

Social Monitoring Report

Semi-Annual Report
June 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.

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External Resettlement Monitoring Report
On
Anhui Intermodal Sustainable Transport Development
Project

(No.4)

Anhui Communications Vocational and Technical College
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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 LAR of S319 from Erba to Wuwei Section

2.1 Progress of LAR of S319

By the end of June, 2016, the subproject had acquired 258.93 mu of permanent land, accounting for 52.9% of the plan, 45.3375 mu of temporary land accounting for 23% of the plan. The subproject also had demolished 9164.15 m² houses, accounting for 104.93% of the plan. 5.5 million Yuan of LA compensation had been paid, accounting for 40.89%, and 7.5 million HD compensation had been paid, accounting for 59.57% of the plan.

The progress for land acquisition, house demolition and resettlement (LAR) is shown in the following table:

Table 1 LAR implementation progress of S319

(by June 30, 2016)

Item	Unit	planned	Completed Amount for Prior Period	Completed Amount for Current Period	Total	Completed Proportion
Collective Land acquisition	Mu	489.48	258.93	0	258.93	52.9%
Temporary Land occupation	Mu	199	24.98	20.3565	45.3375	22.78%
House demolition	m ²	8733.8	7037.35	1022.7	9164.15	104.93%
Compensation of LA	Ten thousand Yuan	1345.2	511.04	38.96	550	40.89%
compensation of HD	Ten thousand Yuan	1259	604.64	145.36	750	59.57%

2.2 State-owned Land Acquisition of S319

10.7mu of state-owned land acquisition that S319 subproject involves in belongs to the transferred land and it is related to two enterprises which are Changba Cotton Industry

Co., Ltd and Fangsun Mushroom Co., Ltd, affecting 45 people. The external monitoring team noticed that Changba Cotton Industry Co., Ltd was eliminated due to market through negotiation with the enterprise. And the owner agreed to proceed monetary compensation only. Fangsun Mushroom Co., Ltd agreed to adopt the resettlement mode of reconstruction in other place and monetary compensation. During reconstruction in other place, the affected enterprises could gain movement subsidies, temporary resettlement subsidies and compensation for operation loss. At present, the specific compensation amount and resettlement location for Fangsun Mushroom Co., Ltd are still in negotiation, and the production and operation of the enterprise are still in progress normally.



Figure 1 Changba Cotton Industry Co., Ltd of Wuwei County



Figure 2 Fangsun Mushroom Co., Ltd of Wuwei County

Table 2 List of S319 State-owned Land Acquisition

Township	Village	Village Community	Name of Enterprise	Area (mu)	Property	Affected Population
Fudu Town	Fudu Community	Changba	Changba Cotton Industry Co., Ltd	5.7	Transferred land	30
Fudu Town	Fudu Community	Changba	Fangsun Mushroom Co., Ltd	5	Transferred land	15

2.3 Compensation for Movement and Temporary Transition of S319

In order to encourage the affected people to actively relocate, S319 Wuwei Project office set measures of awards. If the affected households that complete relocation and sign house demolition compensation and resettlement agreement within the regulated time, the awards would be given on two aspects referring to area of resettlement and relocation time. For instance, in selection of exchanging the property right, the award of resettlement area

allows to purchase 45 m² per capita at cost price on the basis of “demolishing one and compensating one”. For those who select monetary compensation, the compensation standard would be increased to the market evaluation price. Regarding award of resettlement time, the awards of 100, 150 and 200 Yuan/m² would be given to the affected households who relocate, sign the compensation agreement and deliver the house for demolition within the designated period.

Until June 30, 2016, the project office has signed demolition compensation agreements with 55 affected households of 58 households of Fudu Community in Fudu Town.

2.4 Relocation and Modification Poles and Pipelines of S319

S319 subproject involves Wuwei County and Jiujiang District.

In Jiujaing District, only poplars, underground optical power cables and water supply pipelines need to be relocated and is within the existing ROW. Hence, there is no need for land acquisition, demolition of houses and other attached facilities. No person will be affected directly.

Until June 30, 2016, poplars had all been completed in relocation. Please refer to the **Appendix 4** for the compensation agreement. The compensation standard for poplars is higher than that in resettlement plan, which refers to Table 3. Wuhu Jiujiang Construction Investment Co., Ltd had compensated 3.230784 million Yuan to Tanggou Town and Erba Town. The relocation work of power and telecommunication poles and pipelines on both sides of the road had been completed. The relocation work of water supply pipeline is still in progress.

Table 3 Correlation Table of Tree Felling Compensation Standard

Type	Unit	RAP Compensation Standard		Implemented Compensation Standard	
General Trees	Yuan/Each	Diameter≥5cm (one meter height from the ground)	30	11-30cm	30
				31-50cm	50
				≥51cm	100
		Diameter<5cm (one meter height from the ground)	10	10	
Fruit Tree	Yuan/Each	Diameter< 3cm (one meter height	5	< 5cm	10

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Type	Unit	RAP Compensation Standard		Implemented Compensation Standard	
		from the ground)			
		Diameter≥3cm, but< 5cm (one meter height from the ground)	10	6-9cm	20
				10-30cm	55
		Diameter≥5cm (one meter height from the ground)	20	31-50cm	110
				≥51cm	220

2.5 Public Participation of S319

The records of public participation were as follows:

Table 4 Records Public Participation of S319

Purpose	Method	Time	Unit	Participant	Issue
Monitor	Discussion and interview	From January 2016 to April, 2016	external resettlement monitor, carders of towns and villages	All the affected people	1)Resettlement progress and impacts. 2)Recovery of production and life as well as house relocation 3) Information disclosure

2.6 Progress of Relocation of S319

The resettlement site of the subproject is in Chengdong New District in Fudu Community of Fudu Town. The resettlement area covers an area of 108mu with the gross area of about 180,000 m², of which, the construction area in phase I is about 100,000 m². The land acquisition works of resettlement site in Chengdong New District was completed in December 2012. The resettlement works only involved acquisition of collective land, but without housing demolition. The main buildings of the resettlement site had been completed. By June 2016, the access roads, water and power supply engineering construction are in progress.



