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博 士 学 位 论 文

土地供给制度影响中国房价研究

**Mechanism of the Land Supply System Affect the Housing
Price**

曹 飞

指导教师姓名: 陈永志 教授

专 业 名 称: 政治经济学

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摘要

房改以来尤其是土地使用制度改革之后，我国房地产市场迅速发展，对拉动国民经济快速增长和改善城镇居民居住水平起了很大作用。但同时房价和地价以较快的速度上涨，抑制了国内消费需求并拉大了居民收入差距，过高的房地产价格加剧了金融风险集聚，对优化产业转变经济发展方式也起到了阻碍作用。对高房价成因研究的文献以土地制度出发研究我国高房价生成的文献大都集中在定性分析，少有定量研究，且大都集中在土地价格与房地产价格的关系研究上，对其他方面的研究较少，由于土地供给制度的复杂性，已有文献主要集中在某一个局部问题的研究上，缺乏系统研究土地供给影响房价的机制，对全面认识我国高房价问题和改革土地供给制度尚未提供一个更系统、全新的思路。鉴于以上原因，本文以土地供给制度对房价波动的影响为研究对象，全面系统的进行了理论和实证分析，主要从垄断供地制度、土地批租制度、土地“招拍挂”出让制度以及土地供给政策等四个方面从理论上分析这些政策或制度对我国房价波动的影响，在理论分析的基础上采用全国或城市层面的数据对上述理论分析进行实证研究。在理论和实证分析的基础上，选取有代表性和借鉴价值的中国香港地区、瑞典、德国等国家和地区，详细对比分析了它们的土地供给制度及其房地产市场的特点，以期对我国土地供给制度的改革提供一些实践思考。

本文的主要结论如下：（1）垄断供地制度下，我国的房地产市场总体上属于垄断竞争型的市场，局部的房地产市场结构介于垄断竞争和寡头垄断之间，由于房地产行业上游的土地市场和下游商品住房市场均有一定的市场势力，由此产生了垄断双重加价的现象，实证研究发现地方政府垄断供地制度下的高地价和政府管制解释了大部分的房价波动率，而居民收入增长率对房价波动率的影响不大。（2）短期内房价和地价的关系非常复杂，并不是简单的房价决定地价，相关文献的土地招拍挂制度实施不影响房价的结论也值得商榷。由于房地产产品的特殊性质，招拍挂供地制度的实施在一定程度上使得房价保持了刚性，而从长期来看，在经济增长的大环境下，成本在总体上影响了房价的走势，招拍挂供地制度的实施使得房价总体上呈现上涨势头。短期内土地招拍挂制度的实施影响十分复杂，实证上分析了长期内土地招拍挂实施对房价波动的影响，结果与上

文理论分析一致，但不同地区之间有差异。(3) 土地批租制的实施使得房地产企业产生了囤地和土地市场投机的激励，在房价、地价上涨的过程中加剧房地产企业的投机，投机因素又反过来又带来房价和地价的新一轮上涨。同时，土地批租制使得以房租租金水平确定的真实房地产价格水平和以土地资产投机定价的房价水平相互脱离，即商品住宅市场也存在着投机现象，这种投机使得土地定价脱离了房租水平，房价水平脱离了地租水平，有可能产生房价泡沫。实证研究也表明了这一点。(4) 2003 年实施的土地供给政策在抑制房价和地价过快上涨的过程中效果不明显，但对调整产业结构和促进土地市场发育方面有一定的积极意义。对于房价调控中的土地供给政策，理论分析认为土地供给政策和信贷政策之间存在着政策短板效应即：效率最低的调控政策决定了整体宏观调控政策的绩效。实证分析表明，2005 年以来的房价调控中土地供给政策有效度明显低于信贷政策，土地供给政策的低效率决定了整体调控政策的相对低效率。尤其是打击土地投机和房地产企业囤地的政策有待优化，未来调控政策的主要方向应该着眼于土地供给政策(5) 香港地区的土地批租法律、规则、以及一些实践探索出来的新的供地制度值得中国大陆借鉴学习，而一些土地供给制度弊端需要通过改革加以消除。瑞典和德国的土地制度都有独特性，尤其是从瑞典的土地租赁制度的变迁历史中得到的经验可供我国土地供给制度的改革参考。而德国特殊的地上权制度和政府对房地产市场的有效管制，对稳定房价功不可没。

