

Planning and Implementation Strategy of Old Village Reconstruction

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Abstract: The policy recommendations for the implementation of the multi-village-one-community model are put forward. First, the "multi-village-one-community" transformation model should be implemented according to local conditions; the transformation model of old villages should focus on education and urban environmental transformation; thirdly, the integration of land resources should be strengthened. At the same time, continuous capital investment should be made. It focuses on formulating corresponding IB{,t transformation strategies under the general framework of new city development, promoting the comprehensive urbanization of old villages by means of the market, and realizing urbanization transformation from purely pursuing physical space. To the road of people-oriented new urbanization development. Through the investigation, it was found that the villagers were dissatisfied with the government's strong attitude and the lack of timely communication. Due to the special nature of social work, it is necessary and feasible to intervene in the reconstruction of old villages under the background of the rural revitalization strategy.

Keywords: Implementation Strategy, Old Village Reconstruction

I. INTRODUCTION

The old village has certain regional cultural characteristics and traditional architectural features. The formation of the old village is a long-term process of combining local customs, living customs and natural environment, and the unique vernacular architectural style is integrated with the natural topography. Historical buildings, cultural relics, ancient and famous trees constitute the historical memory of the old village. Rural community construction presents diverse characteristics, and different models have different path-oriented functions. "Multi-village-community" is a new type of rural community model formed through exploration and practice according to its own regional characteristics in recent years. This paper summarizes the characteristics, implementation effects and empirical analysis of the model.

Summarizing the effectiveness and deficiencies of the implementation of this model has certain reference significance for the realization of urban-rural integration in my country. Korsching P believes that multi-community collaboration is particularly important for rural revitalization and development, based on an inspection of the township community development alliances in the United States and Canada. Social organizations are called non-profit organizations and non-governmental organizations in the West, and their research can be traced back to the first half of the 19th century. In his book "Global Civil Society - The Perspective of the Non-Profit Organization Sector", Salamon studies and discusses the development of social organizations in 22 countries through case studies. American scholar Julie Fisher mentioned the role of social organizations in anti-poverty in the book "The Perspective of NGOs and the Third Sector".

Germany's rural areas implement a social security system. In June 1886, the "Law on Employee Accident Insurance for Employed Persons in Agricultural Enterprises" was promulgated to provide risk protection for agricultural practitioners. Among them, the transformation of old villages to achieve rural development is also a way of revitalization. The transformation of old villages abroad is more reflected in the transformation of old cities and shanty towns in the process of urban development. my country is now in the primary stage of socialism, and coordinating urban and rural economic development, 1 ^ ; 1. Cities drive rural areas, promote coordinated urban and rural development, narrow the income gap between urban and rural areas, and promote urban integration, which is the key to realizing the coordinated development of political, economic, cultural and social undertakings. inevitable way. This paper can reveal which factors and policy measures can really affect its decisive role in the development of the "multi-village-one-community" model, and try to put forward effective countermeasures for the coordinated development of urban and rural areas. policy reference.

The necessity for social work to intervene in the reconstruction of old villages: the reconstruction of old villages is the result of the government's strong push from top to bottom, and it is too administratively institutionalized; the provision of social service guarantees is insufficient, the care for vulnerable groups is insufficient, and local governments provide more administrative affairs than services affairs; lack of professional service personnel, unable to meet the diverse needs of rural areas; insufficient enthusiasm of villagers to participate. Social work intervention model of old village transformation: 1. The government leads the government to provide policy support, financial support and organizational support, but rural revitalization is actually the result of the government's strong push from top to bottom. The old village transformation method is too compulsory, and flexible means are needed to complement each other. 2. Social workers lead Social workers have rich experience in social practice and a sense of responsibility for the sake of others, and usually pay attention to the interests of the masses themselves. There is a lack of overall planning for the renovation of old villages.

II. THE PROPOSED METHODOLOGY

Under the current first-level land development model of bidding, auction and listing, the renovation of old villages is often treated as an isolated individual unit, which makes the comprehensive renovation of old villages from objects to people face many problems in industry, capital, culture, environment, etc. Unable to get an overall solution, resulting in the one-sided transformation of the old village. In reality, there are many cases where the old village has evolved into an urban village. The multi-village transformation model in the new rural community has good benefits. The publicity and investigation of the multi-village transformation in Jiyang County shows that the benefits are mainly divided into H aspects: First, about 8,000

mu of land can be restored through rural transformation (including 600 mu of homestead can enjoy government subsidies), after the re-cultivation of the land, the ditch road is a good source of vegetable production, which can increase the income of Qianjie Village by more than 10 million yuan every year, and the 600 mu of construction land can be re-cultivated. Enjoy more than 100 million government subsidies.

Secondly, through relocation to enjoy government subsidies, villagers can enjoy only 200 yuan per square meter of living area to enjoy a building of 1300-1500 yuan per square meter. Compared with the old courtyard, a 120-square-meter building for three people is currently worth 160,000 to 180,000 yuan. About 100,000 yuan is not more than 100,000 yuan for an old courtyard, forest land and other ground attachments. In addition, the buildings are constantly increasing in value, and the restoration of the king's land has huge benefits. From the transformation of old villages in the construction of new rural areas to the construction of beautiful villages in the rural revitalization strategy, although the names are different, the purpose of changing farmers' lives and improving their living standards remains the same. At present, my country has made certain breakthroughs in the renovation of old villages. The rural areas are constantly changing to rural areas, and the quality of life of the villagers has been continuously improved. However, there are still many problems in the process of renovation of old villages. The renovation of old villages is too administratively institutionalized, there are problems such as insufficient communication between the government and villagers, lack of professional service personnel to meet the diverse needs of rural areas, villagers' life concepts have not changed, and rural spiritual outlook has yet to change. A social subject with the basic concept of helping others and self-help, people-oriented, fairness and justice", it is necessary to intervene in the reconstruction of old villages.

