

China's Land Registration : Situation, Challenges and Efforts

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SUMMARY

Land registration in China has a very long history since thousands year ago, but current land registration system in people's republic of China is pretty young since 1980s. But it developed really fast in recent years. China has the particular land tenure system of ownership (state-owned and peasant collective owned) and land use rights. Ownership of state-owned land is don't need registration and most ownership of peasant collective owned land have been registered. Most state-owned land-use right have been registered and certificate and there is still a long way for most use rights of peasant collective owned land to be registered Land registration in China is characterized by these aspects: complete of land registration is the compulsory element for legally land rights transfer. The principles of territorial registration and voluntary application are implemented. registration book is the basis to issue a certificate ; registration information can be queried; only land itself, not include buildings and other attachments of land is registered. Land authorities at or above county level are responsible for land registration. General procedure of land registration includes application, censorship, registration and issuing certificates. The applicant shall submit materials required for registration, including cadastral survey documents. Land registration agency have to censor and to make the decision whether the application will be registered. In recent years, in line with the collective land reform and urban-rural coordinate development, huge efforts have been made by government to improve land registration in china. During 2010-2012, government conducted the total registration of ownership of peasant collective owned land. Registration and certification rate of peasant collective owned land throughout the nation has exceeded 90%. And the total registration of use rights of peasant collective owned land is expected in the following years. In 2013, state council decided to unify real estate registration. National and registration information system is under construction.