

China's Legal Framework and Reform History of Land Administration System

I. China's constitutional nature and political system

Article I of China's constitution says that "The People's Republic of China is a socialist state under the people's democratic dictatorship led by the working class and based on the alliance of workers and peasants". And article II says, "All powers in the People's Republic of China belong to the people. The National People's Congress and the local people's congresses at various levels are the organs through which the people exercise state power". These two articles clearly stated that China's constitutional nature is the people's democratic dictatorship, and its political regime is founded upon the People's Congress system.

II. China's legal system

In the existing legal system of China, the word "law" has broad and narrow definitions. The broad "law" covers the total of all behavior norms which have universal conforming powers and are guaranteed with compulsive enforcements by the state. From perspective view of legislatures, the broadly-defined laws include all of normative legal documents enacted by state organs in due process and in compliance with the legislation powers endowed by Constitution of People's Republic of China and Legislation Law of People's Republic of China. Whereas, the narrowly-defined "law" is confined to normative legal documents constituted by the National People's Congress and its Standing committee, even not including the Constitution itself.

(I) Legislation, law enforcement and Governmental Administration according to law

According to the existing Constitution and organizational laws, China's legislative system is set up with a power configuration as followed:

- (1) Legislative power of the central government level. The National People's Congress and its Standing Committee shall exercise the state legislative power. The State Council and ministries and commissions under the State Council are delegated legislative powers by NPC to enact administrative ordinances, regulations and codes.
- (2) Legislative power of local levels. The People's Congresses and the Standing Committees of provincial or municipal levels are endowed with powers to constitute local bylaws and regulations, and in autonomous regions, local legislatures have extra powers to constitute autonomous charters or other stand-alone ordinances.

Law enforcement can also be broadly and narrowly defined. The scope of broad-sense law enforcement covers all judicial executions conducted by state organs, including administrative agencies and judiciary institutions, whereas the narrow-sense law enforcement refers to judicial actions undertaken by administrative bodies to govern the society. In China, governments of all levels and their affiliated

functional departments are administrative bodies with authorities and responsibilities to enforce laws. The so-called functional departments include governmental branches such as Public Security Agencies, Industrial and Commercial Business Administrations, Taxation Bureaus, Public Sanitation Departments, Education Departments and Social Affairs Service etc.. The judiciary organizations mainly consist of the Procuratorates (superintendent organs) and the People's Courts (justice organs). The Procuratorates focus on monitoring crimes and mainly take weapons of Criminal Law and Criminal Procedure Law. Their responsibilities range from conducting investigations of criminal cases to initiating public prosecution in accordance to criminal procedural law, and deciding whether to file the case and with what accusation to appeal the People's Courts to rule. The People's Courts will hear and rule litigations, make verdicts according to pertaining laws. If any party of the litigation refuses to accept the ruling, there will be two more optional appeal chances until the final ruling is made.

Governmental administration according to law is one very important aspect in construction of China's socialist legal system. Governmental agencies shall exercise their administrative powers in compliance with rules of laws, ordinances and regulations. Without legal powers vested by laws, ordinances and regulations, no governmental bodies shall make decisions that may impair the vested rights or interests of citizens, corporations and any other organizations, or may impose extra incumbencies on them. In administering social and public affairs, the governmental bodies are endowed by the state with a variety of powers relating to various social and public services, such as power of constituting administrative norms, power of issuing administrative licenses and approvals, power of administrative inspections and supervisions, power of administrative sanctions and punishments, power of administrative compulsive executions, power of administrative justices, and other administrative disposal powers. The outcome of excising these powers to administer social and public affairs may reflect the administrative performance of the governments and its staffs' competences, and as a consequence, further bring about some impacts upon the public image and the legitimate authority of governments. Therefore, Adherence to governmental administration according to law will help push governmental decision-makings and behaviors developing in direction of further democratic, legal, scientific and normative.

(II) Forms of Chinese Law

The forms of China's laws include the constitution, laws, administrative ordinances, local bylaws, autonomous charters/stand-alone ordinances and regulations.

The National People's Congress constitutes and amends criminal, civil, and state-organic laws and other basic laws.

The Standing Committee of National People's Congress constitutes and amends laws other than those enacted by the National People's Congress;

The State Council enacts administrative ordinances according to the Constitution and laws.

