



# External Monitoring Report

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Project Number: 45507-003  
March 2017

## PRC: Yunnan Chuxiong Urban Environment Improvement Project - External Monitoring Report on Resettlement and Ethnic Minority Development (No. 4) for Wuding Component

Prepared by Sichuan Fontal Strategic Consulting Co., Ltd

For Chuxiong Prefecture Project Management Office

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**Asian Development Bank**

Asian Development Bank Loaned Chuxiong Infrastructure  
Construction Project----Wuding Urban Environmental Improvement  
Sub-project

**Monitoring Report on Resettlement and  
Minority Development**  
(Phase IV)

**Sichuan Fontal Strategic Consulting Co., Ltd.**  
**March 2017**

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# **1 Summary of Monitoring**

## **1.1 Project Progress**

Contents of the Asian Development Bank (ADB) Loaned Chuxiong Infrastructure Construction Project Wuding Urban Environmental Improvement Sub-project (the Project) include: (1) River regulation and flood control---Wulong River; (2) Urban development---roads and auxiliary facilities; (3) Urban environmental health and sustainable development---solid waste management of the downtown area; (4) Capability development. The river regulation and flood control works involve in regulation of the 2500m riverway of the Wulong River, and the urban development works concerns the construction of 8 urban roads with total length of 9.45km.

The construction of Wuding Subproject started officially in December 2015. Up to the present, 40% of roadbed work, the aggregate completed investment was RMB 243.539 million, including RMB 33.6956 million was drawn from and reimbursed by the ADB.

As for the interim adjustment, the Project Office has reported 12 projects, including renovation and upgrade of Wusi Road, Zhongxin Street, Ring Road Upgrade and Improvement, construction of urban sweage pipe network, acquisition of new energy-fueled buses (30\*8m pure electrical buses planned to be purchased), Haimian urban demonstration project in northwestern area, urban intelligent transformation system, update of waste transfer station equipment, waste sweeping and clearing equipment, upgrade and renovation of urban area greening project, digital urban management system project, with the total estimated investment of RMB 247.86 million, including RMB 169.74 million for civil works and RMB 78.12 million for equipment acquisition. It is planned to apply for a loan of RMB 230.89 million to the ADB, and the preparatory work will be started promptly upon the approval by the ADB.

## **1.2 Progress of Land Acquisition and Demolition**

In the current monitoring phase, the resettlement work is pushed forward smoothly. Up to the present, all of the 22 teams affected by land acquisition have signed on the land acquisition agreement. Totally 434.66mu of land is acquisitioned, including 433.08mu of farmland and 1.58mu of residential site. The land compensation for the 22 villages which have signed the land acquisition agreement has been allocated, and the resettlement by social security and employment is being carried out.

In the RAP, 11 urban families are involved in the demolition and relocation, while in practice 12 families have signed the agreement, because two apartments of a family were registered in the name of one person in the RAP, but the agreement was separately concluded. At present, the urban demolition and relocation has been finished, and the resettlement sites have been determined. The demolition and relocation for the rural houses is at the stage of area measurement and agreement negotiations. A complete relocation scheme has been developed for the HV lines to be relocated for the Project.

As for changes in compensation standards and resettlement policies, the updated resettlement plan shows no change in the standard of compensation for land acquisition and demolition and related resettlement policies. In which, the compensation standard for acquisitioned collectively-owned land is RMB

90,000/mu, plus young crop (if any) compensation of RMB 1,200/mu. In addition, farmers with land being acquisitioned are included in the social security plan. Households with their houses being demolished can prefer compensation by way of money or relocated houses.

### **1.3 Monitoring on Ethnic Minority Development**

In the first monitoring stage, the monitoring team carried out visiting survey on project willingness among minorities in the Xihe Village inhabited extensively by minorities. According to such visiting survey, 95% of the Hui people and Yi people affected by the Project show their support to the Project and are willing to accept the current policies on land acquisition, demolition and resettlement. Furthermore, the Project Owner and the resettlement authorities at all levels have also carried out a lot of meetings on the Project in all affected villages inhabited by minorities.

The minority development measures for the Project can be implemented by ways of public participation to discuss the proposal for land acquisition and house demolition and the implementation of skill training schemes.

## **2 Monitoring on Project Contents and Influences**

### **2.1 Monitoring on Project Contents**

Contents of the Asian Development Bank (ADB) Loaned Chuxiong Infrastructure Construction Project Wuding Urban Environmental Improvement Sub-project (the Project) include: (1) River regulation and flood control---Wulong River; (2) Urban development---roads and auxiliary facilities; (3) Urban environmental health and sustainable development---solid waste management of the downtown area; (4) Capability development. The river regulation and flood control works involve in regulation of the 2500m riverway of the Wulong River, and the urban development works concerns the construction of 8 urban roads with total length of 9.45km.

Up to date, RMB 243.539 million of investment has been made, including RMB 33.6956 million from the ADB. Wuzheng Road: the surface clearing and earthwork excavation has been completed along the line, and the subgrade earthwork excavation and backfilling, rainwater and sewage pipe laying has been completed. Beicheng Avenue: the surface clearing and earthwork excavation has been completed along the line, and the subgrade earthwork excavation and backfilling, rainwater and sewage pipe laying has been completed. The pouring of bridge pile foundation and abutment cap concrete pouring has been completed, as well as the box beam has been completed. Chengbei Road: the 1200m surface clearing and earthwork excavation has been completed, and 824m subgrade earthwork backfilling, rainwater and sewage pipe laying has been completed. Wuxu Road: the surface clearing and earthwork excavation has been completed, and the subgrade earthwork excavation and backfilling, rainwater and sewage pipe laying has been completed. Wuchai Road: the surface clearing and earthwork excavation has been completed, and 980m subgrade earthwork excavation and backfilling, rainwater and sewage pipe laying has been completed. Mudan Road, Caiyuan Road and Binhe Road: they were commenced in November 2016; 500m surface clearing and subgrade earthwork backfilling, rainwater and sewage pipelines have been completed for Mudan Road; the surface clearing has been completed at Caiyuan Road and Binhe Road, and the subgrade construction is under way. Wulong River Integrated Works: the bidding work has been completed, and the works can be commenced after the ADB awards the Contract. The equipment procurement documents have been submitted, and the procurement can be organized after approval.

### **2.2 Monitoring on Project Impact**

#### **2.2.1 Monitoring on Physical Indicators of Permanent Land Acquisition**

According to the updated resettlement plan, totally 466.89mu of land will be acquisitioned permanently by the Project, including farmland (464.31mu, accounting for 99.45%), fishpond (1mu, accounting for 0.21%) and house site (1.58mu, accounting for 0.340%), with toally 2497 people of 573 households from 5 villages (communities) being influenced directly. All of the 22 villages involved in land acquisition have completed the acquisition work, as shown in Table 2-1.

Table 2-1 Statistics on Permanent Land Acquisition in the Resettlement Plan

Town	Village/ Community	Production Team	Permanent Land Acquisition (mu)			Sub-total	Affected Households	Affected Population
			Farmland	Fishpond	House Site			
Shishan	Xihe Village	Yangliuqing	21.255			21.255	26	124
		Xiaoxi I	19.825			19.825	15	71
		Xiaoxi II	15.62			15.62	13	64
		Xiaoxi III	8.95			8.95	4	15
		Daxi II	32.14			32.14	48	216
		Daxi III	3.66			3.66	8	39
		Qingzhensi Team I	36.54			36.54	29	136
		Qingzhensi Team II	38.76			38.76	30	144
		Yongji	12.77			12.77	36	159
	Yongning Village	Baiyi I	18.66			18.66	42	188
		Baiyi II	26.95			26.95	42	187
	Jiucheng Community	Upper Jiucheng I	25.49			25.49	56	254
		Upper Jiucheng II	30.87			30.87	53	233
		Down Jiucheng	19.08		1.58	20.66	25	119
	Beijing Community	Team I	11			11	8	44
		Team II	4.68			4.68	3	16
		Team III	37			37	14	51
		Team IV	20			20	12	47
		Team V	2.5			2.5	/	/
		Team VI	12.42			12.42	/	/
	Zhongma Community	Group I	34.91			34.91	90	329
		Group II	31.23	1		32.23	19	61
Total			464.31	1	1.58	466.89	573	2497

