

FIG

FIG WORKING WEEK 2017

Presented at the FIG Working Week 2017,
May 29 - June 2, 2017 in Helsinki, Finland

Helsinki Finland

29 May - 2 June 2017

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

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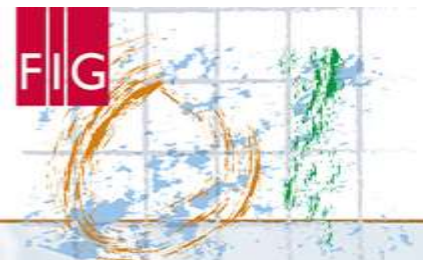


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1. Background information of this new-round land institutional reform---a basic concept of land Administration

Land use category

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

Land ownership

Rural collective-owned land

Urban State-owned land



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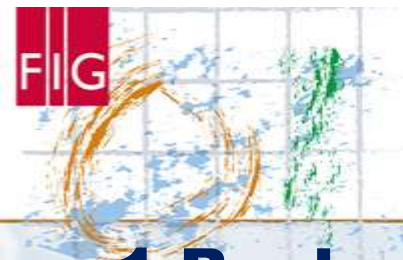


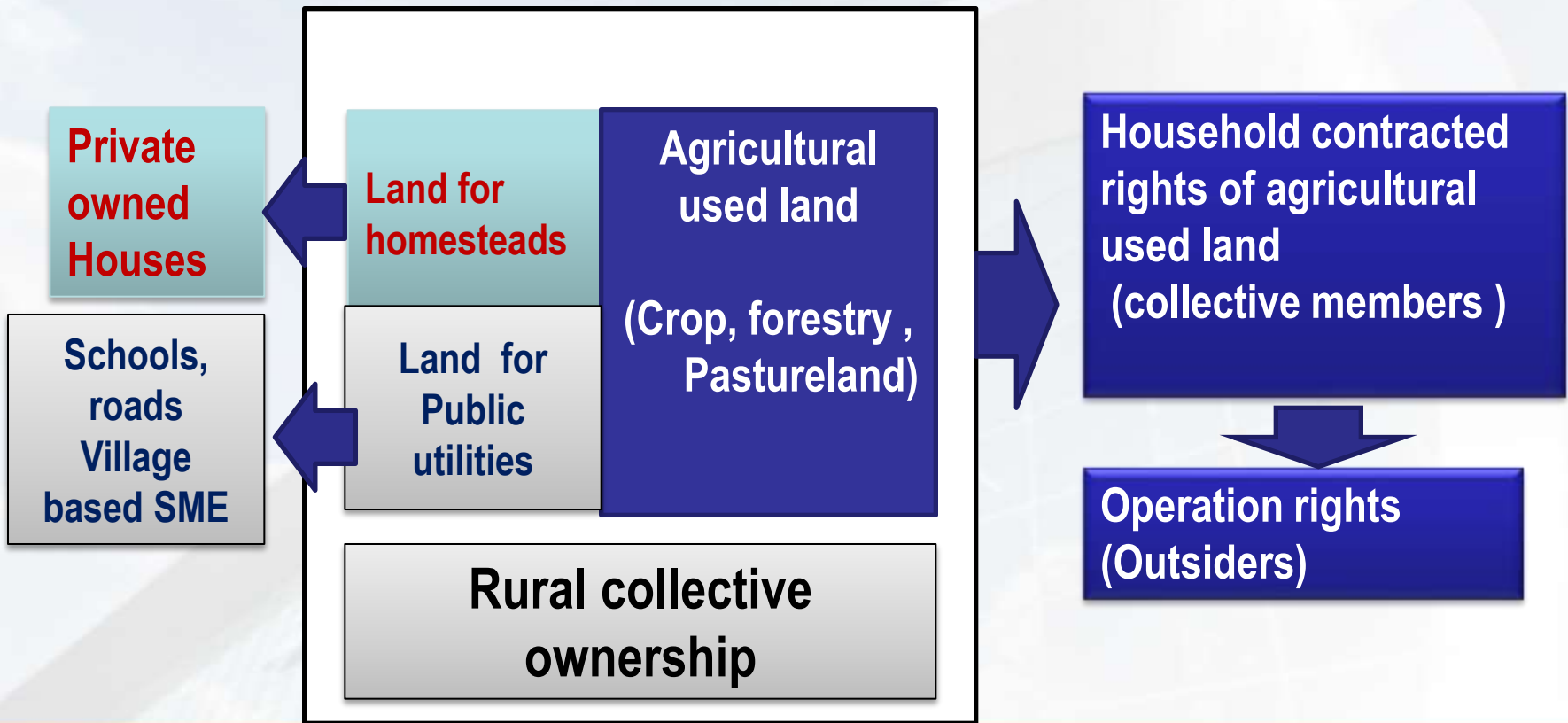
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1. Background information of this new-round land institutional reform--**Rural land tenure system**