The People's Congresses of provinces, autonomous regions, or municipalities directly under the central government and the Standing Committees thereof may enact local bylaws as needed provided that they shall not contravene any provisions of the Constitution, laws and national administrative ordinances.

The People's Congresses of autonomous regions are empowered to constitute autonomous charters/stand-alone ordinances in light of their ethnic political, economic and cultural characteristics.

All the ministries and commissions, the People's Bank of China, the Auditing Agency, and other affiliated administrative organs directly under the State Council, may enact regulations within the scope of their authority in accordance with laws as well as resolutions, decrees of the State Council.

The legislature body is a state organ with legislative powers endowed by the Constitution and national laws. Typical legislative bodies and forms of law under their powers in China are listed as Table I.

Table I China's Legislative Bodies and Forms of Law

	Legislative Body	Forms of Law
1	The National People's Congress	The Constitution and basic laws
2	The Standing Committee of National People's Congress	Laws other than basic laws
3	The State Council	Administrative ordinances
4	The People's Congresses of provinces, autonomous regions, municipalities and the standing committees thereof	Local bylaws
5	The People's Congresses of autonomous regions	Autonomous charters and stand-alone ordinances
6	Ministries, commissions, the People's Bank of China, the Auditing Agency, and other affiliated administrative organs directly under the State Council	Regulations

III. China's Existing Laws regarding land

(I) Provisions regarding land in the Constitution

In China's constitution, public ownership of land and land tenure regime are entrenched. Article 10 of Constitution says: "Land in the cities is owned by the state. Land in the rural and suburban areas is owned by collectives except for those portions which belong to the state in accordance with the law; house sites and privately farmed plots of cropland and hilly land are also owned by collectives. The state may, in the public interest and in accordance with the provisions of law, expropriate or requisition land for its use. No organization or individual may appropriate, buy, sell or otherwise engage in the transfer of land by unlawful means. The right to the use of land may be transferred according to law." The land regime defined in the article has provided the land-regarding legislation with a constitutional basis.

(II) Laws regarding land administration

Laws concerning land administration are as followed:

- General Rules of Civil Law, passed on April 12th, 1986
- Criminal Law of The People's Republic of China, passed on July 1st, 1979
- Land Administration Law of the People's Republic of China, passed in January of 1986, revised in December of 1988, and revised again in August of 1998
- Law of the People's Republic of China on Land Contract in Rural Areas, passed on August 29th, 2002
- The Law of The People's Republic of China on Urban Real Estate Administration, passed on July 5th, 1994

(III) Administrative ordinances addressing land administration

- Ordinance of the People's Republic of China on Farmland Occupation Tax, issued by the State Council on April 1st, 1987)
- Ordinance of the People's Republic of China on Urban Land Use Tax, issued by the State Council on September 27th, 1988
- Regulations on Land Reclamation, issued by the State Council on November 8th, 1988
- Interim Regulations of the People's Republic of China on Urban Land Use Right (usufruct) Assignment and Transfer, issued by the State Council on May 19th, 1990
- Regulations for the Implementation of Land Administration Law of the People's Republic of China, issued by the State Council on December 27th, 1998
- Ordinance on Basic Farmland Protection, issued by the State Council on December 27th, 1998

(IV) Regulations of land administration

- Procedures for Application for review and Approval of Construction Lands, enacted on March 2nd, 1999
- Measure for Idle Land Disposal, enacted on April 28th, 1999
- Catalogue for Allocable Lands, enacted on October 18th, 2001
- Regulations on Assignment of State-owned Land Use Rights by Invitation of Bids, Auction or Listing, enacted on May 9th, 2002
- Regulations on Assignment of State-owned Land Use Rights by Private Agreement, enacted on June 11th, 2003
- Regulations on Annual Land Use Quota, enacted on November 1st, 2004
- Procedure for Pre-reviewing of Land for Construction Projects, enacted on November 1st, 2004

(IV) Legal arrangements for land administration

The principal legal arrangements regarding land administration in China can be categorized into three aspects:

- Fundamentals for land administration.
- Farmland protection policies—compulsory protection of basic farmlands.
- Regulations on land use rights with regard to its assignment, transfer and gratis-allocation.

First, Fundamentals for Land Administration

Both of the Constitution, the Land Administration Law and the Law of Land Contract in Rural Areas have

stipulated provisions that constitute the legal base of land administration.

