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DCZ APD Study Tour

“China’s Rural Land System Reform”

September 24 to 30, 2019 in Germany and the Czech Republic



Rapporteurs: Karin Tränkner-Benslimane, supported by Paul Miehe



Table of Contents

List of Abbreviations	2
List of Participants	3
Acknowledgement	5
1. Background and Objective	6
2. Study Tour to the Czech Republic and Germany	8
3. Outcomes	19
4. Suggestions for further measures and events	20
5. Evaluation	21

List of Abbreviations

BMEL	German Federal Ministry of Food and Agriculture
MARA	Ministry of Agriculture and Rural Affairs
FECC	Foreign Economic Cooperation Centre
DCZ	Sino-German Agricultural Centre
APD	Agricultural Policy Dialogue
CAU	China Agricultural University
TUM	Technical University Munich
ALE	Office for Rural Development
BVVG	Agri Forest Privatization Agency
BBV	Bavarian Farmer Association
FlurbG	German land consolidation law
ISKN	Information system of the real estate cadastre

List of Participants

No.	Name	Institution	
1	Mr. Sun Bangqun		Deputy Director-General of the Department of Policy and Reform, Ministry of Agriculture and Rural Affairs, (MARA)
2	Mr. Yang Yi		Director-General Foreign Economic Cooperation Center (FECC), Ministry of Agriculture and Rural Affairs, (MARA)
3	Mr. Song Xiaochun		Director of Management System, Department of Policy and Reform, MARA
4	Ms. Yang Xia		Deputy Division Director, Collective Assets Division, Dept. of Policy and Reform, MARA
5	Dr. Zhang Xian		DCZ Project Manager, FECC, MARA
6	Dr. Liu Xiangqi		Director of Rural Development Research Center, Tianjin Normal University
7	Dr. Li Yu Mei		Associate Professor of College of Humanities and Development, CAU/China Agricultural University, Beijing and Assistant to the Dean of College of Humanities and Development, China Agricultural University, Beijing
8	Dr. Dietrich Guth		DCZ Deputy Political Director, moderator of sessions
9	Prof. Dr. Walter Timo de Vries		DCZ short-term expert; Technical University of Munich (TUM), Chair land management / Dean of studies Geodesy and geoinformatics / Director Centre for Land, Water, Environment

10	Ms. Stanimira Penkova		DCZ Project Manager, IAK Agrar Consulting GmbH
11	Ms. Karin Tränkner-Benslimane		DCZ, Senior Expert Agricultural Policy Dialogue (APD)
12	Mr. Paul Mieke		DCZ, Junior Expert Agricultural Science and Policy
13	Ms. Hong Zhao-Zügler		German – Chinese Interpreter

Acknowledgement

The fact-finding tour for “China’s Rural Land System Reform” was planned and realised as part of the 2019 work plan in the Agricultural Dialog of the Sino-German Agricultural Centre (DCZ).

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The successful organisation of the activity would not have been possible without the great support of several people. We especially like to thank Prof. Dr. Walter Timo de Vries, professorship of land management at the Technical University of Munich, for providing the delegation with comprehensive knowledge and contacts for the subject matter and the time he took to accompany the group in Prague and Tirschenreuth. We would also like to thank Prof. Dr. Li Yu Mei from China Agricultural University and our colleague Dr. Zhang Xian from FECC for bringing together a group of highly qualified experts for this journey.

Great thanks go to Mr. Tobias Wienand from the Ministry of Rural Development, Environment and Agriculture of Brandenburg for his warm welcome in Potsdam and his introduction to land consolidation in Brandenburg according to “FlurbG / German land consolidation law”.

Ms. Katja Dells, Head of International Consulting Dept. at BVVG and Mr. Hans-Egbert von Arnim, Leader of BVVG branch office of Saxony-Anhalt demonstrated great flexibility – we are thankful for their presentation at the Seminaris Hotel in Potsdam during a challenging evening session.

Thomas Gollwitzer, Head of ALE / Office of Rural Development Tirschenreuth, and his team members Mr. Guggenberger and Ms. Bornschlegl gave the delegation valuable insights in what his office is undertaking in land consolidation measurements, about all procedures and the people involved.

Dr. Harald Amon TUM Research Station Veitshof made a visit to the dairy farm in Freising possible.

Dr. Michael Rittershofer, CEO Tagwerk e.V. and TAGWERK GmbH, receives our thanks for his hospitality at the Tagwerk wholesales market. He also arranged a field visit to the mixed farming Obergrashof where Mr. Peter Stinshoff offered an impressive introduction to this family-driven market garden.

