

Resettlement Due Diligence Report

November 2020

People's Republic of China: Guangxi Regional Cooperation and Integration Promotion Investment Program Tranche 3

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

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Resettlement Due Diligence Report for Subproject # 2: Baise Cross-border Agricultural Products Industry Chain Upgrade

The Subproject # 2 will construct the agricultural products trading center (phase I), in Youjiang District of Baise City. The total land area required for the Subproject is 55,237 m² (82.9 mu). The construction activities include: a comprehensive service center for cross-border agricultural products supply chain and a demonstration base for green fruits and processing of small and medium-sized enterprises for agricultural products.

The above construction activities of the Subproject #2 will be completed on a 82.9 mu land plot in the storage area land of 369.75 mu which is state-owned construction land. The Land Use Rights Certificate that authorized the use of the state-owned construction land (storage area) was obtained on February 6, 2016 and is valid until February 5, 2066 (See appendix 1: Baise Yihao State-owned Construction Land Certificate (2016)).

Land acquisition and payment of compensation procedures were completed in May 22, 2014. Land compensation standards that were applied at that time were as follows: 31,200 yuan/mu as land compensation, 5,600 yuan/mu for young garden crops, and 40,000 yuan/mu for the fishpond. As some affected households were in default in paying for land contracting fees and paying pension premiums to the village committee, all parties agreed that such arrears should be deducted from the total compensation paid to each affected household. The arrears were nominal payments and as a result the payment of arrears was a small sum of the total compensation (Appendix 2).

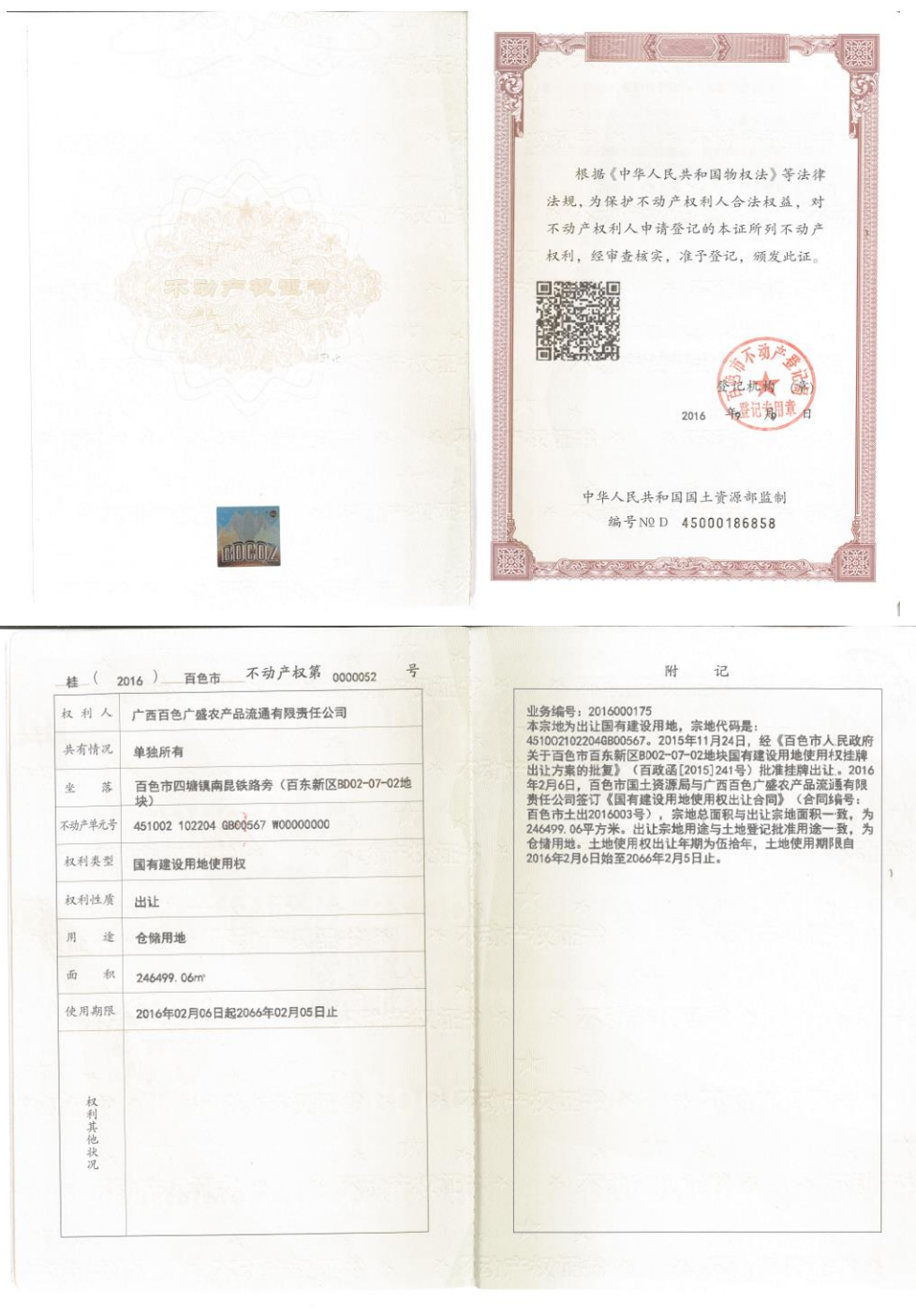
The total compensation paid to the affected 103 households was 30,925,176.7 yuan (See appendix 2) in Wutang village after deducting unpaid land contracting fees of 66,073.4 yuan and unpaid pension premium of 172,453.7 yuan. Both deductions amounted only to 0.76% of the total compensation paid.

