

# Resettlement Due Diligence Report

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Project Number: 50050  
September 2016

## PRC: Guangxi Regional Cooperation and Integration Promotion Investment Program

Prepared by the Guangxi Zhuang Autonomous Region Government and the Asian Development Bank.

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**Developing of Cross-border Labor Cooperation Demonstration in Youyiguan  
Industrial Park of Pingxiang BEZ**

**Land Acquisition and Resettlement Due Diligence Report**

**August 2016**

**Pingxiang Urban Construction Investment Company Ltd.**

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### Abbreviations

AAOV		Average Annual Output Value
ADB		Asian Development Bank
AHs		Affected Households
APs		Affected Persons
BEZ		Border Economic Zone
DMS		Detailed Measurement Survey
FSR		Feasibility Study Report
LA		Land Acquisition
PMG		Pingxiang Municipal Government
PLRB		Pingxiang Land Resource Bureau

### Units

mu	Chinese area measure for land 1 mu = 0.0667 ha
m <sup>2</sup>	Square meter

## 1. Introduction

### 1.1 Background of Project

1. Developing of Cross-border Labor Cooperation Demonstration in Youyiguan Industrial Park of Pingxiang BEZ (The Subproject # 2) is located in Xiashi Town. According to the feasibility study report (FSR), the total land area required for the Subproject is 27.035 mu. Land acquisition was completed in December 2013. No additional land acquisition and house demolition will be required for the completion of this Subproject.

2. The construction components include the technical exchange center for employment and innovation, the training base, the houses for integrated services and the dormitory area for the staff. The total construction area is 16,226.56 m<sup>2</sup>. The location of the Subproject is circled in red line as shown in Figure Figure 1-1.

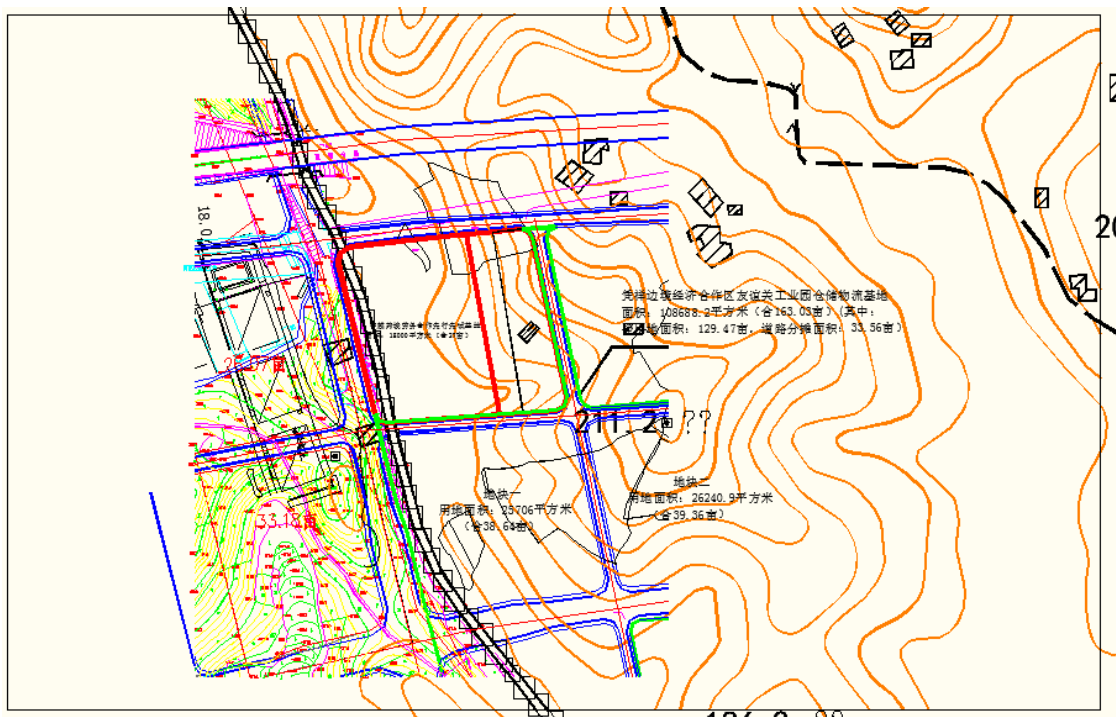


Figure 1-1 Location Map of the subproject #2

### 1.2 Methodology for Due Diligence

3. Two methods were used for due diligence, including desk work and site investigation.

4. The former referred to collection and review of all necessary documents related to the Subproject and resettlement, including project design documents, land acquisition agreement, receipts of LA compensation, etc.

