

Appendix A: Questionnaire for the Survey

Investigation on Issues Related to Urban Village Redevelopment

Thank you very much for taking the time to fill out this questionnaire! This questionnaire is a thematic research conducted by the Institute of Real Estate Research of Zhejiang University of Technology. The project aims to propose relevant system reform proposals, improve the relationship between various stakeholders and promote harmonious land acquisition and demolition through studying the issues of conflicts in land acquisition and house demolition in China. This questionnaire is purely academic research. We promise not to use the obtained information for commercial purposes and to keep the information you provide confidential. Please rest assured to fill it out objectively. Thank you very much for your support!

I. Investigation of the status of land acquisition and house demolition

Q1. Have you ever faced the situation of land acquisition and house demolition?

1. Have been demolished (approximately the time of demolition: year) 2. Never (please skip directly to Q5)
3. Will be demolished

The place where have been or will be demolished is _____

Q2. What is the nature of your expropriated land or demolished house?

1. Rural collective land, such as homestead, self-retained land
2. Urban housing
3. Commercial housing
4. Others— (please specify)

Q3. What type of project is your land or house being built for after expropriated?

1. Industrial land such as factory building;
2. Commercial projects such as office buildings or shopping malls;
3. Residential or commercial housing;
4. Public facilities such as city parks or stadiums;
5. Build roads, bridges, subway and other traffic;
6. Tourist scenic spot or entertainment city;
7. Others (please specify).

Q4. What kind of resettlement subsidy is implemented after your land or house is expropriated (multiple choices)?

1. Monetary resettlement (one-time payment)
2. Housing resettlement
3. Participation in social insurance and pension insurance
4. Solving employment
5. Hukou conversion from farmer to non-farmer
6. Joint stock resettlement
7. Allocation of new land
8. Others

Q5. If there is no compulsory land requisition and demolition, and you will be given a reasonable compensation. Will you be willing to be requisitioned?

A. Willing. The reason is/are (multiple choices):

- ① Obtained a compensation income to improve living standards;
- ② Obtained multiple resettlement houses which can improve the living environment and can be rented out;
- ③ Make less money from farming, but earn more money from other work;
- ④ Do not want to be a farmer any more. Prefer to convert to non-agricultural registered resident, improve social status and enjoy urban life
- ⑤ Improve the infrastructure and public service conditions such as local transportation, schools, communications, and medical services;
- ⑥ Others (please specify)

B. Not willing. The reason is/are (multiple choices):

- ① Low announced compensation for land acquisition and house demolition;
- ② Nostalgia for the home where generations live;
- ③ The income of land-expropriated farmers has decreased and their living standards have declined;
- ④ Hard to find suitable jobs. Additionally, no guarantee of life without land;
- ⑤ The land will also increase in value. Keep it for later acquisition that you can get more compensation;
- ⑥ The demolition and resettlement is inconvenient, which leads to an increase in the cost of living such as food, vegetables and transportation

⑦ Townships and villages intercepted at various levels, the actual compensation fees received were too little;

⑧ Other (please specify).

Q6. If the compensation standards are the same, which resettlement compensation method do you want to get (multiple choices)?

1. Monetary resettlement (one-time payment)
2. Housing resettlement
3. Participation in social insurance and pension insurance
4. Solving employment
5. Hukou conversion from farmer to non-farmer
6. Joint stock resettlement
7. Allocation of new land
8. Others

Q7. What do you think of the living conditions of the people who have been relocated around?

1. Good. Demolition or land smoothly, compensation, living standards improved significantly;
2. Ok. Slightly improved living standards
3. General. New environment caused the inconvenience and compensation is not very abundant;
4. Bad. The living standard has declined as encounter many problems after demolished or land acquisition;
5. Poor. Forced to live after demolition or land expropriation.

Q8. Are you satisfied with the current life situation?

1. Very satisfied
2. Relatively satisfied
3. Fair
4. Not very satisfied
5. Very dissatisfied

II. Understanding and judgment about the existing land acquisition and demolition system

Q9. Do you care whether the local government's land acquisition and demolition is for public welfare or for commercial purpose?

1. Very concerned
2. More concerned
3. Fair
4. Not too concerned
5. Indifferent

Q10. Do you think the current land acquisition compensation plan is reasonable?

1. Very unreasonable
2. More unreasonable
3. No feeling
4. More reasonable
5. Very reasonable

If you think the compensation plan is unreasonable, its main disadvantages are (multiple choices are possible):

1. Low compensation fee
2. Not timely for the compensation payment
3. unfair distribution
4. Unreasonable resettlement
5. Others (please specify)

Q11. Do you think the current land acquisition process is standardized?

1. Very non-standard
2. More non-standard
3. No feeling
4. Relatively standard
5. Very standard

Q12. Do you feel that your democratic rights have been respected during the land acquisition process:

- 1, Very disrespectful
- 2, Relatively disrespectful
- 3, No feeling
- 4, Relatively respectful
- 5, Very respectful

Q13. Do you think it is common for conflicts of interest to occur in the process of land expropriation and demolition?

1. Very common
2. Relatively common
3. Fair
4. Less common

Q14. Do you think there are many cases of forced expropriation of land by the government and units in the process of land expropriation and demolition?