Figure 3 Resettlement houses of Chendong New District to be put in use

2.7 Basic Evaluation and Suggestion of LAR of S319

It was basically concluded that 1) the LAR was relatively delayed compared to that set in RP, 2) the demolition work is in progress and compensation for house demolition was being paid 3) The removal of poles and pipelines is in progress and 4) there is no permanent land acquisition and house demolition in Jiujiang District.

It was therefore suggested that 1) progress of the house demolition should be accelerated, 2) relocation of infrastructures including poles and pipelines should be completed as soon as possible, and 3) construction progress of the resettlement site should be speeded up so that the resettlement houses can be allocated to the households as schedule.

3 Monitoring on LAR Implementation of S367 Maanshan North Corridor Subproject

3.1 Implementation Progress of LAR of S367

In February, 2016, Ministry of Land and Resources issued Construction land Approval for S367 Maanshan Segment (North Corridor) Reconstruction subproject funded by the Asian Development Bank (Land and Resource Document [2016] No. 51). Please refer to Appendix 3.

In April 2016, Department of Land and Resources of Anhui Province issued Construction land Approval for S367 Maanshan Segment (North Corridor) Reconstruction Subproject funded by the Asian Development Bank (Wanzhengdi [2016] No. 484.)

The external monitor learnt that the subproject did not substantially implement land acquisition and demolition work because the subproject did not gain the approval for permanent land acquisition. The land acquisition approval was issued by the Anhui

provincial land resource department in April 2016, and then the subproject started LAR. However, since May, 2016, the weather from storms and flood in various districts of Anhui Province caused by coastal typhoon where the subproject is located seriously delayed the work of land acquisition and relocation. As a result, the work of land acquisition and relocation for this subproject proceeded slowly. By now, the LAR progress is as follows: 365 mu of permanent land acquisition had been completed, achieving 25.34% of the plan. 153.7 mu of temporary land acquisition had been completed, achieving 12.31%, and 10.98 million Yuan of LA had been paid, achieving 27.46%. The house demolition work has not started yet, and so does the relocation work.

Table 5 LAR implementation progress of S367

(by June 30, 2016)

Item	Unit	Planned Amount	Completed Amount for Prior Period	Completed Amount for Current Period	Total	Completed Proportion
Permanent Land Acquisition	Mu	1440	0	365	365	25.34%
Temporary Land	Mu	1248.9	0	153.7	153.7	12.31%
House Demolition Area	m ²	19002	0	0	0	/
LA compensation	ten thousand Yuan	3998.65	0	1098	1098	27.46%
HD compensation	ten thousand Yuan	2070.96	0	0	0	/

3.2 Compensation Standard for S367

3.2.1 Land Acquisition

3.2.1.1 Collective Land Acquisition

In accordance with the *Land Administration Law of the PRC, Guidance Regarding Perfecting Land Acquisition Compensation and Resettlement System, Land Administration Law of the PRC implemented by Anhui Province and Notice of Anhui People's Government*

Regarding Adjusting Land Acquisition Compensation Standard of Anhui Province (Wan Political [2015]No. 24) document, the land acquisition standard for this subproject is same in shiyang Town, Shanhou Town of Hexian County, Zhaoguan Town and Xianzong Town of Hanshan County. Refer to Table 6 for details.

Table 6 Collective Land Acquisition Compensation Standard for S367

(Yuan/mu)

Area	Region	Agricultural Land		Construction Land and Unutilized Land	
		Planning Standard	Implementing Standard	Planning Standard	Implementing Standard
Hexian County	Shiyang Town Shanhou Town	32865	32865	16433	16433
Hanshan County	Zhaoguan Town Xianzong Town	32886	32886	16443	16443

The actual implementing standard is the same to resettlement plan (RP).

3.2.1.2 Compensation standard for Temporary Land Occupation

Analyzed based on the impact of the subproject, the temporary land occupation impact of this subproject is unutilized land and the compensation standard is 1500 Yuan/mu per year. Based on construction plan, the period of temporary land occupation for this subproject is two years. The actual occupation time is determined based on the progress of the subproject. Please refer to Table 7 for details of temporary land occupation compensation standard, which is the same to RP.

Table 7 S367 Temporary Land Occupation Compensation Standard

Type	Unit	He County	Hanshan County	Remarks
Use and abandon soil pit land	Yuan/ mu · year	1500	1500	Determines based on construction progress
General Temporary Land Occupation	Yuan/ mu · year	1500	1500	Determines based on construction progress

3.2.2 Compensation Standard for Rural Residential Houses Demolition

The compensation standard for rural residential houses of this subproject is

determined based on replacement value of demolished houses. Please refer to Table 8 and 9 for details of demolition compensation standard for rural residential house of this subproject. The resettled homestead would be provided before demolition, and the location of the homestead would be determined by the villagers and affected persons. The affected households could fully rebuild new houses after getting the compensation. “Three supplies and one leveling”¹ for the homestead would be conducted by the construction unit, and the charge would be included in the construction budget.