5. The latter referred to organizing consultation meetings and individual household interviews. The ADB resettlement consultant, the design institute and the project implementation agency organized consultation meetings during July 24 to 29, 2016, with the participants from Pingxiang Land Resource Bureau (PLRB), LA office of PLRB, Villagers' Committees, etc., and also conducted household interviews with some AHs.

## 2. Land Acquisition Impacts

6. In August 2013, Pingxiang Municipal Government decided to establish Youyiguan Industrial Park. PLRB signed 47.845 mu land acquisition agreement with Bujing Group and 121.161 mu land acquisition agreement with Bannan Group respectively on 28 December and 7 December 2013. The 27.035 mu of land required by the Subproject is within this total area of 169.006 mu. There is no other subproject be located in the Park. The implementation procedures, compensation policies, and entitlements to the APs for all the 169.006 mu land is the same as described DDR, and there is no remaining issue. The DDR focuses on the 27.035 land for the subproject.

7. The 27.035 mu of land included 13.732 mu of paddy field and 13.303 mu of dryland. Totally 15 households of 70 persons were affected, and all of them were ethnic minority Zhuang people.. They don't have unique economic, social and political institutions different from dominant society. They get married with Han and other groups. In this area, they are fully integrated with Han peoples. They have lived side by side with the Han for over a thousand years. They all speak the Han language. The local Zhuang and the Han share common culture. These include celebrations of the same festivals (e.g., Spring Festival, Dragon Boat Festival, and Mid-autumn Festival), social organization, patterns in marriage, housing and farming. It's confirmed by the village committee that there were no vulnerable group affected.

**Table 2-1 Summary of Land Acquisition Impacts**

Village groups	Type of Land (mu)			Number of AHs	Number of APs
	Dry land	Paddy field	Subtotal		
Bujing	1.134	12.241	13.375	10	50
Bannan	12.169	1.491	13.660	5	20
Total	13.303	13.732	27.035	15	70

### 3. Compensation and Resettlement

#### 3.1 Compensation Standards

8. The policies applied for land acquisition included *Circular of Pingxiang Municipality on Methods for Compensation and Resettlement for Acquisition of Collective Land* (PZB[2011]31) and *Circular of Pingxiang Municipality on Adjusting the AAOV of the Acquired Land for Past 3 Years Preceding Acquisition and the Compensation Standards for Fruit Trees on the Acquired (occupied) Land* (PZF[2011]30).

9. The compensation for acquisition of collective land included land compensation, resettlement subsidies and compensation for standing crops. The compensation for land acquisition applied the highest multipliers specified in the *Provisions of Guangxi Zhuang Autonomous Region on Implementing Land Administration Law of the People's Republic of China*, and based on the average annual output value (AAOV) of the past 3 years issued by Pingxiang City Government, as shown in Table 3-1.

**Table 3-1 Compensation Standards for Acquisition of Collective Land**

Land Type	AAOV	Land compensation		Resettlement subsidies		Crops		Total RMB/mu
		Multipliers	Amount RMB/mu	Multipliers	Amount RMB/mu	Multipliers	Amount RMB/mu	
Paddy field	2,213	9	19,917	15	33,195	0.5	1,106.5	54,218.5
Dry land	1,700	7	11,900	15	25,500	0.5	850	38,250

10. The total cost for land acquisition was RMB 1,253,372.5, of which, RMB 707,068.3 were paid to the 10 affected households of Bujing Group, while RMB 546,304.2 were paid to the 5 affected households of Bannan Group. By the end December 2014, all compensation had been paid to the AHs, as shown in Table 3-2.

11. The compensation was paid to the bank account of LA Office under PLRB by Pingxiang Finance Bureau, then the LA Office distributed directly to each AH's bank account. All AHs had signed the receipt, as shown in Figure 3-1.

**Table 3-2 Cost for Land Acquisition**

Villages	Item	Type of Land (mu)		Subtotal (yuan)
		Dry land	Paddy field	
Bujing village	Total land acquisition (mu)	1.134	12.241	13.375
	LA compensation standard (yuan/mu)	11,900	19,917	
	Land compensation amount (yuan)	13,494.6	243,804	257,298.6
	Resettlement subsidy standard (yuan/mu)	25,500	33,195	
	Resettlement subsidies amount (yuan)	28,917	406,340	435,256.9
	Compensation standard for crops (yuan/mu)	850	1,106.5	
	Crops compensation amount (yuan)	964	13,544.8	13,544.8
	Compensations for scattered fruit trees and land attachments (yuan)			968
	<b>Subtotal (yuan)</b>	<b>43,375.5</b>	<b>663,688.7</b>	<b>707,068.3</b>
Nalou village	Total land acquisition (mu)	12.169	1.491	13.660
	LA compensation standard (yuan/mu)	11,895	19,917	
	Land compensation amount (yuan)	144,750.3	29,696.25	174,507.4
	Resettlement subsidy standard (yuan/mu)	25,500	33,195	
	Resettlement subsidies amount (yuan)	310,309.5	49,493.75	359,803.3



