Problems and corrective measures of promoting the green construction of high-quality settlement buildings

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Abstract. The green construction of high-quality settlement buildings is related to the people's life, the integrity of the government and social stability. Accelerating the construction of high-quality settlement buildings is helpful to promote the harmonious development of society. This study first expounds the significance of promoting the green construction of high-quality settlement buildings, then analyzes three major problems in the construction process of settlement buildings based on the data of previous research, and on this basis puts forward corresponding countermeasures and suggestions to promote the sustainable development of high-quality settlement buildings construction.

1. Research background
With the rapid development of social economy, the construction and transformation process of settlement buildings have been accelerated in recent years. A large number of people from rural left the cultivated land for the resettlement buildings, forming a large number of indemnificatory resettlement community. However, the phenomenon of emphasizing resettlement rather than paying attention to it causes many problems of settlement buildings at present. The government focuses on how to resettle the demolished villagers, but pays less attention on how to carry out effective resettlement to promote the management and construction of the resettlement community according to combine their living habits and the characteristics of the rehousing villagers; how to provide complete supporting service facilities before resettlement; how to improve the social well-being of the resettled villagers; and how to promote the green construction of high-quality settlement buildings. Based on the investigation and interview, this study analyses the significance of the green construction of high-quality settlement buildings, expounds the common problems of the existing settlement buildings, and then puts forward the corresponding countermeasures strategy.

2. Research status
Due to the particularity of the resettlement housing project, there is no relevant nature house in foreign countries, and there is also a lack of relevant research on the development and construction of resettlement housing. However, the promotion of the development and construction of resettlement housing is still relatively common in China. At present, the research on the development and construction of resettlement housing in the existing research literature mainly focuses on three aspects: the research on the construction schedule management of resettlement housing, the research on cost management and the research on risk management.
In the research of construction schedule management, Liu Guoqiang took the project construction of TLJ resettlement house in a city as the research object, and discussed the preparation, optimization, control and safeguard measures of its construction schedule plan[1]. Gao Yanhong proposed four schedule control strategies based on the analysis of schedule control strategies for the resettlement housing construction project[2]. Zhang Liping has made a case study of DSC resettlement housing construction project. Meanwhile, combined with the characteristics of the resettlement housing construction project, relevant engineering management software has been applied to compile and optimize the progress plan of DSC resettlement housing construction project[3]. Taking Baisha resettlement housing construction schedule management as an example, Zhou Wei put forward optimization suggestions on the schedule control method of resettlement housing project based on analyzing the general process and the deviation of matters needing attention in the planning of resettlement housing project schedule[4].

In the aspect of cost management research, Huang Yijun took Jiansu B resettlement housing project as an example to introduce in detail the early cost management and control process of resettlement housing development project, summarize the advantages and disadvantages existing in the early cost control of B project, and propose to carry out quota design[5]. Li Qi analyzed the current situation and existing problems of cost management of XH resettlement housing construction project in Zhangqiu City, proposed the main influencing factors of project cost in each stage, and put forward the strategy of optimizing cost management of construction project[6]. Zhao Peng took the resettlement house in Zhangling village of Jinan as the research object, and used earned value method to study its renovation cost control[7]. Liu Shuangguo took Changsha high-speed railway station resettlement housing as the research object, and used the basic models and analysis methods of the whole process cost control, value engineering, earned value and other theories to put forward the control scheme and measures for the construction cost of Changsha high-speed railway station resettlement housing[8]. Taking the S-demolition resettlement housing project as the research object, Li Wenjuan, from the perspective of the agent, used the method of combining theory with cases to study the current situation and existing problems of cost control of S-demolition resettlement housing project under the agent construction mode, and put forward effective cost control countermeasures[9].

In terms of risk management, Feng Yang identified the risks in various stages of the renovation project of Sunzhuangzi's resettlement house in Jinzhong Street, Dongli District, Tianjin, and put forward corresponding project risk control countermeasures[10]. Tang Zhonghui conducted in-depth analysis and identification on the risks of land removal, construction safety, stable resettlement and financial management of the resettlement housing project, and put forward effective preventive measures and solutions for the importance and probability of various risks[11]. Han Jipeng introduced risk management theory and fuzzy mathematics theory into the progress management process of resettlement housing demolition project, constructed a risk evaluation model of resettlement housing demolition project progress, analyzed the key risk factors of resettlement housing demolition project and the project progress risk level, and put forward risk countermeasures and suggestions[12].

