

Land Management Systems: International Experiences

A High-Level Workshop Jointly Organized by

The Development Research Center of the State Council

Lincoln Institute of Land Policy

Peking University—Lincoln Institute Center for Urban Development and Land Policy

Dates: May 31 – June 1, 2014

Venue: Beijing

Draft Program

Saturday May 31, 2014	
8:30-8:45	Opening Remarks by DRC and LILP/PLC
8:45-9:30	An Overview of Key Issues in China's Land System Reform, Mr. Liu Shouying
9:30-10:45	Topic 1: Land markets, property rights, and tenure structure, Prof. Barrie Needham
10:45-11:15	Photograph session and coffee break
11:15-12:30	Topic 2: Farmland preservation and natural resource management, Prof. Harvey Jacobs
12:30-14:00	Lunch
14:00-15:15	Topic 3: The role of planning and land use regulations in land markets, Prof. Barrie Needham
15:15-15:30	Coffee break
15:30-16:45	Topic 4: Eminent domain practices and regulatory takings in major countries, Prof. Rachelle Alterman
16:45-17:30	Open Discussion
Sunday June 1, 2014	
8:30-9:45	Topic 5: Land policy, land concessions, property tax, and municipal finance, Prof. Roy Bahl
9:45-10:00	Coffee Break
10:00-11:15	Topic 6: Land value capture, land re-adjustment, and benefit distribution, Prof. Yu-Hung Hong
11:15-12:30	Topic 7: Taiwan experience in land re-adjustment (to be invited by DRC)
12:30-14:00	Lunch
14:00-15:15	Topic 8: Land policy and housing policy, Dr. Bertrand Renaud
15:15-15:45	Coffee break
15:45-17:15	Round table discussions , moderated by Mr. Liu Shouying and Mr. Liu Zhi
17:15-17:30	Closing and concluding remarks
Monday June 2, 2014	
(Optional) Site visits to a rural village at the urban fringe of Beijing and selected tourist attractions of Beijing (arranged for invited international speakers)	

Domestic Participants: about 30 high-level policy makers, policy advisors, and reputed academics.

Presentation Format: For each topic, an international speaker will make a presentation for about 60 minutes, and this will be followed by a Q&A session of 15 minutes.

Publication: The workshop presentations may be published in Chinese by DRC and/or Peking University-Lincoln Institute Center for Urban Development and Land Policy, under a separate arrangement as appropriate.

Key Questions for Consideration under Each Topic

Topic 1: Land markets, property rights, and tenure structure

- How land markets function in western countries?
- How are prices of different types of land use determined?
- How does land price change when the type of land use changes?
- What is the relation between land prices and benefit distribution?
- Land speculation
- The pros and cons of land supply by government, community, and private property owner
- Specific country cases

Topic 2: Farmland preservation and natural resource management

- Legal framework and institutional arrangement for farmland protection in western countries
- What are the western experiences in farmland protection during rapid urbanization?
- How is farmland managed, regulated, and compensated when taken?
- How is farmland assembled for economies of scale? Are there phases in the process of assembly? Who are involved in farmland assembly process and what are their roles? How are property rights handled during farmland assembly? What are the main funding sources for farmland assembly?
- The governance structure of natural resource management in western countries?
- Specific country cases

Topic 3: The role of planning and land use regulations in land market

- What is the relation between urban planning and land use control?
- Institutional arrangement and procedures for the changes of land use
- What are the relations of land use control with property rights, benefit sharing and compensation?
- What are the international experiences with the management of urban boundaries (if any, in addition to Portland, Oregon's Urban Growth Boundary)?
- Specific country cases

Topic 4: Eminent domain practices and regulatory takings in major countries

- What is the trend of eminent domain (size of land converted through eminent domain or proportion of land expropriated) during urbanization in western countries?
- What is the key role of eminent domain, and when is it used?
- Are there changes in the determination of the levels of compensation for expropriation (e.g. market prices before change or after change)?
- How to handle the situation when the public purpose of eminent domain is in dispute?
- What are the main practices and debates of regulatory takings?
- Specific country cases

Topic 5: Land policy, land concessions, property tax, and municipal finance

- Characteristics and structure of urban finance
- The global experience of land concessions and urban finance
- What is the relation between land concession and property tax?
- The role of property tax in municipal finance
- The global experience of property taxation: role and potential
- Specific country cases

Topic 6: Land value capture, land re-adjustment, and benefit distribution

- The basic principle and rationale of land value capture
- The practices and execution of land value capture: how land value capture is implemented?
- The relation between land value capture and property rights
- What are the practices of land value capture when the type of land use is changed?
- What are the global experience of land re-adjustment and how the benefits are shared among stakeholders?
- Specific country cases

Topic 8: Land policy and housing policy

- What housing policies are formulated, and on what social and economic considerations that the interventions of government are justified?
- What are the roles of the government and market in the provision of different types of housing (such as low-income rental housing, commercial housing, etc.)?
- What are the means that the governments adopt to effectively provide housing to the low-income groups, and what lessons could be learned for China?
- How do governments supply land for low-income housing and for commercial housing?
- What is the relation between land supply and housing prices?
- What are the considerations and practices in housing property taxation and land property taxation?
- What are the government policies for housing related land use planning and control?
- How housing policies and practices evolve in each country over time?
- Specific country cases