Villages	Item	Type of Land (mu)		Subtotal (yuan)
		Dry land	Paddy field	
	Compensation standard for crops (yuan/mu)	850	1,106.5	
	Crops compensation amount (yuan)	10,343.65	1,649.792	11,993.5
	<b>Subtotal (yuan)</b>	<b>465,403.4</b>	<b>80,839.78</b>	<b>546,304.2</b>
<b>Total</b>	<b>Total land acquisition (mu)</b>	<b>13.303</b>	<b>13.732</b>	<b>27.035</b>
	<b>Total cost (yuan)</b>	<b>508,778.9</b>	<b>744,528.4</b>	<b>1,253,372.5</b>

**征收凭祥市夏石镇那楼村板南经联社集体土地补偿表各项补偿兑付明细表**  
(夏石镇友谊关工业园区)

新征单位:夏石镇那楼村板南经联社

序号	户主姓名	水田	旱地	荒地	菜地	鱼塘	园地	林地	房屋面积	土地补偿费	安置补助费	青苗补偿费	附着物补偿费	合计金额	户主签字
1	陈子龙	0.952	0.991						1.452	20994.5	40605.5	1352.6		62952.6	
2	梁立平	0.905	0.708						1.664	27465.4	44780.4	1052.8		73298.6	
3	凌柱龙	1.864	1.574						3.438	55825.5	102022.5	2062.5		159910.5	
4	凌汉龙	0.509	0.018						0.527	10302.0	17385.5	528.5		28216.0	
5	王建高	8.324	2.118						10.512	123895.8	206356.0	10735.5		441587.3	
6	凌志龙	0.308	11.798						12.106	133390.6	235773.1	1061.5	880.0	471105.2	
7	凌建飞	0.200	0.570	1.712		2.618			5.240	89249.5	109480.1	11136.3	2122.2	208528.1	
8	梁若海	0.442							0.442	8822.2	14705.4	890.2		24417.8	
9	凌 敏	0.520		8.878					9.398	118005.0	243650.4	15658.5		375313.9	
10	王其龙		5.543						5.543	60902.7	111386.5	9423.1		182712.3	
小计		8.312	23.503	18.231		2.618			49.732	651191.6	1282280.3	53607.1	22022.2	2017771.2	

丈量员: 陈子龙 土地组负责人: 梁立平 统计员: 凌志龙 村保负责人: 凌汉龙 复核员: 凌建飞 审核: 凌志龙 审批: 凌志龙

第 1 页, 共 2 页

Figure 3-1 Compensation Receipt with Signatures

### 3.2 Income Restoration Measures

12. Bujing Group is located in the east of Xiashi Community. It has 200 mu of cultivated land. The Group has two village teams with a total of 48 households of 200 persons. This Group has advantageous location between Xiashi Railway Station and Xiashi Border Check-Point station, with G322 highway and Xiang-Gui Railway crossing. It neighbors with the Economic Development Zone to the north, and the downtown area of Xiashi town to the west. Bannan Group has 1,830 mu of cultivated land, with 65 households of 318 persons.

13. The per-capita average cultivated land holding of the 2 affected groups are respectively 1 mu and 5.8 mu for Bujing and Bannan, excluding the reclaimed wasteland and forest land. The average holding in Bannan Group is relatively high because of the higher land area and less population.

14. The main income sources of the local farmers are from working in nearby towns and operating small business. Being adjacent to the industrial park, jobs are plentiful so the young people don't engage in agricultural production. The local monthly income from working in the factories is approximately RMB 2,000. In addition, border businesses are quite developed, mostly in fruits and rosewoods business. The local people are quite good at doing border small business. In Pingxiang City, those people with "Border Resident Certificate" are allowed to import a ceiling amount of RMB 8,000 of tax-free daily-use goods each day. Normally, the border residents were organized by the cooperative to transfer such quota to the trading companies, so that each person may get RMB 20 per day and RMB 7,200 per month without any input. And, each border resident can receive RMB 130 per month of living subsidies from

the government.

15. The local farmers have benefited a lot from the border development in recent years, and so they have relatively high positive outlook in border development, including supporting the land acquisition for the border development projects.

