Single Factor Risk Analysis of Social Stability Risk in Engineering Project—Risk in Land and House Expropriation

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Abstract. As new industrialization and new urbanization accelerates, the land demand increases sharply with the increase of project construction. Around the city land and house Expropriation has become an important work of new urbanization and people's vital interests. However, the social conflicts caused by the land and house expropriation shows the tendency of increase year by year. Land and housing expropriation risk becomes one of the main factors that cause social instability, is the important social stability risk assessment evaluation content. Land and buildings on the social stability risk factors mainly reflected in the scope of housing land expropriation and requisition, housing land expropriation and requisition compensation funds, resettle households, expropriation compensation standards, expropriation procedures and plans, special land and buildings expropriation and requisition, the job and life of the masses, contribute to the other compensation.

Introduction

With the acceleration of new-type industrialization and new-type urbanization, various regions have been vigorously carrying out urban infrastructure construction and large-scale commercial housing development. As a result, the size of cities has been expanding, and the appearance of cities has changed with each passing day. The demand for land has increased greatly with the increase of project construction, and the expropriation of urban land and housing has become an important work that concerns the overall situation of new-type urbanization construction and the vital interests of the people.

However, all kinds of petitions, lawsuits and major malignant cases caused by land and housing expropriation show a trend of increasing year by year. The social contradictions aroused by this are characterized by high social attention and a large number of people involved. For example, on September 14, the demolition event in Pingyi, Shandong province, the township government officials brought 40 or 50 people to forcibly demolish, during which a fire caused the death of one person and the tragedy of the house collapse. In the case of wukan village in shanwei, guangdong province, more than 400 people in wukan village, due to land problems and financial problems, resorted to abnormal petitions, smashed and destroyed other people's public property and attacked the village committee. In the case of land expropriation in pingdu, Shandong province, local people raised objections to the land expropriation procedures of the developers. They failed to get compensation for the land expropriation, preventing the construction, causing the intensification and outbreak of conflicts between the two sides, resulting in one death and three injuries. After a series of land and housing expropriations, land and housing expropriation has become a social issue of common concern to the public, which has a huge impact on the normal development of economy and society. Therefore, land and housing expropriation is an important part of the preliminary work of project implementation. The risk of land and housing expropriation caused by improper operation is one of the main factors causing social instability, which cannot be ignored. It is an important content of social stability risk assessment[1].

Relevant National Policies and Regulations

In order to guarantee the reasonable and legal implementation of land and house expropriation in
the construction of the project, maintain the interests of the masses being expropriated timely discover the factors of social instability and avoid the occurrence of malignant events. In January 2011, the state council of China promulgated and implemented Regulations on the expropriation and compensation of houses on state-owned land. The regulations clearly stipulate that the municipal and county-level people's governments shall conduct social stability risk assessment in accordance with relevant regulations before making a decision on housing expropriation. In 2012, NDRC issued Interim measures for the risk assessment of social stability of major fixed asset investment projects. This document has strong directivity and maneuverability. It is used to guide the specific operations of the relevant administrative departments in social stability risk assessment. It is of great significance to establish and perfect the risk assessment mechanism for social stability[2].

Single-factor Risk Analysis of Land and Housing Expropriation

Land and housing are the most important and caring property for the common people. How to reasonably carry out the work of land expropriation and demolition, and deal with the interests of all parties is a difficult problem in the construction work. Land expropriation and demolition are also the focus of social concern, which can easily lead to social contradictions and even mass incidents. The risk factors of social stability in land and housing expropriation are mainly shown in seven aspects. They are land house expropriation and requisition range, land house expropriation and requisition compensation fund, relocation of households, land house expropriation and requisition compensation standard, land house expropriation compensation procedure and program, expropriation and requisition of special land and buildings, the local people's employment and life.

Land House Collects Requisition Limits

The work of land expropriation and demolition involves a wide range of interests with high sensitivity, which is the key point of the project construction[3]. It is also the focus of social concern, especially easy to cause social contradictions and even mass incidents[4]. If the land requisition and housing demolition amount of the project are large, it is found in the discussion with local masses that the development requirements of local villages and towns are faced with the problem of land use tension. Local people hope to avoid the concentrated areas of fields and houses when the project is sited, and reduce the scope and quantity of land expropriation and housing demolition as much as possible. At the same time, in terms of land acquisition within the red line of project planning, most of the arable land may be requisitioned, resulting in the phenomenon of piecemeal arable land, which is not easy to cultivate. In view of this situation, the local people expressed the hope that the project units would take into account the cultivation conditions when expropriating land, and that they could consult with local grass-roots governments when determining the land expropriation scope, so as to avoid similar phenomena as far as possible. The remaining farmland may be requisitioned together, or it may be combined with the surrounding farmland for leveling. Therefore, the probability of risk arising from land and housing expropriation of the project is relatively high, and once the risk occurs, the consequence is relatively large.