On the Czech side we want to thank Ms. Eva Šolcova, Head of Czech Office for Surveying, Mapping and Cadastre, and Mr. Polacek for their introduction to the cadastral system of the Czech Republic and Ms. Hercegová for the organisational support. Ms. Patricie Krechlová did a great job as a trilingual interpreter for English, Czech and Chinese.

Finally, our sincere thanks go to our IAK project manager in Leipzig, Ms. Stanimira Penkova, for her endless work and to Ms. Doris Baumbach who managed the logistics of the tour with great expertise; not to forget Ms. Tang Bing in Beijing for her support in translating the programme into Chinese.

1. Background and Objective

Objective of the Study Tour

Background:

China's agricultural policy is entering a new era in which the "Rural Vitalisation Strategy" plays a crucial role. Strengthening small scale farmers' land rights is one central focus – besides a bundle of measurements and instruments of the rural vitalisation strategy.

According to China's 3rd agricultural census from 2016, 70 % of China's arable land is cultivated by small-scale farmers, 90 % of rural employees are employed in small farms and 80 % of grain is produced by small farmers. With an average between 0.1 and 0.5 hectares per household, farms in China are very small. Often their land is scattered and not manageable with modern machinery.

Already during China's 18th National Congress in November 2012 it was decided to respond to requirements of domestic and international circumstances in agriculture and trade with appropriate rural land rights reforms.

Over a long period, the practice of collective ownership for farmers of rural land and a double-layer management system based on household contracting in combination of centralisation and decentralisation was used¹.

Due to the development of industrialisation, urbanisation and migration of rural labourer into cities, it was recognised as an urgent need to better protect the rights and interests of mainly small-scale farmers and to safeguard their legal property rights.

The Central Committee had decided to adapt Chinese agriculture to new circumstances. Main goals of upcoming reforms are to develop and support a modern Chinese agriculture, to increase agricultural production efficiency and to increase its globally competitiveness. Hypothecation and financing systems of the management rights of rural contract lands need to be developed.

Finally, the improvement of resource utilisation efficiency of rural land in China and moderate scale management of farms is expected to be developed.

On February 19 the „Document Nr. 1“, the yearly acquired policy paper, was published. Large room was given to „Sannong“ (三农) which stands for a triad of agriculture, farmers and rural area. „Sannong“ is described as the main stabilising factor for China's further development in increasingly difficult times worldwide.

Objectives of the tour:

The topic of the study tour mirrors the interest of Chinese politicians and scientists in rural land management systems. Gaining insights and an understanding of institutions, procedures, instruments and mechanisms in Germany and the Czech Republic in land right management systems and land consolidation measures were therefore the intention of the journey. Of special interest was the privatisation process of former nationalised farmlands and property rights in Germany after reunification and the political transformation of the Czech Republic after the fall of the "Iron Curtain".

¹ See: proposal on a research on German and Czech Rural Land System

A study on rural land management system in Western advanced economies should help to get ideas on how to solve China's problems as further described.

Process of study tour:

Based on a proposal from FECC, the study tour was initialised through a kick-off workshop held on July 2 in Beijing, prepared and carried out by Prof. Dr. de Vries, an expert and professor in geostatic at Technical University Munich (TUM). During the workshop, Prof. Dr. Liu Xiangqi presented a comprehensive overview of the current situation of rural property rights in China. The country differentiates its property right law between urban and rural land rights. Dr. Liu pointed out the difficulties and challenges in China's rural land rights management system², namely the

- boundaries of rights between ownership, contract right, and management right,
- way of efficient operation of land transferring system,
- monitoring and protection mechanism for land transferring,
- moderate scale management of rural lands,
- hypothecation and financing systems,
- land acquisition system: narrowing the scope of land acquisition and improving the system of land value-added income distribution.

Because of the importance of the subject, the Chinese side requested a visit to at least two countries with a duration of eight days. The DCZ team members Ms. Karin Tränkner and Mr. Paul Mieke prepared a first draft of a route based on the suggestions from Prof. de Vries. The study tour was assembled with institutions to be visited in Germany and the Czech Republic. An intensive information exchange and good cooperation between the team and IAK project manager Ms. Stanimira Penkova followed.

Prof. de Vries and Ms. Penkova partly accompanied the delegation. Prof. de Vries was a respectable source of knowledge during the study tour.

The tour was planned from September 23 to September 29. Due to visa problems, the delegation arrived one and a half day later than expected and therefore extended their planned journey for one more day. In the end the journey took place from September 24 to 30. The original itinerary had to be adapted accordingly. Unfortunately, the most important visit to the German Ministry of Agriculture and Nutrition / BMEL had to be cancelled as well as the visit to BVVG.