1. Land ownership. China adopted public ownership of land, namely, land owned either by the whole people or by the collective. Generally, land in urban areas shall be owned by the whole people while land in rural and suburban areas be owned by collectives except for some particular lands that need to be owned by the whole people in accordance with the law. Ownership by the whole people, namely by the state, is exercised by the State Council on behalf of the State. Collectively-owned land, in accordance with the law may belong to different levels of farmer collective---namely the village, the hamlet and the farmer group, shall be managed by the collective economic organization or by the villager committee.
2. Land use control. The state is responsible for comprehensive land use planning, regulating land uses based on the classification as agricultural land, construction land and unused land. Conversion of agricultural land to construction land is to be stringently restrained in order to control the total amount of construction land and consequently protect valuable farmland.
3. Contracted land use in rural area. The term of contract for land-under-cultivation is legally prescribed as 30 years. The term of contract for grassland may range from 30 to 50 years. The term of contract for forestland may range from 30 to 70 years, and if with special purposes, the term can be prolonged upon approval by the administrative department responsible for forestry of the State Council. The ownership of lands that have been contracted out will remain under the collective. The contracted land can not be purchased or sold.
4. Administration of land. The administrative department responsible for land resources of the State Council is mandated to superintend national land uses, to guide land investigation, to evaluate land quality rank, and to formulate land statistic system and monitor land use situations.

Second, Farmland Protection

China is a country with huge population and limited farmland resources. Protection of farmland has been one of its basic state policies to promote sustainable development. The Land Administration Law stipulated legal requirements for compensation for farmland occupied, protection of basic farmland and encouragement of land reclamation etc.

1. Compensation for farmland occupied. Those who have occupied farmland for non-agricultural use upon approval shall have to reclaim the same quantity of land with quality not below that occupied, or pay equivalent farmland reclamation fee instead as compensation. Every provincial-level government shall ensure the gross area of farmland in its jurisdiction not be in decrease over time.
2. Protection of basic farmland. Provinces, autonomous regions and municipalities directly under the central government shall demarcate more than 80% of their farmland area as basic farmland to be protected rigorously. The following farmlands shall be on the top list of consideration as basic farmland:
 - cultivated-land within the crops, cotton and food oils production zones designated by departments of the State Council or local governments above county level
 - farmland with good irrigation and water-soil conservation facilities, medium-and-low productivity farmland that is being under improvement projects or is improvable

- Vegetable production bases
 - Experimental fields for agricultural researches and education
 - And other farmlands that shall be designated as basic farmland according to the State Council's decrees.
3. Encouragement of land reclamation. Governments at all levels shall take encouraging measures to improve farmlands of medium-and-low productivity, consolidate and reclaim idle and deserted lands.

Third, Land use rights with regard to its acquisition and approval

1. Authorities to approve land use for construction purposes. Use of agricultural land for construction purpose shall go through the review and approval formalities on agricultural-land-use-conversion. The construction projects filed by the State Council or provincial localities shall apply to the State Council for agricultural-land-use-conversion approval. Expropriation of basic farmland, non-basic farmland exceeding 35 hectares, and other land exceeding 70 hectares, shall also be subject to the approval of the State Council.
2. Expropriation and requisition of land. For the public interests, the state may requisition or expropriate collective farmland according to law and make compensations. Compensation fee for the cultivated-land expropriated includes compensation for ownership, subsidy for resettlement, as well as compensation for aboveground attachments and sapling crops. The compensation for land-ownership shall be in the range of 6 to 10 times of the average annual output value produced from the said cultivated-land in the past three years prior to expropriation. The subsidy for each need-to-be-resettled agricultural person shall be 4 to 6 times of that value. The compensation benchmark for aboveground attachments and sapling crops is delegated to provincial localities jurisdiction.
3. Merchandised use of the state-owned land. In China, land ownership is not transferable, while the land use right can be assigned and transferred according to law. The land use right can be offered to land users in way of merchandised-use or gratis-allocation, and ways for merchandised-use of state-owned land can be further divided as land use right assignment, land use right leasing, and land use right monetized as investment or equities. Any corporation or person who obtained the right to use state-owned land by way of merchandised-use such as assignment shall pay charges like assignment fee to the state. Moreover, the scope of land can be gratis-allocated is restricted.
4. Assignment of the state-owned land use right by means of bid tendering, auctioning and listing. All land use right for profit-purpose development such as commercial, tourism, entertainment and residential etc. shall be assigned by either mean of bid tendering, auction or listing.

