



NGUYEN VAN DINH

Of Counsel

Email

dinh.nguyen@apolatlegal.com

LANGUAGES

English

Vietnamese

PRACTICES

Land & Real Estate;

Business & Investment;

Construction and Infrastructure;

EDUCATION

Ministry of Justice – Lawyer

Practice Certificate;

Academy of Justice – Lawyer

training course;

National University of Civil

Engineering – Master;

Ha Noi University of Law –

Bachelor of Law.

BIOGRAPHY

Mr. Nguyen Van Dinh is an attorney, engineer, master of construction, and a legal consultant specializing in real estate investment and business.

He is a visiting lecturer at the Faculty of Law - Foreign Trade University and a member of the Scientific and Teaching Council - Institute of Real Estate Research and Training.

PRACTICE FOCUS

With many years of experience working at the Ministry of Construction, as well as in project development and real estate project legal affairs, Mr. Dinh possesses extensive expertise in land, real estate business, planning, construction, and more.

Mr. Dinh has been actively involved in contributing to the development of crucial laws such as the Land Law, the Housing Law, and the Real Estate Business Law.

He is also a prominent figure actively participating in forums discussing and researching real estate law, and a familiar writer for newspapers and magazines including VnExpress, Diễn đàn doanh nghiệp (Business Forum), Vietnamnet, Reatimes, Nhadautu (Investor), and VietnamFinance, among others. He has contributed numerous articles offering insights, building upon, and refining

SCAN QR CODE



legislation, while also making legal regulations, policies, and complex legal issues more accessible to the public, as well as to leaders and legal professionals in real estate businesses.

Furthermore, Mr. Dinh is a familiar face on the National Assembly Television's Economic Forum, where he discusses and exchanges views on land policies and real estate investment frameworks. He also frequently appears on talk shows on VTV1, VTC Television, the financial channels VITV/SCTV8, InfoTV, and VOV, to name a few.

PUBLICATIONS

Lawyer Nguyen Van Dinh is the author of policy and law commentary articles on VnExpress ("Góc nhìn" section), Dan Tri newspaper ("Tâm điểm" section), Vietnamnet online newspaper ("Tuần Việt Nam" section), Vietnam Real Estate Magazine (Reatimes), the National Assembly's Electronic Information Portal, The Leader magazine ("Leader Talk" section), Nhà Đầu Tư magazine (Weekend Coffee section), etc. Some typical articles include:

Master Nguyen Van Dinh: Innovation in thinking in building the Law on Real Estate Business (amended), Legislative Research Journal (Standing Committee of the National Assembly), NO. 15 (487) – 08/2023;

Master Nguyen Van Dinh: "Expert's Perspective: Completing the Legal Corridor to Remove Obstacles, Restore, and Develop a Stable, Healthy, and Sustainable Real Estate Market" (National Assembly's Electronic Information Portal, 11/2023);

Some typical articles on Dan Tri newspaper: "Vitality from New Laws" - published 02/2025, "How Will the 2024 Land Law Impact the Real Estate Market?" - published 02/2024, "Land Auctions, Not Reckless Auctions" - published 12/2024, "The 'Two Faces' of Land Prices" - published 08/2024, "Borrowing Over 8 Million VND Becomes Debt Over 8 Billion VND and the Issue of Fairness" - published 03/2024, "Legal Corridor for Real Estate Projects Mortgaged at Banks" - published 01/2024, "Understanding the Ownership and Usage Rights of Condominiums Correctly" - published 12/2023, "Policy Communication and the Role of Experts" - published 09/2023, "Real

Estate Business and the Story of 'Carving' Laws Midway" - published 03/2024, "Three Major Challenges to the Goal of 1 Million Social Housing Units" - published 03/2024;

On VnExpress: "Who Builds Houses for the Poor?" - published 01/2025, "'Addicted' to Management" - published 04/2023; "Minimum 15 m²" - published 03/2023;

On Vietnamnet: "Unblocking Land Resources" - published 01/2025, "Real Estate Business Law Overlaps with Many Other Laws" - published -4/2023; "The 'Revolution' of Agricultural Land Through Expanding Land Limits" - published 03/2023; "Being 'Fair' with Condominium Ownership Rights" - published 03/2023; "Land Law and the Story of the State as Creator or 'Hired Hand'" - published 01/2024; "The Gains When the National Assembly Postpones the Passage of the Land Law" - published 12/2023; "The Mini Apartment Fire in Thanh Xuan from a Policy Perspective" - published 09/2023; "Adding More 'Sub-licenses' for Housing Construction Investors" - published 08/2023; "Reflections After the Alibaba Case" - published 01/2023;

A series of 3 commentary articles on real estate project transfer procedures in Nhà Đầu Tư magazine: "Overlapping Procedures for Permitting Real Estate Project Transfers" - published 01/2022, "Continued Obstacles in Real Estate Project Transfers" - published 06/2022, "Fragmented' Power in Real Estate Project Transfers" - published 06/2022;

"Are Mini Apartments Legal Housing?" - Live Interview on VTV1, 'Việt Nam hôm nay' Segment, 09/2023;

"Removing Bottlenecks in Land Valuation" - Live Interview on VTC14 Channel, 07/2024;

"Innovating the Purchase and Sale of Future-Formed Housing under the 2023 Real Estate Business Law" - Hanoi Television Interview, 04/2024;

"Need to Remove 'Quotas, Limits' to Develop Commercial Housing on Other Lands" - Published on Vietnam Real Estate Electronic Magazine Reatimes on 25/02/2024;

Lawyer Nguyen Van Dinh: Assigning social housing completion targets to each province or city will increase initiative and responsibility, published on Electronic Newspaper Journalist & Public Opinion, 13/03/2025;

...and various other publications.