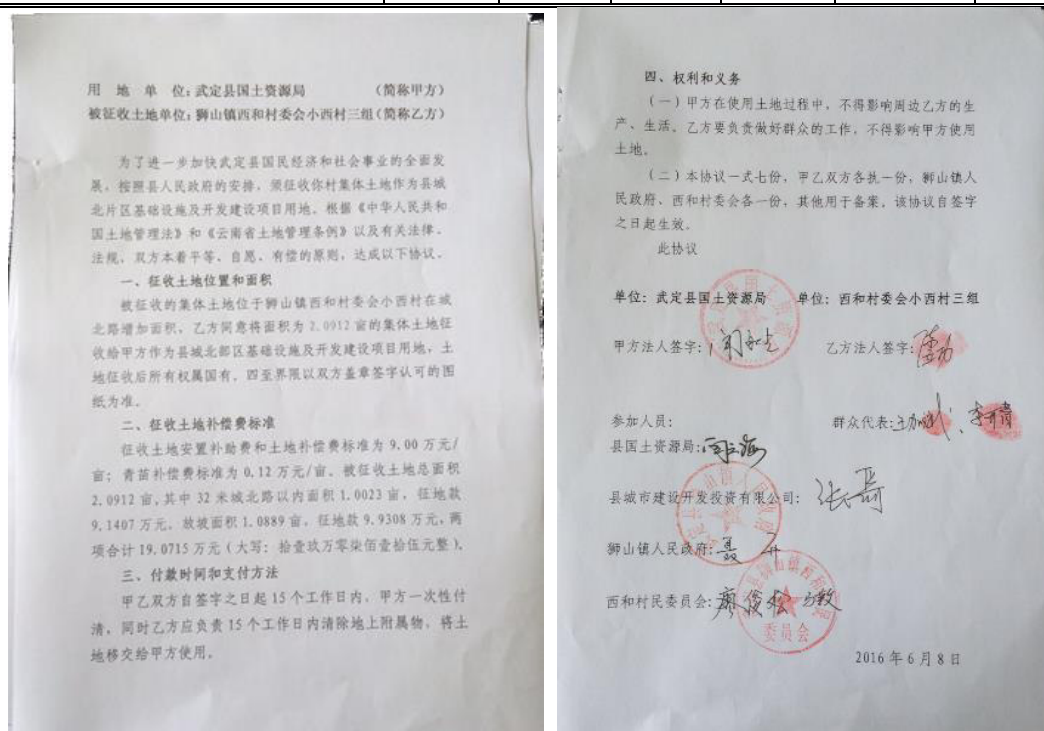
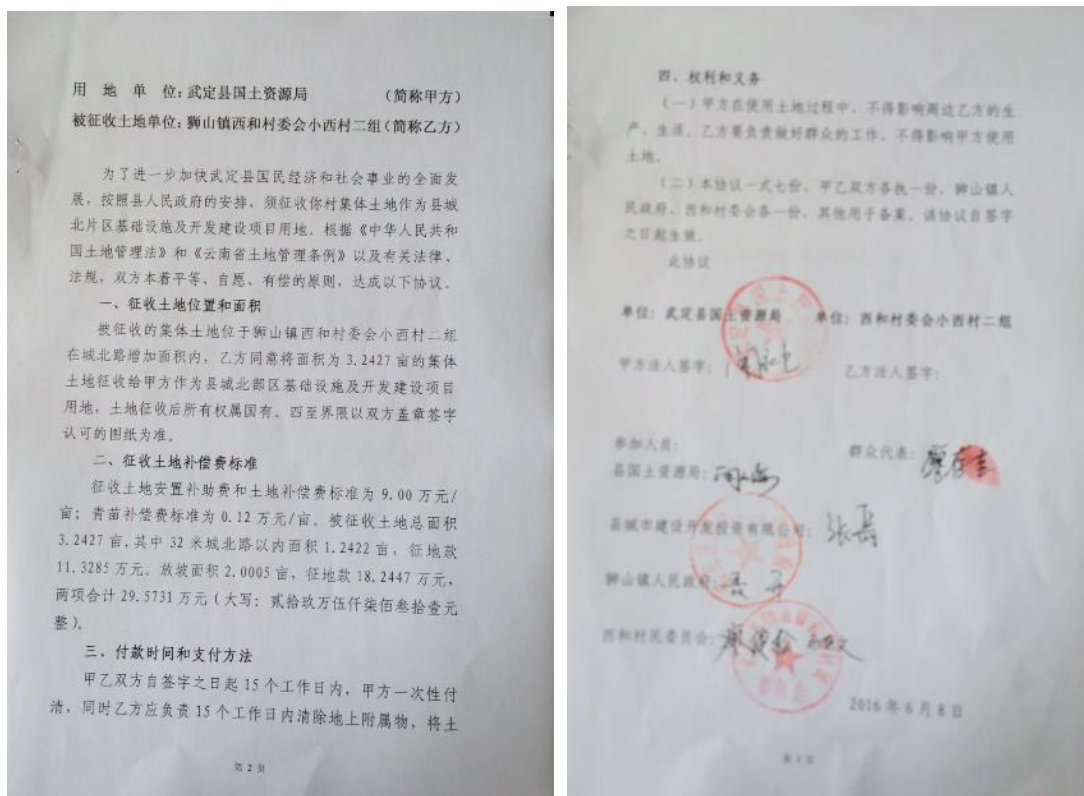


Figure 2-2 Land Acquisition Agreement of Xiaoxi Village Team III



**Figure 2-3 Land Acquisition Agreement of Xiaoxi Village Team III**

## 2.2.2 Monitoring on Physical Indicators of Temporary Land Acquisition

Section construction is applied by the Project. To avoid temporary land occupation, engineering machinery, stockpiles and temporary work sheds are put and built in the area enclosed by red lines in the Project field. Thus no temporary land acquisition is involved.

## 2.2.3 Monitoring on Physical Indicators of Demolition

Houses to be demolished by the Project include rural residents' houses on the collectively-owned land and urban residents' houses on the state-owned land. To be specific, area of houses on the collectively-owned land to be demolished is 820m<sup>2</sup>, including brick-concrete houses (560m<sup>2</sup>, accounting for 68.29%), earth-wood houses (110m<sup>2</sup>, accounting for 13.41%), simple-structure houses (150m<sup>2</sup>, accounting for 18.29%), owned by 28 people from 7 households (21 people from 5 households of which are also affected by land acquisition).

As indicated in RAP, the area of houses on the state-owned land to be demolished is 2,969m<sup>2</sup>, all brick-concrete houses, owned by 38 people from 11 households. In the signing of agreements, 12 demolition and relocation agreements have been concluded, as one household is increased, Duan Guixian, wife of Zhao Zheng'an. Their houses were regarded as one in the RAP, but signed separate agreements as two households. The demolition work has been completed.

In the demolition and relocation of stores, Beijie Community has been demolished and relocated. Jiucheng Community is under way, as shown in Table 2-5.

**Table 2-3 List of Rural Residents' Houses to Be Demolished**

Road	Village	Group	S/N	Householder	Family Population	Area of House to be Demolished (m <sup>2</sup> )					Comment
						Total	Brick-concrete	Brick-wood	Soil-wood	Simple-structure	
Mudan Road	Jiucheng Community	Down Jiucheng	1	Yin Mingfa	3	150	150	0	0	0	(1) Households No.3-No.7 are affected also by land acquisition; (2) Houses of households No.6 and No.7 are store-residence buildings, thus the demolition area includes also the store area.
			2	Yang Wenzhong	4	110	0	0	110	0	
			3	Yang Wenke	7	120	120	0	0	0	
			4	Yang Wenlu	5	160	160	0	0	0	
			5	Yang Lihua	3	130	130	0	0	0	
			6	Yang Yulan	3	90	0	0	0	90	
			7	Wu Taoping	3	60	0	0	0	60	
Total					28	820	560	0	110	150	
Percentage (%)					\	100	68.29	0	13.41	18.3	

**Table 2-4 List of Urban Residents' Houses Already Demolished**

Road	Community	S/N	Householder Name	House area (m <sup>2</sup> )	Compensation method	Compensation amount (RMB 10,000)	Comment
Beicheng Avenue	Beijie Community	1	Zhao Wei	660	Resettlement in other place	314.95	
		2	Zhao Zheng'an	421	Resettlement in other place	134.00	
		3	Duan Guixian		Resettlement in other place	22.10	Wife of Zhao Zheng'an
		4	Zhang Jianming	218	Resettlement in other place	82.31	
		5	Zhou Huixiang	218	Monetary compensation	381.21	Mistakenly indicated as Zhou Huiqiang before
		6	Zhou Zhengguo	218	Monetary compensation	260.49	Transferred from Zhong Wenhua
		7	Zhao Zhenghua	218	Resettlement in other place	125.00	
		8	Zhang Junfeng	218	Resettlement in other place	85.41	Son of Yang Jinzhi
		9	Yan Biao	218	Monetary compensation	317.10	
		10	Zhou Daowu	218	Resettlement in other place	52.71	Younger brother of the former householder Zhou Daowen
		11	Chen Meiyan	218	Resettlement in other place	43.72	Mistakenly spelled in the previous phase
		12	Chen Rong	144	Monetary compensation	326.05	
Total				2969		2146.02	

**Table 2-5 List of Affected Shops to be Demolished and Relocated**

Town	Road	Community	Householder	Affected Population	Area of the proposed stores to be demolished	Land nature	Comment
Shishan Town	Beicheng Avenue	Beijie Community	Zhao Wei	2	120	State-owned	Demolition completed
			Zhao Zheng'an	5	180	State-owned	
			Duan Guixian				
			Zhang Jianming	3	100	State-owned	
			Zhou Huixiang	2	100	State-owned	
			Zhou Zhengguo	3	100	State-owned	
			Zhao Zhenghua	4	100	State-owned	
			Zhang Junfeng	3	100	State-owned	
			Yan Biao	5	100	State-owned	
			Zhou Daowu	4	100	State-owned	
			Chen Meiyan	4	100	State-owned	
	Chen Rong	3	100	State-owned			
	Mudan Road	Jiucheng Community	Yang Yulan	3	45	Collectively-owned	Under demolition
Wu Taoping			3	30	Collectively-owned		
Total				44	1275	/	

## 2.2.4 Monitoring on Land Attachments and Infrastructure

Totally 8 kinds of land attachments are affected by the Project, including trees, poles and brick fences, which are presently being demolished. As for high-voltage power lines to be demolished by the Project, complete relocation plan is released. See Table 2-6 for details.

