

Countermeasures on Reconstruction and Upgrading of Old Community in the Process of Urbanization

Guimei Wang

Ascity design stock co., LTD. China Zhejiang, 310014

Keywords: Urbanization; Old community; Reconstruction and upgrading

Abstract: With the development of urbanization, the appearance of cities and towns has changed greatly. However, the hidden problems in the old community are also exposed, including the lack of supporting services, backward infrastructure, and property management difficulties. In view of this phenomenon, enterprises should take the way of "easy problems before difficult problems with step-by-step" to carry out effective reconstruction and upgrading of old community to effectively improve the overall image and the healthy development of the city.

1. Preface

In the process of urbanization, the reconstruction and upgrading of old community can effectively improve the living environment of the people. In the promotion of the renovation project of the old community, the enterprises explore the renovation of the old community, and take effective measures to improve the existing problems, so that the living environment of residents has been significantly improved, and the social effect has also been better developed.

2. Characteristics of the Old Community

First of all, the reconstruction of old community is not an activity carried out by a single subject, but by multiple entities. Enterprises, other social organizations and foreign businessmen can participate in the reconstruction of the city. At the same time, only with the participation and cooperation of the main body of each unit, can the reconstruction of the old community achieve the best effect. In addition, economic benefit is the most critical factor in the reconstruction of old community. Finally, the reconstruction of the old community has greatly improved the living environment of residents, which is also a multi benefit activity. Therefore, the reconstruction and upgrading of the old community is the needs of the times and society, and also the common needs of all relevant stakeholders, which shows that it is necessary to reconstruct and upgrade the old community in the process of urbanization.

3. Problems Faced by the Reconstruction of Old Urban Community

3.1 Having Serious Impact on Urban Landscape and Historical Culture

In the process of urban reconstruction, most enterprises attach great importance to the immediate economic benefits, and neglect to protect the landscape and historical culture of the old urban area. It has resulted in the demolition of some important cultural features such as cultural relics and historical buildings that should have been protected, and has seriously damaged the traditional style and features of the old urban area, making it lose its original color. In addition, some cultural reserves have also been demolished and reconstructed, which has a great impact on the preservation of urban culture, and even causes serious damage to the long-term development of the city. Moreover, in the process of reconstructing the old community, the land has not been effectively developed and used, so that the original pattern and value of the land has been destroyed. As the basic carrier of landscape environment, the damage of the land has great impact on the landscape environment.

3.2 Paying More Attention to the Pursuit of Economic Interests

In the reconstruction and upgrading of the old community, more attention is paid to the pursuit of economic interests. In the the reconstruction of old urban areas of some cities, they often pursue the surplus room rate, and are too picky when renovating the lot, so that some houses that are not allowed to be demolished are forcibly demolished, and the areas that need to be reconstructed urgently are delayed because they do not have enough economic benefits. Due to the excessive pursuit of the maximum benefits of the economy, some of the reconstructed lots have even revoked some necessary greening facilities and public service equipment, which has greatly affected the overall function of the city and restricted the residents' lives and production, and caused unnecessary trouble for the future reconstruction. In addition, in order to maximize commercial interests, many residential areas in old communities are used by developers to build some office buildings or entertainment venues. Among the relocated households in the old city, some are disadvantaged groups with low income levels, and they often do not get proper treatment and later compensation.

3.3 Insufficient Urban Construction Funds

In the process of reconstructing the old community, the abundant funds are an important guarantee for its implementation, but in fact, many cities are facing the problem of shortage of funds when carrying out the renovation of old communities. The emergence of this problem is actually caused by a variety of factors. For example, some cities lack an effective total cost plan when making overall planning, and do not specify the source of reconstruction funds clearly. At the same time, governments at all levels do not share the funds clearly, so that one party will have a heavy load during the reconstruction, which eventually leads to the insufficient funds during the reconstruction. In addition, when the renovation of the old community is carried out, the actual reconstruction of the old community is not fully considered. All of them adopt the same development model for reconstruction and upgrading, which causes a lot of human, material and financial resources be serious wasted and a serious shortage of funds.

3.4 Lack of Strictness of Overall Planning

In the process of urban planning, it is necessary to plan from both the macro perspective and the micro perspective. Only by considering macro and micro planning at the same time can the reconstruction and upgrading plan be optimized to make it a complete plan. However, in the actual renovation of the old community, the overall planning of the city lacks certain rigor. For example, after many relocated households migrate to other communities, the management system of the community has a serious lag; there is no perfect planning of various environmental problems in the process of reconstruction, and there is no timely planning for the source of funds for demolition and new construction. These problems belong to the detailed planning content of urban construction, but many enterprises lack comprehensive consideration for these problems, and even ignore these problems, resulting in the lack of a certain degree of preciseness in the overall planning of urban construction.

