

● **SYMPOSIUM: Land Policy**

Introduction: Land Policy: To Be Improved as a Sub – field of Public Policy

..... Chunkui Zhu

Land Produces Wealth: Local Governments and Local Growth Models——A Sequential Game Equilibrium Perspective

..... Rong Ding & Guangyu Ye

Abstract This paper presents a sequential game equilibrium model to describe the logical mechanisms of the local economic growth strategy known as “land produces wealth” by a series of rigorous mathematical deductions. Findings show that; land fiscal strategies and land investment strategies, respectively, lead to an urbanization growth model with high residential land prices but an industrialization growth model with low industrial land prices. The paper specifically presents regional differentiation according to the area’s then – current development features, including: an urbanization growth model in city centers, an industrialization growth model in the suburbs of developed regions, and an urbanization growth model in undeveloped areas. Where capital could flow freely and dynamically across regions and industries, the incentive effects of the above two models and the gaps between the regional differentiations intensified and strengthened. Finally, an evidence – based analysis is provided of the logical mechanisms for the reform of land supply in the new normal of China’s economy.

Key Words Fiscal Incentives; Promotion Incentives; Land Fiscal Strategies; Land Investment Strategies; Urbanization Growth Model; Industrialization Growth Model

The Renewal of Urban Land – use Rights upon Expiry: Should Renewal be Free? —An Analysis Based on Fiscal Sustainability

..... Wenhao Huang

Abstract In Wenzhou, property rights to housing have been renewed for another 20 years. Or, in other words, China’s land policy is not perfect. This transitional policy has temporarily resolved the homeowners’ risks, but it has merely pushed a general problem – should urban land – use rights be free after they expire in 70 years – onto the public policy agenda. At present, local governments are highly dependent on land

finance which consists of land – transfer fees. This paper uses the single case study method to analyze the law and the reality of abnormal and normal land tenure on the premise of ensuring fiscal sustainability; it also evaluates the fiscal sustainability of making renewal unnecessary. Based on the study’s findings, there was a mutual influence between the renewal policy and fiscal sustainability. The renewal policy had a significant effect on fiscal sustainability in the short term. And fiscal sustainability had a modest effect on the renewal policy, but it played a key role in the long term. The structural adjustment of land finance should be a gradual process; this go slow approach will help local government to form a healthy public fiscal system.

Key Words Land – use Rights; Land Renewal; Fiscal Sustainability; Land Finance; Fiscal Risk

Institutional Logic Analysis: Profit Space, Distribution Order and Illegal Construction——A Case Study of M County in Central China

..... Lei Yang & Yunxin Li

Abstract This study constructs a theoretical analysis frame for the integration of property rights and governance and then uses a case analysis of the “ three violations” phenomenon in M county, located in central China. Further, this paper points out that the illegal construction in M county was the result of the division of land ownership and the weakening of grass – roots governance. The division of land ownership provided an opportunity for speculation to become something of an institution and allowed for the rise of the gray land market. These factors by turns lead to the growing value of land which induced stakeholders to continuously participate in illegal activities so they might obtain greater profits. The weak grass – roots management capacity further allowed speculation to take over the process of benefits distribution. The local “ elite” rose up to become gray land market transactions brokers, and controlled the distribution of illegal construction orders. The study also shows that the asymmetry between the land unit and the governance unit was the institutional root of the illegal construction, and the interactions between the land unit and the governance unit played an important role. This integrated system shaped the multifaceted development space to permit illegal activities. Therefore, the relationship between the land unit and the grass roots governance unit must be reconstructed so that an orderly urbanization through collective land ownership can be promoted. Only then can the progressive development of land

rights be promoted through governance changes that allow for transparent interactions with stakeholders. This is the core problem the must be resolved to avoid further illegal management.

Key Words Illegal Construction; Institutional Incentives; Grass – roots Governance; Distribution Order

Does Investing Industrial Capital in a Rural Area Have a Positive or Negative Effect on Peasants' Interests? —A Survey of S Village in Shengzhou, Zhejiang Province

..... Xuefeng Yang

Abstract Investing industrial capital in a rural area can create economic efficiency, but it also limits the land use circulation; whether this will have a positive or negative effect on peasant welfare and local social development is uncertain. For this study, the effect of LC Group development of an eco – agricultural project on land rights in S village in Shengzhou was analyzed using both the institutional economics and public governance approaches through a case study. This paper explains the mechanism and effect of the circulation of land – use rights in S village during the study period. It also describes the changes in the relationships between four groups: local government, industrial capital, village collective and peasants, and builds an analysis framework based on those relationships. It was found that the concentration of landholding had a positive effect on the village collective's and, on the whole, farmers' welfare improved with the differentiation between individuals; however, most farmers' legitimate interests were violated and formal mechanisms for resolving disputes between the four groups was lacking. Finally, the paper presents suggestions about land return distribution and regulation policies.

