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**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.

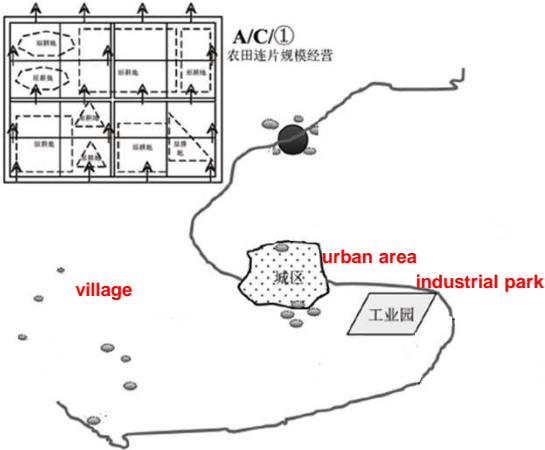





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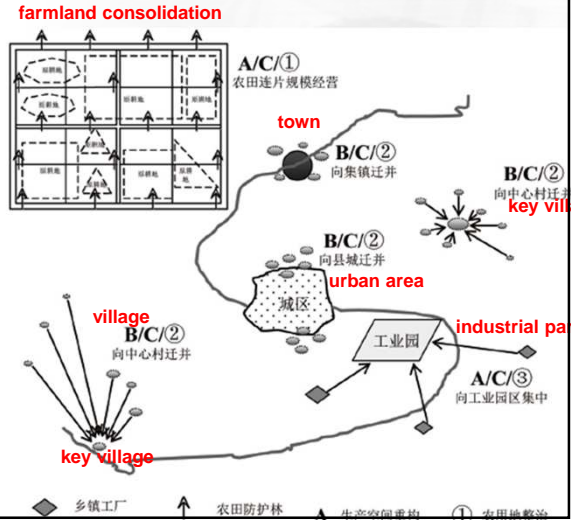
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Preface

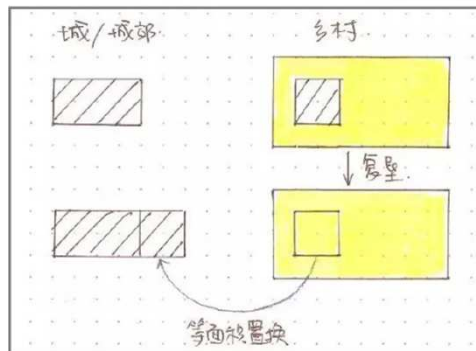
Rural Construction Land Consolidation

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.



增减挂钩的基本做法



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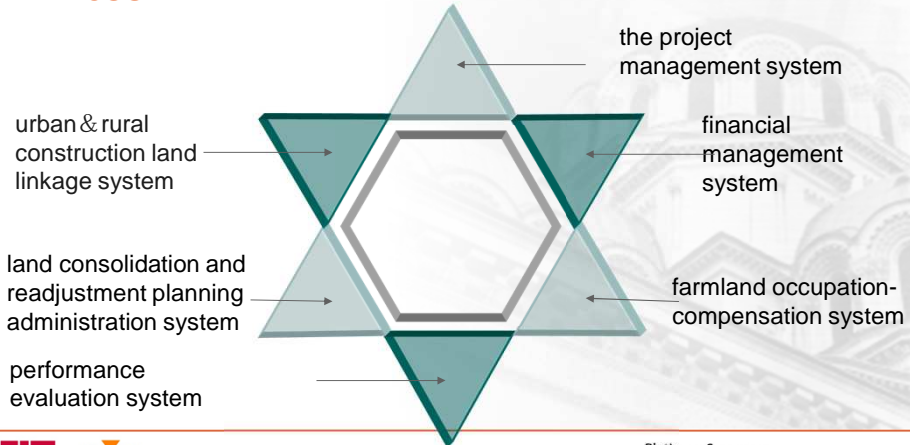




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CURRENT SYSTEMS OF LAND CONSOLIDATION AND READJUSTMENT



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- Perspective:
- integration of urban & rural construction land linkage system into land consolidation and readjustment



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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.



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Problems in land consolidation and readjustment related systems

- Discordance between the project management system and the urban & rural construction land linkage project area management 项目管理制度与增减挂钩项目区管理不统一
- 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.**



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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** 资金管理制度与增减挂钩资金平衡难统筹

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- 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



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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.**



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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"



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SUGGESTED COUNTERMEASURES FOR IMPROVED MANAGEMENT SYSTEM OF LAND CONSOLIDATION AND READJUSTMENT

- **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,



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Thank you!



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