



# Integration of Land and Housing Information in China: First Analysis of Legal Requirements for LADM Compliance

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## Introduction



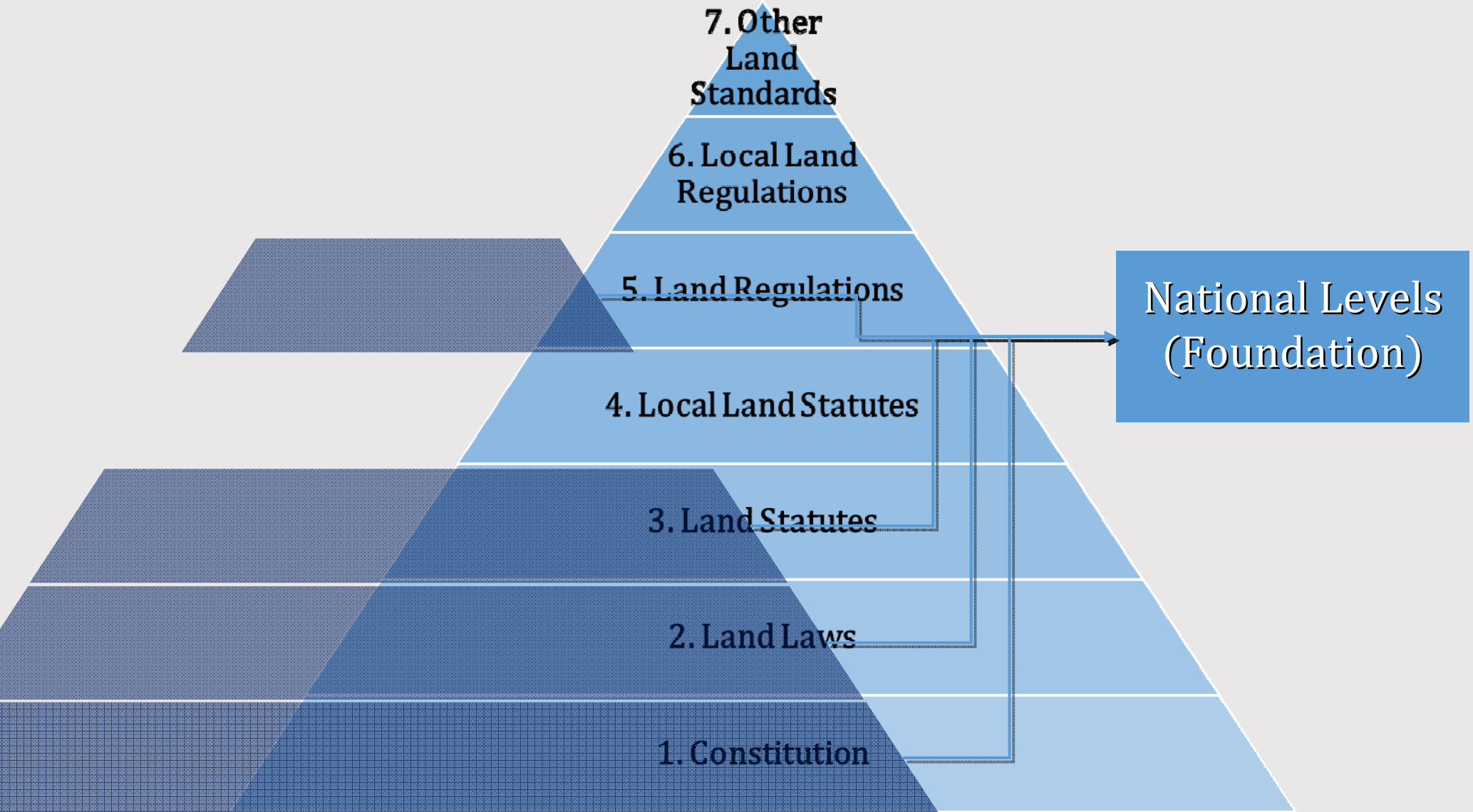
- ← In much of China, land and housing are still **separately managed**.
- ← The **integration of land and housing** is an imperative trend.



