

Research on the Policy and Practice of Urban Village Reconstruction under the Background of Chinese Characteristic Land System

Chunzhou Tian

Sendelta International High School, Shenzhen 518000, China

100493@yzpc.edu.cn

Abstract. With the development of China's urbanization, urban village has become a more common phenomenon in the city, and the villages around the city have become part of the city. The land price of urban village in the city is relatively high, but the land of urban village has not been well used. The problem of urban villages is a new urbanization problem, and the government's land system for urban villages is constantly changing. The reform of China's land system has a great impact on the policy of urban village reconstruction, and the reform of land system lays the foundation for the policy of urban village reconstruction. The main part of the body mainly reflects on "urban village development policy" and "land system reform", so as to analyze the reasons for the formation of urban villages and the reform of land system. This paper summarizes the analysis of the relationship between urban village reconstruction and China's land system reform in literature, and puts forward corresponding policy suggestions.

Keywords: Urban village reconstruction, land system, transformation.

1. Introduction

With more than 40 years of reform, China's urbanization has gradually advanced. According to the National Bureau of Statistics, China's urbanization rate has reached 63.89%, which is in a relatively fast range and exceeds the international average level of urbanization. In this period of rapid and remarkable urbanization development heat wave, the population size and land content of each city are increasing sharply, which leads to the incomplete absorption of the city from the countryside, and the city has no time to integrate into the original village. Thus, a serious problem arises: the village within the city.

In the process of urbanization, population growth and industrialization have left cities with insufficient land resources, so the government has expropriated land from local farmers. However, the ownership of homestead and private land is complicated and difficult to be expropriated, so they are retained and formed urban villages in the city. The land problem of urban villages lies in the contradictions in land planning, expropriation, demolition, land income distribution, and the lack of effective supervision over village collective expenditure and major project construction.

A series of reasons lead to urban villages become an important target of government management and transformation. The premise of transforming urban villages is to solve the land problem of urban villages. According to the Land Management Law, although the urban village is located in the city, the land is owned by the village collective. Although the government has expropriated part of the land, the rest of the land involves ownership issues, which is very complicated. Therefore, the land in the urban village is not urban land in the legal sense, but has the function of urban land because it is located in the city. However, the land in urban villages has not been well used. This paper analyzes the relationship between the transformation of urban villages and the land system in China, and puts forward some corresponding policy suggestions.

2. The Urban Village in China

2.1. The Origin of Urban Village

China has experienced a long period of rapid urbanization development, but it is regional, in the process of urbanization development left many villages, gradually surrounded by the city, they become a "pure land" in the city - village in the city. The village in the city is a special phenomenon caused by the rapid expansion of urban construction and the relatively lagging reform of urban management system in the process of urbanization [1].

In the process of urbanization, the population of the city increases rapidly and the industrialization is gradually strengthened. The land resources of cities are not enough to bear all the residential and industrial land of the population. In order to enhance the economic benefits of cities, the government expropriates the cultivated land of local farmers by paying compensation and resettlement fees, leaving some residential land and private land for residents. However, the ownership of house land and private land is more complicated and difficult to collect, so the government bypasses them to continue urban expansion. With the development of the city, it is gradually surrounded by the city, forming the village in the city.

Urban villages can also be understood as a kind of non-government urban space provided by village collectives or villagers. The urban village is the "new social space" to which the "small tradition" of the non-agricultural peasant group is attached [2, 3]. It has long retained the rural establishment system and implemented the rural management system, and has formed a closed small society, which is difficult to implement management according to the urban management system. Its planning and construction have been in a chaotic and low level for a long time [1].

But for a city, the village in the city can relieve the pressure of the city, but also add more labor force, so that the city can develop more rapidly. On the other hand, the low cost of urban villages also enables the newcomers to survive in the city. The rural settlement pattern and interpersonal network preserved in urban villages also allow outsiders to have a psychological transition before truly integrating into the city. Therefore, the urban village has become a stepping stone for new immigrants, outsiders and migrant workers to enter the city life.