Therefore, from the existing research results, we can find that the development and construction of resettlement housing basically does not involve the content of green construction.

3. Research methodology

3.1. Investigation and interview
The green construction of resettlement houses is a complex systematic project, which cannot be accomplished overnight. It is necessary to make comprehensive consideration and choose a construction scheme according to local conditions after summarizing the existing construction situation and living environment. At the same time, in analyzing the importance of green construction of resettlement houses, we cannot copy a certain design scheme, or adopt a certain mathematical method to simulate or evaluate, and we need to find out the deficiencies in the construction of the existing resettlement houses through on-the-spot investigation and interviews with the residents to
know the residents' construction needs for green resettlement houses. Therefore, the main research method used in this study is investigation and interview.

3.2. Project design of investigation and interview
In the early stage of the investigation and interview, the team members first made clear the investigation and interview area, and selected 10 resettlement communities in Quanzhou, Zhangzhou and Xiamen as the research objects, and these 10 communities cover the resettlement communities under construction, built and planned. At the same time, the choice of interviewees also includes residents who have already moved into resettlement areas and those who are about to be relocated. In the design of investigation and interview questions, we mainly focus on the following seven aspects: (1) the construction pattern of the resettlement community, such as lighting and ventilation; (2) the construction method of the resettlement community, such as thermal insulation; (3) the design standard of the resettlement house; (4) the resettlement housing construction management institutions; (5) the greening of the resettlement community; (6) Supporting facilities for resettlement of residential areas; (7) Compensation standard and other issues. However, we will randomly determine the number of survey samples according to the actual situation of survey visits, such as residents' knowledge level, participation of construction units and property management units, and support from developers.

4. The significance of promoting the green construction of high-quality settlement buildings

4.1. Promoting social stability and raising the living standards of the people
The construction of settlement buildings, which is a major civil engineering to make everyone has a place to live in, affects the vital profit of millions of households. We should persist in high level planning, high standard construction and efficient management. The construction of settlement buildings, which is a civil engineering in accordance with the will of people, is the most important work among all kinds of construction work. It is the basis and premise of promoting all kinds of relocation, and it is related to city construction and development, people's lives, government integrity and social stability. Promoting the sustainable development and construction of high-quality settlement buildings should keep the concept of putting people first, meanwhile, putting them integrate into the process of settlement buildings demolition, designing, construction and use, and into every community, so that the people living in the community can feel care and attention, which reflects that the community is full of personal elements. The design and construction of urban settlement buildings can reflect its real value and local significance, and provide reference for urban construction and development[13].

4.2. Standardizing construction procedure, realize sustainable development
At the same time, the construction of settlement buildings act on the design concept of "putting people first", and adheres to the goal of "green, safe, comfortable and durable" residential projects. It is also aimed at improving the performance and quality of settlement buildings, promoting the coordinated work of relevant units, improving and speeding up the whole process of settlement buildings construction. All kinds of examination and approval work should further fulfill the responsibility of "building excellent and managing well" of the relevant subjects of the use and management in each construction stage and later period, standardize the construction and use standards, comprehensively consider the promotion of the overall environment and supporting functions, increase the allocation of public services and public utilities, improve the property services in later period, and strive to build up the present situation. New type of community for the city, really let the resettlement of residents build and share quality of life. Therefore, the solid promotion of new high-quality settlement buildings work is to achieve sustainable development of high-quality settlement buildings construction, but also to standardize the construction process, strengthen construction management, strengthen supervision and management, improve the cooperation ability of relevant units, and improve the service capacity of settlement buildings community.
5. Problems in the construction of settlement buildings
At present, there are many problems in the development and construction of settlement buildings. In the process of investigation, we find that the four main problems are the inconsistency of construction standards, the inadequacy of supporting facilities, the ambiguity of compensation standards, and serious environmental damage, poor energy efficiency.

