Study on the Legal System of Land Consolidation and Readjustment for the New-type Urbanization in China (7554)  

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Preface  

farmland consolidation  

With the primary objective of protecting national food security, China’s land consolidation and rehabilitation start from 2001, mainly focusing on agricultural land development, consolidation and rehabilitation.
Since the present century, with the rapid development of China’s economy and society, a variety of construction require large quantity of land.

Rural population transfer to urban areas and agricultural production area is undergoing mechanization and scale development.

Rural Construction Land Consolidation:
the linkage between the increase of urban construction land with the decrease of rural construction land

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Rural Construction Land Consolidation

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CURRENT SYSTEMS OF LAND CONSOLIDATION AND READJUSTMENT

- urban & rural construction land linkage system
- land consolidation and readjustment planning administration system
- performance evaluation system
- the project management system
- financial management system
- farmland occupation-compensation system

• Perspective:
  • integration of urban & rural construction land linkage system into land consolidation and readjustment
Problems in land consolidation and readjustment related systems

- Discordance between the farmland occupation-compensation system and the urban & rural construction land linkage system
  - *same*: They have consistent objectives and results, can eventually achieve no decrease of total quantity and no lowering of quality of arable land.
  - *different*: They belong to the farmland occupation-compensation system and the urban & rural construction land linkage system respectively.

- Discordance between the project management system and the urban & rural construction land linkage project area management
  - Traditional farmland consolidation projects and urban & rural construction land linkage are approved, implemented, accepted and assessed separately, which easily leads to the separation of consolidation and readjustment planning, design and construction and other aspects from the idea of comprehensive management of farmland, water, roads, forests and villages.
Problems in land consolidation and readjustment related systems

- Discordance between the fund management system and the internal fund balancing of urban & rural construction land linkage
- New construction land use fees
- Land transfer income used for agricultural development
- Arable land cultivation fees
- Land rehabilitation fees
- Local finance funds
- Land transfer income
- Local finance funds

SUGGESTED COUNTERMEASURES FOR IMPROVED MANAGEMENT SYSTEM OF LAND CONSOLIDATION AND READJUSTMENT

- Build an unified consolidation and readjustment platform to achieve the incentive effect and guaranteeing function of urban & rural construction land linkage policy
  - In the long run, the urban & rural construction land linkage policy will be included into the entire land consolidation and readjustment system framework, change the project management to institutional arrangement, highlight the urban & rural construction land linkage aiming at consolidation and readjustment.
SUGGESTED COUNTERMEASURES FOR IMPROVED MANAGEMENT SYSTEM OF LAND CONSOLIDATION AND READJUSTMENT

• Adopt different land consolidation and readjustment project management systems
• According to the optimized land development layout strategy, different types and scales of comprehensive land consolidation and readjustment will be carried out in national “four zones and one belt”

The introduction of index adjusting mechanism can organically connect the farmland occupation-compensation system with the urban & rural construction land linkage system.

• the urban & rural construction land linkage balance index adjusting mechanism can connect the arable land balance after urban & rural construction land linkage with the farmland occupation-compensation system,
Thank you!