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A path to rural revitalization: An analytical framework of two-tier property rights gap of collective land development rights in China

Collective land development rights are essential for rural revitalization in China. This paper starts with a summary of rural land reallocation and alleviating property rights gap of Taiwan and Japan in various urbanization and industrialization stage. Under the governance system of China, it puts forward the concept of property rights gap in institutional field and social field, and identifies the property rights gap of two types of collective land, farmland and construction land. It then examines the evolution of property rights gap of collective land, and the tools of dealing with these gaps, and finds that the first-tier property rights gap in institutional field has been alleviated, but the second-tier property rights gap in social field has been enlarged. Taking G city as a case, this paper analyzes the change of property rights gap of collective land, and its social and economic consequences. It concludes with policy implications of alleviating and closing property rights gap in China towards rural revitalization.