5.1. Construction standards is different, and the management organization is unreasonable
The construction quality of settlement buildings and the construction standard of supporting facilities are not up to the construction standard of commercial houses, which is deeply rooted in the hearts of the resettled villagers. Once any problems occur in the resettlement community, its real impact will be enlarged infinitely. At present, there is still a certain gap between the construction standard of settlement buildings and commercial housing. Firstly, the design standard is low, the house type of settlement buildings is relatively single, and there is less room for the resettlement villagers to choose. In terms of building appearance, compared with commercial houses, the settlement buildings are relatively simple and not beautiful enough; there are unreasonable places in the greening landscape layout of the district; the roads of the district are narrow, and the traffic of vehicles is difficult; the corridors are narrow, which is not easy for the settled villagers to decorate and live in the future. Secondly, the design concept of the settlement buildings is lagging behind. Many the settlement buildings are not fully considered in the design of energy-saving issues, unreasonable structural design, poor lighting and natural ventilation effect, low thermal insulation performance and other issues. Thirdly, the project quality management organization is unreasonable, while the responsibilities and division of labor are not clear, leading to the failure to find quality problems in time [14].

5.2. Supporting facilities don’t match the development needs of living standards
Perfect supporting facilities play an important role in improving the overall environment and image of the resettlement community, improving the quality of life of the resettled villagers, and promoting the management quality of the resettlement community. But at present, many resettlement communities have the situation of planning, construction and resettlement at the same time, which leads to the inconvenience of the settled villagers' life after their residence, and conflicts with the management of the resettlement community. During the investigation and visits, we found that the transportation in the resettlement community is relatively convenient, and the corresponding facilities for the convenience of the people are relatively complete, but there are still some supporting facilities seriously lagging behind. Among 203 respondents, the allocation of kindergartens and children's playgrounds was mentioned in particular by the respondents. 90.15% of the settled villagers reflected that because of the lack of kindergarten allocation, many villagers were reluctant to move in. Some of the resettled villagers also pointed out that due to the lack of training for their re-employment, many of the villagers who lost their land became unemployed vagrants, which not only aggravated the exclusion of the resettled villagers from the demolition and resettlement work, but also had a certain impact on social stability. The lack of parking spaces is a common concern of the villagers, and also the biggest problem in their daily life. 94.09% of the settled villagers in the survey clearly pointed out that the lack of parking spaces is also one of the reasons for the low occupancy rate of the resettlement community. Therefore, in the resettlement area investigated, we can often find that many vehicles are parked at will on the roadside of the resettlement area, and some vehicles are parked in the green land.

5.3. Compensation standard issue
Compensation standard is one of the most concerned and controversial issues of the resettled villagers. In the interview, once we mentioned the compensation standard, many settled villagers expressed their opinions. Among the 185 villagers visited, some have moved into the resettlement community, some are reluctant to move into the resettlement community, and some are about to be demolished. Among them, 126 people thought that "the compensation standard is not uniform and the compensation intensity is low", accounting for 68.11% of the respondents. On the issue, many villagers expressed
that the compensation standard, evaluation price, measurement method, resettlement population cut-off, transitional fee subsidy and other issues, as well as in the same plot, the settlement buildings hold in different periods have a large gap in the price of compensation for demolition and relocation, while the time and place of relocation are basically the same, which makes many villagers who cooperate with the demolition and resettlement work unsatisfactory and think that they are losing money by abiding by the regulations. Secondly, many villagers believe that housing prices and rents are rising now, but the compensation standard for rural land expropriation is far lower than that for urban land, which makes them feel discriminated against. 109 people thought that the compensation standard was not transparent and human relations were great, accounting for 58.92% of the respondents. Many villagers said they did not know the compensation standard beforehand, and how to define the compensation standard was not clear. There was no special person to help explain and answer questions. At the same time, human society often exists in the evaluation of the structure type, decoration grade, the determination of the measurement standard of the building area and the evaluation of the subject matter, which caused that some villagers were discontent. 93 people thought that the object of compensation was not clear, accounting for 50.82% of the respondents. The reason lies in the fact that the distribution objects include those who have not moved out of the married household registration, who have not moved into the household registration, who have contracted land but have moved out of the household registration, and those who have not acquired the contracted land at birth. When they are allocated, the distribution objects are not clearly defined, which damages the interests of some villagers.

