



Land Grabbing and Land Justice Movement in Taiwan

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INTRODUCTION

- Land right is not only property right but also human right.
- Institutions of land governance could be a good way for pursuing Taiwan's democracy if they can include multidimensional meanings or values of land.
- However, land governance institutions (ex. land use planning) in Taiwan is strictly controlled by the authoritarian state, which is the major vanguard for economic interests. It treats land mainly as economic production factor or commodity.
- Local community and citizens are excluded from land governance institutions.

MATERIALS | METHODS

Action Research and Literature Reviews

RESULTS

1. Multidimensional Meanings of Land

- The notions of space are complex concepts. Such complexity requires a dynamic, multidimensional approach, which would capture complexity without the need for excessive reductionism... In a diverse society, transected by all kinds of relations, with multiple connections in space and time, places are not 'singular' in the meanings given to them. They are given different meanings in different relational contexts. (Ali Madanipour, Patsy Healey and Angela Hull, 2001)
- For example: Capital space – commodity value; Nature space – environment value; Human right space – identity value; Holistic space – land value
- The embodiment of the land governance should try its best to take all these different meanings into consideration.
- Unfortunately, because land use planning is a matter of the distribution of benefits and burdens, those who hold the most power tend to receive the most benefits.
- Land use planning therefore might not reach a holistic status because of the bias of power domination.

2. Development-Induced Displacement

- It refers to the bleak consequences confronted by people who forcibly removed or evicted from their habitat to make way for development projects (such as construction of dams, roads and other infrastructures) that were imposed on them in the name of either 'national' or 'public' interest, which they may have little prior knowledge.
- The reality is that displacement is often involuntary and the consequences for those who are displaced have been disastrous.
- When they refuse to move, they are portrayed by government agencies as "greedy", "uncooperative" and "trouble makers" when the general public remain uneducated about the severity of impacts deriving from forced removal on their lives and livelihoods (and hence no sympathy for them).

3. DID in Taiwan and the Case of Dapu

- The state tried to expand a scientific park near the Dapu community and to establish a new urban planning zone.
- The state employs the power of land expropriation (or eminent domain, taking) to condemn farmlands.
- Many farmers were excluded from the decision-making processes and were forced to leave their homes and farmlands in Taiwan.
- In June 9, 2010, many bulldozers accompanied by policemen moved in at 4am to destroy rice paddy fields.
- It employs the power of eminent domain to expropriate 154 hectares and forces farmers to leave their homes and farmlands.
- It does become a terrible case. Accompanied with other similar cases many social movements have emerged in recent years.

4. Results

- Because of social movements, *the Land Expropriation Act* had revised in 2012.
- The most important revision is that the meaning of "public interest" cannot be decided only by experts, administrators and powerful elites, it should be decided together with the public.
- The due process of public hearing is necessary now especially for farmlands deprived for public purposes from the state.



CONCLUSIONS

- Under the authoritarian control most citizens are not only not represented but also excluded. Inclusion, not exclusion, should be an important ethic for land governance.
- A new institution of land use planning and land governance should empower local citizens and welcome for their participation, which is important for the development of sustainability.
- The third sector has its important role. We can try to bring back multidimensional values of land and redefine the substance of "public interest" and procedures to decide it.
- Land justice movement has expanded the boundary of public interest and brought democracy into decision-making processes.
- We should redefine public interest and action!

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