INDEX

abandoned land disputes emergence and resolution of, 262n.47, 262-264 Land Management Law provisions concerning, 237n.37 Able, Richard, 9-10 academia, debate on discrediting of state reforms within, 138-144 accommodation, government shift to, in Wukan dispute, 185-190 Acquisition of Land (Assessment of Compensation) Act 1919 (Hong Kong), 368-370 administrative litigation. See also civil litigation ancestral worship property disputes, Taiwanese, 333n.5, 333-335, 336-343, 344-346 constitutional review procedures in China and, 217 court systems in China and, 229-230, 249-253 demolition orders in China, absence of enforcement following, 134-136 government agency hypothesis in China and, 106-108 Grand mediation policy in China and, 257-258 Hong Kong small house policy and, 377-387 land governance in Taiwan and history of, 318-325 land-taking disputes in China and, 264-268 plaintiff success rate in China for, 96t

pure law enforcement authority hypothesis in China and, 105-106 rule of law in China as basis for, 197-202 secondary authority hypothesis in China and, 108–111 state-initiated mediation in China and, 252 statism, collectivism, and majoritarianism in China and, 96-97 substantive review and procedural limits in China for, 97-100 Taiwanese contemporary framework for, 325-329 Administrative Litigation Law (China) court invocation in land expropriations and, 134-136 judicial powers under, 204-206 pure law enforcement authority hypothesis and, 105-106 Administrative Procedure Act (Taiwan), 325-326 adoption-reception cycles, Vietnamese land laws and, 31 African Americans, procedural justice disparities for, 52-53 agricultural productivity expropriation regulations in China, fair compensation in, 79-80 historical perspective on, 39 in New Territories (Hong Kong), 374-376 Kuomintang policies in Taiwan for, 321-323 pre-colonial Vietnam land regulation and, 276-278

411

412

INDEX

agricultural productivity (cont.) profitability in China of, 248-249 property rights recycling in China and, 15 rural land collectivization in China and, 62-66, 100-101, 159 rural land subcontracting disputes in China and, 237-239 in Vietnam, 15-16, 281-289 Agriculture Land Reform Law (Vietnam), 281-283 Ai Weiwei, 168-170 Allee, Mark A., 319-320 Amery, Leo, 379 ancestral worship property actors' strategies in litigation of, 343-354 case studies in, 338-343 contemporary Taiwanese property and, 331-332 Hong Kong colonial governance and, 361-362 Hong Kong land systems and, 33-34 in Đông Dương (Vietnam) land dispute, 294-301, 311-314 land use for, 32-33 legal history in Taiwan of, 332-336, 333n.5 lot-allocated vs. contract-charter property, 332n.2 research methodology and theory concerning, 335-338 state law and customary rule interaction in Taiwan concerning, 347-348 Taiwanese Jisigongye (ancestor worship) land disputes and, 331-342t Tso and Tong case studies in Hong Kong and, 387-391 typology of, 341n.17, 332n.4, 341-343 Ancestral Worship Property Ordinance 2007 (Taiwan), 32-33, 332 - 336actors' strategies concerning, 343-354 data and research methods concerning, 336-338

government viewpoints in, 345-346 internal agreements and, 338-343 legal legacy of, 354-355 predecessors to, 333n.5 reflexive laws and legal hybrids in, 349-352 Anderson, Benedict, 23-24 Arab Spring, Wukan protest compared with, 184-185 Asia Development Bank, Vietnamese land disputes and, 291-293 audience size restrictions, protestsupported demolition litigation and, 202-203 authoritarian state chaos and instability in China and, 177 court systems in China, 194-197 land expropriation and, 27-28, 34-36 mass events in China and limits of, 175-180, 192-193 rule of law and democratic governance in China and, 190-192 rule of law and mediation in China and, 249-253, 268-271 Taiwanese land governance and, 317-318 Vietnamese land disputes and role of, 311-314 Wukan model and role of, 173-174 balance of powers institutional vetoes and, 175-180 local governments in China, role of, 175-180, 249-253 Balbus, Isaac, 52-53 Barnett, Kenneth, 379-380 "bell jar" metaphor neo-liberal property rights and, 16-18 Taiwanese ancestral worship property and, 335-336, 347-348 Berman v. Parker, 45 Bill of Rights Ordinance (Hong Kong), 382-383 Billion Star Development Limited, 404 - 408

INDEX

Binh Minh Import Export Company (Bitexco), 306-311 Blake, Henry, 361-362 block crown leases (Hong Kong) colonial land governance and, 361-362 in New Territories, 374-376 small house policy and, 377-382 blogging. See also social media Chinese land disputes and, 24-25 networking and associationbuilding in China through, 168 - 170Vietnamese land disputes and, 24-25, 291-293 Bray, Denis, 380-381, 385-386 Britain. See United Kingdom British colonial law, Hong Kong land governance under, 359-362 building and landownership certificate (fangdichan suoyouzheng) (China), 152-153 business networks, neo-liberal property rights and, 16-18 Cadastral Clean-Up Regulation, 336-338 cadastral planning technology codification in China and Vietnam of. 10-13 Taiwanese ancestor worship property and, 336-338 Taiwanese disjunction over land expropriation and, 326-329 cadre management systems land lease dispute mediation in China and, 259-261 land-taking disputes in China and, 264-268 legal institutions in China and, 255-257 social stability indicators in China linked to, 257-258 socialist Vietnamese land regulations and, 281-283 capitalism ancestral worship property and, 335-336 Chinese urban landownership linked to, 151–152

413

property rights and, 20 Taiwanese ancestral worship property disputes and, 354-355 Vietnamese colonial statutory rights-based property rights and title regime and, 279-281 Catholic Church, demand for return of land in Vietnam, 7-8 CCP. See Chinese Communist Party Central Committee for Politics and Law (CCPL) (China), secondary authority hypothesis and, 108-111 Grand mediation policy and, 257-258 state-initiated mediation and, 255-257 Central Registration System (Hong Kong), 361-362 Certificates of Compliance (CCs), Hong Kong small house policy and, 383n.17, 383-385 Changdong Zhang, 30-31, 248-271 Chen-Hwai (Taiwan) ancestral worship property case study, 338-343 Chen Lei, 28-29, 59-85 Cheng Jie, 7, 10-13, 29, 86-112 Cheng Xiaonong, 159 China. See People's Republic of China Chinalawinfo database, 92-95 Chinese Academy of Social Science, 7 Chinese Communist Party (CCP) courts as organ of, 243-246 Kuomintang retreat to Taiwan and, 321 - 323land rights advocacy of, 88-92 legal institutions and, 255-257 mediation policy of, 224-229 monopolization of power by, 175-180 rule of law and reforms of, 268-271 rural land dispute policies of, 86-88 secondary authority hypothesis and role of, 108-111 shift from repression to accommodation by officials in, 185-190 social order goals of, 257-258 state-initiated mediation and, 252-253 support of court system by, 215–219 "Three Supremes" policy of, 229–230

414

INDEX

Chinese Constitution 1954, 13-16 land-use amendments to, 69-71 property rights amendments to, 88-92 Chinese Nationalist Government (Taiwan), land disputes and, 32 - 33Chinese Property Law, planned land communities and, 25-26 Chow, Sir Shou-son, 378-379 "Circular Regarding Cases Courts Should Not Accept" (China), 105-106 "Citizen Broadcasts" protest group, 157-158 "city beautiful" movement, land planning codification and, 10-13 civil litigation. See also administrative litigation ancestral worship property in Taiwan and, 336-343, 345-346 in contemporary Taiwan, 325-326 court-mediated outcomes in, 228 growth of, in land expropriation cases, 197-202 in Hong Kong private land disputes, 371, 405n.39 land governance in Taiwan and history of, 318-325 non-governmental actors in Taiwanese ancestral worship property disputes and, 344-345 non-legal discourse during, 206-207 plaintiff success rate in China for, 96t statism, collectivism, and majoritarianism in China and, 96-97 tension in Taiwan over, 326-329 Civil Procedural Law (China), judicial powers under, 204-206 civil society organizations Chinese state suppression of, 144-171 Hong Kong reclamation and resumption projects and, 366-367 illegal structures in Hong Kong and, 404 - 408

Wukan dispute and assumptions about, 187–190

Civil Society Research Center, 173-174

clan-based society in Đông Dương (Vietnam) case study, 295-297 Taiwanese ancestral worship property and, 332-336 in Wukan, China, democracy and, 189-190 Clarke, Donald, 16-18 class structure Chinese land expropriation regulations and, 84 land planning codification and, 10-13 socialist Vietnamese land regulations and, 281-283 Wukan dispute and assumptions about, 187-190 "cleared land" concept Chinese land expropriation and, 127 Chinese protests based on rule violations involving, 146-150 Clementi, Sir Cecil, 379 collective action. See also public protests Chinese authoritarian decisiveness and, 175-180 court embarrassment in China as result of, 210-211 demolition litigation and social change in China through, 194-221 dispute resolution politics in Hong Kong and, 408-410 Dongzhou (China) local government case and, 103n.38 in Đông Dương (Vietnam) land dispute, 294-301 growth in China of, 197-202 human rights arguments in strategies of, 167-168 illegal structures in Hong Kong and, 404-408 litigation-based trajectory in China for, 177-178 mobilization-based trajectory in China for, 178–180 networking and associationbuilding in China and, 168–170 organized protests during litigation in China and, 208-209

> in planned community case study in Vietnam, 309-311 post-reunification reforms in Vietnam and, 285-289 protest-supported litigation in China as, 202-209 reclamation and resumption projects in Hong Kong and, 366-367 self-centered property ideology in China challenged by, 144 - 171small house policy dispute in Hong Kong and, 377-382 in Wukan land dispute, 29-30, 173-174, 180-182 collective actions property rights in China and, 100-101 in Vietnamese planned community case study, 308-309 collective landownership bifurcated land use in China and, 60-61 Chinese property rights and, 96-97, 100-101 pure law enforcement authority hypothesis in China and, 105-106 rural and suburban land rights in China and, 158-165 rural land in China, past and current trends in, 62-66, 88-92 Taiwanese ancestral worship property and, 333-335 transferability of property in China and, 69-71 Vietnamese socialist land regulations and, 281-289 colonialism ancestral worship property in Taiwan and, 332-336 Đông Dương (Vietnam) land dispute and role of, 295-297 fuzzy property rights and, 20 Heung Yee Kuk (Hong Kong village society) and, 376-377 Hong Kong government-related land disputes and, 368-370 Hong Kong land laws under, 33–34, 359-362

INDEX

415

Japanese land governance in Taiwan and, 32-33, 317-318 property rights recycling and, 13-16 in New Territories (Hong Kong), 374 - 376Vietnamese statutory rights-based property rights and title regime under, 279-281 color revolutions, Wukan protest as, 184-185 Columbia University, eminent domain abuse and, 49-51 commodification of property rights in Đông Dương (Vietnam) land dispute, 299-301 land disputes and, 37-56 in Vietnamese spontaneous community land case, 311-314 common property, Vietnamese planned community case study and definition of, 306-311 communal land tenure historical perspective on, 39 in pre-colonial Vietnam land, 276-278 traditional community governance and, 23-24 Vietnamese spontaneous communities land dispute and, 301-306 communicative hybridization, Taiwanese ancestor worship property disputes, 348-354 community governance. See also local governments defined, 22 Hong Kong tolerance for illegal structures and, 394-403 intersecting land communities, 27 land disputes and, 21-27 planned land communities, 25-26 spontaneous land communities, 24-25 state land communities, 26-27 in Taiwan, 348-354, 408n.49 traditional land communities, 23–24 Vietnamese land disputes and, 31-32, 298-299 in virtual communities, 22–23

