

Study on Problems and Countermeasures of Old City Reconstruction

—Take Changchun city of Jilin Province as an example

Xiang-Jun ZHANG ^{a*}, Qiu-Yue HUANG ^b

Business Management Branch, Jilin Business and Technology College, Changchun, 130061, P.R.China

^ae-mail: dx0303@163.com, ^be-mail: 615849012@qq.com

Abstract—The reconstruction of old city has become an important way to increase urbanization rate in China. In the process, there are many problems that need to be solved. Changchun city is a famous small and medium-sized city in China, and the reconstruction problem of old city is typical. First of all, this paper expounds the corresponding problems in urban renewal in Changchun city, analyzing the causes of the appearance of these problems again; the analytic solutions for the adjustment of government macro-control role arouse the enthusiasm of the masses. I expect that it can be used for reference to the reconstruction of old city in other cities.

Keywords—Transformation of the old city; problems; Solutions

I. INTRODUCTION

The rapid development of social economy provides an important external economic environment for the transformation of the old city in China, which makes the transformation of the old city to present many different kinds of situations. Changchun is an important industrial city in China, and its reconstruction of old city is also inevitably affected by this situation. The transformation of the old city of Changchun from the initial stage of large-scale to small-scale, the content of it from the original improvement of the living conditions of residents to comprehensive development in various fields. This change has promoted the overall urban function of Changchun, and also has improved the living quality. [1]

II. THE EXISTING PROBLEMS OF THE TRANSFORMATION OF THE OLD CITY

The reconstruction of the old city in Changchun has played an important role in promoting the urban function of Changchun. Observed from the perspective of city planning, the implementation of the transformation can provide a beautiful living environment for the residents, but also to promote the transformation of economic growth, in addition, it can also drive the development of science, technology and the transformation of cultural undertakings. Some achievements have been made in the reconstruction of the old city in Changchun, but there are still some urgent problems to be solved. To sum up, mainly in the following points:

A. Lack of unified planning for the transformation of the old city

Rebuilding the old city is a very complicated job. Whether it is the construction of a new city, or the implementation of renovation of old buildings in the city, we should establish a

complete system, the deployment of a detailed plan, and it should be rational and follow the correct criterion. [2] The reform of the old city in Changchun lacks unified planning, which is an important problem in the reconstruction of the old city. The investigator in the survey found that some of the city in the transformation of the old city Changchun slot building not only affects the urban aesthetic level, but also affect the overall function of the city. It is not conducive to the development of Changchun city. And some illegal construction of buildings, not only can not be used, and even the entire transportation situation have been damaged, which to some extent restricted the implementation of the old city reconstruction.

B. The old city transformation does not have the characteristic

Different regions have their different characteristics which are different from other regions, and Changchun is no exception. Since the time for Changchun to accept the reform is late and the funds for renovation are not enough. Some old communities, residential buildings and new high-rise buildings have been in conflict with each other in the process of rebuilding the old city of Changchun. In addition, for a long time, in the transformation process, including some local characteristics of the building, such as the transformation of the people on the street and buildings, to a large extent, damaging the transformation of the regional building itself characteristics. It is the problems of the old city renovation work in the city. As far as Changchun is concerned, how to reform the old city scientifically and let Changchun have its own urban charm is a problem that should be paid attention to in the transformation of the old city of Changchun.

C. Lack of funds for urban renewal;

Changchun's transformation of the old city need a lot of money to work, the effective use of funds, and the broad transformation of the sources of funds to ensure the smooth implementation of the transformation of the old work, so it play an important role. In the course of the implementation of the old city renovation in Changchun, a great deal of money will be spent on some public facilities, such as the transformation of the old city park, and the renovation of private housing. In the process of many old cities transformation, the lack of funds in these two parts will often lead to the situation that the old city reconstruction work can not continue, so we can see the importance of the transformation funds for the entire transformation work. The lack of funds is an important issue affecting the transformation of the old city of Changchun.

III. THE REASONS FOR THE TRANSFORMATION OF THE OLD CITY

The efficiency of the old city reconstruction has an important influence on the development of Changchun. It is also necessary to analyze the causes of the corresponding problems in the transformation of the old city. The following is the analysis of the problems existing in the reconstruction of the old city of Changchun.

