MINISTRY OF EDUCATION AND TRAINING **MINISTRY OF JUSTICE**

HANOI LAW UNIVERSITY

INFORMATION ON THE NEW POINTS OF THE THESIS

Thesis Topic: Law on Real Estate Brokerage Service Business in Vietnam

Major: Economic Law **Code:** 9380107

Doctoral Candidate: Bui Hong Quan **Candidate Code:** NCS28C0701

Scientific Advisors: Assoc. Prof. Dr. Nguyen Thi Nga and Dr. Doan Trung Kien

Training Institution: Hanoi Law University

SUMMARY OF THE NEW POINTS OF THE THESIS

The thesis makes the following contributions to the theoretical framework:

First, the thesis systematizes, standardizes, and advances an in-depth theoretical framework governing real estate brokerage services in Vietnam.

Secondly, the thesis contributes to elucidating the economic and legal nature, while offering further scientific perspectives on the legal regulatory mechanisms applicable to the real estate brokerage service sub-sector within a market economy.

Thirdly, the thesis examines and assesses the current state of legislation on real estate brokerage services in Vietnam, while identifying the limitations and legal inadequacies therein.

Fourthly, the thesis substantiates a system of scientific rationales, serving as a theoretical foundation for the ongoing research and refinement of the legal framework governing real estate brokerage services in Vietnam.

Fifth, the thesis constitutes a highly valuable academic reference resource, practically serving scientific research, pedagogy, and advanced training in Real Estate Business Law at higher education institutions.

The thesis makes the following novel contributions to practical application:

Firstly, the thesis serves as a reference resource for law-making bodies during the formulation and refinement of legislation governing real estate brokerage services.

Secondly, through an analysis and examination of law enforcement practices (particularly during the transitional phase and the implementation of the 2023 Real Estate Business Law), the thesis identifies "regulatory lags," bottlenecks, overlaps, as well as legal lacunae that obstruct the healthy development of the real estate market. Consequently, this

guides entities operating in the real estate brokerage sector (such as the Real Estate Brokers Association) to conduct their operations properly and objectively.

Thirdly, the research findings serve as a direct reference and support mechanism for market participants within the real estate brokerage service supply chain, including individual practitioners, practicing enterprises, and socio-professional organizations.

DOCTORAL CANDIDATE

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