Stakeholder Analysis in the New Land Conflicts Under the Background of Urbanization

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ABSTRACT

In the accelerating process of urbanization and social transition era, industrialization, urbanization and construction of urban-rural integration also inevitably leads to the land expropriation, land conflicts have become important issues in the development process. To make an intensive study of the forming mechanism of land expropriation conflicts, this essay try to reveal the internal mechanism of the land expropriation policy to provide theory guidance and practical support for current land expropriation process, analyzing the game relationship and balance of farmers, local government and central government in land interests conflicts, revealing the internal mechanism of the land with a view to provide guidance and practical support for current land expropriation. Research shows that effective conflict management is the key to reform land requisition of land expropriation system design. Therefore, improving the land acquisition laws and procedures, establish a local government land acquisition and supervision and evaluation mechanism, improving the compensation criterion for land expropriation, land arbitration a dispute resolution mechanism is a useful way to promote land expropriation in order, to current science to resolve land conflicts, will promote the urbanization process in new harmony and stability in an orderly manner, can effectively promote the harmonious development of economy and society.¹

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INTRODUCTION

New Urbanization is the Only Way of Modernization. President Jinping Xi on the in-depth promotion of new urbanization made important instructions stressed the need to adhere to the innovation, coordination, green, open and shared development philosophy as the guide to the urbanization as the core, and promote new urbanization with Chinese characteristics and sustained health development. At the same time, the adjustment of urban master plan is too fast, and many local governments promote the new urbanization with the "city-building movement" 1. In order to guide the orderly development of land acquisition, the text analyzes the mechanism of land acquisition conflict deeply, finds the key factors of land acquisition conflict according to the equilibrium probability, and provides theoretical support and practical reference for consummating the land expropriation policy and measures; to balance the public interest and personal interest; coordination, and promote people-oriented new urbanization.

REVIEW

Domestic and foreign scholars have analyzed the causes of land expropriation conflict from different aspects. Zhuxia Wei, Dahai Wang (2015), due to the disregard of public interests and social participation, in the process of new urbanization easily lead to land acquisition and other various conflicts 2. Scholars Gefang Wang (2013), that is to promote urbanization is the inevitable requirement of socialist modernization. Nowadays, China has clearly put forward and implemented the urbanization strategy. The main reasons for the land conflict are as follows: institutional reasons, such as land-related requisition system, property right, social security and its system reform. in particular, unreasonable agricultural land property rights system 3. Tianzhi Zhu (2014), think that the uncoordinated nature of land property system and land requisition system will lead to some problems in the process of land acquisition, such as the difference of fair standard, the lack of fairness and fairness 4. Muzondo L F., Barry M, DwatD.Etal (2007), driven by economic, political, policy and mechanisms drive, driven by social and cultural cause land conflicts 5. Campbell (2000) is considered related to land conflicts with management and land-use habits, land conflicts cause not just stopping here, but based on other methods to specific case studies 6. Dufwenberg M, Köhlin G, Martinsson P (2016) think, an important policy goal is to create respect for borders 7. Dufwenberg M, Köhlin G, Martinsson P(2013),an important goal of development policy is to help define and instill respect for borders. This is often implemented through mandatory and expensive interventions that rely on the expansion of government land administration institutions 8.

Analysis on Land Conflict Related to Specific Land Requisition System. Most
of the domestic experts believe that the current land acquisition system really led to land conflicts, instead of the urbanization process. Yuheng Sun (2016) believe the country to realize the construction of new countryside, the local governments did not abide by the land requisition and did not formulate appropriate compensatory measures, so that the local government should make necessary compensation for the construction of new rural areas. The collection of land has not been scientifically planned to use. Therefore, the state should establish a sound system of land expropriation and management as soon as possible, perfect relevant laws and regulations, and ensure the construction of public service facilities such as farmers' vital interests and benefits. Guangliang Zhou, Yalin Ding (2016) believe that Chinese rural land expropriation is the examination and approval system, this system actually abolished the peasant collective collective right to dispose of the land, the village committee members became agents of the state, the collective land to some extent become state-owned land. The boundary between state and collective land ownership is unclear, which makes the farmers' will not be paid attention to in the process of land expropriation. Sorensen C(2000) believe that the study of land social issues has also become an important aspect of foreign land problem research. Focusing on systematic research and not just a simple case analysis, while focusing on the feasibility of foreign land conflict is also the characteristics of the study.

The Role and Responsibility of the Government in the Process of Land Conflict. There are many scholars in the country from the perspective of land expropriation conflicts in the process of land acquisition and the role of responsibility to study the issue of land conflicts. In real life, the widespread low-cost land expropriation to sell high-priced, and the people competing for the situation. Some scholars have found that the ratio between the price of land acquisition and transfer has reached 1:10, and the government has obtained a large amount of land acquisition benefits. Wei Zhong (2013), that the local government as a policy maker and the implementation of this role and the advantages of the status of some local governments can easily form the inertia of management, the emergence of land expropriation of illegal activities. Yulong Cheng, Ruiyu Liu (2016), that local governments should strengthen communication with farmers, fully understand their land requisition compensation requirements, reduce the information asymmetry between the two sides; encourage farmers to take the initiative to participate in the relevant work of land acquisition, open land acquisition of relevant information to protect the farmers the right to participate and the right to know; coordination of land acquisition strategies to strengthen communication and consultation with farmers to broaden the appeal of farmers and reduce the cost of farmers rights. Boone C(2012) think, indeed of the downward shift in the locus of control over land allocation, there is no guarantee that citizens will be able to coordinate a land-law reform strategy that improves the individual lot of each, or even most.