A. *Analysis of the demolition*

With the continuous development of society and economy, China's real estate industry is developing rapidly. It makes the housing units in the process of emergence of a large number of stakeholders look forward to the implementation of the transformation work of old city from which to obtain huge profits. Due to the lack of a unified demolition system, the contradiction between the house owner and the house owner is becoming more and more serious in the actual housing demolition in Changchun. In addition, we found in the actual course of the investigation, and even some illegal demolition behavior due to the lack of necessary supervision. The illegal demolition behavior has become increasingly intense, and the compensation policy of the demolition process is unreasonable, the emergence of mass events is also very much. This has affected the implementation of the transformation of the old city of Changchun. [3]

The current housing supply situation in Changchun has conflicts with the demand for the resettlement of related subjects after the removal, which has hindered the sustainable development of Changchun to a certain extent. For example, while the commodity housing in the market is more, the ordinary commodity housing is less. It is the concrete manifestation of this contradiction. In addition, in the transformation of old city, the resettlement or compensation of the relocated residents, to some extent, is also in contradiction with the supply of housing in the economic market.

In the reconstruction of old city of Changchun, the policy of compensation for demolition and relocation is lagging behind, which shows that the compensation standards are different in different areas. This situation has deepened the contradictions between the stakeholders in the demolition process. The process of transformation of old city Changchun, resettlement compensation is an important part of the transformation of the old city. The demolition process involves government departments, housing residents, as well as the interests of real estate developers. Therefore, in the old city renovation work, we should pay attention to the reasonable provisions of the demolition compensation standard. If the reform process in the implementation of the old city, the lack of convincing public housing demolition compensation indicators, which will easily lead to the old city reconstruction work out of control.

B. *Analysis of the conflicts between the old city cultural protection and the old city reconstruction*

This paper found in the investigation and study of actual, a city to seek development in the transformation of the old city, the city should pay attention to the one and only create their own characteristics, which depends on the protection of

traditional culture, history and culture, and this is also the transformation of the old city in a very critical step. In addition, it is in full swing, and how to maintain its own position in the transformation of the old city in Changchun is also very critical. The protection of the old city culture, to some extent, can also increase Changchun's own characteristics.

In the course of the implementation of the old city reconstruction in Changchun, the old city is regarded as the "mess" of the city because of the lack of scientific understanding of the issue of cultural protection". Therefore, in the old city transformation, we only blindly took "destruction, reconstruction" transformation. This single method of transformation may effective, however, because of the demolition of the cultural value of the buildings, as well as historical features of the landscape, which seriously damaged the context of Changchun. For example, in the process of transformation of the old city on Xinmin Street of Changchun---commercial street, serious damage to the Manchukuo period historical buildings, which is not conducive to the late Changchun Municipal People's understanding of the historical stage of China, destroyed the city context.

IV. THE COUNTERMEASURES OF THE OLD CITY RECONSTRUCTION

The old city reconstruction is a work that involves many aspects and is very systematic. Transformation of the old city is involved in all aspects of the system. In the reconstruction of the old city, we should pay attention to finding a balance between the two ideals of reform and reality, so that we can do a good job in the transformation of the old city. The corresponding problems in the reconstruction of the old city in Changchun city are the hindrance to the efficiency of the whole transformation. Therefore, solving these problems, taking the necessary measures to solve the old city renovation work is the key to success.

A. *To adjust the role of the government in macro control*

At present, China's economic market is not stable, and the real estate industry lacks the necessary legal system to protect its own industry. In the transformation of the old city of Changchun, it is difficult for enterprises to complete large-scale demolition work and urban construction work alone. The dominant position of the government departments are required to determine the transformation of the old city. Government departments should make full use of our functions and deploy a unified reform plan in the process of reconstruction of the old city and focus on solving the shortage of funds. According to a survey, in 2016, Changchun City Ring Road on the north side of the freedom of the bridge to the east of the old city reconstruction project. In the actual demolition due to the lack of funds and the termination of the project, which affected the progress of the implementation of the 2016 annual Changchun City urban renewal project. Based on the present situation, the government departments should pay attention to for a higher level of funding, focusing on the use of reasonable way. Land resources will be sold into money, and we should pay

attention to the construction of new projects, absorbing social funds, broadening the financing channels. At the same time, in the transformation of the old city, we should actively absorb other advanced urban transformation concept, improving their ability to transform the old city. It is of great significance to promote the development of Changchun city by giving full play to the leading role of governments and making good old city renovation work. [4]

