



PROGRAM V8

Inaugural Sino-Dutch Conference on Titling and Planning: How do formality and registration affect land and space?

**Tuesday 27 September 2016
Minzu University, Wenhua Building, 1st Floor, Auditorium
27 Zhongguancun South Street, Haidian, Beijing**



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Theme

Urban and regional planning are crucial for the sustainable and spatial development of cities and the countryside. Yet, often neglected in planning is the role of property rights. Ownership and land titling may play a crucial role here. In this regard, it is noteworthy that the Chinese government has decided to move towards a “unified titling system” that integrates the registration and administration of all land resources, what is on top of it, and what is underneath. This gargantuan task involves the formalization of urban land, real estate, infrastructure, agricultural land, forest, grassland, mineral resources and waters.

In thinking about planning and the role of titling therein, it is critical not to simplify matters, and assume that new institutions and systems can be exogenously designed and subsequently implemented. Any new institution and system, whether that is via the formalization of ownership or the registration of property, is bound to lead to a reaction from the context in which it is established. That reaction inevitably triggers a chain of interaction between (central and local) state versus society actors, which ultimately determines what is **and** what is not possible.

Key questions

Against this backdrop, the current conference aims to identify the key issues and constraints in the institutional, regulatory and legal bases for titling and planning in a comparative way, and to comment on the changes of property rights system in selected countries. For this purpose, the conference will look into several critical questions:

- 1) What is the historical development of real estate titling versus planning (in the country or region of your study) over the past 50 years? What were the specific problems that were encountered by the national government that led to changes in the mode of titling and planning?
- 2) What is the present **formal** organization of titling in relation to planning, and how does it work out in **practice**?
- 3) What is the relation between the national government and local government with respect to titling and planning? And what are the specific issues that determine that relation?
- 4) To what extent does titling and planning affect the interests of different state departments? How did the national government integrate these interests? What were the effects of that integration?

Conference objectives

This conference is organized within the framework of the bilateral Memorandum of Understanding on Spatial Planning and Land Titling signed in 2015 between the Chinese Ministry of Land and Resources and the Dutch Ministry of Infrastructure and the Environment. Against this critical background, the specific aims of the conference are to:

- Understand how land titling affects urban and regional planning in The Netherlands and China, as well as selected other countries
- Present Dutch (and international) research and expertise on land/real estate titling in relation to planning to Chinese counterparts, and vice versa.
- Stimulate better understanding between The Netherlands and China on titling in relation to planning.
- Stimulate joint Sino-Dutch projects for research, training and exchange.

Registration

Due to limited seating places available, it is necessary to register **BEFORE 24 September**. This can be done by sending an e-mail with your name and surname, position, affiliation and contact information to zh10@hotmail.com. For any urgencies on the day itself, please contact Wang Yifan mobile: 138.1049.1384.

How to get there

Wenhua Building, West Section (文华楼西区), located west to the playground (see map), once you get inside Minzu University it is around 450 metres through the East Gate (东门). By public transport, take subway Line 4, get off at Weigongcun Station, and get out from Exit D. Walk 500 meters southwards, you will see the gate of MUC (中央民族大学).



Conference program

Morning session “Critical Opportunities and Challenges” chaired by University President

Opening

- 8:30-9:00 Registration with tea and coffee
9:00-9:20 Opening of the conference by University President
9:20-9:40 Keynote speech on land titling by Zhang Fugang
9:40-10:00 Keynote speech on land titling by Ruud van Rossem
10:00-10:20 Prof. Peter Ho, Rethinking Formality and Informality in Titling: Measuring Institutional Credibility
10:20-10:40 Prof. Liu Shouying, Unified Real Estate Titling and Property Rights’ Protection
10:40-11:00 Discussion
- 11:00-11:15 Keynote speech Ministerial Official of Ministry of Land and Resources
11:15-11:30 Keynote speech Lidewijde Ongerling, Secretary General, Ministry of Environment and Infrastructure
11.30-12.00 Group photo

Lunch break

- 12:00-13:30 Lunch hosted by Minzu University

Afternoon session I: “Integrated Perspectives on Titling & Planning” chair Prof. Zhu Daolin

- 13:30-13:50 Keynote speech by Cai Weihua
13:50-14:10 Keynote speech by Maarten Smits, Sustainable planning of limited space - evolutionary best practices and innovative tools
14:10-14:30 Prof. Shi Xiaoping, Tenure security and demand for land titling in China
14:30-14:50 Prof. Meine Pieter van Dijk, Formalizing land and water rights in Europe, US and Australia: Lessons to deal with climate change in rural-urban areas China
14:50-15:10 Prof. Jaap Zevenbergen, Systems of land registration to avoid duplication and focus on updating, Professor in Land Administration
15:10-15:30 Coffee and tea break

Afternoon session II: “Debating Past, Present and Futures” chaired by Prof. Wu Kening

- 15:30-15:50 Keynote speech by Prof. Guy Robinson, Progress in Land Titling: Reflections on Twenty Years of Research on Land Registration and Titling
15:50-16:10 Esther Ouwkerk, The Legal Framework of the Cadastre in Historical Perspective
16:10-16:50 Roundtable discussion based on “Theses of Inspiration” and interaction with audience, featuring:
Barbara Wunsch
Dr. Yuan Zhijie, Dr. Cheng Xueyang and Dr. Du Jinfeng
Chaired by Prof. Peter Ho
- 16:50-17:00 Closing ceremony by University Vice President

Hosted by:



Supporting parties:



Ministry of Infrastructure and the Environment

List of invited experts (in alphabetical order)

1. Barbara Wunsch, Registrar Advisor, Dutch Land Registry and Mapping Agency
2. Cai Weihua, Division Chief Law Division, China Real Estate Registration Centre, Ministry of Land and Resources
3. Cheng Xueyang, Associate Professor, School of Law, Suzhou University
4. Du Jinfeng, Associate Professor, School of Public Administration, Xi'an Jiaotong University
5. Esther Ouwerkerk, Registrar, Dutch Land Registry and Mapping Agency
6. Guy Robinson, Professor, University of Adelaide and Minzu University of China
7. Jaap Zevenbergen, Professor in Land Administration, University of Twente
8. Liu Shouying, Professor Renmin University
9. Maarten Smits, General Director, Deltares
10. Meine Pieter van Dijk, Professor, Institute for Social Studies, Erasmus University of Rotterdam
11. Peter Ho, Professor, Delft University of Technology
12. Ruud van Rossem, Senior Policy Advisor, Dutch Ministry of Infrastructure and Environment
13. Shi Xiaoping, Dean of College of Public Administration, Nanjing Agricultural University
14. Wu Kening, Professor and School Party Secretary, China University of Geosciences
15. Yuan Zhijie, Associate Professor, School of Law, Beijing Normal University
16. Zhang Fugang, Division Chief Titling Systems, China Real Estate Registration Centre, Ministry of Land and Resources
17. Zhang Junli, Dean of School of Economics, Minzu University of China
18. Zhu Daolin, Professor, Dept. of Land Resource Management, China Agricultural University