416

INDEX

compensation policies Chinese standards for, 55-56, 71-73, 122-124, 129-130, 197-202 Chinese statism, collectivism, and majoritarianism and, 96-97 collective landownership vs. property rights in China and, 88-92, 100-101 in colonial Hong Kong, 359-362 in Đông Dương (Vietnam) case study, 295-298 eminent domain in China vs., 240-243 fairness principle in Chinese regulations, 79-80, 103n.38 Hong Kong government-related disputes, 368-370 Hunan rural land dispute case study, 231-235 Land Management Law (China) provisions, 102-103 land-taking disputes in China and, 264-268 multidimensional issues in, 51-55 protest-supported demolition litigation in China and, 146-150, 202-203 pure law enforcement authority hypothesis in China and, 105 - 106rural land dispute mediation in China and, 239-240 Taiwanese disjunction and disparity over, 326-329 Tso and Tong ancestor worship properties and, 389-391 urban land regulation in China and, 66 - 69Vietnamese post-reunification reforms and, 285-289 in Vietnamese spontaneous communities case study, 302-303 comprehensive mediation (China) court concept of, 228-229, 237-239 political function of, 239-240 role play and role conflict in, 243-246 compulsory leases (China), for urban living space, 150–158 compulsory resumption policy Hong Kong government-related disputes over, 368-370

Hong Kong private land development and, 366-367 Tso and Tong ancestor worship properties and, 389-391 Concern Group against the Construction of Screen Buildings (Hong Kong), 404-408 Confucian values and judicial mediation, 228 construction industry Chinese rural land-use rights and, 59-62, 136-138 Vietnamese planned community case study and, 306-311 Convention of Chuenpi, 359-362 Convention of Peking, 359-362 Council for Compensating Damage for Ground Clearance (Hoi Dong Den Bu), Đông Dương (Vietnam) case study, 297-298 court systems abandoned land dispute mediation in China and, 262-264 administration litigation in China through, 197-202, 229-230 ancestor worship land disputes and, 32 - 33authoritarian regime in China vs., 131-133, 177-178, 194-197, 222-223, 248-253, 255-257 Chinese trust in, 235n.34-235n.35 colonial establishment in Hong Kong of, 361-362 comprehensive mediation in China and, 228-229, 237-239 current role in Hong Kong, 33-34, 371-372 democratization of land management and, 13 demolition litigation in China and, 30, 194-221 disjunction and disparity in Taiwan, 326-329 dispute resolution politics in Hong Kong and, 408–410 eminent domain issues in China and, 240–243 expropriation regulations in China and, 81–84 fuzzy property rights and, 20

> government agency hypothesis in China and, 106-108 Grand mediation policy in China and, 257-258 historical perspective on property rights and, 40-41 intersecting land communities and, 27 lack of access in China to, 255-257 land disputes in China and, 29, 92-95, 104-111, 248-249 land disputes in Hong Kong and, 33-34, 371 land disputes in Taiwan and, 32-33, 317-318 land lease disputes in China and, 259-261 Land Management Law in China and, 91 Land-taking disputes in China and, 264-268 limitations of, 34-36 "Ma Xiwu trial model" of mediation in, 224-229 mediation and, 30-31 non-legal discourse in China and, 206-207 political pressures in China, 246-247, 256n.31 protest-supported litigation process in, 202-215, 219-221 pure law enforcement authority hypothesis in China and, 105 - 106reform proposals in China and role of, 129-130, 131-133 role play and role conflict patterns in China and, 243-246 rural land dispute mediation in China and, 219-221, 222-247 secondary authority hypothesis in China and, 108-111 social stability perspective in China and, 212-213 subcontracting disputes in China and, 237–239 Tso and Tong ancestor worship properties and, 389-391

Cox, Gary W., 175-180

417

INDEX

crowd-aggregating market price, stock shares and, 51-55 Crown Lands Resumption Ordinance (Hong Kong), 366-367, 376-382 Crown Leases Ordinance (Hong Kong), 362-363 Cultural Revolution in China rural land collectivization and, 62-66 urban landownership revisions following, 151 cultural traditions Đông Dương (Vietnam) land dispute and role of, 295-297, 311-314 Hong Kong colonial land governance and, 361-362 Hong Kong tolerance for illegal structures and, 394-401 land planning codification and, 10-13 customary law Hong Kong colonial land governance and, 361-362 Hong Kong government-related land disputes and, 368-370 Hong Kong small house policy and, 364-365, 377-382, 385-386 in post-colonial Hong Kong, 371-372 Taiwanese Jisigongye (ancestor worship) land disputes and, 331-342, 347-348 Tso and Tong case studies in Hong Kong and, 387-391 Da Nang Communist Party, Vietnamese spontaneous communities dispute and, 303-306 Dang Tan Do, 303-306

de facto land distribution (China) abandoned land disputes and, 262–264 local government role in, 162 rural collectivization and, 62–66, 158–159 urban land expropriation and,

- 66–69, 122–124
- de Soto, Hernando, 16-18, 335-336
- decentralization of land use Chinese rural land collectivization and, 62–66

418

INDEX

decentralization of land use (cont.) Vietnamese land disputes and, 291-293 Deed of Mutual Covenants (Hong Kong), 371-372 democracy Hong Kong land regulations and, 33 - 34limits in Wukan, China of, 190-192 property rights and, 20 Taiwanese post-democratization land governance, 317-318, 323-324, 329-330 Wukan dispute and concessions to, 187-190 Democratic Progressive Party (DPP) (Taiwan), post-democratization land governance and, 323-325 Democratic Republic of Vietnam, establishment of, 281-283 "demolition nabob," 115-120 demolition orders. See also land expropriation compensation standards in China and, 122-124, 129-130 court approval in China for, 125-126, 131-133 discrediting of Chinese court system and, 209-215 for Hong Kong illegal structures, 365 - 366judicial arbitration in China of, 30, 86 - 88Land Management Law (China) provisions on, 102-103 legal framework in China for, 71-73, 74t-75t, 146-150 local government involvement in China, 97-100, 142-143 media coverage in China of, 60-61 negotiation procedures in China over, 124-125 procedural justice in China and, 81 - 84protest-supported litigation in China and, 194–221 public interest in Chinese policy as basis for, 131

public protests in China against, 115-120, 144-171, 194-221 rural-urban bifurcation in China and, 122 social change as result of, 27-28, 215 - 219statistics in China on, 122 urban land in China and, 66-69, 111-112, 156-157 Demsetz, Harold, 16-18, 43, 289-290 Deng Xiaoping, 62-66, 152-153 Dery, Wilhelmina, 44-51, 46n.24 developer hegemony, 392–394, 393n.2 Dick, Anthony, 385-386 Differential Compensation Case court embarrassment in litigation of, 210-211 court order during procedures of, 204-206 non-legal public discourse during, 206-207 Ding Right, Hong Kong small house policy and, 380-381, 383-385 diplomatic cases (suat ngoai giao) principle, relational land market in Vietnamese planned community case study, 308-309 direct confrontation in Đông Dương (Vietnam) case study, 298-299 public protest of land expropriation through, 197-202 displaced populations, urbanization in China and, 4-7 dispute resolution abandoned land, Chinese disputes over, 262-264 contemporary Taiwanese framework for, 325-326 court limitations in China and, 194-197, 209-215, 239-240 disjunction and disparity in Taiwan over, 326-329 Đông Dương (Vietnam) case study, 298-299 eminent domain issues in China and, 240-243

Grand mediation policy (China), 257 - 258history of, in Taiwan, 318-325 in Hong Kong, 359-372 Hunan rural land dispute case study, 231-235 increase in land disputes and, 3-4 limitations of, 34-36 litigation-base trajectory for, Chinese authoritarian limitations on, 177-178 local government role in China, 249-253 Party policy in China concerning, 224-229 pattern of Chinese approaches to, 233t, 234t, 254-271n.69 repression vs. accommodation in China and, 185-190 role play and role conflict patterns in China and, 243-246 rule of law vs. mediation in China and, 268-271 rural land disputes in China, 222-247 societal norms in China and, 251 unmediated exchanges and, 34-36 in Vietnam, overview of, 275-290 Wukan, China model for, 173-174 "distribution decisions" (Vietnam), land transfers and, 285-289 Doan Van Vuon land dispute, Vietnamese land laws and, 285 - 289doi moi (renovation) reforms, Vietnamese property rights recycling and, 15 Đông Dương (Vietnam) land dispute community land governance and, 31-32, 294-301, 311-314 foundational history of village and, 295-297 negotiation procedures in, 299-301 social organization in, 23-24 Dowdle, Michael W., 219–221 DPP. See Democratic Progressive Party (Taiwan) Draft Property Law. See Property

Rights Law of 2007 (China)

INDEX

419

- Duan Lin, 32–33, 60–61, 317–330, 331–342 due process, in Chinese land expropriation regulations,
- 81-84. See also procedural justice economic development ancestral worship property in
 - Taiwan and, 333–335 authoritarian legitimacy in China linked to, 141–142, 177
 - bifurcated land use in China and, 59–62
 - colonial statutory rights-based property rights in Vietnam and, 279–281
 - disjunction and disparity in Taiwan over, 326-329
 - in Đông Dương (Vietnam) case study, 295–297
 - eminent domain in China and, 44-51
 - geographical comparisons in China of, 197–202
 - historical and comparative perspectives on, 39-43
 - judicial arbitration in China and role of, 91
 - land expropriation in China and, 182–185, 197–202
 - land governance in Taiwan and, 317–318, 323–324
 - legal modernization and, 354-355
 - local government role in China for, 254 post-reunification land law reforms
 - in Vietnam and, 285–289
 - property rights secondary in China to, 13–20, 69–71
 - rule of law violations in China on basis of, 255–257

social costs of, 27–28, 39n.3, 185–190 economic disparities

land disputes and, 7

property rights recycling and, 13–16 Eliot, Charles, 359–362

- elites
- property rights recycling and role of, 13–16 stability perspective of, 224–229