**Table 2-6 Land Attachments Affected by the Project (by-village)**

Town	Village/ Community	Tree		Brick fence (m)	Livestock pens (m <sup>2</sup> )	Biogas generating pit (pcs)	10KV high-voltage power line (pcs *mile)	Low-voltage power line (pcs* mile)	Overhead communicatio n cables and power lines (pcs * mile)	TV Trunk line (poles included) (pcs*mile)
		Tree with DBH (diameter at breast height) 10-20cm (non-fruit)	Tree with DBH (diameter at breast height) 5-10cm (non-fruit)							
Shishan Town	Xihe Villagers' Committee	42	55	173.42	0	0	0	0	0	8*0.2
	Yongning Villagers' Committee	0	0	450	0	1	0	0	0	0
	Jiucheng Community	0	0	0	240	0	5*0.1	0	0	0
	Beijie Community	0	0	0	0	0	0	10*0.35	0	0
	Zhongma Community	0	0	0	0	0	0	0	12*0.2	0
Total		42	55	623.42	240	1	5*0.1	10*0.35	12*0.2	8*0.2

### 3 Monitoring on Compensation Standards and Policies

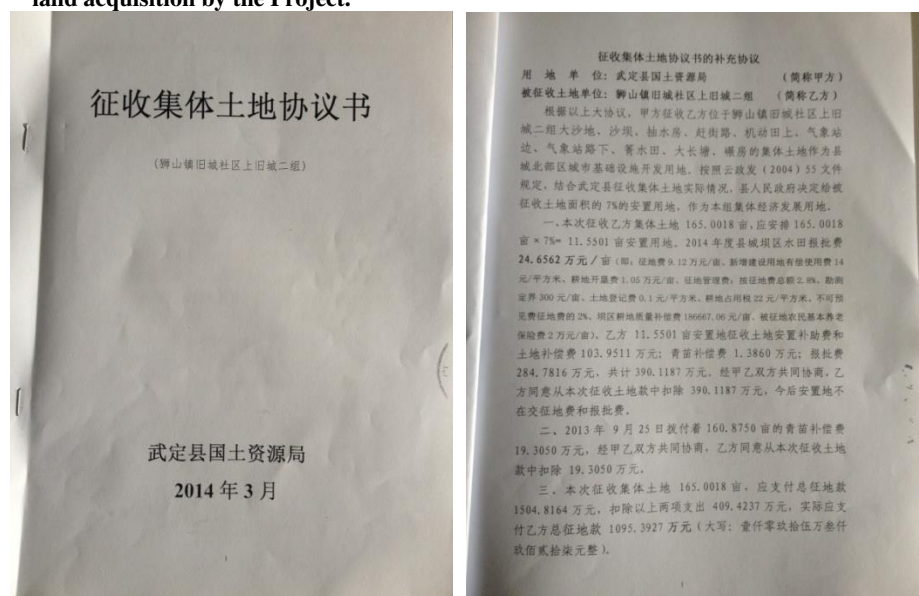
#### 3.1 Monitoring on Compensation for Land Acquisition

According to the *Compensation Standard (Revised) for Land Acquisition of the Fifteen States (Cities) of Yunnan Province* (dated May 26, 2014) by the Land and Resources Department of Yunnan Province and the *General Level of Annual Output Value for Land Acquisition and By-area Comprehensive Land Price Standard of Yunnan Province (Trial)* (W Z T [2009] No.102) and the *Compensation Standard for Crops and Land Attachments of Wuding County* (W Z T [2009] No. 113), released and implemented by the People's Government of Wuding County, compensation standards listed in the following Table 3-1 are applied by the Project.

**Table 3-1 Multiples and Standards of Compensation Fund for Collectively-owned Land**

Township(town)	Plot Level	Compensation Standard (RMB/mu)	Uniform Annual Output Value (RMB/mu)	Multiple of Compensation	Crop Compensation (RMB/mu)	House Site, Grain-sunning Ground (RMB/mu)	Fish Pond (RMB/mu)
Shishan Town	Level I	90000	3000	30	1200	70000	60000

**Remarks:** the revised compensation standard for land acquisition after May 2014 of Yunnan Province is still lower than that formulated by the Project, thus, the former compensation standard is applied for land acquisition by the Project.



**Figure 3-1 Compensation Fee for Land Acquisition Set forth in the Agreement is RMB 91,200/mu (young crop compensation included)**

#### 3.2 Compensation Standard for House Demolition

##### 1) Residential Houses

According to the *Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown* (W Z T [2011] No. 38), price evaluation is applied for residential houses built on both the state-owned land and the collectively-owned land of Wuding County, with compensation standard being determined based on such evaluated price, analysis on actual price of affected houses (by-type) and reference from compensation standards made to similar houses in previous projects.

According to the resettlement plan, houses demolished by the Project are compensated by three ways: (1) relocation nearby, mainly for reformed houses of public institutions, houses built via jointly raised money and identified stores, being demolished; (2) relocation in other places, mainly for houses built on collectively-owned land in rural areas to be demolished by the Project; (3) monetary compensation (applicable to all houses being demolished and other auxiliary facilities).

**Table 3-2 Compensation Standard for Residents' Houses and Auxiliary Facilities**

Affected of Type		Structure		Unit	Base Price (RMB)	Remarks
Houses on the State-owned Land and Collectively-owned Land	House compensation	House Site		RMB/m <sup>2</sup>	105	The compensation standard for houses shall follow the market evaluation but shall in no case be lower than the base price determined by the Project.
		Brick-concrete Structure		RMB/m <sup>2</sup>	850	
		Brick-wood Structure		RMB/m <sup>2</sup>	500	
		Soil-wood Structure		RMB/m <sup>2</sup>	300	
		Simple Structure		RMB/m <sup>2</sup>	260	
	Other compensations	Relocation Subsidy		RMB	2000	Satisfy needs for two relocations
		Temporary Resettlement Subsidy		RMB/m <sup>2</sup> ·Month	5	Based on 12 months temporarily
		Relocation incentive fee	More than one month earlier	RMB/Household	2000	One month included
			Half a month earlier	RMB/Household	1500	Half a month to one month
			One month earlier	RMB/Household	1000	One week to half a month
			Within given time	RMB/Household	500	One-time award

## 2) Non-residential Houses

All the non-residential houses to be demolished by the Project are in the residential-store structure, thus the evaluation on such houses are conducted simultaneously with that on residential houses and compensation standards to such houses are determined by related policies and reference from the by-type analysis on such affected houses. See Table 3-3 for details.

**Table 3-3 Compensation Standards on Non-residential Houses and Auxiliary Facilities**

Affected of Type		Structure	Unit	Base Price (RMB)	Remarks	
Demolition of Houses on State-owned Land and Collectively-owned Land	House compensation	Brick-concrete	RMB/m <sup>2</sup>	850	Stores involved in the Project are all in residence-store structure, compensation for relocation and temporary transition are all included in the compensation for house; Wuding County adopts the market evaluation way for house demolition compensation and the final market evaluated price will be no lower than the base price determined by the Project.	
		Brick-wood	RMB/m <sup>2</sup>	500		
		Soil-wood	RMB/m <sup>2</sup>	300		
		Simple structure	RMB/m <sup>2</sup>	260		
	Other compensations	Compensation for production halts or business halts		RMB/m <sup>2</sup>		50

## 3.3 Compensation for Attachments and Infrastructure

According to the *Compensation Standard for Crops and Land Attachments of Wuding County* (W Z T [2009] No. 113), the compensation standards for land attachments and infrastructure here are determined by the principle of replacement price. See Table 3-4 for details.

**Table 3-4 Compensation Standards for Land Attachments and Infrastructure**

Item	Unit	Compensation Rate
Earthen houses (drying room and livestock pens included)	RMB/m <sup>2</sup>	260
Earth fence	RMB/m <sup>2</sup>	290
10kv High-voltage power line (pole included)	RMB/km	80000
Low-voltage power line (pole included)	RMB/km	40000
Overhead communication cable and power line	RMB/km	60000
TV trunk line (pole included)	RMB/km	35000
Trees with DBH 10-20cm (non-fruit)	RMB/PCS	60
Trees with DBH 5-10cm (non-fruit)	RMB/PCS	30
Biogas-generating pit	RMB/PCS	2500

### 3.4 Other Fees and Charges

See Table 3-5 for details of other fees and charges.

**Table 3-5 Standard of Resettlement Fees and Charges of the Project**

S/N	Item	Criteria
1	Administration cost of acquired land	2.8% of the basic resettlement fees
2	Farmland occupation tax	RMB 14666.74/mu
3	Farmland reclamation cost	RMB 10500/mu
4	Payment for use of newly added construction land	RMB 9333.38/mu
5	Basic pension fund for land-acquisitioned farmers	RMB 20000/mu
6	Farmland quality guarantee	RMB 186666.7/mu

### 3.5 Fund Allocation and Fund Allocation Channels

Resettlement funds of the Project are allocated by the Finance Bureau of Wuding County to Wuding Urban Construction Company and the latter will then allocate such funds to the affected towns. Later, the towns will allocate such funds to the affected villages (for land acquisition) or the farmers (crop compensation and relocation compensation). Since no house demolition has been actually carried out, the resettlement funds generated by now are merely land acquisition payments reaching totally RMB 62,718,540, including RMB 41,889,000 compensation fund for land acquisition, RMB 2,814,900 compensation for young crops and attachments, RMB 21,460,200 for demolition expenses and RMB 1,054,400 minimum security for the affected farmers.

