

The Comparison and Reference in Policy for Land Use and Management in the Developed Countries

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Abstract

The policy for land use and management in developed countries and regions abroad is becoming mature gradually and can be used for reference. This article introduces and compares different land policies and industrial land management policies in the developed countries and districts which based on the characteristics of the management and evolution in land policies of The United States, Britain, Japan, Korea etc.

Keywords

Developed countries, Comparison and reference, Land use and management.

1. The policy types for Land use and management in the developed countries

In the case of this three countries: The United States, Britain and Japan, they have formed different policies for land use and are macro-control type, regulation oriented type and integrated management and control type respectively.

1.1 The United States : Macro-control type

The land use planning system in the United States can be divided into three kinds: overall planning, special planning and land use growth management planning and five levels: region-level, state-level, sub-region-level, county-level and city-level in total. The planning of county-level and city-level can play a regulate and control role in the the quantity and space in land use within the jurisdiction. At the same time, they establish strict land use planning procedures and guide the development of the city, alleviate the pressure of the urban development, control the rate of land development location and the service level of public facilities.

The system of the land planning and management in the United States is dispersed ostensibly, and the country don't conduct unified management to the planning and nor does it demand governments at all levels to make land use planning. Most of the right to land use planning and management is concentrated in the hands of local government. The federal government is mainly through the development of relevant laws, regulations and policies to restrict, guide and influence local land use and planning management, its core and essence lies in: macro control, scientific development, intensive use of land resources to ensure the sustainable development of society and economy and national security.

The goal of land use planning in the United States is to promote the sustainable use and development of land resources, so it can minimize the contradictions in the land use caused by the private ownership of the land, encourage the rational use of land resources and optimize social welfare. Although there is no independent land use planning system, land use planning in the United States is a part of the overall planning of its various levels, land planning is regarded as one aspect of public planning and social control, and it's the most important planning of its social and economic planning.

1.2 Britain : Regulation oriented type

The total land area of Britain is 245 thousand square kilometers and the land in Britain is legally owned by the king or the state, individuals, businesses and institutions of all kinds only have the right to use the land since the 1066. 《Regulations on the town and Country Planning Ordinance》 adopted by Britain in 1947 and it regulate that the right to the development of private land, namely, the right

to change the land use is owned by the state, land owners or other people who want to change the use of land must first paid to the government in the form of development tax to buy the right of development before the exploitation of the construction land.

Urban land planning in Britain includes the law system and the law enforcement system. The legislative system includes the development of the urban land use planning act and the establishment of a legally binding development plan. Whata's more, its law enforcement system refers to the land development activities in the area of planning permission control. The British planning law clearly points out that all development and construction must be approved by the government with a few exceptions because the market itself cannot produce a reasonable and effective land use mechanism. British law set that there must be three months of public participation in the phase of legal public participation in the program in the planning process. There are many forms like public comment, public review, public discussion, public review, public opinion, etc. The prosecution of the urban planning is divided into planning prosecution and enforcement of prosecution.

1.3 Japan: Integrated management and control type

The land use in Japan conducts macro management by means of land use planning and land use basic planning, and through legal and administrative means, so that macro management and micro management can combine together. The characteristic is the macro management and indirect micro regulation. Japan's land planning system consists of the comprehensive development of the land, land use planning, land use planning and urban planning. In order to ensure the public construction land, Japan formulated preparedness plan, to ensure the smooth development of land. To ease the contradiction between supply and demand of land, Japan encourages to construct high-rise public housing. At the same time, Japan vigorously develop underground traffic and the development of the subway system, and strive to expand the land supply capacity of the economy. In order to prevent the city sprawl, Japan carried out land use zoning and strictly control the farmland conversion.

In addition, Japan has established a set of land transaction management system to limit land transactions, it control the level of land price and land use in some areas directly. Japan's prefecture, the way, the government, the local government in their own administrative areas set up "the limits region".

2. The basic characteristics of land management policy in the United States, Britain and Korea

From the evolution of land management policy in the United States, Britain, Korea and other countries, all of them have experienced the main stage from the agricultural land management to the beginning of sub function, sub industry, sub regional management stage and showed different management tendency.

2.1 The United States: flexible policy changes

From the United States government over the past 200 years, the changes of land resources policy and laws can be seen with the following characteristics:

The evolution of land resource management policy is based on the management of agricultural land. Since the founding of the United States, the land resource management policy has experienced a process of continuous evolution: massive land was transferred in order to encourage the development of the west from 1776 to 1930s; the implementation of zoning control of land use from 1930s to 70; from 1970s to the middle of 90s, the United States protect natural resources and environment and control the conversion of agricultural land to non-agricultural; since the middle of the 1990s, it protect agricultural land and other natural resources, public health and safety and welfare.

