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## 土地一级开发属性分析及其市场集中度实证研究 ——以北京市为例

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**摘要:** 我国的土地一级开发同时具有自然垄断、行政垄断和政府规制的三重特征。运用北京市土地住宅开发等实际数据对其进行检验, 即通过计算绝对集中度的 $CR_n$ 指标、相对集中度的洛仑兹曲线和基尼系数指标, 表明该市的住宅开发市场属于典型的垄断竞争市场。这说明政府应积极搭建公开、公平、公正的竞争平台, 在削减自然垄断市场势力的同时, 加强对开发企业的规制, 促进土地开发市场的良性发展。

**关键字:** 土地一级开发; 自然垄断; 行政垄断; 政府规制; 市场集中度

## Characteristics of land first-level development and empirical analysis of the market concentration degree ——A case study of Beijing

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**Abstract:** This article has a basic view that land first-level development in China has three characteristics simultaneously. They are the natural monopoly, the administrative monopoly and the government regulations characteristic. Through empirical analysis of land housing development in Beijing, namely the absolute market concentration degree and the relative market concentration degree of Gini coefficient, the result indicates that the land housing development market in this city belongs to the monopoly competitive market. So the government should put up a competitive roof, featuring open, impartial and righteous, so as to promote the benign development. At the same time, it is essential to put down the market power of natural monopoly, and intensify the government regulation to the enterprises.

**KeyWords:** land first-level development; natural monopoly; administrative monopoly; government regulation; market concentration degree