



# Technical Assistance Report

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Project Number: 47371  
Policy and Advisory Technical Assistance (PATA)  
September 2014

## People's Republic of China: Research on Intensive and Economical Land Use Mode in Small and Medium-Sized Cities and Small Towns

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**Asian Development Bank**

## CURRENCY EQUIVALENTS

(as of 12 August 2014)

|               |   |            |
|---------------|---|------------|
| Currency unit | – | yuan (CNY) |
| CNY1.00       | = | \$0.1625   |
| \$1.00        | = | CNY6.1538  |

## ABBREVIATIONS

|      |   |  |
|------|---|--|
| ADB  | – | Asian Development Bank                       |
| LCRC | – | Land Consolidation and Rehabilitation Center |
| MLR  | – | Ministry of Land and Resources               |
| PRC  | – | People's Republic of China                   |
| TA   | – | technical assistance                         |

## NOTE

In this report, "\$" refers to US dollars.

|                         |  |
|-------------------------|--|
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## POLICY AND ADVISORY TECHNICAL ASSISTANCE AT A GLANCE

|   |   |  |  |
|---|---|--|--|
| <b>1. Basic Data</b>  |   | <b>Project Number: 47371-001</b>       |  |
| <b>Project Name</b>   | Research on Intensive and Economical Land Use Mode in Small and Medium-Sized Cities and Small Towns | <b>Department /Division</b>            | EARD/EASS                                    |
| <b>Country Borrower</b>   | China, People's Republic of China, People's Republic of   | <b>Executing Agency</b>                | Land Consolidation and Rehabilitation Center |
| <b>2. Sector</b>  | <b>Subsector(s)</b>   | <b>ADB Financing (\$ million)</b>      |  |
| ✓ Water and other urban infrastructure and services                                   | Urban policy, institutional and capacity development  |  | 0.15   |
| Agriculture, natural resources and rural development                                  | Land-based natural resources management   |  | 0.15   |
| <b>Total</b>  |   |  | <b>0.30</b>                                  |
| <b>3. Strategic Agenda</b>  | <b>Subcomponents</b>  | <b>Climate Change Information</b>      |  |
| Inclusive economic growth (IEG)   | Pillar 2: Access to economic opportunities, including jobs, made more inclusive                     | Climate Change impact on the Project   | Low  |
| Environmentally sustainable growth (ESG)  | Natural resources conservation  |  |  |
| <b>4. Drivers of Change</b>   | <b>Components</b>   | <b>Gender Equity and Mainstreaming</b> |  |
| Knowledge solutions (KNS)   | Application and use of new knowledge solutions in key operational areas                             | No gender elements (NGE)               | ✓  |
| <b>5. Poverty Targeting</b>   |   | <b>Location Impact</b>                 |  |
| Project directly targets poverty  | No  | Rural                                  | Low  |
|   |   | Urban                                  | High   |
| <b>6. TA Category:</b>  | B   |  |  |
| <b>7. Safeguard Categorization</b>  | Not Applicable  |  |  |
| <b>8. Financing</b>   |   |  |  |
| <b>Modality and Sources</b>   |   | <b>Amount (\$ million)</b>             |  |
| <b>ADB</b>  |   | <b>0.30</b>                            |  |
| Sovereign Policy and advisory technical assistance: Technical Assistance Special Fund |   | 0.30                                   |  |
| <b>Cofinancing</b>  |   | <b>0.00</b>                            |  |
| None  |   | 0.00                                   |  |
| <b>Counterpart</b>  |   | <b>0.06</b>                            |  |
| Government  |   | 0.06                                   |  |
| <b>Total</b>  |   | <b>0.36</b>                            |  |
| <b>9. Effective Development Cooperation</b>   |   |  |  |
| Use of country procurement systems  | No  |  |  |
| Use of country public financial management systems                                    | No  |  |  |

## I. INTRODUCTION

1. The Government of the People's Republic of China (PRC) has requested a policy and advisory technical assistance (TA) from the Asian Development Bank (ADB). The assistance will support the Land Consolidation and Rehabilitation Center (LCRC) of the Ministry of Land and Resources (MLR) in conducting a research on intensive and economical land use mode in small and medium-sized cities and small towns. The ADB project team conducted consultations and agreed with LCRC on the TA project's objective, scope, impact, outcome, outputs, implementation arrangements, costs, financing arrangements, and terms of reference as reflected in this report. The design and monitoring framework is in Appendix 1.<sup>1</sup>

