

# Research on the Dilemma and Countermeasures of Rural Housing Demolition under the Background of New Urbanization —Take the Housing Demolition in Y Town, Jinan City as an Example

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**Abstract:** Our country is currently in a new type of rapid urbanization period, facing great opportunities and challenges. With the development of rural areas, many land is expropriated, the villagers were demolished, the social problems increasingly highlighted, affect the harmonious development of society. How to effectively solve the plight of the land demolition has become the current local government work facing an important problem. By analyzing the demolition process of rural houses in Y Town, Jinan city, this paper finds many problems existing in the demolition process, and puts forward relevant countermeasures combined with the demolition cases in other areas, so as to improve the governance system of the grass-roots government in the demolition process, improve the governance capacity, and promote the smooth progress of the new urbanization construction.

## 1. Introduction

### 1.1. Research Background

China puts forward the "new urbanization", compared with the traditional, it requires to promote the integration of urban and rural economy in our country, the new urbanization will become the next few years of Chinese social transformation, the healthy development of the most important strategic direction. The government has clearly pointed out that we should effectively solve the problem of rural agriculture, rural areas and farmers, the implementation of rural revitalization.

With the rapid advancement of China's new urbanization, urban radiation drives rural development, and land has become the key to the implementation of revitalization. Land expropriation and demolition is one of the main means to obtain land. In the process of demolition, due to the conflicts of interests of all parties, many problems and contradictions affect the social harmony. In the process of new urbanization, exploring the solutions to rural housing demolition plays a crucial role in rural revitalization and social harmony.

### 1.2. Meaning of Research

#### 1.2.1. Theoretical Level

First of all, the study of the demolition dilemma in rural areas has a positive significance for the study of enriching the theory of socialism with Chinese characteristics, which is consistent with the development ideas of China's new urbanization construction and rural revitalization strategy. Moreover, it is to promote social harmony and progress, in line with the objective needs of the national conditions. In order to solve the basic contradictions of society in China, we must base ourselves on the construction and development of rural areas, adhere to the people-centered concept, and improve people's livelihood.

#### 1.2.2. Practical Level

First of all, it is conducive to the harmonious demolition in the process of urbanization, resolve the contradictions of all parties, and stabilize the social relations. Secondly, it is helpful to improve

the government's grassroots governance ability, position the role of the government, and ensure the open and orderly demolition work. Finally, it will help enterprises and undergraduate universities to settle in Y Town as soon as possible and contribute to the development of Shanghe County.

## **2. Analysis of the predicament and inducement of house demolition in Y Town**

### **2.1. The dilemma facing the demolition**

#### **2.1.1. The role of the government is unbalanced and absent**

In the actual investigation process, it was found that some local governments showed a situation of unclear job responsibilities and chaotic roles, and the government occupied an absolute dominant position. When the villagers did not cooperate and refused to move out, the government staff were used to taking rigid and coercive measures to solve the problems. In addition, the failure of grassroots governments to take preventive measures in advance when they encounter problems will lead to the escalation of contradictions.

#### **2.1.2. Demolition compensation is low and the standards are different**

In recent years, the "second generation of demolition" has appeared in the public view. The large-scale reconstruction of urban villages has made the suburban residents get a large amount of compensation for demolition, but this is not the case in rural areas, and most of the demolished villagers are faced with the current situation of "the more the demolition, the poorer the demolition". Due to the different compensation standards for rural housing demolition in China, it will cause a lot of disputes and cause social instability.

#### **2.1.3. No guarantee of the follow-up work of the resettlement**

The construction of the resettlement house needs a certain amount of time. During the period between the demolition of the old houses and the relocation into the resettlement house, the resettlement cost of the grassroots government may not be able to compensate the villagers in time, which brings some pressure to the villagers' lives. In addition, the land that farmers rely on may be occupied together in the demolition process, which is used for various urban construction planned by the government. It also takes a process for villagers to adapt to the new pace of life and follow the pace of The Times.

#### **2.1.4. The relocation and reconstruction work is difficult to carry out**

Traditional Chinese society is both a "rural society" and an "acquaintance society", which also appears in rural China incisively and vividly. The villagers depend on each other and have deep feelings. Therefore, the construction of the reconstruction community should not only provide a comfortable living environment for the villagers who were demolished, but also give them a sense of belonging. In addition, due to the low education level of most of the demolished villagers and the weak public awareness, the daily governance work of the reconstruction community faces certain challenges. Affiliation(s) should appear aligned to the centre including organisation, address and e-mail.

### **2.2. Reason analysis**

#### **2.2.1. Relevant systems are not sound**

In rural areas in our country most of the problems in the process of land requisition is mainly comes down to the imperfect legal system, the state-owned land demolition in accordance with the regulations on the state-owned land housing expropriation and compensation, while the rural land demolition is no special legal documents, just according to the part of the land management law mentioned, does not involve the demolition work specific work.