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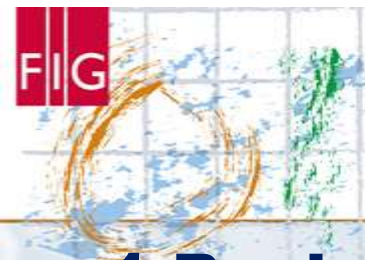


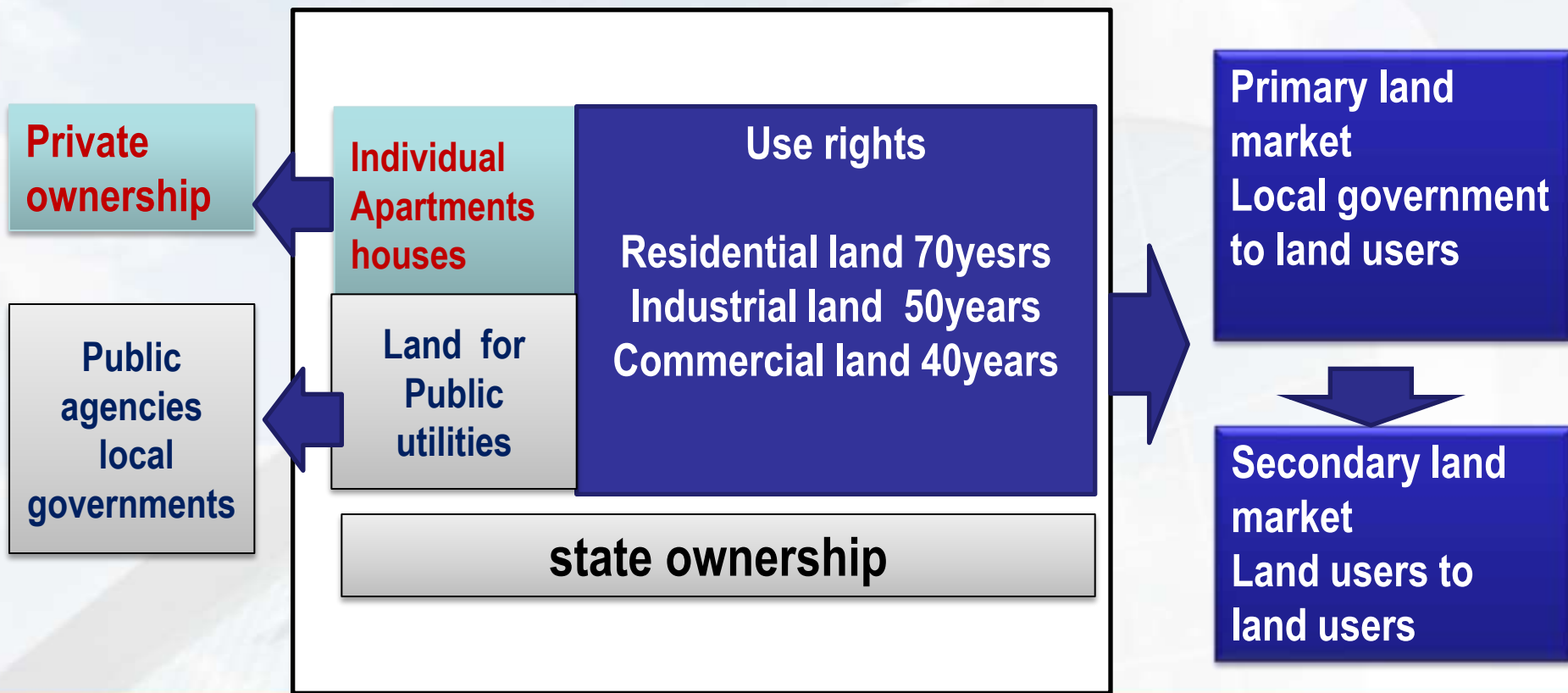
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1. Background information of this new-round land institutional reform--**Urban land tenure system**



