

A Research on the Renewal of State-Owned Land

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SUMMARY

China practises the socialist public ownership of land, namely ownership by the whole people and collective ownership by the laboring masses. In order to build buildings on the land, people must obtain the state-owned land use rights. The use rights of state-owned land can be obtained from the government by leasing or allocating free. The land who be used for commercial purpose can be only obtained use rights by leasing, such as business land, house land, industry land etc. There is a time limit for leasing the state-owned land. The law sets different land tenures in light of purposes of land use, the measure will promote the land used effectively and planned reasonably. when the land tenure will expire, how to deal with buildings on the land and how to lease again becomes big problems demanding prompt solution. The state has the right to gain buildings' ownership when the land tenure will expire according to relevant laws. But the laws are very difficult to be carried out in practice. The previous land users may lease again, but there aren't explicit explains how to lease and how to pay the land use rights fee again. With some lands tenure is coming, the undefined situation will affect the social stability and economic development. So China has a need to draw the renewal of land-use rights management on the experience of other countries and region.

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