#### **2.2.2. Lack of training for grassroots government staff**

Lack of grass-roots government related staff management and systematic training, not targeted to

organize staff to carry out the training about the whole process of demolition, make it in the face of emergency cannot timely and reasonable solve, just to complete the task, take violent means processing is not willing to move the villagers, not from the perspective of the masses of the people, makes the relationship between the two sides deteriorate.

### **2.2.3. Policy publicity and explanation is not in place**

Before the demolition work, the grass-roots government staff did not carry out the policy publicity work, did not build a bridge of communication with the villagers, but only completed the machinery in accordance with the requirements of the superior leadership to complete the work indicators, not from the interests of the broad masses of the people, ignoring the participation of the masses. At the beginning of the demolition work, the villagers did not understand the government policies and the compensation standards, and the passive side was allowed for the command, which buried hidden dangers for the whole demolition process.

### **2.2.4. There are loopholes in the supervision and management**

There is a lack of supervision and management system for the demolition work of the grass-roots government, so that some staff members with low quality can seek personal gains through their own positions. The government agencies fail to find and deal with the relevant personnel in time, which causes a bad impact.

## **3. Selection of the management path of rural housing demolition under the background of new urbanization**

### **3.1. Clear government roles**

The government should not only undertake the demolition and construction work in the urbanization work, but also be responsible for the living security of the demolished residents after the demolition. Government is not only the decision makers, is also the demolition work managers, dominant, is the interests of the masses, the demolition process supervisor, in the process of practical work, adhere to the government leading, social security, citizen participation, to build long-term working mechanism, if not clear the functions of the government, the administrative power will become some officials seek personal gain means and guarantee.

### **3.2. Establish and improve relevant legal documents**

Want, above all, to establish a propaganda mechanism. Establish a publicity and explanation group, hold a mobilization meeting to mobilize the enthusiasm of the staff, explain the policies and procedures of the demolition and resettlement, and then go into the government to explain the relevant demolition policies and compensation measures, so that each villager can understand the demolition motivation and move voluntarily.

Secondly, the evaluation mechanism should be improved. As an important link in the demolition process, the evaluation provides a basis for the compensation link. Therefore, the demolition evaluation must follow certain legal procedures, and the evaluation agency should obtain legal qualifications and have the authorization of the relevant government departments.

Moreover, the compensation standard should be standardized. No unified standard will make the demolished households get unfair compensation, thus causing disputes. It is particularly important to establish an authoritative, reasonable and differential compensation standard document.

Finally, we should improve the resettlement methods. Resettlement ways are mainly divided into two kinds: local resettlement and remote resettlement. Local resettlement, the government should timely issue resettlement subsidies; when the remote resettlement, the government should speed up the construction of resettlement houses, so that the demolished farmers can live in a new home as soon as possible.

### **3.3. Transparency of supervision and management, and public participation**

Due to the lack of the demolition work, citizens can not timely and effectively obtain relevant

information, and will they take legal measures to safeguard their legitimate rights and interests. Therefore, the demolition procedures should conform to the provisions of the law and accept the supervision of the masses, whether it is the initial link of the demolition work, or the follow-up specific demolition, evaluation, compensation links, all need to be carried out fairly, justly and transparently in accordance with the legal procedures. As the beneficiaries of the construction of the new urbanization, the people should fully participate in the actual work of demolition to safeguard their legitimate rights and interests.

### **3.4. Improve social security to ensure citizens' subsequent life**

After the villagers move back to the resettlement house, it does not mean that the demolition work has been completed. The change of the living environment and lifestyle from the village to the community will make people uncomfortable and at a loss what to do. Therefore, it is necessary to guarantee the subsequent life of the demolished villagers, and to solve a series of problems such as pension, medical care, employment and life . Referring to the theory of multi-center governance, the government, the market and the society are committed to the follow-up living security of the demolition villagers, so that other non-governmental social subjects can participate in the supply of public services in the demolition and reconstruction communities.

## **4. Conclusion**

As an inevitable product of the new urbanization construction, rural land expropriation and demolition is related to the interests of the villagers, the government, developers and various social subjects. How to safeguard the legitimate rights and interests of the relevant stakeholders has become the key point to maintain social harmony. Taking the rural housing demolition in Y Town as an example, combined with the demolition cases in other areas, it is found that there are still many problems in the background of harmonious demolition. For example, the imbalance of the role of the government, the lack of the relevant guarantee mechanism, the loopholes in the supervision system and so on.

In order to promote the harmonious and orderly development of the new urbanization, this paper believes that the government behavior should be further standardized, improve the relevant legal system, improve the guarantee mechanism of the demolition work, give full play to the supervision power of the regulatory department and the masses, and let the demolition work carry out openly in the sunshine.

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