Benefit Game and Model Analysis Related to Land Conflict. Rudianto, Tantu
A G (2014), policymakers and other relevant stakeholders and conflict 16. Ruiliang Liu (2010) argues that land acquisition conflicts between farmers and local governments originate from the illegal land acquisition by local governments. By analyzing the tripartite game between farmers, local governments and the central government, the author points out the shortcomings of the current system and proposes the existing land requisition system needs perfect 17. Xiuqing Zou, Xiaoyong Zhong (2010), constructed a dynamic game model between the central government, the local government and the farmers in the conflict of land expropriation, and analyzed the reason of land conflict by game equilibrium probability, reduced the cost of central inspection and farmer's rights. Local government's illegal income, and improve the compensation standard of land acquisition, increase the punishment of illegal land acquisition, make the interests of the main body of the game tends to be reasonable, to avoid or reduce the occurrence of land conflicts 18.

In China, there are still many shortcomings in the land expropriation conflict. We should consider the diversification of the causes of land acquisition conflict from reality, and provide reference for the formulation of rules, systems and policies on land conflicts. It is also necessary to find out the institutional reasons for the conflict of land expropriation from the angle of property right system, land compensation, risk assessment and early warning.

STAKEHOLDS IN LAND CONFLICT AND STAKEHOLDER STRATEGIES

Stakeholders concept was proposed by Stanford Research Institute in 1963 for the first time, that "is a group of stakeholders, without the support of the group to sustain the Organization's activities". In the land conflict discussed in this paper, the stakeholders specifically refers to the central government, local government, peasant collective economic organizations, developers and landless peasants.

Landless Farmers and Developers. In the game of landless farmers and developers, the developers of strategic decision-making is the normal land or forced to land, as developers with "economic man" of the obvious characteristics, in order to pursue the interests of the maximum, in the process of re-use of land, often choose more beneficial strategic decision-making, landless peasants' strategic decision is cooperation or protest. However, due to limited individual strength, landless peasant groups often together to resist, so it will easily lead to violent conflict. Such condition could decrease their economic productivity 19.

Landless Peasants and Peasant Collective Economic Organizations. In the game of landless farmers and peasant collective economic organizations, the strategic decision of peasant collective economic organizations is legal operation or illegal operation. The forms of illegal operation of peasant collective economic organizations are mainly land acquisition does not follow the democratic
procedure, do not convene the villagers assembly or do not make public announcement, the land compensation is unfair, private division, interception, misappropriation of some land acquisition. In the collective economic organizations, illegal operation of the strategic decision-making, landless peasants, the strategic decision may be to choose silence, or choose petition, trouble and other forms of struggle. Therefore, the strategic decision of landless peasants is to obey, resist or please.

Landless Farmers and Local Governments. In the game of landless peasants and local governments, the local government's strategic decision is the legitimate land acquisition or illegal land acquisition. The forms of illegal land acquisition by local governments mainly include the forced land acquisition, the opacity of land acquisition procedures, and the compensation for land acquisition is not in place. Landless peasants' strategic decision is to protect or not defend their rights, and the forms of rights protection for landless peasants mainly include leapfrog petitioners or violent attacks on government departments.

Farmers' Collective Economic Organizations and Local Governments. Under the current land requisition system, the collective land is not allowed to trade in the land market after it is requisitioned by the state and turned into state-owned land. The state does not allow the peasant collective economic organization to deal directly with the developer as the owner of the land. In this way, the strategic decision of peasant collective economic organization is to accept the land requisition system or collective land directly into the market, the local government's strategic decision is to implement the land requisition system or not to implement the land requisition system.

Local Government and the Central Government. As a "rational person" thinking of the local government, by the regional economic development goals of the internal drive and the local financial income of the external needs, want to use land to obtain income. Therefore, in the two-party game, the local government's strategic decision is legal land acquisition or illegal land acquisition, the central government's strategic decision is to investigate or not investigate. There is a game relationship between landless peasants and developers, farmers' collective economic organizations and local governments. There is a game relationship between local governments and developers, landless peasants, peasant collective economic organizations and the central government. As a result, Farmers and local governments are more connected with other parties in the intricate game relationship of stakeholders. As shown in Figure 1.
CONCLUSIONS

Land Requisition Systems is Imperfect

First, the definition of rural land property rights is not clear, farmers land property rights is not clear. With the new urbanization, the development of agricultural modernization, rural land property rights system began to get attention. The relationship between the collective ownership and the right to use contractual management is unclear, and it is easy to create conflicts when the land ownership is involved in the change of land ownership.

