

Land policies and land reforms in China: current situation and lessons to be learned for the future

Dr. Michael Klaus

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Phom Penh

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CHINA, CHINA SOCIETY

In Land Dispute in China's Yunnan Province, Farmers Resist and Execute 5 by Burning

By Gu Qinger, Epoch Times | October 18, 2014

Last Updated: October 24, 2014 6:59 pm

When a force of police and hired thugs came to the village of Fuyou in southwestern China's Yunnan Province to put an end to a land dispute on Oct. 14, the inhabitants decided to fight back. During the conflict, 5 captured attackers—either police or hired thugs—were executed by burning.

During the clashes, which took the lives of at least two locals, several of the attackers were captured by villagers. The prisoners, wearing police uniforms and equipment, appear to have been paraded in public and then burned to death by their captors.

According to an Oct. 15 statement by the government of Yunnan's capital, Kunming city, which administers Fuyou, the conflict was set off by efforts to build a logistics center for the distribution of manufactured goods.

At around 2 p.m. on Oct. 14, hundreds of men in black uniforms and helmets holding riot shields labelled "police" came to Fuyou village and began preparing the disputed land for construction. A thousand angry locals came out to meet them.

The captives were then brought out onto a road and appear to have been doused in gasoline and set on fire, as several postmortem photos suggest.

Official reports have defined the incident as a conflict between construction workers and local residents. However, local villagers suspect the people they confronted were hired triads or police.

Mr. Li, a resident of Fuyou village who witnessed the clash, described the chaos and terror at the scene.

"They started to attack the villagers, beating whoever they saw. Once a villager was in their hands, they beat them so hard as if they wanted to kill them," Mr. Li told the Epoch Times on the phone, "two villagers were beaten to death by them with metal bars."

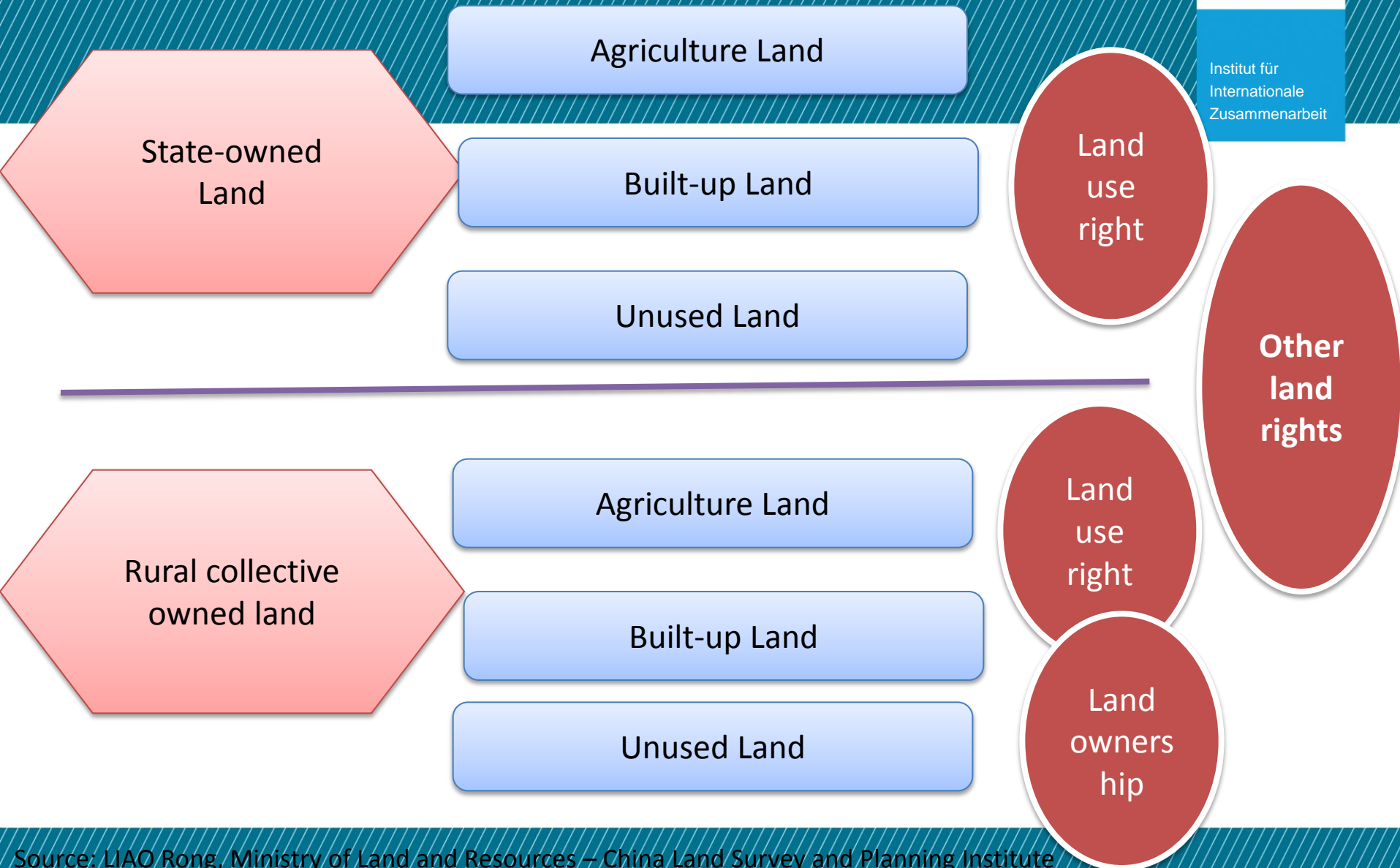
Land in China – Ownership, Tenure and Management