- ← To figure out the **requirements** for the integration of land and housing from the **legal point of view**

# Collection

--Conceptual Framework



# Collection

--Results

	Laws and Regulations	Hierarchy	Articles
y Land ated	Land Administration Law of the People's Republic of China	2	Articles 12, 46, 47, 55, 57, 83
	Measures for Land Registration	5	Articles 9, 15, 40, 75
	Regulation on the Implementation of the Land Administration Law of the People's Republic of China	3	Article 6
y Housing ated	Measures for Building Registration	5	Articles 8, 30, 60, 95
l Estate ated	Property Law of the People's Republic of China	2	Articles 10, 12, 22, 135, 136, 146, 147, 148, 182, 183, 200, 246
	Law of the People's Republic of China on Urban Real Estate Administration	2	Articles 32, 34, 45, 48, 49, 61
	Technical Specification of Real Estate Registration	5	Articles 1.0.3, 5.5.7, 6.1.3, 6.1
	Guaranty Law of the People's Republic of China	2	Articles 34, 36, 42, 55

# Review

1 Articles 12, 46, 47, 55, 57, 83

2 Articles 9, 15, 40, 75

3 Article 6

4 Articles 8, 30, 60, 95

5 Articles 10, 12, 22, 135, 136, 138, 146, 147, 148, 182, 183, 2

6 Articles 32, 34, 45, 48, 49, 61, 63

7 Articles 1.0.3, 5.5.7, 6.1.3, 6.1.4

8 Articles 34, 36, 42, 55

# Synthesis

Picked Articles

Summarize

Legal Requirements

LADM

Packages, Classes and Attributes

# Synthesis

--Results

Initial Registration  
 Maintenance  
 Mortgage  
 Subject Consistency  
 Unified Registration  
 Registration Fee  
 Material Verification  
 Land Use and Land Use Right  
 Transfer of Real Estate Rights  
 Compensation of Land Acquisition  
 Real Estate Price Evaluation  
 Advanced Sale of Commodity Housing,  
 and Preliminary Notice  
 Registration Archive

Administrative Package	Land use right and its app housing ownership
Special Classes	Registration date
Administrative Package	Located county
Special Classes, Administrative Package	Land Legal documents
Surveying and Representation Subpackage	Survey documents
Special Classes, Administrative Package	Tax paid proof and tax relie
Party Package, Special Classes	Name and address of land s
Administrative Package	Nature, type, acquired date land tenure
Administrative Package, Party Package, Spatial Unit Package, Special Classes	Changes in land tenure and
Spatial Unit Package, Special Classes, Surveying and Representation Subpackage	Location, boundary, identification, use acquired price of land
Special Classes, Administrative Package	Housing legal documents


Packages

Classes and Attri


**Note:** For details, please see Table 2 in the paper.



## Discussion



Picked laws and regulations belong to universal levels, Level **2**, **3** and **5**.



Collected legal requirements are categorized into **13** groups.



As one of the **basis** for the design of LADM country profile for China.



Related **packages, classes** and **attributes** can be extracted then.



**96%** of classes and attributes belong to party package, administrative package, spatial unit package and special classes.

## Conclusion



This paper has **made a first analysis** of legal requirements for the integration of land and housing.

And this integration issue is really **imperative** in China.



**Data sources** can be extended to the more complete level, like governmental documents, literatures, etc.

In order to be adapted for **local levels**, some local laws and regulations relating to land and housing integration could be reviewed.

# Review Comments

<b>Comments</b>	<b>Responses</b>
the full name of LADM packages in	→ To modify the contents of Table 2
Table 1 & 2 in the appendix	→ To move the Table 1 & 2 to the appendix.
is not clear enough.	→ To figure out the requirements from the legal point of view, because has not yet been fully investigated.
tion to LADM is not strong enough	→ The synthesis procedure is generally done by referring to the LADM standard, it will be strengthened in next researches.
M compliance, it has not been y done.	→ To add a paragraph or part to describe the relation between classes attributes and related articles
like to see the analysis on a more level	→ This will be done in future researches.
ion looks like a summary.	→ Based on the contents of this paper, to give a conclusion of the real findings
ge of this article could be improved.	→ To improve the English writing
e the LADM description ahead	→ To move the LADM description part to the beginning of Section 3

# Thank you!

Any Questions?