

Due Diligence Report

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November 2017

PRC: Guangxi Regional Cooperation and Integration Promotion Investment Program – Tranche 2

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PRC-ASEAN SME Synergy Innovative Development Project
(New Campus Expansion Project of
Guilin University of Aerospace Technology)

Resettlement Due Diligence Report

**Guilin University of Aerospace Technology
November, 2017**

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1. INTRODUCTION

1.1 Project Background

1. The China-ASEAN SME Synergy Innovative Development Project (the New Campus Expansion Project of Guilin University of Aerospace Technology) is a subproject of Guangxi Regional Cooperation and Integration Promotion Investment Program (Tranche 2). Land acquisition and resettlement (LAR) of the new campus has been completed. The acquisition of a few houses is near completion. When the land for the subproject was acquired, it was done not anticipating a loan from ADB for the Project. This Resettlement Due Diligence Review (RDDR) was conducted by Guilin University of Aerospace Technology (GUAT) with the assistance of a resettlement specialist.

1.2 Land Acquisition and Resettlement Impacts

2. 22.2493 hectares¹ of collective farm land, 6.9558 hectares of collective construction land, and 10.9 hectares of unused land were acquired from Lengshuitand group, Longhantang group, Shanjiaodi group and Yuan Li group in Xin Jian Village, Chao Yang Township, Qi Xing District, Guilin Municipality. The total land area acquired was 40.0963 hectares (601.4*mu*). The land acquisition for the subproject will affect 232 households with 930 persons.

3. Five households with 28 persons will lose their houses to the subproject. The total structured area of the affected houses is about 661 m². To date, all of the 5 HHs has signed the agreements of house demolition and resettlement, and the construction of new resettlement houses are in progress and will be completed by April 2019.

1.3 The Objectives and Methods of Data Collection for Resettlement Due Diligence Review

4. The objectives for DDR are to: (a) review the LAR process; (b) evaluate compliance of LAR with the PCR's land administration law and other related laws, regulations, and compensation regulations of in Guilin and Guangxi; (c) review LAR fund management and resettlement effectiveness; (d) assess the status of livelihood rehabilitation; (e) satisfaction level among the APs, and (f) find out if there are any pending issues and to suggest remedial actions, if any.

1.4 Data Collection Methods

5. During DDR, the following data collection methods were adapted:

¹ One hectare equals to 15 Chinese *mu*.

1.4.1 Desk review of Literature, Review, and Verification of Documents related to LAR.

6. Planning proposals and site selection plans, land pre-examination, social security program for landless farmers, approval of construction land use, land survey results, compensation and resettlement plan of demolished houses, payment records of land compensation and other documents related to LAR were reviewed.
7. Documents on public participation and information disclosure notices on land acquisition, notices on compensation and resettlement scheme, public meeting minutes, booklet of LAR policies were also examined.

1.4.2 Field work

8. **Meetings with Officials and the APs.** DDR team held several FGDs at the district and township levels. The team discussed with the staff of the Land Resource Bureau and the Human Resources and Social Security Bureau of Qi Xing District, Guilin, the cadres of Xinjian Village and the APs the compensation payment and resettlement implementation status. In the meantime, the DDR team also reviewed the related LAR documents and verified them during the field visits.
9. **Key Informant Interviews.** The DDR team interviewed key informants such as the staff from the Land Resource Bureau and the Human Resources and Social Security Bureau of Qi Xing District, Guilin, and the responsible persons in charge of LAR affairs, representatives of the affected women and vulnerable people in Xinjian Village, Chaoyang Township.

2. IMPACTS OF LAND ACQUISITION AND HOUSE DEMOLITION

2.1 The Scope and Scale of Land Acquisition

10. GUAT has acquired 40.0963 hectares land from Lengshuitang group, Longhantang group, Shanjiaodi group and Yuanli group in Xinjian Village, Chaoyang Township, Qixing District, Guilin -- 4.12 hectares dry land, 6.3753 hectares orchard land, 6.127 hectares of other garden land, 2.1676 hectares forest land, 0.3326 hectares of other forest land, 0.623 hectares rural road, 2.488 hectares pools, 0.0158 hectares of fields, 4.9352 hectares mineral land, 2.0206 hectares rural housing land and 10.8912 hectares grass land (table 2-1) The designed location map of the new campus of GUAT is given as Figure 1.