1. Very common
2. Relatively common
3. Fair
4. Less common

III. Investigation on the tendency of resistance to land acquisition and demolition

Q15. If you feel that the compensation for land acquisition and demolition is unreasonable, your approach is/are (multiple choices are possible)

1. Petition or protect yourself with the law;
2. Submitting to humiliation and listen to the government's arrangements;
3. Taking an uncooperative attitude and insist on not relocating to act as a nail household if the compensation is not satisfactory;
4. Depending on the demolition of the surrounding neighbors and following the most people;
5. Rallying and protest
6. Preventing the possibility of land expropriation construction with blocking the road sitting, etc.
7. Negotiating with the government

Q16. If possible, are you willing to be the organizer of petitioning or preventing the government from forcibly expropriating land?

1. Very willing
2. Relatively willing
3. Normal
4. Less willing
5. Very unwilling

Q17. If others organize to prevent the government from forcibly expropriating land, are you willing to participate in:

1. Very willing
2. Relatively willing
3. Normal
4. Less willing
5. Very unwilling

Q18. If you choose to petition, are you afraid of being retaliated by the township government or the village committee?

1. Very worried
2. Relatively worried
3. Worried
4. Not too worried
5. Not worried

Q19. Are you worried that you will be injured in the process of preventing land acquisition:

1. Very worried
2. Relatively worried
3. Worried
4. Not too worried
5. Not worried

Q20. What do you think of some behaviors of nail households?

1. They're too stubborn.
2. They defend their rights and are justified.
3. As long as they are not too fierce, they can.
- 4.No opinion
- 5.Others -----

Q21. Do you think what are the main reasons people become nail household?

1. Unreasonable compensation and relocation place
2. Relevant compensation is reasonable, but want to get more benefits than other demolished households
3. Nostalgia for the current residence
4. Distrust of the developer and government
5. Others (please specify) -----

IV. Land acquisition conflict management

Q22. Have you or your friends, relatives and friends ever conflicted and resisted due to land requisition and demolition:

1. Yes
2. No (please directly skip to Q27)

Q23. What are the main reasons for the conflict of you, your friends or your relatives (multiple choices) :

1. The government's illegal land requisition and relocation
2. Low compensation for land requisition and relocation
3. The land requisition and relocation procedures are not standardized
4. Village cadres use their powers for personal gain
5. The arrears of land requisition and relocation compensation fees
6. Corruption in the management and distribution of land requisition and relocation
7. Government forced land acquisition and demolition

Q24. After you or your friends and relatives encountered conflicts in land acquisition and house demolition, did you take any of the following methods to help them?

1. Violence
2. Private mediation
3. Government mediation
4. Government arbitration
5. Judicial channels

Q25. How long will it take to solve the conflict of land expropriation and demolition?

1. 1~3 days
2. Within a week
3. several weeks
4. within a month
5. Several months and above

Q26. Are you or your friends and relatives satisfied with the solution:

1. Very dissatisfied
2. Relatively dissatisfied
3. General satisfaction
4. Very satisfied

Q27. What do you think is the simplest and most convenient way to resolve land acquisition conflicts:

1. Judicial approach
2. Letters and visits
3. Mediation
4. Arbitration
5. Rally protest
6. Violence

Q28. The degree of trust in the following identity subjects is: (5: very high; 4: relatively high; 3: normal; 2: not too high; 1: almost none)

| Number | | Trust level (high → low) | | | | |
|--------|--|--------------------------|---|---|---|---|
| 1 | Government officials at or above the municipal level | 5 | 4 | 3 | 2 | 1 |
| 2 | County and city officials | 5 | 4 | 3 | 2 | 1 |
| 3 | Township and village cadres | 5 | 4 | 3 | 2 | 1 |
| 4 | Village committee member | 5 | 4 | 3 | 2 | 1 |
| 5 | Village elders | 5 | 4 | 3 | 2 | 1 |
| 6 | Judiciary | 5 | 4 | 3 | 2 | 1 |
| 7 | Journalist | 5 | 4 | 3 | 2 | 1 |

Q29. Do you think whether the establishment of a land acquisition dispute mediation committee can effectively control the occurrence and intensification of conflicts?

1. Absolutely yes
2. Maybe yes
3. No

Q30. In your opinion, the members of the land dispute resolution committee should include:

1. Government staff
2. Village committee members
3. Representatives elected by villagers
4. Representatives designated by villagers
5. Lawyers
6. Journalists
7. Other social members with higher education and willingness to participate in dispute mediation

V. Background Information

Q31. Your gender:

1. Male
2. Female

Q32. Your education background:

1. High school and below high school
2. High school and above

Q33. Your age:

1. Under 20 years old
2. 20-30 years old
3. 31-40 years old
4. 41-50 years old
5. 51-60 years old
6. 60 years old or older

Q34. Your marriage:

1. Unmarried
2. Married and have children
3. Married and have no children
4. Divorced

Q35. Your household income:

1. Below 50,000
2. 50,000-100,000
3. 100,000-200,000
4. 200,000-300,000
6. Above 300,000

Q36. Your satisfaction with the current household income:

1. very satisfied
2. generally satisfied
3. not good
4. not satisfied
5. very dissatisfied

Q37. The main source of your current family income:

1. Individual business
2. Working
3. Compensation for lost land
4. House rental
5. Savings
6. Farming
7. Others

Q38. Your current occupation:

1. Farmers
2. Government civil servants and public institutions
3. Enterprise personnel
4. Private business owners / self-employed
5. Teachers / Doctors / Lawyers / Police and other professional and technical personnel
6. Freelancers
7. Retirees
8. Other

Q39. Is there a member of household as government staff?

1. Yes
2. No

Q41. Have you joined an organizational group?

1. Chinese Communist Party or Communist Youth League
2. Other parties
- C. None

Q42. Have you participated in social pension insurance:

1. Yes
2. No