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Typology of land tenure and property rights in Shanghai, China

High Security								
Degree of security in practice								
Low security								

Tenure category

Property rights	Pavement Dwellers	Tenant with contract in small property right housing (unauthorized land) 小产权房	Owner of small property right housing (unauthorized land) 小产权房	Tenant with contract in public housing 公租房	Tenant with contract 一般租户	Displaced house owners living in private properties paid by the government 安置房	Owner of affordable housing 经济适用房	Owner with/ without mortgage 大产权房
Occupy / use	x	\	\	x	x	x	x	x
Dispose			\			x	#	x
Restrict		\	\	x	x	x	x	x
Buy			\			x	x	x
Inherit						x	#	x
Develop/ improve		\	\	x	#	x	x	x
Cultivate/produce		\	\	#	#	#	x	x
Sublet		\	\	\	#	x	x	x
Sublet and fix rent			\	\		#	#	#
To access services		\	\	x	x	x	x	x
To access formal credit			\			x	x	x

Key: X Right with protection of the law \ Right without protection of the law # Limited legal rights

- * In China, Land in urban areas is owned by the State and land in rural areas is owned by 'collectives' (rural collective economic organizations) and can only be used for agricultural purposes.
- * In the Chinese context, squatting is forbidden and illegal constructions are always demolished eventually
- * Investors/ developers only acquires the 'use' land for a certain period - known as 'Land Use Rights' (LURs). Leasehold terms range from 40-50 years for industrial and commercial land to 70 years for residential.
- * Tenure categories in this sheet covers only land in urban area.