Land and Housing Expropriation and Requisition Compensation Funds

Because the work of land expropriation and demolition has very strong policy, the difficulty and uncertainty of dispute are large, and the completion of the compensation fund directly affects the start time of a single project. Land expropriation and demolition are closely related to the vital interests of the masses, the masses lack understanding of the policy of land expropriation and demolition. If the construction unit fails to strengthen communication with relevant departments of local government in time, formulate feasible compensation methods, or the work efficiency of the department concerned is low, or the illegal misappropriation of compensation funds and so on causes the compensation funds not to be issued in time, the compensation fund for land expropriation and demolition may be insufficient and less than the time to cause disputes, affecting the smooth progress of land expropriation and demolition work.
The Land Expropriated Masses of Employment and Life

The project takes up much farmland, especially highway or railway project, its route is long. Villages and towns residents along the route are dominated by agriculture. Once local people lose their land, they lose part of their income source, which affects their living and production activities. As the consequences of land expropriation and demolition involve the direct interests of the common people, once the risks are triggered, the possibility of collective petitions by the masses who are dissatisfied with the land expropriation and demolition will not be ruled out, thus affecting the development of the project. Risk behavior is mainly shown as follows: Obstructing the demolition or construction; Petitions to government departments; Mass incidents or containment of government agencies, etc. Therefore, there is a high probability that the project may cause risks in the people's employment and life, which requires the management department to listen to public opinions, do well in publicity and education work, actively lead the people to be aware of the overall situation, and timely organize the work such as loss compensation. We will reduce the impact on people's lives and ensure that their living standards do not decline.

The Relocation of Households

As the project construction plan involves a large number of demolition and relocation, most of the displaced households are residents and enterprises that have lived here for generations and have operated for many years. Project land expropriation involves the life and economy of the masses, and normal production and operation of the enterprise. Therefore, resettlement becomes extremely important. Without reasonable and timely resettlement of these households, it is very likely to cause the dissatisfaction of these households and lead to continuous petitions and mass incidents. Cause the project stagnation to the construction unit and construction unit bring extremely negative impact. However, as long as the construction unit and local government departments properly and timely arrangement and settlement, it can effectively reduce the risk probability and reduce the negative impact.

Land and Housing Expropriation and Requisition Compensation Standards

In the process of project land expropriation and demolition, the specific compensation standard may vary according to the location of the project. Especially for highway and railway projects, such projects have the characteristics of vertical extension and wide area, which will lead to different compensation standards in different areas. The social risk mainly comes from the process of land expropriation and demolition. There is a gap between the local government's compensation standards and the expectations of some of the displaced households. If not adjusted properly, it may lead to dissatisfaction of the residents with the work of land expropriation and demolition, which will make the work of land expropriation and demolition unable to proceed smoothly, affect the progress of the project construction. The most sensitive and concerned issue is the low compensation standard and unfair compensation. Risk behavior is mainly shown as follows: Obstructing the demolition or construction; Petitions to government departments; Mass incidents, mass work stoppage or containment of government agencies, etc. Therefore, the construction unit should timely negotiate with local government departments on the compensation of the land-expropriated households. Both parties agree on the compensation standard, which can reduce the probability of occurrence risk.

Land and Housing Expropriation Compensation Procedures and Programs

The compensation of land and housing expropriation, if not according to the formal procedure, is not under the permission of the relevant government departments, the illegal land expropriation and demolition will surely cause the local people's strong resistance. Or the expropriation and compensation procedures and plans of land and housing have not been explained to the public before the implementation, the public may misunderstand or fail to understand, which may lead to mass boycott and cause mass incidents. Only the work in strict accordance with procedures, land and housing compensation procedures and plans based on the relevant national requirements, the risk of compensation procedures and programs will be reduced.
Expropriation and Requisition of Special land and Buildings

Construction projects may involve the requisition of special land and buildings such as cemeteries. Because of the particularity of cemetery, it not only involves the compensation of construction costs, but also relates to the traditional customs of the common people. In the investigation and implementation of previous projects, the majority of the public reported that the compensation for requisition of cemeteries was low, and the compensation standard was insufficient to cover the cost of moving graves. In particular, the cost of the new cemetery is much higher than the compensation standard. Therefore, the construction unit has a good communication with the local government, and compensation work should properly consider the demands of the masses, properly raise the compensation standard, and try its best to achieve the satisfaction of both parties.

Conclusion

Land and housing expropriation is one of the important preliminary works of the project construction. It is of great significance to the implementation of the project. Based on the analysis of eight possible risk factors in the process of land and house expropriation, the corresponding risk prevention measures are proposed to provide theoretical and practical experience for land and house expropriation.

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References