4. Countermeasures for Reconstruction and Upgrading of the Old Community

4.1 To Perfect Relevant Laws and Regulations

There are no sound laws and regulations on the reconstruction and upgrading of old community in China. First of all, we should consider the public interest. Some developers often ignore the public interest, such as encroaching on the private land of residents and abusing public land. Therefore, we should formulate relevant laws and regulations to protect the public interest. Only in this way can the public interest be realized. In addition, the reconstruction and management of old residential areas should follow the principle of people-oriented. In order to ensure the quality of life of residents and effectively improve the living environment of residents, sufficient funds should be

invested in the reconstruction of old residential areas to improve people's living standards. In the process of reconstruction, the interests of residents should be put in the first place, and the principle of people-oriented should always be followed. Therefore, relevant laws and regulations should be perfected to effectively protect the rights and interests of the people. Meanwhile, acts intended to make money from demolition should be strictly suppressed from the perspective of the laws.

4.2 To Adhere to the Road of Comprehensive Development

Relevant practice shows that if any city wants to develop well, the three benefits of society, economy and environment are indispensable, and they play a role of mutual restriction and influence. If one of the benefits is excessively pursued in the reconstruction of old urban districts, the other two benefits will be greatly affected. Only by truly optimizing these three benefits can we ensure the sustainable development of society. Therefore, in the reconstruction of old residential areas, we should adhere to the road of comprehensive development, and always follow the principle of sustainable development. It is not advisable to damage the social and environmental benefits. In addition, in the reconstruction of old residential areas, we should pay more attention to the rationality of the reconstruction, so that the land can be effectively used, especially for all levels of underground space, we should pay more attention to the effective comprehensive development and utilization. Only adhering to the road of comprehensive development in the reconstruction of the old community, can we make the land get a reasonable development and utilization, and can we really realize the significance of reconstruction and upgrading of the old community.

4.3 To be Multi-financing

In the process of reconstruction and upgrading of old residential areas, there are often insufficient construction funds. In view of the situation that old residential areas cannot be reconstructed due to insufficient funds in the reconstruction, the relevant units should make an overall budget for the funds used in the reconstruction from the perspective of urban planning, and formulate a detailed settlement plan, to ensure the sufficiency of funds and make effective use of the funds invested. First of all, the formulation of the overall budget plan should consider the financial situation of the enterprise, and the investment of the fund should be within the scope that the enterprise can bear. According to the reconstruction of the old community, we should adopt the multi-financing plan and formulate various channels to raise the fund to ensure that the fund can be put in place in time and give full supply to the reconstruction. Therefore, we should start from the actual situation of urban construction, and learn from the financing mode adopted by other big cities in the reconstruction, such as Shanghai, and Beijing.

4.4 To Make Clear the Principles of Construction Planning and Design

When the old community is reconstructed and upgraded, the aspects involved are extremely extensive and directly related to the interests of many parties. If there is no thorough consideration in planning and design, it will affect the whole process of the reconstruction, and even cause various disputes. Therefore, in the process of renovation of old communities, enterprises should consider other factors, such as resettlement of community personnel, the distinguishing between objects that need to be protected and developed, development of various regions, protection measures for the environment, sources of funds, and overall planning, and the time range of the overall project. Only by coordinating various existing factors can we solve the problem in detail and clarify the ideas. Therefore, when planning and designing, the company can start with some successful experiences at home and abroad, get the essence of them and go to their trough, and be more rigorous in its implementation. It should first conduct investigation and research, and carry out the summary and finally get a clear procedure for the reconstruction of old communities.

5. Conclusion

It is known from the above that the reconstruction and upgrading of the old urban community is directly related to the living environment and level of the people, and it can drive the economic

restructuring of the city. It shows that the reconstruction of the old urban community is an inevitable requirement of the development of the times, and the reconstruction of the old community can effectively improve the function of the city and make the sustainable development of the urban economy.

References

- [1] Gu Shaohua. *Countermeasures for the Reconstruction and Upgrading of Old Communities in the Process of Urbanization in Hebei Province* [J]. Economic Forum, No. 576 (07): 149-152.
- [2] Li Zhengqing. *Problems and Countermeasures for Promoting Comprehensive Reconstruction of Old Communities* [J]. China Price, 2018 (06).
- [3] Zhao Ying, Li Baoxuan. *Problems and Countermeasures in the Construction of Small Towns in the Process of New Urbanization* [J]. Economic Aspects (03): 14-17.
- [4] Li Dezhi, Zhang Mian, Guan Niannian, et al. *Research on the Influencing Factors of Residents' Participation in the Reconstruction of Old Communities: Taking Nanjing as an Example* [J]. Building Economy, 40(03): 94-100.
- [5] Zhang Zhongliang. *Problems and Countermeasures in the Urban-Rural Integration in the Process of Urbanization* [C]. The first today's wealth forum in 2016, 2016.
- [6] Zhang Chenghong, Mu Guanlin. *Analysis on the Status Quo, Difficulties and Countermeasures of Reconstruction of Old Urban Community* [J]. Journal of Ningbo Vocational and Technical College (06): 77-79, total 3 pages.
- [7] Zhang Zhihong, Zhang Yu. *Research on Performance Evaluation of Comprehensive Renovation Project of Old Community: Taking the Reconstruction of Old Residential Areas in Shandong Province as an Example* [J]. Financial Science, 37(01):90-98+116.
- [8] Shi Qingfeng. *Analysis on the Status Quo, Difficulties and Countermeasures of Reconstruction of Urban Old Community* [J]. Residential and Real Estate, 510(25):77.