## II. ISSUES

2. **Need to develop small and medium-sized cities and small towns.** The Third Plenary Session of the 18th National Congress of the Communist Party of China identified the need for development plans to be based on sound and scientific analysis according to the size and layout of each unique urban agglomeration. Small and medium-sized cities and small towns are encouraged to develop industries, provide public services, create jobs, and attract more people. The PRC's National New-Type Urbanization Plan, 2014–2020 also promotes the development of small and medium-sized cities and small towns to achieve the urbanization targets and overall development strategy of the country.<sup>2</sup> The plan aims to optimize the city size and structure, and economical use of land. Cities and towns are encouraged to properly guide the location of industry and public service, and improve the quality and quantity of such services. Industrial projects should be established in small and medium-sized cities and small towns with strong environment carrying capacity and high development potential. Cities and towns are also encouraged to make use of local resources to develop industries that have local advantages, through which the function of large cities could be dispersed to small and medium-sized cities and small towns.

3. **Rapid development led to loss of farmlands.** Land is a limited resource. Compact and efficient urban development has long been a global issue. Expansion of urban areas poses challenges for infrastructure provision and protection of the environment and farmland. The development of small and medium-sized cities and small towns often leads to significant loss of arable land, which threatens the country's food security. Furthermore, during their development, economic profitability usually becomes a major concern as ecological and social effects are ignored due to the absence of systematic environmental planning and strict environmental law enforcement, and limited economic capacity. This has led to increased ecological pressure and low sustainability of land use.

4. **Unsystematic land use in small and medium-sized cities and small towns.** Urbanization in the PRC is progressing at an unprecedented rate along with the serious problem of urban sprawl. During 2006–2010, the speed of urban sprawl in small and medium-sized cities was twice as fast as during 2001–2005. Local governments gain revenue from land-use-right

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<sup>1</sup> The TA first appeared in the business opportunities section of ADB's website on 22 August 2014.

<sup>2</sup> Government of the People's Republic of China, Central Committee of the Communist Party of China and the State Council. 2014. *The National New-Type Urbanization Plan, 2014–2020*. [http://www.gov.cn/zhengce/2014-03/16/content\\_2640075.htm](http://www.gov.cn/zhengce/2014-03/16/content_2640075.htm). By 2020, the plan targets that about 60% of the country's population will live in urban areas, and about 45% of the country's population will hold an urban registration (*hukou*).

transfers.<sup>3</sup> In some developed areas, about half to two-thirds of a city's fiscal income comes from land transfers; this percentage is even higher in some inland cities. Local governments try to acquire construction land and earn revenue through land-use-right transfers to industries that can also contribute to revenues by paying taxes and creating jobs. Also, local government performance is measured primarily by the growth of its gross domestic product, so transferring land to industry also boosts local performance results.

**5. Low intensity of land use in small and medium-sized cities and small towns.**

Current urban development focuses on expansion and ignores the structural optimization of stock land resource.<sup>4</sup> Small and medium-sized cities and small towns tend to pursue expansion. Some local governments are enthusiastic in developing new areas and pay less attention to redeveloping old cities and reutilizing land. Low land use efficiency in built-up areas has left a huge volume of stock land resources idle. The average floor area ratio in cities is only about 0.3.<sup>5</sup> More than 40% of land is used inefficiently, and 5% is idle. In particular, industrial land use in small and medium-sized cities and small towns is inefficient and lacks proper guidance. As a result, industrial land is dispersed and the output per unit of land is low.

**6. Unreasonable land use structure and layout in small and medium-sized cities and small towns.**

Although both the total volume and the area per capita of construction land have significantly increased, the structural imbalance due to the abundance of industrial land and scarcity of land for public infrastructure and green space is a problem. In spatial layout, residential, industrial, and commercial land uses are unsystematically intertwined, hampering the development of urban functions. The pervading phenomenon of idle or wasted land leads to low efficiency in land use.

