Influencing Factors of Resettlement Compensation in China’s Urban Renewal: the Case Study of Shibati Area of Chongqing

Xue-yao DU, Jia-hang ZHANG* and Tao ZHOU
Chongqing University, 174 Shazheng Street, Shapingba District, Chongqing, China
*Corresponding author

Keywords: Urban renewal, Resettlement, Demolition project.

Abstract. Urban renewal brings a lot of demolition and reconstruction work. The purpose of this paper is to explore the influencing factors and make suggestions for relevant demolition projects by studying the status quo of resettlement compensation and welfare changes before and after demolition. Firstly, based on the problem of relocation, we selected four demolition and resettlement housing communities in Chongqing province as study areas. Though questionnaires, the changes of compensation for resettlement, community welfare and social relations before and after the demolition were analyzed, and the satisfaction degree of demolished residents was obtained. Analytic Hierarchy Process (AHP) is used to analyze the influence of current residence and other factors on the above three modules. Finally, through case analysis, to improve theoretical analysis, obtained by turning on the compensation and resettlement basic satisfaction, we found that there is information asymmetry problem of the demolition work.

Introduction

With the development of China’s construction industry, urban renewal has become an important business of development and construction. Old buildings in cities often cannot meet the needs of the development of the times, and demolition has become an inevitable thing.

Problems such as imperfect policies, dissatisfied resettlement compensation, and opaque demolition work often lead to conflicts between relocated households and developers. Taking the Yangjiaping demolition event in Chongqing as an example, since the relocated households have the largest residential area and have never been able to reach an agreement with the developer, the developer was forced to excavate the foundation pit to make it an “island” of up to 10 meters.

It can be seen through the reasons for the conflicts caused by demolition at home and abroad: uneven distribution of benefits, opaque policy compensation standards, and unequal information are the main problems, and these can be attributed to the demand problems of different dimensions, namely, the relocated households and development and the game of interest between businesses.

Taking the “Shibati” demolition project as an example, which belongs to the iconic area of Chongqing compared with the typical demolition problems existing in China. We explore the factors affecting the demolition satisfaction through questionnaires, analytic hierarchy analysis and case analysis, aiming at analyzing the occurrence of demolition. The commonality of the problems provides a reference for the implementation of government policies and the improvement of demolition work.

Methodology

Figure 1. Research method.
Firstly, we selected the urban imprinting transformation area—the “Shibati” area of Chongqing. Based on the problem of demolition of different places, we concentrated on four demolition and resettlement housing communities in Jiulongpo District, Nan’an District and Ba’nan District. Through the questionnaire survey of the demolished residents of the four communities, the questionnaire includes: the basic situation of the individual (the current residence of the relocated household, gender, age, education, occupation, income, property rights of the house), and the evaluation of the demolition and resettlement status (demolition and resettlement) Compensation, community welfare and social relations). Based on these two modules, the analytic hierarchy process is used to investigate the compensation for demolition compensation, the satisfaction of demolition work, the community environment, supporting measures, life shopping time, neighborhood relationship, etc., and obtain the satisfaction of the demolished residents on different modules.

Then, according to the current residence, income, age, education, and property rights of the house, the influence of the above factors on the indicators in the first step is analyzed by comparing the variances, and the factors that affect the status quo of the demolition and resettlement compensation are analyzed.

Finally, combined with the above-mentioned influencing factors, through the case analysis method, we selected representative demolished residents to conduct interviews, consider the opinions or suggestions of special respondents on the status of compensation and resettlement for demolition, and supplement the theoretical analysis to implement such demolition projects.

**Results and Discussion**

In order to obtain an optimal management approach to resettlement demolition projects, it is decided to propose the following research contents:

**Module Analysis**

In order to more specifically identify the problems in the demolition work and investigate the satisfaction of the relocated households, we divide the evaluation of the relocation households' compensation for the resettlement status into three modules: “demolition and resettlement compensation”, “community welfare” and “community relationships”, by consulting the literature and setting up projects for different modules, the survey found that individual projects such as commuting time have little meaning in the study, so they are adjusted.

There are corresponding scores in the answers of the questionnaire, which are very satisfactory, satisfactory, general, less satisfied, and extremely dissatisfied corresponding to 2, 1, 0, -1, -2 points respectively. The average score of each problem and the total score of each module are counted, and the average score of demolition and resettlement compensation is obtained.

(1) Demolition and resettlement compensation

| modules             | Compensation area | Compensatio n price | Policy understanding degree | Plan understanding degree | Removal transparenc y | Demolition work | Incom e | Cost of living | score |
|---------------------|-------------------|---------------------|-----------------------------|--------------------------|-----------------------|-----------------|--------|--------------|-------|
| Average score       | 2.67              | -0.10               | -0.02                       | 0.31                     | -0.25                 | -0.20           | -0.02  | -0.37        | 2.02  |

(2) Community welfare

| modules                | Facilities | Community environment | Safety measures | Shopping | Health care demand | Humanistic concern | Welfare | score |
|------------------------|------------|------------------------|-----------------|----------|-------------------|-------------------|--------|-------|
| Average score          | 0.84       | 0.73                   | -0.04           | -0.76    | -0.84             | -0.12             | -0.25  | -0.45 |

(3) Social relationship
Characteristic Analysis

The research focuses on the seven aspects of the current residence, gender, age, education, occupation, income, and housing property rights of the relocated households. The sub-scores and analysis of which aspects have a greater impact on the demolition projects.

