

Social Monitoring Report

Semi-Annual Report
December 2016

PRC: Anhui Intermodal Sustainable Transport Project

Prepared by Anhui Communications Vocational and Technical College for the People's Republic of China and the Asian Development Bank.

This social monitoring report is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

In preparing any country program or strategy, financing any project, or by making any designation of or reference to a particular territory or geographic area in this document, the Asian Development Bank does not intend to make any judgments as to the legal or other status of any territory or area.

Asian Development Bank Loan

**Anhui Intermodal Sustainable Transport Project
External Monitoring Report
of
Involuntary Resettlement**

(No.5)

Anhui Communications Vocational & Technical College

December 2016

Contents

1 Monitoring on Land Acquisition, House Demolition and resettlement of G206 from Dongliu to Yaodu Section	- 1 -
2 Monitoring on Land Acquisition, house demolition and Resettlement of S319 from Erba to Wuwei Section	- 1 -
2.1 Progress of Land Acquisition, House Demolition and Resettlement of S319	- 1 -
2.2 S319 State-owned Land Acquisition	- 3 -
2.3 Removal and Modification of S319 Rod Lines and Pipelines	- 4 -
2.4 S319 Public Participation	- 4 -
2.5 Relocation Progress of S319 Project	- 4 -
2.6 Basic Evaluation and suggestions on LAR of S319.....	- 5 -
3 Monitoring on the implementation of land acquisition, house demolition and resettlement of S367 of Ma'anshan North Corridor.....	- 6 -
3.1 LAR progress of S367	- 6 -
3.2 Household Sample Survey of S367	- 7 -
3.3 Basic evaluation and suggestion on LAR of S367	- 8 -
4 Monitoring on Land acquisition, House demolition and resettlement of S320 Yimu Highway Kedian to Mujiating in Nanling County	- 8 -
4.1 LAR progress of S320	- 8 -
4.2 Non-residential housing demolition of Yimu highway in Nanling	- 9 -
4.3 State-owned Land Acquisition of S320	- 10 -
4.4 Project Resettlement Status in Nanling	- 11 -
4.5 Basic Evaluation and Suggestion on LAR of S320.....	- 13 -
5 Monitoring on LAR of Shuiyang River Waterway Improvement Project (IWT)	- 13 -
5.1 LAR progress of IWT	- 13 -
5.2 Basic Evaluation and Suggestion on LAR of IWT.....	- 14 -
Appendix 1: Table of Selection of Resettlement Apartments by Affected households of S319.....	15
Appendix 2: S367 House Demolition Agreement	- 18 -
Appendix 3: S367 Land Acquisition Agreement	- 19 -
Appendix 4: Yimu Road (S320) House Demolition Compensation Resettlement Agreement	- 20 -
Appendix 5: Yimu Road (S320) Land Acquisition Agreement.....	- 21 -

1 Monitoring on Land Acquisition, House Demolition and resettlement of G206 from Dongliu to Yaodu Section

The land acquisition (LA), house demolition (HD) and resettlement of G206 from Dongliu to Yaodu section has already been completed entirely.

2 Monitoring on Land Acquisition, house demolition and Resettlement of S319 from Erba to Wuwei Section

2.1 Progress of Land Acquisition, House Demolition and Resettlement of S319

Till 31st December 2016, the land acquisition and house demolition of Wuwei County have been completed entirely and the relocation is in progress.

305.63 mu permanent land had been acquired (62.44% of the plan accomplished); 78.59 mu temporary land had been occupied (39.49% of the plan accomplished); 9387.73 m² had been demolished (107.48% of the plan accomplished); 11.57128 million land compensation had been paid (86.02% of the plan accomplished), 11.87295 million compensation for house demolition had been paid (94.30% of the plan accomplished).

The reason why the amount of permanent land is less than the planned is because the government has acquired some land from the other projects of Fudu Town and there is no more acquisition needed for this project and thus, the permanent land acquisition is reduced by 184 mu.

63 households were planned to be demolished in the resettlement plan (RP), in which, 8 households of Fudu Town had been demolished and compensated by the other domestic projects due to development of the eastern section of the city. Consequently, the demolition and compensation were not covered by the project. One household is added in Tugou town for House demolition. Therefore, the actual households to be demolished are 56 in total.

The progress of land acquisition and house demolition is shown in Table 1.

Table 1 Progress of Land Acquisition, House Demolition and Resettlement of S319

(till 31st December 2016)

Project	Unit	RP	Completed Amount of the Prior Period	Completed Amount of the Current Period	Cumulative Completion	Accomplishment ratio
Collective Land	mu	489.48	270.43	35.2	305.63	62.44%
Temporary Land	mu	199	45.3375	33.2525	78.59	39.49%
Area of Housing Demolition	m ²	8733.8	9164.15	223.58	9387.73	107.48%
Compensation for land acquisition	ten thousand Yuan	1345.2	550	607.128	1157.128	86.02%
Compensation for House Demolition	ten thousand Yuan	1259	750	437.295	1187.295	94.30%

2.2 S319 State-owned Land Acquisition

2890.1 m² state-owned land was occupied permanently by S319, affecting two enterprises, which are Changba Agricultural Products Co., Ltd. and Fangsun Edible Mushrooms Co., Ltd.

