

Study On the Resettlement Impact Of Suburban Aged Peasants:

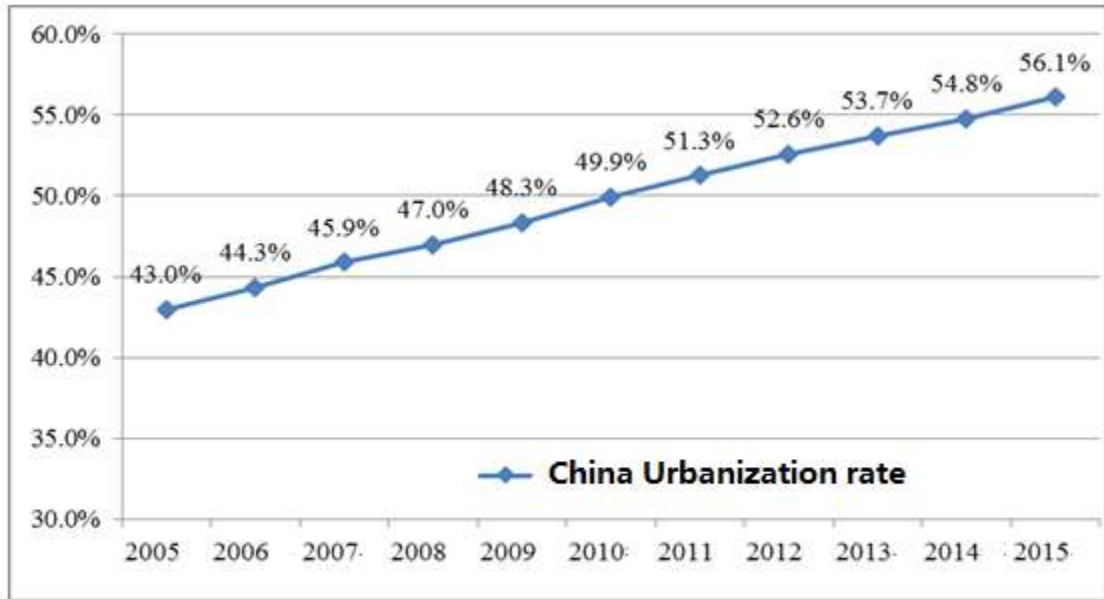
A Case Study in Nanjing City

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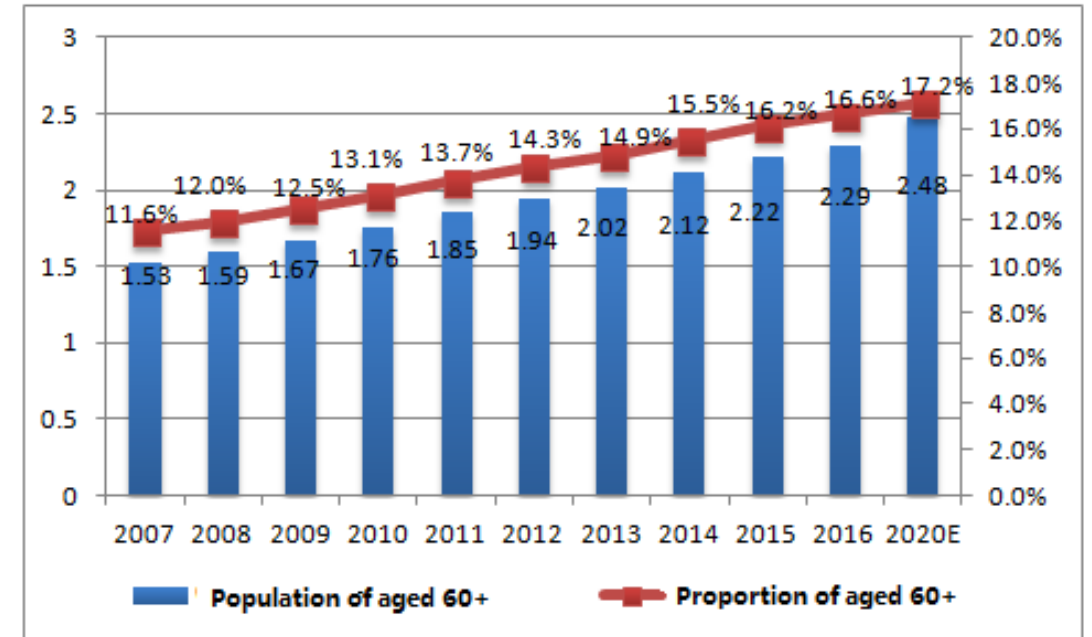
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Brief introduction