The due diligence confirmed that 224 persons in 51 households affected by the Subproject #2 (as part of the total 103 households shown in Appendix 2) in Wutang village had received land compensation. They also enrolled in the Endowment Insurance Scheme soon after the land acquisition. There are no outstanding land acquisition, compensation or resettlement issues pertaining to the land acquired in 2014.


Baise Natural Resources Bureau
November 27, 2020


Guangxi Baise Yihao Agricultural
Development Co., Ltd
November 27, 2020

Appendix 1: Land Use Rights Certificate Obtained on 9 Sep 2016



Appendix 2: Details of Land Compensation Paid to the Affected Households in Wutang Village

Prepared by: Agriculture and Land Management Division

Unit: CNY

Settlement Time: May 22, 2014

No.	Name	Sex	Employed or not	Compensation expenses (yuan)						Deduction items (CNY)						Total Amount Actually Paid	Signature				
				Garden Land			Fishing Pond			Unpaid Land Contracting Fees over the Years					Unpaid Pension Premiums over the Years			Total			
				Area (mu)	Compensation for Young Crops (CNY5,600 /mu)	Land compensation (CNY31200)	Subtotal	Area (mu)	Compensation (CNY40000 /mu)	Total Amount Due	2008-2010	2011	2012	2013	2014				Subtotal	2013	2014
1	Huang XX			10.867	60855.2	339050.4	399905.6						395.40	395.40		1806.00	1806.00	2201.40	397704.20	1	
2	Liang XX			1.474	8254.4	45988.8	54243.2				16.70	16.70	23.90	14.90	72.20			72.20	54171.00	2	
3	Ding XX			2.139	11978.4	66736.8	78715.2							909.50	909.50			909.50	77805.70	3	
4	Huang XX			10.341	57909.6	322639.2	380548.8	0.934	37360.0	417908.8									417908.80	4	
5	Liang XX			2.048	11468.8	63897.6	75366.4			75386.4									75366.40	5	
6	Zheng XX			0.155	868.0	4836.0	5704.0			5704.0									5704.00	6	
7	Zheng XX			6.624	37094.4	206668.8	243763.2	1.695	67800.0	311563.2									311563.20	7	
8	Lu XX			6.798	38068.8	212097.6	250166.4			250166.4				858.70	858.70	1806.00	1806.00	2664.70	247501.70	8	
9	Li XX			16.922	94763.2	527966.4	622729.6			622729.6	4191.10	1154.10	1214.80	887.40	7447.40	9518.00	9518.00	16965.40	605764.20	9	
10	Li XX			9.427	52791.2	294122.4	346913.6			346913.6				478.80	478.80		0.00	478.80	346434.80	10	
11	Li XX			10.577	59231.2	330002.4	389233.6			389233.6				468.50	468.50	1806.00	1806.00	2274.50	386959.10	11	
12	Huang XX			20.207	113159.2	630458.4	743617.6			743617.6					0.00	3612.00	3612.00	3612.00	740005.60	12	
13	Pin XX			8.667	48535.2	270410.4	318945.6			318945.6				909.70	300.80	1210.50		0.00	1210.50	317735.10	13
14	Tan XX			9.484	53110.4	295900.8	349011.2			349011.2	1865.60	805.60	848.00	636.00	4155.20		0.00	4155.20	344856.00	14	
15	Liu XX			10.475	58660.0	326820.0	385480.0			385480.0				393.60	393.60	1806.00	1806.00	2199.60	383280.40	15	
16	Li XX			1.905	10668.0	59436.0	70104.0			70104.0					0.00		0.00	0.00	70104.00	16	
17	Ding XX			23.308	130524.8	727209.6	857734.4			857734.4				664.40	664.40		0.00	664.40	857070.00	17	
18	Tang XX			14.939	83658.4	466096.8	549755.2			549755.2			2147.40	1356.10	3503.50	1806.00	1806.00	5309.50	544445.70	18	
19	Tang XX			6.101	34165.6	190351.2	224516.8			224516.8					0.00	1806.00	1806.00	1806.00	222710.80	19	
20	Ding XX			1.648	9228.8	51417.6	60646.4			60646.4	4407.80	1329.40	1399.40	1049.50	8186.10		0.00	8186.10	52460.30	20	
21	Ding XX			23.439	131258.4	731296.8	862555.2			862555.2					0.00		0.00	0.00	862555.20	21	
22	Din XX			3.234	18110.4	100900.8	119011.2	0.403	16120.0	135131.2					0.00		0.00	0.00	135131.20	22	
23	Huang XX			10.606	59393.6	330907.2	390300.8			390300.8				797.10	300.80	1097.90	1806.00	1806.00	2903.90	387396.90	23
24	Shi XX			8.474	47454.4	264388.8	311843.2			311843.2				300.80	300.80		0.00	300.80	311542.40	24	
25	Mo XX			11.587	64887.2	361514.4	426401.6			426401.6				220.00	220.00		3612.00	3612.00	3832.00	422569.60	25
26	Shi XX			0.606	3393.6	18907.2	22300.8			22300.8				229.50	229.50		0.00	229.50	22071.30	26	
Subtotal				232.052	1299491.2	7240022.4	8539513.6	3.032	121280.0	8660793.6	10481.2	3305.80	5633.50	10049.10	1122.40	30592.00	29384.00	29384.00	59976.00	8660817.6	

