

Land Reallocation in Land Consolidation: a Chinese Mode and Its Future Direction

Xiaobin Zhang and Yanmei Ye (China, PR)

Key words: Land distribution; land reallocation; land tenure; drawing lots

SUMMARY

Through nearly 30 years of development, modern land consolidation in China has been gradually forming a relative mature system and plays an important role in cultivated land supplement, improving agricultural production environment and eventually increasing farmers' income. This paper aims to reveal the unique of the core stage in modern land consolidation of China, which is land reallocation, and tries to put forward some modifications to promote its efficiency, realize fairness and improve farmers' satisfaction.

Due to the complexity of China's rural land tenure status, the scarcity of farmland compared to the world's largest population, and the roar of farmland price resulted from rapid urbanization and land expropriation, land reallocation process in China is highly distinguished from other countries, which is mainly but not all characterized by following features: 1) land tenure and administrative mechanism are highly weighted in land reallocation by both academic and practitioners; 2) land reallocation is always carried out in a small area, usually within a villager group, no matter how large the project area is; 3) drawing lots is widely used in determining location of land parcels after land consolidation.

The changing objectives and functions of land consolidation make current land reallocation system hard to adapt to reality, but the development of new technology such as GIS, SDSS and the large scale of rural land registration recently also bring opportunities for land reallocation to be more efficient, fairer and more likely to be accepted by farmers.

We conclude that land reallocation system in China should be improved in following four aspects: 1) legislation and institutionalization of land consolidation as a whole and land reallocation in specific; 2) construction of an mature land evaluation system devote to land reallocation in land

consolidation; 3) more attention should be paid to spatial reference factors to make land reallocation more rational; 4) and technical aspects of land reallocation such as ways of land distribution and partitioning should be extensively studied from now on.

Land Reallocation in Land Consolidation: a Chinese Mode and Its Future Direction (8069)
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FIG Working Week 2016
Recovery from Disaster
Christchurch, New Zealand, May 2–6, 2016