

Problems and Related Suggestions in the Process of Promoting New Urbanization

Bin Peng

Shaanxi Construction of Land Comprehensive Development Co. Ltd, Xi 'an, Shaanxi 710075, China

Abstract

Over the past three decades, relying on tourism, real estate, and industrial agglomeration, my country's urbanization has entered a golden age of rapid development. However, over-reliance on land finance reduces the quality of urbanization, increases systemic financial risks in various regions, and is not conducive to the sustainable development of urbanization. According to the national strategic requirements of "mainly recycling the economy" and "developing the county economy", this paper analyzes the shortcomings of the new urbanization construction from the aspects of tourism development, real estate construction and industrial layout, in order to provide guidance for my country's new urbanization road. Provide necessary reference for further development.

Keywords

New Urbanization; Tourism; Real Estate; Industrial Agglomeration; Land Finance.

1. Introduction

With the rapid advancement of early urbanization construction in China, the distribution of land, population, economy, resources and other factors in the market has become increasingly uncoordinated. On the one hand, urbanization has caused excessive population concentration in economically developed regions, resulting in infrastructure such as education, healthcare, and transportation being unable to keep up with the pace of modern urbanization, leading to urban diseases such as difficulty in attending school, seeking medical treatment, severe traffic congestion, and environmental pollution; On the other hand, the lack of talent, technology, and other resources and supporting facilities required for economic development in rural areas has led to a decline in economic vitality. The contradiction of imbalanced development between urban and rural areas is becoming increasingly prominent, which has affected the sustainable development of society. To achieve the continuous advancement of agricultural modernization and the continuous improvement of living environment, promoting urbanization is the necessary path. In the process of promoting the traditional urbanization process, the excessive pursuit of economic interests has caused various problems, such as the asynchronous development of urbanization, industrialization and agricultural modernization, the further widening of the gap between urban and rural areas, the extremely uneven development of urbanization levels in various regions and the layout of urban system structure, and the original development model has been unsustainable in the new era. Since the 16th National Congress of the Communist Party of China, the country has clearly proposed to follow the path of urbanization with Chinese characteristics, and in the report of the 18th National Congress of the Communist Party of China, it was clearly stated that "we will accelerate the improvement of the integrated system and mechanism of urban-rural development, promote equal exchange of urban-rural factors and balanced allocation of public resources", aiming to coordinate the redistribution of various urban-rural factors, guide the healthy development of urbanization, unleash the potential of domestic demand, and promote higher quality economic and social

development. The National 14th Five Year Plan points out the need to "promote urbanization construction with county towns as an important carrier", which indicates that China's urbanization construction is not limited to developed counties, but can be replicated and promoted. This will further optimize the urban-rural spatial pattern in most county towns in China, implement the strategy of expanding domestic demand, promote urban-rural integration development, improve county infrastructure construction, and narrow the urban-rural gap. Enhancing people's sense of happiness has epoch-making significance.

2. The New Urbanization Path Currently Being Implemented in China

Under the new situation, the current path of new urbanization construction in China is mainly divided into three aspects:

One is to drive economic development through tourism, achieving an organic combination of cultural tourism, ecological environment improvement, and new urbanization construction. Among them, Qingdao West Coast New Area Haiqing Characteristic Town has explored a sustainable development model of industry leading and industry city integration through the integration of "tea industry, cultural industry, and tourism industry", achieving maximum economic development and social benefits. Yongtai County of Fuzhou has promoted the rapid development of urbanization through the combination of tourism and Hobby farm, and has won many national honorary titles. Heshan Township, Ningyang County, Tai'an, Shandong Province has vigorously implemented the strategy of "building the township through culture", strengthened the construction of cultural infrastructure, put forward the concept of "community tourism", successfully held a number of ecological and cultural tourism projects, and received widespread attention from the People's Daily and other media. The rapid development of Bishan District in Chongqing has proved that tourism has driven the development of local economy, accelerated the construction of urbanization, and at the same time, the construction of new urbanization has improved the living environment, which has also promoted the development of tourism.

The second is to drive urbanization transformation by driving the real estate market. Real estate is a pillar industry of the national economy, which can drive the development of a trillion dollar market economy. The experience of the real estate market in industrialized countries shows that for every 1 unit increase in real estate value, it can leverage the output value of over 60 departments and industries to increase by 1.5-2. The process of new urbanization construction cannot be separated from the active participation of real estate enterprises. On the one hand, with the continuous development of the economy and society, a large number of rural residents have relocated to urban areas to live. The huge demand for basic needs, improved housing replacement needs, investment oriented housing purchases, and children's education has stimulated the vigorous development of the real estate industry. On the other hand, the existing homestead and housing conditions for rural residents also need to be upgraded to a certain extent, laying a solid foundation for the next step of urbanization process.

The third is to promote the construction of new urbanization in the form of industrial agglomeration. Industrial agglomeration has a synergistic effect with the construction of new urbanization. On the one hand, industrial agglomeration enhances the attractiveness of cities, accelerates the process of urbanization construction, and increases local employment rates, driving economic development; On the other hand, the construction of new urbanization has improved infrastructure construction, attracted high-tech talents, and is conducive to industrial agglomeration. Of course, not all cities and towns can form industrial agglomeration effects, which are highly correlated with factors such as policies, talent, markets, and infrastructure. At present, the most successful industrial clusters in China's development are only in the Yangtze River Delta, Pearl River Delta, Beijing Tianjin Hebei and other regions. Most other regions in

China have smaller industrial clusters, unreasonable structures, and insufficient innovation vitality. Therefore, China's new urbanization has a long way to go towards high-quality industrial cluster development.