(1) Quantitative analysis of the impact of seven basic information on the status of compensation for resettlement.

Table 4. The influence of seven factors on resettlement compensation.

| factors | Neighbourhood | Entertainment | Community atmosphere | score |
|---------|---------------|--------------|----------------------|-------|
| Average score | -0.86 | -0.55 | -0.47 | -1.88 |

(2) Compare the consistency and inconsistency of each typical project with the current situation of compensation for demolition and resettlement. (There are 2 tables selected below.)
Table 5. The impact based on current residence and educational background.

According to these data we can find:

1. The relocated households are satisfied with the “demolition and resettlement compensation” module, and the compensation area is increased. Even if the residents are not satisfied with the transparency of the demolition work, it does not affect the overall satisfaction of the module. On the contrary, the demolished residents are not satisfied with the “community welfare” and “social relations” modules. Among them, the community environment and supporting facilities have been improved, but the scores of life shopping, health care demand and welfare changes are relatively low. The root cause of the resettlement community is not as good as the “Yuzhong District” where the demolition was pre-demolition. The traffic is not convenient, making the respondents shopping, restricted medical treatment, the level of community welfare such as single child expenses, subsistence allowances and subsidies enjoyed by relocated households also declined. In addition, neighborhood relations, community atmosphere and leisure and entertainment have declined before demolition.

2. The consistency of the “social welfare” and “social relations” modules; except for the increase of the compensation area before and after demolition, the inconsistency in the “demolition and resettlement compensation” module; the current residence, education, occupation, income, and property rights have the greatest impact on the “compensation module”.

Case Analysis
Through the above quantitative research, it can be found that the influence of academic qualifications and property rights on compensation for demolition and resettlement presents a large difference, and
the level of humanistic care and community welfare deteriorate after demolition, showing consistency.

We visited a 70-year-old man with a bachelor's degree. The original housing area was about 20 square meters, the resettlement house reached 80 square meters, and the property rights of the house were owned. He said that he was very satisfied with the status of compensation and resettlement for demolition. However, he believes that the humanistic care before and after demolition and in the process is insufficient. For example, the neighborhood committee often expressed condolences before demolition, while there are basically no related activities after demolition, and some demolition work appears so strong.

**Conclusion**

Through investigation, we found that the demolished residents have higher satisfaction with the “demolition compensation and resettlement” module and have lower satisfaction with the two modules of “social welfare” and “social relations”. No matter how the basic information such as the existing residence changes, there is a consistency of change. This shows that the government can seize these commonalities to improve the inadequacies; when the basic information changes, the compensation price, the transparency of demolition, and the demolition work. The differences in planning and understanding indicate that the current housing, education, occupation, income, and property rights are the major influencing factors, and the sub-categories need to be considered in subsequent similar demolition projects.

In the demolition and resettlement compensation of the “Shibati” project, the compensation price and area are basically implemented in accordance with the policy. The living conditions of the relocated households are improved after the demolition, but due to the demolition of the demolition itself, most of the resettlement houses are remote and the residents’ travel is affected. In the whole process of demolition and resettlement, the government departments should strengthen the psychological counseling of the relocated households, appropriately increase the frequency of community care and condolences, and pay much attention to whether the supporting facilities of the residential areas where the resettlement houses are located are perfect, and appropriately carry out corresponding activities to bring the residents closer. Establish and improve the corresponding welfare system. If the psychological work of the relocated households can be done well, the friction generated will be less, the demolition project will be completed more smoothly, and the satisfaction of the relocated households will be greatly improved.

Summarize the problems in the investigation and research: the transparency of policies and planning is insufficient, the implementation of the policy is not in place, the expected value of compensation for demolition is too high, the implementation of compensation is different, and the residents of the land requisition lack social security and human care. In response to the above questions, we give the following suggestions: (1) promote policy popularization and implement legal procedures; (2) properly handle problems and strengthen communication; (3) improve social welfare and improve community facilities.

**References**

[1] Bettina Reimann, Consequences of the restitution principle for urban development and urban renewal in East Berlin’s inner-city residential areas, J. Applied Geography, 1997.

[2] Hua Yang, Interest game in rural land acquisition and demolition: space, subject, strategy, J. Journal of Southwest University, 2014(5).

[3] Yuanjing Chen, Action deduction of the demolition subjects in the demolition area of urban villages—A case study based on “Nail Households” in urban villages, D. Central China Normal University, 2012.