Table 8 Compensation Standard for Rural Residential Houses and Attached Facilities of Hexian County of S367

Type	Structure Type	Unit	RP Standard Yuan/unit	Implementing Standard Yuan/unit	Remarks
Compensation for the Houses	Frame	m ²	1220	1220	
	Brick-concrete	m ²	965	965	
	Brick-timber	m ²	765	765	
	Simple	m ²	305	305	
Other Compensations	Subsidies for demolition	household	500	500	One time subsidies
	Life subsidies for transition term	m ² ·month	6	6	Based on actual transition term, it does not generally exceed 18 months. Pay 8 Yuan/m ² ·month in compensation standard for exceeding 18 months.

There are two centralized resettlement sites including Shiyang resettlement

¹ Water supply, electricity supply, road supply and land levelling

community and Chuomiaoyang resettlement community in Shiyang Town of Hexian County. The two centralized resettlement sites are used to relocate all households in Shiyang Town, and the total relocated households are to be about 700. The affected households of S367 in Shiyang Town could opt to resettle in the two resettlement sites or cash compensation. Based on investigation of the external monitor, there are 49 households within the red line of construction in Shiyang Town that need to relocate. Two or three households are willing to choose to resettle in the centralized resettlement sites. The rest relocation households are willing to choose cash compensation.

Table 9 Compensation Standard for S367 Rural Residential Houses and Attached Facilities of Hanshan County

Type	Structure Type	Unit	RP Standard Yuan/unit	Implementing Standard Yuan/unit	Remarks
Compensation for the Houses	Frame	m ²	1400	1400	
	Brick-concrete	m ²	1075	1075	
	Brick-timber	m ²	885	885	
	Simple	m ²	380	380	
Other Compensations	Subsidies for demolition	m ² ·month	6	6	Based on actual transition term, it does not generally exceed 18 months. Pay 8 Yuan/ m ² ·month in compensation standard for exceeding 18 months.
	Life subsidies for transition term	m ² ·month	4	4	

Besides, all households affected by HD in Hexian County and Hanshan County will be awarded 50 Yuan/ m² for completing the signing within the designated time. The above-mentioned households will be awarded based on the standard of 100 Yuan/ m² for completing relocation during the time of centralized relocation and demolition and those who complete land acquisition, relocation, demolition of the whole house and deliver the net land within the required time would be awarded 120 Yuan/ m². In the actual

implementing progress, most of affected households would gain these awards.

The actual implementing compensation standard is the same to RP. The incentive policies are better than RP..

3.2.3 Compensation Standard for Ground Attachment and Infrastructure

Based on the principle of replacement value, the compensation standards for the affected attachments and infrastructure are decided. Please refer to Table 10 for details.

Table 10 Compensation Standard for Ground Attachment and Infrastructure

Attachments		Unit	RP Standard (Yuan/unit)	Implementing Standard (Yuan/unit)
Pole	Cement		200	200
	Timber		60	60
Tomb			600	600
Public Toilet			160	160
Vegetable Greenhouse		m ²	12	12
Motor-pumped Well			2500	2500
Wall		m	60	60
Sty			600	600
Trees			15	15
Fruit Trees			20	20

3.3 Basic Evaluation and Suggestions on LAR of S367

It could be basically concluded that 1) the compensation standards of LA were per Wanzheng (2015) No. 24 document of Anhui Province, which are not lower than RP. 2) the house compensation standards and implementation plan had been made and published, 3) the number of poles and pipelines had been measured, and the specific relocation plan shall be made and submitted to headquarters of the county for approval and will be implemented after getting approval, 4) the work of land acquisition has started, 5) the house demolition has not started yet and, 6) all households to be relocated choose monetary compensation and scattered resettlement.

It is suggested that 1) the signing of house demolition agreement and relocation of affected household should be carried out as soon as possible, 2) the access roads and

irrigation system should be guaranteed during construction. 3) the resettlement files and documents should be well recorded, and summarized to LAR headquarters of Ma'anshan once LAR started officially.

4 Monitoring on LAR of S320 Yimu Highway Kedian to Mujiating in Nanling County

4.1 Implementation Progress of LAR of S320

From June to July 2016, the weather from storms and flood in Anhui Province caused land acquisition and relocation work slow.

By June 30, 2016, 654.71 mu of permanent land acquisition had been completed, accounting for 94.02% of the plan. 353.5 mu of temporary land acquisition had been completed, accounting for 37.81%, and 3813 m² of house demolition had been completed, accounting for 49.87%. 13.51 million Yuan had been paid for LA, accounting for 56.07%, and 2.515 million Yuan had been paid for HD, accounting for 32.44%.

Six state-owned land acquisition parcels involved in the subproject are still in stage of appraisal. The land acquisition and demolition work of the subproject involves Jishan Town and Gongshan Town. 414.38 mu of land needs to be acquired within the red line of Jishan Town, of which, 249.61 mu of land had been acquired from 2005 to 2013 (no need for repeated acquisition this time). 164.77 mu of land needs to be acquired by the subproject.

By the end of June, 2016, Jishan Town has completed 126.1 mu of collective land acquisition. 23 households need to be relocated and six households have signed the agreements, of which, one household has received the resettlement house and the rest five households are waiting for resettlement. The relocation compensation for the rest 17 households is still in negotiation without demolition. The 17 households include 10 individual businesses detailed in Section 4.2.

Gongshan Town had completed 279 mu of land acquisition. 16 households had been affected by house demolition, of which, 15 households opted for centralized resettlement and resettled in Daitang resettlement community and one household opted for self-build resettlement house and centralized resettlement in Daitang resettlement community at the same time.