IV. History of land administration

Land administration refers to activities that governments and their land administrative departments take to administer behaviors of organizations and individuals in terms of land tenure, land use and land utilization according to the law and legal powers they are authorized.

Land administration activities can be categorized as land resource management and land property

administration. Land resource managements are centered on land utilization and rely on effective cadastre administration, which includes cadastral investigation, statistic, land rank rating, title registration and archiving. Land utilization management mainly refers to governmental control on land development, land use, land consolidation and land resource protection, relying much on means of comprehensive land use planning, annual land use quota, and land use/land market monitoring. Although great achievements have been made in land resource management since the open-policy, there are still much to do to promote scientific and normative decision-making in daily administration. Land property administration covers land tenure and land market. Land tenure administration refers to such activities as establishment and alteration of land rights, land rights security, land expropriation (e.g. alteration of land ownership) and land alienation etc. Land market administration refers to governmental superintendence and surveillance on land transaction, land price, market agencies behaviors and land revenue etc.. Land tenure administration is the base and precondition for land market administration, while the later provides information for land tenure administration.

(I) Stage (1949—1985): Land administration authority scattered, Land administration disordered and responsibilities undistinguishable

Since 1949 until 1952 during which newly-founded China endeavored to revive its economy, the state built up new system for land taxation and urban real estate registration. The major work of land administration that time was to provide services for the land reform campaign, including land tenure confirmation, demarcation, issuance of certificates, intercession of land disputes, real estate (lands and houses) registration and certificate issuance in urban area, determination of jurisdiction border above county level and so on. Retrospectively, the land administration at that time focused too much on cadastre work and paid little attention to land utilization, conservation etc.

In time from 1953 to 1957, the country centered on socialist reconstruction, and the land use regime began to convert from market-oriented to directive-oriented. Through campaign for agricultural cooperation and socializing the capitalist business and industry, individual economy and urban proprietary real estates, the land tenure system transformed from private-ownership-dominated to public-ownership-dominated, namely collective ownership and state ownership. Concomitantly, the previous single-organ administrative model in land registration and certificate issuance was replaced by a multi-organ model with land administrative authorities scattered over different departments.

The period of 1958 to 1978 was a period that China explored a socialist country with planned economy. As a consequence, its land administration regime followed directive-allocation model. After the nationalization, land or rights on it can not act as commodity any more, and transactions of land are forbidden legally. Lands have to be allocated and utilized according to various plans. Land abuse and waste was quite common at that time.

From 1979 to 1985, China started its open policy and the great course of reform, with more and more efforts shifted from political and ideological fields to economic construction and socialist modernization. Since then, governmental organs came back on their normal tracks. Improving land administration appeared imperative. Significant actions taken at that time included controlling construction's encroachments on the farmland, protecting arable land resources and starting to adopt spatial planning and land consolidation and reclamation planning.

From the year 1950 the Land Reform Law enacted, to 1986 Land Administration Law of the People's Republic of China promulgated, land administration in china mainly focused on managing land tenure and land utilization, and achieved great progresses in formulating and implementing a series of laws,

ordinances and regulations. Nevertheless, generally speaking, land administration during this period had been in a state of department-based segmentation. This situation got even worse in the 10-year disturbance, during which land administration was fully deserted and left passive impacts on the work afterwards.

(II) Stage (1986 — 1997) : Land administration authorities centralized, the State Land Administration Bureau established and responsibilities clearly defined

In 1985, China experienced farmland shrink of 15.112 million mus (about 1. million hectares) and faced an obvious drop of its agricultural production, which wakened the government's awareness to strengthen land administration and preserve scarce land resources particularly the arable. As a countermeasure, the state constituted and promulgated the Land Administration Law in 1986 and in the mean time instituted the State Land Administration Bureau.

On March 21st, 1986, the Central Committee of the Chinese Communist Party and the State Council jointly pronounced the policy "to highly cherish and properly harness every inch of land and effectively preserve farmlands" in their official circular---Notice on Strengthening Land Administration and Curbing Misuse or Abuse of Farmland, and from on farmland protection has been one of basic state policies. The Notice also ordained to establish the State Land Administration Bureau to administer nationwide comprehensive land use planning, to take economic measures to control the fast growing non-agricultural land, to regulate land taxations and other charges by differentiating land uses and land quality. On Jun 25th of the same year, the Standing Committee of the National People's Congress passed and promulgated the Land Administration Law, which remedied the institutional shortcomings such as scattered authorities and repaired legal gaps, bringing the land administration back to rule-of-law. In the same year, the State Land Administration Bureau was born as an affiliate directly under the State Council and the highest superintendent organ to manage nationwide land resources and administer urban/rural land. Since then, land administration in China move forward in direction of comprehensiveness, unity, scientific and rule of law. In the 1994 government downsizing, the State Council restated that the missions of the State Land Administration Bureau is to superintend nationwide land resources management and urban/rural land administration, plus some new duties added in order to deepen institutional reform. By the end of 1994, the land administration system in China has grown up to 200,000 staffs.