**7. Need for study on intensive and economical land use mode in small and medium-sized cities and small towns.**

In recent years, the central government has been taking measures to encourage the efficient use of land. In 2004, the PRC State Council issued Decree No. 28 to strengthen reform and land management, requesting governments to establish a mechanism for intensive and economical land use and benefit sharing. In 2012, MLR issued Document No. 47 to facilitate the establishment of a mechanism on intensive and economical land use. Subsequently, MLR and the National Development and Reform Commission updated the restricted and prohibited inventories of land use and MLR issued Decree No. 53 on measures to manage abandoned land. Despite such efforts, improving land use efficiency is still challenging. MLR issued Order No. 61 in May 2014 on the new Regulation on Intensive and Economical Land Use, which will be effective in September 2014. However, the regulation is too general and lacks practical policy, methods, and implementation guidelines. Thus, a recommendation is urgently needed to provide practical policy and implementation guidelines to promote intensive and economical land use. The PRC's land problem was created as a result of powers and intentions from various sectors, and therefore immediate large-scale reform is difficult.

8. Globally, research to improve land use efficiency has proliferated and produced a rich body of findings. Current land use efficiency in small and medium-sized cities and small towns in the PRC illustrates the urgency to learn from international cases. The TA will provide

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<sup>3</sup> Local governments benefit financially by transforming collectively-owned land to state-owned land by acquiring collectively-owned land with the government compensation rate, then auctioning the land use right to users at market rates.

<sup>4</sup> Land that is already occupied or used as construction land.

<sup>5</sup> Average floor area ratio in developed countries is about 1.0. Floor area ratio is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

recommendations to MLR on practical policy and implementation guidelines to realize intensive and economical land use in small and medium-sized cities and small towns. It will use a case study approach, drawing lessons from countries that have dealt with similar land use challenges, and will consider how to apply the lessons and innovations to selected case study cities and towns in the PRC. The TA will select representative cities and towns so that practical applications of policies and implementation guidelines may be replicated. Valuable international lessons in efficient land use in small and medium-sized cities could be learned from the application of various urban and regional planning, urban growth management, and land consolidation techniques. Both international and domestic practices must be compared, evaluated, and summarized, and recommendations made on whether and how to adapt foreign experiences to the PRC setting.

### **III. THE POLICY AND ADVISORY TECHNICAL ASSISTANCE**

#### **A. Impact and Outcome**

9. The impact will be better knowledge and stronger policies adopted for intensive and economical land use in small and medium-sized cities and small towns. The outcome will be recommendations available for policy and implementation guidelines to improve land use conditions in small and medium-sized cities and small towns.

#### **B. Methodology and Key Activities**

10. The outputs will be (i) a research report on intensive and economical land use mode for small and medium-sized cities and small towns, and (ii) policy suggestions for intensive and economical use of land in selected small and medium-sized cities and small towns.

11. The TA will be implemented using a combination of consultation and research with quantitative and qualitative analysis in a phased manner through reports, focus group discussions, and workshops that will be shared with local governments. Case studies will be developed throughout the research process.

12. First, a study on theories and practices from international cases focusing on small and medium-sized cities will be conducted. Intensive and economical land use modes will be classified, assessed, and summarized based on international practices. Findings will bring new and innovative perspectives and provide valuable information for further case studies in the PRC and policy suggestions for local governments.

13. Second, domestic land use issues and practices in various urbanization conditions including large, medium, and small-sized cities and small towns will be summarized, evaluated, and explored in detail. The study will identify existing problems of inefficient land use and summarize typical modes of intensive and economical land use in the PRC setting.

14. Based on the study, policy recommendations and suggestions for intensive and economical, people-centered, inclusive, environmentally and socially friendly, and rational land use mode will be prepared. The TA will produce policy suggestions applicable to selected small and medium-sized cities and small towns. Drawing on experience and lessons from selected cases, discussions with stakeholders relating to efficient land use will be held to exchange opinions to address multidimensional and complicated issues on land use. Lessons can be expanded to improve development practices of other small and medium-sized cities and small towns.

15. Activities for output 1 will include the following: (i) hold an inception workshop, (ii) prepare an international case study report, (iii) finalize the international case study report after the concluding workshop, (iv) prepare domestic case studies, (v) conduct a study tour, (vi) hold a midterm workshop, (vii) integrate the international and domestic case study reports into one draft research report, and (viii) hold a concluding workshop on case studies and submit the final report. Activities for output 2 are: (i) compile a report on policy suggestions for selected small and medium-sized cities, (ii) hold a TA final workshop, and (iii) prepare a policy brief with key policy recommendations.