16. For land acquisition, the amount of compensation received by the AHs varied from RMB 23,149.7 to RMB 133,029.2. Based on the survey, the compensation was mainly used for building houses to improve their living conditions. Some villagers deposited their money into the bank or spent as start-up capital for border business. Taking paddy field as an example, given the compensation of RMB 54128.5 /mu and 3% of annual interest rate, the annual interest alone would be RMB 1,627, which is higher than the net income of RMB 1400 /mu from the land.

17. According to the consultation meeting with the village leaders and the household interviews (Appendix 2), land acquisition did not significantly affect their income. The per capita farmland holding is still high. Instead, the farmers benefited from the border trading development and got more job opportunities. Their living conditions and incomes have been improved.

## 4. Institutional Arrangement

### 4.1 Implementation Agencies

18. The institutions related to land acquisition and resettlement include:

- Pingxiang Municipal Government
- Pingxiang Land Resources Administration Bureau
- Pingxiang LA Office under PLRB
- Pingxiang Border Economic Cooperation Zone Administration Committee
- Affected villages: Xiashi Community and Nalou Villagers' Committee of Xiashi Town

**Pingxiang Municipal Government (PMG)** was responsible for leading, organizing and coordinating all land acquisition and resettlement activities, including the formulation of resettlement policies and internal monitoring.

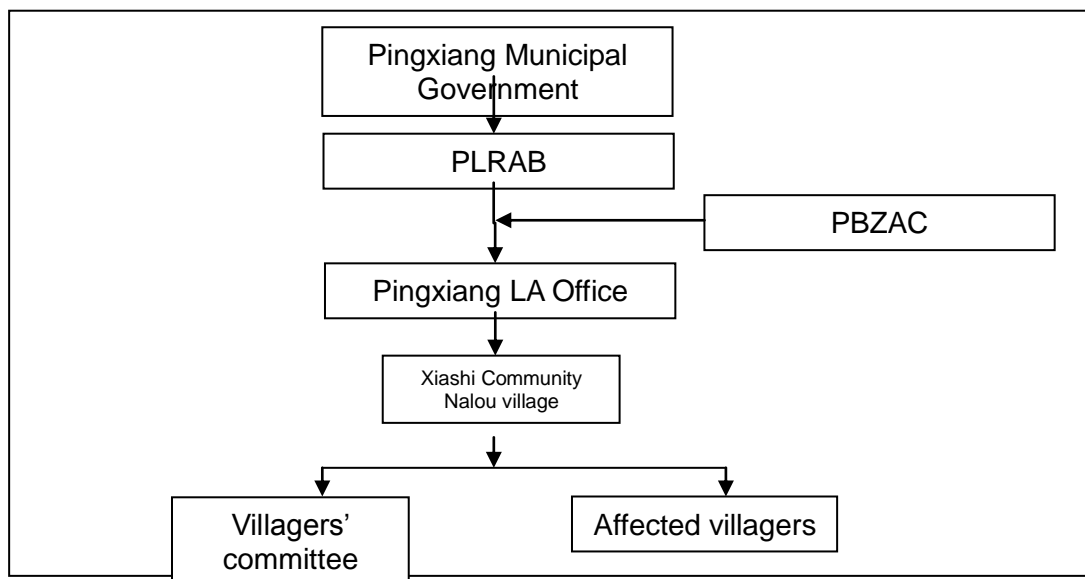
**Pingxiang Land Resources Administration Bureau (PLRAB)** was responsible for pre-checking, approving and allocating land.

**Pingxiang Border Economic Cooperation Zone Administration Committee (PBZAC)** was the applicant of land acquisition.

**Pingxiang LA Office under PLRB** was responsible for land acquisition and resettlement survey, formulation of the scheme for land acquisition and consulted with the APs.

**The affected Villagers' Committees, respectively of Xiashi Community and Nalou Villagers' Committee of Xiashi Town,** coordinated with the LA Office to conduct DMS and confirmation the result of DMS, discuss the compensation rates and address the complaints as the first level.

19. The institutional arrangement for land acquisition is shown in Figure 4-1**Error! Reference source not found..**



**Figure 4-1 Institutional Arrangement for Land Acquisition Implementation**

#### **4.2 Procedures for Land Acquisition**

- In August 2013, PBZAC applied to PLRAB for construction land use.
- From September to November 2013, Pingxiang LA Office conducted discussion with Bujing Group of Xiashi Community and Bannan Group of Nalou Village.
- In December 2013, Pingxiang LA Office completed the activities of confirmation of land ownership, land area measurement, counting and confirmation of land attachment. Accordingly, Pingxiang LA Office signed land acquisition agreements with Bujing Group and Bannan Group respectively on 28 December and 7 December 2013, as shown in Appendix 1.
- In December 2013, land acquisition was completed and the compensation was paid by the Pingxiang LA Office.