Table 11 LAR progress of S320

(by June 30, 2016)

Item	Unit	Planned Amount	Completed Amount for Prior Period	Completed Amount for Current Period	Total	Completed Proportion
Permanent Land Acquisition	Mu	696.38	332.0444	322.6656	654.71	94.02%
Temporary Land	Mu	935	353.5	0	353.5	37.81%
House Demolition	m ²	7645.3	1701.153	2111.847	3813	49.87%
LA compensation	ten thousand Yuan	2409.35	1254.8	96.2	1351	56.07%
HD compensation	ten thousand Yuan	775.23	177.5	74	251.5	32.44%

4.2 Non-residential Housing Demolition of S320

The individual businesses affected by S320 are mainly located in Jishan Town. The relocation of individual businesses hasn't been implemented yet. Nanling County Government is soliciting advices of the specific resettlement schemes from the affected individual businesses.

Table 12 List of Influenced Individual Businesses of Yimu Highway

No.	Individual Householder	Operating Item	Shop Relocation Area (m ²)	Other Situation Description
1	Yuan Yuxia	Tyre Sales	53.82	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
2	Wang Jianhui	Vehicle Repair	52.39	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
3	Wang Yifa	Vehicle Repair	52.39	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
4	Zheng Aiyong	Daily-use Sundry Goods	52.74	Not relocate yet, and the resettlement mode and compensation are in the

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No.	Individual Householder	Operating Item	Shop Relocation Area (m ²)	Other Situation Description
		Shop		negotiation.
5	He Hongxiang	Vehicle Repair	52.87	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
6	Fan Chunyin	Restaurant	51.53	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
7	Hu Shiwen	Daily-use Sundry Goods Shop	59.12	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
8	Huang Jinlin	Vehicle Repair	90.1	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
9	Yi Changshou	Vehicle Repair	69.67	Not relocate yet, and the resettlement mode and compensation are in the negotiation.
10	Yuan Yuxia	Tyre Sales	53.82	Not relocate yet, and the resettlement mode and compensation are in the negotiation.





Picture 4 Some yet Relocated Individual Business Housings of Jishan Town

4.3 Public Participation Activities

Purpose	Method	Unit	Time	Participant	Topic
LAR	Consultative Conference	Jishan Town and Gongshan Town of Nanling County	December of 2015	External Monitor, APs and Cadres of Township, Town and County, etc.	Listen to the Opinions and Comments of APs on the Selection of Resettlement sites
LAR	Symposium and Field Guidance and Propaganda	Relevant Township governments of Nanling County, External Monitor	January of 2016	APs and Cadres of Township, Town and County, etc.	Information disclosure of Selection of Resettlement Mode, Selection of Resettlement sites, House Distribution and Construction of Resettlement Housing, etc.
LAR	Consultative Conference	External Monitor	April of 2016	APs and Cadres of	Investigation on the impacts

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Purpose	Method	Unit	Time	Participant	Topic
				Township, Town and County, etc.	before and after the Resettlement

4.4 Complaint and Appeal

Complaint Content: There are 5 households along the line being less than one meter away from the highway boundary line in Gongshan Town. After the construction of S320 is completed, the heavy traffic will bring certain potential safety hazard to residents. Meanwhile, the traffic noise and dust, etc. will have negative impacts on the lives of residents. Besides, Gongshan Town applies the mode of centralized resettlement. Relocation households will get higher economic benefit and improved quality of life once the housings are demolished. These 5 households therefore requested the project office to demolish their houses and resettle them.

Addressing Method: Appeal of the 5 households drew attention of Nanling County Government and Gongshan Town Government. In consideration of the road not finished yet and these 5 households not having potential safety hazard at the moment, the government department will select an appropriate time to have special study. The initial intention is that these 5 households will enjoy the demolition and resettlement policy same to other relocation households by the subproject. The specific implementation scheme will be traced in the next report.

4.5 Basic Evaluations and Suggestions on LAR of S320

It was basically concluded that 1) The collective land requisition had been finished basically, 2) The compensation for 6 state owned lands are being appraised the third party, the real-estate appraisal company, 3) The demolition of Gongshan Town had been finished basically and the AHs had been resettled completely, and 4) The demolition of Jishan Town is in progress.

It was therefore suggested that 1) the signing of housing demolition agreement of Jishan Town and house demolition progress should be pushed forward. 2) the relocation compensation measures and methods with the individual businesses should be made as soon as possible so that the demolition and relocation of non-residential house could be

completed in time and the progress of the subproject could be guaranteed. 3) the complaints of 5 households of Gongshan Town should be paid more attention to and addressed properly.

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

5.1 LAR progress of IWT

On Dec 31, 2016, Xuanzhou District Government issued the Land Acquisition and House Demolition Plan of IWT.

In early January of 2016, the agreements on pole removal was signed.

By the end of June of 2016, X011 Xiaohekou Bridge Reconstruction had acquired 37.13mu land permanently, 679 m² house had been demolished. 2.6 million Yuan compensation for LA and 1.5211 million Yuan compensation for HD had been paid.

The displaced households affected by Xiaohekou Bridge Reconstruction will be resettled in Dongyun Village resettlement site in Liqiao Town. The area of resettlement site covers 17mu. By the end of June of 2016, the land levelling of resettlement site had been completed, but the house plots have not been distributed to the households yet.

By the end of June of 2016, Xuanzhou Port had acquired 400mu land permanently, demolished 805 m². 9 million Yuan compensation for LA and 3.23 million Yuan compensation for HD had been paid respectively.