420

INDEX

embedded property rights community governance and, 23 in planned land communities, 25-26 in spontaneous land communities, 24 - 25in state land communities, 26-27 Vietnamese state land communities and, 293 Emergency Shelter (film), 156-157 eminent domain in China abuse of, 45n.21, 49-51 land law transformation and, 44-51 rural land-use rights and, 240-243 Engels, Friedrich, 13-16 England. See United Kingdom environmental issues in land disputes mobilization-based trajectory in China for, 178-180 Taiwanese disjunction over governance of, 326-329 in Vietnamese spontaneous communities case study, 302-303 epistemic communities legal legacy of, 354-355 Taiwanese ancestor worship property disputes, 348-354 Epp, Charles, 208-209 ethnic politics and Qing Dynasty land governance in Taiwan, 319-320, 324-325 Expropriation Measure for the **Construction of National Projects** (China), 63n.16 fairness principles, in Chinese property regulations, 91 family networks ancestral worship property disputes in Taiwan and, 332-336, 344-345 eminent domain cases and, 240-243 Jisigongye (ancestor worship) in Taiwan and, 331-332 land dispute case studies in Vietnam involving, 291–293 neo-liberal property rights and, 16–18 pre-colonial Vietnam land tenure and, 276-278

rural land collectivization in China and, 62-66, 63n.20 small house policy in Hong Kong and, 377-382 socialist land regulations in Vietnam and, 281-289 tolerance for illegal structures in Hong Kong and, 394-401 Tong ancestor worship properties in Hong Kong and, 387-391 Family Responsibility Contracting System, 88-92 Fan Yu, 227 farmers land-use rights abandoned land disputes and, 262-264 Chinese rural land expropriation and, 64-65 in Đông Dương (Vietnam) case study, 295-297 Kuomintang policies in Taiwan for, 321-323 open letters in support of, 162 Faure, David, 374-376 Felstiner, William, 9-10 feng shui, Hong Kong colonial land governance and, 361-362 fire risk, illegal structures in Hong Kong and, 365-366 fiscalization of land, Hong Kong system for, 362-363 Five-Year Reform Outlines, Chinese People's Court, 92 Fok Ying-Tung, 152–153 "Foo Yau Tong" case study, illegal structures in Hong Kong and, 404-408 forced evictions court approval required for, 125-126, 131-133, 197-202 government malfeasance in China and, 142-143 judicial arbitration of, 124-125, 138 land expropriation in China and, 59-62, 60n.5, 158-165 protests against, 115-120, 146-150, 165 - 170

INDEX

reinterpretation of Chinese rural and suburban land rights and, 158 - 165rural-urban bifurcation in China and, 122, 156-157 social management perspectives in China on, 133-134 Vietnamese spontaneous communities land dispute and, 301-306 foreign investment, bifurcated land use in China and, 60-61 fragmented land regulation land disputes in Vietnam and, 275-276 post-reunification reforms in Vietnam and, 285-289 France Vietnamese colonial property rights under, 279-281 Vietnamese independence from, 281-283 free elections, Wukan dispute and demands for, 187-190 fuzzy property rights, 18-20 state land communities and, 26-27 Vietnamese land laws and, 285-289 GDP. See gross domestic product Geneva Conference 1954, 281-283 Germany, public interest land-use requirement in, 78n.74-78n.75 Gillespie, John, 19-20, 31-32, 289-290, 291-314 Ginsburg, Tom, 194-197, 249-253, 268-271 Golden Hills case study (Vietnam), 301-306 Gong Xiantian, 138-140, 151-152, 162 Goo, Say H., 33-34, 359-372, 374-391 government agency hypothesis, Chinese land arbitration and, 106-108 Government Law Resumption Ordinance (Hong Kong), 389-391

Government Procurement Act (Taiwan), 325-326 Grand mediation (China) abandoned land disputes and, 262 - 264future issues in, 268-271 fuzzy property rights and, 20 land dispute resolution and, 34-36 in land lease disputes, 259-261 land-taking disputes, 264-268 legal institutions and, 257-258 legitimacy issues with, 54 Great Britain. See United Kingdom Great Leap Forward (1958-1961) (China), 62-66 gross domestic product (GDP) (China) authoritarian legitimacy linked to growth of, 177 discreditation of focus on, 141-142, 197-202 geographical comparisons of, 197-202 Guangdong Land Resources Department (China), Hong Kong government-related land disputes and, 368-370

421

Hallifax, Edwin R., 378-379

Han Chinese culture Jisigongye (ancestor worship)

- (Taiwan) and, 331–332 New Territories land governance and, 374–376
- hard-nail households, 204–206 compensation for, 206–207 demolition of, 202–203 protest litigation process and, 209–215
- Hart, H. L. A., 401-403
- Hau Shao, 30–31
- Hawai'i Housing Authority v. Midkiff, 45n.21, 45
- He Xin, 4-7, 30, 54, 194-221
- "Heavenly Mandate" (Vietnam), pre-colonial land tenure and, 276–278
- Heilongjiang Open Letter, 162-163

422

INDEX

Heung Yee Kuk (Hong Kong village society) abuses and failure of safeguards in small house policy and, 383-385 government-related land disputes and, 368-370 historical background of, 374-376 illegal structures policies and, 365-366 in New Territories, 376-377 reform of small house policy and, 385-386 small house policy and, 364-365, 377 - 382structure and functions of, 376 Tso and Tong ancestor worship properties and, 389-391 Heung Yee Kuk Ordinance, 376, 380 Heurlin, Christopher, 30-31, 248-271 HIDP. See Homeland Integrated Development Planning) (Taiwan) Ho Chi Minh, 281-283 Ho Mei Ling, 405n.37 Ho, Peter, 60-61 Hòa Lien Commune (Vietnam) case study, 301-306, 302n.32 homeowners associations (HOAs) planned land communities and, 25 - 26public protests involving, 168-170 Home Ownership Scheme (Hong Kong), 364 Homeland Integrated Development Planning (HIDP) (Taiwan), 323-324 Hong Duc Code (Luat Hong Duc), pre-colonial Vietnam landownership and, 276-278 Hong Kong colonial land laws in, 359-362 community land systems in, 21 customary land practices in, 361-362 dispute resolution in, 359–372, 408 - 410fiscalization of land in, 362-363 fuzzy property rights in, 20 government-related land disputes in,

368-370

historical evolution of land disputes in, 363-368 illegal structures in, 365-366, 392 - 410increase in land disputes in, 3-4 intersecting land communities in, 27 judicialization and democratization of land management in, 13 land dispute responses in, 368-371 land laws in, 33-34, 359-372 politicization of illegal buildings in, 401-403 private land disputes in, 371, 404-408 reclamation and resumption projects in, 366-367 small house policy in, 364-365, 374-391 squatter resettlement in, 364 state-customary law interface in land laws of, 374-391 state land communities in, 26-27 Tso and Tong ancestor worship property in, 387-391 urban property ownership in, 152-153 urbanization in, 4-7, 368 Hong Kong Housing Authority, 364 household contracts Chinese property rights and, 15 compensation issues and, 239-240 Hunan rural land dispute case study, 231-235 rural land rights and, 159 second-hand contracting, rural land disputes, 237-239 in Vietnamese spontaneous communities case study, 303-306 Household Responsibility System (HRS) (China), 62-66 housing policies of Hong Kong government, 368-370 illegal structures in Hong Kong, changing official attitudes toward, 365-366, 398-401 "minor property rights" in China and, 160–161 planned community case study in Vietnam, 306-311

INDEX

423

post-reunification land laws in Vietnam, 285-289 protest-supported demolition litigation in China and, 194-221 regulatory flexibility over illegal structures in Hong Kong and, 392 - 410small house policy (Hong Kong), 364 - 365spontaneous communities land dispute in Vietnam and, 301-306 squatter resettlement in Hong Kong, 364 state-land communities in Vietnam and, 293 urban land expropriation in China and, 66-69, 71-73, 150-158 HRS. See Household Responsibility System) (China) Hu Jintao, 228-230 Hu-Wen, 246-247 Hua Shao, 222-247 Hua Xinmin, 119, 151-152, 154-157 Hualing Fu, 29-30, 173-193, 251-252 Huang, Philip, 228-229 Huang Songyou, 109-110 human rights violations, Chinese protests of expropriation framed as, 146-150, 165-170 human sentiment perspective, judicial mediation and, 228 Hunan rural land dispute case study land reallocation case, 236-237 research methodology overview, 231-235 hybrid regulators in Đông Dương (Vietnam) case study, 299-301 in Taiwanese ancestor worship property disputes, 336-338, 349-352 in Vietnamese planned community dispute, 309-311 in Vietnamese spontaneous communities dispute, 303-306 illegal structures (Hong Kong) government policies concerning, 368-370

history of tolerance for, 394-401 lack of legitimacy in state institutions and, 394-403 politicization of, 401-403 public-private issues in, 404-408 regulatory flexibility in Hong Kong concerning, 392-410 small house policy and problem of, 382-383 urbanization and, 365-366 immigration, squatter resettlement in Hong Kong and, 364 imperial land governance. See also colonialism in pre-colonial Hong Kong, 359-362, 374-376 in pre-colonial Vietnam, 276-278 in Taiwan, 32-33, 319-320, 324-325 improvements to land, Taiwanese disjunction and disparity over, 326-329 indigenous groups, land tenure practices of, 23-24, 24n.77 industrialization and land expropriation in Đông Dương (Vietnam) case study, 295-297 historical perspective on, 39-43 in Taiwan, 323-324 Taiwanese disjunction and disparity over, 326-329 inheritance laws, eminent domain cases and, 240-243 institutional vetoes authoritarian regimes and, 175-180 mobilization-based trajectory and, 178-180 institutionalized resolution, public protest of land expropriation through, 197-202 internal agreements strategies in Taiwanese ancestral worship property involving, 344-345 in Taiwanese ancestral worship property case studies, 338-343 International Finance Corporation, 21 international trespass, property rights and concept of, 40-41

424

INDEX

Internet, public protest in land disputes and use of, 7-8, 115-120, 144-171, 197-202. See also social media intersecting land communities, governance in, 27 involuntary land transfer, Chinese rural land policies and, 64-65 Jacque v. Steenberg Homes, Inc., 40-41, 51 - 55Japan colonial land governance in Taiwan, 32-33, 317-318, 320-321, 324-325, 332-336 land law reform in, 42n.10, 42-43, 54n.37 Jasmin Revolution (China), Wukan protest and, 184-185 Jiang Ming, 134-136, 146-150 Jiang Ping, 138-140 Jiang Tianyong, 156-157 Jisigongye (ancestor worship) (Taiwan) actors' strategies in litigation of, 343-354 communicative hybridization and epistemic communities and, 348-354 contemporary Taiwanese land governance and, 331-332 customary law in land disputes concerning, 331-342t legacy of, 354-355 legal history of, 332-336 lot-allocated vs. contract-charter property, 332n.2 research methodology concerning, 336-338 state law and customary rule interaction concerning, 347-348 typology of, 341n.17, 332n.4, 341-343 Joint Declaration between the People's Republic of China and Great Britain, 362-363 judge-made laws, Chinese land arbitration and, 104-105

judicial arbitration in land disputes. See also court systems absence of enforcement in China and, 134-136 ancestral worship property case studies in Taiwan, 338-354 audience size restrictions in China during, 202-203 in contemporary Taiwan, 325-326 court status in China and, 204-206, 229-230 current and future role in China of. 219-221 data and research methodology for Chinese cases, 92-95 demolition litigation and social change in China and, 194-221 discouragement of, in China, 54-55 discrediting in China of, 209-215 disjunction and disparity in Taiwan concerning, 326-329 dispute resolution politics in Hong Kong and, 408-410 government agency hypothesis in China and, 106-108 government-related challenges in Hong Kong, 368-370 illegal structures in Hong Kong and, 404-408 land expropriation in China and, 86-112, 93t land governance in Taiwan and, 317-318 land property laws in China and, 44-51, 86-112 land-taking disputes, 264-268 local government immunity in China and, 175-180 "Ma Xiwu trial model" of mediation and, 224-229 mediation vs., 224-229, 243-246 non-legal discourse during, 206–207 political motivations in China for, 104 - 111procedural due process in Chinese law and, 81-84 protest-supported litigation in China and, 202-209