Figure 1: The Designed Location Map of the New Campus at GUAT

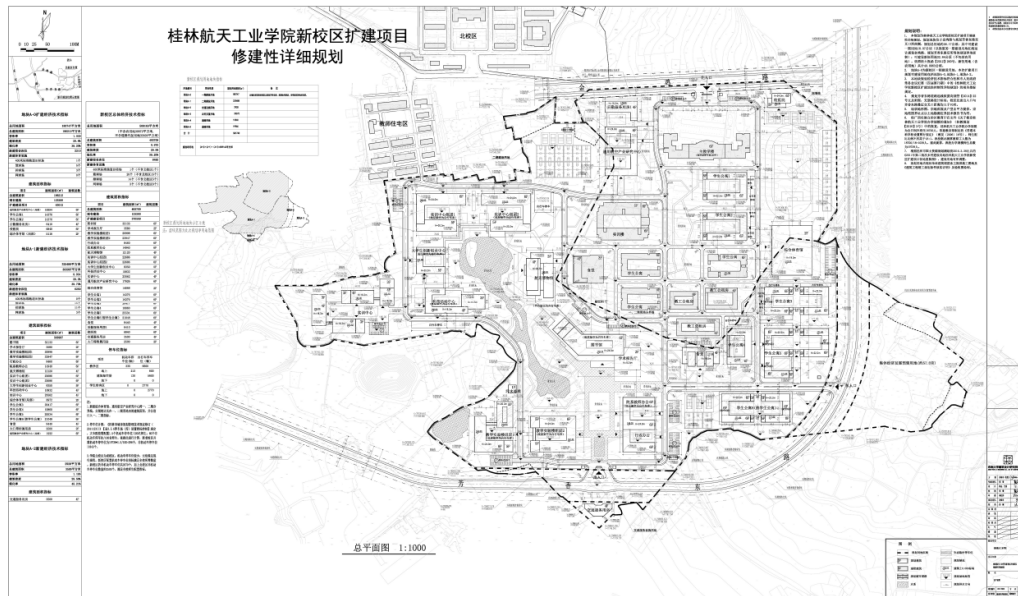


Table 2-1: The Acquired Land Types of the Project by Impact Groups

Impact group		Collective Farm Land (Hectare)									Collective Construction land (Hectare)			Unused Collective land (Hectare)		Total (Hectare)	%	No. of Houses	No. of people
		Dry Land	Orchard Land	Other Garden land	Forest Land	Other Forest Land	Rural Road	Pool	Field	Sub total	Mineral Land	Rural House Construction	Sub total	Grass Land	Sub total				
Xinjian Village	Lengshuitang		2.0619				0.155	0.2801		2.5	2.0109		2.01		0	4.5079	11.24	21	83
	Longhantang		1.809	0.48	0.3212	0.3326	0.1505	0.8567		3.95	2.9243	1.6433	4.57	4.4324	4.43	12.95	32.30	85	342
	Shanjaodi	3.2267	0.6709		0.2542		0.168		0.0158	4.34		0.213	0.21	2.8443	2.84	7.3929	18.44	48	198
	Yuanli	0.8933	1.8335	5.647	1.5922		0.1495	1.3512		11.5		0.1643	0.16	3.6145	3.61	15.2455	38.02	78	307
Total		4.12	6.3753	6.127	2.1676	0.3326	0.623	2.488	0.0158	22.2	4.9352	2.0206	6.96	10.8912	10.9	40.0963	100.0	232	930

Source: Chaoyang Township Government in March 2017.

2.2 The Impact Assessment of Land Acquisition on Rural Collectives

11. There were 232 households with 930 persons who were affected by land acquisition for the subproject. Livelihoods of some AHs were affected by the acquisition of dry land, orchard land, garden land, and fish ponds. The impact was severe in case of the acquisition of dry land and other farm land.

12. Per capita land of village groups before and after acquisition is shown in Table 2-2.

Table 2-2: Per Capita Land Area of Affected Villagers Before and After Land Acquisition

Village Group	Before Acquisition		After Acquisition	
	Farm Land per Capita (Mu)	Farm Land per Labor (Mu)	Farm Land per Capita (Mu)	Farm Land per Labor (Mu)
Lengshuitang	0.564	0.811	0.564	0.811
Longhantang	1.1	1.467	1.1	1.467
Yuanli	0.837	0.998	0.794	0.945
Shanjiaodi	0.571	0.8	0.341	0.477

Note: Farm land per labor means the average farm land area for per person in working age category.

Sources: Chaoyang Township Government in March 2017.

13. After land acquisition, the average land area of villagers of Lengshuitang group, Longhantang group, Shandijiao group and Yuan Li group is still more than 0.3 mu. As per regulations, they are not identified as landless farmers as they still have sufficient land to earn a stable income from land.

2.3 The Impacts of Demolition

14. Five houses need to be demolished by the subproject that are located in Yuanligroup and Longhantang group in Xinjian village, Chao Yang Township. The total demolished area is 661m², including 293 m² brick-concrete houses and 269 m² brick-wood houses (table 2-3).

Table 2-3: Households Affected by House Demolition

No.	Name	Village	Group	Address	Demolition area (m ²)				APs	Note
					Brick concrete	Brick wood	Simple	Total		
1	Tang Qiaodi	Xinjian	Yuan Li	No.41	125	61	0	186	9	Impacted by LA
2	Chen Changmei	Xinjian	Yuan Li	No.994	95	40	0	135	5	
3	Mo Zhiming	Xinjian	Yuan Li	No.42	0	84	0	84	4	
4	Mo Zhichun	Xinjian	Yuan Li	No.42	0	84	0	84	6	
5	Li Fugui	Xinjian	Longhantang	No.5	172	0	0	172	4	
Total					392	269	0	661	28	

Source: Chaoyang Township Government in March 2017.

3. OVERVIEW OF THE COMPENSATION AND RESETTLEMENT IMPLEMENTATION

3.1 The Implementing Agency

15. LAR activities of the New Campus Expansion Subproject of GUAT come under the preview of Chaoyang Township Government. LAR activities are mainly implemented by its Land Acquisition and House Demolition Office. As the Unit for land use of GUAT took part in land acquisition and compensation payment process. All these organizations are well staffed, well organized and cooperative, thereby providing strong support for the implementation of LAR activities of the subproject.