The renovation of old villages should be placed under the general framework of the development of the entire new city. Through systematic research on the overall development orientation, industrial ideas, overall layout, spatial environment, and development models of the new city, the industry, capital, and culture involved in the renovation of old villages should be resolved. , environmental and other issues. Through market-oriented development methods, land-bundled development and other strategies, balance the capital investment in IHI and inch reconstruction, improve the operability of old village reconstruction, and realize the overall coordination of old village reconstruction and new city development. In the urban construction start-up area, 4 residential buildings covering an area of 10 mu and a total construction area of 20,000 square meters will be constructed and developed, with more than 140 households. Currently, the building foundation works are in progress. The specific operation method is as follows: the developer advances the construction in advance, after the main body is completed, the village collective pays 40% of the developer's total housing payment, 80% is paid after the building is delivered for use, and the remaining 20% is repaid in H years.

After the overall completion, the village collective will be responsible for providing it to 37 demolition households in the village free of charge according to the standard of 40 square meters per capita. After the whole area is relocated and the attachments on the ground are cleared, the villagers will hand over the old homestead, idle land and forest land for free. Village collective. 70 acres of land can be arranged; in addition, the newly developed residential buildings are sold at the market price (about 1,300 yuan). The reconstruction of the old village is

the demolition and reconstruction of the entire village. The villagers' vital interests are involved in the reconstruction process, and there are problems such as petitions, uncooperative work, and untimely communication and coordination. In addition, the role of the government is changing from an administrative-led one to a modern service-oriented one. In the process, there are still problems of institutionalization of government administration and excessive intervention. Farmers passively accept the projects or services provided by the government, and cannot exert their enthusiasm and initiative. In particular, the development of high value-added agro-processing industry and modern tourism.

Guide the optimization of industrial layout, strengthen the integrated development of industry and city, and through the transformation of production methods, absorb the transfer of villagers from traditional agriculture to the secondary and tertiary industries, and promote the urbanization transformation of old villages from the root. A good ecological environment is an important foundation for the industrial development of old villages. Through the restoration and protection of the local ecological environment, and supported by eco-friendly industries, the sustainable development of the local industrial economy can be realized. The data selected in this paper are mainly from the "Shandong Jiyang County Statistical Yearbook" in 2007, 2010, and 2013. The missing data are sorted out through literature, and some data are obtained from field surveys and related sorting. In addition, this paper reflects the information in different aspects of urban and rural development, the units of measurement are different, and the level of the variable value itself is very different.

This paper uses the Z-score method to perform dimensionless processing on the original data. Community social work service: In the development of today's community, the community is an important platform for our social workers to carry out some service activities. It is of great significance to serve the connotation, expand the scope of community services, meet the needs of community residents, improve the level of community services, and promote the harmonious development of communities. shelf. The plan systematically analyzes the overall development ideas of Tanzhesi Town, and explores a comprehensive strategy for the renovation of old villages.

Through a comprehensive analysis of regional demands, location, resources and environment, and development status, the overall development orientation and ideas of Tanzhesi Town to build a Huangcheng Yuyun International Health Resort Town are put forward. Combining the current traffic, resources and environment, topography and village characteristics, build an overall spatial structure with two belts, one ring, two cores and one center. Indicators with high correlation are combined into one category, and finally combined into independent principal components. According to the principle that the characteristic root is greater than 1, the number of principal components is determined, and the variance contribution rate corresponding to each principal component is "normalized" to be the corresponding weight of the principal component, reflecting the relative importance of the principal component. . The relative importance of each index is determined by the load value between it and the corresponding principal component. The larger the load value, the more important it is, and vice versa.

The reconstruction of the old village is the demolition and reconstruction of the whole village. The villagers' vital interests are involved in the reconstruction process, and there are problems such as petitions, uncooperative work, and untimely communication and coordination. In addition, the role of the

government is changing from an administrative-led one to a modern service-oriented one. In the process of development, there are still problems of institutionalization of government administration and excessive intervention, and farmers passively accept the projects or services provided by the government. Layer A is the target layer, which mainly reflects the situation of comprehensive development; layer B is the system layer. It is mainly used to reflect the coordinated development of the economic, social, environmental and spatial subsystems, and it is the refinement of the target layer; the C layer is the control layer, which is a further refinement of the system layer; D layer is the operation index layer, which can be measured with specific data.

The old village is different from the historical district, and lacks corresponding standards and measures, which makes the reconstruction of the old village face an extremely embarrassing situation. necessary; on the other hand, there is a lack of operable transformation strategies for the core values of the old village. Protection is not simply protection, it needs to be brought into the orbit of modern life through transformation. Some governments are aware of the long-term significance of the core values of old villages for the construction of new towns, but in the process of actual protection and renovation, due to the diversity and differences, there is a lack of unified value standards and historical judgments for specific protection contents, which makes the buildings of old villages difficult. The transformation of the space lacks operability.

CONCLUSION

This study examines the impact of market segmentation on environmental pollution by focusing on important practical issues such as overall coordination of regional development and environmental quality improvement in China. On the basis of defining the relevant core concepts, by sorting out and reviewing basic theories and previous research literature, a theoretical analysis framework for market segmentation and local government policy decisions under the decentralization system is constructed.

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