

Research on Plus and Minus Hook between Urban and Country Construction-used Land—A Case Study of Pi County, Chengdu City

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Abstract. Purpose: analysis on pilot project of urban and country construction-used land in Pi County, Chengdu City, laying foundation and orienting for future study. Method: literature research, interview. Result: farmers' concept out of date, which is hard to convince in the program of pilot project of urban and country construction-used land in Pi County, Chengdu City; incomplete protection system of farmers' right, which is hard to guarantee farmers' right; difficultly guaranteed quality of added farmland; lack of funds. Conclusion: despite of above problems arose in the program of pilot project of plus and minus hook, careful attention and arrangement would be worthy of contributing to spread and application of plus and minus hook.

Introduction

In recent years, under the circumstances of severe unbalance among land supply and demand, severe challenge to land protection and demand on socialist new rural construction, China should balance rural and urban development, solving the problem of unbalanced demand and supply of urban and country construction-used land. Based on strict farmland protection, the policy of Plus and Minus Hook between urban and country construction-used land rises.

From the perspective of practice of Plus and Minus Hook in recent years, many problems appear in the process of pushing forward the policy, though expected effect has been made in high degree of land intensification, decreasing aggregate of farmland, satisfied urban construction land. This essay analyzes the problems in the policy of Plus and Minus Hook and makes suggestion on it with a case study of Pi County, Chengdu City.

Survey on Plus and Minus on Rural and Urban Construction-used Land

Measures on Pilot Project of Urban and Country Construction-used Land issued by Ministry of Land and Resources of the People's Republic of China in 2008 shows that plus and minus hook (hereinafter refers to the Hook) of rural and urban construction-used land refers to based on the overall project of land use, rural construction-used land intended to returning to farmland (demolition of the old) and intended urban construction-used land (construction of the new) forms the demolition and construction project (hereinafter refers to the Project) where measures, like the Project and land planning, eventually reach the target of realizing the effective farmland areas, increasing the farmland quality, saving intensive construction-used land and making urban and rural land layout more reasonable, based on the balance of lands for all kinds of purpose in the Project^[1].

Currently, the function mode of the Hook can be mainly divided into government-leading mode, enterprise-leading mode and township collective autonomy. The government-leading mode is led by the government which overall plans on collecting money for the demolition of the old and construction of the new, new village planning and construction, farmers moving and farmlands' returning and overall manage, supervise and check on the projects on the new village construction and farmlands' returning. Meanwhile, the government takes the risk of the projects^[2]. The hook system of Pi County is government-leading mode. The government controls the project's start, planning, construction and check with the government's main investment. The supervision management is mainly administrative. The usage of the conversion index is led by the government^[3].

Survey on the Hook between Urban and Country Construction-used Land of Pi County

In 2004, Pi county used up all the index for intended farmland areas and the new round land planning for 2006-2020 will be issued at least until 2006^[4]. Pi leaders found Pi's opportunity in Notice of Land-used Record System issued by Ministry of Land and Resources of the People's Republic of China in 2000 for being Chengdu, even Sichuan province's first county adapting the Hook. The pilot project happened in Tianjin, Zhejiang, Jiangsu and Sichuan and Sichuan selected Pi county.

Pi county locates in northwest Chengdu, center of Chengdu Plain, occupying an area of 437.5 square kilometers, governing 14 towns (including streets but not including non cooperative street). The climate in Pi county is pleasant, enjoying comfortable subtropical monsoon climate, featuring no extreme weather in summer and winter and abundant rainfall^[5].

The demolition of the old in the project of Pi's Hook takes place in Changlin village, Tangyuan town, Pi county with 1434 people, representing 411 households, occupying an area of 2294.4 mu (nearly 378.0 acre), among which 548.6 mu (nearly 90.4 acre)of rural construction-used area with 255 square meters per capita. After arrangement, the area for the new occupies 112.26 mu (79.4 square meter per capita) and the added farmland returning from the demolition is 263 mu which fell to Xipu Town and You'ai Town closely related to the County. After all the compensation for the original owners, the 263 mu areas can be devoted to the market with the Hook qualification.

The 263 mu land is possessed with the Hook Qualification, an auction of 420 yuan per mu in the market, totally 1.1 billion yuan. After the tax reduction of 0.56 billion yuan, 0.54 billion yuan left, among which 55 million yuan for the arrangement, newly constructing, demolishing the old and so forth. That is, 200 thousand yuan for the newly added mu. In order to locate the 263 mu land in Xipu and You'ai town, more than 80 million yuan was been used for the compensation of house, land and relocation, 400 thousand yuan per capita. The county-planning Hook gained net income of 0.4 billion yuan.

To sum up, the project adds 263 mu of construction-used land, totally worth 1.1 billion yuan including that farmers from one village and two counties gained 0.135 billion yuan, the Pi county government gained 0.4 billion yuan and the central, provincial and municipal government gained 0.565 yuan. All levels of governments gained 0.965 billion yuan which shows the gaining ration among farmers and the government is 1:7.15.