The government offered two relocation options, namely currency compensation and relocation. Since these two enterprises did not operate before demolition and had no intention to resume production, both chose the option of cash compensation out of their free will.

According to the market conditions, the edible mushrooms sales of Fangsun Edible Mushrooms Co., Ltd. have been in the status of market elimination. The enterprise halted the production and remained out of operation by May 2016. In the process of the third-party evaluation, the enterprise proposed to give up the production and chose the option of cash compensation instead of selecting another site for reconstruction. Most employees of the enterprise are family members and relatives and the rest are temporary workers, so there is no need for resettlement. Changba Agricultural Products Co., Ltd. had suspended operation before the project commenced.

In September 2016, Anhui ZhiCheng Asset Appraisal Firm conducted the appraisal on Wuwei County Changba Agricultural Products Co., Ltd. and Fangsun Edible Mushrooms Co., Ltd.. Based on that, Wuwei County House Demolition Management Office signed the compensation agreements with these two enterprises respectively. These two enterprises had been demolished so far. The enterprises before demolition are shown in Picture 1 and Picture 2 respectively. The demolition area of Changba Agricultural Products Co., Ltd. is 1071.35 m² and the total compensation are 2.999396 million Yuan; the demolition area of Fangsun Edible Mushrooms Co., Ltd. is 1258.57 m² and the total compensation are 2.02366823 million Yuan.



Picture 1 Wuwei County Original Changba Agricultural Products Co., Ltd.



Picture 2 Wuwei County Original Fangsun Edible Mushrooms Co., Ltd.

Table 2 Table of State-owned Land Acquisition

Villages and towns	Village	Village Group	Name of Company	Area (m ²)	Compensation Fees (ten thousand Yuan)
Fudu Town	Fudu Community	Changba	Changba Agricultural Products Co., Ltd.	1071.35	299.9396
			Fangsun Edible Mushrooms Co., Ltd.	1258.57	202.366823

2.3 Removal and Modification of S319 Rod Lines and Pipelines

By 31st December 2016, the removal and modification of communication and electricity lines involved in the project were all completed.

2.4 S319 Public Participation

The records of public participation were as follows:

Table 3 Record Chart of Public Participation

Purpose	Way	Time	Unit	Participant	Issue
Monitoring	Discussion meetings and interviews	December, 2016	the external monitor, cadres of villages and towns	All affected people	resettlement progress and relocation

2.5 Relocation Progress of S319 Project

The centralized resettlement site of S319 project is the resettlement site of

East New District which is located in Fudu town. The houses in the resettlement site had been completed. By December, 2016, the supporting facilities of resettlement site were being built, which are estimated to be completed in May or June of 2017 and then the apartments will be delivered to displaced households.

Among 56 households affected by house demolition, 6 households chose cash compensation and 50 households chose centralized resettlement. The unit size of resettlement houses will be allocated according to demolition agreement. 110 sets of apartments have been provided, among which 8 sets are 135 m², 50 sets are 110 m², 32 sets are 90 m² and 20 sets are 70 m². The specific floors and room numbers will be sequenced and selected according to the demolition sequence of houses, that is, those displaced households that were demolished earlier could select the floors first. By the end of December, 2016, the apartments have not been selected yet. The details of distribution of resettlement apartments is shown in Appendix 1.



Picture 3 Construction of Resettlement Houses in East New District

2.6 Basic Evaluation and suggestions on LAR of S319

It can be basically concluded that 1) land acquisition, house demolition and removal of lines have been completed, 2) the construction of resettlement apartments were completed while the supporting facilities of the resettlement site are under construction; 3) the resettlement apartments have not been selected by displaced households yet.

It is therefore suggested that 1) the government should complete the construction of the supporting facilities of resettlement site and organize the acceptance inspection work as soon as possible, so that resettlement apartment can be allocated to displaced households according to the allocation plan as early as possible, 2) the vulnerable groups affected by land acquisition and house demolition should be paid close attention and provided with production-based or non-production-based technical training. The employment opportunities should be given priority.

3 Monitoring on the implementation of land acquisition, house demolition and resettlement of S367 of Ma'anshan North Corridor

3.1 LAR progress of S367

By December 2016, the land acquisition and house demolition of S367 are as follows: 1368 mu land had been actually acquired permanently with a completion rate of 95%, 562 mu land had been occupied temporarily with a completion rate of 45%, and 11971 m² houses had been demolished with a completion rate of 63%. Please refer to *Appendix 2* of Agreement on house demolition, compensation and resettlement. A total of 23.056 million Yuan of compensation for land acquisition had been paid with a completion rate of 57.64%; please refer to appendix 3 of Agreement of Land Acquisition, 18.688 million Yuan was paid for house demolition with a completion rate of 90.24%. However, the relocation has not been done yet.