The transformation of the old city of Changchun is mainly divided into two forms: commercial development and government development. Government departments through the transformation of the old city of Changchun city residential buildings, streets, parks, stadiums and other public projects; and the commercial development pattern mainly refers to the developers, in charge of the government departments. It will be taken over by the government land auction, and developers obtain the right to use the land, and then in the construction of the metro, commercial development can improve the economic benefits of the old city reconstruction. If the role of the government in the old city transformation is misplaced, it will affect the implementation of the Changchun's transformation of the old city. In the demolition work, the government will determine certain indicators of compensation, and then assign the tasks to the appropriate demolition work team, so that it can complete the task. Such removal, management, to some extent, will cause the contradiction between the demolitions and evicts. In the transformation of the old city of Changchun, the government will set the standard for demolition compensation of urban construction projects at 245 Yuan per square meter, and the compensation standard for Industrial Park demolition is priced at 230 Yuan per square meter. Because the compensation indexes of different regions are different, it will lead to discontent among the residents. Therefore, it is necessary to establish a reasonable and legalized legal environment and give full play to the functions of the government departments for the implementation of the transformation of the old city in Changchun.

B. Mobilize the enthusiasm of the masses, and do a good job of supervision obligations

In the old city renovation work of Changchun City, the demolition problem which has not been solved properly is a key problem. Changchun city transformation should allow the masses to know what buildings need demolition, and protect the people's right of knowing. In 2016, Changchun City Development Corporation announced the two district of old city reconstruction project of Changchun City, as well as the project content, for example, Jilin Road, Yangpu Dongsheng Street to street, the project content of this project is on both sides of the street buildings, billboards, East Grand Street - free road to Jilin Road, part of the project engineering, on both sides of the street buildings, billboards, virescence. In addition, there are many demolition projects have been announced. In addition, we should also pay attention to protecting the interests of the residents, in the demolition of the agreed to demolition, the implementation of demolition work.

At present, the right of community management in Changchun is still in the hands of government departments. To some extent, it adds pressure to the day-to-day work of the government, and can lead to unnecessary trouble. Based on this situation, the government should give the community management rights back to the masses, and let the residents themselves manage the community well. Changchun Chaoyang district and street community without Astor before the transformation, the community is no professional property management companies on the problems of residents in daily life like water blockage, the corridor lights unlit etc are not resolved in a timely manner, and launched in 2016 the old city reconstruction work, the community residents to actively carry out the whole community autonomy, which obviously improves looks take on an altogether new aspect, the quality of life of residents, but also promote the healthy development of the city Changchun.

V. CONCLUSION

The transformation of the old city has an impact on the whole city's life and even the development of the city. In the actual process of transformation, the government departments should determine the dominant position in the transformation, and actively create a favorable legal environment, to mobilize the enthusiasm of the masses, so that the transformation of the old city can carry out the work under supervision, and earnestly implement the transformation of the old work, seeking benefits for the people of the whole city. We hope that more professionals will be able to devote themselves to the study of this subject and put forward some suggestions on how to do it well in the transformation of the old city.

REFERENCE

- [1] Peng Peng. Analysis of existing problems and Countermeasures of urban renewal in the old city [J]. architectural engineering technology and design, 2016, (08)
- [2] Wang Minjie. To accelerate the pace of transformation of the old city and enhance the competitiveness of city, the old city renovation work on the existing [J]. County water problems and Countermeasures in the dossier, 2016, (08).
- [3] Wu Hua. Study on the protection and development measures of old city in urban planning and design [J]. architectural engineering technology and design, 2016, (12)
- [4] East China handsome. The transformation of the old problems and Countermeasure of [J]. 2016, as, (32).