### **5. Information Disclosure and Public Participation**

20. During September to November 2013, Pingxiang LA Office organized several consultation meetings in the two Groups to collect villagers' opinions.

21. The major concern of the villagers was the method of compensation distribution. They hoped that all the land acquisition compensation and resettlement subsidies would be distributed to AHs without being retained by the Villagers' Committees. According to the *Law of the People's Republic of China on Villagers' Committee Autonomy*, the distribution of compensation is the internal affair of the villagers. The two affected groups organized the villagers' meetings and decided to distribute all the land compensation and resettlement subsidy to the AHs based on their degree of land loss.

22. During the DMS, the land ownership, area and land category were confirmed with signatures by the affected villagers.

## 6. Grievance Redress

23. Local government had established transparent and effective channels for grievance redress during land acquisition. The PLRAB and the LA Office informed the APs that they can appeal to the Villagers' Committees, the LA Office of Pingxiang City, PLRAD or even to the court for arbitration if they had any problems or complaints.

- If any AP feels aggrieved by any aspect of the resettlement, he/she can state his/her grievance and appeal to the Village Committee in oral or written form. If an oral appeal is made, the village committee will record it on paper and process it. The village committee will make a decision on it and the resolution will be made in two weeks.
- The aggrieved AP can state the grievance and appeal to the LA Office in oral or in written form. The LA Office will make a decision on it and the resolution will be made in two weeks.
- If the aggrieved AP is not satisfied with the decision of the LA Office, he/she can appeal to the PLRAD, which will come up with a decision within two weeks.

24. In addition, Xiashi township government established a system of disclosing the telephone numbers of all government departments so that all APs may have effective channel for grievance redressing.

**四风问题：**用公款或集体资金吃喝、请客送礼、变相公款大吃大喝、庸懒散拖、生冷硬推、不担当、不作为、乱作为等问题。

**法问题：**在土地整理、土地流转、农村危房改造、水库、农村“三资”管理、惠农补贴、农民工培训、边境、低保医保等工作中以权谋私、虚报冒领、贪污侵占、

**违法问题：**在农林水利、公路交通、扶贫工程项目等工作中官商勾结、贪污贿赂、小官巨贪等问题；在征地问题。

**执纪问题：**执法、监管、公共服务等窗口行业利用办证、建机会搞乱收费、乱罚款、乱摊派和收受“红包”礼金。

**执纪问题：**基层党委、纪委“两个责任”落实不力，失职失责，或者有案不查、瞒案不报，甚至袒护包庇。

**地址：**凭祥市纪委信访室（凭祥市行政中心五楼504）  
**邮编：**532600

**2、来访**  
**地址：**凭祥市纪委信访室（凭祥市行政中心五楼504）  
**接待时间：**每周一至周五的上班时间

**3、来电**  
凭祥市纪委举报电话0771—8588123

**4、网络举报**  
凭祥市纪委监委举报网址<http://www.pxsjw.gov.cn>

**各镇纪委举报电话：**

- 夏石镇纪委0771—8571048
- 上石镇纪委0771—8575131
- 凭祥镇纪委0771—8520151
- 友谊镇纪委0771—8520531

Figure 6-1 Disclosed Telephones of Concerned Departments

25. According to the investigation, no grievance was received by the related agencies. During the whole process of resettlement implementation, no judicial case related to resettlement occurred.

## **7. Conclusion**

26. Land acquisition of the 27.035 mu was completed in December 2013 which was not in anticipation of ADB financing. There are no remaining issues or compliants.

27. The compensation for land acquisition complied with the *Land Administration Law of People's Republic of China* and the concerned policies of Pingxiang City. Land acquisition did not significantly affect the AH's income and has been more than restored. This is because the farmers benefited from the border trading development and got more job opportunities. Their living conditions and incomes have been improved.

28. During land acquisition, consultation meetings were conducted and all the AP's concerns had been addressed. All necessary documents related to land acquisition and compensation were disclosed to the APs. The grievance redress channels were transparent and known to APs, yet no complaint was received during the implementation.