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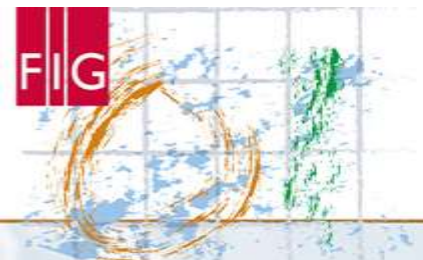


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Rural

Land for homesteads

Agricultural used land
(Crop, forestry, Pastureland)

Land for Public utilities

Rural collective ownership

Urban

Individual Apartments houses

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

Land for Public utilities

state ownership

Land Expropriation



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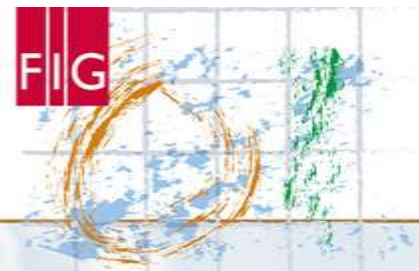


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2. Why -land institutional reform now ? New social and economic development status

1. Poverty alleviation— 700 million

2. GDP \$8000 per capita in the year 2016



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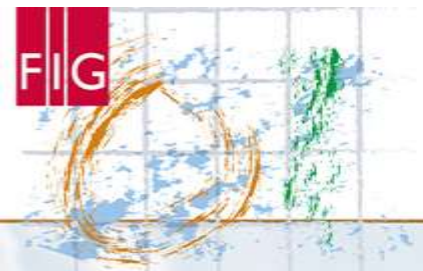


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2. Why -land institutional reform now ? New social and economic development status

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'



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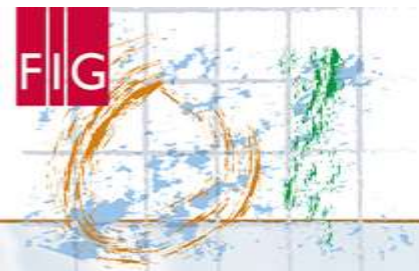


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2. Why -land institutional reform now ? New social and economic development status

1. Declining rural population
2. Vacant villages
3. Land fragmentation



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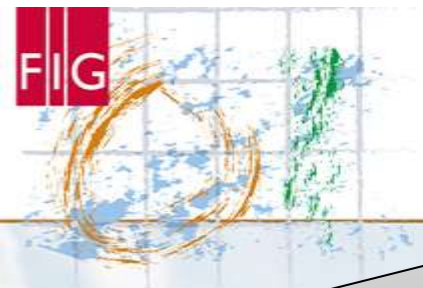