Table 4 Progress of Land Acquisition, House demolition and Resettlement of S367

Project	Unit	planned	Completed in the prior period	Completed in the current period	Cumulative completion	Accomplishment ratio
Permanent land	Mu	1440	365	1003	1368	95.00%
Temporary land	Mu	1248.9	153.7	408.305	562.005	45.00%
House demolition	M ²	19002	0	11971	11971	63.00%

Asian Development Bank Loan for Anhui Intermodal Sustainable Transport Project External Monitoring Report (the Fifth)

Project	Unit	planned	Completed in the prior period	Completed in the current period	Cumulative completion	Accomplishment ratio
area						
LA compensation	10,000 Yuan	3998.65	1098	1207	2305.6	57.64%
HD compensation	10,000 Yuan	2070.96	0	1868.8	1868.8	90.24%

3.2 Household Sample Survey of S367

1. Cheng Wangshui in Taodian Village, Shanhou Town, He County lives alone and his demolished house was a tile-roofed house with 60 m². The agreement had been signed and compensation will be disbursed after the key of the house has been delivered to the House Demolition Office. He lives in his son's house during transitional period and plans to rebuild a house on the house base. He is satisfied with land acquisition and house demolition. He said the government was considerate and responsible for ordinary people's life.

2. Jiang Yexuan is a 49-year-old housewife in Tanquan Village. Her husband went to Xinjiang with a contractor and serves as a bricklayer with daily income of 300 Yuan. There are five members in the family with the couple and their three kids. The house to be demolished was built in 1998. Four main rooms and one kitchen with total area of 163 m² will be demolished this time and compensation will be 380,120 Yuan. They will rent a house during transitional period and they also have another old house. They plan to rebuild 3 rooms on the base of the old house and the construction cost will be about 200,000 Yuan.

3. Jiang Zhongyi at Zhulu Village, Shiyang Town is in his 70s and serves as ex-principal of Xiongzhuang primary school. The family has 12 people with three sons, two daughters and three grandsons. Their over 3-mu farm land has been contracted by the contractor in the village. He has 40 years of teaching and now receives retirement pension of 4000 Yuan/month and his wife has 400 Yuan pension every month. The demolished house is 100 m² and they chose

cash compensation. They live with their kids in the town after demolition and their demolition fees are about 130,000 Yuan. Jiang Zhongyi said: "We don't require much as long as the land acquisition and house demolition is done in fairness and justice and we will be actively cooperate with demolition."

3.3 Basic evaluation and suggestion on LAR of S367

It can be basically concluded that the overall process of LAR is made faster compared with the prior period;

It is suggested that 1) with large area of house demolition and many people involved, the relocation of displaced households should be done on time; 2) Recovery and reconstruction of infrastructure should be done on time so as to reduce the impact on residences' life.

4 Monitoring on Land acquisition, House demolition and resettlement of S320 Yimu Highway Kedian to Mujiating in Nanling County

4.1 LAR progress of S320

By the end of Dec 2016, the actual permanent land acquisition was 691.6 mu with a completion rate of 99.31%; temporary land occupation was 353.5 mu with a completion rate of 37.81%; house demolition was 7019.92 m² with a completion rate of 91.82%; The payment of compensation for LA was 13.78 million Yuan with a completion rate of 69.78%; and payment of compensation for house demolition was 3.405 million Yuan with a completion rate of 43.92%.

By the end of December 2016, the permanent land acquisition in Nanling County had been finished. There are 23 households that need to be demolished in Jishan town, of which, 11 households had been demolished, the remaining 12 households to be demolished include 3 residential houses and 9 individual entrepreneurs; there are 16 households had been demolished in Gongshan town. In addition, the location of five households outside the red line of highway is too close to the road to be constructed which has potential danger and this has been mentioned in the last monitoring report. These five households were also covered by the project and had been compensated according to their will.

Table 5 Implementation progress of LAR of S320

Project	Unit	Amount of plan	Completed in prior period	Completed in current period	Cumulative completion	Accomplishment ratio
Permanent land	Mu	696.38	654.71	36.89	691.6	99.31%
Temporary land	Mu	935	353.5	0	353.5	37.81%
House demolition area	M2	7645.3	3813	3206.92	7019.92	91.82%
LA compensation	10,000 Yuan	1974.85	1351	27	1378	69.78%
HD compensation	10,000 Yuan	775.23	251.5	89	340.5	43.92%

The reason for low completion rate of LA compensation is that there are four state-owned land parcels going through land use change procedures after acquisition and compensation will be paid after finishing the procedures.

4.2 Non-residential housing demolition of Yimu highway in Nanling

The individual business affected by Yimu highway in Nanling are mainly located in Jishan Town, and the demolition is still ongoing at the moment. Nanling Government proposed some measures and methods as options for the individual small business:

By the end of December in 2016, the resettlement options for individual small business offered by Nanling County are as follows:

- 1) Increase compensation rate to 3,000~4,000 Yuan/m²;
- 2) There is a Vehicle Repairing Center in the east of Nanling, which is specialized in the vehicle maintenance and sales. The transportation is very convenient around the Center with the connection to the fast pass of G205 and the Nanling East Entry of Tongnanxuan Highway. The individual business on vehicle related in this project can be moved to the Center for further business.
- 3) There is a newly opened Food Street, and the government encourages

the citizen to do business there. The government will charge the rental based on the profit adjustment to lower the cost of renting a shop front.