pure law enforcement authority hypothesis in China concerning, 105 - 106role play and role conflict in, 243-246 rural land dispute mediation in China, 222-247 secondary authority hypothesis in China and, 108-111 social change in China and, 215-219 statism, collectivism, and majoritarianism in China and, 96-97 judicialization of politics, in authoritarian states, 249-253 Ka Chih-Ming, 319-320 Kan Fat-tat v. Kan Yin-tat, 389-391 Keliher, Macabe, 189-190, 191 Kelo v. City of New London, 44-51, 45n.21, 51-55 Kim, Annette, 6-7 Kim Ngoc, 283-284 knowledge distribution, land disputes and, 9-10 Kotewall, Sir Robert, 378-379 Kuomingtang Party (China) land rights advocacy by, 88-92 Taiwanese land governance and, 317-318, 321-325 "Land Act" (Taiwan), contemporary framework for, 325-326 Land Administration Law (LAL) (China) compensation mechanisms in, 79-80 property rights and review of, 84-85, 85n.88 revisions in, 115-120 rural land-use rights and reform of, 136 - 138state monopolistic land appropriation under, 66 land disputes. See also abandoned land disputes; environmental issues in land disputes; judicial arbitration in land disputes; legal framework for land disputes; social

INDEX

425

in China, data and research methodology for, 92-95 Chinese land property laws and, 86-88 community conceptualizations of, 21 - 27country case studies overview, 28-36 developmental logic in China and, 182 - 185Hong Kong responses to, 363-371 Hunan rural land boundaries case study, 231-235 increase in, 3-4, 8 intersecting land communities, 27 judicial arbitration in China, overview, 86-112 legal perspectives on, 3-4 multidimensional process in China for, 51-55 political economy and, 4-7 research methodology concerning, 9 - 10social dimensions of, 7-8, 27-28 Taiwanese land and law and dispute resolution overview, 317-330 in Vietnam, overview of, 31-32, 275 - 290Vietnamese post-reunification reforms and growth of, 285-289 land expropriation. See also eminent domain; industrialization and land expropriation compensation patterns in China for, 79-80, 100t, 122-124 contested relationships and, 34-36 democratic governance limits in China and, 190-192 developmental logic for, in China, 182-185 economic growth and, 27-28 historic and current trends in China of, 62-71 human rights arguments in Chinese protests against, 165-170 Hunan rural land dispute case study, 231-235 judicial role in Chinese cases of, 86-112

dimensions of land disputes

426

INDEX

land expropriation (cont.) Land Management Law provisions in China, 102-103 legal and institutional analysis in China of, 59-85 majority rule and minority contractors in China and, 102 negotiations procedures in China over, 124-125 post-democratization land governance in Taiwan and, 323-324 privatization of Chinese urban land and, 66-69 procedural due process in China and, 81-84 property rights in context of, 29 protests based on rule violations by Chinese local governments, 146-150 public interest requirement in China and, 73-79, 131 public protests in China against, 115-120, 144-171 pure law enforcement authority hypothesis in China and, 105-106 regulations in 2011 China concerning, 71-73 rule of law in China and, 190-192, 197-202 rural land-use rights and, 158-165 rural-urban bifurcation in China and, 59-62, 122 scope in China of, 122 strengths and limitations of Chinese regulations for, 84 structures and standing crops and, 79-80 substantive review in China and, 97-100 urban property in China, 150-158 Wukan protest against, 29–30, 173-174, 180-182 Land Expropriation Ordinance (Taiwan), 326–329 land holder's identity, Chinese land property laws and, 86–88

"land hunger," bifurcated land use in China and, 60-61 Land Law (Vietnam) Đông Dương (Vietnam) case study and, 23-24, 294, 297-298 historical overview of, 275-290 land disputes and, 15-16, 291-293 Vietnamese post-reunification revisions in, 285-289 land lease disputes in colonial Hong Kong, 359-362 Hong Kong fiscalization of land and, 362-363 Hong Kong small house policy and, 377-382 Kuomintang land governance in Taiwan and, 321-323 state-initiated mediation and, 259-261 Land Management Law (China) abandoned land provisions in, 237n.37 Article 46 cases, 94t Article 47 cases, 94t Article 48 cases, 95t Article 49 cases, 95t court cases related to, 29, 91 data and research methodology concerning, 92-95 historical framework for, 88-92 judicial arbitration and, 111-112 land expropriation under, 197-202 property entrenchment and, 86-88 statism, collectivism, and majoritarianism and, 96-97 substantive review and procedural limits in, 97-100 summary of property rights in, 15, 102-103 text of Articles 46-49, 113-114 Land (Compulsory Sale for Redevelopment) Ordinance (Hong Kong), 368, 371 land reallocation. See also reclamation and resumption projects of abandoned land in China, 237n.37 Hunan rural land dispute case study, 231-235, 236-237 in socialist Vietnam, 281-283

INDEX

in Taiwan, Kuomintang policies for, 321-323 Taiwanese disjunction over coordination of, 326-329 Land Reform Law (China), 88-92 land register (dia bo), pre-colonial Vietnam land regulation and, 276-278 Land Resources Bureau, 248-249 land-taking disputes case studies in Vietnam, 291-293 Hunan rural land dispute case study, 231-235 in land property laws in China, 88-92 local government mediation in China of, 249-253, 264-268 post-reunification reforms in Vietnam and growth of, 285-289 role play and role conflict in China and, 243-246 rural land dispute mediation in China and, 239-240 state-initiated mediation in China, 264 - 268Land Tax Reform Law (Japan), 42-43 land tenure systems historical evolution in China of, 28-29 Hong Kong land fiscalization and, 362-363 Hong Kong small house policy and, 377-382 in pre-colonial Vietnam, 276-278 Vietnamese land disputes and, 291-293 "land-to-the-tiller" reform (Taiwan), 321-323 Landesa, 8, 15 Landry, Pierre, 251-252 Lands Tribunal (Hong Kong), 368-370 Lau Wang Fat, 365-366 Law and Regulations Retrieving System of the Judicial Yuan of the Republic of China, ancestral worship property and, 336-338 Law on Residential Housing

- (Vietnam), 306–311
- Le Dynasty (Vietnam), 276–278

427

Le]	Thai To	o (em	nper	or), p	ore	e-co	oloni	ial
	Vietn	am l	and	regu	lat	ior	n and	1,
	276-2	278		-				
((1	c	1 1.	c	1	1		c	

- "lease of public farm lands" reform (Taiwan), 321–323
- Lee, Alice, 33-34, 268-271, 392-410
- Legal Committee of the National People's Congress, 246–247
- legal framework for land disputes, 3–4. See also judicial arbitration in land disputes
 - ancestral worship property case studies in Taiwan, 338-343
 - authoritarian decisiveness in China and limitations of, 175–180
 - bifurcated land use in China and, 59-62, 122
 - Chinese housing regulations concerning expropriation and compensation, 71–73
 - colonial statutory rights-based property rights in Vietnam and, 279–281
 - contemporary Taiwanese legislation, 325–326
 - customary law in Hong Kong and, 371–372
 - customary law in Jisigongye (ancestor worship) (Taiwan) and, 331-342t
 - demolition litigation and social change in China and, 194–221
 - dispute resolution in Taiwan and, 317-330
 - in Đông Dương (Vietnam) land dispute, 294, 299–301
 - due process in land disputes and, 51–55
 - illegal building regulations in Hong Kong, flexibility in, 392–410
 - Japanese land law reform and, 42-43
 - land law history and, 44–51
 - property rights in China and takings provisions, 29, 88–92
 - Property Rights Law of 2007, Chinese institutional debate concerning, 138–140

428

INDEX

legal-framework (cont.) protest arguments in China based on violations of state rules, 146-150 protest-related demolition litigation in China and, 219-221 pure law enforcement authority hypothesis in China and, 105-106 reflexive laws and legal hybrids in Taiwanese ancestor worship property disputes, 349-352 repression vs. accommodation in Wukan dispute and, 187 rule of law and democratic governance in Wukan dispute and, 190-192 special over ordinary laws, precedence of, 317n.1 state law limitations, 30-31 state power in China and, 255-257 state property regime in China and urban development policies, 121-127 state vs. customary law in Hong Kong and, 374-391 in Taiwan, 32-33 tensions in Taiwan concerning, 326 - 329Wukan model and, 173-174, 187, 190-192 legitimacy of institutions court systems in China, 246-247 discrediting of in China, 138-144 Hong Kong illegal building regulations flexibility and role of, 394-403 litigation process and, 52-53 of public protest in China, 175-180, 185-190 urban landownership in China and issue of, 151-152 "Letter and Visits Days" (xiafang), 259n.41-260n.43, 259-261 Leung, C. Y., 399–403 Li, Lianjiang, 212–213 Liberation Daily newspaper, 226 Lief, Michael, 12–13

limited use rights, Chinese rural land expropriation and, 64-65, 65n.30 Lin Zhulan, 164-165, 180-182, 184 Linton, Ralph, 244 litigation process. See also civil litigation; protest-supported litigation; specific types of litigation, e.g., administrative litigation Chinese land property laws, 86-88 Chinese statism, collectivism, and majoritarianism and, 96-97 local government barriers in China to, 249-253 mediation in China and, 224-229, 259 - 261multidimensionality of property rights and, 51-55 substantive review and procedural limits in China and, 97-100 local governments abandoned land dispute mediation in China and, 262n.47, 262-264 ancestral worship property case studies in Taiwan, 343-354 balance of power in China and role of, 175-180, 249-253 court dependency in China on, 131-133, 209-215, 215-219 data collection in China on, 254 developmental logic in China and, 182-185 disjunction over coordination in Taiwan, 326-329 in Đông Dương (Vietnam) case study, 294, 297-298 eminent domain in China and role of, 240-243 fair compensation principle in China and, 79-80 government agency hypothesis in China and role of, 106–108 Hunan rural land dispute case study, 231-235 institutionalization of mediation by, 259-261 land lease dispute mediation and, 259 - 261

INDEX

land reallocation in China and, 236 - 237land-taking disputes in China and, 264-268 legal institutions and power of, 255 - 257legitimacy crises in China for, 138-144, 268-271, 270n.65 mediation in China and role of. 257-258, 268-271 post-democratization land governance in Taiwan and, 323-324 post-reunification reforms in Vietnam and autonomy of, 285-289 pre-colonial land regulations in Vietnam and, 276–278 procedural justice in China and, 97-100, 99n.28 revenues from land expropriation in China and, 59-62, 60n.5, 73-79, 77n.72, 88-92, 197-202, 270n.66 rule of law in China undermined by, 249-253 rural land use disputes and, 158-165, 224-229 social stability perspective of, 257n.36 socialist regulations in Vietnam and, 283 - 284urban land expropriation in China and, 66-69 in Wukan, China dispute, 180-182, 185 - 192local residents with contracted land (LRC), property rights in China and, 100-101 local residents with no contracted land (LRNC), property rights in China and, 100-101 long-term land occupation, in Đông Dương (Vietnam) case study, 295 - 297Longquan land-taking case, 264–268 Lubman, Stanley, 191, 228-229