3. Shortcomings in the Current Construction of New Urbanization in China

Although there have been many successful cases proving the practical significance of the path of new urbanization construction in China, there are still the following shortcomings in the implementation process of new urbanization construction in China:

Firstly, both tourism development and real estate development cannot be separated from the strong support of land finance. As is well known, our country currently implements a fiscal tax sharing system. Despite multiple reforms, in the process of new urbanization construction, many local governments have become overly dependent on the land finance path due to insufficient infrastructure construction funds. Although the transfer of land use rights can provide local governments with good financial revenue, land finance carries high financial risks, which are not conducive to industrial transformation and upgrading, and can easily cause problems such as excessive wealth gap. Therefore, land finance is currently a helpless move for many local governments.

Secondly, the tourism industry has the characteristics of large seasonal differences in income, large initial investment, long investment payback period, and low investment return rate, which leads to high investment risks and is not conducive to capital circulation, and cannot play a significant driving role in the local employment market. The development models adopted by rural tourism in various parts of China are becoming increasingly rigid and outdated, with severe homogenization and insufficient sustainable development potential, which can easily lead to aesthetic fatigue, excessive commercialization, low quality management personnel, and social conflicts; It will affect the local environmental quality and Balance of nature.

Thirdly, real estate is not suitable for the development of the real estate market in many places, especially in towns with net population outflow and less developed economies, as they focus on financial policies in the short term, land policies in the medium term, and population size in the long term. Due to the huge amount of real estate investment, long investment payback period, significant impact from local economic development level, residents' income level, and policies, real estate projects bear significant financial risks [17]. In the future, the real estate industry will face three main challenges: firstly, the challenges of transformation and upgrading of the real estate industry. The real estate industry is shifting from an incremental market to a stock market, and the trend of "real estate+N" is obvious, bringing huge new challenges to the development of the real estate business. The second challenge is the gap in the connection of reserve resources. In the future, the development of the real estate industry requires higher openness and a stronger degree of marketization. More specialized production and operation activities, the ability to expand projects through marketization, and precise investment calculations will become new challenges to enhance the comprehensive competitiveness, profitability, and scale of the real estate industry. The third challenge is the ability to integrate industry resources. In fact, real estate development is a "system integration". To achieve deep marketization and professional development, it is necessary to have market research capabilities, planning and design control capabilities, customer absorption and exploration capabilities, cost control capabilities, Lean manufacturing capabilities, property management capabilities and other capabilities.

4. Suggestions for New Urbanization Construction Measures

In order to solve a series of problems faced by the construction of new urbanization in China at present, and to realize the new urbanization construction model of sustainable development

that can be popularized, we should not rely solely on tourism or over rely on real estate, nor take the introduction of industrial clusters as the purpose of the Great Leap Forward. Instead, we should comply with the times, firmly grasp the Grand strategy of economic internal circulation in the 14th Five Year Plan, and be down-to-earth, Actively undertake labor-intensive industries in the eastern region based on local advantages, improve the local employment environment, and increase residents' income. The improvement of the implementation of new urbanization construction needs to be carried out from the following aspects: firstly, the main carrier of new urbanization construction is in townships, where there is a large amount of cheap labor. Due to the relatively weak development of the agricultural industry, a large number of labor outflows have occurred. Therefore, the construction of new urbanization needs to fully utilize the huge advantages of a large number of idle cheap labor, establish labor-intensive industries as the foundation, and create employment opportunities, Drive the return of idle or outflow labor, further increase local income, and improve living environment. In addition, local governments should increase infrastructure construction, create a good business environment, and accelerate talent gathering by formulating various talent introduction policies. They should also collaborate with the rapid development of local tourism, cultural and sports industries, and bring cutting-edge assistance in various aspects such as capital and talent to the local area through industrial structure upgrading. In addition, it is necessary to combine relevant policies at the national level to promote rural revitalization and new urbanization construction, and drive rapid economic growth in the region through diversified investment entities and the integrated development of the real estate industry.

Based on the analysis of the new urbanization path implemented in China, this article analyzes the shortcomings of the new urbanization construction from the perspectives of tourism development, real estate construction, and industrial layout, in order to provide necessary reference for the further development of the new urbanization path in China.

References

- [1] Changfeng S,Teng S,Jiaqi Z, et al. Research on the impact of China's new urbanization on industrial water utilization efficiency - based on spatial spillover effects and threshold characteristics.[J]. Water science and technology: a journal of the International Association on Water Pollution Research, 2023,87(8).
- [2] Hana W,Yi Q. Effect of new urbanization on cities' innovation in China: Evidence from a quasi-natural experiment of a comprehensive pilot.[J]. PloS one,2023,18(4).
- [3] Lijun Z,Yue Z,Xilian W. How to develop the new urbanization in mineral resources abundant regions in China? A VIKOR-based path matching model[J]. Resources Policy,2022,79.
- [4] Yazhen Z,Xiaoping C. Spatial and nonlinear effects of new-type urbanization and technological innovation on industrial carbon dioxide emission in the Yangtze River Delta.[J]. Environmental science and pollution research international,2022,30(11).