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**NATIONAL STANDARD OF THE
PEOPLE'S REPUBLIC OF CHINA**

GB/T 18507-2014

Replacing GB/T 18507-2001

Regulations for gradation and classification on urban land

城镇土地分等定级规程

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Table of Contents

1 Scope	1
2 Normative references	1
3 Terms and definitions	4
5 Urban Land Classification preparations	4
6 Urban Land Classification factor in choosing	5
7 Urban Land Classification Survey and data consolidation	6
8 Urban Land preliminary division	9
9 Urban Land Classification and determination of the results of verification	11
10 Urban Land Classification maps compiled	13
11 Urban Land Classification report and biography compiled compiled 14	12
15 Urban Land Grading preparations 13 16 select Urban Land Grading Factors	14
34 Land Grading maps prepared and the amount of area count 17 towns 42 18 level of urban land and the implementation of border points were finishing	43
83 Annex H (normative) Urban Land Grading results shown in Fig.	84

Foreword

This standard was drafted in accordance with GB/T 1.1-2009 given rules. This standard replaces GB/T 18507-2001 "urban land classification procedures." Compared with GB/T 18507-2001, major changes It reads as follows:

--- Range. an increase in the scope of the standard part, defined the collective construction land and other land grading may also refer to this standard carried out.

--- Increase the "Terms and Definitions" chapter.

--- General. to further clarify the urban land classification task and purpose, clearly requires that each town should develop an integrated classification given Level; urban resident population of more than 500,000 of the city, should be a comprehensive grading and classification grading; other towns should be a comprehensive classification, Grading can be classified at the same time if necessary. For grading object to further clarify land use planning identified as Land LAND USE, both associated with land use planning and management requirements of convergence, but also left elasticity of the actual work.

--- Urban Land Classification. classification subject to a clear national and provincial (autonomous regions and municipalities) to carry out urban land grading work in accordance with needs, China's urban land classification work by the land administrative

departments of the State organization and implementation; according to the process of urbanization development, increase rail Road traffic and other factors.

--- Verify and determine the classification results. further clarify the mathematical statistical analysis can be taken to cluster analysis, mean - variance Adjustment Act, and so do Sorting score balanced law one or more of the methods, the method chosen in the larger room.

--- Urban Land Grading. The grading factor adjustment, optimization, increase the advantages and disadvantages of the landscape conditions, effect of several large supermarkets grading factor.

--- Urban land classification achievements acceptance, updates and applications. a clear outcome of the updated requirements for classification, namely. socio-economic conditions hair Grading method is changed, the existing level of achievement can not meet the needs of economic construction, should be timely use of this standard is more comprehensive The new update frequency not less than once every three years, every six years should be a comprehensive update; due to local urban conditions change, causing Land mass there is a greater change, should market conditions in the local area, land revenue basis for correction and evaluation on Local update Appraisal. This standard was proposed by the Ministry of Land Resources. This standard by the National Standardization Technical Committee on Land Resources (SAC/TC93) centralized. This standard was drafted. Ministry of Land and Land Management Division of Urban and Environmental Sciences, Peking University, China Land Surveying and Planning Institute. This standard was drafted. keep Hu Chi, Lin Jian, Li Wandong, LiaoYongLin, Guan Rong, Wu HY, Ma Kewei, Dong Liming, Tian Yanjun, Wu Yupeng, Feng Changchun, Lin Zengjie, Hu Jiang, beam Kexin, Chu colonization, Li Xin, Wangming Tian, \u200b\u200bJiang Yijun. This standard replaces the standards previously issued as follows:

--- GB/T 18507-2001.

The growing social and economic development of the land market, land management and land assessment of the emergence of new technologies and changes in demand, especially the "Chinese People The introduction of the Republic Property Law ", and the Third Plenary Session of the decision to land management reforms proposed new directions and requirements, and existing law Laws and regulations of convergence, unified urban land classification procedures and methods, GB/T 18507-2001 revised form this standard. Urban land classification procedures

1 Scope

GB/T 18507-2014 is the Chinese national standard on regulations for gradation and classification on urban land, in the field of civil engineering. The /T suffix marks it as a recommended standard: it is not compulsory by itself, but it becomes binding as soon as a

contract, a tender or a customer specification calls it up - which in practice is how most foreign buyers meet it. It was issued on 24 July 2014 by the General Administration of Quality Supervision, Inspection and Quarantine of the People's Republic of China; Standardization Administration of China, and has been in force since 1 December 2014. Classification: ICS 93.020, CCS P13. This page is published from the official record of the standard held by the Chinese standards administration: the identification, the dates, the classification and the issuing body are taken from there. The clause text, the tables and the numeric limits are in the document itself, which is delivered complete in English translation.

This standard specifies the terms and definitions of urban land classification and technical means and procedures, selection factors, the survey data with sorting, Factor score calculation, classification and evaluation stage and the like, and the preparation of maps, and acceptance of the outcome of the consolidation, the results of updates and applications. This standard applies to the land classification in our cities, counties and towns to carry out land grading work carried out in all the country's cities and towns. independent Land Grading industrial and mining areas, such as collective construction land may refer to this standard.

2 Normative references

The following documents for the application of this document is essential. For dated references, only the dated version suitable for use herein Member. For undated references, the latest edition (including any amendments) applies to this document. Land valuation procedures GB/T 18508 Towns

GB/T 19231 Basic terms of land

GB/T 21010-2007 current land use classification TD/T 1001-2012 cadastral survey protocols TD/T 1009-2007 Urban Land Price Monitoring Technical Specifications

3 Terms and Definitions

GB/T 19231 and defined by the following terms and definitions apply to this document.

3.1 Urban Land Classification urbanlandgradation Through the various economic, social, natural and other effects of urban land quality comprehensive analysis reveals the quality of urban land between land Domain difference, using quantitative and qualitative methods to classify urban land quality queued assessment of urban land in other activities.

3.2 Urban Land Grading urbanlandclassification According to urban land economy, both natural attributes and their status, role in socio-economic activities, the value of urban land use Comprehensive analysis reveals regional differences inside the urban land quality assessment of urban land-level activities.

4 General

4.1 Overview Urban land classification is to fully grasp the situation of urban land use and quality of, scientific management and rational use of urban land, promote Into urban land conservation and intensive use, the development of land policy and regulatory measures for the country and all levels of government, land valuation, land tax levy Income, economic evaluation of land for construction and urban planning, land use planning, plans to develop and provide scientific basis. Urban land classification adopted "Waiting" and "class" two-level system work.