Source: National Bureau of Statistics of PRC



Source: Social Services Development Statistics Bulletin of 2015 Published by Ministry of Civil Affairs of PRC

By the year of 2015:

Urbanization rate: 56.1%

Population of landless peasants: about 112 million

Proportion of elderly over 60 years old: 16.15%

Predicted data by the year of 2020:

Urbanization rate: 58%

Newly acquired farmland: 3 million hectares

Proportion of elderly over 60 years old: 17.1%

It is estimated that 8.64 million of aged peasants will newly lost their land

1 / Background

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before LA

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after LA

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Background

1 Background

- The Wetland Park Project is located in south suburban of Nanjing city which is a typical public welfare project and free opening to the public.
- The wetland park acquired nearly 30 hectares of collectively-owned land from QQ village and demolished 49116 square meters (m²) houses. 267 HHs with 439 people were affected by LA and HD . Among them, 27.7% are aged peasants.
- The project costs about CNY600 million including CNY269 million for resettlement which accounted for 44.8% of total.
- 40 sampled HHs

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The status of aged
peasants before LA

Survival factors

- Land: 0.14 acer per capita
- House: 175 m²
- Pension paid by CEO: CNY 145 per capita per month
- Social network
- Living style



Land

- Planting is part of the life of aged peasants.
- Land is a security for aged peasant for a long period of time which make them feel safe.
- Land is a rights for aged peasants to get the pension from CEO which is a kind of elderly care mode

Land value before LA=Economic value + security value + value of rights and interests

House

House in suburban area is not only a living place, but also renting house or a shop.

- 99% of sample HHs have renting income with monthly rental of CNY 7/m².
- The average house area is 175 m² with 10 rooms and 57% of the houses were rent out
- 12.9% of affected HHs use 30 to 50 m² of their houses doing small business.

Rural houses



2 The status of aged peasants before LA

Role Intension

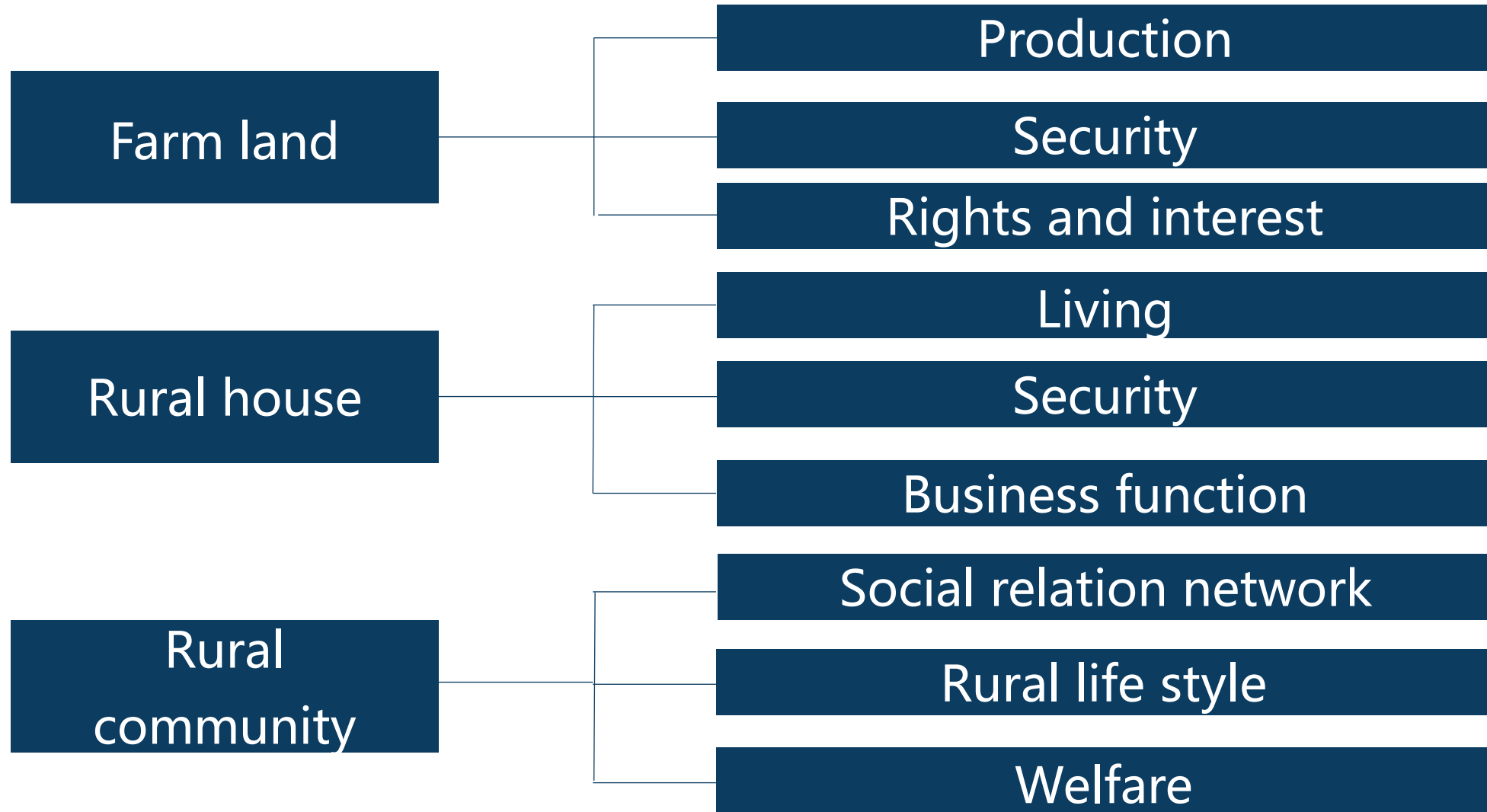
- Peasant
- Landlords, shopkeepers, employers and etc.
- Rural community residents