**Table 3-4 Paid Funds as of the Current Monitoring Phase**

Name of the subproject		Infrastructure of Wuding
Acquisitioned collectively-owned land	Implemented compensation funds (RMB 10,000)	4188.90
House demolition	Implemented compensation funds (RMB 10,000)	2146.02
Minimum security for the affected farmers	Implemented compensation funds (RMB 10,000)	105.44
Young crop and ground appurtenance	Implemented compensation funds (RMB 10,000)	281.49
Grand costs	Total compensation funds (RMB 10,000)	6271.85



## **4 Monitoring on Resettlement**

### **4.1 Monitoring on Resettlement of People Affected by Land Acquisition**

Since different villages (communities) have different social and economic development levels and land acquisition of the Project has different impacts to different villages, the resettlement and income recovery proposals to different land-acquisition farmers are different and shall be made comprehensively based on the impact level, actual features of the affected village and wishes of the affected population.

Therefore, after sufficient negotiation between the villager committee and the representatives of land-acquisitioned farmers at the stage of social and economic survey, different resettlement and income recovery proposals are formulated. See the following paragraphs for details:

#### **4.1.1 Monetary Compensation and Fund Allocation**

Monetary compensation will be made to totally 573 households affected by land acquisition, at the standard of RMB 90,000/mu for farmland, RMB 1,200/mu for young crop and RMB 60,000/mu for fishpond, within the designated area to be acquisitioned.

Except that the crop compensation will be allocated directly to the affected households, different villages/communities/teams will have different ways for allocation of land compensation funds, mainly the following two approaches: (1) the village committee will keep a small portion (no higher than 20% of the total land compensation) as the non-profit fund of the village and such fund can be used for special purpose only (mainly infrastructure construction of the village, subsidy to poverty-stricken villagers and public welfares) upon the report by such committee and approval by the superior town government and Wuding People's Government, the remaining portion will be fully and equally allocated among all villagers registered in the household authorities; (2) the village committee will keep a small portion (no higher than 20% of the total land compensation) as the non-profit fund of the village and such fund can be used for special purpose only (mainly infrastructure construction of the village, subsidy to poverty-stricken villagers and public welfares) upon the report by such committee and approval by the superior town government and Wuding People's Government, the remaining portion will be allocated directly to the population affected by land acquisition.

#### **4.1.2 Resettlement Based on Land Returning**

According to practices of land acquisition and demolition of Wuding County downtown in recent years, the resettlement land shall be 7% of the total area of land acquisitioned, that is, 7% land shall be reserved for each mu of acquisitioned collectively-owned land and such reserved land will be used for production and life recovery and development of land-acquisitioned population so that to solve life and employment problems of the same. Wuding Urban Environmental Improvement Sub-project will involve the acquisition of about 466.89mu collectively-owned land and thus 32.68mu of resettlement land will be reserved.

**Table 4-1 Proposed Land to be Returned to the Affected Villages/Teams**

County and city	Township(town)	Village/ community	Production Group	Permanent Land Acquisition (mu)	Area of Land to be Returned (mu)
Wuding County	Shishan Town	Xihe Villagers’ Committee	Yangliuqing	21.26	1.49
			Xiaoxi I	19.83	1.39
			Xiaoxi II	15.62	1.09
			Xiaoxi III	8.95	0.63
			Daxi II	32.14	2.25
			Daxi III	3.66	0.26
			Qingzhensi Team I	36.54	2.56
			Qingzhensi Team II	38.76	2.71
			Yongji	12.77	0.89
		Yongning Villagers’ Committee	Baiyi I	18.66	1.31
			Baiyi II	26.95	1.89
		Jiucheng Community	Upper Jiucheng I	25.49	1.78
			Upper Jiucheng II	30.87	2.16
			Down Jiucheng	19.08	1.34
		Beijie Community	Team I	11.00	0.77
			Team II	4.68	0.33
			Team III	37.00	2.59
			Team IV	20.00	1.40
			Team V	2.50	0.18
			Team VI	12.42	0.87
		Zhongma Community	Team I	34.91	2.44
			Team II	31.23	2.19
Total				464.31	32.5

According to the resettlement plan, the resettlement land of the returned land will be distributed in two means: 1) equally distribute by the affected team among affected households; villagers desiring to build new houses can negotiate with villagers getting such returned land for adjustment and then build houses; the new houses shall be built into the store-residence multi-floor buildings, with the ground floor being used as store for own business or rent to others; 2) keep as collectively-owned assets of the village and develop jointly by the committee, such as build commodities houses or building material markets on such land and then distribute the earnings from such land among all villagers.

However, the land-returning-based resettlement measured cannot be implemented before the completion of road networks and functional dividing of land plots.

#### 4.1.3 Agricultural Resettlement Measures

According to the resettlement plan, the per capita farmland area of Wuding County before and after land acquisition this time has little changes. Therefore, agricultural development measure is one of approaches pushing forward the recovery of life and production of the affected farmers. The ADB Office in Wuding County defines following agricultural resettlement measures for the Project after discussion with local governments:

#### 1. Land adjustment and land use right transferring

##### (1) Land adjustment

Among villages/teams affected by land acquisition of the Project, those paying the resettlement subsidy directly to households affected by land acquisition will carry out no land adjustment; while those distributing the resettlement subsidy fully and equally among all villagers registered in household authority, unless otherwise all or overwhelming most of the collectively-owned land of the village is acquisitioned by the Project, the remaining land can be re-adjusted among the villagers, so that the households directly affected by land acquisition of the Project can continue agricultural production and thus reduce losses of agricultural income. Furthermore, all the unacquisitioned farmland of Jiucheng Community will be controlled comprehensively by the community as “free disposed land”, such land can be rent and the rent earnings can be distributed among all villagers at the end of each year.

(2) Land use right transferring

Wuding County has two means of land use right transferring: (1) farmers can rent farmlands within their own village, or neighboring village or other villages within the county at their free will; (2) the village can rent the remaining land upon discussion on the village meeting and distribute the rent earnings among all villagers. Among households affected by land acquisition of the Project, land-acquisitioned farmers desiring farmland for agricultural activities can get such farmland for production via land use right transferring according to the *Regulations on Rural Land Contract and Use Right Transferring* (Order No. 47 by the Ministry of Agriculture).

## 2. Plan and Measures for Crop Farming

According to the *Twelfth Five-year Plan for Agricultural and Rural Economic Development of Wuding County and the Agricultural Development Plan and Development Measures of Wuding County in the ADB Loaned Chuxiong Central Urban Infrastructure Construction Project*, Wuding County will, while stabilize the farming area of grains, work actively to optimize structure of crop varieties, enhance per unit area yield and quality of grains, develop high-quality rice, forest fruits, edible fungi and other characteristic efficient crop farming industries and improve the proportion of high-quality agricultural products.

## 3. Plan and Measures for Livestock and Poultry Farming

As a special agricultural activity of the area covered by the Project, the livestock and poultry farming industry show nice economic performance and fit greatly the local climate, natural resources and production experience. Such industry has nice development prospect and plays a rather critical role for the income recovery of population affected by the Project. Therefore, the development plan and improvement measures of livestock and poultry farming industry have attracted great attention during the resettlement process of the Project.

### 4.1.4 Employment-based Resettlement

To implement more proactive employment policies, encourage and push forward active business establishment by labors, stimulate employment through business establishment and facilitate the economic and social development of Yunnan

Province in a quick and health way, Yunnan Province formulates the “loan, exemption, assistance and financial aid” measures (interim) according to the *Notice by the People’s Bank of China, the Ministry of Finance and the Ministry of Human Resources and Social Security as to Further Improve the Petty Guaranteed Loan Managemnt for the Purpose to Push Forward Actively Employment by Business Establishment* (Y F [2008] No. 238) and the *Several Opinions of the People’s Government of Yunnan Province to Encourage Employment by Business Establishment* (Y Z F [2009] No.1, or known as “Opinions”) as well as other related polices and actual situation of Yunnan Province. According to such measures, the people’s government and related organizations at all levels will (from 2009) provide loan, tax reduction and exemption, business establishment assistance and financial aids for the first-time business establishment of labors.

#### 4.1.5 Measures for Skill Training

According to the resettlement plan, skill training proposals for Wuding farmers losing farmland or relocating due to the ADB loaned Project are formulated, in addition to the monetary compensation made to such farmer, for the purpose to provide opportunities of skill training to some of those farmers with basic cultural competences. Totally 4 times of training will be provided, with 500 participants per time (totally 2,000 participants). Jiucheng Community affected by land requisition of the Project, relying on the training outlets of the correspondence agricultural university, has carried out activities including the “Greenhouse Planting of Ecological Vegetables”, “Raising of Wuding Robust Chicken and Black Goats”, “Training on Operation Skills of Agricultural Machinery”, “Science and Technology Training for Women and Children”, “Training on Practical Skills for Labor Service Export”, “Identity Changes from Villagers to Community Residents”, and “Hotel Service”, etc, with the expected number of participants between 30 to 50 every time in each training activity. Jiucheng Community has, in the latest 3 years, held no less than 12 times of training classes, with over 1,300 residents being trained. In addition, Jiucheng Community has actively carried out skill trainings (focusing on science and technology) for the identity changes from villagers to urban residents and farmers to citizens, during the process of urban construction, with 150 new residents (from villagers) being trained every year, which has improved the employment rate significantly. What’s more, thanks to the publicizing activities concerning science and technology, Jiucheng Community has greatly improved the yield and output on the limited land resources. By taking geographical advantages such as near to the national road 108, Jiucheng Community encourages its residents to develop logistics and transportation service, building, rental and stone carving services, etc. Thanks to these efforts, over 130 families have started their own business.



