Strengthening the inspection work on the activities of land allocation, land lease and issuance of LURCs, and at the same time promote more severe sanctions.

Pay special attention to the contents of land allocation, land lease, and issuance of LURCs specific to 3 different regions of the town. In regions 1 and 2, attention should be paid to infrastructure investment, not overlapping the contents of this work. For region 3, it is necessary to focus on developing and expanding urbanization and industrialization as well as developing rural infrastructure.

3.4.2.3. Solution group on compensation, support and resettlement upon land acquisition

The work of compensation, support and resettlement upon land acquisition strongly affects 3/6 indicators of socio-economic development of all 3 regions, that is the process of urbanization and industrialization, the process of infrastructure development and people's income and living standards. The work of compensation, support and resettlement upon land acquisition also strongly affects the indicator of poverty reduction in regions 1 and 2 and also strongly affects the indicator of increasing employment opportunities in region 3.

Therefore, solutions to enhance this work focus on the following contents:

The work of compensation, support and resettlement upon land acquisition should comply with the provisions of the written land law and by-laws.

The work of compensation, support and resettlement upon land recovery should be carried out according to specific plans and publicly announced on all means for users of the acquired land.

There should be specific regulations on the land pricing mechanism to ensure that the land valuation for compensation is close to the actual land use right transfer price. Specific regulations on the legality of the land plot, the origin of land use to determine whether the land plot is compensated or not.

The work of compensation, support and resettlement upon land acquisition should be done openly and transparently for all stages.

There should be specific regulations on sanctioning acts that violate the State's regulations on compensation, support and resettlement when the State recovers land.

Attention should be paid to the work of compensation, support and resettlement when acquiring land, which is specific to 3 different areas of the town. In regions 1 and 2, attention is paid to the process of urbanization and industrialization, the development of infrastructure, people's income and living standards, and poverty reduction.

CONCLUSIONS AND RECOMMENDATIONS

1. Conclusion

1.1. Pho Yen is a city with a favorable geographical position because it is located adjacent to and in the position connecting the development centers of Hanoi and Thai Nguyen city. Pho Yen has a fairly large land fund and is convenient for the development of non-agricultural industries, especially those that need to use a lot of input factors such as land. In the period 2015 - 2019, the town's economic growth rate is very high, from 26.7% in 2015 to 35.2% in 2019. Overall, the city's socio-economic development has achieved great achievements and more and more breakthroughs.

An assessment of the socio-economic development process of Pho Yen city shows that there are 6 important and well-implemented indicators in the period 2015 - 2019. These are the indicators of Urbanization and industrialization; Infrastructure development; Attract investment; People's income and living standards; Increase job opportunities and Reduce poverty.

1.2. An assessment of the state of land management in Pho Yen city shows that: The management of land use planning and plans is assessed at a fairly high level, reaching an index of 3.68; The management of land allocation and land lease; land registration, recognition of land use rights and issuance of land use right certificates were evaluated at a fairly high level, reaching an index of 3.78; The work of compensation, support and resettlement upon land acquisition was assessed at a high level, with an index of 3.96. However, the state management of land in the town still has shortcomings, notably the land use planning work that has not really followed the development requirements of reality; The work of site clearance for land recovery is still slow, causing great impacts on the development of economic organizations.

1.3. The influence of 3 contents of state management of land has been assessed on 6 socio-economic development indicators of Pho Yen town. Specific results:

The management of land use planning and plans strongly affects the process of urbanization and industrialization, the process of infrastructure development in all 3 regions of Pho Yen town, with the evaluation index reaching 3.68 - 4.02 and high positive correlation with coefficient 0.519** - 0.691**. But the management of land use planning and planning has only an average influence (correlation coefficient is 0.340** - 0.470**) to

4 social development indicators, namely attracting investment capital, income and people's property, increase employment opportunities and reduce poverty rates, especially in regions 2 and 3.

The management of land allocation, land lease, and issuance of LURCs strongly affects 5/6 socio-economic development indicators of all 3 regions, which are the process of urbanization and industrialization, the process of developing infrastructure, people's income and living standards, increase employment opportunities and reduce poverty rate, with an index of 3.88 - 4.17 and a high positive correlation with the coefficient 0.504** - 0.611**. But the work of land allocation, land lease, and issuance of LURCs has only a moderate influence (correlation coefficient is 0.354**- 0.369**) on the indicator of investment attraction in regions 2 and 3.

The work of compensation, support and resettlement upon land acquisition strongly affects 3/6 indicators of socio-economic development of all 3 regions, that is the process of urbanization and industrialization, the process of infrastructure development and people's income and living standards, with an index of 3.41 - 4.09 and a high positive correlation with the coefficient of 0.501** - 0.548**. Compensation, support and resettlement when land is acquired has an average effect on the indicators of attracting investment in all 3 regions, increasing job opportunities in regions 1 and 2, reducing poverty rates in regions 2 and 3.

1.4. Solution:

Regarding land use planning: it is necessary to improve the quality of land use planning plans; management and implementation of master plans and plans on land use need to stick to the master plans and plans on land use and strictly and transparently implement all stages in the implementation of the land use plan.

Regarding land allocation, land lease and issuance of LURCs: All steps, order and procedures for land allocation, land lease and issuance of LURCs need to be clear and have an overall and specific plan for each stage, section and each locality of the town. Increase the speed of land allocation, land lease and issuance of LURCs, striving to achieve the goal that all land areas must have legal certificates for land users.

Regarding compensation, support and resettlement upon land acquisition: It should be carried out according to specific plans and publicly announced in all means; The work of compensation, support and resettlement when land is recovered should be done publicly and transparently for all stages and have specific regulations on sanctioning acts contrary to the State's regulations in compensation, support and resettlement when the State recovers land.

2. Recommendation

More studies are needed in other areas to have more bases to confirm the impacts of land management on socio-economic development.

It is necessary to study more approaches as well as methods to assess the impact of land management to have more bases to confirm the impact of land management on socio-economic development.

The research results of this topic can be applied to areas with similar conditions as Pho Yen city in building a set of solutions for land management.