

Study on the Legal System of Land Consolidation and Readjustment for the New-Type Urbanization in China

Li Tan, Ming Luo, Jing Wang, Hong Yang and Fei Shen (China, PR)

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SUMMARY

Over the years, many Chinese provinces have implemented land Consolidation and Rehabilitation and land readjustment under the policy of the linkage between the increase of urban construction land with the decrease of rural construction land. Through it, clutter farmland was turned into fertile fields, and the idle construction land was revitalized and reused, which has greatly promoted the cultivated land protection, economical and intensive utilization of land and safeguard national food security. At the same time, it has set up a platform for the exchange of urban and rural resources for China's new-type urbanization to adjust the structure of land functions, improve the efficiency of land use, and promote the orderly development of urbanization regions. However, as a late starter, China's land consolidation and readjustment is still in the stage of transition and development as a whole. The sustainable development of land consolidation and readjustment needs solid legal system foundation. The purpose of the paper is to clarify the main contents and problems existing in the legal system of land consolidation and readjustment, and put forward suggestions to reinforce the institutional basis. Through the analysis, the results indicate that(1)Land consolidation and readjustment is the platform for urban and rural resources exchange to promote the development of the new-type Urbanization in China.(2)At present, the land consolidation and readjustment legal system mainly consists of the project management system, financial management , farmland conversion system and urban and rural construction land Linkage system.(3)The main problems of land consolidation and readjustment legal system are the discordance between Farmland conversion system and the urban and rural construction land linkage system, Project management system and the urban&rural construction land linkage project area management, Fund management system and the internal fund balance of urban and rural construction land Linkage. It is concluded that(1)A unified consolidation and readjustment platform can adjust the structure of land function, improve the land utilization efficiency, promote the orderly development of urbanization area(2)Adopt different project management systems according to various types of land consolidation and readjustment projects in different areas which have individual actual needs (3)The new-type Urbanization development in China needs to reduce new construction land and optimize the reuse of inefficient construction land.(4)The introduction of index adjusting mechanism can organically connect the Farmland conversion system and the urban and rural construction land linkage system.