The reconstruction of urban villages is an important part of urban renewal. The western theory of urban polity occupies a dominant position in urban renewal theory and plays an irreplaceable role in various theories [4].

2.2. Restriction of Land System and Urban Village Reform

China's land system is divided into two categories: state (public) ownership and private ownership. Private ownership refers to the land system in which the land is owned and controlled by individuals, while public ownership means that the production materials belong to the state to indicate that the production materials belong to the whole people. On this basis, there are some contradictions in the land system of urban villages. It is stipulated in the Land Administration Law that all urban land is state-owned. However, the land of urban village is a kind of land owned by the village collective, not urban land in the legal sense, but because it is in the city, it has the function of urban land. Although the urban village is located in the city, because the land lacks the legal status of the city, the cost is lower than that of the urban land. Immigrants can live a good life and find a home here.

In the process of urbanization, the price of land has gradually increased, and urban villages provide a kind of low-cost space for those struggling in the city to acquire and use, including many housing and public services [2]. At this point, migrants do not need the government to provide a place to live, but their housing is provided by the urban village collective or the villagers.

Secondly, although the Chinese government has made a lot of contributions and efforts for the transformation of urban villages, it is still not enough to solve the existing urban village land problem. The principle of urban village transformation can be summarized as sixteen words: village as the main body, reform first, asset management, both symptoms and root causes [5]. On the whole, the existing urban and rural land system still lacks integrity and foresight, and is more a passive response

to the land in urban villages, which is still not enough to change the status quo, and it is difficult to break the shackles of urban villages on urban economy [6].

The limitation of urban and rural land reform lies in the direction of the residents in urban villages and the ownership and use of land.

First, there are a lot of residents in urban villages, including the registered population and the floating population. Most of the non-locals living in urban villages cannot afford the life in the city, and they will choose to live in more marginalized urban villages. This means that the living standard of a large number of floating populations will decline, which is not conducive to the development of the city, but also to the purpose of urbanization "citizenization of migrant workers" and "complete urbanization of the population".

Second, in urban villages, land in urban villages has always been collectivized and not controlled by the government. Expropriation is a very important issue. For the villagers in the urban village, the house in the urban village is the foundation of their life in the city. They will not give up this land easily, so the government has to pay a large amount of compensation to recover this land. The villagers may also become "nail households" for the high compensation, which will greatly enhance the difficulty of the government's work. This is about the ownership of land in urban villages, and there are serious problems with the use of this land. In 2020, the Land Administration Law also puts forward "public interest" related rhetoric, which limits the government's land acquisition and use. Urban villages are located in the center of cities, where the land is rich in gold and often used for real estate. In the real estate industry, the continuous macro-control of the government is helpful to regulate the real estate market and housing prices in the short term, but it has certain influence on the normal operation of the market [6]. After the government shifted its attention to "making money with land", it naturally stimulated the flow of population again, which led to the shortage of housing supply. House prices will continue to rise [6].

3. Land System and Renovation of Urban Village

Since the 21st century, with the development of urban economy and construction, the phenomenon of village in the city formed by the unified expropriation of land and chaotic construction has more and more influence on the overall planning and construction of the city, and various drawbacks are increasingly apparent, which is extremely inconsistent with the goal of building Shenzhen into an international city. The transformation of urban villages has become a hot issue that the government attaches great importance to and the citizens concern about [7]. The process of urbanization in China is too fast, which leads to the serious imbalance between land urbanization and population urbanization. The ultimate goal of urbanization is to realize population urbanization [6]. But up to now, population urbanization is far less than land urbanization, which leads to the status quo of "incomplete population urbanization" and "excessive land urbanization" [6].