综合全文的理论研究和实证分析，本文提出的政策建议如下：(1) 亟待打破地方政府垄断供地的局面，针对不同区位的农村建设用地，分步骤、分情况建立相对应的、形式灵活的城乡统一的建设用地市场，同时可以探索在空间维度和时间维度上优化配置建设用地指标。(2) 针对土地招拍挂制度的改革完善来说，则主要要从完善相关技术程序和相关制度配套两方面。要改革“价高者得的”单一的出让规则，土地出让方式应合理引导房地产市场预期，同时要引入土地需求方因素，以更好的执行土地供应计划和平稳市场预期。此外，相关的法律制度配套也非常关键。(3) 探索土地年租制度和土地批租制度的混合租金制度，对于新的土地混合租金制度，则要针对不同地区、不同行业的不同情况合理使用土地年租制度，对于实行土地年租制度实施相关的理论和实践问题，则可选择部分地区作为前期试点，并结合具体实践中的问题进一步推进年租制的实施。(4) 对于房

价调控中的供地政策来说，首先要提高清理闲置土地的政策有效性，同时对于整个政策体系来讲，土地政策总体效果不佳，未来的政策的改善应着眼于土地政策绩效的提高，同时应注重调控政策的制度化和规范化。(5) 香港供地制度中的一些技术程序、“勾地制度”、完善的法律法规值得中国大陆借鉴，而瑞典土地供给制度中的土地租赁制度、德国不动产市场中的地上权制度和一系列住房制度应结合中国具体国情适当引入。

关键词：土地供给；垄断；招拍挂；批租制；土地政策；房价

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Abstract

China's real estate market developed with a high speed after the housing reform especially the land use system in-depth reform of, its in the environment of the rapid growth of the national economy and it improve the living standards of urban residents. But at the same time the housing prices and land prices rose at a faster rate, inhibition of the domestic consumer demand and widening income gap, high real estate prices concentration the big financial risk, its also a hinder of the ndustrial transformation of economic .Literature research on the causes of high prices mainly from the credit& fundamentals, and most of the literature focused on qualitative analysis, only a few is quantitative studies, and are concentrated in the price of land and real estate prices , due to the complexity of the system of land supply, the literature focused on a local problem, So this is a lack of systematic research on land supply affect the housing price mechanism, and there isn't a comprehensive understanding of China's high prices issues and reform land supply system has not yet provided a more systematic and new ideas. For these reasons, the land supply system for the study of the impact of housing price fluctuations, a comprehensive and systematic theoretical and empirical analysis should be taking, mainly from the monopoly for the land system, land leasing system, land bidding, auction and transfer system and land supply etc four aspects of the policy from the theoretical analysis of these policies or institutional impact of price fluctuations, national or city-level data on the basis of theoretical analysis using an empirical study on the above theoretical analysis. On the basis of theoretical and empirical analysis, we select a representative and learn the value of Hong Kong, China, Sweden, Germany and other countries and regions, there wu take a detailed comparative analysis of their land supply characteristics of the system and its real estate market, and supply on the land reform of the system to provide some practical thinking.

The main conclusions are as follows: (1) for the monopoly land system, China's real estate market in general are monopolistic competitive market, the local real estate market structure between monopolistic competition and oligopoly, the upstream land

market due to the real estate industry and downstream commodity housing market have a certain market forces, resulting monopoly double fare increase, empirical studies have found that the monopoly of local government for the land system of high land prices and government explains most of the land market price fluctuations rate, while the growth rate of household income has little effect on price volatility. (2) the relationship between housing and land prices in the short term is very complex, determined that a premium is not a simple rates, the viewpoint of land bidding system implementation does not affect the housing price conclusions also questionable. Due to the special nature of the real estate products, bidding, auction and for the implementation of the land system allowed housing prices to a certain extent to maintain rigidity, in the long run, economic growth environment, the cost impact on the overall trend of prices, The auction for the implementation of the land system allowed housing prices overall rising trend. (3) the implementation of the land leasing system makes real estate companies, land hoarding and speculation in the land market incentives, increased prices, land prices in the real estate business speculation, speculative factors in turn bring housing and land prices. rally. At the same time, land leasing system makes real estate rent rent levels to determine the price level and the price level pricing speculation in land assets from each other, the commercial housing market there is also speculation in this speculation makes the pricing of land off the rent level, house prices The level of rent levels off, it is possible to produce the housing bubble. Empirical research also shows that this point. (4) land supply policy implemented in 2003 in the process of inhibition of housing and land prices from rising too fast, the effect is not obvious, but some positive significance to adjust the industrial structure and promote the development of the land market. Price control land supply policy, the theoretical analysis that land supply policy and credit policy exists between the policy short-board effect: the least efficient control policy determines the performance of the overall macro-control policies. Empirical analysis shows that price regulation since 2005 land supply policy was significantly lower than the effective degree of credit policy, the low efficiency of land supply policy determines the relative inefficiency of the overall control policies. Especially against