Delegation participants:

The delegation was a small and well composed group of political and scientific representatives. Mr. Sun Bangqun, Deputy Director-General of the Department of Policy and Reform, Ministry of Agriculture and Rural Affairs, (MARA) and Mr. Yang Yi, Director-General Foreign Economic Cooperation Centre (FECC), Ministry of Agriculture and Rural Affairs (MARA), Mr. Song Xiaochun, Director of Management System, Department of Policy and Reform, MARA and Ms. Yang Xia, Deputy Division Director, Collective Assets Division, Dept. of Policy and Reform, MARA joined for the political side of the delegation.

As representatives from science, Dr. Liu Xiangqi, Director of Rural Development Research Centre, Tianjin Normal University and Prof. Dr. Li Yu Mei, Associate Professor of College of Humanities and

² Presentation of Prof. Dr. Liu Xiangqi

Development, China Agricultural University, Beijing and Assistant to the Dean of College of Humanities and Development, China Agricultural University, Beijing participated.

Dr. Zhang Xian, DCZ Project Manager, FECC, MARA represented the Chinese side of project team members. Mr. Yu Fei, Professor of Law and PhD supervisor at the China University of Political Science and Law (CUPL) in Beijing and Mr. Tang Zhishao, FECC and Chinese Managing Director of DCZ, participants of the kick-off workshop did not join the study tour.

From German side, the study tour was accompanied by Dr. Guth, Political Director of DCZ, partly from Prof. Dr. de Vries, Professor at Technical University Munich and Ms. Stanimra Penkova, IAK Project Manager for the DCZ. Finally, beside facilitating, Ms. Karin Tränkner, Senior Expert on Agriculture Policy Dialog and Mr. Paul Mieke, DCZ Junior Expert accompanied the group during the whole journey.

2. Study Tour to the Czech Republic and Germany

Day 1: Tuesday, September 24, 2019

Arrival of the Chinese delegation at Berlin Tegel airport where they were warmly welcomed by Dr. Guth, Ms. Stanimra Penkova, Ms. Karin Tränkner and Mr. Paul Mieke.

Directly after the arrival, the in a traditional Café in walk through the historic before the programme



Photo: Karin Tränkner

tour started with a lunch Potsdam followed by a “Dutch-town” of Potsdam started.

Dr. Guth moderated the official visits during the first and the following days.

After lunch, Mr. Tobias Wienand from the Ministry for Rural Development, Environment and Agriculture Brandenburg, Potsdam gave a comprehensive presentation on the topic of “Land consolidation in Brandenburg according to the “FlurbG / German land consolidation law” which is valid on national level and the “LwAnpG/Landwirtschaftsanpassungsgesetz” which regulates land allocation after the privatisation process in Eastern Germany after the German reunification.



Photos: Paul Mieke

The land consolidation process in Germany is more than just the clarification of individual property rights. The goals of land consolidation had to be changed and adapted over time according to new demands, developments and challenges in the society. Namely it serves the improvement of production and working conditions in agriculture and forestry as well as the overcoming investment barriers in the eastern part of Germany due to former separation of land and properties. Additionally, the aims of land consolidation process are:

- to solve conflicts in land use
- community spanning village development
- conversion of water and environmental issues
- social, environmental and ownership considerations in huge infrastructure projects of public interest in rural areas

The maps below demonstrate the changes in landscape after land consolidation of Wriezen-Bad Freienwalde: Left: before right: after land consolidation



Left: before



Right: after land consolidation

Source: T. Wienand

On Tuesday evening, the delegation could listen to a presentation given by Katja Dells, Head of International Consulting Dept. at BVVG (Agri Forest Privatization Agency) at Seminaris hotel.

Ms. Katja Dells gave insights into the institution structure and legal frame of BVVG.

The following session presented by Mr. Hans-Egbert von Arnim deepened the understanding of Eastern Germany's land consolidation context. Main topics were:

- Transformation of the agricultural sector in East Germany
- Institutional framework for the privatisation and management

The first day ended with a late but relaxed dinner at Dorint Hotel Sanssouci in Potsdam.

Day 2: Wednesday, September 25, 2019

Visit of the Czech Office for Surveying, Mapping and Cadastre

The second day started with an early check-out and bus ride to Prague including unforeseen handicaps and programme changes. As the trip took longer than expected (due to driving regulations and the misleading navigation of the bus company) the group arrived later than planned in Prague.

Unfortunately, the reserved table for lunch in the traditional brewery and restaurant U Fleků in the Old Centre of Prague had to be cancelled. Nevertheless, a quickly found and very charming coffee shop offered the group a light menu in a very cosy atmosphere.