Land Ownership

- Land owned by the State
- Land owned by the Village collectives

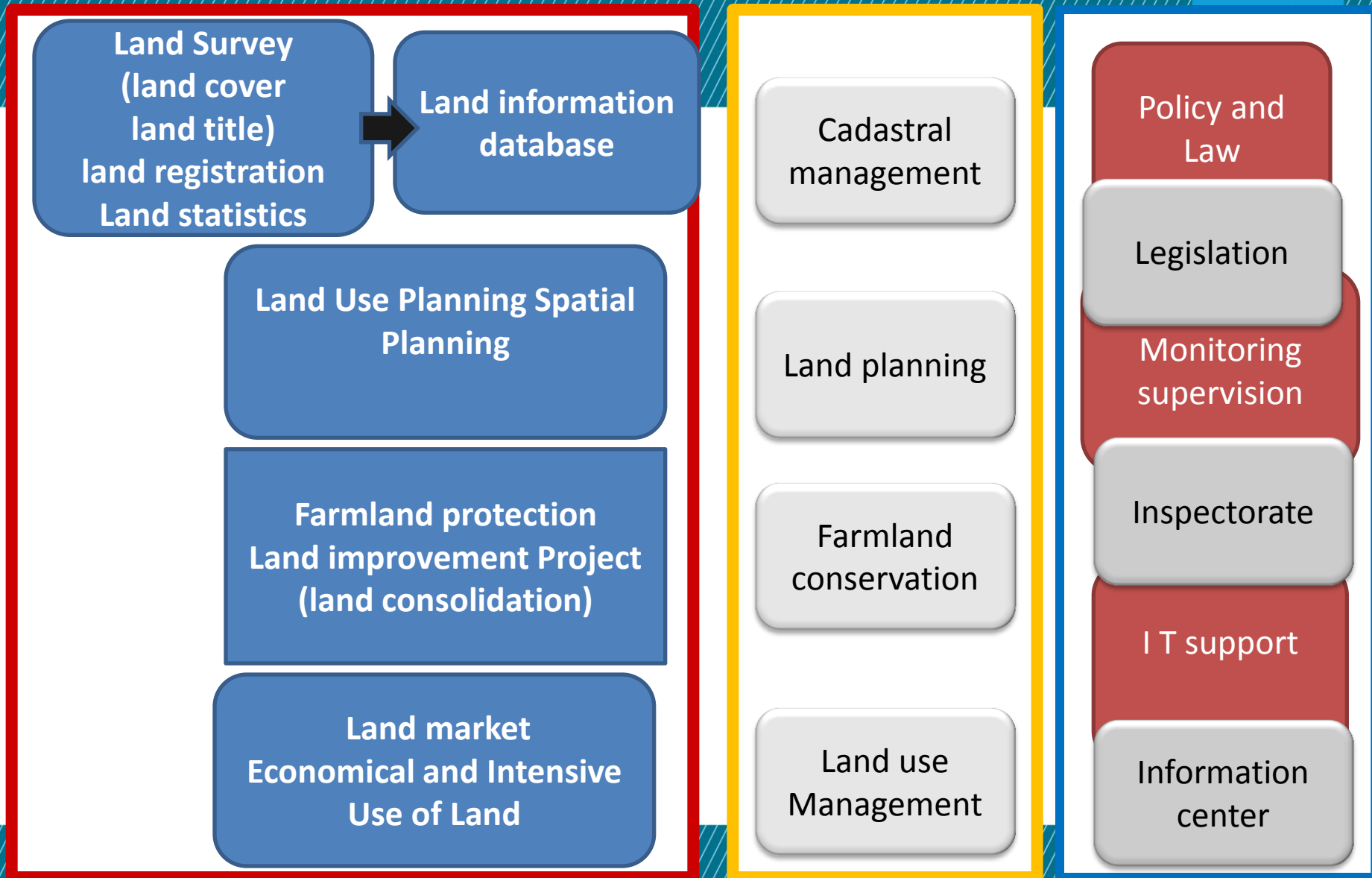


Land Tenure



Source: LIAO Rong, Ministry of Land and Resources – China Land Survey and Planning Institute

Land Management System



Land Management System

Challenges on Land Policy

Land Survey
(land cover
land title)
land registration
Land statistics



Land information
database

Land Use Planning Spatial
Planning

Farmland protection
Land improvement Project
(land consolidation)