The management of land resources from development to protection, it emphasize the flexibility of policy. From pay attention to development to protection: the ecological fragile because of the use of predatory resources in west. Since 1930s, the government began to pay attention to a wide range of ecological environmental protection. Pay attention to the protection of agricultural land: since 1960s,

the government has paid attention to the protection of agricultural land in the process of urbanization. In 1981, the farmland protection law emphasized the protection of farmland. Emphasizing the policy flexibility: land use management rights are given to the states by the constitution of the United States, and the management policy of land resources has great flexibility. In the field of farmland protection, the different areas have different levels of public intervention, there are regional differences in use of agricultural land. Paying attention to the application of market instruments: the system of the management and use of land resources is a mixed system of administrative and market allocation of land in the federal government. From the process of land resources into the market, it must go through a series of complex procedures, such as planning, environmental impact assessment, economic assessment, judicial review and public participation.

2.2 Britain: classified guidance and plan

British has no unified land management agencies in the central level, but implement the classified management of land, land management functions is carried by the lower corresponding institutions, such as the office of the Deputy Prime Minister is mainly responsible for housing policy, the Department of the environment, food and rural affairs is responsible for agricultural and rural development land, Forestry Commission is responsible for forest management and statistics, Bureau of land registration work on the review, validation, registration, certification and handle the transfer replacement of the land ownership.

In the land market economy, the British government guides and intervene the land market by planning, legal, economic policy and other indirect means ,and the land market development is relatively perfect and mature. The government's management of the land market is divided into two levels: the central government and the local government. The land market management of the central government include setting up a variety of related laws, regulations and statues to make the land economic activity behavior legally and orderly; implementing paid or unpaid subsidy policy and tax policy, intervening land economic activities through various economic programs and tax policies; establishing state owned development institutions and public organizations to intervene economic behavior of land market, etc. The local government of the land market management include three aspects: the preparation of land use planning, examination and approval of "planning permission" and compulsory purchase of land.

2.3 Korea: actively adjust the supply and demand

Korea is one of the most densely populated countries in the world, in order to solve the contradiction between land resources and urbanization, industrialization and modernization, the Korean government takes the different land management policies in different historical periods, its purpose is to timely adjust land supply and demand according to the different stages of the country and the development of the economy. It can be divided into three stages. From 1948 to 1950s, after the establishment of the new government of Korea, the industrial structure is given priority to agriculture, and it implemented the land system reform. The core is liquidating the land tenancy relationship in the colonial period and reallocating agricultural land. From 1960s to the beginning of the 90s, the land policy is mainly around the cause of development, emphasis on functional and ignored the regulatory. After 1970s, they developed a variety of laws in order to support the sustainable development of the economy, and the land policy is free to regulate land speculation and active real estate market. After the 80s, the government started policy adjustment focusing on the stability of prices and regulating speculation. After the middle of 1990s, it began to take the demand control policy and supply enlargement policy go hand in hand and actively regulate the land supply and demand to ensure the transparency of land market.

3. Comparative analysis of industrial land management policies in developed countries

From the industrial land management situation of Korea, Japan, the United States, Canada and other developed countries, all of them have the characteristic of conducting appropriate management with

the combination of market transactions and industrial development based on the strict laws and regulations.

3.1 Related regulations

The basis for the management of industrial land is various strict laws and regulations. For example, the "land use management law" in Korea is the most basic land management law, especially for the management of the industrial land:

The industrial trading strictly implement the permit trading system and reporting system, namely in the specified control area, all land transactions and land fragmentation behavior shall be reviewed the purpose and the price and allotted license by the government.

Stipulate the lower permission limit of transaction area. For example, provisions of residential areas, commercial areas in the urban planning area is 330m², quasi industrial area and green space is 600m².

If the declared price is below a certain level of the benchmark price, they will advise the declarant to declare according to the price above the benchmark price, or using the preemptive right by the Land Development Corporation managed by the government and purchasing according to the declared price. At present, the land transaction system in Korea is specially formulated for the suppression of land price and land speculation.

Japan also implements the land transaction permission system, the declaration system and the trading system. While the United States and Canada are mainly using the zoning restrictions and land use control system based on the "urban planning law" to manage the industrial land.