Photo: Karin Tränkner

Office for Surveying, Mapping and Cadastre

In the afternoon the group visited the Czech Office for Surveying, Mapping and Cadastre in Prague where they were welcomed by Mr. Jiří Poláček and Ms. Martina Hercegová.

Topics:

1. General information about the Czech Office for Surveying, Mapping and Cadastre
2. The process of land registration
3. Information system of the real estate cadastre (ISKN), services and data provision

Ms. Martina Hercegová provided general information on the role and function of the Czech Office for Surveying, Mapping and Cadastre and on how land and property rights are registered in the Czech real estate cadastral system.

The office deals with land registration, cadastral and topographic surveys. It is responsible for the quality and complete coverage of all land related information in the Czech Republic which includes 23 million land parcels, 6 million ownership folios and information related to 3.7 million buildings amongst others. The Czech Cadastre is organised in 94 local cadastral offices.

Three types of database mutations are recorded, referred to as Entry (registration and mutation of rights), Record (related to secondary rights related to a State transaction, i.e. when the city of Prague decides to delegate property to metropolitan districts) and Note (significant information about real estate or owners and other beneficiaries registered in the cadastres – i.e. if mortgages are not paid).

The legal basis of all cadastral operations is the New Civil Code of 2012 (NCC) and the new Cadastral Law of 2013. The NCC returns to the main legal principles of civil law. Since 2015 all documents at the cadastre are in electronic form.



An intensive discussion between Mr. Sun Bangqun and Ms. Martina Hercegová at Czech Office for Surveying, Mapping and Cadastre in Prague

Photos: Karin Tränkner

Mr. Jiří Poláček presented how the Czech cadastre is providing e-services linked with the Cadastre of Real Estate. He indicated that their cadastral information system (abbreviated as ISKN) is part of a system of basic public registers, including a civil register and a building and address register amongst others which are inter-connected.

The Cadastral ISKN contains both the spatial data (maps) and the descriptive data (of land rights, of owners). Being one of the basic registers, the ISKN data can be directly combined with other public registers in order to derive so-called e-services, such as information requests on where and which land types and associated land rights exist. These basic registers enable government offices to extract relevant authoritative data on each requests and make sure that citizens do not have to complete information forms each time they interact with the public administration. As such, these provide for a more efficient and effective land information governance.

Furthermore, as the ISKN is an 'INSPIRE' compliant, i.e. constructed according to the guidelines of the European Directive INSPIRE (infrastructure for spatial information in Europe), the data can be connected to other European spatial data. All this information is freely accessible for all Czech citizens³.



Group photo with Mr. Jiří Poláček and Ms. Martina Hercegová

Photo: Eva Šolcova

³ This part of the report is written by Prof. Dr. de Vries

After the Check-in at Metropolitan Old Town Hotel in Prague, the group enjoyed an evening sight-seeing tour provided by a tour guide and a delightful dinner in a traditional Czech restaurant.



Photos: Karin Tränkner

Day 3: Thursday, September 26, 2019

An office of rural development introduces itself

The journey continued with a visit to Tirschenreuth, Upper Palatinate, Bavaria.

This region is well known as the “land of thousand lakes”. Mr. Thomas Gollwitzer, Head of Office for Rural Development (ALE) welcomed the group in a beautiful new building constructed completely with renewable sources: wood from regional forests. Mr. Gollwitzer started with the first part of the presentations, he introduced his office and a review of the history of rural development in Bavaria. The corner stone was laid by King Ludwig II (1845- 1886) with a law which should improve living conditions of rural people.

In 1932, the Office for Rural Development was opened in Neuburg a.d. Donau; 1966 it moved to Regensburg and in 2015 to Tirschenreuth. Each of the seven governorates of Bavaria runs its own office.



Photo: New building of ALE in Tirschenreuth, ALE

The mandate of all ALE is to guarantee, on the base of the Bavarian Constitution, all cities, communes and rural areas a sustainable and vital life, support agriculture and forestry in a future-oriented manner, protect the natural and cultural environment and realise public measures in a socially acceptable way. The principles and competences of ALE in Bavaria comprise that citizens are at the focus of their work, practice of subsidiarity, office as a one-stop-agency, a triad of economy-ecology-

social considerations in land management. Inclusion of public from the very beginning of measures in land consolidation via community associations ensures a low rate of resistance and contradiction which is in Bavaria under 2%. Especially the principle of subsidiarity as a maximum of self-determination, self-responsibility and the opportunity of self-unfolding is crucial for successful land consolidation.

