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Legal Framework of Land Privatization in Mongolia:

Potentials and Limits

The concept of private ownership of land is new in Mongolian society. As the country progresses towards a free market, the necessity of conducting land privatization in Mongolia becomes increasingly apparent. After the initiation of land privatization the economy of Mongolia has greatly benefited though the success of land privatization is depending on its implementation process and existing legal framework.

Therefore, this research is an attempt to study historical and current process of land tenure in Mongolia and the potentials and limitations of existing legal framework of the land privatization and finally derive with recommendations to improve the existing legal framework of Mongolia.

To fulfill the objective the research has followed qualitative approach. In order to obtain necessary information interviews with local authorities, ministries and institutions working in the field of land privatization were carried out. The research also included the review of laws, reports and documents on land privatization in Mongolia.

The research reveals that land privatization process include various negative side effects such as corruption, uncontrolled illegal seizure of land, and hidden land selling business. However, there is no doubt that long term benefits of land privatization are far greater than the cost it has incurred.

The research argues that land privatization efforts, even with its high economic potentials, will probably face number of difficulties if the legal framework does not reflect the country's historical, political, socio-economic and cultural context and does not correspond to people's needs and aspirations. The research argues that the objectives of the land privatization must be based solely on local needs and circumstances. Consequently crucial attention must be paid on historical, social, economic and ecological matters while structuring and enacting laws.

Key words: Land reform, land privatization, legal framework, Ulaanbaatar, Mongolia.