The affected individual small businesses are still in consideration on the options and have not made final decisions.

Table 6 Affected Individual Business List

No.	Individual Household	Business	Shop Demolition Area (m ²)	Other Presentation of Condition
1	Yuan Yuxia	Tyre Sales	53.82	Not demolished yet
2	Wang Jianhui	Vehicle Repairing	52.39	Not demolished yet
3	Wang Yifa	Vehicle Repairing	52.39	Not demolished yet
4	Zheng Aiying	Commodity Shop	52.74	Not demolished yet
5	He Hongxiang	Vehicle Repairing	52.87	Not demolished yet
6	Fan Chunyin	Restaurant	51.53	Not demolished yet
7	Hu Shiwen	Commodity Shop	59.12	Not demolished yet
8	Huang Jinlin	Vehicle Repairing	90.1	Not demolished yet
9	Yi Changshou	Vehicle Repairing	69.67	Not demolished yet

4.3 State-owned Land Acquisition of S320

The last monitoring results showed that the 6 areas of state-owned land acquisition were still under evaluation.

The state-owned land acquisition by the end of December in 2016 are as follows: 5 of them had finished evaluation and already signed the compensation agreement; one owner has doubted the evaluation report and proposed to re-appraise the land, and the compensation agreement will be signed after re-appraisal. The details are as follows:

1) China Gas Holdings: Signed the compensation agreement with amount of 594,655 Yuan;

2) Evaluation on land of Peng Jianhua had been completed and the agreement was signed with compensation of 139,842 Yuan paid;

3) Zhenyun Logistics Company: the agreement had been signed with the appraisal value of 2,507,895 Yuan; the compensation will be paid after the change formality of land certificate is finished;

4) Southern Bus Station: the appraisal had been finished and the agreement had been signed with the appraisal value of 623,403 Yuan. The compensation will be paid after the change formality of land certificate is finished;

5) Petro China Gas Station: the agreement had been signed with the appraisal value of 1,586,962 Yuan; the compensation will be paid after the change in land use certificate formality is finished;

6) Qiangsheng Company: the owner had concerns about the appraisal report, so the compensation will be negotiated after the re-appraisal.

4.4 Project Resettlement Status in Nanling

21 households, of which 5 households requested to be demolished voluntarily, although they are not within the right of way, but close to the road, were suffered in house demolition in Gongshan Town. All of them had been resettled in Daitang Community.

There are 11 households demolished in Jishan Town. 3 of them chose to be resettled in Furun Homeland, 2 were in Qilin Villa, 1 was in Meiyuan New Village 2nd Phase, 1 was in Northern City 2nd Phase, 3 are choosing houses now and 1 chose the monetary settlement.

Yang Ruidao's house with brick and timber structure of 133 m² in Gongshan Town was planned to be demolished completely, while the government retained 2 rooms of around 40 m² for him to live in and another outbuilding as farm tools warehouse in consideration of his farming; and resettle him in Daitang Community with house area of 115 m² at the same time. Yang Ruidao made up the difference of 57,000 Yuan to government and will decorate and live in when necessary. Yang Ruidao also does some part-time job and often provides temporary work for the project with earnings of 100 Yuan a day.



Picture 4 Household Survey for Daitang Resettlement Community in Gongshan Town

Wang Jingming, 71 years old from Jishan town, lives with 24 years old granddaughter, whose son and daughter-in-law usually work in Shanghai. About 360 square meters of the house was demolished. Five sets of apartments were offered to his family. 4 sets were owned by his two sons and 1 set was owned by himself. All 5 sets of apartments are in the RuenFu Home in village of Kylin. On September 8, 2016, Wang Jingming moved into the resettlement house. He was satisfied to the residential environment and living facilities.



Picture 5 Settlement of RuenFu Home in Kylin Village, Jishan Town

4.5 Basic Evaluation and Suggestion on LAR of S320

It could be basically concluded that 1) 6 state-owned land acquisition processed rapidly, of which the compensation agreements of 5 state-owned land acquisition had been signed, only 1 state-owned land will be re-appraised; 2) the demolition and resettlement of individual small business processed slowly.

It is therefore suggested that 1) the demolition and resettlement of individual small business should be speeded up so as not to affect the progress of the project 2) public participations and consultations should be strengthened in the prevention of potential complaints.