land speculation and real estate companies to hoard policy needs to be optimized, the main direction of future control policies should focus on land supply policy (5) Hong Kong's land leasing laws, rules, and some practice and exploration of new land supply system worthy of mainland China to learn from, and some land supply system shortcomings need to be eliminated through reforms. Sweden and Germany has a unique land system, and the experience gained from the change history of Sweden's land-tenure system reform of China's land supply system reference. Germany's special right to the ground system and the real estate market, the Government effective control contributed to the stability of prices.

Comprehensive full text of theoretical and empirical analysis, the proposed policy recommendations are as follows: (1) the urgent need to break the monopoly of local government for the land situation, rural construction land for a different location, step by step, create the corresponding Points flexible forms of unified urban and rural construction land market, can explore the optimal allocation of construction land in the dimension of space and time dimensions. (2) for land bidding, auction and hanging system reform and improve, mainly from perfect technical procedures and related systems supporting the two. To reform the "highest bidder" single transfer rules, land transfer should be a reasonable guide the real estate market expectations, while the introduction of the land demand side factors, in order to better execution plan for land supply and stable market expectations. In addition, the relevant legal system support is also critical. (3) explore the land rent system and land leasing system hybrid rental system, mixed land rent system, they should for different regions, different industries with different rational use of land annual rent system, the implementation of the land rent system implementation the theoretical and practical issues, you can choose some areas as a pre-pilot, combined with practice-specific issues to further promote the implementation of the annual rent system. (4) For the price regulation for the land policy, to improve policy effectiveness to clean up idle land for the entire policy system in terms of the overall land policy is ineffective, the improvement of future policy should focus on land policy the improvement of performance, and should focus on control policies institutionalized and standardized.

(5) the technical procedures for the land system, the Application List system, improve the laws and regulations worth mainland China learn from, and sound land tenure system in the Swedish system of land supply in the real estate market in Germany on the ground right system and a series of housing system should be combined with China's specific national conditions appropriate to introduce.

Key-words : Land supply; monopoly& bidding& auction; land leasing ; Land policy; housing price

厦门大学博硕士论文摘要库

目录

第 1 章 导论	1
1.1 研究背景、目的和意义	1
1.1.1 研究背景	1
1.1.2 研究目的	6
1.1.3 研究意义	6
1.2 研究对象和研究范围	7
1.2.1 研究对象	7
1.2.2 概念界定	7
1.2.3 研究范围	8
1.3 国内外研究现状	8
1.3.1 国外研究现状	8
1.3.2 国内研究现状	10
1.3.3 文献研究小结	19
1.4 研究方法与技术路线	20
1.4.1 研究方法	20
1.4.2 实证研究的数据结构	20
1.4.3 研究思路	20
1.5 论文结构安排与主要内容	22
1.6 可能的创新与不足	25

1.6.1 可能的创新	25
1.6.2 不足之处	26
第 2 章 中国土地供给的制度变迁及房地产市场的发展	27
2.1 建国以来城市土地供给的制度变迁	27
2.1.1 城市土地供给制度内涵分析	27
2.1.2 土地供给制度变迁的总体阶段划分	28
2.1.3 现阶段城市土地供给制度特征	32
2.2 住房制度演进历程和房地产市场发展阶段	34
2.2.1 1978-1988 年的初步形成时期	34
2.2.2 1988-1998 年的深化改革阶段	35
2.2.3 1998-2003 年的住房全面货币化改革阶段	36
2.2.4 2003- 至今的快速发展阶段	36
2.3 土地供给制度对中国房地产市场及房价的影响路径	38
2.3.1 土地供给制度变迁和住房市场的发展过程	38
2.3.2 土地供给制度影响房地产市场及房价的路径	40
第 3 章 垄断供地制度对房价影响的分析	46
3.1 垄断理论回顾	46
3.1.1 马克思主义经济学的垄断理论	46
3.1.2 西方经济学的垄断理论	47
3.1.3 纵向市场的垄断理论	49

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