Mr. Gollwitzer recommended the DCZ to get in contact with the Shandong-project of the Hanns Seidel Stiftung (HSS, it is a political foundations of Bavarian party CSU) which has been working for decades in China in the field of rural development, sustainable agriculture, education and land consolidation.

Examples of land management in the meadow:



Source: Gollwitzer, ALE

Land management in a village:



Source: Gollwitzer, ALE

Execution instruments of Integrated Rural Development are measures according to the land consolidation law (FlurbG) with the village renewal programme and three promoting instruments, namely FinR-LE, DorfF and ELER. From 2019-2021, the ALE Upper Palatinate runs 220 measures of land consolidation.

Important future working programmes are creative, vital and sustainable community development, inner-communal development (VC 2.0) with focus on the re-use of empty buildings, further development of eco-model regions and the enhancement of biodiversity. Finally, rural areas should provide working opportunities by the initiative of “native-micro-entrepreneurs”. According to the IFO (Institute for Economic Research), each euro invested in village renewal or land consolidation ends up with seven euros of further private investment. Each million euros of public subsidies for rural development involves 130 workplaces and nearly two-third of subsidies flow back into the government funds because of increased taxes through increased private investments.

On farmers' level, approximately 170 euros are saved per hectare each year because of less costs of work, machinery, agricultural input and wages.

After a short break, Mr. Guggenberger took over the presentation of ALE's environment protection programme, his topic was "Environmental planning in rural development – process flow and examples in Upper Palatinate".

Due to land consolidation measures, landscape structure is changing. Therefore, it is also an intrinsic task of ALE to ensure the protection of nature. Approvals of plannings follow the FlurbG § 41 on the base of national and European law which is predominant in environment assessment law.

The law includes:

- human being and health,
- animals, plants and biological diversity
- soil, land, landscape, water, air and climate
- cultural heritages and common tangible values
- correlation between all

In order to guarantee compliance, ALE follows an integrated approval system in which relevant stakeholders are involved. The approval follows a systematic structure where environmental mapping is a first step. A traffic light evaluation system enables biotope classification. Each land consolidation measure that has a negative impact is obliged to take compensation measurements.



Intervention: ecological impacts deterioration
 Starting point: meadow
 Goal: asphalt road
 Measure receives **minus points**

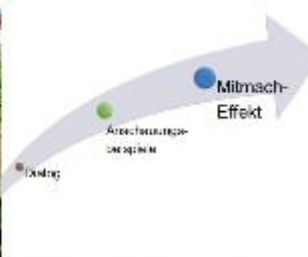


Compensation: ecological improvement
 Starting point: arable land
 Goal: near-natural trench
 Measure receives **plus-points**

Several examples of measures contributed to a good understanding of interventions.



intensiver Austausch von **Gemeinde**, **Landnutzern** und **Fachleuten**
 anstatt sektoraler Fachplanung



This picture demonstrates the integrated approach: the interaction of communes, land users and experts instead of sectoral land planning measures

Summarised, the impact of integrated land consolidation approaches contribute to a better and more harmonious rural live and mutual understanding of different aspirations. It also contributes to a feeling of native country and identification with the rural area to its inhabitants.

The visit to Tirschenreuth ended up with lunch in the restaurant Seenario, a scenic place located close to a typical carp-lake.

Day 4: Friday, September 27, 2019

Visit to TUM Research Station, Tagwerk, a consumer-producer association and member enterprises

In the morning, the group visited the dairy research station Veitshof which belongs to TU Munich. The contact person of the station, Dr. Amon was ill on this day, so a farm manager had to replace him. Therefore, the visit of the dairy farm was quick. The farm keeps an old breed of milk-cattle and undertakes trials in different kinds of fodder. The group used the remaining time for a further walk along the Amper river to Freising where the bus picked them up for lunch.

As Freising is the city with the world's oldest and famous brewery Weihenstephan, the group enjoyed the opportunity of visiting the beer garden of the "Weihenstephan Bräustüberl" at best autumn weather.

In the afternoon, the group visited the cooperative Tagwerk, "The Economic Cooperative - urban and rural relationship". Dr. Rittershofer, CEO of Tagwerk welcomed the group in the relatively new business complex in Garching near Munich.

Tagwerk cooperative was founded in 1984 by a small group of people who wanted to organise their shared daily food purchase in their living region. 47 consumers and four farmers managed the foundation of Tagwerk. Currently, organic farmers are rare, even in the area around Munich. These pioneers who refuse to use agri-chemicals had to sell their products at conventional markets while consumers had problems to get organic products. Bringing both parts together was the initial idea of Tagwerk.

