The characteristics and functions of China's benchmark land price

Guangyuan Zhou (China, PR)

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SUMMARY

China implements public ownership of land. The construction land in the city belongs to the state. The state has the right and responsibility to manage and dispose of urban construction land.The government should play the role entrusted by the state, achieve the overall goal of sustainable development of the national economy, prevent the loss of state-owned land assets, inventory the value of state-owned construction land assets, and effectively manage land prices is one of the important means.

The benchmark land price is compiled on a city by city basis, distinguishing between commercial, residential, industrial, public management, and public service uses, and setting the average land price of state-owned construction areas within the connotation of land price. Once formulated, it will be announced to the society and is a credible land price standard used by the government for management.

The preparation of benchmark land price is based on the classification of land use, selecting sample points within each land level to evaluate its land price, and then calculating the average land price of each level. A large amount of land price evaluation is required in this process, and appraisers play an irreplaceable and important role in it.

The benchmark land price has strong currency and serves as the basis for setting the bottom price of land transfer by the Chinese government. It is also the basis for the price system of state-owned construction land asset inventory and one of the technical methods for land price evaluation. Plays a pivotal role in government land management and is one of the important levers for the government to achieve sustainable development goals.