"Ma Xiwu trial model" of mediation, 224–229, 243–246

MacLehose, Sir Murray, 364, 381-382

429

Mao Zedong judicial mediation and ideology of, 228 - 229reinterpretation of rural and suburban land rights and, 158-159 urban landownership under, 157-158 market opening, Chinese property rights recycling and, 15 market-value based mechanisms Chinese compensation standards and, 122-124, 148n.85-148n.86 fair compensation in Chinese expropriation regulations and, 79 - 80Marxist criticism in China of, 138-140 relational land market in Vietnamese planned community case study, 308-309 rural land use rights in China and, 136-138 Taiwanese ancestral worship property and, 333-335 Taiwanese disjunction and disparity over compensation and, 326-329 Vietnamese post-reunification land laws and, 285-289 in Vietnamese spontaneous communities compensation, 302n.32, 302-303 Marx, Karl, 10-16 Marxist-Leninism Property Rights Law in China and, 138-140 property rights recycling and, 13-16 mass incarceration, in United States, 52-53 "mass incidents." See public protests "mass line" ideology, judicial mediation and, 228-229 mass litigation, Chinese authoritarian limitations on, 177 - 178McGubbins, Mathew, 175-180 media coverage. See also social media of administrative litigation in China,

197–202 discrediting of state in China and, 138–144

430

INDEX

media coverage (cont.) of illegal structures policies in Hong Kong, 394n.4, 398-401 of land disputes in Vietnam, 291-293 of land expropriation in China, 59-62 land taking disputes in China, 264-268 organized protesting in China and, 208 - 209of planned community dispute in Vietnam, 309-311 of spontaneous communities dispute in Vietnam, 303-306 of Wukan protest, 180-182 mediation. See also dispute resolution authoritarian regime in China and, 224-229, 249-253 eminent domain in China and, 240 - 243future trends in China for, 246-247 Grand mediation policy, 257-258 Hunan empirical case study, 231-235 judges' incentives in China for, 255-257 in land lease disputes in China, 259 - 261land reallocation in China and, 236 - 237land taking disputes in China and, 264-268 local governments in China and, 249-253 in private land disputes in Hong Kong, 371 quotas in China for, 246-247 role play and role conflict in China and, 243-246 rule of law in China and, 243-246 in rural land disputes, 30-31, 222-247 state-initiated mediation in China and, 248-271 in Vietnamese spontaneous communities dispute, 303-306 Mei Foo Sun Chuen estate (Hong Kong) government land regulations and, 33 - 34illegal structures dispute and, 404 - 408

private land dispute over, 371 urban redevelopment and, 368 Merrill, Thomas, 60-61 Michelson, Ethan, 251-252 middle class Chinese land expropriation regulations and emergence of, 84 mobilization-based trajectory in China and, 178-180 Ming Dynasty (China) New Territories land governance and, 374-376 pre-colonial Vietnam land regulation and, 276-278 minority contractors and Chinese land arbitration, 102 minority property rights resistance to rural land use restrictions and, 160-161 Wukan village protest and, 164-165 Mobil Oil, 404-408 mobilization-based trajectory, Chinese authoritarian regime as catalyst for, 178-180 modernist land management codification and abstraction in, 10 - 13economic development in China and, 354-355 in Taiwan, 329-330 Taiwanese Jisigongye (ancestor worship) land disputes and, 331-342 More, Sir Thomas, 39 Moustafa, Tamir, 194-197, 249-253, 268-271 multidimensional property rights, 51-55 The Mystery of Capital (de Soto), 335-336 Nanking, Treaty of, 359-362 National People's Congress Standing Committee (NPCSC), 108n.50, 108 - 111negotiations procedures demolition orders in China and, 124 - 125

INDEX

in Đông Dương (Vietnam) case study, 299-301 Hunan rural land dispute case study, 231-235 land lease dispute mediation in China and, 259-261 in Vietnamese spontaneous communities case study, 303-306 neo-liberal property rights, Chinese-Vietnamese comparisons, 16-18 Neo-Neon, Đông Dương (Vietnam) case study, 294-301 New Institutional Economic (NIE) theory, neo-liberal property rights and, 16-18 New Territories (Hong Kong) colonial land governance in, 359-362 customary law in, 385-386 government-related land disputes in, 368-370 Heung Yee Kuk role in, 376-377 history of, 374-376 illegal structures in, 365-366 land fiscalization in, 362-363 pre-colonial land governance in, 374-376 problems with small house policy in, 382-383, 383n.17 reclamation and resumption projects in, 366-367 small house policy and, 377-382 Tso and Tong case studies in, 387-391 New Territories Administration (Hong Kong), 379-380 New Territories Crown Lease Resumption Ordinance, 376–377 New Territories Land Ordinance, 368-370, 387-391 New Territories Regulation Ordinance 1902, 377-382 Ngo Dinh Diem, 281–283 Ni Yulan, 149 NIE. See New Institutional Economic theory

431

- non-conformity, illegal structures in Hong Kong and tolerance for, 394–401 non-governmental actors customary law in Taiwanese
- ancestor worship property disputes and, 347–348 Taiwanese ancestral worship property disputes, 343–354
- non-legal public discourse, protest-supported litigation and, 206–207
- non-residents with contracted land (NRC), property rights in China and, 100–101
- non-residents without contracted land (NRNC), property rights in China and, 100–101
- non-transferability of land. See also transferable land-use rights
 - involuntary land transfers in China and, 64-65
 - post-reunification reforms in Vietnam and, 285–289 rural land laws in China and, 59–62,
 - 84, 158–165
- North, Douglass, 16-18, 39n.3, 39
- Northeast New Territories Development Plan (Hong Kong), 368–370
- NPCSC. See National People's Congress Standing Committee
- O'Brien, Kevin J., 212-213
- O'Conner, Sandra Day, 45n.21
- ordinance-based land governance, Tso and Tong case studies in Hong Kong and, 387–391

Ordinance on Residential Housing, Vietnamese postreunification land laws and, 285–289

- Organic Law of Villagers' Committees, 239–240
- organized protesting. *See also* collective action; public protests Chinese court embarrassment as result of, 210–211

Noc-Nan affair (Vietnam), 279-281

432

INDEX

organized protesting (cont.) demolition litigation in China and, 208-209 in Vietnamese planned community dispute, 309-311 orthodox property theory, Vietnamese land disputes and, 291-293 Osin blog (Vietnam), 24-25 Outdated Standard Case (China) court procedures in, 202-203, 204-206 embarrassment of court in, 213-214 organized protesting during, 208-209 "owned-in-common" property, ancestral land in Taiwan as, 332-336 "parchment division of power" in China, 176 mobilization-based trajectory and, 178-180 Partition Management System (United States), Taiwanese postdemocratization land governance incorporation of, 323-324 Party Disciplinary Department, judicial arbitration in land disputes and, 215-219 Party intervention, fuzzy property rights and, 20 Pennsylvania Coal Company v. Sanderson and Wife, 40-41 People Commune system (China), rural land collectivization and, 62 - 66People's Court News, 227 People's Daily newspaper, 185-190, 191 People's Republic of China (PRC) administrative litigation in, 54 case study of land dispute in, 28-31 community land systems in, 21, 23-24 constitutional changes in land use rights in, 69-71 data and research methodology for land dispute arbitration in, 92-95 developmental logic and land disputes in, 182-185 discreditation of self-centered property ideology in, 138-144 economic growth in, 37–38

ethnic minority land rights in, 23-24, 24n.77 fuzzy property rights in, 18-20 government agency hypothesis in land disputes in, 106-108 historical and current issues in land expropriation in, 62-71 Hong King land fiscalization and, 362-363 Hong Kong dispute resolution and influence of, 408-410 intersecting land communities in, 27 judiciary influence on property rights in, 95-103 land dispute increase in, 3-4, 8 land expropriation regulations in, 59-85 land management codification in, 10 - 13land tenure history in, 28-29 land-use rights in, 37n.2-38n.2 legal property rights and takings provisions in, 88-92 legal system for land disputes in, 29 majority rule and minority contractors in, 102 neo-liberal property rights in, 16-18 politicization of illegal buildings in Hong Kong and, 401-403 post-Mao agricultural de-collectivization and market opening in, 15 procedural due process in expropriation regulations, 81-84 property ownership and urbanization in, 69-71, 115-172 property rights recycling in, 13-16 pure law enforcement authority hypothesis in land disputes, 105-106 rural-urban land bifurcation in, 59-62, 69-71 secondary authority hypothesis and land arbitration in, 108-111 social dimensions of land disputes in, 27–28

spontaneous land communities in, 24-25

INDEX

433

state land communities in, 26-27 state-owned landownership in, 59n 1 statism, collectivism, and majoritarianism and property rights in, 96-97 structural analysis of land expropriation in, 73-84 substantive review and procedural wrongs in land disputes in, 97-100 urbanization in, 4-7, 66-69 Wukan land-taking protest in, 29-30 performance art, public protest using, 168-170 Perry, Elizabeth, 7-8 Perry, Robert, 376-377 personhood, multidimensionality of property rights and, 51-55 petitioning procedures Chinese land lease dispute mediation and, 259n.41-260n.43, 259-261 Đông Dương (Vietnam) case study, 298-299 Hong Kong small house policy disputes, 377-382 Hunan rural land dispute case study, 231-235 impact on Chinese court system of, 224-229 Phap Thu, 309-311 Phung Minh, 12 Pils, Eva, 29, 115-172 planned land communities epistemic and normative assumptions in Vietnam, 311-314 governance in, 25-26 Vietnamese Manor case study and, 306-311 "Planning Permission System" (United Kingdom), Taiwanese postdemocratization land governance incorporation of, 323-324 plot ratios, Hong Kong urban redevelopment and, 368 plurality in land regulation in Hong Kong, 33-34 Vietnamese case study in, 31-32

and role of, 239-240 dispute resolution in Hong Kong and, 408-410 government-related land disputes in Hong Kong and, 368-370 illegal structures issue in Hong Kong and, 401-403 judicial mediation in China and role of, 228-229, 249-253 land expropriation in China and, 29 land systems in Hong Kong and, 33-34 mediation policy in China as tool of, 224-229 in planned community dispute, Vietnam, 309-314 role play and role conflict in Chinese rural land disputes and, 243 - 246secondary authority hypothesis and role in China of, 108-111 Wukan model and role of, 173-174 population growth Chinese land-use policies and, 66-69 Vietnamese spontaneous communities case study and, 301-306 power distribution. See also balance of powers; separation of powers CCP monopolization of power, 175-180 in Chinese court system, 204-206 generation of disputes in China and, 268-271 "parchment division of power" in China and, 176, 178-180 pre-colonial Vietnam land regulation and, 276–278 state-based land dispute mediation in China and, 248-271