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From fragmented reality

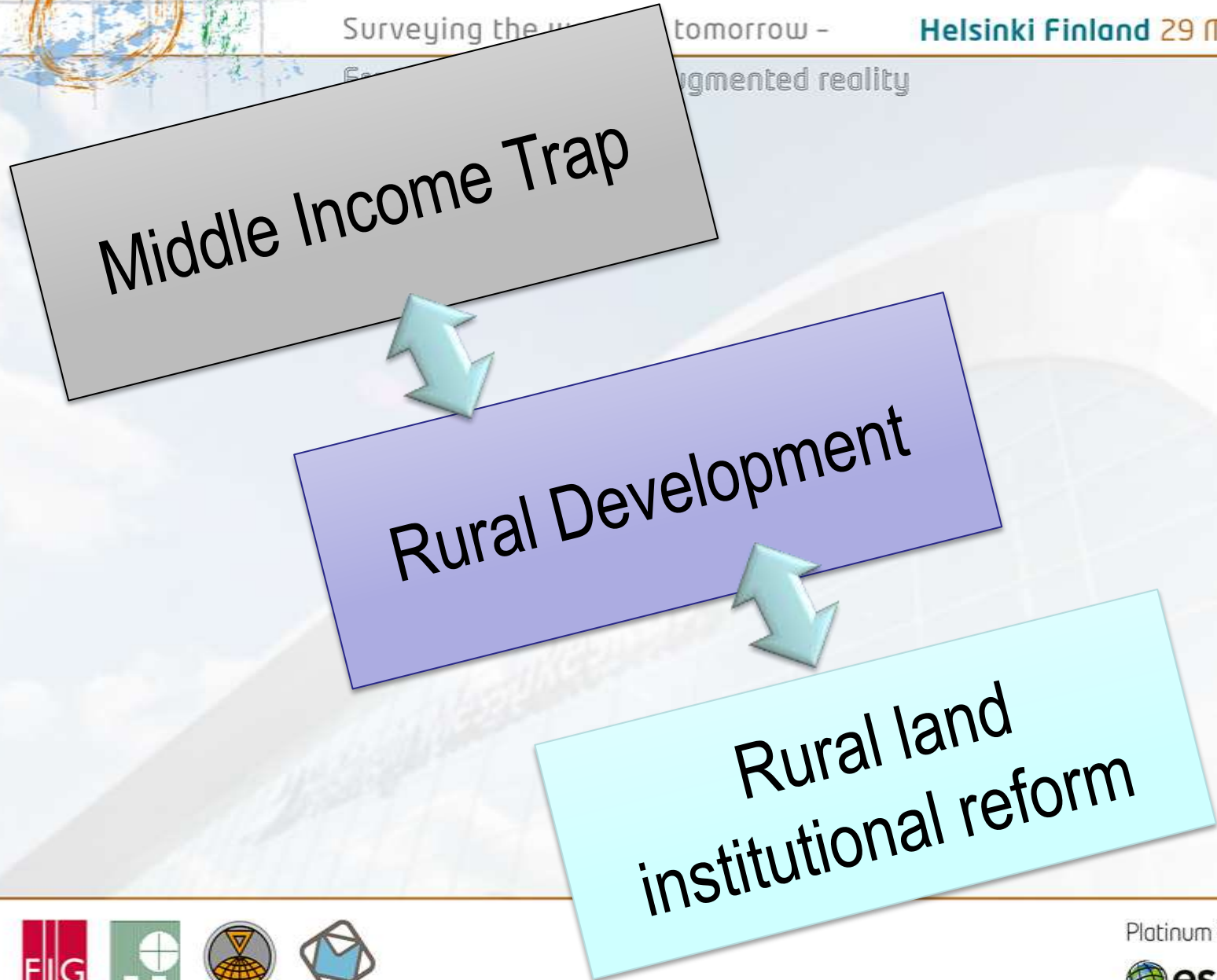




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Rural land institutional reform

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



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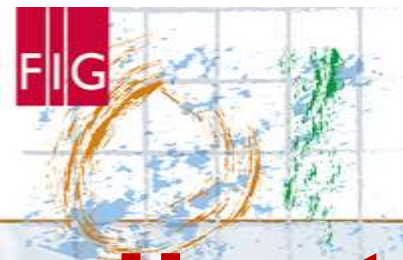


