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# Thoughts on the Update and Application of Collective Land Ownership Registration Results in Hunan Province

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## Abstract

To promote the application and transformation of collective land ownership registration results in Hunan Province, this paper takes the overall provincial level as the research basis and systematically analyzes the current situation and issues related to the application of collective land ownership registration results. At present, the registration results have demonstrated a foundational role within a certain scope in the province, but the areas and extent of application still need expansion. It is recommended that future efforts focus on further exploration in the application of the results both within and outside the natural resource management system, as well as the informatization of results. Additionally, more research should be conducted on the application of the results in cadastral database development, post-collective land acquisition ownership management, and the link between urban and rural construction land adjustment.

**Keywords:** Collective Land Ownership; Registration; Update, Application

Collective Land Ownership in Rural Areas refers to the right of rural collectives to legally possess, use, benefit from, and dispose of their land. The confirmation, registration, and issuance of certificates for rural collective land ownership clarify the rights and obligations of landowners from a legal perspective. This process is a crucial measure for legally protecting farmers' land rights and promoting social harmony and stability. It is also an essential requirement for deepening the reform of the rural collective property rights system, coordinating urban and rural economic and social development, and fully advancing rural revitalization. The results of the confirmation and registration of

collective land ownership serve as an important foundational asset for natural resource management tasks such as land acquisition, approval, supply, and owner rights management. Strengthening the update, maintenance, and research on the application of these results is essential.

Given the increasingly strict legal requirements for administrative processes and the rising demands for accuracy in land ownership, enhancing the update and application of collective land ownership results aligns with the needs of the times and is an inevitable trend.

## **1. Current Application Status of Collective Land Ownership Registration Results in Hunan Province**

### **1.1 Overview of Collective Land Ownership Registration**

In Hunan Province, collective land ownership originates from three sources:

- First, land distributed to farmers during land reforms, for which land ownership certificates were issued;
- Second, land designated as collectively owned under the "Revised Draft of the Work Regulations for the Rural People's Commune" (commonly known as the "Sixty Articles of Agriculture") implemented in 1961;
- Third, land adjusted due to changes in management systems, administrative boundaries, or other adjustments.

According to the decisions and arrangements of the Central Government and the State Council, Hunan Province conducted collective land ownership confirmation and registration work in 1996, 2002, and 2012, with the nationwide work largely completed by 2013. In 2022, Hunan Province initiated the centralized update and submission of collective land ownership registration results and simultaneously conducted comprehensive registration through the province's unified real estate registration platform, achieving full compliance with registration requirements.

### **1.2 Update and Application of Collective Land Ownership Registration Results**

Collective land ownership registration results have been applied in tasks such as land use approval and land acquisition, including the verification of land ownership for project sites.

## **2. Issues in the Update and Application of Collective Land Ownership Registration Results**

### **2.1 Lack of an Update Mechanism**

Since the completion of collective land ownership confirmation and registration in 2013, counties and districts have not established timely update mechanisms. Many counties and districts have failed to handle deregistration or change procedures for collective land ownership changes due to land acquisition or changes in rural collectives, resulting in delays in updating registration results. Initial registration, change registration, cancellation registration, and correction registration have also stagnated, leaving land ownership statuses outdated. The current centralized update spans a long time gap, with ten years having passed since the completion of collective land ownership registration results, during which significant changes have occurred, particularly due to large-scale land acquisitions, village mergers, migration, and complex disputes over old and new land ownership. Investigating and adjusting these changes is akin to conducting a new round of comprehensive registration, which involves significant challenges and costs in terms of time, manpower, and financial resources.