## Appendix 1: Land Acquisition Agreement

### 征地协议书

甲 方：凭祥市国土资源局 (简称甲方)  
乙 方：凭祥市夏石镇那楼村板楠屯 (简称乙方)

为实施我市城市总体规划，市人民政府决定征收乙方位于南友高速公路南面的集体土地作为友谊关工业园建设用地。为进一步完善征地手续，经双方协商，达成以下协议：

一、经甲乙双方实地丈量、登记确认，甲方征收乙方集体土地共 121.161 亩，其中水田 5.312 亩、旱地 110.617 亩（含蔗地 57.01 亩）、园地 5.232 亩。

二、根据《国务院关于深化改革严格土地管理的决定》（国发〔2004〕28 号）的有关规定，为体现公平原则，此次征收的土地，征地补偿按同地同类价格、就高不就低的原则进行补偿。根据《广西壮族自治区实施〈中华人民共和国土地管理法〉办法》、凭政发〔2011〕30、31 号文的补偿办法和补偿标准，征收各地类的征地补偿费计算公式：

#### （一）水田

- 1、土地补偿费：2213 元/亩×9 倍×1 亩=19917 元
- 2、安置补助费：2213 元/亩×15 倍×1 亩=33195 元
- 3、青苗补偿费：2213 元/亩×1/2 倍×1 亩=1106.5 元

合计：54218.5 元/亩

#### （二）旱地

- 1、土地补偿费：1700 元/亩×7 倍×1 亩=11900 元

-1-

- 2、安置补助费：1700 元/亩×15 倍×1 亩=25500 元
  - 3、青苗补偿费：1700 元/亩×1/2 倍×1 亩=850 元
- 合计：38250 元/亩

#### （三）菜地

- 1、土地补偿费：2476 元/亩×8 倍×1 亩=19808 元
  - 2、安置补助费：2476 元/亩×15 倍×1 亩=37140 元
  - 3、青苗补偿费：2476 元/亩×1/4 倍×1 亩=619 元
- 合计：57567 元/亩

#### （四）鱼塘

- 1、土地补偿费：3620 元/亩×8 倍×1 亩=28960 元
  - 2、安置补助费：3620 元/亩×5 倍×1 亩=18100 元
  - 3、青苗补偿费：3620 元/亩×1 倍×1 亩=3620 元
- 合计：50680 元/亩

#### （五）林地

- 1、土地补偿费：1336 元/亩×7 倍×1 亩=9352 元
  - 2、安置补助费：1336 元/亩×15 倍×1 亩=6680 元
  - 3、青苗补偿费：1336 元/亩×1 倍×1 亩=1336 元
- 合计：17368 元/亩

三、按以上公式计算，乙方应得征地补偿费总计：肆佰捌拾贰万肆仟陆佰壹拾陆元整（¥:4824616.0 元）。其中土地补偿费 1533991.1 元；安置补助费 3076958.1 元；青苗补偿费 139123.2 元；地上附着物补偿费 74543.6 元。甲方支付乙方征地补偿费后，该土地将征收为凭祥市城市建设用地。

-2-

四、领取征地补偿费后，乙方不得以任何理由阻挠施工。

本协议一式六份，甲乙双方各一份，凭祥市夏石镇人民政府 执一份，凭祥市国土资源局财务股、耕保股、凭祥市征地拆迁领导小组办公室各执一份。协议书自签字之日起生效，具有同等法律效力。

甲 方：凭祥市国土资源局

代表人签字：\_\_\_\_\_

乙 方：凭祥市夏石镇那楼村板楠屯

负责人签字：\_\_\_\_\_

凭祥市夏石镇人民政府

负责人签字：\_\_\_\_\_

凭祥市征地拆迁领导小组办公室：

负责人签字：\_\_\_\_\_

2013 年 12 月 7 日

### 征地协议书

甲 方：凭祥市国土资源局 (简称甲方)  
乙 方：夏石镇夏石社区响井经联社 (简称乙方)

为实施我市城市总体规划，市人民政府决定征收乙方位于夏石至响井公路东面响井集体土地作为友谊关工业园区用地。为进一步完善征地手续，经双方协商，达成以下协议：

一、经甲乙双方实地丈量、登记确认，凭祥市人民政府征收乙方集体土地共 47.845 亩，其中水田 21.447 亩、旱地 11.893 亩、荒地 14.500 亩。

二、根据《国务院关于深化改革严格土地管理的决定》（国发〔2004〕28 号）的有关规定，为体现公平原则，此次征收的土地，征地补偿按同地同类价格、就高不就低的原则进行补偿。根据《广西壮族自治区实施〈中华人民共和国土地管理法〉办法》、《凭祥市人民政府关于印发凭祥市征收集体土地及房屋拆迁补偿安置办法的通知》凭政发〔2011〕31 号文的补偿办法和补偿标准，则征收集体土地各种地类补偿标准为：

#### 一、征收水田补偿标准：

- 1、土地补偿费：2213 元/亩×9 倍×1 亩=19917 元
  - 2、安置补助费：2213 元/亩×15 倍×1 亩=33195 元
  - 3、青苗补偿费：2213 元/亩×1/2 倍×1 亩=1106.5 元
- 合计：54218.5 元/亩