### **C. Cost and Financing**

16. The TA is estimated to cost \$360,000, of which \$300,000 will be financed on a grant basis by ADB's Technical Assistance Special Fund (TASF-other sources). LCRC will provide counterpart support in the form of technical expertise, office accommodation, office supplies and equipment, printing, a part of the workshops and study tour, and other in-kind contributions.

### **D. Implementation Arrangements**

17. LCRC will be the executing agency. It has established a project management office to manage the consultants and monitor the quality and timing of deliverables. The project management office leader will closely monitor the quality control of TA outputs and regularly communicate with the consultant team leader and ADB project officers on the progress and quality of project outputs. The TA will be implemented from 1 January 2015 to 30 June 2016.

18. The TA will fund national and international consultants. National consultants will include (i) a land use policy specialist and team leader (5 person-months), (ii) an urban planning specialist and deputy team leader (3 person-months), (iii) a land and real estate legal specialist (3 person-months), (iv) a land economics specialist (3 person-months), and (v) a land management specialist (3 person-months). The international consultants will comprise three land use specialists for a total of 7 person-months.

19. A consulting firm will be engaged to provide national expertise (total of 17 person-months) and for overall management and logistical arrangements throughout the TA by working closely with LCRC. ADB will recruit the firm using the consultants' qualification selection method, with biodata technical proposal. This method will be used because highly specialized expertise is required. The three international consultants (total of 7 person-months) will be engaged as individual consultants. All consultants under the TA will be selected based on their academic qualification and relevant work experience in accordance with ADB's Guidelines on the Use of Consultants (2013, as amended from time to time). Services to support consultations and workshops will be carried out in accordance with ADB's *Technical Assistance Disbursement Handbook* (2010, as amended from time to time).

20. The TA will fund workshops to discuss the case studies and explore ways to adapt lessons from international cases into the PRC setting. Five workshops are planned and relevant stakeholders will participate. The TA will also partially fund a study tour for the counterpart government officials and decision makers from domestic case study cities to learn from international experiences and bring back innovative ideas. The location of the study tour will be determined during the international case study and the tour will be conducted during the domestic case study period. The findings from the study tour will be presented at the midterm workshop and will be reflected in the research report. LCRC will select the appropriate participants for the study tour.



#### **IV. THE PRESIDENT'S DECISION**

21. The President, acting under the authority delegated by the Board, has approved the provision of technical assistance not exceeding the equivalent of \$300,000 on a grant basis to the Government of the People's Republic of China for Research on Intensive and Economical Land Use Mode in Small and Medium-Sized Cities and Small Towns, and hereby reports this action to the Board.

## DESIGN AND MONITORING FRAMEWORK

| Design Summary   | Performance Targets and Indicators with Baselines   | Data Sources and Reporting Mechanisms   | Assumptions and Risks  |
|--|---|---|--|
| <p><b>Impact</b><br/>Better knowledge and stronger policies adopted for intensive and economical land use in small and medium-sized cities and small towns</p>   | <p>Improved awareness and practical know-how for efficient land use in the development of small and medium-sized cities and small towns are reflected in plan materials, reports, and policies of MLR and local governments by 2021</p>                   | <p>Plan materials, reports, and policies of MLR and local governments</p>   | <p><b>Assumption</b><br/>The government sustains its commitment to people-centered and sustainable development of small and medium-sized cities and small towns.</p> <p><b>Risk</b><br/>Other land-related issues become serious and the government changes its priorities on land reform.</p> |
| <p><b>Outcome</b><br/>Recommendations available for policy and implementation guidelines to improve land use conditions in small and medium-sized cities and small towns</p>   | <p>Policy and implementation guidelines considered for local governments by 2016</p>  | <p>Local government policy note</p>   | <p><b>Assumption</b><br/>Coordination of MLR with other stakeholder agencies is effective.</p> <p><b>Risk</b><br/>Land related institutions, local governments, and policy makers are unwilling to accept recommendations for improvement and reform.</p>                                      |
| <p><b>Outputs</b></p> <ol style="list-style-type: none"> <li>1. A research report on intensive and economical land use mode for small and medium-sized cities and small towns</li> <li>2. Policy suggestions for intensive and economical use of land in selected small and medium-sized cities and small towns</li> </ol> | <p>Research on international case studies undertaken by June 2015</p> <p>Integrated research report submitted by March 2016</p> <p>Policy suggestions prepared by June 2016</p> <p>Policy brief with key policy recommendations prepared by June 2016</p> | <p>Periodic TA progress reports by consultants</p> <p>Dissemination of TA progress and findings by LCRC</p> <p>TA final report by consultants</p> | <p><b>Assumption</b><br/>Senior government officials are actively engaged and guide TA implementation.</p> <p><b>Risk</b><br/>Information and data on land use outside the direct control of MLR is difficult to access and obtain.</p>  |