### **2.2 Poor Information Sharing**

Collective land ownership registration results, as foundational data for natural resource management, serve as a prerequisite for various tasks. However, many business tasks within the natural resource system are still processed through independent systems for review and approval. Most departmental systems are not integrated, and some results data cannot be shared or accessed online, significantly reducing their usage frequency. For example, collective land ownership registration is conducted on the unified real estate registration platform of Hunan, but this system has not yet integrated with platforms such as the National Territorial Spatial Information Platform, Land Use Approval System, Post-Land Use Supervision System (Net Land Filing), Land Supply Module, Land Reserve Module, Multi-Measurement Integration Platform, the Third National Land Survey Data Management Service Platform, and the Unified Real Estate Registration Platform (Cadastral Database Management). This lack of system integration between departments results in poor information sharing. Some areas have not yet been connected to the Hunan unified registration platform due to budget constraints, further hindering system upgrades and information sharing.

### **2.3 Limited Application of Results**

Since the submission of collective land ownership registration results in 2013, the lack of timely updates has restricted the use of these results mainly to land use approval, with very limited application in other areas. For instance, no applications have been made in land change investigations, owner rights management, or the management of rural collective land assets. The lack of in-depth application, in turn, hampers the timely update of collective land ownership results, making it difficult to ensure the accuracy and relevance of the data.

## **2.4 Insufficient Attention to Ownership Registration**

Ownership serves as the foundation for land management. However, ownership verification or registration is not currently treated as a key or necessary step in the relevant land management processes. There is a tendency to emphasize the use of land rights over ownership rights. For instance, collective land ownership registration or changes are not treated as prerequisites or essential subsequent procedures during land acquisition or adjustment, often resulting in a focus on the intermediate stages while neglecting the beginning and end. This oversight prevents the timely update of collective land ownership results through routine registration.

## **3. Recommendations for Solutions**

### **Establish a "Routine + Periodic" Update Mechanism:**

In future work, a model combining "routine + periodic" updates should be adopted to ensure the timely update of collective land ownership registration results and maintain the currency of these results. For changes involving collective land ownership, such as land acquisition, the real estate registration agencies at the city and county levels should use the real estate registration system to promptly follow up with the necessary registration procedures, incorporating the results into the National Territorial Spatial Information Platform for dynamic updates, submission, and monitoring. On the basis of solid routine dynamic updates, the natural resource authorities at the city and county levels should, in conjunction with the annual land change investigation, organize a year-end "review" to verify, supplement, and update collective land ownership registration results, ensuring completeness and periodic updates. The updated results should be uploaded online in real time.

### **Facilitate Data Sharing Channels:**

The Hunan Provincial Department of Natural Resources is exploring the construction of an "integrated, high-speed, and stable" intelligent natural resource system. This system is based on existing application systems and integrates various user functions to form 10 modules, covering services such as planning, land, registration, and law enforcement. Collective land ownership registration in Hunan is carried out on the unified registration platform, which belongs to the

registration module of the intelligent natural resource system. Currently, the collective land ownership registration results for the entire province can be shared with the intelligent natural resource system via offline transfer, enabling the review of related work, verification of city and county submissions or audit results, and comparison of local registration and submission results. However, further research is needed on how to access this data in real-time, develop interfaces, and enable counties and districts that are not yet connected to the unified registration platform to share and utilize the data within the intelligent natural resource system.

**Expand the Application Scope Both Broadly and Deeply:**

Efforts should be made to promote the application of collective land ownership registration results across various business processes, changing the current practice that emphasizes approval over ownership verification. Strengthen ownership verification by incorporating it into land use approval processes and rural collective asset management services, and accelerate the development of an integrated urban-rural cadastral database. Through continuous use of the results, facilitate updates, promptly correct errors, and further safeguard the currency and accuracy of registration results.

## **4. Conclusion**

Natural resource authorities should adhere to the principle of combining development with application, using application to drive development. By establishing a "routine + periodic" update mechanism, the application of collective land ownership results across various business processes should be deepened to ensure the proper maintenance, application, and updating of these significant results. This will ensure clear and undisputed ownership throughout the entire natural resource management process, including planning, approval, supply, use, restoration, and inspection. Ultimately, it will realize a closed-loop management system for updates and application, creating a mutually beneficial two-way mechanism. This will ensure that collective land ownership registration results are effectively utilized, that the database remains dynamic, and that the currency and accuracy of registration results are preserved.