

*Perfect institution design can make human and nature more Harmonious*

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**Speak outline of Prof. Chenshu,  
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**CHINA-EUROPA FORUM**

Our fifth group make a further discussion and independent thinking in their respective fields and issues around the human relationship with the biosphere, Such as mountainous areas and diversity, rural cultural heritage, values and management of water resources management and the guided value of consumer. With the deep concern of the human environment, we contributed much wisdom. On the several stages of change such as issues given, action plans, institution design and value identification. I think that many of the problems among the European community have been in the value recognition stage, but in Chinese society actually still in the institution design stage.

Hong Kong is a blend of Chinese and Western cultures. Every morning when we go through the representative of the bus tunnel in Hong Kong. Exactly so crowd but all the people turn into the natural order line on the bridge, which is shocking us. These deeper reasons as follow: the first is fair and efficient institution design; the second is the value recognition have become to the conscious action.

Yesterday the Tencent-Net journalist asked me which is the most interesting country? I said that Switzerland, a paradise-like state, the picturesque landscape of urban and rural integration. What is the Gap between Switzerland and us. Maybe many people see the atmosphere that is only environmental difference. Why there are many picturesque villages can not allow the citizen to share them in such megacity as Guangzhou, Xian, Nanjing. I think the gap is institution design.

Why is the gap on the institution design? I sent to be a government leader of a city in western China two years ago and I experienced affair on land acquisition. For example, the government receive the land from the farmers by the price of ¥ 20,000 per mu, but sold them to the developer by ¥ 200 000 mu, the post is ¥ 180 000 per 100 acres. We can see that the indigenous inhabitants only given 2 million, otherwise the government can profit 18 million. This indicates that the current institution design on transferring land acquisition, which is a big problem.

This institution actually separates property rights to land owners, owners of capital and professional planner and designer. That institution design couldn't combine the urban business, entertainment, living and culture with the traditional rural atmosphere, also the issue as the tourism development by our group that will, will more or less .nature and cultural heritage

How to change the survival of human environment by the institution design? The first is the working for the basic civil society will need very long time; The second is major policy decisions need public participation and by experts' discussion. Adjust the unreasonable institution design, the impact of short-term will be obviously.

As the terms of the land institution, we need to change the existing land acquisition and transfer, the proposal of land-rent institution should be carried out exactly on the non-public projects. The Government may rent the land of the original land owners and annual rental charges for land acquisition should lower entrance costs and raise the profit of original inhabitants. And then that will balance of the government, investors and the interests of the original land owners. A proposal need to be in the Chinese city or county to do the pilot, such as in Gaoyao City of Guangdong Zhaoqing and at the same time through effective planning guidance. Finally the perhaps to Switzerland on behalf of the European style can present in suburban and the Chinese city of southeast coastal areas.

Therefore, with the balanced and efficient institution design, the relationship between humans and the biosphere will not deteriorate, people and nature coexist in harmony will be possible.