Figure 4-1 Training on Science and Technology in Jiucheng Community of Wuding County

#### 4.1.6 Social Security Measures

##### 1. Pension Security of Land-losing Farmers

It is defined by the *Implementation Measures of Basic Pension Securities of Land-acquisitioned Farmers of Wuding County* (file No. 11 of 2010) that the objects to be covered by the social security plan is land-acquisitioned farmers within the administrative area of the county (including farmers losing all land, farmers losing primary land and farmers losing some land). Here, the land-acquisitioned farmers refer to the registered member, of a certain collective economic organization within the administrative area of the county, who contracts and operates the farmland owned by such collective economic organization but his/her contracted land is acquisitioned. According to the *Rural Land Contract Law of the People's Republic of China*, the objects to be covered by such pension security plan are registered land-losing farmers (people with permant residence registered in the village are included too) enjoying the land contract rights and reaching 16 years old at the time of land acquisition by the land and resources authorities. For people younger than 16 years old, compensation shall be made according to the compensation standard for land acquisition and they shall cover corresponding social security as new labor hand when they reach the required age; for students reaching 16 years old and enjoying land contract rights, they can join in (upon their free will) the basic pension security plan for land-losing farmers according to the approaches described here.

In addition, people with land being acquisitioned after the implementation of the approaches described here shall cover the basic pension security for land-losing farmers according to such approaches, while people with land being acquisitioned before the implementation of such approaches can join in the pension security plan for rural residents according to their actual situation and based on their free will.

##### Estimate of security level of pension

According to related policies, land-losing farmers at the age of 16 to 59 years old shall pay 15 years of basic pension premium (RMB 50,940, government subsidy included), while land-losing farmers older than 60 years old pay 10 years of basic pension premium (RMB 33,960, government subsidy included). Calculations show that if a person affected by the Project joins in the pension plan of Wuding County for land-losing farmers, he/she shall pay premium of RMB 16,300 to RMB 20,367 (60% to 80% premium

levels) in one time according to the aforesaid policies if he/she has reached 60 years old. The average area of land acquisitioned by the Project per household is 0.73mu, if calculated based on 20% to 80% different extent of land losing, the average area of farmland losing of each household is 0.14mu to 0.49mu, and the average compensation each household gets is RMB 12,600 to RMB 44,100, that is, each household can undertake one-time pension payment for 0.62 to 2.71 persons. If join in the pension plan for land-losing farmers, one can get pension of RMB 209 per month, which is totally sufficient to cover the average agricultural income loss of RMB 17.5 to RMB 61.3 per household per month due to 20%-80% farmland losing.

## **2. New Type Social Endowment Insurance for Rural/urban Residents**

According to the *Pilot Implementation Measures of New Type Social Endowment Insurance for Rural/urban Residents of Wuding County*, farmers losing some of their lands due to the Project will join in the new type social endowment insurance for rural residents subject to following stipulations:

### **(1) Scope of insurance coverage**

All urban/rural residents reaching 16 years old (students excluded) and failing to join in the basic endowment insurance for urban employees but enjoying registered permanent residence in Wuding County can join the basic endowment insurance upon their free will from the committee of village or the social security office of the town where he/she is living in. Students, active servicemen (younger or older than 16 years old), soldiers in active service and persons serving sentences cannot join in such insurance.

### **(2) Fund Raising**

Funds of the new type rural social endowment insurance are made up of payment by the insured individuals, subsidy from the collective organization and subsidy from the government.

**Payment by the insured individuals:** Payment by rural residents for such insurance consists of five levels: RMB 100 to RMB 500, while payment by urban residents consists of ten levels: RMB 100 to RMB 1,000. The insured can prefer the payment level at his free will following the principle of more payment (per time), more gaining, more payment (more years), more gaining. After settling the payment, the insured will enjoy payment subsidy from the province, the state and the county. The endowment insurance premium is paid by year, without prepayment or delayed payment.

**Subsidy from the collective organization:** if capable, the collective economic organization of the village shall provide subsidy for the payment by the insured, with subsidy amount determined democratically by the congress of villager representatives. Assistance from other social institutions, social economic organizations, social public welfare institutions and individuals for the insurance premium payment of land-losing farmers are encouraged.

**Subsidy from the government:** China central government and the people's government from Yunnan Province, Chuxiong State and Wuding County will provide subsidy for the person covered by the new

type rural social endowment insurance.

### (3) Pension benefits

Rural residents joining in the new type rural social endowment insurance plan and settle the premium as required can get the pension after they reaching 60 years old.

The pension of the new type rural social endowment insurance is made up of the basic pension and individual account pension and is available for lifetime.

The individual pension consists of the basic pension and the individual account pension.

The individual pension=basic pension (RMB60/month) + (balance of the individual account/139)



Figure 4-2 Pamphlet of Wuding County on the Basic Pension Policies for Rural and Urban Residents

### 3. Minimum Living Expenses of the Land-losing Farmers

Besides the abovementioned two resettlement measures for land acquisition, Wuding County provides also the minimum living expenses, at the rate of RMB 244/person/month, to all affected people, regardless of age. The farmers preferring such minimum living expenses can join in the pension

plan for land-losing farmers at their free will. It is founded by the investigation team that the landless farmers intending to be covered by the landless pension insurance have to make some payments to receive the pensions when they reach the required age. The landless farmers can directly receive the living allowance after they are registered, regardless of the age. Thus, this policy meets local actual situation and is well received by the affected farmers. Several vouchers of living expenses payment are shown below.

## 4.2 Monitoring on Resettlement of People Affected by Demolition

Totally 820m<sup>2</sup> (simple houses included) of rural residential houses will be demolished by the Project, with 28 people from 7 households being affected; 2,969m<sup>2</sup> of urban residential houses will be demolished, with 38 people from 11 households being affected. Resettlement approaches for demolition of rural/urban residential houses in the Project include: 1. monetary compensation; 2. Relocation in other place. Among the 12 families which have signed the agreement, 5 families chose one-time monetary compensation and 7 others chose one-time relocation in other places. Currently, the resettlement site has been determined. The following paragraphs explain the resettlement proposals in the resettlement plan.



**Figure 4-3 Status Quo of Resettlements of Urban Residential Relocation**

### 4.2.1 Monetary Compensation

According to the *Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown* (W Z T [2011] No. 38), monetary compensation can be adopted for all the houses and other auxiliary facilities demolished in the Project.

- (1) For houses on the state-owned land: floor area and use of the houses being demolished shall be subject to those indicated on the ownership certificate of the same house, and compensation will be determined based on the nature of house property right.
- (2) For houses on the collectively-owned land, compensation will be made according to the appraisal price of the house.

For houses carrying ownership certificate, the principle of “house and land integration” shall be followed and compensation shall be made subject to the appraisal price made based on the area indicated in the *Land Use Certificate* and the *House Ownership Certificate*.

For houses carrying legal property right or built upon the approval of the land and resources authority of the planning authority, compensation shall be

made subject to the appraisal price made based on the approved area; or the actual area shall be followed if such houses failing to reach the approved area, and the compensation shall be made as necessary based on the appraised price; or the approved area shall be followed even such houses have gone beyond the approved area, and the compensation shall be made as necessary based on the appraised price.

No depreciation is taken into consideration for price appraisal of the house to be demolished in the Project and the compensation amount shall be no lower than the base price determined by the Project. The compensation fund will be settled fully to the affected household. Such household can build or purchase resettlement houses after getting such compensation.

#### 4.2.2 Resettlement in Other Place

According to the *Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown* (W Z T [2011] No. 38), attachments on the land of the house to be demolished shall be compensated subject to legally evaluated value; area of the residence site shall be compensated in other place according to “one resettlement for one acquisitioned”. Passageway in front of the house gate and private plot will not be included in the area of residence area, and they can be acquisitioned upon certain economic compensation, subject to the property right situation. Meanwhile, the resettlement houses will be built independently by the farmer but following the principle of “uniform planning and uniform components”.

Land area and floor area of the resettlement houses of each household is subject to following provisions:

- For households with all land area being acquisitioned, if the land area is between 30-100m<sup>2</sup>, they can choose resettlement house type A (100.4m<sup>2</sup>), type E (114.75m<sup>2</sup>) and type F2 (76.32m<sup>2</sup>); or if the land area is between 101-150m<sup>2</sup>, the resettlement standard of 150m<sup>2</sup> will be applied; or if the land area is greater than 151m<sup>2</sup> (included), the resettlement standard of 200m<sup>2</sup> will be applied. When the land area of resettlement house is greater than that of the demolished house: if within 20m<sup>2</sup> greater, the relocated household shall pay for that more land at the rate of RMB1,000/m<sup>2</sup>, or if more than 20m<sup>2</sup> greater, the relocated household shall pay at the rate of RMB 1,200/m<sup>2</sup> (21-30m<sup>2</sup>), or RMB 1,400/m<sup>2</sup> (31-40m<sup>2</sup>), or RMB 1,600/m<sup>2</sup> (41-50m<sup>2</sup>), or RMB 1,800/m<sup>2</sup> (51-60m<sup>2</sup>), or RMB 2,000/m<sup>2</sup> (61-70m<sup>2</sup>).
- For households with some of their land area being acquisitioned: no residence site will be arranged if the acquisitioned area is smaller than 30m<sup>2</sup> but a monetary compensation will be made at the rate of RMB 2,000/m<sup>2</sup>; for households with more than 200m<sup>2</sup> of their current residence site being acquisitioned, 2 plots with resettlement standard of 100m<sup>2</sup> will be provided at the maximum, the part beyond 200m<sup>2</sup> will be compensated by money at the rate of RMB 2,000/m<sup>2</sup>.
- For households with family members greater than 8 and the resettlement house area smaller than 200m<sup>2</sup>, the householder can, by raising an application, and showing the evidence provided by local public security authority and the community where he/she is living in, buy one plot of resettlement land (type D and type F1 excluded) with area of 100m<sup>2</sup> at the price of RMB 2,000/m<sup>2</sup>.

