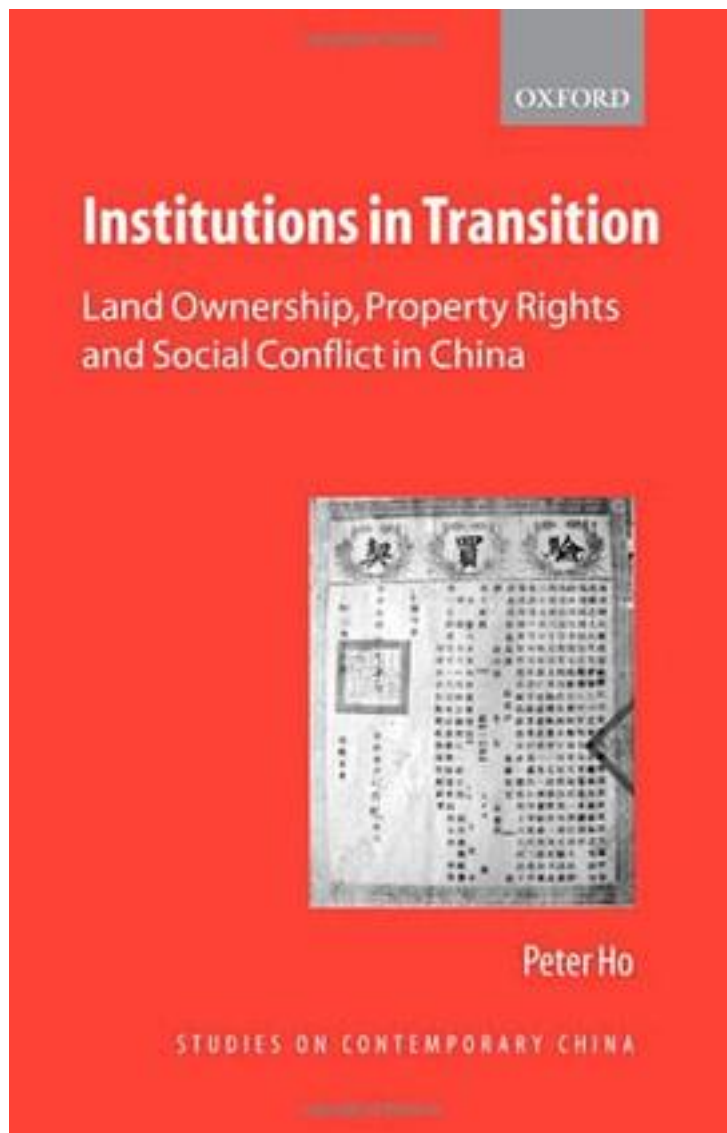


# Institutions in Transition



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China's urban sprawl has led to serious social cleavages. Unclear land and property rights have resulted in an uneasy alliance between real estate companies and local authorities, with most willing to strike illegal deals over land. The results have been devastating. Farmers live in fear that the land they till today will be gone tomorrow, while urban citizens are regularly evicted from their homes to make way for new skyscrapers and highways. These shocking incidents underscore the urgency of the land question in China. The recent conviction of the Chinese Minister for Land Resources and the forced evictions that have led to the injury and death of ordinary Chinese citizens highlight the case for land reform. Against this backdrop, many scholars criticize China's lack of privatization and titling of property. This monograph, however, demonstrates that these critically depend on timing and place. Land titling is imperative for the wealthier regions, yet, may prove detrimental in areas with high poverty. The book argues that China's land reform can only succeed if the clarification of property rights is done with caution and ample regard for regional variations.

#### 作者介绍:

Peter Ho is Chair Professor of Chinese Economy and Development and Director of the European Research Council (ERC) Project on Land Policy and Administration in China. Ho has extensively published on institutions and property rights, sustainable and rural development, poverty and social inequality, and environmental policy and management in China. He published widely in the leading SSCI/SCI-rated journals of Development and Environmental Studies with impact factors ranging from 3.0 to 8.25. Furthermore, Peter Ho has published over 10 books amongst which with Oxford University Press, Routledge, and Blackwell Publishers. Ho is concurrently seconded to the Ford Foundation in Beijing, where he oversees the grant-making in the program on sustainable development in China.

