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## On Legislation of Land Bank.....He Naigang(1)

**Abstract:** Many cases already demonstrate the positive influence of the land-banking to the land system reform. Furthermore, practice and studies constitute the solid base to set up a legislative system for land-banking in the state level. Therefore, the proposal is given at the end as a feasible way to enhance the legislative hierarchy for the land banking, unify the relative regulations, and regulate the activities concerned as an inseparable part of land system in China.

## Research on Residential Land Use Pattern during the Process of the Suburb's Urbanization in Shanghai .....Cui Guangcan, Wang Kan (19)

**Abstract:** Shanghai is certain to walk on the road of the suburb's urbanization, namely, to be developed into a world city through expanding to the suburb. The "12th Five-year Plan" period is the critical phase of Shanghai's suburb urbanization. Shanghai should create a new residential land use pattern to serve the integration of urban and rural area. Firstly, in the aspect of expanding residential land supply, it is necessary to innovate system, use the "correlation of increase to decrease" policy, push the collectivity constructive land transaction; it is necessary to innovate mechanism, make full use of the suburb's unused collectivity constructive land; it is necessary to innovate policy, expand housing supply through housing leasing run by collectivity or peasants; increase the suburb peasants housing ownership to make up for the suburb's commodity housing deficit. Secondly, explore the secondary market of residential land transaction, and let the market mechanism play the fundamental roles in land allocation. Thirdly, optimize the

residential land supply structure, and supply residential land according to the "multi-core groups" residential area layout. Fourthly, keep the coordination of residential land and public facilities land, and put public services and facilities' preparation in the first place.

## A Comparative Research on New Town Development Model Abroad

.....Zhang Hu (37)

**Abstract:** There are six typical models about new town development outside: London Model, Paris Model, Tokyo Model, American Model, China, Hong Kong Model and Singapore Model. First, this paper gives a comparative analysis with construction background, assume the functions and mode of operation of the above six modes, and gets some useful enlightenment new town development in China; development of new town should be first based on the positioning of the people live and work, rather than a pursuit of economic growth; and the primary purpose of building is to solve the housing problem, at the same time should consider optimizing the industrial layout; new town construction should adhere to Government-led, and should set up a special operation in the development and administration; new town development should be supported by law and regulations, and maintain continuity of the policy; and the land reserve system can be considered as strong support during the construction; also new town development should have sustained and adequate financial guarantees.

## Land Policy of Villages in City.....Xu Fuke (50)

**Abstract:** Villages in city is important to accelerate China's urbanization. This paper puts some problems of "Villages", to strengthen the "Villages" construction land policy research; to correctly identify the main body for land use permits; to strengthen the management of agricultural land for construction; to reasonably determine the ownership of land revenue; to strengthen the management of the land value increment; to speed up the approval procedures for land use; to pursue good

compensation for demolition work: to strengthen the "Villages"  
audit of the cost of construction land.

### Analysis on Housing Wealth Distribution and Mobility in Urban China

..... Huang Jing (71)

**Abstract:** Using large-scale panel household survey data and referencing the theory of income mobility measurement, this paper studied housing wealth distribution and mobility in urban china. The results indicated that urban residents have had a growing gap between housing wealth with the increasing housing price. After the urban housing reform, the housing wealth mobility in level was growing because of growing housing price. But the housing wealth mobility in position was reduced and the level of benefits decreased. Considered the housing wealth mobility, the gap between residents housing wealth has slowed down.

### Research of LTV Impacting on Real Estate Market.....Zhang Kai (89)

**Abstract:** By constructing a theoretical model, this paper studies how the changes in mortgage rates affect the real estate market to consumer credit on the housing market of the sound development helpful.

### On the Assessment of Real Estate Corporate Social Performance based on the Theory of Stakeholders

.....Liao Junping, Luo Danglun, Zhou Ruyong(133)

**Abstract:** In recent years, China's real estate development of corporate social responsibility and social performance of closely related evaluation has aroused wide public concern. Based on stakeholder theory, this paper analyzes the real estate development enterprises and their interests and demands of stakeholders, defines corporate social performance of real estate development and evaluation of the content. We construct Corporate Social Performance Evaluation System to evaluate the scientific and reasonable social performance of real estate development company.

# Financial Risk Estimation and Control of Real Estate Listed companies

.....Liu Lingzhi, Gui Lin(156)

**Abstract:** After the financial crisis, we are now facing a whole industry adjustment. Financial risk is becoming the priority to be considered. This paper studied on the financial risk characters and factors and built an estimation index system afterward. We selected 66 real estate listed companies as samples, using factor analysis, to build financial risk estimation model of real estate listed companies. According to the general factor score, we ranked the financial situation of the samples, and based on which, we analyzed the factors and proposed specially precautions from the aspects of real estate and different types of enterprises.