With the continuous increase of urban population, the land development of urban villages is also facing many problems. The existing literature can summarize the problems of urban villages into three parts. The first is that the land system is not perfect and the ownership is complicated. As mentioned above, the land ownership of urban villages belongs to the villages and is collective land, not urban land. The management and construction of urban villages are also inconsistent with government regulations [8]. The second problem is the crowding of buildings, lighting and fire protection problems [8]. The third problem is the lack of public services and infrastructure in the villages, such as parks and water supply systems [8]. Many urban villages, such as the one in Shenzhen's Futian District, are located in the center of the city. The land here is more suitable for the construction of economic business districts and enterprise buildings, and these high-gold land is not used very effectively in urban villages. From the perspective of externality, the existence of urban villages also has a certain impact on the surrounding housing prices [8]. To sum up the above problems, the main problem of urban villages is that the land cannot be used reasonably and effectively, and the economic benefits are lost in large quantities, which limits the development of

urban economy and ultimately affects the development of urbanization. That is the status quo of "incomplete urbanization of population" and "excessive urbanization of land" mentioned above [6].

In some literatures, the reason for these phenomena is attributed to the fact that villagers in urban villages focus on the pursuit of rich rental income, so they will continue to build houses in violation of regulations on the basis of the original floors, which leads to the chaos of the land in urban villages and the crowded and dirty real estate, making the environment of urban villages bad [9]. In some literatures, it is pointed out that the formation and development of urban villages cannot be entirely attributed to the villagers. There are also macro institutional factors, such as the convenience of the municipal government, the high cost of the municipal government's rectification and rectification of urban villages, and the different management modes in urban and rural areas lead to incomplete public service facilities in urban villages [10].

However, not all land has to be expropriated, because not all land in urban villages has to be demolished. If all urban villages are transformed into commercial housing or commercial areas, there will be no place for immigrants to live, so not all urban villages will face acquisition and demolition.

It can be said that due to cost, regional characteristics, return on investment and other factors, some are not suitable for expropriation, and some are suitable for renovation and upgrading rather than changing the land ownership.

At present, the transformation of urban villages in China is constantly carried out, taking Shenzhen as an example. There are many urban villages in Shenzhen, and the population living in urban villages accounts for 57.8% of the population of Shenzhen, of which Longgang District is the largest. There are also many urban villages that are being rebuilt or have been rebuilt for many years, such as Baishizhou, Nantou Ancient City and Shuiwei.

In Nantou, the villagers outsourced the village to Vanke for renovation. Vanke divided Nantou into four sections, marking out a large intersection and making improvements along the sides of the intersection. The renovation methods include pushing down the original houses of the urban village, rebuilding and upgrading them. The overall style is diverse and personalized. Now, Nantou Ancient City has become an Internet celebrity card, but the area away from the intersection is still waiting for transformation.

Shuiwei, Shuiwei's transformation method is not recycling land and demolition, but unified upgrading. The transformation of Mizui means to preserve most of the whole village in the city, and to transform the key areas. In Mizui, the government chose to renovate the storefronts along the street. The storefronts along the street will be completely unified, and the storefronts will be used to increase the utilization rate of the land, and at the same time make the street surface look pleasant and tidy. Now Watertail is also a very attractive place to punch in because of its cyberpunk neon.

Finally, Baishi Chau, whose location is arguably the best of the three examples. It is located very close to the most prosperous part of Nanshan District. It is located on both sides of Shennan Avenue and is connected in all directions. There are also a series of commercial and upscale neighborhoods around it. Only one side of Baishizhou remains to be rebuilt, and demolition has begun on the north side.

4. Conclusion

To sum up, urban village is a special existence in the city, it has many problems but is very important in the city, so the transformation of urban village is also very important. The purpose of urban village reconstruction is to improve the utilization rate of land, but there are many problems in the original land system of urban village, such as illegal building and crowding. The government has carried out a long period of reconstruction to solve this problem, but there are still some shortcomings.

