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农村集体建设用地流转潜力估算

Calculation of circulation potentials of the rural collective construction land in Chongqing City

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中文摘要:

农村集体建设用地流转潜力估算为量化农村集体建设用地价值和统筹城乡发展的资金筹措提供客观依据,为农村建设用地管理提供基础。通过对农村集体建设用地流转潜力内涵界定,以重庆市为例,采用人均标准法估算农村集体建设用地复垦理论潜力,然后利用层次分析法建立复垦影响因素修正指标体系,对复垦理论潜力进行修正,得出复垦现实潜力。在此基础上,引入流转潜力估算模型测度流转理论潜力,并采用主成分分析法、熵权法建立流转影响因素修正指标体系,对流转理论潜力进行修正,最终估算出重庆市2009—2015年和2009—2020年农村集体建设用地流转现实潜力,并对其时空差异类型进行划分。结果显示:农村集体建设用地复垦潜力是流转潜力的基础;2015、2020年流转现实潜力分别为30 392.32 hm²和40 591.49 hm²;流转潜力大,时空差异显著,流转现实潜力实现难度不一。研究认为农村集体建设用地流转应根据不同区域现实潜力的大小来安排流转的次序和规模,以取得最大流转效率。

英文摘要:

The calculation of circulation potentials of the rural collective construction land can provide the objective basis for its value quantization and financing in balancing urban and rural development, and also basis for the management of the rural collective construction land. The connotation definition of circulation potentials of the rural collective construction land is given in this paper, and then by taking Chongqing as an example, the theoretical reclamation potentials of rural collective construction land which then modified by the impact factor correction index system that is established with the help of AHP method was calculated by the per-capital standard method. On that basis, the introduction of calculation model of the circulation potentials and modification of the theoretical circulation potentials with the help of impact factor correction index system that established by principal component analysis, entropy method finally lead to realistic potentials of rural collective construction land circulation among the year 2009 - 2015 and 2009 - 2020 in Chongqing city; and according to its spatial-temporal differentiation the whole area are then divided into several categories. The results showed that the potential of rural collective construction land reclamation was the basis of potential circulation; by the year 2015 and 2020, realistic circulation potential respectively would be 30 392.32 hm² and 40 591.49 hm²; circulation potentials was vast, but tspatial-temporal differentiation was significant with its different realization degree. And various realistic potentials in different areas should be taken into consideration in the circulation arrangement of time sequence and scale of the rural construction land.

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