

# Study on Management Measures of Land Management Project

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## Abstract

As China's economy has entered a new stage of development, ensuring the dynamic balance of the total amount of land resources, ensuring stable economic development, solving land use problems, and improving the efficiency of land use have become the current primary task. At this stage, there are many problems in the land governance project management, which also makes the land governance project enter a more difficult time. Therefore, in order to ensure the smooth implementation of the land governance project, we need to find out the problems in the management process, give targeted suggestions for improvement, implement feasible solutions, improve the effectiveness of land use in China, and further realize the rational application of land resources in China. This paper analyzes the problems existing in the management of land governance projects, and points out the management countermeasures to improve the management quality of land governance projects and promote the rational use of land resources planning in China.

## Keywords

Land Governance; Project Management; Current Situation Analysis; Improvement Measures.

## 1. Significance of Land Governance Project

In recent years, with the acceleration of urbanization in China, the implementation of measures related to land governance project management and the rational distribution of agricultural land and urbanization construction land are important prerequisites for the efficient use of land resources. The land governance management is related to people's production and living environment. The governance project is normative. Based on the relevant laws and standards of the national land resource management, in the process of implementing the project, it is necessary to set reasonable stage goals, and the fully utilized land should be managed and managed comprehensively, so as to verify the feasibility of the project and the possible problems of the project, It is necessary to continuously optimize the management methods of land governance projects, and finally achieve the ultimate goal of land governance projects.

### 1.1. Project Concept

Land governance project management is an inevitable requirement for the use of land resources and sustainable economic development in China. The effective use of land is related to the development and use of land resources in China. In actual management, the principle of "development in protection, protection in development" is adhered to in order to improve the quality of land use in China and improve the ecological environment. At the same time, some land that has not been fully utilized, as well as land damaged by natural disasters, should be re planned and constructed to give play to its due value. According to the classification of land management, the project is mainly divided into agricultural land consolidation, rural construction land consolidation, land rehabilitation consolidation, urban construction land consolidation and other projects. The specific project types involved in the project, such as farmland irrigation planning, road construction between farmland, farmland basic protection

project, etc., ensure the protection and construction of basic farmland, ensure the management quality of land management projects, and achieve the rural revitalization strategy.

## **1.2. Project Management**

Land governance project management mainly refers to the management carried out during the project declaration, after the project declaration is successful, and during the subsequent project implementation, such as construction, supervision, preliminary acceptance, stage acceptance, result acceptance, etc. Project management is a continuous process. In the process of land governance project management, managers need to combine the professional knowledge of land governance and the corresponding technical standards to monitor and guide relevant activities in the governance process, so as to maximize the effectiveness of the project.

## **2. Problems in Land Governance Management Project**

### **2.1. Project Management Mechanism is not Standardized**

Standardized project management mechanism is very important. China's land governance project management started late. In the implementation process of the project, the lack of this mechanism will lead to problems in the implementation process of the project, which directly reduces the actual quality of land resource management. The most common problem is the job rotation of the project management personnel. The project management personnel need to perform job rotation. In the early work process, the project management personnel strictly follow the standards at the beginning of the construction plan. At that time, in reality, the progress of relevant projects is different from the plan, and the progress of projects is often slower than the time point specified in the plan. When a new round of management personnel arrives, there will be imperfect work handover, and the staff lacks the necessary theoretical basis and reference. The new management personnel do not understand the specific implementation status of the project and still follow the original construction plan, which will lead to management confusion during the implementation of the project, resulting in large loopholes in land budget, risk assessment and hazard warning. The phenomenon that the electronic documents are not updated in time leads to the difference between the project records and the actual project progress, which brings about a serious waste of land resources.

### **2.2. Low Efficiency of Project Implementation**

The low implementation efficiency of the project is reflected in many aspects, the most important of which are the following three aspects: First, the project cannot be completed within the planned and specified time, resulting in a long actual project time. The whole project is divided into several stages. The project has a large amount of work, which requires the simultaneous cooperation of multiple departments. These stages form a longer land governance project management cycle, Therefore, the final income of the project cannot meet the expectation. Second, due to the large workload, the land review takes a long time. In the review work, the staff often simplify a lot of work, and the review results will be different from the actual situation. There are often problems such as the loss of management personnel, blind pursuit of economic benefits, lack of design of management change, and there will be some hidden dangers in the later implementation of the project. Inaccurate information and untimely communication between departments in the land governance review process eventually led to a longer actual implementation cycle of the entire project, leaving many management shortcomings, and the project implementation efficiency was therefore low.