| <b>Activities with Milestones</b>   | <b>Inputs</b>   |
|---|---|
| <p><b>1. A research report on intensive and economical land use for small and medium-sized cities and small towns</b></p> <p>1.1 Mobilize consultants, identify case study locations, and hold TA inception workshop (month 1, January 2015)</p> <p>1.2 Prepare and submit drafts of international case study report (months 2–3, February–March 2015)</p> <p>1.3 Update the international case study report (months 4–5, April–May 2015)</p> <p>1.4 Hold the concluding workshop and submit the final international case study report (month 6, June 2015)</p> <p>1.5 Undertake domestic case studies and compile the draft report (months 7–11, July–November 2015)</p> <p>1.6 Undertake international study tour (month 9, September 2015)</p> <p>1.7 Submit the draft domestic case study and hold midterm workshop (month 12, December 2015)</p> <p>1.8 Integrate the international and domestic case study reports into one research report (draft) (months 13–14, January–February 2016)</p> <p>1.9 Hold concluding workshop of case studies and submit the final report (month 15, March 2016)</p> <p><b>2. Policy suggestions for intensive and economical use of land for selected small and medium-sized cities and small towns</b></p> <p>2.1 Based on activity 1 research output, compile a report on policy suggestions (months 16–17, April–May 2016)</p> <p>2.2 Hold final TA workshop with relevant stakeholders (month 18, June 2016)</p> <p>2.3 Prepare draft ADB knowledge product (policy brief) (month 18, June 2016)</p> | <p><b>ADB: \$300,000</b></p> <p>Note: The government will provide counterpart support in the form of technical expertise, office accommodation, office supplies and equipment, printing, a part of workshops and study tour, and other in-kind contributions.</p> |

ADB = Asian Development Bank, LCRC = Land Consolidation and Rehabilitation Center, MLR = Ministry of Land and Resources, TA = technical assistance.

Source: Asian Development Bank.

**COST ESTIMATES AND FINANCING PLAN**

(\$'000)

| <b>Item</b>  | <b>Amount</b> |
|--|---------------|
| <b>Asian Development Bank<sup>a</sup></b>                      |               |
| 1. Consultants   |               |
| a. Remuneration and per diem                                   |               |
| i. International consultants                                   | 123.60        |
| ii. National consultants                                       | 83.05         |
| b. International and local travel                              | 31.15         |
| 2. Training, seminars, and conferences                         | 14.25         |
| 3. Miscellaneous administration and support costs <sup>b</sup> | 14.95         |
| 4. Study tour <sup>c</sup>                                     | 15.00         |
| 5. Contingencies   | 18.00         |
| <b>Total</b>   | <b>300.00</b> |

Note: The technical assistance (TA) is estimated to cost \$360,000, of which contributions from the Asian Development Bank are presented in the table above. The government will provide counterpart support in the form of technical expertise, office accommodation, office supplies and equipment, printing, part of the workshops and study tour, and other in-kind contributions. The value of government contribution is estimated to account for 16.7% of the total TA cost.

<sup>a</sup> Financed by the Asian Development Bank's Technical Assistance Special Fund (TASF-other sources).

<sup>b</sup> Including translation of documents and interpretation at workshops.

<sup>c</sup> The TA will finance part of the study tour. The balance will be financed by government counterpart funds. Study tour location will be limited to ADB member countries.

Source: Asian Development Bank estimates.

## OUTLINE TERMS OF REFERENCE FOR CONSULTANTS

### A. Objectives

1. The policy advisory technical assistance (TA) will study intensive and economical land use mode in small and medium-sized cities and small towns in the People's Republic of China (PRC). The TA will require the services of nine consultants for a total of 24 person-months comprising five national and three international consultants over 18 months. All consultants under the TA will be selected in accordance with ADB's Guidelines on the Use of Consultants (2013, as amended from time to time).
2. The consultants will perform their tasks in close consultation with the Land Consolidation and Rehabilitation Center (LCRC) of the Ministry of Land and Resources, as the executing agency. The consultants will produce the following in both English and Chinese: (i) a research report on intensive and economical land use mode for small and medium-sized cities and small towns, and (ii) policy suggestions on intensive and economical use of land in selected small and medium-sized cities and small towns. All consultants must be familiar with land use issues in the PRC.
3. The consultants will arrange all the necessary translations needed for the TA activities, and will help LCRC to arrange workshops as indicated in the activities of the design and monitoring framework.