5 Monitoring on LAR of Shuiyang River Waterway Improvement Project (IWT)

5.1 LAR progress of IWT

Shuiyang River Waterway Improvement Project (IWT) is consisted of comprehensive wharf and waterway treatment (including Small River Estuary Bridge, gate dam and general section waterway treatment)

At the end of November 2016, the land acquisition and house demolition work of Xuanzhou comprehensive port and Xiaohekou bridge had been fully completed. By December 2016, the waterway component is under the construction drawing design review stage, for which scope of land has not yet been finalized; dam location is not yet finalized due to the objections of adjacent Jiangsu province. The Project Management Office had conducted publicity on land acquisition for the original proposed site, but whether to acquire that site land needs to be decided by relevant departments' approval.

By the end of December 2016, 485.13 mu land had been acquired by IWT 5586.61 square meters houses had been demolished. The payment of compensation of LA and HD was about 12.47 million Yuan and 5.53 million Yuan respectively.

Table 7 LAR Progress of IWT

Asian Development Bank Loan for Anhui Intermodal Sustainable Transport Project External Monitoring Report (the Fifth)

Project	Amount of plan	Completed in prior period	Completed in current period	Cumulative completion	Accomplishment ratio
Permanent LA /mu	594.2715	437.13	48	485.13	81.63%
HD/m ²	7863	1484	4102.61	5586.61	71.05%
LA Compensation/10 thousand Yuan	1932.39	1160	87.1219	1247.1219	64.54%
HD compensation/ 10 thousand Yuan	744.9	475.11	77.4968	552.6068	74.19%

The resettlement site for Xuzhou Port is the Huishangshij City. Huishangshijie City is still under construction. The affected households rent houses by themselves spread across Xuancheng temporarily for the transition, and the transition fee of 898900 Yuan had been paid.



Picture 6 Huishang Century City Settlement

5.2 Basic Evaluation and Suggestion on LAR of IWT

It could be basically concluded that 1) the LAR of Xuanzhou Port and Xiaohekou Bridge had been completed, which does not affect the project progress, and 2) Land acquisition and demolition of dam and waterway component has not yet begun.

it is suggested that 1) the LA compensation have to be paid in time, and 2) the site for dam should be decided as soon as possible, and the temporary land occupation should be considered in advance.

Appendix 1: Table of Selection of Resettlement Apartments by Affected households of S319

No.	Administrative Village	Name	HD area (m ²)	A size	B size	C size	D size	Remark
1	Fudu Community	Song Xianyu	422.7					Currency settlement
2	Fudu Community	Xia Yehong	268.75		1	2		
3	Fudu Community	Tong Zhonggui	384.28	1	1	2		
4	Fudu Community	Tong Zhongyu	29.76				1	
5	Fudu Community	Luo Xianshun	63.31		1			
6	Fudu Community	Luo Xianye	141.98		1	1		
7	Fudu Community	Luo Jihan	186.77		2			
8	Fudu Community	Luo Jigang	215.58	1	1			
9	Fudu Community	Luo Jifu(younger)	79.88		1			
10	Fudu Community	Luo Jifu(elder)	120.34		2			
11	Fudu Community	Luo Jilong	114.79		1	1		
12	Fudu Community	Luo Jichun	64.97			1		
13	Fudu Community	Luo Jiqin	91.19	1				
14	Fudu Community	Luo Jichang	180.71		2			
15	Fudu Community	Yang Shihong	105.31				2	
16	Fudu Community	Wu Jinbao	144.29		1		1	
17	Fudu Community	Wu Qiong	106.7		1		1	

Asian Development Bank Loan for Anhui Intermodal Sustainable Transport Project External Monitoring Report (the Fifth)

18	Fudu Community	Wu Jinlong	325.88		2	1	1	
19	Fudu Community	Liu Yutang	110		1			
20	Fudu Community	Jiang Kezhong	155.56		1	1		
21	Fudu Community	Jiang Guangqin	71.985		1	2	1	
22	Fudu Community	Jiang Xiaoyan	71.985			1		
23	Fudu Community	Zhang Qisheng	74.58		1			
24	Fudu Community	Zhang Qiyin	74.58		1			
25	Fudu Community	Xu Zhaohua	86.08			1		
26	Fudu Community	Xu Xingsheng	113.84		1			
27	Fudu Community	Ji Xuequan	85.19			1		
28	Fudu Community	Ji Xuede	63.43				1	
29	Fudu Community	Liu Anping	946.41		2	6	1	
30	Fudu Community	Wu Congbao	143.64		1		1	
31	Fudu Community	Chen Lulu	251.34		1	2		
32	Fudu Community	Chen Junwei	545.21	2	3			
33	Fudu Community	Chen Yuhong	306.07	1	1		1	
34	Fudu Community	Zhang Yunfeng	118.97		1		1	
35	Fudu Community	Zhang Shenyong	118.97	1		1		
36	Fudu Community	Chen Congzhi	228.64		2		2	
37	Fudu Community	Chen Conghan	305.9		1	2	1	

Asian Development Bank Loan for Anhui Intermodal Sustainable Transport Project External Monitoring Report (the Fifth)

