Summary of Domestic Research on the Linkage of Increase and Decrease of Construction Land

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Abstract. With the rapid development of industrialization and urbanization, China has officially entered a period of rapid urbanization. The characteristics of my country's existing land resources are that there are more people and less land, and the per capita arable land is insufficient. This has made the protection of the red line of 1.8 billion mu of arable land in my country precarious. In the face of this situation, the policy of linking the increase and decrease of urban and rural construction land has emerged. This article summarizes the domestic research and trends on the increase and decrease of urban and rural construction land, aiming to provide a basis for further scientific research.

1. Introduction

My country is currently in a stage of rapid development. With the continuous improvement of the overall level of social and economic development and productivity, the transformation of land use from extensive to intensive is imperative. With the acceleration of urbanization and the construction of small towns, the demand for land for various constructions will increase in the future, and the contradiction between the supply and demand of construction land will become more prominent [1]. In order to achieve sustainable development, land has always existed as a scarce resource, and land consolidation, as an important way to coordinate the relationship between man and land, increase land efficiency, optimize the allocation of land resources, and improve land supply capacity, will be an important way to alleviate man and land in the foreseeable future. The contradiction of land and the intensive use of land will play a greater role [2]. There are many forms of land consolidation, and the link between increase and decrease of urban and rural construction land falls within the scope of land consolidation.

Land consolidation is defined as in a certain area, in accordance with the goals and uses determined by land use planning or urban planning, the use of administrative, economic, legal, and engineering technical means to comprehensively rectify, adjust and transform the land use status to improve land utilization, The process of improving production, living conditions and ecological environment [3].
The so-called "increasing urban construction land is linked to the reduction of rural construction land" that is, according to the overall land use plan, certain rural construction land plots to be reclaimed as arable land (that is, plots to be demolished) and those planned to be used for urban construction. The land parcels (that is, new land parcels) jointly form the new and demolished old project area. Through the construction of new, demolition and land consolidation and reclamation measures, on the basis of ensuring the balance of various types of land in the project area, the effective area of cultivated land is finally increased and improved. The goal of arable land quality, economical and intensive use of construction land, and a more reasonable layout of urban and rural land [4].

2. A Summary of Domestic Research on the Linkage of Increase and Decrease of Construction Land

2.1. The development of the "hook-up" policy
Statistics from the Ministry of Land and Resources in 2000 showed that the country's rural homestead area is 16.5 million ha, accounting for 67.3% of the total urban and rural construction land area. In order to use land intensively, the State Council issued in October 2004 the document Guofa [2004] No. 28 "Decision of the State Council on Deepening Reforms and Strict Land Management", which clearly stated: "The solution to the problem of the supply of construction land in China is to solve the problem of rural land." The publication of this document means a shift from theory to practice in the "linking of increase and decrease". The Ministry of Land and Resources issued the "Opinions on Regulating the Pilot Work of Linking the Increase of Urban Construction Land to the Decrease of Rural Construction Land" in October 2005, which clearly stipulates the basic requirements and policies of the pilot work. In 2006, the Ministry of Land and Resources issued the "Response to the First Batch of Pilot Projects Linking the Increase of Urban Construction Land in Tianjin and Other Five Provinces (Cities) to the Decrease of Rural Construction Land", which identified the five provinces (cities) as "increase or decrease". The pilot areas for "linkage" are Jiangsu, Hubei, Tianjin, Sichuan, and Shandong. In July 2007, the Ministry of Land and Resources issued the "Notice on Further Regulating the Pilot Work of Linking Increase and Decrease of Urban and Rural Construction Land" to further regulate the related issues of the pilot work of "Linking Increase and Decrease" [5]. The Ministry of Land and Resources promulgated the "Administrative Measures for the Linkage of Increase and Decrease of Urban and Rural Construction Land" in mid-2008, and 19 provinces have been newly included as pilots for the increase and decrease of construction land, marking the formal work of linking the increase of urban construction land with the decrease of rural construction land in my country. Bring it into the track of legal management.

2.2. Statistical analysis according to the publication years of the literature
The earliest research on the transformation of rural construction land into urban construction land in my country was the study of the urban-rural fringe. After Fan Nianmu published the article "Beijing Suburban Rural Area Planning-An Analysis of the Planning of Urban-Rural Fringe" in 1991, Chen Youqi in 1996, In 2008, he published "Research on Land Use Problems and Countermeasures in the Urban-rural Interlaced Zone in Beijing", which combined with the case of Beijing to analyze the current problems and causes of land use in the urban-rural fringe. It is pointed out that it is necessary to establish and improve the primary land market in the urban-rural interlaced zone, and make full use of the self-regulation and self-discipline mechanism between land ownership and use rights, real estate income, and land use. Optimizing the allocation of land resources, and liberalizing the secondary land market in the urban-rural fringe area, allowing the legal transfer of land use rights [6]. In 2000, Shen Bingming put forward for the first time in the "Discussion on Several Issues of Construction Land Allocation in the Overall Land Use Planning of Villages and Towns-Taking Zhejiang Province as an Example" published in the Journal of Economic Geography. Land use indicators, optimizing the allocation of construction land for urban construction [7]. Although it does not clearly point out that "the reduction of rural construction land is linked to the increase of urban construction land", it also provides basic
ideas for further research. This stage is the initial development stage of the link between the increase and decrease of urban and rural construction land in our country.

