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An Insight to Land Use Rights in China

中国土地使用权概述

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Types of land use rights 土地使用权分类

	Allocated	Granted
Nature	urban infrastructures, public utility, key energy, transport and water conservancy projects	commercial, tourist, recreational and high end housing
Consideration/Fee	compensation or settlement or even gratis	grant fee
Term	indefinite	40 – 70 years depending on usage. 70 years will be maximum.
Restrictions	No transfer of ownership or assignment. No sub-lease or mortgage.	No restrictions whatsoever



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Risks control 风险防控

- Legal/financial due diligence on the type of land use rights to be acquired.
- Proper searches and verification on existing land use rights on the lands to be acquired.
- Representations, warranties and indemnities in the contractual agreements.
- Formula for for assessment of compensation due to breaches.
- Registration
 - Land use rights certificate
 - Building ownership certificate
 - A single composite Real Estate and Land Use Right Certificate