附： 国有土地上房屋征收与补偿流程图

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 房产评估机构 | | |  | | | | 房屋征收部门 | | |  | | | 市县人民政府 | 上级机关、人民法院 | | | | | | |
|  | | |  | | | | 审查征收项目  确定征收范围 | | |  | | | 组织项目论证 |  | | | | | | |
|  | | |  | | | |  | | |  | | |  |  | | | | | | |
|  | | |  | | | | 暂停相关手续 | | |  | | |  |  | | | | | | |
|  | | |  | | | |  | | |  | | |  |  | | | | | | 依  法  撤  销 |
| 委托咨询性评估 | | |  | | | | 进行现状调查 | | | 反馈 | | | 组织核实认定 | 不服 | | | | | |
| 可  选  择 |  | |  | | | |  | | |  | | |  |  | | | | | |
|  | |  | | | | 核实资金、房源 | | |  | | |  |  | | | | | |
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|  | |  | | | | 拟定房屋征收方案 | | |  | | | 组织方案论证 |  | | | | | |
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|  |  | | | |  |  |  | | | | | 公示、听证 |  | | | | | |
| 专家委员会鉴定 | | |  | | |  | | 修改完善 | | | |  |  | | | | | |
|  | |  |  | | |  | | |  | | | 稳定风险评估 |  | | | | | |
|  | |  |  | | |  | | |  |  | | | | | |
| 委托分户评估 | | | 同意 | | | | 公布房屋征收决定 | | |  | | | 作出征收决定 | 维持 | | | 行政复议或诉讼 | | | |
| 同意 | | |  |  | | | 不同意 | | |  | | |  |  | | | | | | |
|  | 委托价值评估 | | |  | | | 组织选定评估机构 | | |  | | | 评估错误退回修改 | | | | | |  | |
|  |  | | |  | | |  | | |  | | |  |  | | | | | | |
|  |  | | |  | | | 送达评估报告、解释 | | | 不同意 | | |  |  | | | | | | |
|  | 申请复估 | | |  | | | 同意 | | |  | | |  |  | | | | | | |
|  |  | | |  | | | 签订补偿协议 | | |  | | | 专家委员会鉴定 |  | | |  | | | |
|  | | |  | | | | 报告可用 撤销的重新作出补偿决定 | | | | | | | | | | | | | |
|  | | |  | | | | 拟定补偿决定 | | |  | | | 作出补偿决定 | 不服 | | | 行政复议或诉讼 | | | |
|  | | |  | | | |  | | |  | | | 逾期不搬迁 | | | | | | | |
|  | | |  | | | | 履行协议组织搬迁 | | | 同意 | | | 催告 | 维持补偿决定 | | | | | | |
|  | | |  | | | |  | | |  | | | 不同意 | | |  | | | | |
|  | | |  | | | | 不予批准 | | |  | | | 申请强制执行 |  | | | |  | | |
| 批准 | | | | | | | | | | | | | | | | | | | | |
|  | | | | |  | | | | | |  | 组织强制执行 | | |  | | | | | |