The displaced households of Xuanzhou Port will be resettled in No.1 Huishang resettlement site, which is constructed by a developer. The main building is under construction now. The displaced households are renting houses in Xuancheng City by themselves for transition. 808900 Yuan of movement subsidy and transition subsidy has been paid to displaced households.

Table 13 LAR progress of IWT

(as of June 30, 2016)

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item		Permanent LA	HD	LA compensation	HD compensation
Unit		Mu	m ²	Ten thousand Yuan	Ten thousand Yuan
Reconstruction of Xiaohoukou Bridge	planned	133.512	2860	/	/
	Completion of Last period	0	0	0	0
	Completion of this period	37.13	679	260	152.11
	Cumulative completion	37.13	679	260	152.11
Xuanzhou Port	planned	460.7595	5003	/	/
	Completion of Last period	0	0	0	0
	Completion of this period	400	805	900	323
	Cumulative completion	400	805	900	323
Total	planned	594.2715	7863	2580.01	744.9
	Completion of Last period	0	0	0	0
	Completion of this period	437.13	1484	1160	475.11
	Cumulative completion	437.13	1484	1160	475.11



Figure 5 Resettlement Site of No. 1 Huishang

5.2 Compensation Standards of IWT

5.2.1 Compensation Standards of Housing Demolition

1) The compensation for the houses outside the scope of the city planning area shall

be carried out according to the document of Xuanzhou District People's Government *"Notice on the Adjustment of the Standards of House Demolition and Resettlement on collective Land , Ground attachment and Young Crops"* (Xuanquzhengmi[2016], No.18).

The details are in **Appendix 1**.

2) The compensation for the houses within the scope of the city planning area shall be carried out according to the document of Xuanzhou District People's Government *"Notice on Further Regulating House Demolition and resettlement on the Collective Land within the Scope of the City Planning Area"* (Xuanzhengban [2015] No. 11). The details are referred to **Appendix 2**.

5.2.2 Ground Attachment Compensation

In early May 2016, the agreements on removal poles and cables were signed. By the end of June 2016, the removal of poles and cables has being carried out.

5.3 Public Participation

Table 14 Records of Public Participation

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Purpose	Way	Time	Unit	Participants	Issue
Training Plan	The villagers conference	Dec. 2014~ Dec.2015	Project Office of Xuanzhou District, Transportation Bureau of Xuancheng City, Land Bureau, township and village cadres	All APs	Discuss needs of training
Monitor	Sample survey, discussion and interview	Dec. 2014~ Dec.2015	External monitor, township and village cadres	All APs	1) Resettlement progress and impacts 2) Payment of compensation 3) Information disclosure 4) Production and livelihood restoration, demolition resettlement house relocation
Monitor	Site investigation	Apr. 2016	External monitor	External monitor and APs	An investigation into the properties of the affected people who have suffered the loss of their immediate interests

5.4 Complaints and Appeals

In the process of land acquisition for Xuanzhou Port, the land was acquired in accordance with the scope of construction land approved by Anhui provincial government. The Xu Zhou port is in Shishan Village, which is adjacent to the Urban Development Zone, but does not belong to the urban planning area. The North District of Xuanzhou City Development Zone is about to be expanded, and Shishan Village will be covered in the city planning area. Residents of Shishan Village have lot of employment opportunities in the city, and they have basically given up farming and the agricultural income is not the

main income source of the family any more. Therefore the most of the land is abandoned now.

As a result, the main appeal by APs is that they hope that Xuanzhou District Government can acquire the land outside the red line together with the subproject. The affected persons can gain monetary compensation so that they can use these funds to engage in other investment activities.

Resolution of this appeal: land resource is a kind of resource that is strictly controlled by the State, and any unit or individual is strictly prohibited from unauthorized land acquisition. The resettlement office of Xuanzhou District Government cannot violate the national policy to acquire the land illegally, so the land outside the red line cannot be acquired. Considering the actual situation that the cultivated land area of the residents in Shishan Village will decrease and low willingness of villagers' to continue farming, Xuanzhou District Government organized these affected households to lease land out to those who are willing to continue farming. The contractor shall pay the land transfer fee for three years to the villager one time per the standard of 700 Yuan/year. mu. The land transfer organized by Xuanzhou District Government cannot only ensure the legitimacy and continuity of the land operation; but increase the economic income of the farmers who are not willing to do farming.

5.5 Basic Evaluation and Suggestion on LAR of IWT

It was basically concluded that 1) the housing demolition compensation scheme had been announced; the housing demolition for Xiaohekou Bridge had been finished, and housing demolition for Xuanzhou Port is in progress. 2) the land for the construction of the subproject has been completed which did not affect the construction of the subproject.

It was suggested that 1) LAR progress should be accelerated; 2) the vocational trainings on affected labors should be conducted and job opportunities and employment guidance should be provided to increase employment opportunities of affected persons.