- The government is responsible for investment on the “three get-throughs and on leveling” and basic components of the resettlement site and the relocated households will undertake no related cost; the resettlement houses shall be planned and designed uniformly and built by the households independently. See Figure 4-4 for the design rendering of the resettlement houses.



**Figure 4-4 Design Rendering of Resettlement Quarters**

### **4.3 Monitoring on Demolition and Resettlement of Stores**

It is stipulated in the *Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown* (W Z T [2011] No. 38) that “money-based resettlement and resettlement in the northwest area of Wuding downtown can be applied for demolished civil residence-store houses”. Final resettlement way, namely, money-based resettlement or resettlement in other place, depends on the choice of the affected households. If the affected household chooses resettlement in other place, they can get the frontage stores at the northern area via their current stores according to related policies; or if return resettlement is preferred, the store will be returned to the former address, but the owner cannot choose resettlement site for residential house but just choose a high-rise apartment as residence. In addition, when implementing the Project, a compensation for business halt or production halt will be made to the affected store owner at the rate of RMB 50/m<sup>2</sup>.

Totally 14 stores will be demolished in the Project (originally 13 stores, and one store was splitted at the signing of the agreement), with 44 people being affected and the total demolition area is 1,275m<sup>2</sup>. All the stores to be demolished are in the residence-store structure and the area of demolition is included in the area of residential house demolition. The stores in the northern area have been already demolished, and the demolition of Jiucheng Community is under way. Resettlement proposals for stores set forth in the resettlement action plan are as follows:

**Table 4-2 Resettlement Proposals for Affected Stores**

Town	Road	Community	Householder Name	Affected Population	Area of Store to be Demolished (m <sup>2</sup> )	Nature of Land	Resettlement	Town
Shishan Town	Beicheng Avenue	Beijie	Zhao Wei	2	120	State-owned	(1) Resettlement in other place: the northwestern area of downtown; (2) Return resettlement: the swimming pool area	Stores involved in the Project are all in the residential-store houses, thus all the area listed there are included in the area of demolished residential house.
			Zhao Zheng'an	5	180	State-owned		
			Duan Guixian					
			Zhang Jianming	3	100	State-owned		
			Zhou Huixiang	2	100	State-owned		
			Zhou Zhengguo	3	100	State-owned		
			Zhao Zhenghua	4	100	State-owned		
			Zhang Junfeng	3	100	State-owned		
			Yan Biao	5	100	State-owned		
			Zhou Daowu	4	100	State-owned		
			Chen Meiyuan	4	100	State-owned		
			Chen Rong	3	100	State-owned		
	Mudan Road	Jiucheng	Yang Yulan	3	45	Collectively-owned		
			Wu Taoping	3	30	Collectively-owned		
Total				44	1275	/		

#### 4.4 Measures for Women's Development

Sufficient respect will be shown to the rights and interests of women during the resettlement process of the Project and great attention will be paid to the important role of women in the social and economic activities and resettlement process. Measures taken by the Project to facilitate women's development include mainly:

##### 1. Special fund supporting the business establishment by women

To facilitate business establishments by and employment of women, strengthen guidance and service concerning business establishment and realize the target of "wealth creating from business establishment", the Women's Federation and the Bureau of Finance, of Chuxiong Prefecture have jointly issued the *Circular of Chuxiong Prefecture on Setting up the Special Entrepreneurship Fund for Women*. Since certain farmland will be acquisitioned by the Project, the women may have more time and efforts to establish business when they have less land for farming work. Furthermore, women enjoy priority in applying for fund to support their employment and development.

##### 2. Women enjoy equal rights in speaking and decision-making on the resettlement proposals

To safeguard the equal rights and interests of women in resettlement activities, it is greatly important to play the role of women. The Project has, at the time of public consultation, villager meetings on discussion of resettlement proposals and villager group meeting, given equal rights to women to speak their ideas and make decisions. The proportion of women in villager meetings is no less than 30%. Women staffs are a must in the resettlement office.

##### 3. The compensation agreement shall be signed by both the husband and

## **the wife**

To guarantee that both men and women in the affected households enjoy equal rights to know the compensation standards and equal rights to dispose the compensation payment, the Project requires that, after informal discussion and interviewing with local villagers, no compensation fund can be granted to the affected households unless both the husband and the wife sign on related instruments.

### **4.5 Assistance Measures to Disadvantaged Groups**

According to the resettlement plan, 0.06% of the primary budgeted cost for resettlement of the Project, equal to RMB 150,600, will be used to set up the assistance fund for disadvantaged groups so that to assist the disadvantaged groups involved in the Project. Certain assistance will be provided to such groups in addition to living and production recovery measures, so that to improve their living and production situation. Such measures include mainly:

#### **(1) Give priority to the disadvantaged groups to enjoy resettlement measures**

Priority will be given to the disadvantaged households affected by land acquisition during the resettlement process, to be specific:

##### **Households with land being acquisitioned:**

- Provide land use right transferring information firstly, helping them get land for production and development;
- Provide skill trainings firstly, public-welfare job of the government firstly and reserved jobs of the enterprise using such land, if such households have capable labor hands; provide petty guaranteed loan to such households if required conditions are satisfied;
- Handle firstly the endowment insurance for land-losing farmers and the new type rural social endowment insurance.

##### **Households with houses to be demolished:**

It is stipulated in the *Notice on Implementation of House Demolition and Resettlement for Shishan Avenue Project Phase II of Wuding Downtown* (W Z T [2011] No. 38) that “exceptional poverty subsidy will be granted: each urban households enjoying the minimum living guarantee will enjoy the one-time RMB 1,000 exceptional poverty subsidy; each household, if any of the following types, can enjoy the one-time RMB 2,000 exceptional poverty subsidy by showing related effective evidences and certificates: households enjoying the five guarantees, elderly person without family members and living with the assistance by the Civil Affair authorities, families of “martyrs”.”

#### **(2) Include the disadvantaged groups into the minimum living guarantee system firstly**

According to the minimum living guarantee policy of Wuding County for urban and rural residents, disadvantaged groups affected by the Project will be included into the corresponding minimum living guarantee system in time if they satisfy related requirements. It will be guaranteed that the per

capita income of affected and relocated rural households is no less than RMB 1,668/year while the urban households no less than RMB 283/month/person, by providing the minimum living guarantee to the same.

**(3) Provide urban and rural medical assistance to disadvantaged groups satisfying related requirements**

For disadvantaged groups satisfying related requirements, medical assistance will be provided in time according to *the Implementation Measures of Urban Medical Assistance of Wuding County* (W F D [2008] No.2) and *the Implementation Measures of Rural Medical Assistance of Wuding County* (W F D [2008] No.1), so that to solve the medical treatment difficulties of the disadvantaged groups.

Since the construction institution hasn't arrived at the Project site yet, no substantial assistance measures have been taken. We will make report in future monitoring phases.

**4.6 Monitoring on Recovery of Infrastructure**

According to the resettlement plan, affected special facilities and land ground attachments will be restored or rebuilt by the owner against the compensation made by the Project Owner and special facilities can be directly restored or rebuilt by the Project Owner too. Restoration of the relocated facilities shall be subject to earlier planning and arrangement and local situation shall be taken into consideration during actual operation so that to realize safe, efficient, timely and correct construction and minimize adverse influences to the residents nearby. Affected municipal public facilities shall be demolished by the demolishing organization according to corresponding construction drawings such that no construction schedule of the Project will be impaired and the relocation work can be minimized. Affected pipelines shall be relocated first and then demolished by the demolishing organization on the premise that the normal life of residents nearby (residents not to be relocated included).

**4.7 Monitoring on Livelihood Recovery of Affected Population**

In the current monitoring phase, the monitoring team carried out monitoring and investigation on the recovery of livelihood of Jiucheng Community residents affected by land requisition of the Project. Before the land requisition this time, Jiucheng Community had per capita area of paddy land reaching 0.4mu and dry land reaching 0.3mu and these lands were mainly used to plant rice and broad beans. After the land requisition this time, Jiucheng Community has carried out, for free, diversified training activities targeting at employment for the land-losing farmers, and people participating in such training activities will get a training license for job. At present, the average monthly salary of land-losing farmers working nearby reaches RMB 2,000.



**Figure 4-4 Service Handbook of Yunnan Province for Migrant Workers for Jiucheng Community Residents**

The monitoring team has made in-depth interviewing with people affected by land requisition, to further learn the recovery of their livelihood after the land requisition.