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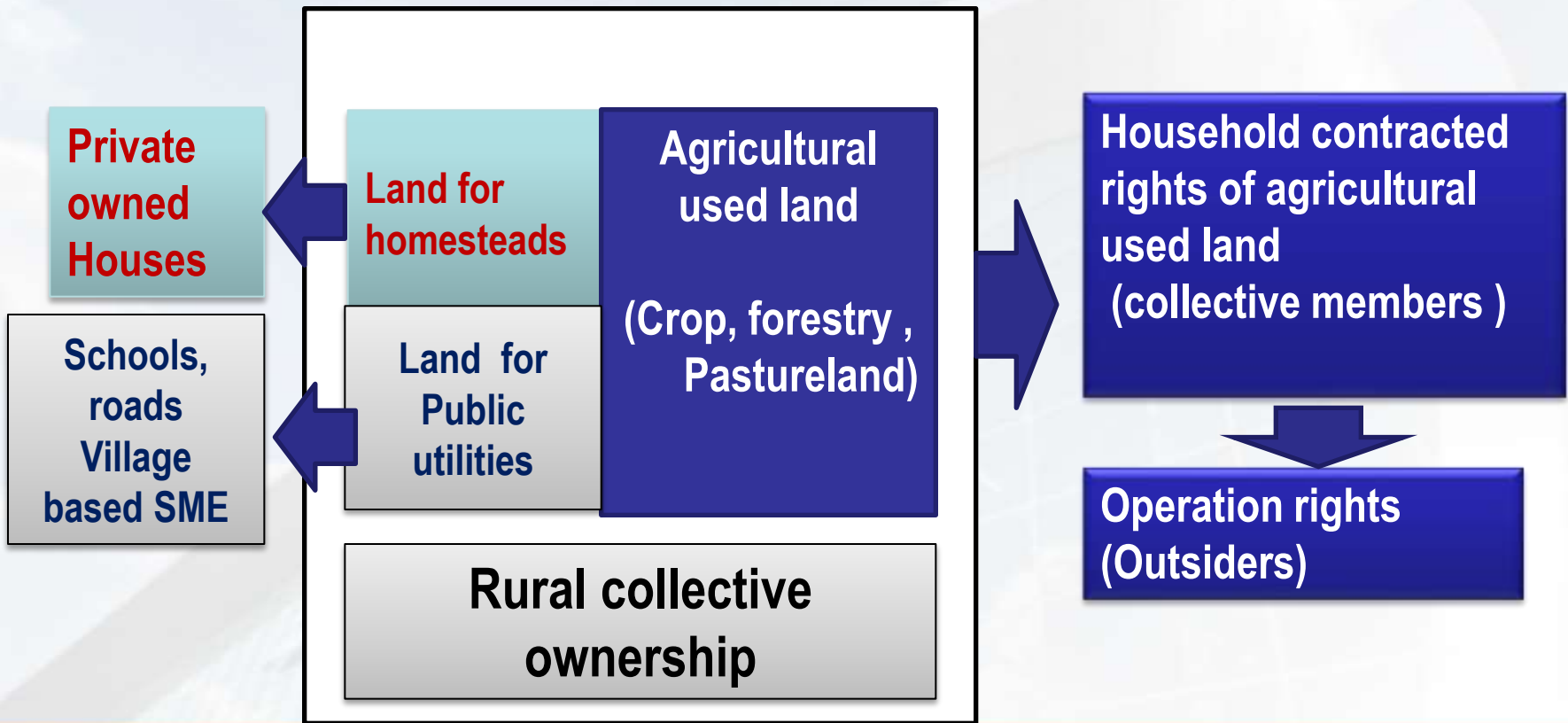
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How to do?

1. Rural land title Registration



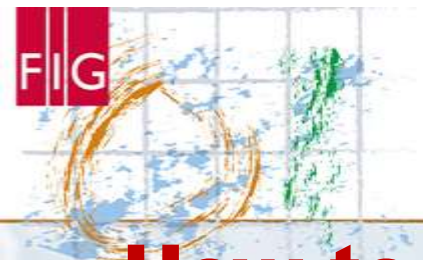


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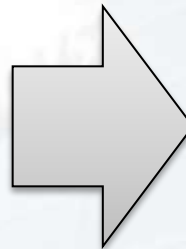
How to do?