Po-Fang Tsai, 32-33, 317-330, 331-342

Poletown Neighborhood Council v. City

political economy, land disputes and,

comprehensive mediation in China

of Detroit, 49-51

4–7 politics

434

INDEX

PRC. See People's Republic of China private property rights ancestral worship property in Taiwan and, 333-335, 338-343 Chinese constitutional amendments allowing for, 66-69, 105-106 colonial regime in Vietnam and, 279-281 eminent domain abuse in China, 49-51 government-related land disputes in Hong Kong and, 368-370 history in China of, 88-92, 155-156 illegal structures in Hong Kong and, 404-408 judicial arbitration in China of, 86-88 land disputes in Vietnam and, 291-293 local government expropriation in China of, 73-79 nationalization in China and, 13-16, 66-69, 88-92 neo-liberal advocacy for, 16-18 non-economic meanings of, 45-48 post-reunification abolition in Vietnam, 285-289 in pre-colonial Vietnam, 276-278 private land disputes in Hong Kong and, 371 Property Rights Law in China and, 138 - 140public interest requirement for Chinese expropriation of, 69-71 real estate law in China and, 121-127 socialist land nationalization in Vietnam and, 281-289 state-managed markets for, 12 urbanization in China and entrenchment of, 66-69, 115-172 private treaty grant (PTG) (Hong Kong), small house policy and, 380-386 privatization judicial land arbitration in China and, 111–112 neo-liberal property rights and, 16 - 18

Chinese land expropriation policies and, 73-79 procedural justice ancestor worship property disputes in Taiwan and, 347-348, 352-354 in Đông Dương (Vietnam) case study, 299-301, 310n.55 housing regulations concerning expropriation and compensation in China, 71-73 land expropriation and limits on, in China, 197-202 land expropriation regulations in China and, 81-84 Land Management Law (China) and, 102-103 multidimensionality of Chinese property rights, 51-55 property rights law in China and limits on, 97-100 Property Law of the People's Republic of China (2007) court arbitration related to, 91 data and research methodology concerning, 92-95 enforcement of, 86-88 historical framework for, 88-92 public interest requirement and, 73-79 urban land rights and, 66-69 property managers, Taiwanese ancestral worship property disputes and, 344-345 property rights. See also private property rights absence in China of, 59n.1, 86-88, 111-112 authoritarian court systems in China and, 249-253 bifurcated land use in China and, 59-62 citizen mobilization for protection of, 29-30 collective landownership in China vs., 100-101 colonial property statutes and title regime in Vietnam, 279-281

public interest requirement in

CAMBRIDGE

Cambridge University Press & Assessment 978-1-107-06682-3 — Resolving Land Disputes in East Asia Edited by Hualing Fu , John Gillespie Index More Information

> commodification of, 37-56 economic development and, 13-20, 37 - 38fair compensation in Chinese expropriation regulations and, 79-80 fuzzy property rights, 18-20 historical and comparative perspectives on, 39-43 illegal building regulations in Hong Kong, flexibility in, 392-410 judiciary influence in China on, 95–103, 104–111 land dispute increase and, 3-4 land disputes in Vietnam and, 291-293 Land Management Law (China) features concerning, 102-103 land use rights vs., 37n.2-38n.2 legal framework in China for, 84-85, 88-92, 136-138 majority rule and minority contractors in China and, 102 multidimensional characteristics of, 51 - 55neo-liberal concepts of, 16-18 planned community dispute in Vietnam and, 311 planned land communities and, 25 - 26Property Rights Law (China) limits concerning, 138-140 public interest requirement in China and, 73-79 pure law enforcement authority hypothesis in China and, 105-106 recycling of, 13-16 social change and, 41-42, 44-51 in spontaneous land communities, 24 - 25state-directed reforms in China concerning, 127-138 in state land communities, 26-27 statism, collectivism, and majoritarianism in China and, 96 - 97

traditional community governance and, 23–24

INDEX

435

- trends in Vietnam concerning, 311-314 urban land policies in China and, 66-69, 150-158 Vietnamese Land Law and transferability of, 285-289 Property Rights Law of 2007 (China), 120 institutional debate over, 138-140 land expropriation reform proposals and, 127–138 public protests in wake of, 162-163 Protection of the Harbour Ordinance (Hong Kong), 366-367 protest-supported litigation in China audience size restrictions, 202-203 court procedures for, 202-209 current and future outcomes in, 219-221 discrediting of court system and, 209-215 housing demolition and, 194-221 maintenance of court order during, 204-206 mediation policy as limit on, 224-229 non-legal discourse during, 206-207 organized protesting during, 208-209 social change as result of, 215-219 social stability perspective and, 212-213 PTG. See private treaty grant (Hong Kong) public housing Hong Kong government-related land disputes, 368-370 Hong Kong small house policy and shortages of, 382-383 public interest requirement Chinese land expropriation and, 73-79, 131 Chinese land reform and, 127-138 Chinese non-commercial definitions of, 130 Chinese property rights and introduction of, 88–92 Chinese protests based on violations
 - in Chinese real estate law, 121-127

of. 146–150

436

INDEX

public interest requirement (cont.) Đông Dương (Vietnam) case study, 294 in Germany, 78n.74-78n.75 Taiwanese ancestral worship property and, 333-335 in Vietnamese land law, 285-289 public justice (cong ly), Vietnamese planned community dispute and role of, 309-311, 310n.55 public landownership Hong Kong tolerance for illegal structures and, 394-401 in pre-colonial Vietnam, 276-278 public protests. See also collective action authoritarian regime in China and, 175-180 changing arguments and strategies in China, 165-170 of colonial land governance in Hong Kong, 359-362 contagion in China of, 192-193 courts as forum in China for, 30, 125-126, 131-133 demolition litigation and social change in China and, 131-133, 194-221 developmental logic in China and, 182 - 185discreditation of state institutions in China and, 141-142, 163 dispute resolution in Hong Kong and influence of, 408-410 in Đông Dương (Vietnam) land dispute, 294-301 future issues in China involving, 171-172 growing effectiveness of, 127-138, 163, 197-202 human rights arguments in strategies of, 167-168 illegal structures in Hong Kong and role of, 399-401, 404-408 institutional support in China for, 175 - 180land dispute case studies in Vietnam involving, 291–293

land lease dispute mediation and, 259 - 261land regulations in Hong Kong and, 33 - 34land-taking disputes, 264-268 limits of rule of law and democratic governance in China and, 190–192 during litigation procedures, 208-209 mediation policy as limit on, 224-229 networking and association building in, 168–170 planned community case study in Vietnam and, 306-311 post-reunification reforms in Vietnam and, 285-289 repression of, 163, 184 rural land subcontracting dispute mediation and, 237-239 small house policy dispute in Hong Kong and, 377-382 spontaneous communities land dispute in Vietnam and, 301–306 in spontaneous land communities, 24 - 25of urban land expropriation in China, 156-157 urbanization and land disputes in China and, 115-120 violations of Chinese state rules as basis for, 146-150 Wukan model and role of, 173-174 public purpose principle, Chinese urban land regulation and, 66-69, 69n.48 public use principle eminent domain in China and, 44 - 51Taiwanese disjunction over land expropriation and, 326-329 pure law enforcement authority hypothesis, Chinese judicial land arbitration and, 105-106 Qing Dynasty

ancestral worship property in Taiwan and, 332–336 Hong Kong land laws and, 359–362, 374–376

INDEX

437

Hong Kong small house policy and laws of, 385-386 Taiwanese land governance and, 32-33, 319-320 Quang Hung Nguyen, 31, 275-290 real estate development illegal building regulations flexibility in Hong Kong and, 392-394 Land Law in Vietnam and protection of, 285-289 real estate law in China and, 121-127 reclamation and resumption projects in Hong Kong and, 366-367 rural land to urban land conversion in China and, 59-62, 64n.25, 66 spontaneous communities land dispute in Vietnam and, 301-306 urban landownership in China and, 150-158 urban redevelopment in Hong Kong and, 368 real estate market Chinese land expropriation based on, 197-202 Hong Kong dispute resolution and influence of, 408n.52-409n.52, 408 - 410Hong Kong illegal building regulations flexibility and, 392-394 Hong Kong private land disputes and, 371 rural land-use rights and, 136-138 in Vietnamese planned community land dispute, 308n.49, 308-309 reallocation of land. See land reallocation "reason and sentiment" principle in Vietnamese land disputes, 300n.27 reclamation and resumption projects Hong Kong disputes over, 366-367 Tso and Tong ancestor worship properties and, 389-391 reflexive legislation, ancestral worship property and, 336–338

refugees from PRC, squatter resettlement in Hong Kong and, 364 registered property rights, neo-liberal concept of, 16-18 Regulation for Expropriation and Compensation for Houses on State-owned Land (China), 71-73 compensation standards in, 122-124 court approval for demolition required under, 125-126 court arbitration related to, 91 fair compensation principle in, 79-80 limitations of, 134-136 procedural due process in, 81-84 protest-supported demolition litigation and, 218-219 protests based on violations of, 146-150 public interest requirement and, 73-79 reform proposals in, 129-130 revisions of, 115-120 statutory changes (2001-2011) to, 74t-75t strengths and limitations of, 84 Regulation on Rural Expropriation (China), proposals for, 79-80 Regulations on Demolition of Houses in Urban Areas ("Demolition Regulations") (2001) (China) abolishment of, 86-88 land expropriation and, 71-73 procedural due process in, 81-84 statutory changes (2001-2011) to, 74-75 urban land regulation and, 66-69 Regulations on Requisition and Compensation of Real Property on State-owned Land in Urban Areas (2011), 86-88 relational land market, in Vietnamese planned community case study, 308-309 Ren Zhiqiang, 131

"Reform and Opening" initiatives

linked to, 151-152

(China), urban landownership

438

INDEX

repression of land protests developmental logic in China as basis for, 182-185 growing effectiveness of Chinese protests and, 163 resistance in China to, 192-193 shift to accommodation in Wukan dispute, 185-190 in Vietnamese land disputes, 285-289 Republic of Vietnam (RVN) establishment of, 281-283 rights-based land regulations in, 283-284 resettlement subsidies in Đông Dương (Vietnam) case study, 295-297 fair compensation in Chinese expropriation regulations and, 79-80 Hong Kong government-related land disputes, 368-370 Vietnamese spontaneous communities dispute and absence of, 303-306 resident cluster (To Truong), in Vietnamese planned community dispute, 309-311 Residential Properties (First-Hand Sales) Ordinance (Hong Kong), 368-370 "resumption of ownership" Chinese land expropriation on basis of, 122 property development under mechanism of, 130 RLCL. See Rural Land Contracting Law Robertson, Michael, 22 role play and role conflict, judicial resolution of rural land disputes and, 243-246 Roman Catholic Church, demand for return of land in Vietnam, 7-8 rule circumvention, resistance to rural land-use restrictions through, 160 - 161rule of law authoritarianism and mediation in