Problems in the practice of the Hook in Pi County

The author analyzes scholars' research on Plus and Minus Hook's system in different areas and finds the result that there are similarities and differences of problems and corresponding suggestions with its distinctive characteristics [6-14]. Problems in Pi county are listed in the following paragraphs.

Farmers' Concept out of Date, Hard to Convince. Farmers have a deep-rooted idea of curtilage being private which influenced the reform of the old village at a certain level. Farmers are frightened that their life would be unstable if they lose curtilage. They are used to the life of farming and are difficult in engaging in other new industries who are reluctant to moving outside the old house ancestors leaves.

Incomplete Protection System of Farmers' Right, Hard to Guarantee Farmers' Right. As mentioned above, the income distribution of this area is led by the government which results in an unbalanced income distribution ratio of 1:7.15 among farmers and the government in the practice of the Hook. The unbalanced ratio is not beneficial in protecting and guaranteeing farmers' right. Farmers are a major problem needing solving in the process of the plus hook. The unbalanced income ratio's continuity will restrict the healthy development of hook.

Difficultly Guaranteed Quality of Added Farmland. The purpose of the policy is to guarantee no decrease of farmland area and farming quality. However, in the process of the Project, many farmers' returning farmland area reaches the required farmland quantity. But them cannot guarantee the same production quality with the original farmland which does not guarantee quality divination balance.

Lack of Funds. The funding of the Hook in this area is mainly from the government. However, the items, involving in the Project including demolishing the old and constructing the new, returning farmland, setting infrastructure and so on which need a large amount of money one time. There exists a time gap between the income from saving index of the Hook and demolition and arrangement in the Area. In addition to it, it is uncertain whether the expected income would achieve and the income fund would be in place on time. The single source of funding and long period of money returning lay much pressure on local finance.

Suggestion and Advice

Respect farmers' Wills and Lead them in Different Concepts. The key point in practicing the Hook system is to arrange the rural construction-used land which needs to respect farmers' wills, guarantee farmers' right to know and right to participate in and to build public participation and supervision mechanism. Follow farmers' wills. Forced demolition, image project and a never-to-be-finished project should be forbidden. Various advertising ways should be adopted in order to announce the good example and practice in the process of the Hook. Lead farmers to change their rooted mind especially the private household concept. Accelerate the liquidity of household in a lawful order led by the government. Farmers should adapt to the new work and life style. Comfortable buildings should be designed in according to the local nature, social customs and habits and work and life style. Meanwhile, keep the cultural heritage and buildings related to nations and social customs which is a unite of land arrangement and cultural construction.

Complete Hook System and Evaluation System, Guaranteeing Farmers' Legal Right. No standard mode and methodology system have not been formed in the process of the Hook in the Area. Build concrete theory framework, including scientific theories including on practice steps and methods, income distributions

balance and coordination, farmers work and arrangement, land property. In the process of the Hook, the Hook evaluation should be strengthened, for example, complete the evaluation system of site suitability, farmers' arrangement environment. Build scientific Hook planning. Closely build the corresponding relationships between the urban and rural construction-used land. Reasonably distribute the income in the Hook, guaranteeing farmers' legal right.

Manage Quantity and Quality in the Balance of Farmland. In according to national related requirement, the farmland quantity in the new construction area should be less than or equal to those in the returning farmland from the demolition area. Meanwhile, in order to guarantee the added farmland quality equal to the occupied farmland quality, the information system for agriculture land grading should be built. Agriculture land grading system, especially the farmland grading, can determine the farmland quality in the process of balance to judge the quantity returning farmland for adding the farmland used in constructing the new area in quality as well as to guarantee the crop production per mu and crop security. When the quantity meets the target, the quality needs confirming. Thus, establish the special oversight department who examines strictly on land quality and quantity concerned in hook index. Only the examined returning land can be listed in the circulation index.

Enrich Original Funding Source in the Area. The basic guarantee for the Hook is the stable funding which requires to change the current funding of the government paying out, to form various funding sources led by the government. On one hand, those who adopt the Hook pay the money on time based on the standard cost for using construction land. Establish the management system for the hook funding with specialist management to guarantee every hook funding's security. On the other side, encourage enterprises and individuals invest the Hook Project. Integrate various funding, unify arrangement of the funding orientation, concentrate resources to return farmlands and farmer's replacement. Money got from selling the reserved construction-used land in the new area should pay back to enterprises and individuals. Give priority of hook liquidity to those enterprises and individuals or co-develop the reserved construction-used land among enterprises or individuals and the government.

Conclusion

Plus and Minus Hook is an effective mechanism to push forward rural and urban plan as a whole and socialist new country construction which is also an important way of accelerating farmland protection and economical and intensive land. It is beneficial to farmland protection, improvement of farmer's living condition. It is a basic work for maintaining economic sustainable development. It is a significant starting point in planning urban and rural integration as a whole. It is a major breakthrough in constructing socialist new country which is worth spreading and applying to.

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