Land market
Economical and Intensive
Use of Land

Cadastral
management

Land planning

Farmland
conservation

Land use
Management

Policy and
Law

Legislation

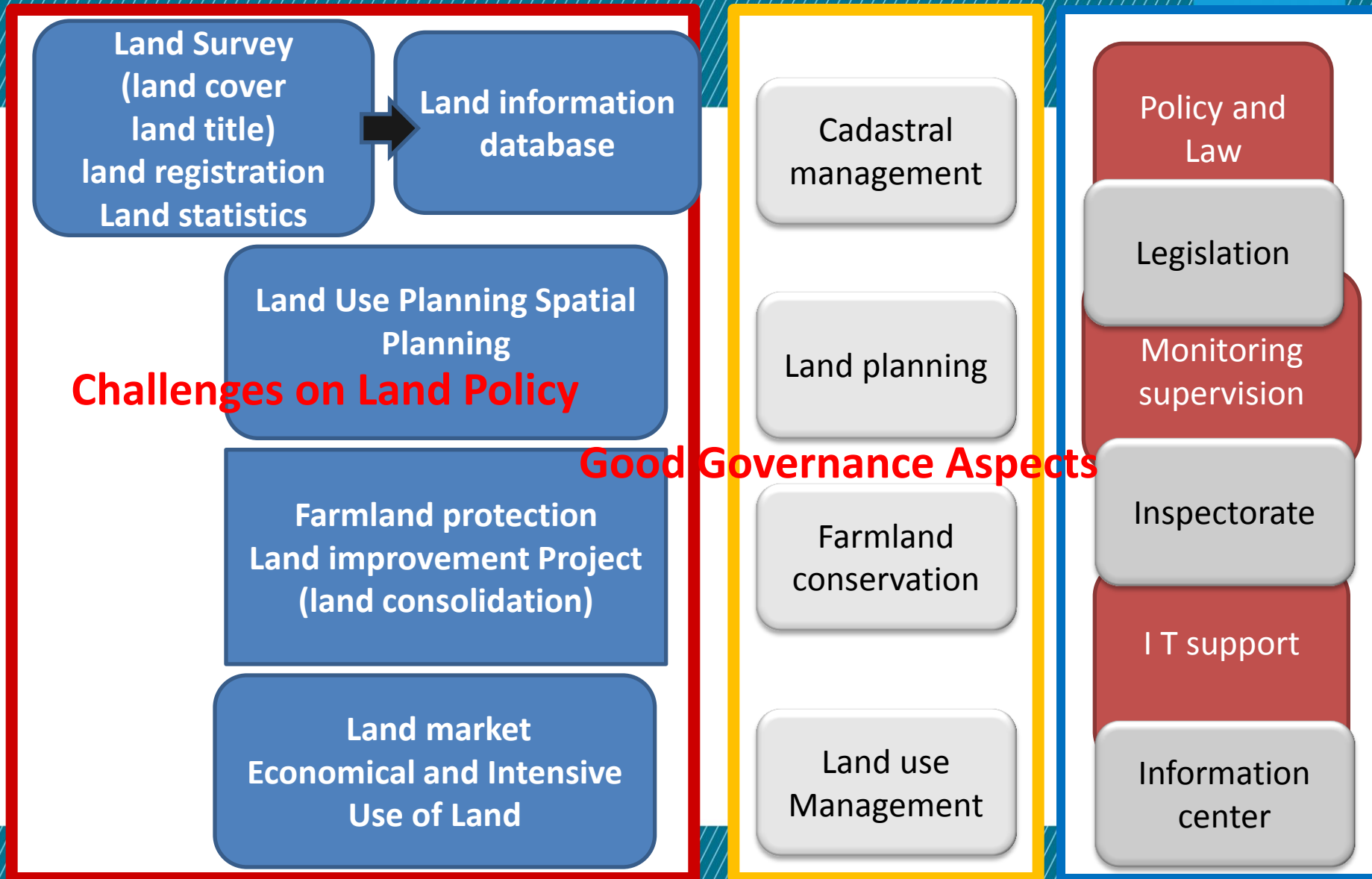
Monitoring
supervision

Inspectorate

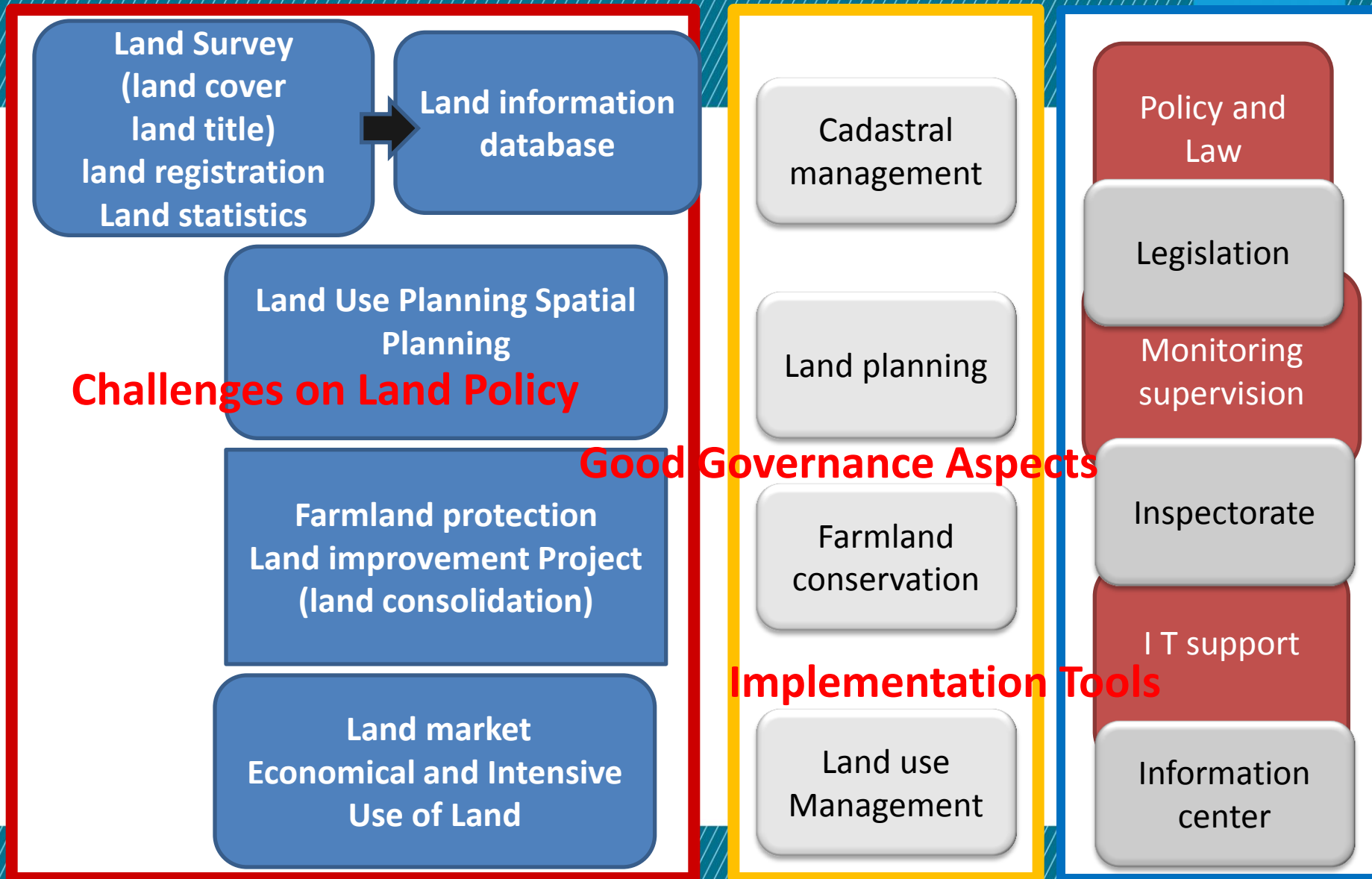
I T support

Information
center

Land Management System



Land Management System



New Urbanization Approach

Challenges

From 2000 to 2011

- China's urban built-up area ---- 76.4% the urban population growth rate of 50.5%.
- the per capita urban, industrial and mining area---- from 130 square meters to 142 square meters
- the population density of urban area ---- from 7700 down to 7,000 persons per square kilometer.
- the underused urban land ---about 40% of the total urban land area.
- built-up land in rural area ----- increased over 30 million mu instead of being decreased (2 Mio Hectares).