The policy of urban village reconstruction is to find ways to increase the utilization of urban village land. This paper puts forward several suggestions based on the above analysis.

First, for the reform of land interests, it is necessary to reform the profit distribution mechanism of urban villages and the municipal government, and the land of urban villages can be public-private

joint venture. The state can nationalize part of the land in urban villages (public ownership), but let the villagers in urban villages manage the land by themselves. The state is responsible for some infrastructure problems in urban villages and macro-control, so as to increase the value of the existing land in urban villages. Finally, after the problems of the area are solved, the government can put some attention on this "new community". The revenues of the state, as administrator, will come mainly from different taxes. After migrants move in, the government can collect taxes from the properties (former villagers in urban villages). This can not only solve the housing problem of the floating population, but also greatly improve the public security problem of the urban villages, and solve the high cost of land reclamation. The population will not be lost, or the corresponding rate of loss is very slow, and will not have too much impact on the urban economy, which solves the first limitation. At the same time, it can also solve part of the land use problem of urban villages, and the government does not have to carry out large-scale housing construction. In this case, the village committee represents the interests of the villagers, and the villagers will not have any resistance. In this way, while transforming urban villages, land value is created and the appearance of the city is improved.

Second, the government may preserve a large part of the village and renovate a small part, such as renovating the facade and so on. In this way, the land can be used in part, and the immigrants can have a chance to survive in the city at the same time.

Third, a small number of urban villages will be selectively demolished and rebuilt. Some urban villages are very superior in geographical location. If they are just urban villages, the above two ways cannot maximize the use of land, then they can consider demolition and reconstruction, whether as office buildings or business districts are a good choice.

Finally, China's current management system for urban villages is a dual system, but also pay attention to the separate management of urban and urban villages (rural), so this has formed two completely different government construction and management systems in urban villages and communities. And want to really solve the problem of urban villages, it can be seen at a long-term point, that is, to change the duality into one yuan, rather than erase it. The unified system, as the name implies, is to separate the original urban and rural management into the same management mode, which can make the village in the city and the city successfully border, but also avoid the lag of the construction of the village in the city.

In short, on the premise of not affecting the overall economic benefits and urbanization, the government must set up a new system for the transformation and management of urban villages, and the land system of urban villages must also be innovative.

References

- [1] Du Weibin, Mai Guangming. Understandings on the reconstruction of urban villages. Academic Conference of Henan Civil and Architectural Society, 2008.
- [2] Wang Weijin. The village is related to urban economic development and social stability Development. Research Center of The State Council. 2023.
- [3] Wan Fang. Analysis of urban sociological perspectives on the reconstruction of urban villages in Malaysia Airlines. Proceedings of China Urban Planning, 2006, 2: 27-33.
- [4] Shi Yingjun. Urban village reconstruction mode study. Journal of Henan Academy of Social Sciences, 2011, (01): 206-207.
- [5] Li Junfu. Land Use: The best entry point for urban village reconstruction. Beijing Planning Review, 2005, 3: 28-29.
- [6] Tao Ran. New development pattern and breakthrough of urban and rural land system reform. Journal of the Central Institute of Socialism, 2021, 3: 138-148.
- [7] Zheng Zidong, Han Dang. Difficulties and countermeasures in the reconstruction of urban villages in Shenzhen. Special Zone Theory and Practice, 2003, 11: 29-30+38.
- [8] Lai Yani, Gui Yidan. Land development problems in central villages: literature review and research prospects. Journal of Urban Planning, 2019, 43 (7): 108-114.

- [9] Tan Yongzhong, Wang Qingri, Fengjingjun, et al. Micro motivations of urban village problem: based on the analysis of “land rent surplus”. *China Land Science*, 2009, 23 (7): 4-8.
- [10] Zhang Jingxiang, Zhao wei. Analysis on the development and significance of urban village in the environment of Dual Regulation. *Journal of Urban Planning*, 2007, (1): 63-67.