Appendix 1: Compensation Standards of house demolition, Ground Attachments and Young Crops on Collective Land

Unit: Yuan/m²

Category	Grade	Building Structure and Standard	Basic Price
Composite Structure	One	Reinforced concrete beams, columns, brick wall, flat roof or tile roof, ceiling, doors, windows, water, electricity, cabinets and sanitary facilities are all in readiness, cement floor	900
	Two	Reinforced concrete beams, columns, single or double cavity wall, flat roof or tile roof, simple ceiling, doors, windows, water, electricity, cabinets, and sanitary facilities are all in readiness, cement floor	850
Post and Panel Structure	One	Load-bearing brick wall, wooden frame, tile roofing, cement or wood flooring, solid brick wall, ceiling, doors, windows, water, electricity, cabinet, sanitary facilities are all in readiness, more than two rooms (including 2 floors, the height of each floor is 2.8 meters) one-time design, synchronous construction	800
	Two	Cement or wooden stringers, cement or wooden floor, single or double cavity wall, flat tile roof, smooth ceiling, hydropower facilities	730
	Three	Wood and bamboo mixed stringers, tri-ply wood and simple cement ground, single cavity wall, flat tile roof, smooth ceiling, hydropower facilities	650
Simple Structure	One	Irregular roof truss, bamboo base, grass, tile or asbestos roof, brick, soil or other simple wall, simple floor, electricity, the height of eaves is above 2.2 meters	300
	Two	Irregular roof truss, bamboo base, grass, tile or asbestos roof, brick, soil or other simple wall, simple floor, electricity, the height of eaves is below 2.2 meters	200

Type		Subsidy Standard	Remarks
Temporary resettlement allowance (moving fee, transitional allowance)		500Yuan/Person	One-off subsidy according to the registered population in the household register
Compensation for loss from suspension	Houses for business	20 Yuan / m ² / month based on the main building area	Time: three - six months. No more than six months
	Houses for production	10 Yuan / m ² / month based on the main building area	
	Houses for Office	5 Yuan / m ² / month based on the main building area	

Compensation standard of Young crop of LA

Unit: Yuan/m²

ADB-financed Anhui Intermodal Sustainable Transport Development Project
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Land Type	Paddy Field	Dry Field	Remark
Compensation Standard	1000	800	

Note: compensation for young crops is paid to the individual owners.

Appendix 2: Compensation Standards of House demolition on the Collective Land within the Scope of Xuancheng City Planning Area

Compensation Standards of house demolition on the Collective Land in planning area

Unit: Yuan/m²

Category	Grade	Building Structure and Standard	Basic Price
Composite Structure	One	Reinforced concrete beams, columns, brick wall, flat roof or tile roof, ceiling, doors, windows, water, electricity, cabinets and sanitary facilities are all in readiness, cement floor	950
	Two	Reinforced concrete beams, columns, single or double cavity wall, flat roof or tile roof, simple ceiling, doors, windows, water, electricity, cabinets, and sanitary facilities are all in readiness, cement floor	900
Post and Panel Structure	One	Load-bearing brick wall, wooden frame, tile roofing, cement or wood flooring, solid brick wall, ceiling, doors, windows, water, electricity, cabinet, sanitary facilities are all in readiness, more than two rooms (including 2 floors, the height of each floor is 2.8 meters) one-time design, synchronous construction	830
	Two	Cement or wooden stringers, cement or wooden floor, single or double cavity wall, flat tile roof, smooth ceiling, hydropower facilities	760
	Three	Wood and bamboo mixed stringers, tri-ply wood and simple cement ground, single cavity wall, flat tile roof, smooth ceiling, hydropower facilities	680
Simple Structure	One	Irregular roof truss, bamboo base, grass, tile or asbestos roof, brick, soil or other simple wall, simple floor, electricity, the height of eaves is above 2.2 meters	320
	Two	Irregular roof truss, bamboo base, grass, tile or asbestos roof, brick, soil or other simple wall, simple floor, electricity, the height of eaves is below 2.2 meters	220

Note: Attic, basement, overhead layer, thermocline and other parts whose height is between 1.5 and 2m, the compensation standard will be implemented per 50% of this standard. If the height is below 1.5m, the compensation will be implemented per 25% of this standard.

Compensation Standard for movement

I. monetary compensation

1 Residential housing: the standard of movement is 8 Yuan /m², but not less than 500 Yuan. Compensation for movement shall be paid in lump sum.

2 Non-residential housing: the standard of movement is 10 Yuan /m² of the licensed building area of the housing in lump sum. For large scale equipment, it will be compensated

according to the cargo transporting price at that time.

II. Property Swap

1 Resettlement with completed apartment, it will be implemented in accordance with the above standards;

2 Resettlement with forward delivery housing, it will be implemented according to the above standards plus movement subsidy two times.

Standard for temporary resettlement subsidy of residential houses

Unit: Yuan/m²

District	Class 1 Area	Class 2 Area	Class 3 Area	Class 4 Area	Class 5 Area
Subsidy Standard	10	9	8	7	6

1. Monetary compensation: temporary resettlement subsidy will be paid for 6 months according to the above standard.

2. Property swap:

(1) Resettlement with completed apartments, temporary resettlement subsidy will be paid for 4 months according to the above provisions.

(2) Resettlement with forward delivery housing and the affected persons transiting by themselves: temporary resettlement subsidy will be paid for 18 months. If the affected persons haven't been resettled in 18 months, the temporary resettlement subsidy will be doubled from the month overdue to the time of the resettlement.

(3) If the house demolition departments provide temporary resettlement house for transition, no temporary resettlement subsidies shall be paid; if the affected persons haven't been resettled in 18 months, the temporary resettlement subsidy will be paid from the month overdue to 4 months after resettlement.

Compensation Standard for Loss from Suspension of Nonresidential Buildings

Unit: Yuan/m²

District	Class 1 Area	Class 2 Area	Class 3 Area	Class 4 Area	Class 5 Area
Houses for business	35	30	25	20	15
Houses for production	12	11	10	9	8

ADB-financed Anhui Intermodal Sustainable Transport Development Project
External Monitoring Report (Fourth)

Houses for Office	16	15	14	13	12
Houses for Storage	9	8	7	6	5

note: the loss from suspension of nonresidential buildings shall be calculated based on the certified area, and compensated per the above standards for 6 months.

