

# System and Policy of Land Administration in Our Country

Jiawei Gao<sup>a</sup>

School of College of Land Science and Technology, China University of Geosciences, Beijing  
100083, China

<sup>a</sup>13995030370@163.com

---

## ABSTRACT

Through the study of land management in this semester, I have a relatively systematic understanding of China's land management policies, a series of land use systems and some programs implemented by the country for land. China's land area of 9.6 million square meters, is a vast country, so the implementation of some land management rules are extremely necessary. Reasonable control of land is an effective way to prevent land from being destroyed or the utilization rate is very low. Rational use of land resources is the full embodiment of this idea. Next, I will discuss from three aspects to conclude the final paper of the course of land management in this semester.

## KEYWORDS

Land Management; Land Property Rights; Insufficient Enforcement.

---

## 1. INTRODUCTION

Analysis of the main problems existing in China's land management at the present stage (through consulting literature, to understand the problems existing in China's land management).

## 2. LAND PROPERTY RIGHTS ARE VAGUE.

According to the relevant laws and regulations of China, the current land ownership in China is socialist public ownership, namely socialist ownership by the whole people and socialist collective ownership. In this way, the socialist state or collective economic organizations occupy land on behalf of the working people and exercise the rights of possession, use, income and disposition. However, in our actual life, we can truly observe that collective ownership and ownership by the whole people are not fully reflected. On the contrary, some local units or relevant administrative departments of the government conduct land use and management according to their own ideas. The "virtual placement" of the collective ownership body of land weakens the sense of public ownership of land, weakens collective ownership, and lacks unified planning and necessary management of land utilization and development, resulting in blind abuse and predatory management and other short-term behaviors in land management and utilization.<sup>[1]</sup>

## 3. LAGGING PLANNING AND MANAGEMENT.

Urban and rural land management lags behind, especially in rural areas of China, where farmers have a large area of agricultural land. Due to serious emotional and will tendency, most farmers only execute their own plans according to the lack of sustainable basis, which makes the use of land by farmers not reach the expected efficiency, which is also a more obvious manifestation of the lagging

planning and management. Therefore, there will be many drawbacks such as: deforestation, overdevelopment and other predatory management, resulting in land quality decline, soil erosion, land desertification, salinization and other problems. The city is engaged in the "enclosure" movement and image projects, the expansion of development zones, the construction of university towns, blindly on the large square, the main road, the functional zoning is unscientific, the layout is unreasonable, the phenomenon of repeated construction is prominent, and the land waste is serious.<sup>[2]</sup>

#### **4. INSUFFICIENT ENFORCEMENT.**

The ineffectiveness of the land management system and the indiscriminate use of land can all be attributed to the drive of some interests, and various behaviors that seek benefits from land cannot be severely sanctioned by law, which makes land protection more difficult. Land management has laws to follow, but law enforcement is difficult to be strict, and there are often situations where laws are not followed. Some units or individuals are not strong in law enforcement, law enforcement penalties are not strict, and even driven by interests, in order to meet local interests, in various ways and reasons to expropriate land, beyond the scope of land management laws and regulations, to some so-called key projects to give "special care", which makes land management and law enforcement work more difficult, resulting in a large number of land resources loss. At the same time, the imperfect land laws and regulations make it impossible to follow in the law enforcement process. The relevant provisions of the existing laws and regulations are too principled and poor in operability, focusing on the protection of the quantity of basic land and ignoring the protection of quality, making it difficult to exert the mandatory binding force [2]. In short, there are many administrative obstacles and difficulties in accordance with the law, the level of law enforcement is not high, and the supervision is weak, resulting in illegal occupation, transfer, rental, and sale of land, excessive land use, and land idling and other illegal phenomena.

#### **5. ACCORDING TO THE THEORY OF "LAND MANAGEMENT", ANALYZE THE CAUSES OF PROBLEMS AND EFFECTIVE WAYS.**

The basic theories of land management include: resource theory, system theory, economic theory and management theory.

##### **5.1. Land Property Rights are Vague**

First of all, it needs to be made clear that the current land ownership in China is socialist public ownership. Individuals or small collectives use and exploit land according to their own will, and formulate some relevant land management regulations and rules and regulations, which is a manifestation of diluting public ownership. It violates the system theory of land management. The so-called system theory is to achieve a certain restricting effect through the formulation of relevant constraints. The extensive application of system theory in our lives will make people clearly understand that there will be many laws and regulations in land management. It will make people more in-depth and thorough understanding of land property rights. Some ways of governance are: In order to make people clear the property rights relationship, rationalize the land property rights relationship in rural areas, strengthen the collective unified management function, and avoid the anarchy of land use, it is necessary to promote the rational use of land. Where conditions permit, the transfer of land use rights can be moderately relaxed, and the rational flow of land can be piloted, and the scale of operation can be appropriately managed to promote the intensive use of land and the degree of mechanization and specialization. Reduce the abandonment of land idle phenomenon, improve the economic benefits of land.