### B. National Consultants

4. A consulting firm will be recruited to provide the national expertise. The firm will report to the Asian Development Bank (ADB). ADB will recruit the firm using the consultants' qualification selection method with biodata technical proposal. Day-to-day working research discussions will be directly communicated with the project management office in LCRC; in turn, LCRC will provide technical guidance, data and information, comments, and counterpart support. Deliverables will be prepared in English and Chinese, and submitted to LCRC and ADB for comments and approval. The consulting firm will undertake the following activities:
  - (i) identify case study locations within the PRC in consultation with LCRC, participate in the TA inception workshop, and discuss current land use issues (month 1);
  - (ii) participate in the international case study concluding workshop and discuss the issues and lessons identified (month 6);
  - (iii) learning from the international case study workshop, undertake domestic case studies and compile the draft report (months 7–11);
  - (iv) submit the draft domestic case study and participate in the midterm workshop (month 12) (first deliverable by month 12);
  - (v) integrate international and domestic case study reports into one research report (draft) (months 13–14) (second deliverable by month 14);
  - (vi) participate in concluding workshop of case studies and submit the final report (month 15) (third deliverable by month 15);
  - (vii) based on the case study final report, compile a report on policy suggestions and advice (months 16–17) (fourth deliverable by month 17); and
  - (viii) participate in the TA final workshop and discuss the TA outputs (month 18).
5. **Land use policy specialist and team leader** (5 person-months). The specialist will
  - (i) have at least a master's degree in land use planning and land management or similar field

and be familiar with the PRC land use issues and the socioeconomic impact of land use; (ii) have at least 10 years of relevant work experience in land use administration and management, and institutional analysis; (iii) be familiar with domestic and international best land use policy cases in terms of practical and technical aspects, including regulatory and institutional aspects; and (iv) have excellent writing, communication, and presentation skills in both English and Chinese. Experience with the PRC government agencies' policy development will be an advantage. The specialist will undertake, among other tasks, the following team leadership and technical tasks in coordination with other team members:

- (i) prepare a detailed TA methodology and work plan;
- (ii) lead TA implementation, including coordination of team inputs and timely delivery of project outputs;
- (iii) act as the main liaison between LCRC, ADB, and the project team including the international consultants;
- (iv) compile and review the inputs of other team members and be responsible for the delivery of quality documents;
- (v) support other team members in their assigned tasks;
- (vi) analyze and document the PRC's land regulatory and institutional system, and conduct case studies of cities and/or regions in the PRC with good or failed land use;
- (vii) communicate and coordinate with the international land use specialist on the review of international best practices in land use and industrial location, and oversee the review of the regulatory and institutional framework for intensive and economical land use in the PRC and integration of urban and rural planning, land use, and the natural resource management system of the PRC;
- (viii) analyze information, data, and case studies; and formulate policy recommendations and implementation guidelines;
- (ix) facilitate stakeholder meetings, TA workshops, and team meetings; and
- (x) prepare and submit progress reports to LCRC and ADB, including inception, midterm, and final reports and brief progress reports as reasonably requested by ADB and/or LCRC.

**6. Urban planning specialist and deputy team leader** (3 person-months). The specialist will (i) have at least a master's degree in urban planning, especially in land use or related field, (ii) have more than 5 years of relevant work experience in land use and spatial planning, PRC urbanization, and urban planning and development control; (iii) be familiar with all technical, methodological, regulatory, and institutional aspects of the PRC land use; and (iv) have excellent writing, communication, and presentation skills in both English and Chinese. Experience with the PRC government agencies' policy development will be an advantage. The specialist will undertake, among other tasks, the following in coordination with the team leader and other team members:

- (i) study theories and introduce them in practical application to the PRC situation;
- (ii) analyze current land use issues in the PRC and make institutional analysis on cases;
- (iii) analyze selected case study locations;
- (iv) using international specialists' inputs, interpret international lessons for the PRC context and provide policy recommendations;
- (v) prepare inputs to the deliverables in collaboration with the team members; and
- (vi) participate in discussions with the team, stakeholders, LCRC, and ADB.