#### 二、征收旱地补偿标准：

- 1、土地补偿费：1700 元/亩×7 倍×1 亩=11900 元
- 2、安置补助费：1700 元/亩×15 倍×1 亩=25500 元

-1-

3、青苗补偿费：1700 元/亩  $\times 1/2$  倍  $\times 1$  亩=850 元  
合计：38250 元/亩

三、征收荒地补偿标准：

1、土地补偿费：1579 元/亩  $\times 2$  倍  $\times 1$  亩=3158 元

2、安置补助费：无

3、青苗补偿费：无

合计：3158 元/亩

三、按照以上标准和方法计算，乙方应得征地补偿费总计：  
壹佰陆拾陆万陆仟柒佰零肆元贰角整（¥1666704.2 元）。其中土地补偿费 615532.9 元；安置补偿费 1016991.8 元；青苗补偿费 31946.5 元；零星果树及地上附着物补偿费 2233.0 元。

四、在征地补偿费的兑付中，按法律法规规定，土地补偿费归农村集体所有，村民小组（经联社）负责调整土地给已被征地的农户，确实不能调整的，土地补偿费发给被征地农户。由于乙方不能调整土地给被征地农户，所以乙方同意直接把土地补偿费兑付给被征地农户。

五、乙方领取全部征地补偿费后，请自行清理地上的青苗及附着物，并将土地交给甲方使用，不得以任何理由阻挠施工。

六、本协议一式五份，甲乙双方各一份，夏石镇人民政府、凭祥市征地拆迁工作领导小组办公室、征地工作组各执一份。协议书自签字之日起生效，具有同等法律效力。

甲 方：凭祥市国土资源局

负责人签字：

张元帅



乙 方：夏石镇夏石社区陈井经联社

(盖章)

负责人签字：张海强

夏石镇人民政府

负责人签字：

张峰



凭祥市征地拆迁工作领导小组办公室

(盖章)

负责人签字：

张元帅

征地工作组

组长签字：

张峰

2013 年 12 月 28 日



## Appendix 2: Minutes of Household Interview

From July 24 to 29, 2016, coordinated by the PMO and LA Office, interviews with the affected farmers were conducted.

### (1) Interview 1: Mr. Xu, Group 2 of Bujing Group.

I am 68 years old now. There are totally 8 persons in my family, and 5 persons are working. The total annual income of our household is about RMB 50,000, and the annual expenditure is about RMB 30,000, including the education expenditure for the kids. I have two grandsons in school. I have been a village head for 45 years. The land acquisition in our Group can be traced back as early in 2012. In all, in our village, we have **more land but less people**, especially there is a lot of reclaimed wasteland. In the past, we reclaimed land to plant fruits such as longan and randia. However, due to **bad quality of the land, the fruits had low outputs and inferior quality**, and the incomes thereof are less than doing fruits border import business. The young people in the village are now unwilling to do the agricultural works. They like doing border business which needs capital. Therefore, **all of us preferred getting the land acquisition compensation to do business**. Some people used the compensation for building houses. In recent years, because we have got the compensation, all families have built their new better houses.

Before the construction of the industrial park, my family had more than 4 mu of paddy field and over 20 mu of dryland and reclaimed land. This time, totally 2.410 mu of land was acquired, including 2.306 mu of paddy field and 0.104 mu of dryland, being the highest loss among other villagers. We received over RMB 120,000 of compensation, which was used to build the house we are living now. The total construction area of this build is over 400 m<sup>2</sup>, with a **total building cost of RMB 230,000**. The compensation plus the compensation from the previous land acquisition were enough for the building. I am doing very few agricultural activities now, but **running a small business of rice milling** with an earning of over RMB 20 each time. My wife earns RMB 20 each day just with a fingerprint<sup>1</sup>. And, each border resident can receive RMB 130 per month of living subsidies from the government. The generation like me hopes that more dryland and reclaimed wasteland be acquired, leaving some paddy fields for us to grow paddy rice. However, the young people would like that all lands should be acquired, and so they could earn more money in doing business or out-working than doing agricultural works. We are living quite well.

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<sup>1</sup> In 2011, the preferential policies of daily RMB 8000 tax-free quota were set for the citizens of Pingxiang City who transferred such quota to the cooperative later.



All the costs for this newly-built house of Mr. Xu of Bujing Village were from the land acquisition compensation.