Prior to taking up his current post Peter Ho has served as Chair Professor for nearly 10 years. First, as Chair Professor of International Development Studies and Director of the Centre for Development Studies at Groningen University (1998), and subsequently as Chair Professor of Chinese Economy and Development at the University of Leiden (2008) and Director of its Modern East Asia Research Centre.

In recognition of his scientific achievements, Prof. Ho was awarded the prestigious Independent Research Grant as Consolidator by the European Research Council (ERC). This highly competitive prize of 1.5 million Euros targets the top scientists within the European Union. The ERC Review Panel noted about Prof. Ho that he: "is a world renowned scholar with an impressive set of publications and awards to his name" while his achievements and publications "show great intellectual capacity and creativity" (ERC Review Report, 2011).

Peter Ho has initiated and supervised large-scale projects with a total budget of over 4.5 million Euro. His projects have been personally supported by the Vice-Chairman of the National People's Congress of China and the Dutch Minister for Development Cooperation, and were visited by the Chinese Vice-Minister of Land and Resources, and the Dutch Minister of Spatial Planning and Environment.

Peter Ho acts as advisor to members of the Chinese government and the Dutch Cabinet, including the Prime Minister and the Minister of Foreign Affairs. He has served on various commissions as a scientific advisor for the OECD, the EU, international

corporations and banks.

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标签

政治经济学

property

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海外中国研究

比较政治经济学

政治学

评论

在研究中国土地问题的地理学者里，Peter Ho是少有的有历史感的人，比如他讨论了集体化时代的六十条，介绍了1990年代中期迫于社会稳定压力中止的土地登记确权（没错就是今年一号文件要大力推进的那个），我觉得这一点就足以显现他的价值。但是也有一些问题，比如对历史材料的占有和分析并不算充分，以及讨论土地问题过于意识形态化，等等。

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## 书评

买这本书的目的就是为了证实一下这个老外的观点和我从小到大学习的观点或者理论是否一致。细读后发现作者不仅对中国的土改制度做了深入研究，同时结合中国的情况定义了两个新概念“可信度”和“空制度”。但是我还是没有说清楚中国的土地到底是归谁的！

### 第一部分 整体的感受

我不懂法学，也不懂西方政治。我甚至不懂我国的行政流程、行政事务。我只是在阅读的过程中不断感觉到作者文字的潜台词，即他的逻辑的出发点，或者说目的、前提、因。我觉得这多少有些问题。我觉得作者写作此书的目的主要是这样的，将西方的法学体系往中...

土地在中国自古至今都起着重要的作用，影响着民生，影响着国家的发展，更影响着政权的稳定。本书的突出之处在于使用了“可信度”和“空制度”两个概念。一种为社会群体所信赖并确认为可信的制度，其创生在相当程度上取决于该群体根据其所面临的社会经济和政治因素所做出的选择...

这本书最大的亮点就是以荷兰学者的身份来描述中国的土地制度问题，书中涉及到农地产权、草原管理、森林权等等，作者经过在中国的深入调查研究，对中国土地问题的认识十分深刻，对我们研究土地问题提供了新的思路。

### 评论谁是中国土地的拥有者

书里对建国以来的土地制度变迁有清晰和独到的分析和解读，多少让我有些沉迷。特别是对特意的制度模糊原则深入分析，不仅对土地制度有借鉴作用，对其他制度设计分析也有益处。中央的法律规定是框架性的，具体的确权是地方实践，这是经验，也是艺术，...

本书是在2008年9月出版的《谁是中国土地的拥有者》（第一版）的基础上修订后出版的。当时，这本书的定价是39元，2014年10月出版的第二版，定价48元，我以36元买入，从价格上看，感觉时光倒流，物有所值。总的来说，这是一本很不错的书，仅书名就很吸引人。作者何·皮特（Peter ...

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对这本书的兴趣来自于家里，爷爷继承了一片山林，有50年代当地政府和法院的书面证明（判决书），之后被划归自然保护区，却一直对产权的补偿问题没有明确说法。所以书名是吸引的主要原因，书里对建国以来的土地制度变迁有清晰和独到的分析和解读，多少让我有些沉迷。特别是对...

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