In 2001, Shen Bingming published the "Research on the Relocation and Arrangement of Rural Residential Places and the Replacement of Construction Land in the Process of Urbanization" in the Journal of Human Geography. It was a turning point in my country's research on the increase and decrease of rural construction land. This article clearly pointed out that "hollow villages" for reconstruction, the gradual merging and concentration of natural villages can adjust many land use, and obtain land conversion indicators through land consolidation [8]. Prior to this, the research on the increase and decrease of rural construction land was simply summarized as "land consolidation", and did not point out specific measures. Using this article as a starting point, scholars really put forward some of their own concepts and ideas. Research on the relationship between increase and decrease has sprung up like bamboo shoots after a rain. Research has been conducted on the method of linking the increase and decrease of urban and rural construction land, the establishment of the index system, and the model.

2.3. Research and development of the "link" model

There are multiple links to link the increase and decrease of urban and rural construction land. At present, there are many researches on the two links, namely, fund raising and rural construction land improvement.

2.3.1. Summary of Research on Fund Raising Mode. Linking the increase or decrease of urban and rural construction land requires a lot of financial support. Rural residents' compensation for demolition and construction land consolidation require a large amount of funds. After consolidation, most of the land is used for agricultural farming, and the return period of funds is long, so many local governments are unwilling and incapable vigorously carry out the consolidation of rural construction land [9]. From multiple articles published by Wang Jun, Cheng Long, Jiang Min, etc., three funding models can be summarized, namely: government-led, market-led, and rural collective autonomy. The government-led type means that the government organizes and manages the operation of the linked policy. As the organization planner, the government is responsible for project site selection, preparation of planning and design plans, fundraising, supervision of project implementation, and project operation risks [10]. The market-oriented model refers to the use of market-oriented operation methods to introduce private funds into the work of building new and dismantling old ones. The government gives full play to the functions of coordination, guidance, service and regulation. In the process of market-oriented operation, the government adopts relevant laws and regulations and policies. Developed to carry out macro-control on "linking" work [11]. Rural collective autonomy. This model requires a strong sense of public participation and gives the people full autonomy. However, the prerequisite for this model to apply is a village collective with strong public participation and better economic conditions.

2.3.2. A Summary of the Research on the Renovation Model of Rural Construction Land. From many documents published by Luo Lixia, Deng Ai, Jiang Min, Qiu Lingzhang and others, it can be seen that there are four main modes of remediation of rural settlements: relocation and relocation of villages, reconstruction of “hollow villages”, farmers’ apartments and “moving to villages” "Mountain" and other models [11, 12]. Village relocation refers to the overall relocation of small villages that are scattered and lack planning, and merge them into a central village with better economic conditions and convenient transportation or a designated nearby village. The village committee will re-unify the planning and concentrate the surrounding villages in the "sky-filled" style into the planned rural residential areas, and rebuild new residential areas with this as the center. The "hollow village" reconstruction is mainly aimed at areas with "one household with multiple houses", with large residential areas, a large number of idle homesteads, and a large number of old houses. In line with the principle of intensive use of land and in accordance with planning requirements, the idle and unused homesteads will be reused, remodeled and sorted out to ensure that rural collectives can meet the requirements of "one household, one house", but
not more than National or local land use standards\textsuperscript{[13]}. Farmer apartment refers to the construction of rural multi-storey residential buildings through the principles of unified design, unified planning, and unified standards, transforming farmers into citizens and rural areas into communities, and the development of residential style from house style to multi-storey apartment buildings \textsuperscript{[14]}. "Moving villages to the mountains" refers to the overall relocation of villages in the hilly and hilly areas whose per capita living area exceeds the standard and occupying good land, reclaiming homesteads with good soil conditions and flat terrain into cultivated land, and concentrating the villages toward the foothills.

2.4. A Summary of the Research on the Distribution of Land Value-added Income

Due to the continuous economic development and the shortage of construction land resources, cities continue to occupy rural land, so the non-agriculturalization of land acquisition has gradually attracted attention. This has led to a series of problems such as compensation standards for land-losing farmers and distribution of land value-added income.

At present, there are three views on the distribution of land value-added income, namely, "price increase goes to the private", "price increase goes to the public", and "both private and public." At present, my country, with Zhou Tianyong, Cai Jiming, and Liu Zhengshan as the main representatives, believes that the land value-added income should be "increased in price for private". This view advocates "received to the people and used for the people"\textsuperscript{[15]}. The idea of "price increase for the public" originated in the United Kingdom. Both British bourgeois economist John Mueller and American economist Henry George advocated the "price increase for the public" land value-added income distribution method. Zhou Cheng made a parallel analysis of the "price increase to the public" system, the "price increase to the private (agricultural)" system, and the "development right transfer system". On this basis, he put forward the "private and public consideration" theory, the core of which is: Fair distribution of the natural value-added of agricultural land-on the premise of fair compensation for the land-losing, the remaining part of the natural value-added of the land is used to support the country's rural construction \textsuperscript{[16]}.

3. Conclusion

To sum up, at this stage, most of the linkages between urban and rural construction land increase and decrease are research on the policy and policy background, and there is little research on the overall operation mode, and there are few studies on the distribution of land value-added income in the linkage of land increase and decrease. See. Therefore, in view of this, the author discusses the land value-added income in the linking of land increase and decrease, hoping to inspire the research and practice of linking in the future.

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