The Reward Standard of Housing Expropriation

If affected persons sign house demolition compensation and resettlement agreements and deliver the house during the reward period for house demolition, the award no more than 100 Yuan /m² will be paid per house demolition area.

Appendix 3: Approval Document for the Land Acquisition of S367 in Ma'anshan

安徽省人民政府建设用地批复

皖政地〔2016〕484号

关于亚行贷款综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程 建设用地的批复

马鞍山市人民政府：

你市呈报的亚行贷款综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程建设用地已报经国务院批准，现批复如下：

1、同意在含山县昭关镇、仙踪镇境内转用并征收农民集体农用地 15.4125 公顷（其中耕地 13.4796 公顷），征收农民集体建设用地 3.4333 公顷，使用国有建设用地 0.3484 公顷；在和县石杨镇、善厚镇境内转用并征收农民集体农用地 64.5499 公顷（其中耕地 48.8343 公顷），征收农民集体建设用地 9.0238 公顷、未利用地 0.6855 公顷，使用国有建设用地 9.9443 公顷、未利用地 0.591 公顷。以上合计批准建设用地 103.9887 公顷，由当地人民政府按照有关规定提供，作为亚行贷款综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程建设及拆迁安置用地。其中拆迁安置用地 7.9377 公顷由当地人民政府按规划

和供地政策合理安排使用，其余建设用地以划拨方式供地。

2、当地人民政府要按照国土资源部《关于亚行贷款综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程建设用地的批复》（国土资函〔2016〕51 号）要求，认真做好有关工作。

此 复

附：国土资源部《关于亚行贷款综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程建设用地的批复》



抄送：含山县、和县人民政府
安徽省国土资源厅印制

共印 12 份

中华人民共和国国土资源部

国土资函〔2016〕51号

国土资源部关于亚行贷款综合交通 基础设施项目 S367 马鞍山段（北部通道） 改建工程建设用地的批复

安徽省人民政府：

你省《关于亚行贷款安徽综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程用地的请示》（皖政〔2015〕117 号）业经国务院批准，现批复如下：

一、亚行贷款综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程建设用地涉及的农用地转用已依法由你省人民政府批准，现同意含山县、和县征收农民集体所有农用地 79.9624 公顷（其中耕地 62.3139 公顷）、建设用地 12.4571 公顷、未利用地 0.6855 公顷；同意使用国有建设用地 10.2927 公顷、未利用地 0.591 公顷。

以上共计批准建设用地 103.9887 公顷，由当地人民政府按照有关规定提供，作为亚行贷款综合交通基础设施项目 S367 马鞍山段（北部通道）改建工程建设和拆迁安置用地。其中拆迁安置用地 7.9377 公顷由当地人民政府按规划和供地政策合理安排使用，其余建设用地以划拨方式供地。当地国土资源部门要及时

核发划拨决定书，并上传土地市场监测与监管系统。

二、督促当地人民政府严格履行征地批后实施程序，按照经批准的征收土地方案及时足额支付补偿费用，安排被征地农民的社会保障费用，落实安置措施，妥善解决好被征地农民的生产和生活，保证原有生活水平不降低，长远生计有保障。征地补偿安置不落实的，不得动工用地。按照国务院批准征收土地反馈制度的有关规定，征地批后实施情况报国土资源部。

三、你省人民政府负责落实补充耕地。督促补充耕地责任单位认真按照补充耕地方案，补充数量相等、质量相当的耕地，落实建设占用耕地耕作层土壤剥离利用。

四、严格按照国家有关规定使用新增建设用地上地有偿使用费，确保专项用于耕地开发。



公开方式：主动公开

抄送：国务院办公厅、发展改革委、财政部、交通运输部、农业部、人民银行，国资委，国家林业局，国家土地督察南京局。

Appendix 4: Agreement on Compensation for Cutting Italian Poplars trees of S319

通江大道改造工程汤沟段道路两侧意杨树征收补偿及解除原无为县汤沟镇后堡村与蒋君东所签意杨树承包协议

甲方：汤沟镇人民政府 (以下简称甲方)
乙方：蒋君东 (以下简称乙方)

根据通江大道建设项目的批准文件，现对规划红线内建筑物、构筑物及地表附着物实施征收，就有关事项，经双方协商，协议如下：

一、补偿面积及树木规格
依据甲、乙双方派员实地丈量，意杨树占地面积为 5.0040 亩【长 417 米×宽 4 米×2 (两侧)】，规格为胸径大于 15cm。


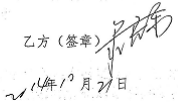
二、补偿依据
根据芜湖市人民政府芜政秘【2012】254 号文和芜湖市人民政府办公室督办抄告单(秘二抄告【2014】35 号)进行苗地补偿。
5.0040 亩×16000 元/亩=80064.00 元
大写：捌万零陆拾肆元整。

三、付款方式及砍伐时限
本协议签订后，甲方将上述款项一次性汇入乙方指定账户，乙方需在 2014 年 11 月 20 日前将所属路段自行砍伐结束，但总体不影响甲方施工，净地交付给甲方，否则甲方有权追究乙方法律责任；乙方在砍伐过程中安全问题，由乙方全权负责。

四、本协议签订之日，原无为县汤沟镇后堡村 2006 年 3 月 3 日与蒋君东所签《关于后堡村通江大道树木转让合同》自行废止。

五、本协议补偿款为苗木补偿，乙方无需承担税费费用。

六、本协议自双方签字盖章后生效，协议一式两份，甲方执陆份，乙方执贰份。

甲方 (盖章)  乙方 (签章) 
2014年10月21日

通江大道周边新圩等城中村改造(通江大道城建道路改造工程二坝段)项目已征土地范围内意杨树补偿协议

甲方：芜湖市鸠江建设投资有限公司 (以下简称甲方)
乙方：二坝镇人民政府 (以下简称乙方)