5.4. Environmental damage is serious and green construction has not been carried out
At present, the construction land for settlement buildings comes from the land temporarily allocated by the government. In the construction process, there are often problems such as low design standards, incomplete supporting facilities, and relatively backward planning and management. Thus, in the construction and use process, construction waste arbitrarily stacked, household waste and sewage discharge at will in the use process, resulting in poor living environment, groundwater pollution is serious. At the same time, due to the particularity of resettlement houses, there are many restrictions on the realization of green construction, such as cost restrictions and the application of advanced energy-saving technology; house pattern restriction, unable to achieve natural ventilation. Among the 12 resettlement areas investigated, about 6,000 housing units have not been energy-saving construction, and problems such as insufficient ventilation and lighting, poor heat preservation and insulation performance, and poor air tightness of doors and Windows are common.

6. Strategies to promote the green construction of high-quality settlement buildings

6.1. Strengthening the leading role of the government and Explicitly promote green construction
The government, which is the primary main-body of the settlement of housing compensation, demolition, construction, distribution and so on, is necessary to make clear the resettlement area and reasonably plan the layout before the demolition and resettlement. Also, the government should coordinate the participating departments to do a good job of land expropriation, determine the compensation standards and distribution plans, select the construction units and determine the construction plan and improve the later management and property rights management and other related issues, as far as possible to avoid disputes in the process of demolition[15]. In addition, it is also need to explicitly requires new housing project to promote green construction, one is to correct energy-saving design concept, introduced in the design phase, give full consideration to resettlement residential area surrounding environment and climate characteristics, make full use of passive energy-saving design methods, to ensure that the housing can meet the demand of basic lighting and ventilation, live in comfort at the same time has good energy saving effect. Second, it is necessary to adapt measures to local conditions, strictly follow the green building standards and relevant
professional standards, select appropriate green design technologies and green equipment, improve the quality of living environment, and attract villagers to move in.

6.2. Rational planning and distribution to improve infrastructure allocation
To avoid the inconvenience of transportation after the delivery of settlement buildings, and the lack of supporting infrastructure to meet the needs of daily life, resulting in the dissatisfaction of the resettled residents, as well as the frequent occurrence of serious environmental pollution during use, it is necessary to adhere to the high starting point planning and high standard construction, and attach great importance to the construction planning of settlement buildings and infrastructure support. At the same time, we should strengthen security measures such as priority approval and land supply, so as to reduce social problems caused by inadequate resettlement. At the same time, in the construction process, reasonable planning of construction waste stacking and treatment problems, to avoid damage to the construction site and surrounding environment, to achieve green site.

6.3. People-oriented and perfect compensation standard
The construction of settlement buildings concerns people's livelihood and affects the daily life of the resettled villagers. In the process of demolition and resettlement of settlement buildings, the relevant participating departments should go deep into the masses, effectively solve the practical problems of the resettled villagers, attach great importance to the work of demolition and resettlement, and adhere to the principle of compensation and resettlement first, and then implement the demolition and resettlement[16]. Therefore, it is necessary to formulate a unified compensation standard before demolition, clarify the criteria for granting subsidies, standardize the compensation standards for land acquisition and demolition, and formulate related laws to abide by. At the same time, in the process of construction, governments at all levels should formulate standards for the construction of settlement buildings and pay close attention to the quality and progress of the construction of settlement buildings. Residential energy conservation has become a popular topic. The construction of settlement buildings should strictly follow the green building standards, select appropriate green design technology, improve the quality of living environment, ensure the completion of quality and quantity of projects, and achieve timely delivery and use [17].

7. Conclusions
Promoting the development and construction of high-quality settlement buildings is not only to realize the sustainable development of settlement buildings, but also to maintain social stability. At present, there are many problems in the demolition, resettlement and construction of settlement buildings, and it needs the close cooperation of all participants to promote together, and persist in the concept of Putting People First, standardize the construction and use standards, make overall arrangements of environment, promote supporting functions, improve compensation standards, late property management services, and promote the concept of green construction, strive to create a high-quality new community, improve the quality of life of the resettled villagers, and promote the healthy development of rural economy.

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