Second, land acquisition procedures to be standardized, the relief mechanism needs to be improved. When the right of land requisition is not implemented, the real intention of the farmers can not be truly reflected. The implementation of land acquisition is lack of detailed operation rules and effective supervision, and the implementation of legal procedures is not widespread. In addition, the relief mechanism of land dispute resolution is lacking, because the contradiction caused by land expropriation is not timely to solve the problem, the lack of legitimate organizations on behalf of the interests of farmers, the farmers cannot timely convey reasonable demands, easily lead to conflict escalation conflicts.

Land Administration Systems is Imperfect

On the surface, the level of land planning is strong, the structure is rigorous, and it is in the leading position in land management. But in practical operation, there are problems such as lack of planning legal effect, relatively frequent adjustment and subjective arbitrariness, and insufficient public participation. In addition, the lack of village land planning, management is relatively weak, reasonable demand for rural construction land cannot meet and rural construction
violations, illegal, excessive and other issues intertwined. Besides, supervision is not enough, illegal disposal is difficult. The current way of punishing illegal acts of land expropriation is mainly a fine, low penalties, accountability is insufficient. Moreover, some local government, national and provincial key projects are illegal land use, land and resources authorities do not have enforcement means, often in a dilemma. In the service economy development and strict implementation of the national land management policy.

**Land Compensation System is Imperfect**

At present, the compensation system for land expropriation has the defects in the imperfect system of compensation for land expropriation, which is manifested in the following three aspects, the compensation system for land expropriation has a very important role in resolving the conflict. First, a single way of land acquisition. Landless peasants are mostly poorly educated and have no other labor skills, the compensation standard for land requisition in China is a mixed form of appropriate compensation and incomplete compensation, and the content of compensation only takes into account the collective land property rights. Its added value and sustainable development benefits. At the same time, the social security system of the landless peasants is not perfect, the social security level of land-requisitioned peasants is uneven, and the implementation and supervision of the guarantee money are not perfect. "The living standard of the landless peasants is not decreased due to land acquisition and long-term livelihood is guaranteed."Second, the compensation standard is generally low. At present, the scope of compensation for land acquisition is narrow and limited to direct loss. The compensation standard is unreasonable and the compensation standard is far lower than the land value increment after the transfer of land use right. In addition, the implementation of compensation standards there are also many problems. Such as young crop compensation and compensation for attachments on the ground there is no clear standard, collective ownership of land and housing demolition management gaps in policy, different projects, regional compensation standards there are differences, convergence of old and new policies and other issues. Third, strengthen communication with farmers, fully understand their demands for compensation for land requisition, and reduce information asymmetry between the two sides.

**Deep-seated Institutional Mechanisms Unresolved**

First, the urgent need to change the mode of economic development, performance appraisal system needed improvement. At present, agricultural modernization and large-scale management are still in the primary stage, and the level of industrialization and urbanization needs to be improved. In addition, local government performance evaluation system is not perfect, local government for
blind investment expansion, land expropriation Transfer, intensify social contradictions. Second, the land value-added income-driven land, the current fiscal and taxation system to be improved. Huge land value-added revenue-driven local government land, land size is difficult to control, forcing the demolition of a moment is difficult to eliminate. Third, the social transformation of the interests of the public demand diversification, the government management level to be improved. At present, China has entered the period of social transformation, showing diversification of interests, diversification of interests and interests and entanglement of interests and other characteristics. Dissolving the contradiction of land acquisition and relocation is a complicated systematic project, which requires more and more government management.

Policy Recommendations

(1) The government should reform the land expropriation procedure and follow the principle of "openness, fairness and justice", and fully protect the right to know and participate in the land of the landless peasants; the local governments should apply satellite aerial photography to monitoring Land use rights; the state should regulate land acquisition procedures, the full implementation of the "first compensation for land acquisition and resettlement" system; the state to protect the land use rights of farmers to coordinate the interests of all parties balanced new farmland property rights system.

(2) The government should improve the land expropriation management system, improve the relevant laws and regulations to ensure that the vital interests of farmers; Second, to improve the existing land inspector system, to build the pre-prevention, supervision, and after the punishment of the integration of punishment system, to strengthen the local government illegal land acquisition, the establishment of special supervision telephone, Control of land use targets of local governments, and strictly control the use of land.

(3) The government should adopt a variety of compensation and resettlement methods to resettle the landless farmers. Perfect land compensation mechanism in the use of monetary compensation should also be integrated in several other ways: First, replacement compensation; Second, equity compensation. In the specific implementation, can be used in different ways, on the other hand, the establishment of a market price as the base of land compensation standards.

(4) The government should establish the accountability mechanism of illegal land requisition, improve the means of judicial relief, and resolve the conflict of land requisition in rural areas. It is also necessary to prevent the conflict and contradiction induced by land acquisition from the source, and to establish the inter-subject and inter-departmental work synergy mechanism to prevent and resolve the conflict caused by land acquisition.
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REFERENCE
