

ASSESSMENT OF THE IMPLEMENTATION OF LAND USER'S RIGHTS IN PLEIKU CITY, GIA LAI PROVINCE

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Summary

The aim of study is to assess the implementation of land users' rights in Pleiku city, Gia Lai province. Results on the implementation of land use rights in Pleiku city in the period of 2010-2017 showed that there were 7074 transfer transactions, 1540 inheritance transactions, 2790 donation transactions, 2771 mortgage transactions, 95 lease transactions 7 transactions of sublease land use rights, 3 cases of capital contribution with land use right, and 6 converted transactions to other purposes. In 3 research communes in period of 2010-2017: there were 66 cases of transfer transactions, 31 cases of inheritance transaction; 41 cases of donation transactions. Assessment opinions of individual households: (i) Regarding the procedures for implementing LURs: 22.22% considered it was complicated; (ii) About time: 41.11% answered that it took a long time; 3.33% answered that it was very long; (iii) Regarding guiding documents, there are 31.11% of answers that they are difficult to understand; (iv) Regarding the ability to implement the provisions of the Land Law on Land Use right: 27.78% answered that it is difficult to implement. In order to improve the effectiveness of implementation and ensure the rights of land users in accordance with the law, when exercising the rights, it is compulsory to register with state agencies and synchronously implement following solutions: Mechanism and policy solutions; solutions to the propagation and dissemination of law; solutions for science and technology.

Keywords: *Land use rights, land use efficiency, Pleiku city.*