

Discussion on the Problems and Countermeasures of Township Land Management in the Process of Urbanization

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Abstract: The rapid economic and social development of the present, promote the process of urbanization, in this context, there are corresponding contradictions between the development of urbanization and township land management. The construction of urbanization needs to occupy township land, and the lack of township land management leads to many problems in the process of urbanization, which is not conducive to the advancement of urbanization. Therefore, we should pay attention to the management of township land, face up to the existing problems of township land management, timely sort out and find problems, and then better promote the urbanization process, improve the level of urban and rural development, narrow the gap between urban and rural development.

Keywords: Urbanization process; The villages and towns; Land management; Problem; Countermeasures

Township land management is an important part of township management, especially in the context of urbanization process, more attention should be paid to township land management, improve the level of township land management. Can appear in the advancement of urbanization process, such as the problems of protection of farmland and land waste problem and contradiction between supply and demand, these problems will restrict the advancement of urbanization work, so should be traced back to fundamentally solve the problem of good land management, to clear the way for the process of urbanization, to better promote the development of urbanization, improve the construction of urbanization.

1. Problems existing in township land management in the process of urbanization

1.1 Arable land problem in urbanization construction

Urbanization construction will bring problems to the protection of cultivated land. Current with the accelerating urbanization process, urban population has been increased, and at the same time the city scale expands unceasingly, in which, for is densely populated area, population size is more than the imagination, at the same time, the area of cultivated land occupancy are also gradually increase, a more serious ^[1] contradiction between human and land. For small cities, arable land will be sacrificed in the process of development due to cost, and arable land will be used as urban construction land, leading to problems in the protection of arable land. In addition, during the occupation of cultivated land, irrigation is damaged or stolen, which reduces the quality of cultivated land. Household garbage and industrial garbage will also destroy cultivated land, and the contradiction of cultivated land is particularly prominent.

1.2 There is more waste in township land

In the process of urbanization, the lack of management of township land will lead to the problem of resource waste. Due to historical reasons, most residential areas are scattered, which affects the plot ratio of land per unit area. Among them, compared with the industrial park, the waste of land in towns and villages is more serious, the developer has financial problems, will terminate the construction and investment of the industrial park, then the construction of the industrial park will stop halfway, resulting in the waste of land in the industrial park. At the same time, urban planning lacks professionalism, residential areas and construction sites are mixed together, infrastructure is not perfect, and the city center is tilted, which is not conducive to the development of urbanization.

1.3 The contradiction between supply and demand of township land is difficult to reconcile

The lack of effective management of township land will lead to irreconcilable contradiction between supply and demand in the

process of urbanization. Under the background of the current imperfect welfare system, township land has dual economic benefits, such as economic benefits and welfare benefits, at the same time, farmers are dependent on the land, can not put down the land; However, migrant workers are accustomed to urban life and will not be bound by rural land. More of them choose to live in cities. In the process of urbanization, the number of migrant workers in cities gradually increases, the supply decreases, the demand increases, and the contradiction between supply and demand gradually deepens.

1.4 Government development has the problem of overstepping its authority

The lack of effective management of township land in the process of urbanization makes it easy for the government to overstep its authority and farmers' interests cannot be guaranteed. In order to obtain better political performance, some governments will choose to enhance their influence through circulation. In this way, the economic interests of farmers will be damaged if they are not careful^[2]. Such as the government's target of vague in the public interest to buy the villages and towns land, don't respect the farmer's ideas at the same time, after buying the villages and towns land, turn out, at a high price of land requisition for farmers lack effective care, to safeguard the interests of farmers, the contradiction between the government and the peasants gradually deepened, is not conducive to the harmonious and stable development of society.

2. Analyze the causes of land management problems in towns and townships in the process of urbanization

2.1 Vague ownership of township land

Fundamentally, in the process of urbanization appear afore-mentioned problems, mainly because the villages and towns land caused by lack of management, rural land ownership problems is relatively fuzzy, not clear land property rights structure, belonging to the fuzzy, farmers not clear on the ownership of the land management department, so that farmers cannot be controlled independently, land on the compensation is very fuzzy, ultimately affect the economic interests of farmers.