3.2 The Implementation Process

16. The main Milestones of the land acquisition process:

(1) On 9 September, 2011, Guilin Plan Bureau issued the *Site Selection Opinion for the New Campus of GUAT (Municipal Plan and Selection [2011] 35)*;

(2) On 9 November, 2011, Guilin Land Resource Bureau issued the Reply for the Land Pre-examination of the New Campus Expansion Project of GUAT (Municipal Land Resource [2011] 107);

(3) On 15 November, 2011, the administrative committee of Guilin National High-tech Industrial Development Zone, Qixing District Government and the Guilin Human Resource and Social Security Bureau co-issued the Notice of the Social Security Scheme for the second patch of Landless population Affected by the 2nd tranche of Rural Construction Land Use in Guilin in 2011;

(4) On 26 March, 2012, Guangxi Zhuang Autonomous Region Government issued the Approval for the 2nd tranche of Rural Construction Land Use for Guilin (Municipal Land Approval [2012] 60);

(5) On 8, June 2012, Guilin Municipal Government issued the Land Acquisition Notice (Municipal [2012] 60);

(6) On 29, August 2012, Guilin Land Resource Bureau issued the Compensation and Restoration Scheme for the Land Acquisition;

(7) From July 2013 to April 2015, the compensation agreements were signed successively with the 4 impacted villages according to the implementation schedule;

(8) Up to 25 March, 2016, GUAT paid RMB 112,715,780 yuan , including the land acquisition compensation and temporary land occupation fee to Guilin Qixing Land Acquisition Office and Chaoyang Township Enterprises Management Department (The detailed compensation items for the acquired land for the subproject are given in appendix 1);

(9) On 29, June 2016, Guilin Plan Bureau issued the Approval for the Construction Land Use for the New Campus Expansion Project of GUAT (Municipal Plan and Management [2016] 126);

(10) On 6 April, 2016, the compensation and resettlement scheme for the House Demolition of GUAT Project submitted by Chaoyang Township Government was approved by the related government departments in Qixing District.

(11) On 1 June, 2016, GUAT, the representatives from Qixing District Government, the Village Committee for Xinjian Village and the villager groups co-signed the confirmation letter of land transfer;

(12) On 18 July, 2016, Chaoyang Township Government, Xinjian village and related responsible villagers carried out the land acquisition review and signed the Confirmation Table of the Land Acquisition for the New Campus Expansion Project of GUAT included in the 2nd Tranche Rural Construction Land Use in 2011;

(13) As of 8 November, all the 5 HHs affected to be relocated have signed the agreements of house demolition and resettlement agreements with Chaoyang Township Government. After that, all the houses in project area has been demolished and the land use right has been handed over to GUAT.

3.3 The Compensation Standards for the Collective Land Acquisition

17. According to *The Notice on the Land Acquisition by Guilin Municipal Government (Municipal [2012] 60)* and *the 2011 Compensation and Resettlement Plan for the Land Use and Acquisition of the 2nd Tranche Rural Construction Land in Guilin*, the average production number and compensation multiples for the first three years are given in Table 3-5.

Table 3-5: The Average Production and Compensation Multiple for the First Three Years

Land Type	Average Production (yuan /hectare)	Coefficient for the Land Compensation and Resettlement	Compensation Coefficient for the Green Corps	The Compensation Standards per Hectare (yuan /hectare)
Dry Land	41,475	20	0.5	850,238
Orchard Land				850,238
Pool				850,238
Forest Land			1	870,975
Other Garden Land				870,975
Other Forest Land				870,975
Rural Road		20	0	829,500
Field			0	829,500
Rural Construction Land		8	0	331,800
Mineral Land			0	331,800
Grass Land			0	331,800

Sources: Chaoyang Township Government in March 2017.

3.4 Restoration and Resettlement Measures

3.4.1 The Compensation and Restoration Measures for Land Acquisition and Houses Demolition

18. GUAT and Chaoyang Township Government have taken the following measures to compensate the APs:

(1) Cash Compensation

19. The compensation has fully been paid to the Xinjian Village Committee. The Committee distributed the cash compensation to among the AHs in a timely manner, based on the rates listed in table 3-5. GUAT totally paid 112,715,780 yuan as compensation for the acquired land, temporary land occupation fees and young crops compensation fees and other compensation to Guilin Qixing Land Acquisition Office and Chaoyang Township Enterprises Management Department. All these compensation fees have been paid to affected households and owners to provide a substantial finance support for those APs.

(2) Social Security Program

20. After the acquisition of land for the project, the average land area of an affected villager in Lengshuitang group, Longhantang group, Shandijiao group and Yuan Li group is still more than 0.3 mu. According to the regulations, they will not be eligible

for endowment insurance program of landless farmers. However, the Local Government has provided a more comprehensive medical security system for the APs:

- (a) The APs who are not registered as urban residents can join the new rural cooperative medical system.
- (b) The APs who have already registered as urban residents can also join the medical insurance system for urban residents.
- (c) The APs who have not registered as urban residents but employed in cities can join the medical insurance system for urban workers through their employing units.
- (d) The APs who have already registered as urban residents and are employed in urban employing units can join the medical insurance system for urban workers through their employing units. The APs who work on several different jobs, can join the medical insurance dedicated to such workers.
- (e) Those who cannot afford joining the medical insurance system for urban workers or the new rural cooperative medical system will be registered by the Government in the urban-rural medical relief list according to regulations.

(3) Skill Training and Employment Promotion

21. The Local Government has customized the skill training plan for the benefit of the APs. It provides for the reemployment of surplus labor, improves their income earning ability, and fosters their livelihood restoration and development. The plans and fund arrangements for skill training and employment promotion are:

- (a) The APs who have the ability and willingness to work and in legal working age can receive one time free skill training;
- (b) Computer operations, cooking, marketing, maintenance of home appliances, electric welding, hairdressing and beauty therapy, house work, catering and room services, book keeping, security services are some of the key training programs.
- (c) Training programs will be organized and operated by the Employment Service Center of Qixing District.
- (d) Training a person will cost 500 yuan. The initial plan is to train 300 persons. The training cost is 150,000 yuan. This will be paid from the Re-employment Fund.
- (e) Expenses of hiring the APs as security personnel will be borne by GUAT.