38	Fudu Community	Chen Dandan	78.75		1	1		
39	Fudu Community	Chen Xiqin	178.57		2			
40	Fudu Community	Ye Chao Hua	360.69		2	1	1	
41	Fudu Community	Shi Tianbao	312.76					Currency settlement
42	Fudu Community	Shi Tianyu	385		3	1		
43	Fudu Community	Chen Congbao	206.79		2			
44	Fudu Community	Yan Shiming	351.72	1	2			
45	Fudu Community	Zhang Jiashen	117.85		1			
46	Fudu Community	Xu Shaoyu	117.62			1	1	
47	Fudu Community	Xu Shaoshui	112.86		1		1	
48	Fudu Community	Li Bida	37.22				1	
49	Gonglu Village	Feng Ruying	157.55			2		
50	Gonglu Village	Feng Rucai	47.52				1	
51	Gonglu Village	Chen Xiukuan	17.16			1		
52	Gonglu Village	Chen Xiulu	84.84		1			
Total			9486.47	8	50	32	20	Total 110 sets of apartments

Appendix 2: S367 House Demolition Agreement

协议书编号：
签订地点：潭泉庵庄村
签订时间：2016年7月26日

金其友

**S367 马鞍山段（北部通道）改建工程
房屋拆迁补偿安置协议书**

二〇一六年

**S367 马鞍山北部通道昭关段改建工程
补偿安置协议书**

为了加快推进 S367 马鞍山北部通道改建工程建设，进一步加快我县交通建设，促进地方经济快速发展。根据《中华人民共和国土地管理法》、《中华人民共和国城乡规划法》、国土资源部《关于加强农村宅基地管理的意见》和《S367 马鞍山段（北部通道）改建工程房屋拆迁补偿安置实施方案》等相关规定，经房屋拆迁双方当事人协商，就拆迁补偿及安置方法达成如下协议：

一、协议双方
拆迁人：含山县昭关镇人民政府（以下简称甲方）
被拆迁人：金其友（以下简称乙方）

二、拆迁标准

- 乙方同意将其座落潭泉庵庄村（门牌号为 036），拆迁房屋建筑面积 137.07 m²，其中砖混结构房屋 44.77 m²，砖木结构 92.3 m²，简易结构房屋 / m²。在签约后 10 日将房屋及附属物完整地交给甲方拆除。
- 甲方根据《S367 马鞍山段（北部通道）改建工程房屋拆迁补偿安置实施方案》确定的标准对乙方给予补偿。其中：
 - 房屋补偿计人民币 204244.00 元；
 - 装饰装修补偿计人民币 1428.00 元；
 - 附属物补偿计人民币 3716.00 元；
 - 临时过渡租房费：被拆迁人选择自建住房的，按拆迁房屋建筑面积 4 元/m²的标准支付 8 个月临时安置补偿，房租费计人民币 / 元（实际过渡的月数按 18 个月计算）；被拆迁人选择货币补偿的，按照被拆迁房屋建筑面积 4 元/m²的标准支付 4 个月临时安置补偿，房租费计人民币 2193.00 元；
 - 搬家费按被拆迁房屋建筑面积 6 元/m²的标准计算，被拆迁人选择货币补偿的，搬家费按一次补偿及人民币 822.00 元；被拆迁人选择自建住房的，搬家费按两次补偿计人民币 / 元。

币 / 元；④按期签约奖励根据《安置实施方案》规定按拆迁房屋建筑面积 50.00 元/m² 计算，奖励人民币 6854.00 元；⑤按期搬迁奖励根据《安置实施方案》规定按拆迁房屋建筑面积 100.00 元/m² 计算，奖励人民币 13707.00 元；⑥净地交付补助：在规定时间内完成征地和拆迁任务，完成房屋整体拆除且净地交付的，按照被征收房屋建筑面积 / 元/m² 计算，奖励人民币 / 元；⑦若自行解决宅基地的，房屋补偿按照评估价标准确定，并按照被拆迁房屋建筑面积给予 400.00 元/m² 补偿，计人民币 / 元，另给予每户自行解决宅基地补助费 / 元；⑧符合落实宅基地政策而主动放弃宅基地自建住房，按照被拆迁房屋建筑面积给予 200.00 元/m² 补偿，计人民币 27414.00 元，另给予每户 20000.00 元的放弃宅基地奖励。以上各项合计人民币 280377.00 元。

三、安置弃宅基地选择

- 被拆迁人签订协议后，按照先搬迁、先确定宅基地的原则运作。
- 被拆迁人在自建房屋时，必须按照规划要求建设。

四、房屋拆迁补偿支付方式

- 被拆迁人选择货币补偿的，在完成协议签订和房屋搬迁，并将房屋完整交付拆除后，实施单位一次性支付拆迁补偿安置款。
- 被拆迁人选择自建住房的，在完成协议签订和房屋搬迁并将房屋交付拆除的，先支付 50% 拆迁补偿安置款，余款在 / 日内付清。

五、双方义务

- 乙方必须在协议签订 10 日内，即 2016 年 8 月 5 日完成搬迁，交房屋拆除，逾期不搬迁的，相关奖励标准扣减。
- 乙方必须在迁移时将拆迁房屋的土地证等相关证件交给甲方，同时做好搬家准备，确保甲方在规定的时间内进行拆除。
- 乙方在搬家时要保护好不动产，完整地拆门、窗及附属物移交给甲方。