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

Land Expropriation



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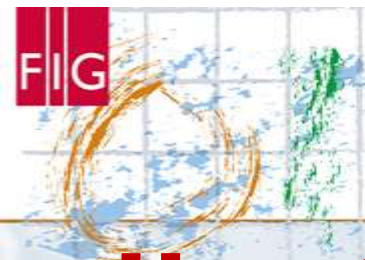


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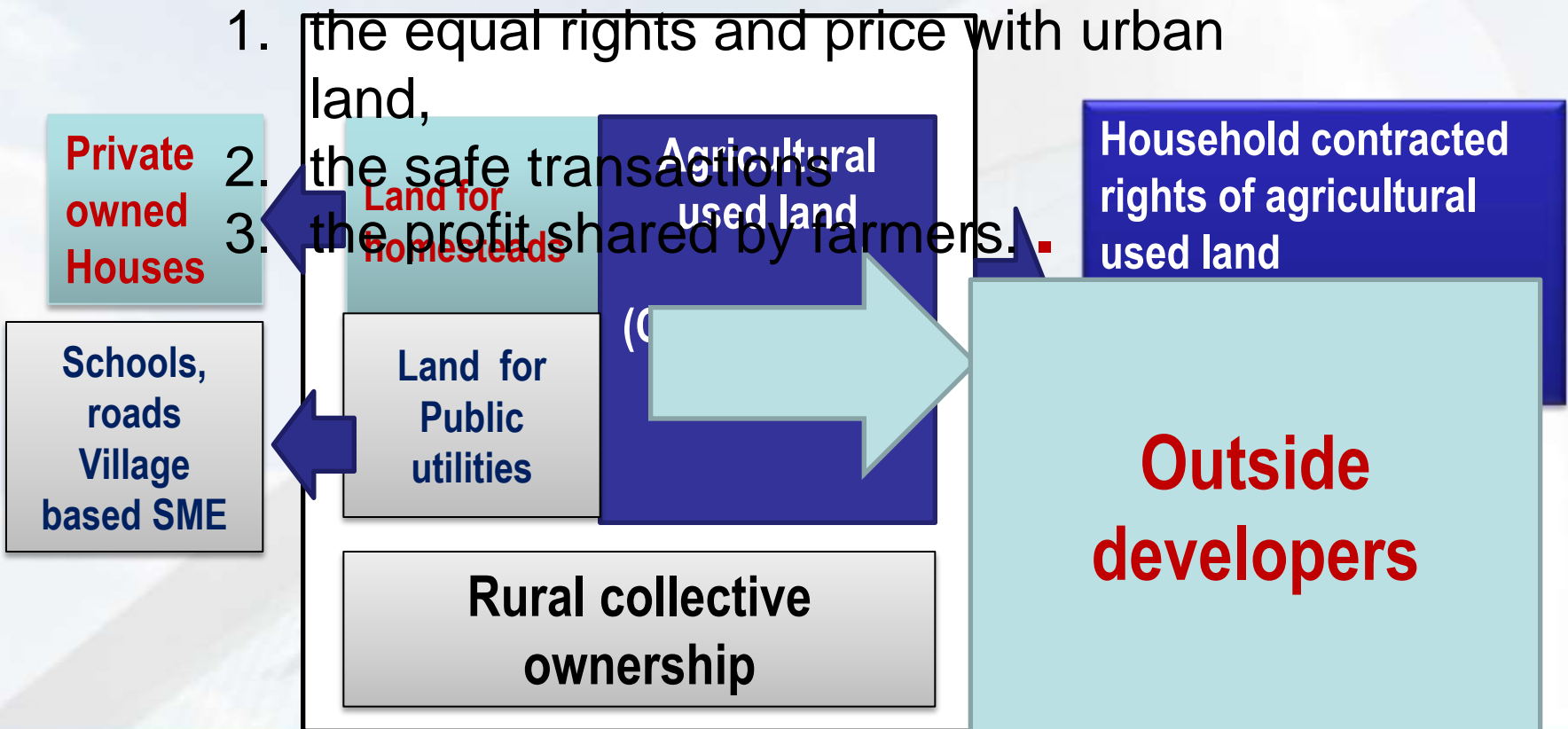
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How to do?

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.