(4) Return Land for Industrial and Commercial Development

22. According to the local policy and practice on LAR, 10% of the acquired land will be returned to affected villages for their industrial and commercial development enabling the APs to earn a steady income and share business opportunities. However, the 'return land' has still not being transferred to the affected village groups owing to some procedural in getting approval for allocating such land need more time to be completed. It's expected that 10% of required land for industrial and commercial development will be formally returned to affected village groups by the end of December, 2017.

3.4.2 The Compensation and Resettlement Measures for House Demolition

23. Five houses of 5 AHs have been demolished. The Local Government has provided two resettlement options for them:

(1) Exchange of Houses

(a) Each AH will get a piece of a homestead of 100 m² where a household with 4 or more members will get a three-story building and a half house constructed by a construction company to be recruited by GUAT;

(b) A house with a legal certificate can exchange its house on 1:1 basis. If the demolished area of the house is larger than the area of the resettlement house, cash compensation for the exceeded area will be given to the AH according to the estimated value of the demolished house. If the area of the demolished house is less than that of the resettlement house, the AH will pay for the different at the construction price (1,730 yuan/m²) of the affected house.

(c) An AH which will have to find temporary transit house will get rental subsidies from government at a rate of 10yuan/m². The temporary transit period is limited to 24 months.

(d) GUAT will apply for the house construction and homestead certificates from Housing Authority of Qixing District, Guilin Municipality.

(e) The resettlement site locates in the planned resettlement area of the new campus of GUAT. The planned resettlement area is 1546.89m², and the buildings will occupy 500m² with 1750m² construction area.

(f) Houses at the resettlement site will be uniformly planned, designed, and constructed.

(g) In case of a building without certificate, compensation for the house will be paid as per the standards for self-demolition charges for land ground attachments

in Qixing District. The decoration charges and other subsidies will be given according to the related regulations.

(h) Moving subsidy is 10 yuan per square meter. Those AHs who have chosen the house exchange method, will be paid the moving fee for two times. An AH which has chosen the cash compensation will be paid the moving fee only once.

(i) Houses at the resettlement site will be distributed on lottery basis. The AHs which had signed the Compensation and Resettlement for Land Acquisition and House Demolition Agreement on the same day will choose houses at the resettlement site randomly by drawing lots. Those AHs who have signed the agreements and already moved out need to hand over their effective certificates of old houses to local Housing Authority.

(2) Cash Compensation for Demolished Houses

(a) Affected households who have 'house certificates' and have chosen to be compensated for the demolished houses in cash will receive one-time cash compensation based on the assessment of the certified house area.

(b) Additional 10% of the estimated house value will be given to the AHs as cash compensation.

(c) An AH which has moves out within 15 days from the signing of *the Compensation and Resettlement agreement for LA and HD* will receive 15% of the estimated house price total value as a resettlement incentive. If an AH moves out from the current house within 15-30 days from the date of signing of *the agreement* will be given a 10% of the estimated house price as a resettlement incentive, and an AH which moves out with 30-45 days after signing the agreement will get 5% of the estimated house value as a resettlement incentive.

(d) An AH which has chosen the cash compensation method for demolished house will receive a 0.4% of the demolished house value as a temporary resettlement incentive with the minimum of 800 yuan for 3 months.

All the 5 households opted voluntarily the Exchange of Houses which are very close to the original sites and will provide good condition to start up small business. See the demolished houses in figure 2, the resettlement site in figure 3 and the signed agreements in figure 4.

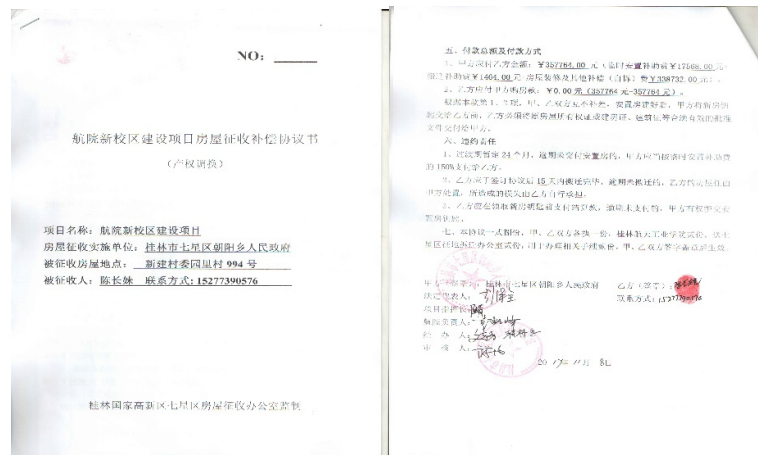
Figure 2: Demolished houses



Figure 3 : Resettlement site



Figure 4: Signed Agreements of House Demolition (one sample)



4. INFORMATION DISCLOSURE AND GRIEVANCE ADDRESS

4.1 Information Disclosure

24. To protect the resettled persons' legitimate interests and to reduce their grievances and disputes, the subproject has conducted public consultations with the Collectives, households and individual APs, and disclosed LAR information to them during the preparation and implementation of the land acquisition program. The subproject in this regard closely followed relevant policies and regulations on compensation for acquired land in the Guangxi Zhuang Autonomous Region (GZAR) and in Guilin. Moreover, opinions from relevant departments, social associations and the APs were closely examined when the LAR plans were formulated (see Figures 5 and 6 for such information).

Figure 5 LA Advertisement

桂林市人民政府征收土地公告
市政〔2012〕60号

2012年3月26日,广西壮族自治区人民政府《关于桂林市2011年度第二批乡村建设用地的批复》(桂政土批函〔2012〕269号)批准我市征收集体土地40,696.3公顷,作为桂林市2011年度第二批乡村建设用地。现将有关事项公告如下:

一、建设用项目名称:桂林市2011年度第二批乡村建设用地。
二、征收土地位置:位于金鸡岭以南、龙汉塘村以东。
三、被征收地村(组)及面积:征收七星区朝阳乡新建村委会冷水塘村、龙汉塘村、山脚底村、固里村的40,696.3公顷集体土地。
四、征收补偿标准

(一)土地和青苗补偿标准:

地类	前三年平均产值 (万元/公顷)	土地补偿费及 安置补助费倍数	青苗补偿费倍数	每公顷征收补偿标准 (万元/公顷)	
旱地	4.1475	20	0.5	85.8238	
果园			85.8238		
坑塘水面			85.8238		
林地			82.4922		
其他林地			1	87.4975	
农村道路			0	82.95	
田坎			0	82.95	
农村宅基地			0	33.18	
采矿用地			8	0	33.18
其他草地			0	0	33.18

(二)地上附着物补偿标准按有关规定执行。
五、被征收土地所涉及的农业人员安置办法:实行安置补助费提前安置人员。
六、被征收土地四至范围内的土地所有权人、使用权人在本公告规定的期限内,持土地权属证书或其他有关证明材料,到指定的地点办理征地补偿登记,逾期不予受理。
凡从土地行政主管部门现场调查之日起,抢建、抢种的地上附着物不予办理补偿登记。

被征收地村组	登记时间	登记地点	复核时间
七星区朝阳乡新建村委会冷水塘村	2012年6月12日至26日	新建村村委会	2012年6月27日至7月3日
七星区朝阳乡新建村委会龙汉塘村	2012年6月12日至26日	新建村村委会	2012年6月27日至7月3日
七星区朝阳乡新建村委会山脚底村	2012年6月12日至26日	新建村村委会	2012年6月27日至7月3日
七星区朝阳乡新建村委会固里村	2012年6月12日至26日	新建村村委会	2012年6月27日至7月3日

Figure 6 Advertisement of LA and Resettlement Compensation Plan

桂林市2011年度第二批乡村建设用地征收补偿安置方案公告

根据广西壮族自治区人民政府《关于桂林市2011年度第二批乡村建设用地的批复》(桂政土批函〔2012〕269号)批准的《征收土地方案》,我局经对被征收地村组征收补偿登记的复核,制定了《征地补偿安置方案》,公告如下:

一、土地补偿、安置、青苗费。

被征收地村(组)	征收的地类	面积 (公顷)	前三年平均 产值(万元/ 公顷)	土地补偿费及安置补助费		青苗补偿费	
				补偿倍数	总额 (万元)	补偿倍数	总额 (万元)
七星区朝阳乡新建村委会冷水塘村	坑塘水面	0.2801	4.1475	20	23.2953	0.5	0.5895
	农村道路	0.1350	4.1475	20	12.8573	0	0.0000
	果园	2.6119	4.1475	20	177.2048	1	8.5617
	采矿用地	2.2510	4.1475	0	66.7217	0	0.0000
	旱地	0.6633	4.1475	20	74.9960	0.5	1.2625
七星区朝阳乡新建村委会固里村	旱地	1.3512	4.1475	20	112.2650	0.5	2.6221
	其他草地	1.5022	4.1475	20	132.2070	1	6.6036
	农村道路	0.1350	4.1475	20	12.8010	0	0.0000
	果园	1.8336	4.1475	20	152.5688	1	7.6044
	农村宅基地	0.1643	4.1475	0	5.4515	0	0.0000
七星区朝阳乡新建村委会龙汉塘村	其他草地	3.6445	4.1475	20	466.4157	1	24.4259
	其他林地	0.48	4.1475	20	38.5160	1	1.9258
	其他草地	0.3326	4.1475	20	27.5850	1	1.3795
	坑塘水面	0.8867	4.1475	20	71.0833	0.5	1.7766
	其他林地	0.3212	4.1475	20	26.6436	1	1.3322
七星区朝阳乡新建村委会山脚底村	农村道路	0.1350	4.1475	20	12.4840	0	0.0000
	果园	1.8509	4.1475	20	150.7566	1	7.5378
	农村宅基地	1.6433	4.1475	0	54.3247	0	0.0000
	采矿用地	2.3243	4.1475	0	97.0263	0	0.0000
	其他草地	4.4324	4.1475	0	144.6270	0	0.0000
七星区朝阳乡新建村委会山脚底村	旱地	3.2267	4.1475	20	282.6548	0.5	6.6914
	其他草地	0.2542	4.1475	20	71.9959	1	1.0543
	农村道路	0.1660	4.1475	20	13.9356	0	0.0000
	果园	0.6709	4.1475	20	55.6512	1	2.7626
	农村宅基地	0.2130	4.1475	0	7.0673	0	0.0000
七星区朝阳乡新建村委会固里村	田坎	0.0136	4.1475	20	1.3106	0	0.0000
	其他草地	2.2643	4.1475	0	94.3739	0	0.0000

二、农业人员安置办法:实行安置补助费提前安置人员。
三、被征收土地四至范围内的土地所有权人和土地使用权人对方案内容如有不同意见,请于2012年4月27日前以村委会为单位,以书面形式向被征收地村组土地管理站提出。
四、本方案在征收公告之日起,经桂林市人民政府批准组织实施。根据《中华人民共和国土地管理法实施条例》第二十五条的规定,对批准后的《征地补偿安置方案》有异议,不影响组织实施。
特此公告

桂林市国土资源局
2012年4月27日

25. During land and house acquisition for the subproject, GUAT and Chaoyang

Township Government conducted wide consultations with the AP through discussion forums and house-level interviews. The Land Acquisition and Resettlement Compensation Plan and House expropriation and Compensation Plan were made available to all APs during public and household level consultations.

4.2 Grievance Redress

26. Grievance Redress Mechanism (GRM) has been established as part of LAR implementation. It comprises newly-established Village Committee, Chaoyang Township Government, Qixing District Bureau of Land and Resources, Qixing District Bureau of Letters and Calls, and local Courts. Detailed procedures of resolving grievances are as follows:

- Step 1: If an affected person is dissatisfied with the entitlements in the resettlement plan or the implementation of the plan, he/she can register an oral or written complaint with the newly-established Village Committee. The Village Committee will record the oral complaints in written form. The complaint should be resolved by Village Committee within two weeks from its receipt.
- Step 2: If the affected person is dissatisfied with the solution proposed by the Village Committee, he/she can register oral or written complaint with the Chaoyang Township Government against the Village Committee's decision. The Township Government will suggest a solution to the complaint within 2 weeks from the receipt of the complaint.
- Step 3: If the solution proposed by the Township Government is not acceptable, the AP can register a complaint with the Qixing District Land and Resources Bureau or the Bureau of Letters and Calls. The Qixing District Land and Resources Bureau or Bureau of Letters and Calls will inform the complainant its decision within two weeks.
- Step 4: If the AP is still dissatisfied with the solution suggested by Qixing District Land or the Resources Bureau or Bureau of Letters and Calls, the AP can initiate a lawsuit on the complaint in a civil court according to the *Civil Procedure Law*.

27. APs can complain about any aspect of LAR including the compensation standard. Information on the grievance redress mechanism has widely been published and disseminated among all APs through public consultations. As a result, the APs fully know about their right to complain. Opinions and suggestions on resettlement that came into light during grievance redress actions, will be studied and lessons learned will be used in future development projects.

28. As the project's compensation standard has been determined in accordance with the relevant regulations and policies, and full compensation has been paid timely, the APs' satisfaction is relatively high. As a result, there are no special records of grievances and complaints in the subproject.

5. UNCOMPLETED ACTIVITIES AND FOLLOW-UP ACTION PLAN

5.1 Uncompleted Activities on Land Acquisition and Resettlement

29. The land acquisition and compensation payment activities have been fully completed. AHS' income restoration and improvement programs are still in progress. The resettlement houses are still under design and construction.

30. So, there are several resettlement measures that still need to be completed continuously:

(a) 10% of the acquired land has been returned to the village committee as the development land for APs. But the later has not started their tertiary development activities on such land to improve APs' livelihood and income sources; and

(b) The resettlement houses are still under design and construction.

5.2 Follow-up Action Plan

31. The Guilin University of Aerospace Technology and the Chaoyang Township Government have to complete the following follow-up action plan to ensure that livelihood and living standards of the APs are restored effectively.

(1) Finalize the development and benefits allocation plan of the returned land by the end of December 2017.

(2) Speed up the construction of resettlement houses. The construction will be completed by December, 2018 to enable relocated households to move into their new houses as soon as possible.

(3) Include the performance of livelihood restoration of the APs as a key monitoring indicator in the resettlement internal and external monitoring systems. Report the progress and performance of the livelihood restoration and improvement program semiannually to the Guangxi PMO and ADB.

32. The above supplementary action plan will be implemented by GUAT in coordination with the Local Government. Each action should be implemented on time and the Guilin University of Aerospace Technology will be responsible for coordination, management, internal monitoring and reporting to the Guangxi PMO and ADB on implementation progress.

6. CONCLUSION AND RECOMMENDATIONS

6.1 Conclusion

33. LAR for the expansion of facilities in GUAT project has been completed. The house demolition has been completed as of the end of October 2017. The subproject has gone through all the required legal procedures. The compensation standard, adopted by the subproject, meet relevant state regulations and policies. After public consultation and information dissemination, the Chaoyang Township Government has signed the *Compensation and Resettlement Agreement on LA and HD* with the affected households and full amounts of compensation have been paid to the APs. Income restoration of the affected households has already started. Skill trainings, returning 10% of the acquired land as well as development and utilization plan of such land need more work and are listed in the follow up action plan.

34. The 5 households to be relocated have chosen to exchange their demolished houses with resettlement houses at a resettlement site. Houses demolition has been completed and resettlement households will be able to hand over to the displaced households by the end of June, 2018. The independent resettlement external monitoring agency will follow up and monitor the restoration of APs' livelihood and living conditions and the progress of house reconstruction.

35. The Chaoyang Township Government in Qixing District is responsible for LAR implementing of expansion of facilities in GUAT project. At present, the land acquisition, house demolition and compensation activities have been completed in accordance with applicable laws, regulations and procedures of PRC. APs have received full compensation for land and houses in a timely manner. Affected households display a relatively high level of satisfaction regarding LAR. Relevant government departments and responsible agencies have fulfilled their corresponding obligations for LAR activities.

4. In conclusion, (1) It was confirmed by affected village committee and township government as well relevant departments that all the 5 civil work packages under the subproject of GUAT have completed the land acquisition and house demolition activities in line with applicable laws and regulations of PRC and local authorities. (2) Affected persons were satisfied with the land compensation and resettlement programs. (3) There was no complaints nor appeals related to LAR in project area; (4) Only some livelihood restoration measures and resettlement houses construction need to be implemented and monitored subsequently. (5) All the 5 civil work packages can start its construction where the construction lands are ready to be handed over to the potentials contractors without any disputes.

6.2 Recommendations

5. It is suggested that the implementation of various livelihood restoration

measures in follow-up action plan and the reconstruction of resettlement houses should be accelerated. Moreover, the progress and performance of above-mentioned activities should be included in the resettlement internal and external monitoring reported and submitted semiannually to ADB for review. External monitoring agent should be recruited by GPMP to closely monitor the implementation of follow-up actions plan in this DDR regularly and submit external monitoring and evaluation reports semiannually to ADB until the APs are fully restored and resettled.

APPENDICES:

Appendix 1: Cost Table of Compensation for the Expansion of Facilities in GUAT Project

No.	Payer	Payee	Project	Amount of Money	Date	Remarks
1	GUAT	Guilin Real Estate Company	Service fees of LA for county construction land usage (tranche 2) in Guilin in 2011	602889	2011.12.28	
2	GUAT	Guilin Land and Resources Survey Station	Cadastral surveying fees	60000	2011.11.30	
3	GUAT	Guilin Price Regulation and Funds Management Office	Funds for Development and construction of new grassland and fishpond	746400	2012.1.9	20,000 yuan/mu, 37.32 mu in total
4	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	800000	2012.9.21	
5	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	9900000	2013.12.27	
6	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	9900000	2014.1.9	
7	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	2000000	2014.5.8	
8	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	6000000	2015.1.15	
9	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	9000000	2015.6.24	
10	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	5000000	2015.8.25	
11	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	6000000	2015.10.27	
12	GUAT	Guilin Chaoyang TwonshipEnterprises Management Station	Compensation for renting Xiabian village graveyard for newly-established village committee	750700	2015.11.3	
13	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	4000000	2016.3.25	
14	GUAT	Guilin University of Technology	Adjustment of land planning	50000	2011.12.7	
15	GUAT	Guilin Land and Resources Survey Station	Cadastral surveying fees	50000	2011.12.27	
16	GUAT	Guilin Real Estate Company	Service fees of LA for county construction land usage(tranche 2) in Guilin in 2011	600000	2011.12.28	
17	GUAT	Guilin Land and Resources Bureau	Funds for authorized LA	694925	2012.1.9	
18	GUAT	GZARG Department of Finance	Paid use of newly added construction land Collective land of newly-established village committee in Chaoyang county	7007440	2012.1.12	

No.	Payer	Payee	Project	Amount of Money	Date	Remarks
			48 yuan/ m ² *331405m(presented in two receipts)			
19	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	800000	2012.9.21	
20	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	9900000	2013.12.27	
21	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	8409380	2014.1.13	
22	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	9000000	2015.1.15	
23	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	4000000	2015.10.27	
24	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	4000000	2016.3.25	
25	GUAT	Guilin Land and Resources Bureau	Fees for reclaiming acquired farmlands	494400	2012.1.9	
26	GUAT	GZARG Department of Finance	Paid use of newly added construction land Collective land of newly-established village committee in Chaoyang county 48 yuan/ m ² *331405m (presented in two receipts)	8900000	2012.1.12	
27	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	800000	2012.9.21	
28	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	800000	2012.9.21	
29	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	800000	2012.9.21	
30	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	9900000	2013.12.27	
31	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	3300000	2013.12.27	
32	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	1655700	2014.1.9	
33	GUAT	Guilin Qixing District Land Acquisition and Resettlement Office	Funds for authorized LA	6000000	2015.6.24	
Total				131921834		

Notes: all information in table was obtained from the scanned receipts of LA funds of GUAT provided by Guilin PMO.

Sources: Chaoyang Township Government in March 2017.

Appendix 2: Checklist of LAR Impacts and Implementation Status of Each Package of the Project²

桂林航天工业学院亚行贷款项目合同包征地拆迁完成情况审查表

合同包名称	中小企业商业发展服务信息中心
建设内容	中小企业商业发展服务信息中心大楼，并购置内部设备以满足中心的信息服务功能。建设1栋楼，建筑面积为35575.57 m ² 。
征地面积	7734.59 m ²
影响户数	5
影响人口	16
征地协议签订时间	2013年12月2日
补偿款支付时间	2013年12月15日
房屋拆迁面积	0
拆迁户数	0
拆迁人数	0
房屋征收补偿协议签订时间	2017年4月
拆迁户安置用地调规时间	2017年3月
国有建设用地划拨时间	预计2017年9月
建房时间	计划2017年11月
入住新房时间	2019年4月
遗留问题及说明	无遗留问题
村民小组意见	已补偿完毕，无遗留问题
村委会意见	已补偿完毕，无遗留问题
乡政府意见	已补偿到位，无遗留问题
项目单位意见	补偿资金已拨付，无遗留问题
移民专家意见	

注：（每个合同包填写一张）

² It was confirmed by affected village committee and township government that all the 5 packages under the subproject of GUAT have completed their land acquisition, house demolition and compensation activities. The livelihood restoration and resettlement houses construction are in progress. So these 5 packages have obtain the rights of way and can start its construction in advance.

桂林航天工业学院亚行贷款项目合同包征地拆迁完成情况审查表

合同包名称	东盟职业教育大楼
建设内容	建设东盟职业教育大楼，并购置内部附属设备。主要服务于在校学生日常教学、面向广西及东盟中小企业岗位培训、远程教育。建筑 1#、2#共 2 栋楼，建筑面积共计 44932.06 m ²
征地面积	1# 4091.78 m ² +2# 4150.73=8242.51 m ²
影响户数	5
影响人口	17
征地协议签订时间	2013 年 12 月 2 日
补偿款支付时间	2013 年 12 月 15 日
房屋拆迁面积	0
拆迁户数	0
拆迁人数	0
房屋征收补偿协议签订时间	2017 年 4 月
拆迁户安置用地调规时间	2017 年 3 月
国有建设用地划拨时间	预计 2017 年 9 月
建房时间	计划 2017 年 11 月
入住新房时间	2019 年 4 月
遗留问题及说明	无遗留问题
村民小组意见	已补偿到位，无遗留问题，特此声明
村委会意见	已补偿到位，无遗留问题
乡政府意见	已补偿到位，无遗留问题，特此声明
项目单位意见	补偿资金已拨付，无遗留问题
移民专家意见	

注：（每个合同包填写一张）

桂林航天工业学院亚行贷款项目合同包征地拆迁完成情况审查表

合同包名称	留学生公寓
建设内容	建设留学生公寓 1 栋，主要用于国外留学生的住宿。建筑面积 19332.26 m ² 。
征地面积	3420.97 m ²
影响户数	3
影响人口	11
征地协议签订时间	2013 年 7 月 25 日
补偿款支付时间	2013 年 8 月 10 日
房屋拆迁面积	0
拆迁户数	0
拆迁人数	0
房屋征收补偿协议签订时间	2017 年 4 月
拆迁户安置用地调规时间	2017 年 3 月
国有建设用地划拨时间	预计 2017 年 9 月
建房时间	计划 2017 年 11 月
入住新房时间	2019 年 4 月
遗留问题及说明	无遗留问题
村民小组意见	已补偿到位，无遗留问题。 
村委会意见	已补偿到位，无遗留问题。 
乡政府意见	已补偿到位，无遗留问题，情况属实。 
项目单位意见	补偿资金已拨付，无遗留问题。 
移民专家意见	

注：（每个合同包填写一张）

桂林航天工业学院亚行贷款项目合同包征地拆迁完成情况审查表

合同包名称	航空航天产业实训中心
建设内容	建设航空航天产业实训中心大楼,同时购置内部实训设备以满足实训中心的实训功能。建设 1#、2#两栋楼,共计建筑面积 44760.62 m ² 。
征地面积	1# 5177.82 m ² +2# 4977.82 m ² =10155.64 m ²
影响户数	9
影响人口	32
征地协议签订时间	2013 年 12 月 2 日
补偿款支付时间	2013 年 12 月 15 日
房屋拆迁面积	0
拆迁户数	0
拆迁人数	0
房屋征收补偿协议签订时间	2017 年 4 月
拆迁户安置用地调规时间	2017 年 3 月
国有建设用地划拨时间	预计 2017 年 9 月
建房时间	计划 2017 年 11 月
入住新房时间	2019 年 4 月
遗留问题及说明	无遗留问题
村民小组意见	已补偿到位,无遗留问题
村委会意见	已补偿完毕,无遗留问题
乡政府意见	已补偿到位,无遗留问题
项目单位意见	补偿资金已拨付,无遗留问题
移民专家意见	

注：(每个合同包填写一张)

Checklist 1: Package-External works-GC-C5 (Translated Sample, see the scanned copy below)

合同包名称 Package name	中国-东盟中小企业协同创新发展项目（外部土建） China ASEAN SME Synergy Innovation Development Project (External works)-GC-C5
建设内容 activities	道路、地面硬化、水电、管网、停车场、景观绿化等配套工程 Roads, Ground hardening, water and power supply, pipe network, parking lot, landscaping and other ancillary works
征地面积 Area of Land acquisition	38000m ²
影响户数 HHs Affected by LA	28
影响人口 Persons Affected by LA	105
征地协议签订时间 Date of LA agreement signing	2013 年 12 月 2 日 2 December 2013
补偿款支付时间 date of LA Compensation Payment	2013 年 12 月 15 日 15 December 2013
房屋拆迁面积 House demolition	661 m2
拆迁户数 HHs Affected by HD	5
拆迁人数 Persons Affected by HD	28
房屋征收补偿协议签订时间 Date of HD agreement signing	2017 年 4 月 April 2017
拆迁户安置用地调规时间 Date of Land Use Plan for resettlement sites	2017 年 3 月 March 2017
国有建设用地划拨时间 Date of land transferring for resettlement sites	2017 年 9 月 September 2017
建房时间 New resettlement house construction	计划 2017 年 11 月 December 2017 as planned
入住新房时间 Move into new houses	2019 年 4 月 April 2019
遗留问题及说明 Clarification of Pending Issues	无遗留问题 No pending issue
村民小组意见 endorsement from affected villager group	
村委会意见 endorsement from affected village committee	
乡政府意见 endorsement from affected township government	
项目单位意见 endorsement from IA	
移民专家意见 endorsement from resettlement specialist	



桂林航天工业学院亚行贷款项目合同包征地拆迁完成情况审查表

合同包名称	中国-东盟中小企业协同创新发展项目（外部土建）
建设内容	道路、地面硬化、水电、管网、停车场、景观绿化等配套工程
征占地面积	38000m ²
影响户数	28
影响人口	105
征地协议签订时间	2013年12月2日
补偿款支付时间	2013年12月15日
房屋拆迁面积	0
拆迁户数	0
拆迁人数	0
房屋征收补偿协议签订时间	2017年4月
拆迁户安置用地调规时间	2017年3月
国有建设用地划拨时间	2017年9月
建房时间	计划2017年11月
入住新房时间	2019年4月
遗留问题及处理	无遗留问题
村民小组意见	已补偿到位，无遗留问题
村委会意见	已补偿到位，无遗留问题
乡政府意见	已补偿到位，无遗留问题。
项目单位意见	补偿资金已拨付，无遗留问题。
移民专家意见	

注：（每个合同包填写一张）