**Figure 4-4 In-depth Interviewing with People Affected by Land Requisition in Jiucheng Community**

The interviewee: Li Yanfang, 29 years old, with 4 family members (including the father, mother and younger sister). Li's parents are both 52 years old now and working nearby, with the salary reaching RMB 4,000/month (father) and RMB 2,000/month (mother), while Li Yanfang made RMB 2,000/month and the sister, 27 years old, made RMB 3,000/month. The monthly expenditure of the family is about RMB 1,500. Before the land requisition this time, Li's family had 1.2mu of paddy land and 1.6mu of dry land, both used to plant rice, wheat, broad beans and corns; the mother was mainly responsible to plant and sell vegetables, while the father was always working nearby. After the land requisition, the family got approximately RMB 200,000 compensation for land requisition, and the mother stopped planting and selling vegetables but started working nearby with stable income.

The interviewee: Li Jiande, 50 years old, with 5 members in his family. At present, 3 of the family members are working nearby, with the per capita monthly salary reaching RMB 4,000 and the total family income reaching RMB 100,000 every year. Before the land requisition this time, Li Jiande's family had 1.26mu of land and such land was mainly used to plant rice, with the income from rice reaching RMB 2,000/year. The income from non-agricultural work has been the main family income source even before the land requisition. The family expenditure was RMB 2,000/month, plus RMB 5,000/year of education

expenditure. Because of the land requisition this time, the family got RMB 90,000 of compensation for land and 3 family members are included in the social security plan.

The interviewee: Li Jinlin, 38 years old, disabled and always lying in bed throughout the year. There are 4 members in Li Jinlin's family, including 2 children who are employed. The area of the house they are living in reaches 200m<sup>2</sup>. Because of the land requisition, the family got the compensation for land. In addition, the family was enjoying the minimum living guarantee, with allowance reaching RMB 285/month/person. Furthermore, Li Jinlin had additional subsidy for the disabled.

The interviewee: Duan Xingguo, having 6 members in the family (two old parents and two kids). Before the land requisition this time, Duan was running a stone material factory, with the annual income reaching RMB 1 million. Duan is now engaged in petty loan service. The land requisition this time has little influence to Duan's family.

## 5 Public Participation & Grievance Channels

### 5.1 Public Participation

Public participation, survey and negotiation are realized by ways of meetings and interviewing survey by the Project during the land acquisition, demolition and resettlement process. The 5 villages (communities) affected by the Project have for many times held meetings of villager (community residents) representatives to publicize policies on land acquisition and demolition; they have also organized residents to participate in the meeting on land acquisition and demolition measures and improved measures of work based on opinions and suggestions of such residents. In addition, the resettlement work team has held the internal initiative meeting to summarize the resettlement measures so that to push forward smoothly the resettlement.

### 5.2 Grievance Channels

Grievance channels, telephone and time for feedback are specifically designated in the RAP and these channels, telephone and time keep unchanged during the implementation period of the Project. No repeated introduction will be made here.

**Table 5-1 Contact Information of the Resettlement Office for the Project**

Resettlement Office of ADB loaned Wuding Urban Environmental Improvement Project	Tuo Guangyan	Chief engineer	Male		13578458766
	Gu Mingtao	Staff	Male	Daily office work	18183789059

## 6 Monitoring on Resettlement Institutions

### 6.1 General Monitoring on Resettlement Institutions

Since the resettlement work has a wide coverage and requires coordination and cooperation of all related departments, Chuxiong Prefecture and Wuding County will respectively set up necessary resettlement institutions so that to plan, coordinate and monitor the resettlement activities and guarantee the smooth implementation of the urban environmental improvement project of Wuding County. Therefore, the traffic department, the land and resources department, the finance department, etc, will join in and assist the implementation of resettlement activities, together with 1-2 major leaders from each town and village affected by the Project. Institutions responsible for land acquisition and demolition of the Project include:

- Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture
- Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture
- Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County
- Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County
- Resettlement Office of ADB loaned Wuding Urban Environmental Improvement Project
- People's Government of Shishan Town
- Village committee (residents committee)
- Design organization of the Project
- External independent monitoring and appraisal agency
- Other institutions: the bureau of land and resources, the demolition office, the women's federation, the labor and social security bureau.

See Table 6-1 to know the major members and their duties.

**Table 6-1 Contact Information of the Resettlement Institutions**

Resettlement Institutions	Contact	Contact Information	Office Address	Remarks
Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture	BaoYonggang	13987859633	Bureau of Finance of the Prefecture	
Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Chuxiong Prefecture	Li Shiyang	13908789337	Bureau of Finance of the Prefecture	
Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County	Zhu Jianquan	13368783809	Room 407, the Disabled Federation Building, Wuding County	

Office of the Leading Group of ADB Loaned Urban Environmental Improvement Project of Wuding County	Tuo Guangyan	13578458766	Room 401, the Disabled Federation Building, Wuding County	
Resettlement Office of ADB loaned Wuding Urban Environmental Improvement Project	Gu Mingtao	18183789059	Room 411, the Disabled Federation Building, Wuding County	
People's Government of Shishan Town	Nie Kai	13987835873	Government of Shishan Town	
Xihe Villagers' Committee	Liao Junsong	13308789168	Xihe Villagers' Committee	
Yongning Villagers' Committee	Duan Jiayong		Yongning Villagers' Committee	
Jiucheng Community	Yao Chunxian	15887752987	Jiucheng Community	
Beijie Community	Li Chunrong	15912909226	Beijie Community	
Zhongma Community	Li Jianjun	15887783637	Zhongma Community	
Design organization of the Project	Xu Zheng	15368067102	The Traffic Planning and Design Institute of Yunnan Province	
External independent monitoring and appraisal agency	Sun Jing	13568996905	Sichuan Fontal Strategic Consulting Co., Ltd.	
Land and Resources Bureau of Wuding County	Yan Yunhai	15288596166	Land and Resources Bureau	
Women's Federation	Zhang Fenglian	13769282627	Room 715, the Governmental Building, No.1 Zhongshan Road, Wuding County	
Labor and Social Security Bureau	Wang Hongyu	13578495157	Room 102, Building of the Human Resources and Social Security Bureau	

## 6.2 Monitoring on Capability and Duty Performance of the Institutions

Monitoring on the Project field shows that the Owner of the Project has played active role in coordinating the work among different departments and resettlement institutions at all levels are cooperating well, which guarantees the normal execution and promotion of the resettlement activities.

## 7 Conclusions of Resettlement Monitoring

Up to now, the land acquisition has been completed for all of the 22 villages. Totally 434.66mu of land is requisitioned, including 433.08mu of farmland and 1.58mu of residential site. The compensation for land acquisition in the 22 villages which have signed the agreement has been allocated and distributed, and the measures for social security resettlement employment resettlement of the affected families are actively being carried out.

The house demolition and relocation work in the urban work has been started. RAP specifies that totally 2969m<sup>2</sup> of houses should be demolished on the state-owned land, all of which are brick-concrete structures, and 11 families and 38 people will be affected. In the signing of agreements, 12 demolition and relocation agreements have been concluded, as one household is increased, Duan Guixian, wife of Zhao Zheng'an. Their houses were regarded as one in the RAP, but signed separate agreements as two households. The demolition work has been completed.

The compensation standards of Wuding County are the same with those shown in the updated resettlement plan. Employment-based resettlement, skill training and social security work are carried out to guarantee effectively the life of land-losing farmers.

Extensive and diversified public participation are realized in the Project, including formal meetings, door-to-door interviewing and questionnaire; related information is announced clearly in time; channels for complaints and grievances are kept unobstructed and responsible institutions and staffs for these complaints and grievances are always available.

Powerful organizations and institutions with experienced workers are set up by the government, which strengthens the coordination and work efficiency of all related departments. Meanwhile, the government has attached great attention to training to related workers and requires them to study attentively the non-volunteer resettlement policies of the Asian Development Bank and related laws and regulations of China.

Since the resettlement work is still in the beginning stage and the location of the resettlement communities for the urban resettled residents have been determined. The subsequent monitoring should focus on the unfinished land acquisition and demolition as well as the construction and development of the resettlement communities.

## 8 External Monitoring on Minority Development

### 8.1 The Minority Development Plan

According to the resettlement plan, 20.73% of the people affected by the Project are minorities, and corresponding resettlement plans are formulated based on sufficient negotiation with the same, which guarantees that the resettlement and recovery needs of them can be satisfied. In addition, during the stage of resettlement plan formulating, the living habits and traditional culture of minorities are fully taken into consideration by ways of public participation and negotiation. Measures include mainly:

- (1) Minorities affected by the Project can get land resources required to recover the life and production by way of land use right transferring; to promote income recovery of the land-expropriated minorities, the Project provides agricultural resettlement measures, including crop farming and livestock (poultry) farming. For minorities accepting employment-based resettlement, non-technical jobs from local industrial enterprises and the Project will be provided firstly and skill training will be provided for free; for minorities desiring business establishment, petty guaranteed loan will be provided to solve fund issues if related requirements are satisfied.
- (2) Needs of the minorities will be taken into consideration sufficiently when planning and building the resettlement communities. Rooms for public activities will be reserved in such community and clearing for sacrifice and religious activities will be reserved too. Square, kindergarten, places and facilities for other activities will be reserved.
- (3) Living habits of the minority will be taken into consideration for house design and external decoration of the resettlement community, charms of the minority will be indicated in the house decoration.

### 8.2 Conclusion of Monitoring on Minority Development

The Project Office has, during the implementation stage of the Project, actively pushed forward public participation of ethnic minority villages and communities in the Project. Table 8-1 shows more details concerning public participation of ethnic minority villages and communities in the Project.

**Table 8-1 Monitoring Phase III on the ADB Loaned Chuxiong Infrastructure Project---Public Participation of Ethnic Minorities**

Date	Site	Organizer	Participants	Population	Contents of the Meeting
March 21, 2016	Jiucheng Community, Shishan, Wuding	Wuding Urban Investment Co., Ltd	Project Owner, Wuding Urban Investment Co., Ltd, representatives of Yi, Hui, Miao and Lisu minorities and community residents	26	Discussion on the proposal for land requisition and house demolition
May 17, 2016	Jiucheng Community, Shishan, Wuding	Wuding Urban Investment Co., Ltd	Project Owner, Wuding Urban Investment Co., Ltd, representatives of Yi, Hui, Miao and Lisu minorities and community residents	34	Discussion on the implementation of skill training schemes

November 15, 2016	Jiucheng Community, Shishan, Wuding	Wuding Urban Investment Co., Ltd	Project Owner, Wuding Urban Investment Co., Ltd, representatives of Yi, Hui, Miao and Lisu minorities and community residents	30	Discussion on the implementation of skill training schemes
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**Figure 8-1 Minority Residents Affected by the Project Attend Discussions**

# 云南省国土资源厅(批复)

云国土资复〔2006〕173号

## 云南省国土资源厅关于 武定县2006年度第一批城市 建设农用地转用及土地征收的批复

楚雄州国土资源局：

你局《关于武定县2006年度第一批城市建设用地的请示》  
(楚国土资耕[2006]67号)收悉。经审核，现批复如下：

一、同意将楚雄州武定县狮山镇北街社区北街一组、二组、三组、五组、六组，西门社区西门一组，保山箐村民小组的集体农用地 6.8873 公顷（其中耕地 6.6980 公顷，其它农用地 0.1893 公顷）转为建设用地，并同时将武定县狮山镇北街社区北街一组 3.7428 公顷、二组 1.3145 公顷、三组 0.0190 公顷、五组 0.3449 公顷、六组 1.0958 公顷，西门社区西门一组 0.2928 公顷、保山箐村民小组 0.0775 公顷，共计 6.8873 公顷（农用地）的集体土地征为国有土地，作为武定县2006年度第一批城

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# 云南省国土资源厅(批复)

云国土资复〔2013〕185号

## 云南省国土资源厅关于武定县 2012 年度 第二批城镇建设农用地转用及 土地征收的批复

楚雄州人民政府:

你局《关于武定县 2012 年度第二批城镇建设农用地转用及土地征收的请示》(楚政请〔2012〕147 号)业经省人民政府批准,现批复如下:

一、同意将武定县狮山镇西和村委会及其大西村二组、大西村三组、杨柳箐村民小组、小西村一组、小西村二组、小西村三组、清真寺一组、清真寺二组,北街社区北街三组、北街四组,永宁村委会白邑村一组、白邑村二组,旧城社区下旧城村民小组、上旧城一组、上旧城二组,中马社区中马一组、中马二组,合计 1 个镇 5 个村委会(社区)及其 17 个村民小组的集体农用地 35.8889 公顷(其中耕地 34.4798 公顷)转为建设用地并办理征地手续。另征收集体建设用地 0.0139 公顷。

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# 云南省国土资源厅

云国土资复〔2014〕97号

## 云南省国土资源厅关于武定县 2013 年第一批 城镇建设农用地转用及土地征收的批复

楚雄州人民政府：

你州《关于武定县 2013 年第一批次城镇建设农用地转用及土地征收的请示》（楚政请〔2013〕88 号）业经省人民政府批准，现批复如下：

一、同意将武定县狮山镇西和村委会大西村二组、大西村三组、小西村一组、小西村二组、小西村三组、清真寺一组、清真寺二组、杨柳箐村民小组，旧城社区上旧城一组、上旧城二组、下旧城村民小组，永宁村委会白邑村一组、白邑村二组；插甸乡插甸村委会插甸村民小组；己衣乡己衣村委会大村村民小组、田坝村民小组，共计 3 个乡（镇）5 个村委会（社区）16 个村民小组的集体农用地 30.7051 公顷（其中耕地 27.7005 公顷）转为建设用地并办理征地手续，另征收集体建设用地 1.0449 公顷。

以上共计批准建设用地 31.75 公顷，作为武定县 2013 年第一批城镇建设用地，具体建设项目供地手续按规定另行办理。

二、请认真按照补充耕地方案，补充数量相等、质量相当的耕地。

张建明

编 号: 20160017

国有土地上房屋征收补偿  
安置协议书  
(产权置换)

武定县人民政府制

I

## 房屋征收补偿协议书

甲方（征收部门）：武定县住房和城乡建设局

地址：武定县狮山镇中新街19号

法定代表人：杜春宏 职务：局长

电话：0878—8711986

乙方（被征收人）：张建明

身份证号码：532329196708290018 电话：13095282256

地址：武定县狮山镇环西新村107号

武定县人民政府根据《武定县城市总体规划（2006-2025年）》，决定实施北城大道市政道路建设工程。武定县人民政府负责建设范围内的房屋征收补偿工作，确定武定县住房和城乡建设局为征收部门组织实施征收补偿工作。为明确征收人与被征收人在征收补偿过程中的权利义务关系，根据《国有土地上房屋征收与补偿条例》、《云南省国有土地上房屋征收与补偿办法》的规定，甲乙双方经充分协商，就房屋征收补偿安置达成如下协议：

### 第一条 被征收房屋基本情况

房屋所在地点为：元武路北侧 二 排，房屋占地面积 92.88 m<sup>2</sup>，建筑面积 394.44 m<sup>2</sup>，房屋结构为 砖混。

### 第二条 乙方选择产权置换安置方式。

产权置换由土地产权置换、房屋及附属物评估值、奖励

金及补助金组成。其中奖励金、补助金为附条件款项，乙方须符合奖励、补助条件方可享受奖励及补助款项。

1. **土地产权置换：**土地置换以一宗置换一宗的原则进行，乙方以房屋占地面积为 92.88 m<sup>2</sup> 的一宗土地，置换甲方位于 北城大道东面，武寺路北面街边 B—11 号地 100.0 m<sup>2</sup> 的一宗国有土地。乙方原房屋占地面积 小于 甲方置换土地面积 7.12 m<sup>2</sup>，乙方按 1200 元/m<sup>2</sup> 向甲方支付超面积土地使用权补偿费人民币 8544.0 元（大写：捌仟伍佰肆拾肆元整）。

## 2. 补偿

（1）房屋及附属物评估值以房地产价值评估机构对乙方被征收房屋及附属设施的评估价值作为依据，乙方被征收房屋及附属设施评估价值为：709787 元（大写：柒拾万玖仟柒佰捌拾柒元整）；

（2）甲方给予乙方置换土地与原房屋所在地区位地价差 13971.01 元（ $92.88 \text{ m}^2 \times 150.42 \text{ 元/m}^2$ ）的补偿。

（3）三项电补偿 4000.0 元。

## 3. 奖励

乙方承诺于 2016 年 12 月 17 日前将被征收房屋移交给甲方，按照乙方承诺的移交房屋时间，甲方给予乙方奖励。履行约定交房奖 9000 元（大写：玖仟元整）。若乙方超过承诺时限移交房屋，甲方按《北街二组房屋征收与补偿办法》规定的奖励条件计算予以扣除。

#### 4. 补助金

(1) 甲方给予乙方 3000 元搬家费补助。

(2) 甲方给予乙方临时安置补助金人民币 91915.2 元 (一楼商铺 55728 元, 二楼以上住宅 36187.2 元)。

以上四项合计甲方应支付乙 823129.21 元 (大写: 捌拾贰万叁仟壹佰贰拾玖元贰角壹分)。

#### 第三条 付款方式

甲方合计给付乙方补偿款、补助金、奖励金、搬家费人民币 823129.21 元。甲方于本协议签订后 3 日内转账支付乙方 709787 元 (被征收房屋及附属物评估值), 剩余的奖励金、补助款、搬家费计 113342.21 元在乙方移交房屋并将被征收房屋土地证、房产证原件交由甲方后 3 天内付清。

#### 第四条 房屋移交

乙方移交房屋时, 保证被征收房屋结构原貌完整, 不得擅自拆除已评估作价补偿的附属设施 (门、窗、楼梯扶手、太阳能、防盗笼等), 否则征收人在支付补偿费、补助费、奖励金时予以扣除。

#### 第五条 置换土地移交

(一) 甲方按照城市规划技术要求, 对置换土地进行基础设施建设 (做到地圈梁) 后交付乙方, 由乙方按照规划要求进行自建。

(二) 甲方应于乙方移交房屋同时向乙方交付置换土地，如延迟交付，甲方按实际延迟天数以临时安置补助金日平均标准 251.82 元 / 天 ( $91915.2 \text{ 元} \div 365 \text{ 天}$ ) 支付给乙方。

**第六条** 本协议未尽事宜按《北街二组房屋征收与补偿办法》规定执行，甲乙双方在履行过程中发生的争议，双方协商解决，也可以依法向人民法院提起诉讼。

**第七条** 本协议一式五份，甲、乙双方、武定县人民政府各执一份，武定县城市政基础设施建设管理局执两份。

**第八条** 本协议自双方签字盖章生效。

甲方（签章）：武定县住房和城乡建设局

法定代表人：\_\_\_\_\_



2016 年 11 月 29 日

乙方（签章）：\_\_\_\_\_

法定代表人：\_\_\_\_\_

张进明

2016 年 11 月 29 日