因通江大道周边新圩等城中村改造(通江大道城建道路改造工程二坝段)项目建设，需征收乙方雍南社区部分集体土地，乙方受雍南社区委托代表办理。依据甲、乙双方 2014 年 9 月 3 日签订的《通江大道周边新圩等城中村改造(通江大道城建道路改造工程二坝段)项目征收土地补偿协议》第三条及第八条之约定“原通江大道征收土地范围内的意杨树补偿另行签订补偿协议”，现就意杨树补偿事宜，根据江北新区建设指挥部 2014 年 10 月 20 日会议精神，经双方协商，协议如下：

一、补偿面积及树木规格：依据甲、乙双方共同派员实地丈量，意杨树占地面积为 26.6040 亩【长 2217 米×宽 4 米×2 (两侧)】，意杨树规格为胸径大于 15cm。

二、补偿依据：根据芜湖市人民政府芜政秘【2012】254 号文和芜湖市人民政府办公室督办抄告单(秘二抄告【2014】35 号)进行补偿。
26.6040 亩×16000 元/亩=425664.00 元

三、付款方式
本协议签订后，甲方将上述补偿款 425664.00 元(大写：肆拾贰万伍仟陆佰陆拾肆元)一次性汇入乙方征地补偿费专户，乙方收款后 30 日内交付土地给用地单位使用。

四、本协议自双方签字盖章后生效，协议壹式拾份，甲方执陆份，乙方执肆份。

甲方 (盖章)  乙方 (盖章) 
2014年10月21日

通江大道周边新圩等城中村改造(通江大道城建道路改造工程汤沟段)项目已征土地及汤沟至无为县交界处全段范围内意杨树补偿协议

甲方：芜湖市鸠江建设投资有限公司 (以下简称甲方)
乙方：汤沟镇人民政府 (以下简称乙方)



因通江大道周边新圩等城中村改造(通江大道城建道路改造工程汤沟段)项目建设，需征收乙方板桥村村委会部分集体土地，乙方受板桥村村委会委托代表办理。依据甲、乙双方 2014 年 5 月 12 日签订的《通江大道周边新圩等城中村改造(通江大道城建道路改造工程汤沟段)项目征收土地补偿协议》第三条之约定“原通江大道征收土地范围内的意杨树补偿另行签订补偿协议”，现就通江大道周边新圩等城中村改造(通江大道城建道路改造工程汤沟段)项目已征土地及汤沟至无为县交界处全段范围内意杨树补偿事宜，根据江北新区建设指挥部 2014 年 10 月 20 日会议精神，经双方协商，协议如下：

一、补偿面积及树木规格：依据甲、乙双方共同派员实地丈量，意杨树占地面积为 175.3200 亩【长 14610 米×宽 4 米×2 (两侧)】，意杨树规格为胸径大于 15cm。

二、补偿依据：根据芜湖市人民政府芜政秘【2012】254 号文和芜湖市人民政府办公室督办抄告单(秘二抄告【2014】35 号)进行补偿。
175.3200 亩×16000 元/亩=2805120.00 元

三、付款方式
本协议签订后，甲方将上述补偿款 2805120.00 元(大写：贰佰捌拾万零伍仟壹佰贰拾元)一次性汇入乙方征地补偿费专户，乙方收款后 30 日内交付土地给用地单位使用。

四、本协议自双方签字盖章后生效，协议壹式拾份，甲方执陆份，乙方执肆份。

甲方 (盖章)  乙方 (盖章) 
2014年10月21日

通江大道改造工程汤沟段道路两侧意杨树征收补偿及解除原三汉河乡与李能武所签意杨树承包协议

甲方：汤沟镇人民政府 (以下简称甲方)
乙方：李能武 (以下简称乙方)

根据通江大道建设项目的批准文件，现对规划红线内建筑物、构筑物及地表附着物实施征收，就有关事项，经双方协商，协议如下：

一、补偿面积及树木规格
依据甲、乙双方派员实地丈量，意杨树占地面积为 170.3160 亩【长 14193 米×宽 4 米×2 (两侧)】，规格为胸径大于 15cm。

二、补偿依据
根据芜湖市人民政府芜政秘【2012】254 号文和芜湖市人民政府办公室督办抄告单(秘二抄告【2014】35 号)进行苗地补偿。
170.3160 亩×16000 元/亩=2725056.00 元
大写：贰佰柒拾贰万伍仟零伍拾陆元整。

三、付款方式及砍伐时限
本协议签订后，甲方将上述款项一次性汇入乙方指定账户，乙方需在 2014 年 11 月 20 日前将所属路段自行砍伐结束，其余路段 2014 年 12 月 25 日前自行砍伐结束，但总体不影响甲方施工，净地交付给甲方，否则甲方有权追究乙方法律责任；乙方在砍伐过程中安全问题，由乙方全权负责。

四、本协议签订之日，原无为县三汉河乡政府 2003 年 7 月 8 日与李能武所签《关于三汉河乡境内通江大道两侧意杨树承包协议》自行废止。

五、本协议补偿款为苗木补偿，乙方无需承担税费费用。

六、本协议自双方签字盖章后生效，协议一式两份，甲方执陆份，乙方执贰份。

甲方 (盖章)  乙方 (签章) 
2014年10月20日