研究论文

武汉市农地非市场价值评估

蔡银莺,张安录*

华中农业大学土地管理学院，武汉430070

摘要　　估算农地资源的非市场价值，将其纳入资源成本核算体系，不仅能够弥补市场机制作用不足给农地城市流转决策带来的影响，而且通过提高土地资源农业利用的比较效益，能够起到缓解农地流失的作用。运用条件价值评估法对武汉市不同类型农地的非市场价值进行估算，在对471份有效问卷进行统计分析后的研究表明：（1）随着农地保护意识的增强，武汉居民已经意识到农地资源非市场价值的存在，83.65%的受访居民对农地保护有正的支付意愿；（2）从居民参与农地保护的支付意愿(Willingness to pay ,WTP)出发，全市居民每年保护农地的支付意愿总价值为30.0035×10^8元，折合单位hm^2农地的非市场价值为116154元；（3）从农民作为农地保护执行主体参与农地保护、接受政府补偿（willingness to accept, WTA）的角度出发，农地非市场价值16447.57元/hm^2，是目前国家鼓励农民种植粮食作物发放补贴（中稻225元/($hm^2 \cdot a^{-1}$)，折合无限年期价值4978元/hm^2）的3.30倍；（4）从城市居民作为农地保护的间接受益者，假设城市周边农地被城市建设用地征收后带来环境损失，城市居民为接受征地计划、家庭每年愿意接受政府补偿（willingness to accept, WTA）的角度出发，平均每户家庭年均需要接受政府补偿8612元，按当前城市居民户数计算，全市城市居民每年对农地损失的受偿接受金额为109.5685$\times10^8$元，折合单位hm2农地非市场价值42.42$\times10^4$元。

关键词　农地资源；非市场价值；支付意愿；受偿意愿；条件价值评估法（CVM）

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The assessment of non-market value of agricultural land resource in Wuhan

CAI Yin-Ying, ZHANG An-Lu*

College of Land Management ，Huazhong Agricultural University，Wuhan，430070, China

Abstract Agricultural land provides not only food and fiber, but also different non-market commodities, with characteristics of externalities or public goods. For example, Agricultural land provides a variety of important environmental and social services including climate adjust, wildlife habitat, waste treatment, recreational opportunities, food security and so on. Because most of these services are public goods, the non-market value of agricultural land preservation cannot be directly obtained from the market. So estimating the non-market value of agricultural land is one of the focuses in the field of resources and environmental economics. Nowadays, it is very important to evaluate the non-market value of agricultural land resource, because it can not only provide the scientific basis for rural-urban land conversion decision-making, but also decrease the risk of high quality agricultural land loss. In this paper, the authors use the contingent valuation method (CVM) to evaluate the non-market value of agricultural land in Wuhan according to 471 valid questionnaires. Several conclusions can be drawn. Firstly, it shows that the residents (including farmers and urban citizens) have recognized the non-market values of agricultural land base with the increase in awareness of agricultural land protection. According to the survey, recently 83.65% of the respondents have positive WTP to the protection of agricultural lands. Secondly, according to the residents`willingness to pay for protecting local agricultural lands, the whole non-market value of agricultural land reaches 30.0035×108 RMB￥ (US3.7504×108), cultivated land's non-market value is almost 116154 RMB￥ (US14519) per hectare in Wuhan. And the non-market value of different ecotype agricultural land is correlated with the endowment of local agricultural land resources. T

he more abundant the agricultural land resource, the lower the non-market value, and the vice versa. Different agricultural land has different non-market value. The non-market value of cultivated land is 59171 RMB￥ per hectare (US7396/hm2), the proportion of existence value, option value and bequest value is 34.59%, 33.27% and 32.14%. The non-market value of horticultural land is 955543 RMB￥ per hectare (US119443/hm2), the non-market value of forestry land and water are 204078 RMB￥ (US25510) and 145711 RMB￥ (18214) per hectare respectively. Thirdly, farmers play an important role in agricultural land preservation in our country, so if we estimate the non-market value basing on farmers′ willingness to accept, cultivated land′s non-market value is almost 16447.57 RMB￥ per hectare (US2055.95/hm^2). Finally, if the environment of agricultural land is disappearing, citizen will want to accept the compensation from government. From this point, average household's willingness to accept is 8612 RMB￥•a-1 (US1076.5•a^{-1}), the total non-market value of agricultural land is 109.5685×108 RMB￥ (US13.6961×10^8) every year, and the agricultural land′s non-market value is almost 424200 RMB￥ per hectare (US53025/hm^2).

通讯作者 张安录 zhanganlu@mail.hzau.edu.cn