As no investor would have supported this idea, the group decided to choose the business approach of a cooperative. Individual shares were reasonable: a hundred D-Mark (former currency in Germany – about 50 euros) per family. The cooperative grew quickly and soon the starting capital for business actions was available.

The nuclear accident in Tschernobyl in spring 1986 pushed the cooperative forward. In shortest time and often in an improvised manner (like cellars or car garages) many distribution stations arose. 1986 the first real shop was founded in Dorfen. Quickly afterwards the next shops started in Landshut, Moosburg, Erding, Markt Schwaben, Freising, Isen and Ebersberg, - all of them being middle-size cities not too far from Munich.

Today, Tagwerk has eight hundred members, each of them holds shares of 200 euros, in total the cooperative has 3,700 shares. Eleven members sit at an advisory board and three members run the business operations. Tagwerk has twelve employees at its headquarter. The newest business of Tagwerk is a modern butchery for organic meat and sausages.

Tagwerk is embedded in a complex trade structure. It acts as a wholesaler, production and processing network and runs many organic shops in a franchise system.



The development of the trademark / label TAGWERK was an important step on its route to professionalism. Until today, the close contact and exchange with its consumer members is the heart of the cooperative.

Eventhough Tagwerk reached its goals, the organic market and environment of consumers has changed. Today, thanks to the pioneers, in Germany organic products can be found in each and any supermarket, even in discounters. New challenges came up. Nevertheless, Tagwerk's positioning in the

market is unique as it has a strong regional network, a strong label, transparency of all supply-chains, fair prices for producers and solidarity from consumers. Finally, Tagwerk is engaged in sustainable education projects for children and adults.

After the visit of Tagwerk, the group had the opportunity to visit the farm and market garden with the nursery “Obergrashof”, a producer and member of Tagwerk.

The garden market was founded in 1990 by three families, from the very beginning the agricultural cultivation followed the “Demeter standards” which means bio-dynamic agriculture. Until today, the farm has been growing steadily, six families are living at the 150-ha farm, working together with 25 employees. Eight apprentices are skilled in horticulture and up to 25 seasonal workers help during the growing season. Main products on 100 ha are over 50 different types of vegetables for the fresh market. The farm also keeps animals, a herd of 52 Murnau-Werdenfelser cattle – the only autochthone breed of cattle in Bavaria - and since 1998 a herd of East Frisian milk sheep. The animals are not only kept for meat, milk and dairy products like yoghurt or cheese but also to produce manure which will be transformed into highly valued compost.



Photos: Karin Tränkner

The Murnau-Werdenfelser cattle

Compost piles around the fields

Hedges surrounding a field

Keeping the soil fertile for next generation is an important goal of the Demeter farm families. Plenty of flowering hedges, flourishing stripes between the vegetable fields and a wide crop-rotation system improve the micro-climate and enhance biodiversity. Finally, the farm is an active member of different seed-breeding associations. Having access to open pollinated seed that is adapted to their special needs is a common goal of organic and especially biodynamic farmers in Germany and Europe. Additionally, they are concerned about the global loss of genetic resources in agriculture and support a world-wide movement in seed preservation.

Important trade partners of Obergrashof are regional wholesalers with associated health food shops and food grocery shops. “Ökokisten”, an eco-food delivery service, is a relatively young form of eco-marketing; some enterprises collect food from different producers and deliver it to households on a weekly base. Mr. Julian Jacobs, Mr. Peter Stinshoff and Tom Girghuber manage the farm as a GbR (company constituted under civil law).

To see the whole farm while sitting on a tractor-sightseeing-vehicle was great fun for the group, even a heavy rainfall in between could not destroy the good atmosphere.

Tour on a tractor-vehicle



Field of radish under net



Own seedline of radish



Photos: Li Yu Mei and Karin Tränkner

This day was completed with a dinner at the restaurant Hörger, “Biohotel und Tafernwirtschaft”, at the countryside and a member of Tagwerk. The chefs in the kitchen buy mainly from regional producers and create tasty and delicious meals.

Day 5: Saturday, September 28, 2019

Visit of Technical University Munich / TUM on Cadastral issues in Germany, lessons learnt on the fact-finding tour and evaluation with wrap-up discussion

On Saturday morning, Dr. de Vries welcomed the group at the Technical University of Munich (TUM) at the Faculty of Construction, Environment and Geodesy. Dr. de Vries is holding the professorship of land reallocation and land management. His first presentation started with an introduction of TUM, one of Germany’s universities of excellence. TUM is a fast-growing university with an international body of students; it opened the new institutes of Biotechnology and Sustainability in Straubing and the Aerospace and Geodesy Center in Munich. TUM cooperates closely with the German industry and runs several international research projects in Asia, Latin America and Africa.

