

Article

Research on the Urban Village Renewal Mechanism Based on Rent Gap Theory: A Case Study in Xi'an, China

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Abstract: Urban renewal is a critical approach to address issues such as the scarcity of urban spatial resources and infrastructure aging in the later stages of urbanization. Urban village renewal is one of the typical practices of urban renewal. Based on China's unique dual urban–rural land system and urbanization process, this study localizes the rent gap theory. It applies the modified rent gap theory to conduct a case study on Wangjiapeng Village in Xi'an using the process-tracing method. It explores the internal mechanisms of urban village renewal and the key factors influencing the progress of renewal projects. The findings reveal that the size of the rent gap directly determines the attractiveness and timing of urban village renewal. However, issues such as interest conflicts, administrative redundancy, and government supervision during the renewal process significantly increase transaction costs, raising the rent gap threshold and thereby affecting the progress and outcomes of the renewal. This paper proposes a rent gap theory that is more suited to China's context and further expands its applicability through case study research. The practical experience of Wangjiapeng Village provides important policy implications for other major cities in China and cities currently in the late stages of urbanization.

Keywords: urban village renewal; rent gap theory; dual urban–rural land system; process-tracing method; China



Academic Editor: Tingting Chen

Received: 24 November 2024

Revised: 9 January 2025

Accepted: 13 January 2025

Published: 14 January 2025

Citation: Xiao, J.; Dong, F. Research on the Urban Village Renewal Mechanism Based on Rent Gap Theory: A Case Study in Xi'an, China. *Land* **2025**, *14*, 162. <https://doi.org/10.3390/land14010162>

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1. Introduction

From a global perspective, urbanization has profoundly influenced the development of cities and societies. In developed countries, industrialization-driven urbanization has led to rapid urban expansion and structural restructuring, accompanied by challenges such as overpopulation and housing shortages. Similarly, developing countries, propelled by economic globalization, are experiencing accelerated urbanization while grappling with challenges such as urban growth and informal settlements [1]. These global trends provide essential references for understanding China's urban transformation and its unique issues, particularly the formation and renewal of urban villages.

Since the reform and opening-up policy 1978, China has undergone rapid industrialization and urbanization. Along with the rapid population growth, the urbanization rate has steadily increased, with the urban population expanding from 173 million in 1978 to 933 million in 2023 [2]. Cities have continuously expanded to accommodate the growing population. Rural farmland surrounding cities was converted into urban construction land during this process, while rural villages were preserved. Initially located on the outskirts of cities, these villages became part of the urban–rural fringes and eventually transformed into urban villages as cities continued to expand. The formation of urban villages is closely related to China's Dual Urban–Rural Economic and Social Management System. In China,

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