2.2 Imperfect expropriation and compensation system

Township land acquisition and compensation system is not perfect, which leads to the subsequent corresponding problems. There are two obvious problems in current land expropriation and compensation system: first, the positioning of expropriation and compensation is not clear, and the compensation price is not transparent; Secondly, in the process of land expropriation, the description of public interests is also very vague, which can not well explain the rights and interests of farmers, but also lack of detail. section

2.3 Land transfer mechanism lags behind

The lag of land transfer mechanism has also harmed the interests of farmers. The first is the lack of accurate land transfer contract, more legal loopholes, more disputes; The second is the lack of land transfer procedures. In many towns and villages, land transfer is based on oral agreement, without specific transfer process, and there are also different standards in land transfer price.

2.4 Land planning is not scientific

To make good use of township land, scientific planning is needed, but if land planning is not scientific, there will be follow-up problems. Planning should be ahead of time, and actively find the existing problems, develop solutions. However, in the actual implementation process, there are problems in land management, so land cannot be effectively used to promote the urbanization process. Urban planning requires an accurate understanding of what to plan, why to plan, how to plan, and the importance of planning. But in the actual process, the planning is not obvious.

3. Countermeasures to solve the problems of township land management in the process of urbanization

3.1 Improve the compensation system

The countermeasures to solve the problems of township land management in the process of urbanization should be reflected in the improvement of the system of expropriation compensation. Strictly regulate behaviors, clarify legal standards and find the bottom line^[3]; At the same time, public interests should be scientifically divided to avoid government overstepping its authority; Compensation for expropriated land should be transparent and conform to legal norms, and relevant drafts should be formulated to protect farmers' rights and interests. Actively take market factors into account, coordinate the relationship between government expropriation and market mechanism, safeguard farmers' economic interests, and promote the process of urbanization. The compensation system is conducive to the protection of farmers' legitimate rights and interests, so it is necessary to improve the compensation system, and with the help of the compensation system to improve the level of township land management.

3.2 Rational planning of township land

Land planning can be a good solution to the problems encountered in the process of urbanization. We should understand the importance of land planning, and master scientific planning methods to ensure the red line of cultivated land and use township land. Optimize the land structure, improve the corresponding infrastructure, improve the quality of urban development; In addition, the scope and role of land use should be planned to build infrastructure to support urban development; To meet the requirements of urban development, comprehensive consideration should be taken to reduce the number of villages in the city as far as possible. Before the use of land to do a good job in the planning scheme, fully consider all aspects of the factors, the planning scheme can be more correct and effective, with scientific planning, in order to guide the next work, solve the township land management problems.

3.3 Improve the land transfer mechanism

Land circulation is not only related to government behavior, but also to the interests of farmers. Therefore, to solve the problem of township management, we need to improve the land transfer mechanism, through the establishment of scientific land transfer mechanism, improve the level of township land management. First, the transfer mechanism of land use right should be established ^[4]. Secondly, the intermediary of land circulation should be established to avoid problems related to land use rights. Thirdly, improve the corresponding tax and fee standard, based on state-owned land transfer fee, establish the cost standard in line with rural collective land use; Finally, it is necessary to rationally distribute the income of land circulation, and make effective contributions to the society and people on the basis of protecting the collective interests of township land.

Conclusion: The urbanization process promotes the development of rural areas. With the increase of urban population, the scale of urban development is constantly expanding, which requires the use of township land. However, due to the lack of effective management of township land, there are many problems in the process of urbanization, which is not conducive to the effective development of urbanization. Urbanization is an irreversible trend of the current, which can only be to face the problems occurred in the urbanization of villages and towns management, actively develop countermeasures, enhance the level of urbanization of villages and towns land management and regulating the behavior of rural land management, safeguard the basic rights and interests of farmers, to solve the contradiction between supply and demand of land, to maintain the stability of social development.

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