



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

Tuesday 27 September 2016  
Minzu University, 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.

Keynote speakers for this conference include: Lidewijde Ongering, Secretary General of the Dutch Ministry of Infrastructure and Environment, He Ping Director General of the Ministry of Land and Resources, and Maarten Smits, General Director of Deltares. More information can be obtained from Prof. Dr. Peter Ho, [p.p.s.ho@tudelft.nl](mailto:p.p.s.ho@tudelft.nl).

## 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?

## 5) Conference objectives

This conference is organized within the framework of the bilateral Memorandum of Understanding on Spatial Planning and Land Titling 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.

### Hosted by:



### Supporting parties:

