The Need of a New-Round Rural Land Institutional Reform in China and Its Direction

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1. Background information of this new-round land institutional reform---a basic concept of land Administration

Land use category:

1. Agriculture use land
2. Built-up land
3. Unused land

Land ownership:

- Rural collective-owned land
- Urban State-owned land
1. Background information of this new-round land institutional reform---Rural land tenure system

- Private owned Houses
- Land for homesteads
- Land for Public utilities
- Agricultural used land (Crop, forestry, Pastureland)
- Household contracted rights of agricultural used land (collective members)
- Operation rights (Outsiders)
- Schools, roads
- Village based SME
- Rural collective ownership
1. Background information of this new-round land institutional reform---Urban land tenure system

- **Primary land market**
  - Local government to land users

- **Secondary land market**
  - Land users to land users

- **Use rights**
  - Residential land 70 years
  - Industrial land 50 years
  - Commercial land 40 years

- **State ownership**

- **Individual Apartments houses**

- **Land for Public utilities**

- **Private ownership**
  - Public agencies local governments

- **Public ownership**
Urban

Individual Apartments houses

Use rights
Residential land 70 years
Industrial land 50 years
Commercial land 40 years

Land for Public utilities

Land for homesteads

Agricultural used land
(Crop, forestry, Pastureland)

Land for Public utilities

Rural collective ownership

Land Expropriation

Rural

Land for Public utilities

Land for homesteads

Rural collective ownership

Land for Public utilities

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2. Why -land institutional reform now?
New social and economic development status

1. Poverty alleviation – 700 million

2. GDP $8000 per capita in the year 2016
2. Why land institutional reform now?
New social and economic development status

1. "new normal" -- slow down the economy, optimization of economic structure, the growth from investment-driven to innovation-driven

2. "new type urbanization" (balanced urban and rural, equivalent public services and common prosperity)

3. the eco-environment conservation as ‘building-up ecological civilization’
2. Why land institutional reform now?
New social and economic development status

1. Declining rural population
2. Vacant villages
3. Land fragmentation
Middle Income Trap

Rural Development

Rural land institutional reform
1. The institution -- important factor affecting economic efficiency.

2. The approach of "top-level design" and "bottom-up innovation".

3. To start with a pilot at the beginning and then expand to the whole country.

4. The trial projects in 33 counties 2015-2017
How to do?

1. Rural land title Registration

- Private owned Houses
  - Schools, roads
  - Village based SME
- Land for homesteads
- Land for Public utilities
- Agricultural used land (Crop, forestry, Pastureland)
- Rural collective ownership
- Household contracted rights of agricultural used land (collective members)
- Operation rights (Outsiders)
How to do?

2. Land Expropriation
1. the regulated and transparent procedure
2. the appropriate compensation system
3. Diversified supporting system for landless farmers’ livelihood.

- **Rural**
  - Rural collective ownership

- **Urban**
  - State ownership
How to do?

3. Rural land market—for built-up land

1. the equal rights and price with urban land,
2. the safe transactions
3. the profit shared by farmers.

Private owned Houses

Schools, roads Village based SME

Land for homesteads

Agricultural used land

Household contracted rights of agricultural used land

Outside developers

Rural collective ownership
How to do?

4. Land for homesteads

1. Equal and transparent access to acquire homestead land
2. Intensive and efficient use of land
3. Hand over homestead land voluntarily
Discussion

1. Hand over of homesteads
   --- Social welfare system
   • Health care
   • Pension
   • Housing

2. Justification for land expropriation
   --- Added value sharing (urbanization and industrialization)
   --- Guarantee a sustained life for farmers

3. Roadmap of agriculture modernization
   ---- Farmers' cooperatives vs. big agro-business companies
• Thanks for your attention!

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