Elderly care modes:

- Family care
- Self support
- CEO welfare

Survival factors

Functions



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— The status of aged peasants after LA

Resettlement policy for Land-lost peasants

- Compensation fee for LA includes resettlement subsidy, land compensation fee, ground attachment compensation.
- A Farmers' Basic Living Security Fund has been established for landless peasants
- Landless peasants can choose the given pension packages with regard to their present age stages.

Farmers Basic Living Security System for Land-lost Peasants (FBLSS) Standards of Nanjing in 2006

Age category	Average compensation fee (CNY)	Class	Charge (CNY)	Pension (CNY/month)
Second and Third	60808	1	37600	260
		2	40600	300
		3	44600	340
		4	48600	380
		5	52600	420
Fourth	50808	1	37600	260
		2	42600	280

Resettlement policy for Land-lost peasants

- The aged people of fourth stage could get the pension of CNY 260 to CNY 280 directly after LA.
- The mid-aged people of third stage have to wait until they reach the fourth stage.



Resettlement policy for rural house demolition

- Compensation fee for HD is in cash including replacement subsidy, new house purchase subsidy and location distinctive subsidy
- Offering the economical housing to the APs which is cheaper than the urban house in the same location
- Transitional period is 2 years
- Compared with the village , the education, medical treatment and other infrastructure of economical housing community are better and it is also quite close to each other.



Changes:

- Land replacement
- House replacement
- Rural community to urban community
- Role transformation

Cost

Replacement

Gains

Farm land



FBLSS



Production

Social security

Rights and interests

Rural house



Urban house



Living

Security

Market price increased)

Rural community



Urban community



Social relation network

Urban life style

Better living condition

Changes of the living condition

Before



After



Changes

□ Role transition:

Rural residents → urban residents

Farmers → workers

Landlords → tenants

Employers → employees

□ Changes of elderly care mode

Family care + Self support + CEO welfare → Family care + Social security

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Lessons and suggestions

Challenges

- The FBLSS level is higher than the pension in the village but lower than the urban resident social security.
- Although the project has generated many jobs during the construction and operation, most of the jobs are cleaning workers, security guard which are low income and in the bottom of social.
- The average area for rent is less than before, but the rental price is increased.
- To integrate into urban community and adopt new roles are the challenge for them and face the highly risk of being.
- The transition period is a big challenge for elderly people as they changed from landlord to tenant and the instability living environment also make them worse both in body and mind.
- Higher living cost is another challenge for them.

Good lessons

- 1. The pension standard has increased every year according to the price level**
- 2. Considering the resettlement impact on different age stages and**
- 3. Various method for different age stages.**
- 4. Increased the compensation rate for house demolition to through consultanting**
- 5. The government have undertaken the cost of rising house prices during the transition period.**
- 6. Good participation during the whole project process.**

Suggestions

- 1. Transitional period is hard for aged people and should be avoid.**
- 2. The economical affordable housing structure design should consider the elderly people's need.**
- 3.Help the elderly people integrate into the urban community through participant development which could also improve the capacity of them.**

The problems

- Nearly half of the complains and grievance redress of the whole county are related to LA and HD
- Most of the participants are elderly people
- Elderly people have better ability to bargain





Thank You