六、违约责任

- 乙方在规定的时间内不能交付钥匙的，甲方可以协助被拆迁人拆除房屋，所造成的损失乙方自负。
- 乙方在签约后，不得改变补偿方式。
- 乙方不得对已补偿的门、窗、栏杆等附属物拆除带走，否则按评估价在结算时予以扣除。
- 甲方在规定时间内将安置点场地平整好，宅基地编号、界线划定好，并做好安置点内的配套设施建设。如果因为安置点场地平整、宅基地编号、界线划定而影响被拆迁人自建工程进度，造成的损失由甲方承担。
- 乙方自建房屋，若不按照规划要求施工，甲方有权责令其拆除，并按照规划要求建设，乙方若拒不执行，甲方有权收回宅基地。

七、附则

- 本协议未尽事宜，双方另行协商。
- 本协议一式两份，双方各执壹份。

备注：
合计：贰拾捌万零叁佰柒拾柒元整（¥280377.00 元）

甲方：（盖章）
2016 年 7 月 26 日

乙方：（盖章）
金其友
2016 年 7 月 26 日

Appendix 3: S367 Land Acquisition Agreement

土地补偿协议书

甲方: S367 马鞍山段(北部通道)改建工程含山县指挥部
乙方: 含山县昭关镇人民政府

S367 马鞍山段(北部通道)改建工程是改善我县区域通行能力的重点公路建设项目, 同时也是一条重要旅游线路。线路经过昭关、仙踪两镇, 全长 9.107Km。为确保该项目顺利实施, 甲方需征用乙方土地一宗, 根据《土地管理法》、安徽省人民政府《关于调整安徽省征地补偿标准的通知》(皖政〔2015〕25号)等文件精神, 并参照《马鞍山市北部通道工程移民计划》, 现就征用土地补偿和安置事宜, 达成协议如下:

一、征用土地位置及范围

被征用土地位于昭关镇, 具体征用范围详见勘界图。

二、征用土地面积及性质

经测绘部门根据 S367 线路设计图纸的测算(见道路征用土地面积分类表), 本次甲方共征用乙方土地面积 247.82 亩(165293m²); 其中农用地面积 210.05 亩(140100m²); 非农用地面积(包括建设用地、未建设用地) 37.77 亩(25193m²)。

三、征用土地补偿标准及支付方式

土地征用补偿方式为货币形式, 征地补偿标准为: 农用地补偿为: 39160.00 元/亩, 计 8225558.00 元(其中扣除甲方代缴 30% 失地农民保障统筹资金 3738.00 元/亩, 计 785166.90 元); 非农用地补偿为: 19580 元/亩, 计 739536.60 元; 共计人民币(大写)捌佰壹拾柒万玖仟玖佰贰拾柒元壹角整。青苗补偿按当地经济

作物补偿费待确认后另行签约补偿。

甲方在双方签约后一周内将补偿款足额汇入乙方账户。

四、双方权利和责任


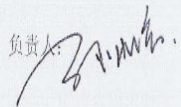
1、甲方负责按省政府土地补偿等相关规定, 将土地补偿款及时、足额支付给乙方;



2、乙方在甲方支付的征地款项到位后, 应在十日内将被征土地交付给甲方使用, 不得以任何理由干扰施工。否则, 造成的一切经济损失, 由乙方承担。


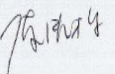
五、其他约定

1、本协议一式四份, 甲乙双方各执一份, 见证方一份, 会计一份, 本协议自签订之日起生效。

2、本协议未尽事宜, 双方另行协商。

甲方(盖章)  负责人: 

乙方(盖章)  负责人: 

见证方(盖章)  负责人: 

2016 年 10 月 12 日

Appendix 4: Yimu Road (S320) House Demolition Compensation Resettlement Agreement

拆迁补偿安置协议

拆迁人：南陵县山山镇人民政府
被拆迁人：**许森林**

根据《工伤保险条例》及《安徽省实施〈工伤保险条例〉办法》等法律法规，甲乙双方在平等、自愿、协商一致的基础上达成如下协议：

第一条 被拆迁房屋现状：
该房屋座落在 二山村周塘坊，合法建筑面积为 196.175 m²。其中：砖混结构 m²，砖木结构 32.22 m²，简易结构 32.22 m²，违法建筑面积 m²。（详见房屋测量一览表）

第二条 乙方家庭安置人口为 3 人。

第三条 补偿金额

1、甲方给付乙方的房屋及附属物、奖金等补偿总额为人民币大写 壹拾贰万玖仟零柒拾肆元（¥：129065.00），其中房屋补偿款为 102293.76 元，奖励金 3123.50 元，附属物 9647.74 元。