## **5.2. Backward Planning and Management**

Urban and rural land management is backward, especially in rural areas, people always use soil according to their own subjective will, or the attitude of others (broken window effect), which is not efficient use of land. Backward planning and management, so that this phenomenon is common, the use of soil for a long time there are some problems, over time, will cause a series of ecological problems, such as: deforestation, overdevelopment and other predatory management, resulting in land quality decline, soil erosion and so on. First of all, we need to understand the theory of resource science and have a deep understanding of land resources. Although our country has a large land area, due to the large population, the per capita land share is seriously lower than the world average. Therefore, we need to understand the relevant theoretical knowledge of resource science. Strengthen planning and management, from the relative limitation and absolute infinity of resources, the long river of human history can be traced back to the source, we can see that human beings continue to multiply, continue to consume more resources, and the storage of resources continues to increase, especially the emergence of new species resources, which is obviously due to the infinity of social development and scientific progress. The absolute infinite form of resources, especially natural resources, is an important condition for the infinite survival of human beings and the infinite development and progress of social development, and the limited nature of resources provides a basis for economic cooperation, land use, effective protection and management of resources. Management requires the formulation of relevant regulations, understanding institutional theory, land management system, it can come up with a control system, indicating what is acceptable behavior of individuals or groups and what is not allowed by society, the state or others (for land use). A chain of institutional orders and behaviors exists in each system, and their recommendations make land use more efficient. Strengthen planning and management. Planning is the soul of land management and the basic basis and action guide for guiding construction and development. With the acceleration of China's economic development, construction and development have been paid more and more attention, and planning has become more and more important. From the perspective of management theory, management is a management activity that uses relevant theories and methods to effectively govern public organizations or individuals with the government as the core system, with the purpose of maximizing public welfare and public interests.

## **5.3. Insufficient Enforcement**

Step up law enforcement. In view of the current illegal land occupation or land hidden market exchange caused by a large number of farmers outside the system of land loss, and in the case of land property rights system reform and the national land management system reform is not in place, we should strengthen the crackdown, strictly investigate and punish illegal land occupation and recessive land transactions, so that the illegal criminals will be punished. At the same time, it is necessary to establish a land law enforcement supervision and inspection system, a liaison officer system, and a follow-up supervision system after approval, combined with institutional reform, land law enforcement supervision teams will be established to further strengthen law enforcement. From the system theory, strictly control the scale of urban construction and construction land approval system. We will strictly review and approve construction land, strengthen the redevelopment and utilization of idle land, revitalize land assets, and raise the utilization rate of land.<sup>[3]</sup>

## **6. ACCORDING TO THE THEORY OF "LAND MANAGEMENT", ANALYZE HOW THE POLICY REFLECTS THE PRINCIPLE OF POLICY MAKING.**

### **6.1. Analysis of Land Use Planning Program Policies.**

First of all, land use planning refers to the long-term plan that follows the principle of clear goals in the process of land use, and adjusts and allocates various land use structures and layouts to achieve certain goals. It is based on the natural and socio-economic conditions, historical basis and current characteristics of land development and utilization, as well as the needs of national economic development. It is a comprehensive technical and economic measure for rational organization, utilization and management of land resources in a certain area. In the Loess Plateau area of our country, soil erosion and other phenomena are often accompanied by soil erosion. In response to this phenomenon, the state has formulated a series of measures according to relevant land use planning and planning policies (which reflects the principle of feasibility, the principle of multi-program selection and the principle of systematization of land policy formulation), mainly as follows: 1. Biological measures

Biological measures mainly refer to planting trees and grass, which is one of the fundamental measures to control soil and water loss. However, planting trees and grass should be adapted to local conditions. Slope protection forests should be planted on gully slopes, while trees should be planted along erosion gullies in gullies.

### **6.2. Engineering Measures**

Building reservoirs, building horizontal terraces, damming and silting land are all engineering measures. In the gully dam silt, hold sediment, not only can prevent sediment from flowing into the river, but also can grow crops on the silt, sand control effect is remarkable.

### **6.3. Comprehensive Management based on Small Watershed**

A small watershed is a channel watershed equivalent to a trench or river. The principle of combining biological measures with engineering measures should be paid attention to in the process of comprehensive management of small watershed.

In our country's continuous efforts to prevent and control, the phenomenon of soil erosion has been significantly improved in recent years.

The land use plan is the specific arrangement of the amount of various types of land according to the overall planning of land use and the needs of economic and social development. Land use planning also follows the principles of comprehensiveness, readiness to collect information and public interest. In view of the above existing problems such as: planning management lag. If we carry out reasonable planning and management, have a clear direction for land use, and have in mind the planned use of land without destroying land use and the balanced interests of all parties, so as to maximize the efficiency of land use, this is what everyone wants to see.

Therefore, the planning policy of land use planning follows the relevant principles of land policy making.

Although I am a student of surveying and mapping, but through the study of land management course this semester, I have some details about land management in our country. The basis and reason of the land related laws and regulations in our country have been more deeply thought. Similarly, after learning, it is also for me to lay some foundations in engineering surveying. It is convenient for future cognition of land in engineering survey.

## REFERENCES

- [1] Liu L.H. Research on fuzziness of farmland property rights and realization path of property rights clarity [J]. Hebei law, 2023, 9 (5) : 154-169. The DOI: 10.16494 / j.carol carroll nki. 1002-3933.2023.05.009.
- [2] KouKe. National spatial planning management measures study [J]. Urban construction theory research (electronic version), 2023 (28) : 13-15. DOI: 10.19569 / j.carol carroll nki cn119313 / tu. 202328005.
- [3] Liu Zhe, Yang Sihao. Under the background of the new urbanization of rural land management system optimization [J]. Journal of anhui agricultural science, 2024,52 (02) : 231-236. The DOI: 10.3969 / j.i SSN. 0517-6611.2024.02.050.