China and, 249–253

demolition litigation and social change in China and, 194-197 dispute resolution in China and, 235n.33 government-related land disputes in Hong Kong and, 368-370 in Hunan rural land dispute case study, 231-235 illegal building regulations in Hong Kong, flexibility in, 392-410 Japanese colonial land governance in Taiwan and, 320-321 judicial resolution vs. mediation in China and, 243-246 in land dispute case studies in Vietnam, 311-314 land expropriation in China based on, 197-202 land governance in Taiwan and, 317-318 limits in Wukan, China of, 190-192 modern Taiwanese land governance and, 329-330 power distribution and legal institutions in China and, 255-257 protest-supported litigation in China and, 219-221 in rural land disputes, 222-223 state-initiated mediation in China and, 248-271 "Rules for Land Value Assessments" (Taiwan), 326-329 Rural Land Contracting Law (RLCL) (2002) (China) eminent domain cases and role of, 240-243 land reallocation cases and, 236-237 property rights and, 15 rural land collectivization and, 64-65 village autonomy limitations in, 239-240 rural land-use rights abandoned land, Chinese disputes over, 262-264 collectivization program in China and, 62-66, 63n.16, 96-97, 100 - 101

> compensation mediation in China and, 239-240 conversion to urban land in China, 64n.25,66 court mediation in China of, 222-247 disjunction over governance in Taiwan, 326-329 Đông Dương (Vietnam) case study, 294-301 eminent domain in China and, 240 - 243fair compensation in Chinese expropriation regulations and, 79-80 Hong Kong government policies concerning, 368-370 Hunan empirical case study, 231-235 increased land values in China and, 248-249 judicial arbitration in China of, 111-112 Kuomintang land governance in Taiwan and, 321-323 land lease regulations in China and, 259 - 261liberalization in China of, 69-71, 70n.59, 136-138, 158-165 limits on state regulations concerning, 30-31 "Ma Xiwu trial model" of mediation, 224-229 majority rule and minority contractors and, 102 mediation policy in China for, 224-229, 249-253 multidimensionality of, 51-55 in New Territories (Hong Kong), 374-376 non-agricultural uses in China and, 64-65 non-transferability in China of, 59-62 open letters in China supporting, 162-163 patterns of, in China and Vietnam, 4 - 7post-reunification land laws in Vietnam and, 285-289 in pre-colonial Vietnam, 276-278

INDEX

439

property rights vs. collectivization in China and, 100-101, 161-162 public activism in China over, 115-120, 144-171 pure law enforcement authority hypothesis in China and, 105-106 reallocation mediations in China, 231-235, 236-237, 237n.37 recent disputes in China, table of, 231t reclamation and resumption projects in Hong Kong and, 366-367 self-centered ideology in China concerning, 84, 96–97, 140–141 small house policy (Hong Kong) and, 364-365 small house policy disputes in Hong Kong and, 377-382 in socialist Vietnam, 281-289 subcontracting dispute mediation in China and, 237-239 Wukan dispute and assumptions about, 187-190 RVN. See Republic of Vietnam Sarat, Austin, 9-10 scientific development perspective, in Chinese social management, 133 - 134Scott, James, 10-13, 335-336, 348n.20 secondary authority hypothesis, Chinese land arbitration and, 108 - 111Seddon, Mark, 7-8 seeing like a state" principle land disputes and, 10-13, 42-43 Taiwanese ancestral worship property and, 335-336, 347-348, 348n.20 Vietnamese land disputes and, 299-301 Seeking Truth, 228–229 self-centered property ideology ancestor worship property disputes in Taiwan and, 32-33, 343-354 developmental logic in China and, 182 - 185

440

INDEX

Seeking Truth (cont.) discreditation in China of, 138-144 disjunction in Taiwan over, 326-329 in Đông Dương (Vietnam) case study, 295-297, 298-299 expropriation and compensation regulations in China and, 29, 71 - 73future in China of, 171-172 fuzzy property rights and, 18-20 illegal structures in Hong Kong, changing official attitudes toward, 398 - 401land disputes in Hong Kong and, 368-370 land disputes in Vietnam and, 291-293 land regulatory technology and, 10-13, 42-43 nationalization of property in China and, 88-92 neo-liberal property rights vs., 16-18 popular challenges in China to, 115-120, 144-171 post-reunification reforms in Vietnam and, 285-289 privatization of Chinese urban land and, 66-69 Property Rights Law of PRC and entrenchment of, 138-140 public protests in China based on violations of, 146-150 reform of, in China, 127-138 rural land use rights in China and, 136-138, 140-141, 158-165 rural-urban bifurcation in China of, 59n.1, 59-62 small house policy in Hong Kong and, 374-391 social management ideology in PRC and, 133-134 socialist regulations in Vietnam and, 281-289 Tso and Tong case studies in Hong Kong and, 387–391 urban landownership in China and, 121-144, 150-158

self-interest in land disputes, 16-18, 43, 289 - 290self-regulation Hong Kong government-related land disputes and, 368-370 Hong Kong illegal building regulations flexibility and, 392-410 neo-liberal property rights and, 16-18 in Taiwanese ancestral worship property disputes, 352-354 in Vietnamese planned community case study, 308-309 Vietnamese post-reunification land laws and, 285-289 Sen, Amartya, 52 separation of powers institutional vetoes and, 175-180 rural land dispute resolution and, 244 Sex Discrimination Ordinance (Hong Kong), 364-365, 374-376, 382-383 sheng chan dui (production team), rural land collectivization and, 62 - 66Shepherd, John R., 319-320 situational validity (thoa dang), in Đông Dương (Vietnam) land dispute, 299-301 small house policy (Hong Kong) abuses and failure of safeguards in, 383-385 administrative customary rights and, 377-387 case study of, 33-34, 364-365 customary law and, 371-372 future of, 386-387 government-related land disputes over, 368-370 historical background to, 374-376 problems with, 382-383 reform proposals for, 385-386 state vs. customary law and, 374-391 Smith, Adam, 16–18 Smith, Henry, 60-61 social dimensions of land disputes, 7-8, 27-28, 34-36

in ancestor worship property disputes in Taiwan, 348-354

> current and future trends in China for 219-221 developmental logic of Chinese state and, 182-185 dispute resolution norms in China and, 251 dispute resolution politics in Hong Kong and, 408-410 in Đông Dương (Vietnam) case study, 299-301 economic development in China and, 39n.3, 182-190 eminent domain in China and, 44-51 government-related land disputes in Hong Kong, 368-370 illegal structures, Hong Kong tolerance for, 394-401 Jisigongye (ancestor worship) land disputes in Taiwan and, 331-342 land governance in Taiwan and, 317-318 land lease disputes in China and, 259-261 landownership ideology in China and, 115-120, 133-134 landscape engineering and alteration of. 10-13 multidimensionality of Chinese property rights and, 51-55 post-democratization land governance in Taiwan and, 323-324 procedural due process in Chinese expropriation and, 81-84 property rights in China, changes in, 41 - 42protest-supported demolition litigation in China and, 215-219 role play and role conflict in China and, 243-246 state-initiated mediation in China and, 268-271 traditional land communities and, 23 - 24in Vietnam, 275-290 social media community governance and, 22–23 illegal structures in Hong Kong in, 399-401 networking and associationbuilding using, 168–170

INDEX

441

public protest in land disputes and use of, 7-8, 115-120, 144 - 171public protest in land disputes and use of Internet, 7-8, 115-120, 144-171, 197-202 spontaneous land communities and, 24 - 25urban protests over land expropriation and, 157-158 Vietnamese land disputes and, 291-293 social mobilization. See also collective action; public protests Chinese authoritarian regime as catalyst for, 178-180 developmental logic in China and, 182-185 growth in China of, 197-202 property rights protection and, 29-30 in Wukan land dispute, 173-174, 180-182 social networks collective action and building of, 168 - 170land lease dispute mediation, 259-261 legal mobilization and, 251-252 Vietnamese spontaneous communities dispute and absence of, 303-306 social stability preservation perspective in China court system in China and, 229-230 demolition litigation and social change and, 194-197, 215-219 Grand mediation policy and, 257-258 judicial arbitration and, 212-213 land lease dispute mediation and, 259-261 mediation as limit on public protest, 224-229 rural land dispute mediation and, 222-247 rural land subcontracting dispute mediation and, 237–239 social management policies and, 133 - 134state-initiated mediation and, 268 - 271

442

INDEX

socialism Chinese property laws and ideology of, 88-92, 115-120, 133-134 collectivized rural landownership in China and, 159 commodification of property rights and, 37–56 fuzzy property rights and, 18-20 judicial land arbitration in China and ideology of, 111-112 land disputes and, 6-7 Taiwanese ancestral worship property disputes and, 354-355 urban landownership in China and, 157-158 Vietnamese land regulations under, 281-289 "socialist public ownership" principle, in Chinese real estate law, 121-127 Socialist Republic of Vietnam, establishment of, 283-284 Society for Harbour Protection, 368-370 Song Dahan, 79-80, 85n.90 Song Dynasty, Jisigongye (ancestor worship) (Taiwan) and, 331-332 Southern Weekend magazine, 140-141 Soviet land planning in China and Vietnam, 10-13 property rights recycling and, 13-16 SPC. See Supreme People's Court spontaneous land communities epistemic and normative assumptions in Vietnam and, 311-314 governance in, 24-25 Vietnamese case study involving, 301-306 squatter resettlement, in Hong Kong, 364 State Council Regulation on Demolition and Relocation (China), 115-120 state-initiated mediation in China abandoned land disputes, 262-264 future issues in, 268-271 Grand mediation policy and, 257-258 land lease disputes, 259-261 land-taking disputes, 264-268

legal institutions for, 255–257

rule of law and authoritarianism and 249-253 state land communities governance in, 26-27 in Vietnam, 26-27, 293 statism, Chinese property rights and, 96-97 statistics on land disputes, 8 Statute Governing Housing Demolition in Urban Areas (China), land expropriation under, 197-202 statutory enforcement of Chinese land policies, 86-88 Vietnamese colonial statutory rights-based property regime, 279-281 stock shares, property rights concerning, 51-55 Strict Implementation Notice (China), procedural due process in land expropriation and, 81-84 Stubbs, Sir Reginald Edward, 378-379 student movement in China, 185 substantive review, Chinese property rights law and limits on, 97-100. See also judicial arbitration in land disputes suburban land use in China, reinterpretation of, 158-165 suicide as Chinese expropriation protest, 115-120, 116n.4, 126, 157-158 visual images of, 117n.5-118n.5 Supreme Court Interpretation Regarding Laws Applied in Adjudication of Rural Land Contract Disputes, 108-111 Supreme People's Court (SPC) (China) administrative litigation promoted by, 197-202 land reform proposals and role of, 129-130 political pressures on, 246-247 procedural due process in Chinese expropriation regulations and,