2、搬家补助 500 元。

3、甲方一次性付给乙方 12 个月临时安置补助费计 7062.31 元（超过 12 个月以后的临时安置补助费，待安置房交付时具实结算）。

第四条 房屋拆迁补偿方式：产权调换。

第五条 产权调换的具体办法：
乙方选择回购房在南陵县 戴庄农业园点大套小套各壹套 房屋为：
1、小套（75 m²左右），建筑面积约 平方米，单价 元，价款 元；跃层 平方米，单价 元，价款 元，合计价款 元。
2、中套（95 m²左右），建筑面积约 平方米，单价 元，价款 元；
3、大套（110 m²左右），建筑面积约 平方米，单价 元，价款 元；
4、储藏室 间，面积 平方米，单价 元，价款 元；
5、其中超过标准安置面积 平方米。实际安置面积超过补偿方案规定 10 平方米以内 平方米，单价 元，计 元，超 10 平方米以上 平方米，单价 元，价款 元，合计价款 元。
合计住宅房 套，总建筑面积约 平方米，房屋价款 元，储藏室 个，价款 元，合计总价款 元。

第六条 差价结算
两比，乙方应支付甲方人民币大写 捌万贰仟零四拾柒元（¥： ）
甲方应支付乙方人民币大写 （¥： ）

第七条 其他约定

- 安置房屋均以房管部门核发的产权证面积为准，回购房以此其实算，多退少补。
- 临时安置补助费期限计算：临时安置补助费按合法主体面积每月 3 元/平方米计算，甲乙双方约定临时安置过期限为 18 个月，如甲方超过 18 个月仍未交付乙方所选安置房的，临时安置补助费按上述标准加倍结算（安置后的 2 个月按原标准发放）。
- 自房屋拆迁安置协议签订之日起 10 日内搬迁完毕并验收合格的被拆迁人，按其被拆主房面积给予 20 元/平方米的奖励。凡逾期腾空不予奖励。
- 安置房交房及回购房款结算：安置房建成并符合交房条件后，由甲方通知乙方在 20 日内凭本协议、封门单、身份证到指定地点结清安置房回购房款，办理交房手续。
- 协议签字后，乙方将原房产证和土地使用证及水、电费结算清单交给甲方以便办理相关手续，同时将房屋腾空交给甲方拆除。腾空时间 年 月 日，另行通知。
- 乙方须保持被拆迁房门、窗、栏杆等完好无损，一律不得自拆，否则甲方有权在补偿款中扣除。
- 本协议经甲（章）、乙双方签字（章）后生效。
- 本协议一式肆份，甲、乙双方各执一份，其余报有关部门备案。

甲方（签章）：南陵县山山镇人民政府 乙方（签章）：许森林
镇、村工作组负责人： 经办人：
建设办负责人：
经办人：
2014 年 10 月 27 日

集体土地上房屋拆迁摸底登记

联系电话：15958225463 登记编号：YMN-001

户主姓名	许森林		所在村组	二山村周塘坊组		安置意向	
姓名	与户主关系	性别	出生时间	姓名	与户主关系	性别	出生时间
王玉兰	妻	女	1974.12.00				
许嘉玮	子	男	1995.07.07				

房屋情况	主体房	建成年代	结构	层数	建筑面积 (m ²)		备注
		主房	1992	砖混	2	合计	
		套房	1972	砖	-	32.585	22.9125
		其他		砖		6.22	25.27

丈量示意图：

实景图：

产权（使用人）签名：许森林 镇工作人员： 丈量人： 经办人：

Appendix 5: Yimu Road (S320) Land Acquisition Agreement

土地征收青苗补偿协议书

代征地单位：正山镇 工山村委会 (以下简称甲方)

被征地单位 (或个人)： 山平 村民组户主 杨德保 (以下简称乙方)

因公路二期工程建设需要，根据《中华人民共和国土地管理法》及《安徽省土地管理实施办法》有关规定，现征收你村农民集体土地。经甲、乙双方协商达成以下协议：

一、征地范围及面积：

甲方征用乙方的土地位于 山平组 总面积为 2.125 亩，其中：农用地 2.125 亩，土地补偿费 7578 元，青苗补偿费 / 元，其他农用地 / 亩，土地补偿费 / 元，青苗费 / 元；建设用地 / 亩，土地补偿费 / 元。

二、补偿金额：

甲方给付乙方的补偿费总计为人民币大写： / 佰 / 拾 / 万 柒 仟 叁 佰 肆 拾 肆 元 / 角 / 分 (¥: 7578.00 元)，其中：土地补偿费 7578 元，青苗补偿费 / 元。


三、被征土地交付：


双方签订本协议后，乙方应于 15 日内将被征土地上的附属物清理完毕，移交净地给甲方。

四、本协议签订后，甲方收回乙方上述范围内的土地使用权，乙方不得在该土地上从事获取利益的一切行为，否则，甲方有权追究乙方相应的法律责任，并要求乙方承担由此给甲方造成的一切经济损失。

五、本协议自双方签字、盖章之日起生效。

六、本协议一式三份，双方各执一份，七教路建设指挥部一份，具有同等法律效力。

甲方：

乙方：杨德保 

2015 年 1 月 20 日