### **2.3. Project Quality Needs to be Improved**

During the implementation of the land governance project, the quality of the project should be fully guaranteed. However, in the actual project management, there will be frequent changes to

the original design of the project, which will lead to confusion in the project management process. Second, counterfeiting of new cultivated land is also one of the main reasons for the reduction of project quality. Falsification of newly added cultivated land is a common phenomenon in the process of land governance. China requires that the quality and quantity of newly added cultivated land are equally important. The quality of newly added cultivated land affects the balance between occupation and compensation, and the assessment of the increase and decrease of urban and rural construction land. Third, when bidding for projects, there is a phenomenon of vicious competition and one-sided pursuit of low price winning. Intentionally lower the bid price. Some enterprises without construction qualification participated in land governance management. After obtaining the bid, in order to reduce costs and for their own interests, the relevant enterprises did not carry out construction in accordance with the construction standards, which is likely to cut corners, resulting in low quality of the entire project, seriously affecting the order of the land governance market, and causing great trouble to the development of land governance management.

### **3. Countermeasures for Land Management Project Management**

#### **3.1. Improve Project Management Mechanism**

The normal operation of the project is based on the premise that the land governance project management work is carried out efficiently. In order to achieve the innovation of the project management mechanism, the following aspects should be improved: First, establish a scientific and reasonable decision-making mechanism. A sound decision-making mechanism can ensure that the project can achieve the expected purpose in the implementation process, shorten the project cycle while ensuring the quality, and highlight the purpose of land governance. Second, realize the standardization of project monitoring. Under the support of the management system, strengthen the implementation of standardization at each project stage, and supervise the regular assessment, fund use, project implementation and project handover of the project to ensure the standardization of actual management. Third, we should establish a sound file management system. In the process of project implementation, we must establish a sound file management system. Project archives are very important and can be used for re evaluation of project achievements.

#### **3.2. Strengthen the Cycle Management of Land Governance Projects**

In order to ensure the quality of the project, the project should be checked regularly to achieve dynamic management throughout its life cycle. Before the implementation of the project, it is necessary to ring the alarm bell to all construction units, and require them to implement the construction in accordance with the standards and specifications formulated by the relevant national departments, reasonably divide the project into stages, and ensure the cohesion of the implementation of each stage. At the same time, we will regularly carry out quality evaluation among departments, innovate the management mechanism, give material rewards to departments that have obtained excellent results, and solve the problem of staff turnover. Regularly invite the quality inspection station and the supervision engineer to the site for inspection, accept their opinions modestly, and timely improve the deficiencies in the construction process.

#### **3.3. Optimize the Implementation Process Management of Land Governance Projects**

Increase the effective application of the comprehensive bidding quotation scoring system, that is, during the bidding process, pay attention to the overall coordination of quotation, quality, construction period, construction organization design, enterprise reputation, etc., so as to lay a foundation for the coordination of economic, quality and social benefits of the project. At the

same time, we should strengthen the supervision and management of the bid evaluation process, avoid bid encirclement, bid collusion and other issues, and ensure the openness, impartiality and fairness of project bidding and bid evaluation. Pay attention to the effective cultivation of the professional quality of the land governance management personnel. On the one hand, the land governance management unit should pay attention to the cultivation of the staff, organize relevant learning activities regularly, and deepen the cultivation of the staff's ability from the three aspects of theoretical knowledge, ideology and practical operation. On the other hand, improve the promotion channels for land management personnel, enhance the importance of land management personnel on their work through relevant reward systems, and carry out land management activities in a standardized manner.

#### 4. Conclusion

In order to improve the rationality and effectiveness of China's land, it is necessary to conduct a more in-depth analysis of the existing problems and find out a thorough solution to the relevant problems of China's land governance projects. In actual management, only when the staff fully grasp the guiding ideology and principles of land governance project management and innovate management methods, can they effectively improve the quality of land governance project management and promote the stable and lasting development of social economy.

#### References

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