As the reform and open policy moved forward, the pressure for land resources to be market-allocated got up. Some localities were authorized to experiment radical or even prohibited practices according to the laws incumbent at that time. In November 1987, upon consent from the State Council, trial reform on land use right was conducted in Shenzhen, Shanghai, Tianjin, Guangzhou, Xiamen and Fuzhou. In December 1st of that year, Shenzhen municipality pioneered the first auction of land use right since the PRC founded. Policymakers made a prompt response to successful trials. On April 12th, 1988, the 1st session of the 7th national people's congress passed amendments to the Constitution. The clause "The right to use land may be transferred according to law" was stated in the amendment. And then the Land Administration Law was revised accordingly at the end of the year. In 1988, the State Council issued the Ordinance on Urban Land Use Tax was, by which land use fees transformed to land taxes and were levied upon nationwide urban lands, ending up the history of using the state-owned land free of charge. In 1990, the State Council issued the interim ordinance on assignment and transfer of state-owned land and the interim regulation for the foreign-invested development and management of tracts of land, which further detailed the merchandised-use regime of state-owned land and enhanced operability of the related laws.

Farmland protection maintained to be the focus of land administration reform after the merchandised-use

regime of state-owned was entrenched. In February 1992, China established the protection system for basic farmlands all over the country. On August 18th, 1994, the State Council issued Ordinance on Basic Farmland Protection. The implementation of the ordinance through the country preliminarily turned over the passive situation in farmland protection. In July 1994, the Law on Urban Real Estate Administration was passed and stated that, except for the land qualified for gratis-allocated uses, all state-owned land have to be covered by the merchandised and termed use regime. This pronounced the death of the 30-year monopoly by directive land allocation.

In recent years, land administration departments strengthened their self-capacity building as well as land administering and tremendously contributed to comprehensive open/reform and sustainable development.

(III) Stage (1998—2003) , Land use control entrenched, the Ministry of Land & Resources set up

In the 1998 organizational reform of the central government, based on the former Land Administration Bureau and the Ministry for Geology and Minerals, the Ministry of Land and Resources was instituted with aims to integrate land resource administration with mineral/marine resource administration and therefore to realize the transition from onefold administration to comprehensive and integrated resource administration. On August 29th of the same year, the 4th session of the Standing Committee of the Ninth National People's Congress adopted revisions on the Land Administration Law. The Article III of the revised law clearly stated that, “to highly cherish and properly harness every inch of land and effectively preserve farmlands” is one of the basic state policies of China. Governments at all levels shall take measures, plan comprehensively, tighten administration, exploit and preserve land resources, and curb illegal land uses”. The policy statement indicated that China had stepped into a new era.

The revision of the Land Administration Law was an important milestone in the history of land administration in China. It made a revolutionary reform on the former hierarchical quota-based approval system and established a new land-use-control system centered on preserving farmland, controlling flux of farmland into constructions and restraining the gross of construction land. Meanwhile, the system is equipped with provisions for detailed legal enforcements like supervision and inspection etc., clear legal responsibilities, and tougher options on violations against the land law. The revised Land Administration Law entrenched policy instruments such as land use control, farmland occupation compensation balance, basic farmland protection etc, providing a powerful legal weapon for China to curb its sharp shrink of farmland and severe loss of state-owned land assets, and thereby strongly supported the “soft landing” of its overheated economy.

After revising the Land Administration Law, China further reformed its land administration regime. In May 2001, the State Council issued the Notice regarding Strengthening Management of State-owned Land Assets, calling for strict rules and abidance to the merchandised-use of state-owned land, extending means of bids-tendering, caution and listing in conceding state-owned land usufruct and normalizing behaviors of governmental organizations. In 2002, the Ministry of Land and Resources issued the Regulations on the Assignment of State-owned Land Use Right by Bids-Tendering, Auction or Listing, further ameliorated the state-owned land use right regime.