3.2 Supply and pricing methods

The way for pricing industrial land in Korea is using the average price of two aspects: one is the price valued by agencies designated by development community, the other is the price valued by agencies designated by residents. But the land supply is mainly take the enterprise site (Group), planning site (Group) and other ways and determine the number and location of industrial clusters by the land development plan or the overall planning of the city.

At present, the Korean Land Corporation has taken further development method for the supply of industrial groups, that is, to take the road of the connotation excavation, the conditions of its re-development are follows: (1) have been built more than 20 years; (2) with the process of urbanization, the development of the surrounding cities must be based on the re-development of land to meet the needs of the development of modern industry. At the same time, in view of the present situation of the soaring domestic industrial land prices, at present, the Korean government is actively using preferential policies to attract investment, firstly using "annual rent system" for the land to attract domestic investment return and foreign investment with lower rents.

The supply methods of industrial land in the United States are mainly as follows:(1) hierarchical supply of industrial land, that is, the use of various advanced technology to determine the total industrial land in the region and draw the map of industrial land, then divide industrial land into different levels to supply; (2) planning supply and regular audit, that is, the above identified industrial land map and the use ways should be audited and heard by relevant institutions and the public; (3) equilibrating industrial land supply measures, that is, the government should strengthen the dialogue between land departments, increase industrial demand consciousness, local governments, private enterprises, interests related residents should jointly monitor the supply and demand mechanism of industrial land.

3.3 Management models and tools

Foreign management mode of industrial land supply is mainly through the market for trading (public auction, bidding, the other way) to make the industrial land owners (public and private) to find suitable industrial land gainer (enterprises, developers). The trading platform include the network and intermediary organizations, and the government's management is implemented by planning, use control and market monitoring.

Canada's management of the industrial land is mainly through the development of a comprehensive land use strategic plan, re-examining and planning the existing industrial land lots and the potential expansion of the infrastructure land. Industrial land transfer mode is a company agent system and treat information of in selling plots of land in a variety of ways of implementing a comprehensive and complete information disclosure, the bidding for the tender requirements is very comprehensive and at the same time, use the principle of comprehensive evaluation, comprehensively considerate the quality of the tenderer.

In the United States, the government make use of economic means and regulations to manage the trade of industrial land, its land market is a kind of quasi complete competitive market. At the same time, according to its own market characteristics, it uses a series of supplementary measures to ensure the efficiency of the market.

4. Reference of land utilization and management policy from developed country

Although there are many differences between China and the United States and other developed countries in the resources condition and land ownership, their experience and lessons in land and resource management is still worth learning. According to the above analysis, the report summed up several aspects that the current land policy management should pay attention to.

4.1 The protection of agricultural production capacity should be the core of the protection of cultivated land and enhance the monitoring

In the USA, the controversy about whether cultivated land quantity is enough and whether governments at all levels need to protect the quality of farmland through the public policy have been lasted for more than 30 years. This reflects from the side that the information on the number and quality of cultivated land is limited and the deep-seated problems of protection of farmland haven't been solved yet. This problem also exists in our country. So we need to strengthen the scientific research and monitoring work, establish the cultivated land protection monitoring system and attach great importance to the intensive land economical utilization of the land after the industrial upgrading.

4.2 The land management policy should consider the upgrading of the industrial structure, with continuity, multi-scale and appropriate flexibility

With the development of national economy and population change, the land policy can not be generalized, formulate policies especially should pay attention to the upgrading of the industrial structure performance at local, regional, national and even global scale, namely full range consider land resources for the rational allocation of industrial development. In the premise of government permission, allow some provinces and cities to develop some method to deal with land use issues according to their special resources condition, the level of economic and social development, the industrial structure and the development strategy and actual demand to enhance the flexibility of the policy.

4.3 The land management policy should pay attention to the connection with other policies, and promote the adjustment of industrial structure through comprehensive and integrated control

In the United States, land use and management policies are realized through the development of land use planning. In the planning of the development, the government will communicate with many departments, strengthen cooperation and comprehensively considerate of the convergence between the various policies, making the land management more directional and macro.

4.4 Land resource management should make full use of the market means under the premise of strengthening the state macro control

We should use open market operation such as market bidding as possible to allocate and transfer the land use rights, determine the price, avoid administrative allocation and pricing, and to prevent the occurrence of corruption that caused by land allocation in the loss of state-owned assets. What's more, we can use market means to improve the circulation mechanism of urban and rural land to improve land use efficiency.

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