

## **LAND LAW Q&A**

### **Vietnamese Land Law**

Q: What is the land ownership system in Vietnam?

A: All land is state-owned (Article 4, Land Law 2013). Individuals/entities are granted land use rights (LURs), not ownership.

Q: How to transfer land use rights in Vietnam?

A: Requires a written contract, notarization, and registration at the local Land Registry Office (Article 167). Taxes (e.g., transfer tax) must be paid.

Q: What are "red books"?

A: The Land Use Right Certificate (LURC) proves lawful land use. Issued by the government, it includes info on land type, area, and user.

Q: Can foreigners buy land in Vietnam?

A: No, but they can lease land (up to 50–70 years) or buy property in housing projects (under Housing Law 2014).

### **UK Land Law**

Q: How does the land registration system work in the UK?

A: The UK uses the HM Land Registry system (under the Land Registration Act 2002). Most land must be registered, and transactions must be publicly recorded.

Q: What is the difference between "freehold" and "leasehold"?

A:

- Freehold: Permanent ownership rights.

- Leasehold: Rights to use the land for a fixed term (typically 99–999 years), with payment of ground rent.

Q: How to transfer real estate in the UK?

A: Requires conveyancing (legal transfer process), payment of SDLT (Stamp Duty Land Tax), and registration with HM Land Registry.

### **New York Real Property Law (USA)**

Q: What are the requirements for transferring land in New York?

A: Under Real Property Law § 240, a written contract, a deed (title transfer document), and payment of transfer taxes are required.

Q: Is recording a transaction mandatory in New York?

A: Yes (Real Property Law § 291). The deed must be filed with the County Clerk to protect ownership rights against third parties.

### **Australian Land Law (New South Wales)**

Q: What is "Torrens title"?

A: A land registration system based on certificate of title, guaranteeing absolute ownership (Real Property Act 1900).

Q: What should be considered when buying land in NSW?

A: Check zoning regulations under the Environmental Planning and Assessment Act 1979 and purchase title insurance.

### **Canadian Land Law (Ontario)**

Q: How is land managed in Ontario?

A: Under the Land Titles Act, Ontario uses the Torrens registration system. All transactions must be recorded in the land registry.

Q: What permits are needed to build a house in Ontario?

A: A building permit from the local municipality and compliance with the Planning Act for zoning regulations.