81-84, 126

urban landownership arbitration, 154 - 157Urgent Notice by, 134-136, 146-150, 218-219, 224-229 women's rural land rights and, 239-240 Work Report of 2010 by, 243-246 Work Report of 2013 by, 222-223 Supreme People's Court Bulletin, 227 tacit agreements, Hong Kong tolerance for illegal structures and, 394-401 Taiwan ancestor worship properties litigation in, 331-342t, 336-354 communicative hybridization and epistemic communities in, 348-354 community land systems in, 21, 408n.49 contemporary land governance legislation in, 325-326 fuzzy property rights in, 20 history of land governance in, 318-325 intersecting land communities in, 27 Jisigongye (ancestor worship) land disputes in, 331-342 judicialization and democratization of land management in, 13 land dispute increase in, 3-4, 317-330 modernity and land governance in, 329-330 post-democratization land governance in, 323-324 Qing dynasty land governance in, 32-33, 319-320 reflexive laws and legal hybrids in, 349-352 state land communities in, 26-27 state law and customary rule interaction in, 347-348 tension, disjunction and disparities in land governance in, 326-329 urbanization in, 4-7 Taiwan Ancestor Property Worship Property Association (TAWPA), 336-338, 350n.25-351n.26, 350-352

INDEX

443

Taiwan Ancestor Property Worship
Property Research Association
(TAWPRA), 336–338,
350n.25-351n.26, 350-352
takings provisions. See also land-taking
disputes
in Chinese land property laws, 88–92
Hunan rural land dispute case study,
231-235
local government role in mediation
of, 249–253
role play and role conflict in rural
land disputes and, 243-246
rural land dispute mediation, 239–240
Tang Che Tai v. Tang On Kwai,
389-391
Tang Dynasty, land regulation in, 3–4
Tang Fuzhen, 115–120, 168–169
Tang, Henry, 394n.6, 401–403
TAWPA. See Taiwan Ancestor
Property Worship Property
Association
TAWPRA. See Taiwan Ancestor
Property Worship Property Research Association
tax revenue
abandoned land dispute mediation and, 262–264
abolition of agricultural taxes,
248–249, 262n.47, 262–264
central government tax reforms and,
270n.66
Chinese local government
participation in, 88–92
Chinese social management for
generation of, 133–134
history in New Territories (Hong
Kong) of, 374–376
Japanese land reform and, 42–43
land disputes and, 7
pre-colonial Vietnam land
regulation and, 276–278
Taiwanese ancestral worship
property and, 333–335, 334n.6
Teesdale, Edmund, 379–380
Tehconvina, Đông Dương (Vietnam)
land dispute and, 297-298
tenure. See land tenure systems

444

Teubner, Gunther, 348-354 Thain Binh Provincial People's Committee, Đông Dương (Vietnam) land dispute and, 297-298 Thanh, Nguyễn Bá, 303-306, 309-314 Thanh Nien (Youth) newspaper, 303-306 Thatcher, Margaret, 376-377 "The Emergence and Transformation of Disputes: Naming, Blaming and Claiming" (Felstiner, Able, and Sarat), 9-10 third-party contracts, rural land subcontracting dispute resolution, 237-239 "thirty-five point five rent reduction" reform (Taiwan), 321-323 "three mediations working together" (santiao liandong), Grand mediation policy and, 257-258, 258n.37, 258n.38 "Three Supremes" policy, 229-230, 246-247 "tiller owns land" policy (China), 62-66 title security Chinese urban land rights and, 66-69 codification in China and Vietnam of, 10-13 Hong Kong colonial land governance and, 361-362 in Republic of Vietnam, 283-284 Vietnamese colonial statutory rights-based property rights and, 279-281 Vietnamese post-reunification reforms and, 285-289 Toan Le, 31, 275-290 Tong ancestor worship properties (Hong Kong), customary law concerning, 374-391 Torrens title registration system, Vietnamese colonial regime of, 279-281 Township and Village Enterprises (TVEs) (China), rural land

INDEX

traditional land communities Đông Dương (Vietnam) land dispute case study, 294-301 epistemic and normative assumptions in Vietnam, 311-314 governance in, 23-24 "tragedy of the commons," judicial land arbitration in China and, 111-112 transferable land use rights. See also non-transferability of land Chinese abolition of, 88-92 Chinese urban land policies and, 66-69,84 Hong Kong colonial land governance and, 361-362 Hunan rural land dispute case study, 231-235 "minor property rights" circumvention and, 160-161 for rural land, proposals for, 136n.61, 136-138 in Taiwanese ancestral worship property case studies, 338-343 Taiwanese ancestral worship property, strategies involving, 344-345 Vietnamese post-reunification reforms and, 285-289 transnational networking, public protest using, 170 Trong Le, 285-289 Truong Chinh, 283-284 Tsang, Donald, 399-401 Tsing Dynasty, 374-376 Tso ancestor worship properties (Hong Kong), customary law concerning, 387-391 tu tap (crowd gathering), Vietnamese post-reunification reforms and, 285-289 Tuoi Tre (Young) newspaper, 303–306 TVEs. See Township and Village Enterprises (China) Tyler, Tom, 52-53

collectivization and, 64-65

> Ultra Vires case, organized protesting during, 208-209 "unauthorized building works" (UBW) in Hong Kong, illegal structures designated as, 394n.7, 394-401, 396n.11 "uncertain land" concept Taiwanese disjunction concerning, 326-329 Taiwanese post-democratization and, 323-324 United Kingdom Enclosure movement, 38, 39-43 historical perspective on English land laws, 39 Hong Kong land disputes and English land laws, 33-34, 359-362 Joint Declaration between the People's Republic of China and Great Britain, 362-363 "Planning Permission System" (United Kingdom), Taiwanese post-democratization land governance incorporation of, 323-324 United States eminent domain abuse in, 49-51 history of property rights in, 40-41 mass incarceration in, 52-53 Partition Management System in, Taiwanese incorporation of, 323-324 United States Supreme Court, eminent domain rulings by, 44-51 Universal Declaration of Human Rights, Chinese urban landownership laws and, 154-157, 155n.106 unregistered property rights, neoliberal concept of, 16-18 Upham, Frank, 18-19, 27-28, 37-56, 291-293, 311-314 Urban Housing Demolition Statute (1991) (China), 218-219 urban land ancestral worship property in Taiwan as, 333-335 constitutional amendments in China concerning, 151

INDEX

445

expropriation regulations and, 79 - 80illegal structures in Hong Kong on, 365-366 Kuomintang policies in Taiwan for, 322-323 land disputes in Vietnam involving, 291-293 land use policies in China for, 66-69 mediation of disputes in China over, 252 nationalization of, in China, 88-92 ownership reinterpretations in China concerning, 150-158 planned community case study in Vietnam and, 306-311 post-reunification land laws in Vietnam and, 285-289 public interest requirement in China and, 73-79 redevelopment of, in Hong Kong, 368 socialist Vietnamese land regulations and, 281-283 spontaneous communities land dispute in Vietnam and, 301-306 state land communities in Vietnam and, 293 Urban Real Estate Management Law (UREML) (China) historical framework for, 88-92 state monopolistic land appropriation under, 66 urban housing land expropriation and, 66-69 urban renewal projects Chinese land disputes and, 4-7 eminent domain abuse and, 49-51 urbanization ancestral worship property in Taiwan and, 333-335 bifurcated land use in China and, 60 - 61historical framework for Chinese property rights and, 88 - 92land disputes and, 4-7, 34-36

fair compensation in Chinese

446

INDEX

urbanization (cont.) land-use policies in China and, 66-69, 121-144 "preserving the red line" concept in China and, 134n.49 property ownership disputes in China over, 115-172 public interest requirement in Chinese land expropriation regulations and, 73-79 reclamation and resumption projects in Hong Kong and, 366-367 small house policy in Hong Kong and, 377-382 social management ideology in China concerning, 133-134 spontaneous communities case study in Vietnam and, 301-306 traditional land communities and, 23 - 24urbanisme (France), Soviet land planning and, 10-13 usufruct concept in Chinese property law, 65n.30, 121 - 127comparisons in Vietnam and China of, 37n.2-38n.2 Verdery, Katherine, on fuzzy property rights, 18-20 vetoes, in authoritarian regimes, 175-180 Viet Minh revolutionary group, 279-281, 295-297 Vietnam. See also Đông Dương land dispute; Republic of Vietnam case studies of land disputes in, 31-32, 291-314 Catholic Church demand for return of land in, 7-8 colonial statutory rights-based property rights and title regime in, 279-281 communal land tenure in, 23-24 community land systems in, 21–27 Democratic Republic of Vietnam, establishment of, 281-283 doi moi (renovation) reforms in, 15 economic growth in, 37–38

ethnic minority land rights in, 23-24, 24n.77 fuzzy property rights in, 18-20 intersecting land communities in, 27 land dispute increase in, 3-4, 8 land management codification in, 10 - 13land reforms in, 15-16 land-use rights in, 37n.2-38n.2 neo-liberal property rights in, 16-18 planned communities case study in, 306-311 post-reunification land law reforms in, 285-289 pre-colonial land regulation in, 276-278 property rights recycling in, 13-16 'reason and sentiment" principle in land disputes involving, 300n.27 social dimensions of land disputes in, 27-28 socialist land regulations in, 281-289 Socialist Republic of Vietnam, establishment of, 283-284 spontaneous land communities in, 24-25, 301-306 state land communities in, 26-27, 293 statistics on land disputes in, 291n.1 urbanization in, 4-7 Village's Provisional Village **Representatives** Committee (Wukan, China), 180-182 von Benda-Beckmann, Franz, 23-24 von Benda-Beckmann, Keebet, 23-24 Wang, Qinhua, 210-211 Wang Shengjun, 228, 246-247 Wang Yang, 186-187, 191 Weibo blog (China), 24-25 weiquan (rights-defending) principle, public challenges to expropriation and demolition and, 144-171 Wen Jiabao, 52, 55–56, 141–142, 228-229 Whiting, Susan, 30–31, 222–247 Wigmore, John Henry, 42n.10 Winfat Enterprises (HK) Co Ltd v. AG, 385-386

> women challenges to Chinese expropriation and demolition and, 144-171 Hong Kong property laws and, 364-365, 374-376 Hong Kong small house policy and discrimination against, 382-383 rural land rights in China of, 239 - 240Women's Representatives Association (Wukan, China), 180-182 World Bank neo-liberal property rights and, 16 - 18Vietnamese land disputes and, 291-293 Vietnamese land regulations and, 289-290 World Habitat Day, 167-170 Wu, Hsin-Chao, 189-190, 191 Wukan, China Chinese developmental logic and dispute in, 182-185 collective action in protests, 144-171 dispute resolution in case of, 173-193 government developmental logic in response to protest, 182-185 limits of rule of law and democratic governance in, 190-192

INDEX

447

protest against land-taking in, 3–4, 29–30, 115–120, 125–126, 180–182 as protest model, 192–193 public attention to protest in, 164–165 reforms following protests in, 34–36 shift from repression to accommodation in protest, 185–190 Xiao Yang, 244 Xiong Wei, 164–165 Xu Wang, 268–271

Yan Chunlin, 119

Yin, Xin, 210-211

Yu Jianrong, 129, 141–142, 224–229, 248–249

Zhang Aixiang, 157-158

Zhang Guoqi and others v. Zhejiang Provincial Government, substantive review limits in, 97–100

- Zhang Jing, 243–246
- Zhang Minshan, 228
- Zhou Qiang, 246–247 Zhou Qiren, 151
- Zhou Yongkang, 224–225