

# **Lincoln Institute of Land Policy**

## **Program on the People's Republic of China**

### **REQUEST FOR PROPOSALS**

The Lincoln Institute of Land Policy Program on the People's Republic of China cordially invites proposals for academic papers addressing land related issues in China. Four focus areas are indicated below:

1. **Land Market Development.** This area focuses mainly on land markets in urban areas.
  - In terms of property rights, how have private property rights evolved in terms of the application of leasehold tenure, the definition of property rights associated with leasehold, the changes in the length of leasehold terms and the reasons for this, and evidence on how and whether property values are affected by the length of leaseholds and the details of property rights?
  - What is the role of user charges versus other revenue instruments in financing various kinds of public infrastructure and services?
  - In terms of resource allocation what is the magnitude of land price's role in affecting the use of the land? Is there evidence that more expensive land is developed more intensively?
  - In terms of urban expansion what role have land prices played in urban expansion? Is there more expansion in areas where urban prices are high? Case studies of urban expansion are also of interest.
  - What is the linkage if any between the land use and housing market development?
  
2. **Land markets, planning, and urban development.** This area focuses on the role of planning and market forces as determinants of urban development.
  - In terms of planning, what is the relationship between planning and urban development? Do plans take land market forces into account? What happens to development when plans ignore the market?
  - In terms of new development, how important is the role of infrastructure investment including passenger and freight transportation, water supply, and sanitation? To what extent do these public investments follow planning guidelines? Does infrastructure proceed or follow development?
  - To what extent is planning and new urban development in China trying to economize on the use of land through higher density development and by applying the precepts of smart growth?
  
3. **Land and property tax and local public finance.** This area focuses on the costs of public services and the revenue sources to pay for them.
  - What is the role of revenue from taxes, land lease, user charges, and other revenue instruments in financing various kinds of public infrastructure and services, and local economic development?
  - What scope is there for local governments and municipalities to levy local taxes that can be used to finance local public goods? Is there any fiscal competition among jurisdictions in China?
  - Is there any evidence that differences in levels of local public services result in price differences of land across local jurisdictions?
  - What are the determinants and impacts of the differential land transfer fees in China? What are the incentives of the local government in collecting such fees? What are the case studies or empirical evidence of the existence of "land public finance" (Tu Di Cai Zheng) in China?

#### 4. **Urban development and the poor.**

- How have low income households been affected by the strengthening of market forces in the land market?
- How do urban housing markets provide housing for the poor and for recent rural migrants?
- How have changes in employment location affected the access jobs by the urban poor?

#### **PROPOSAL REQUIREMENTS:**

1. **Cover Sheet** (include name, title, organization, contact information, email, co-author or research collaborator information)
2. **Project Abstract** (Project title, abstract should not exceed 150 words)
3. **Table of Contents**
4. **Calendar of Activities**
5. **Detailed Budget** (Please outline costs for research assistance, equipment, data, fieldwork, travel, etc.)
6. **Project Description**
  - a) Research objective and specific research question
  - b) Theoretical or conceptual framework and main hypothesis to be tested
  - c) Methodology, sources of empirical data, and data collection strategy
  - d) Expected results
  - e) Description of partnerships (if research involves collaboration with academic institutions, government organizations, private sector, etc.)

**Proposals will be evaluated on the basis of significance, clarity, theoretical/conceptual framework, methodology, feasibility, and expected contribution to the field. Exceptional papers will be considered for inclusion in the Lincoln Institute Working Paper series.**

#### **TIMELINE FOR PROPOSALS AND PRESENTATION:**

Deadline for Submission of Full Proposals – October 31, 2009

Deadline for Submission of Final Paper – August 31, 2010

#### **AWARD AMOUNT**

Awards range between \$25,000 to \$30,000 USD.

**Electronic submissions are encouraged in PDF or Postscript format. Send all submissions to:**

Lincoln Institute of Land Policy

113 Brattle Street

Cambridge, MA 02138-3400

FAX: 1-617-661-7235

Email: [nhoushower@lincolninst.edu](mailto:nhoushower@lincolninst.edu)

Website: <http://www.lincolninst.edu/aboutlincoln/prc.asp>

**Questions regarding proposal guidelines should be sent to:**

Nick Houshower, Lincoln Institute of Land Policy

[nhoushower@lincolninst.edu](mailto:nhoushower@lincolninst.edu)