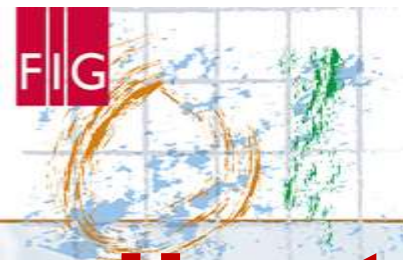


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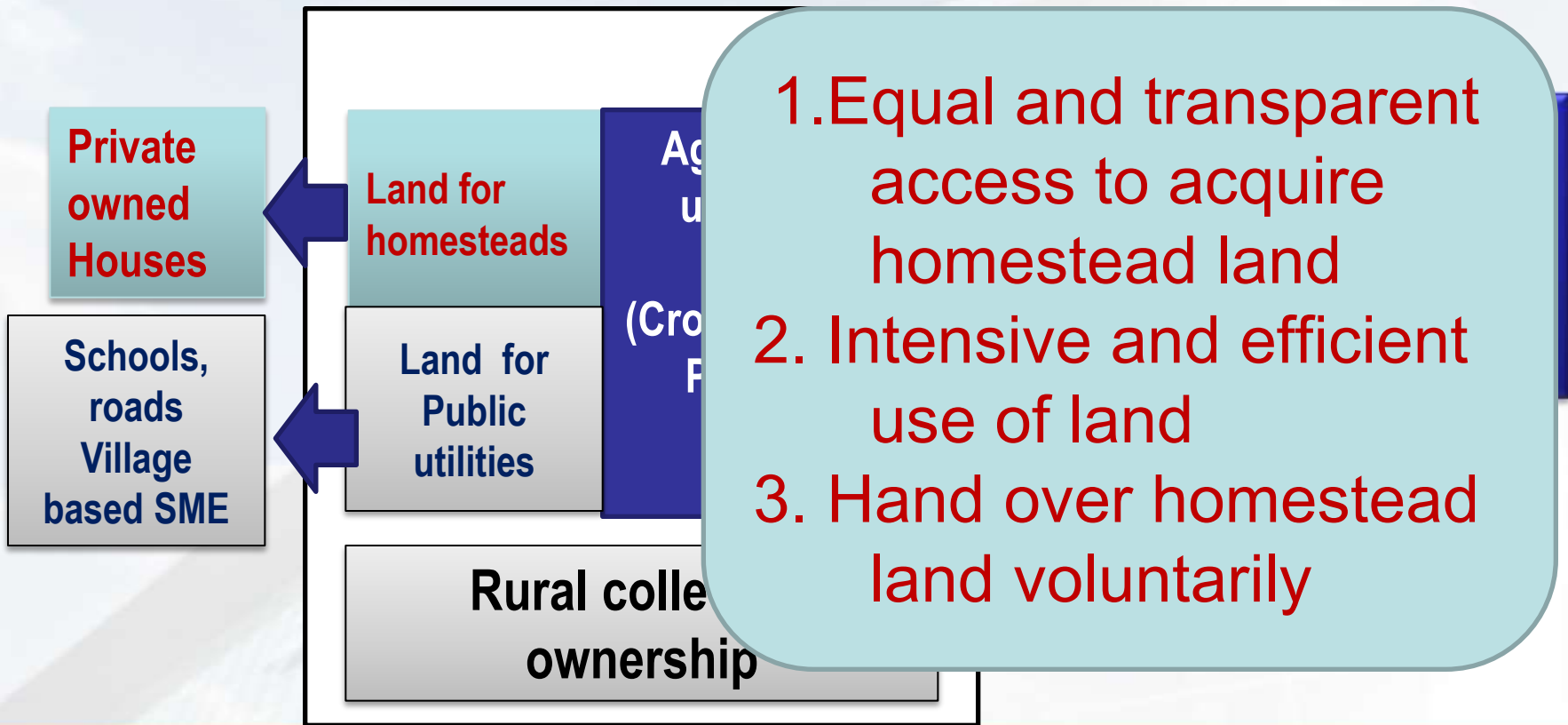
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How to do?

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

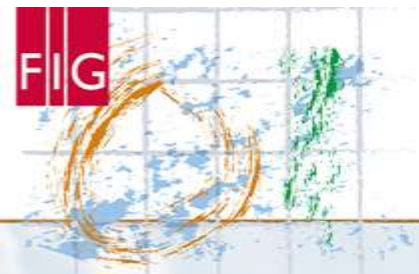


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Discussion

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



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Trimble



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- **Thanks for your attention!**

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