Differentiating Urban Developments on Collective land in Mainland China

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by

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Urbanization in mainland China is taking place at an unprecedented pace and will play an important role in China’s modernization in the next few decades. Chinese-style urbanization is a comprehensive process involving transformations in many areas such as land, housing and finance. Since the land in urban areas is limited, developments on sub-optimal land use in rural areas become unavoidable. Cases in which confrontations result in causalities or project delay have been often reported in China. However, some urban development projects on collective land were successfully or smoothly implemented. Therefore, it is interesting to know the reasons behind different outcomes of urban developments on collective land in mainland China. In this light, this research aims to differentiate urban development projects on collective land from the angle of new institutional economics and identify institutional and other determinants of the project outcomes. The outcomes of urban development projects are distinguished based on the levels of conflicts inflicted and time durations of the projects. I am going to see if different project outcomes can be explained from a transaction cost perspective. If yes, which institutional arrangements for urban developments on collective land have higher (or lower) transaction costs? In addition to the institutional arrangements, what other factors have also impacts on the transaction costs incurred in the urban development projects on collective land? These questions have seldom been explored, but they are very crucial for the government to find out win-win solutions to the urban development deadlocks.

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All are welcome!