Unreasonable Spatial distribution of urban areas

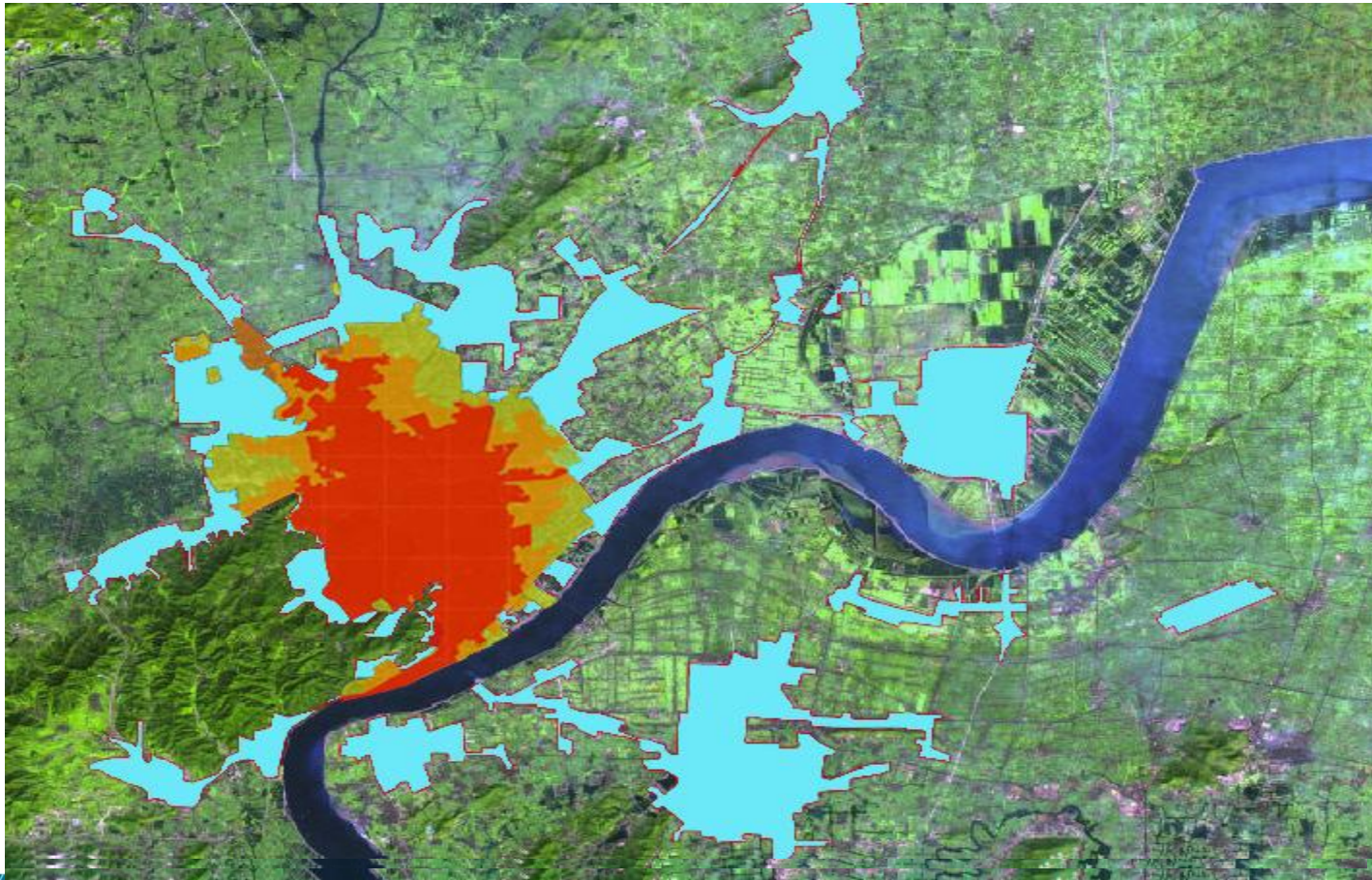
全国20个城市群城市分布图



Urban land development intensity exceeds the carrying capacity of resources and environment, which shows misfit of population and land in spatial arrangement.

Urban growth

BUILD-UP AREA OF HANGZHOU(1987 - 2001)



Elements facilitating the Development

•

Large-scale land expropriation with low cost for urban construction is unsustainable and the economic and financial risks exist in the over reliance on 'land-based financing'.

- The urban and rural dual system of land management

The incomplete rural collective land rights, rural land asset

Rural collective memberships withdrawal ----the idle and inefficient use of rural land,

New Urbanization Approach

- People-centered Urbanization --- to reduce rural population (small town and township) –employment, education, health care , social welfare
- Optimize urban structure according to resources and environment carrying capacity
- Economic and efficient land use policy ---existing built-up area
- Unified rural and urban land market
- Diversified financing for urban constructions
- Equal infrastructure services

Changes in Land Policy

Changes in Land Policy

- Uniform Spatial Planning System
- Economic and Efficient Use of Land
- Integrated Land Consolidation
- Unified Property Registration System
- Reform on Land Expropriation
- Uniform rural and urban land market
development of rural land market and reform on fiscal and taxation system

Uniform Spatial Planning system

- Combination

The social and economic plan
The main function zoning plan
The urban plan
The land use plan

- Three red lines

Urban growth
Permanent farmland
Ecological conservation

Economic and efficient use of land

- The cities with total population between 1million to 3million increase urban built-up land scale moderately.
- The cities with total population between 3million to 5million strictly controlled in terms of the total scale of urban built-up land.
- The cities with total population more than 5million not allowed to increase urban built-up land scale in principle except land used for living and public infrastructures.

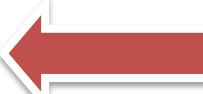
Integrated land Consolidation

land consolidation is a process of integrated adjusting, managing as well as improving land use current situation

- to increase land productivity
- to improve working and living conditions of local farmers and eco-environment of local regions

by individual Land Consolidation Project Plans

An unified property registration system

- Housing (ownership)
- Land (use rights and ownership) 
- Household Registration System of farmland (use rights)
- Household Registration System of Forest (use rights)
- Household Registration System of Grassland (use rights)
- Marine (use rights)

- Rural land adjudication and certification

Reform on Land Expropriation

- Scope to be narrowed
- Procedure to be more transparent
- Diversified Compensation and resettlement system, to ensure farmers long term living standard
- The profit distribution mechanism on added land value
 - the State
 - the collectives
 - the individuals (to rationally increase the profits allocated to individuals.

Uniform rural and urban land market development of rural land market and reform on fiscal and taxation system

- Rural land adjudication and certification (to set up an unified property registration system)
- market on commercialized built-up land of rural collectives
- Rural residential housings
- HRS for arable land, grassland , and forest land
- Increasing land tax revenue,
- Holding cost
- Land value added tax system
- the financial transfer payment system

Critical Success Factors

- Land Policy and Institutions (including political supports)
- Legal Framework and Governance
- Organization (structure, coordination and cooperation)
- Management (resource allocation, market orientation, information requirements)
- Technical issues (system development, installation, infrastructure and standards)
- Quality Management

Thank you very much for your attention!