Key Words Industrial Capital into Rural Area; Peasants' Rights and Interest; Land Usage Right Circulation; Regulation Policy

Compulsory Development: An Analysis of the Mechanisms of Land Acquisition in India and China

..... Yinghong Huang

Abstract Despite the differences in their political systems, land systems and development strategies, both India and China experienced a surging land acquisition movement that lasted from the 1980s until the first decade of the 21st century. This paper focuses on the economic and political mechanisms behind land acquisition in India

and China by investigating the performances, the economic and social impacts, and the variations in land acquisition in the two countries. It was found that a dynamic ‘Compulsory Development’ was the basic mechanism of land acquisition in both countries. Although this lead to similarities in land acquisition, the differences in the two nations’fundamental institutions and social and cultural backgrounds lead to different results. This paper’s proposed definition of ‘compulsory development’ provides a basic theoretical concept for the economic political study of land acquisition in developing countries while also deepening and broadening the research on comparative development studies.

Key Words Compulsory Development; Land Acquisition; Industrialization; Urbanization

● ARTICLES

Administration and Society: The Logic of Change in Public Administration

..... Huang Ding & Han Xiao

Abstract Differnt administrative activities regulated property in different periods. Modern public administration became relatively independentas a result of the Separation ofPowers Theory and the establishment of the Constitutional System in the United States. At the end of the 19th century, government administration became more professionalized and called public administration. The original intention was to avoid conflicts of interests and operate public services on a rational basis using value neutrality; but it hadmuch farther to go before it became a profession. At the end of the 20th century, the same social problems occurred frequently and the issue of the relationship between public administration and society became a problem of legitimacy. Some government programs were not justifiable including social participation, government responsiveness and civism. Nowadays, governmentmust leap the barriers created by high – speed mobility and clarify the logic of public administration as society changes

Key Words Public Administration; Rationality; Society; Legitimacy; Citizenship

The Dilemma of Learning from Crisis: An Analysis Based on Extraordinarily Serious Accident Investigation Reports

..... Ben Ma & Haiman Cheng

Abstract Accident investigation—the critical step of learning from a crisis—is also a key factor in crisis prevention. Based on organizational learning theory, this paper analyzes the difficulties of learning from criseswhen the current methods of accident

investigation are used. The data set for this study consists of 34 recently published investigation reports of accidents that were considered extraordinarily serious. Difficulties in the report included: the emphasis on accountability effects rather than the potential of crisis learning limited experiential feedback to ambiguous factual recitations which split the double – loop learning steps; the lack of independence for accident investigation restricted objectivity and the authenticity of crisis learning; the poor performances of public officials which resulted in accidents highlighted the institutional barriers to crisis learning; and, the investigation deadlines constrained the depth of the investigation reports. All of these influenced the effect of learning from these crises.

Key Words Accident Investigation; Learning from Crisis; Investigation Reports; Crisis Prevention; Dilemma

A Study of the Division of Family Care and the Willingness to Have the Second Child in the Process of Urbanization

..... Jing Wang & Xiaoke Yang

Abstract Intergenerational mutual help is an important tradition in China. Grandparents taking care of grandchildren is an important condition for determining the birth of the second child in an urban family. The paper proposed two kinds of care modes, which are “migratory – bird” and “left – behind”. The former mode is based on the movement of the grandparents; and the latter refers to a child left behind with their grandparents. Both modes of care are based on family strategic arrangements to save living costs. According to the survey of “Development of Young Population in Beijing in 2015”, the “migratory – birds” approach did improve the willingness of urban young couples to give birth to their second child, but their strength and stability were lower than those of the “long – term cohabitation with young couples” family. The “left – behind” approach was associated with less willingness to have the second child. In the process of urbanization, vulnerable groups are becoming more and more conservative in their reproductive behavior. The paper suggests that gradually improving the welfare arrangements of the elderly groups that make up the “migratory – birds” would also play an important role in convincing young couples to have the second child.

Key Words The Willingness to Have the Second Child; Opportunity Cost; Migratory – birds Care ; Left – behind Care

● THEORETICAL REVIEWS

Literature Review of Western Collaborative Governance Theories

..... Zhikui Lu

Abstract In order to improve policy – making and the delivery of public services, public administration is becoming more collaborative—governance hierarchies are being transformed into markets, and governance is becoming networked. Over the last two decades, a new strategy of governing called “collaborative governance” has developed in theory and practice. Collaborative governance has become an important research topic of public administration and has created a solid foundation for the future of public administration, which will contribute to the new developments in public administration. The rise and development of collaborative governance reflects researchers’ and practitioners’ continuous efforts to improve the quality of governance. This paper reviews the approaches, the academic debates and the recent developments of the western collaborative governance theories and summarizes the high points which may aid the further advancement of Chinese public administration.

Key Words Collaborative Governance; Transformation of Governance; Inclusive Public Management

● BOOK REVIEWS

Causal Inference and Experimental Methods in Social Sciences. A Review of *Field Experiments and Their Critics: Essays on the Uses and Abuses of Experimentation in the Social Sciences*

..... Sha Yu & Shu Keng

● SUMMARY OF DOCTORAL DISSERTATION

Government Performance Value Chain Construction and Its Management Based on Public Value – Based Government Performance Governance Theory

..... Xuejun Wang