**7. Land and real estate legal specialist** (3 person-months). The specialist will (i) have at least a master's degree in law; (ii) have more than 5 years of relevant work experience in real

estate and land legislative field; (iii) be familiar with challenges and constraints in land use management and conversion in the PRC, and have practical experience in handling them with land stakeholders; and (iv) have good oral and written English and Chinese skills. The specialist's tasks will include the following:

- (i) study the theories and introduce them in practical application to the PRC setting;
- (ii) analyze current and related legal land issues in the PRC and selected case study locations;
- (iii) propose possible change in legal and institutional settings to promote intensive and economical land use in the PRC;
- (iv) prepare inputs to the deliverables in collaboration with the team members; and
- (v) participate in discussions with the team, stakeholders, LCRC, and ADB.

8. **Land economics specialist** (3 person-months). The specialist will (i) have at least a master's degree in a related field; (ii) have more than 5 years of relevant work experience in the PRC; (iii) have expertise in land use related regulations, policies, and land economics; (iv) have excellent writing, communication, and presentation skills; and (v) have good oral and written English and Chinese skills. Experience with the PRC government agencies' policy development will be an advantage. The specialist will undertake, among other tasks, the following in coordination with the team leader and other team members:

- (i) study and apply theories of land economics in the PRC setting;
- (ii) analyze current land use issues of selected cases;
- (iii) evaluate existing policies and institutional settings to promote intensive and economical land use in the PRC;
- (iv) prepare inputs to the deliverables in collaboration with the team members; and
- (v) participate in discussions with the team, stakeholders, LCRC, and ADB.

9. **Land management specialist** (3 person-months). The specialist will (i) have at least a master's degree in land management, geography, or other related social science field; (ii) have more than 5 years of relevant work experience in land management and administration; (iii) have experience with urban and rural development projects; and (iv) be familiar with theories and practices in the field of land management in the PRC. Preferably, the candidate will have work experience in international and domestic agencies. The specialist's tasks will include the following:

- (i) contribute to the national case studies from the perspectives of land management and administration;
- (ii) study theories of land management and apply them to the project;
- (iii) analyze current management issues on land use efficiency and assist the team in selecting case study locations;
- (iv) using international specialists' inputs, interpret international lessons for the PRC context and provide policy recommendations on land management;
- (v) propose possible changes to the current land management mechanism to promote intensive and economical land use;
- (vi) prepare inputs to the deliverables in collaboration with the team members; and
- (vii) participate in discussions with the team, stakeholders, LCRC, and ADB.

### C. International Consultants

10. The consultants will report to ADB. Day-to-day working level research discussion will be directly communicated with the project management office in LCRC; in turn LCRC will provide

technical guidance, data and information, comments, and counterpart support. Deliverables will be prepared in English and will be submitted to LCRC and ADB for comments and approval. The individuals will undertake the following activities:

- (i) participate in the TA inception workshop, and discuss and understand current land use issues in the PRC (month 1);
- (ii) prepare and submit a draft of the compiled international case study reports (months 2–3) (first deliverable by month 3);
- (iii) finalize the international case study report (months 4–5);
- (iv) participate in the international case study concluding workshop, present the findings and discuss the application of lessons in the PRC context (month 6);
- (v) submit the final international case study report (month 6) (second deliverable by month 6); and
- (vi) participate in the TA final workshop and discuss the TA outputs (month 18).

11. **Land use specialists** (3 specialists, total of 7 person-months). International specialists will be selected to identify practical information, knowledge, and lessons from their own countries' best or failed experiences. The specialists will have at least a master's degree in land use, urban planning, land economics, geography, or related field; and at least 15 years of relevant practical work experience in land use or spatial planning. The candidates must have excellent writing, communication, and presentation skills in English. Previous work experience in the PRC is an advantage. The specialists will

- (i) provide and present case studies on both success and failure cases on land use in small and medium-sized cities and small towns and provide adaptive suggestions within the PRC setting;
- (ii) participate in workshops and conduct brainstorming sessions with the national experts and stakeholders to refine options applicable to the PRC setting;
- (iii) review and comment on TA progress and outputs throughout TA implementation;
- (iv) prepare inputs to the deliverables in collaboration with the team members;
- (v) provide comments to the national consultants' four deliverables; and
- (vi) participate in discussions with the team, stakeholders, LCRC, and ADB.