The Rice Milling Machine of Mr. Xu's Family



Interview with Mr. Xu

## **(2) Interview 2: Mr. Ling etc., Bannan Group.**

My family has 5 persons, and my 3 children have worked. Now, my family has 3 mu of paddy field and 17 mu of dryland and reclaimed wasteland that are used for growing sugar cane. The output of sugar cane is about 5 tons per mu, and the price is RMB 450/ton. After deducting the costs, we get approximately RMB 200/ton of profit. The project of industrial park acquired from my family 0.52 mu of paddy field and 8.878 mu of dryland, getting over RMB 360,000 of compensation, being the highest land acquisition in our Group. The compensations were mainly used in building new house. Before that, my house was mud-brick built, and now we are living in a new

building. In the past two years, more expenditures were for the children, and now all children have worked and are now doing border business. I am working in the rosewood plant, with monthly earning of about RMB 2,000. So, our life is quite good now. Land acquisition did not bring any negative impacts on my family, and the land acquisition compensations were paid to us very quickly, and so I got a lot of money for building my house. I myself strongly support this project, and I will have more chances to work out.



**Interview with Villager Mr. Ling from Bannan Village**

### **(3) Interview 3: Mr. Huang, the village head, Nalou Village of Xiashi Town**

I am the village head of Nalou Village. Nalou Village is located in the southwest of Xiashi Town, administering totally 10 village groups, with totally 861 households of 3,061 persons. Currently, there are totally 5,800 mu of cultivated land, including about 2,300 mu of paddy field and 3,500 mu of dryland. This does not include the wasteland reclaimed by the individuals. Ten years ago, the government encouraged all farmers to reclaim the wasteland, and now each family has about 10 - 20 mu of reclaimed wasteland, a situation of more land and less persons. From 2012 and 2013, the industrial park started to acquire the land from our village. We organized the villagers' meetings and found that all villagers supported the project development because that our border business need such a platform. With the industrial park, the young people would have more opportunities to do business. The most important thing was that the land acquisition compensations would be served as the business capital or the costs for building houses. Our living keeps changing constantly these years. Ten years ago, many people would like to get a job in Nanning (the capital of Guangxi), and now many people come back home to operate their businesses. Many college students came back after graduation, and on the other way, they didn't feel the pressure of buying houses in big cities. In addition, there are many preferential policies for the border residents, and so they live leisure life. So, all of us heartfully supported this project. The land acquisition did not affect our livelihood, and on the contrary the compensations thereof brought to us a sum of money. No one in our village had objection to land acquisition.





Interview with Mr. Huang, Village Head

#### **(4) Interview 4: Mr. Lei, Deputy Chief, Xiashi Town**

Mr. Lei is the Deputy Chief of Xiashi Town, 35 years old, 3 years on duty. The annual per-capita income of Xiashi Town is RMB 8,000. The major crops of the town are sugar cane. The breeding and poultry raising include chicken, duck and cow. The young people do not like doing agricultural works, and the monthly salary for the local workers is approximately RMB 2,000. The border businesses are mainly of fruits and rosewood, and those people who engaged in border business have become rich. In Pingxiang, those people with the "Border Resident Certificate" are allowed to import a ceiling amount of RMB 8000 of tax-free quota. Normally, the border residents were organized by the cooperative to transfer such quota the trading companies, with the income of RMB 20 /day each person and monthly RMB 600. And, every border resident within the range of 0 - 3km from the border can receive RMB 130 / month of living subsidies. The preferential policies for poverty reduction and farmers in Pingxiang City are rather adequate. For example, the rural five-guarantees<sup>1</sup> and the minimum living standard people enjoy the medical subsidies for hospitalization, with a ceiling of RMB 3,000 each year, i.e. 100% payment if within such ceiling. If a family encounters an accident or critical illness that may lead to poverty, temporary subsidies are available. The living standards of the local people are becoming better and better. The local people have high initiatives in participating in the government-led development, and greatly support land acquisition.

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<sup>1</sup> households enjoying the five guarantees, i.e childless and infirm old persons who are guaranteed food, clothing, medical care, housing and burial expenses by the communes.



**Interview with Mr. Lei, Deputy Chief of Xiashi Town**

**Appendix 3: List of Persons Met**

<b>No</b>	<b>Name</b>	<b>Title</b>	<b>Telephone</b>	<b>Village</b>
1	Lei	Deputy Chief of Township	135970748061	Xiashi Town
2	Xu Fengyong	Team leader	13737132786	Bujing Group
3	Ling Min	Villagers	13257764788	Bannan Group
4	Huang Hengqiang	Village Head	138787584569	Nalou village
5	Xu Guangqiang	Villagers	13737344566	Bujing Village
6	Li Dehai	Villager	18934822335	Bujing Group
7	Huang Zihong	Villager	18934826671	Bujing Group
8	Ling Guilong	Villager	13517512106	Bannan Group