During the period from 1998 to 2003, China had basically established a new administrative system on land resources adaptive to the developing socialist market economy, which had evolved from the former onefold to the integrated system with market orientation.

(IV) Stage (2004—present) , land administrative structure reorganized under the provincial level, land administration commissioned to participate in the intervention of the macro-economic

In order to maintain a sustaining, rapid and healthy development of the economy, the central government endowed the land administrative department new mission to involve in intervening with the operation of macro economy. The State Council issued the Decision on Deepening Reform and Strengthening Land Administration in 2004 and proposed new demands for land administration. Meanwhile, the Supreme People's Court issued the Notice on Forwarding Notice of Ministry of Land Resources on Mortgage Registration of Land Use Right Obtained by Gratis-Allocation and the Notice on Several Issues in Normalizing Legal Enforcements by the People's Court and Assistant Enforcement by the Land Administrative Departments. The China Banking Regulatory Commission issued the Notice on Strengthening Risk Management on Land Reserve Loan and Urban Infrastructure Construction Credit and the Guidelines on Managing Real Estate Loan Risk for Commercial Banks and so on. All these policies provide contributed to the development of land market. To better serve the state macroeconomic policies, the MLR consecutively updated many regulations such as Regulation on Annual Land Use Quota, Procedure for Pre-reviewing of Land Use for Construction Projects, Criteria for Construction Land of Industrial Use (trial), Suggestions on Strengthening Administration of Rural House Site, Suggestions on Ameliorating Formalities for Agricultural Land Use Conversion and Land Expropriation and Directives for Ameliorating Land Acquisition Regime. With these policies formulated, the means and focus for land administration to intervene with macroeconomic operation are thereby instituted. Since then, land administration have been exerting more and more striking positive roles in ensuring rapid and stable socioeconomic development by ways such as controlling land supply and hitting illegal behaviors in land market.

Furthermore, Since 2004, the MLR have taken a series of macro measures to enhance its capability and strengthened coordination with planning, fiscal and financial tools, and achieved significant success in actions such as land market consolidation, duplicate-constructions prevention and healing overheated economy.

V. Development Trends of China's Land administration

Up to date, China has built up its own land use control system, but the land administration has much to ameliorate. In the future, we must persist on the principle of "strict land use control" to further reform the land administration regime and promote effective land use.

(I) Ameliorate land tenure system to enhance tenure security

Efforts are needed to further clarify land rights owner and enhance the functions of land use right as a proprietary property so as to decrease cost of land right transaction and promote transfer of land rights. Firstly, ameliorate land registration system to enhance authoritativeness of registration by the government. Secondly, formalize market for rights of collective construction land by permitting transfer of collective land use rights that are lawfully obtained and in compliance with official plans. And finally, restrain land expropriation and requisition power by clearly define public interest scope and ameliorate relevant procedures.

(II) Formalize land market to promote rational land use

As important component the land regime, land market ought to be extended in its scope by improve its

supporting institutions and fitting itself within the particular socioeconomic environments in China. Aimed at establishing the land price that reflect the true scarcity of land resources and relevant institutions, land administration needs to deepen reform to ameliorate price formulating mechanism and contribute to more effective and efficient land use allocation through the price leverage, and furthermore to secure future land supply for sustaining socioeconomic development by abstemiously and intensively utilization of land.

(III) Strengthen land use control to promote abstemiously and intensively land use

Comprehensive land use planning and annual land use quota are not only important guide for coordinating urban and rural development and harmonizing various land uses, but also important measures to control the scale, location and structure of land uses and blueprint to regenerate the socialist new country. Land administration shall focus on promote abstemiously and intensively land utilization and emphasize on controlling construction land gross and preserving arable land to realize rational use of various lands. Governments at all levels are required to abide by “stringent and differential” principle in land supplying. As one basic and effective tool, land use control is cornerstone of the current land administration regime. Considering particular and special national situation with huge population and scarce land resources, China government must further exert land use control t according with official planning.

(IV) Take advantage of advanced technologies to enhance decision-making level

Under the strategy of Scientific Land Administration, much efforts will be put onto resources, environmental and ecological research and development by integrating different technological means and pushing forward scientific innovation and its industrialization. Starting point may be developing chief researchers and formulating and implementing the mid-long term scientific development plan.

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