Prof. de Vries’ special concerns in research and science are social matters and aspects in land reallocation, according to de Vries this topic is not covered systematically and appropriately by land management science in most countries.

The second session of Prof. de Vries on the German Cadastre System⁴ started with a short historical review. The maintenance of the cadastre was and still is the task of the federal states. The roots of the German cadastral systems were established in the early 19th century, mainly for taxation purposes and establishment of topographic maps.

Specifically in Bavaria, the Topographic Office and the Bureau de Cadastre were established during the Napoleonic wars in 1801. Since then cadastral maps have been created on a scale of 1:5000, 1:2500

⁴ Presentation Prof. de Vries, July 2019

and 1:1000 for the whole country. By 1900 a land registration system for the whole of Germany was established - the “**Grundbuch**”.

- The “Grundbuch” registers all land ownership and other rights on land and buildings
- Together with the “Grundbuch”, the description of parcels (both parcel identifier and parcel maps) became crucial. Parcels became the official legal entities of the “Grundbuch”.
- Therefore, the cadastral system developed from a system for taxation (a fiscal cadastre) to a system to register and guarantee the right of land tenure (a legal cadastre)

The German cadastre functions as a multi-purpose system comprising juristic and technical issues in physical and digital conducts.

Even so, cadastre is legislated on the federal system, these days it is nearly uniform in the whole country. In Bavaria, the land surveying office is responsible for data collection and storage while in some of the other states the mandate lies with private companies.

Main objectives of the German Cadastre:

- To act as a legal base for standardised and fair taxation of the land
- To act as a register to back up the ownership of land as a first step towards a land register
- To support different official and economic tasks such as the real estate market, planning, and the creation of topographical maps

After the two presentations from Prof. de Vries, room was given to a wrap-up discussion moderated by Dr. Guth.

Mr. Yang Ye took over and expressed the group’s regrets about the delayed journey caused by visa-processing matters. Hence, some of the topics could not be covered as planned, namely the presentations at BMEL. The farm and enterprise visits, however, left a very good impression and could potentially be extended on a future tour.

The delegates appreciated the varied programme and the discussion opportunities with many experts. They could learn about many aspects and different perspectives of the subject and therefore develop a deep understanding of Germany’s and the Czech Republic’s land management systems. In general, the participants enjoyed the friendly atmosphere and the cultural and culinary experiences.

Mr. Sun Bangqun referred to China where rural development and land management issues are on the political agenda only since approximately ten years. Therefore, the country still needs help and support from outside. Personally, he appreciated the choice of hotels and restaurants during the tour and expressed the wish to do more sightseeing. Mr. Sun Bangqun gave his thanks to the German side and to the journey’s facilitators.

Dr. Guth closed the wrap-up session with the prospect of continuation and further cooperation. Especially the Sino-German Agriculture Week in November would offer the chance for next steps and deepening the common subjects. Karin Tränkner and Paul Mieke handed over, explained and collected the completed evaluation sheets to be evaluated when back in Beijing.

Day 6: Sunday, September 29, 2019

Walk in Munich’s old city and visit of Bavaria’s annual “Farmer’s Mile”

After a walk through the traditional business area of Munich’s inner centre, the group had the pleasure to visit a Sunday event showcasing Bavarian farmers’ products. Each year in September a so-called farmer’s mile is organised by the Bavarian Farmer Union (BBV) supported by the Bavarian State

Ministry for Food, Agriculture and Forestry and the Bavarian Broadcast home studio (BR). The delegation was lucky as the 2019 event was held on 29th of September on a beautiful sunny day.

This public event is located at the heart of Munich at the “Odeonsplatz”. More than 100 producer, farmers shops, breweries, wineries and distilleries showcase their high-quality products. The farmer’s mile is framed by a cultural programme with traditional Bavarian music and dances.

Farmer’s Mile at Munich’s Odeonsplatz



Photos: BBV’s official farmers market website: <https://www.bauernmarktmeile.de/>

Visitors from Munich and the Germany enjoy to come, see, taste, learn about and buy the colourful variety of agriculture regional products.



2019 Honey Queen explains natural honey processing



A visitor observes different varieties of apples



Delegate Prof. Liu enjoys her farmer-made ice cream

Photos: Karin Tränkner

3. Outcomes

- Thanks to the very good cooperation with visited institutions and offices, the study tour was a very good experience for the Chinese delegates to learn about the German and Czech land management systems and instruments of rural development. Now, a base is founded for further coordination and cooperation on the complex subject between the involved departments under MARA and possibly other ministries. Dr. Zhang Xian, programme manager of DCZ under FECC mentioned that a round table will be established in order to deepen the understanding and mutual exchange between politicians and scientists.
- As mentioned already above, Dr. Guth and DDC Mr. Sun Bangqun agreed on a further deepening of the topic of land management in China during and after the upcoming Sino-German Agriculture Week

- The Chinese delegation will present their report on analysing the outcomes and conclusions at the DCAW
- Surely, the study tour contributed to an intensification of the already existing good working relationship between in the DCZ project team members, namely in the APD component.

Prof. Dr. Liu Xiangqui analyses the outcome of the study tour for the Chinese Ministry of Agriculture and Rural Development. When the report is approved and published, the German DCZ partners will receive the report and will transfer a translated version to BMEL.

4. Suggestions for further measures and events

The subject of land management issues will continue after the Sino-German Agriculture Week as it is one of the priority topics under China's Rural Revitalisation Strategy. Gaining insights into financial mechanism was one of the requested contents from Chinese side through the kick-off workshop. Including this topic in the tour was not possible because of time allocation during the journey. Therefore, it is recommended to put hypothecation and other financial mechanism on the future working agenda.

Due to the delays in Visa application processing, the delegation missed the most important part of the study tour in the German ministry, BMEL. The delegation asked whether representatives from BMEL could attend DCAW in November and provide the presentations on the German land management system on federal level. The German ministry denied as they were visited in a short period of time two delegations from China. It could be assumed that the information exchange among Chinese departments does not work smoothly and it could be a future task for the DCZ team to strengthen inter-departmental communication and experience exchange. Following could be considered:

- Continuing work on the topic of rural land management systems in 2020
- Routinely experience and knowledge exchange between involved ministries and departments
- All ministries and Chinese institutions involved in rural revitalisation strategy should endeavour to link their work and outcomes more efficiently
- Closer information exchange between the project components
- Excursion to the Hanns Seidel Stiftung's (HSS) rural development project in Shandong and exchange with HSS in general

5. Evaluation

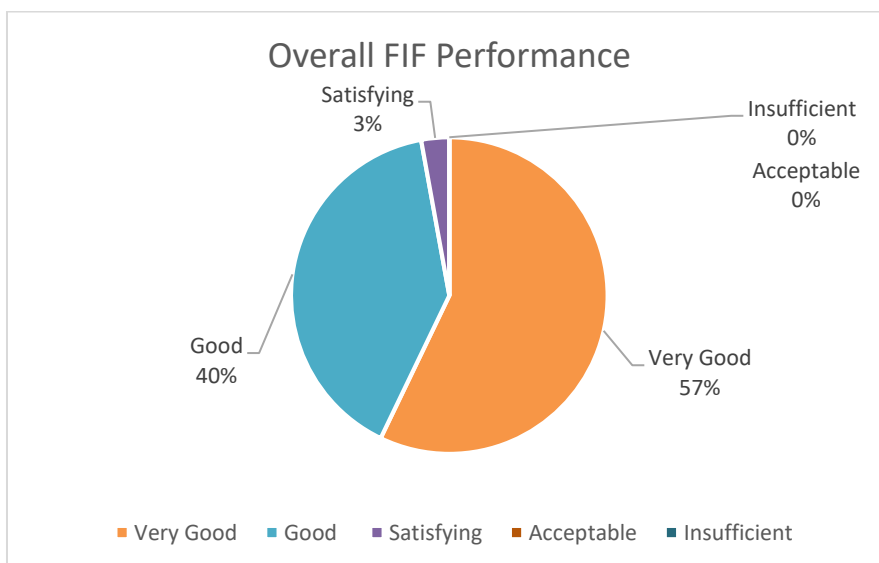
An evaluation after the event was piloted in this study tour. A questionnaire has been developed mainly by Junior expert Paul Miehe and Karin Tränkner. This questionnaire should be used in projects and upcoming study tours. Eventually, the questions could be more detailed which could be assessed by involved parties, e.g. the science component.

This short evaluation and the wrap-up discussion demonstrate that also the cultural programme and the choice of hotels and restaurants contribute significantly to the satisfaction of the study tour participants.

A summary of the group's feedback:

- The interpreter plays a very important role for a good understanding of the subjects
- The tour should guarantee enough time for interactions between the hosts and the guests, politicians and scientists; interactive professional field visits are highly appreciated
- The time schedule should allow a certain degree of flexibility for requests from the group, before organising the tour, participant's wishes should be known
- Information about the hotels should be given beforehand (e.g. location, attractions in the hotel like a spa or pool, free of barriers etc.)

Most participants from the group ranked this tour as good or very good, the graph below shows the results from the questionnaire:



Source: Own illustration, 2019