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No.	Name	Sex	Employee or not	Compensation expenses (CNY)						Deduction items (CNY)									Total Amount Actually Paid	Signature			
				Garden Land				Fishing Pond		Total Amount Due	Unpaid Land Contrating Fees over the Years					Unpaid Pension Preminums over the Years					Total		
				Area (mu)	Compensation for Young Crops (CNY5,600 / mu)	Land compensation (CNY31200 / mu)	Subtotal	Area (mu)	Compensation (CNY40000 / mu)		2008-2010	2011	2012	2013	2014	Subtotal	2013	2014				Subtotal	
27	Liao XX			6.237	34927.2	194594.4	229521.6							300.80	300.80			0.00	300.80	229220.80	27		
28	Huang XX			12.897	72223.2	402386.4	474609.6							1190.80	1190.80			3612.00	3612.00	4802.80	469806.80	28	
29	Chen XX			2.922	16363.2	91166.4	107529.6								0.00			0.00	0.00	107529.60	29		
30	Huang XX			4.831	27053.6	150727.2	177780.8							1055.30	1055.30			3612.00	3612.00	4667.30	173113.50	30	
31	Li XX			6.571	36797.6	205015.2	241812.8							701.40	150.40	851.80			0.00	851.80	240961.00	31	
32	Liang XX			2.586	14481.6	80683.2	95164.8									0.00		1806.00	1806.00	1806.00	93358.80	32	
33	Liang XX			5.114	28638.4	159556.8	188195.2							800.70	800.70			1806.00	1806.00	2606.70	185588.50	33	
34	Lu XX			3.261	18261.6	101743.2	120004.8								0.00				0.00	0.00	120004.80	34	
35	Lu XX			11.927	66791.2	372122.4	438913.6							169.80	811.30	981.10			1806.00	1806.00	2787.10	436126.50	35
36	Huang XX			4.91	27496.0	153192.0	180688.0									0.00			0.00	0.00	180688.00	36	
37	Liang XX			20.239	113338.4	631456.8	744795.2									0.00			0.00	0.00	744795.20	37	
38	Lu XX			4.206	23553.6	131227.2	154780.8							822.50	451.20	1273.70			1806.00	1806.00	3079.70	151701.10	38
39	Li XX			6.789	38018.4	211816.8	249835.2	3.679	147160.0	396995.2				511.20		511.20			1806.00	1806.00	2317.20	394678.00	39
40	Li XX			8.029	44962.4	250504.8	295467.2			295467.2	576.40	576.40	823.40	514.70		2490.90			1098.90	1098.90	3589.80	291877.40	40
41	Li XX			11.515	64484.0	359268.0	423752.0			423752.0				114.00		114.00			1806.00	1806.00	1920.00	421832.00	41
42	Yang XX			0.153	856.8	4773.6	5630.4			5630.4						0.00			0.00	0.00	5630.40	42	
43	Lu XX			4.112	23027.2	128294.4	151321.6			151321.6	3304.	519.80	742.60	464.20	601.60	5632.90			1806.00	1806.00	7438.90	143882.70	43
44	Liu XX			5.055	28308.0	157716.0	186024.0			186024.0				565.30		565.30			1806.00	1806.00	2371.30	183652.70	44
45	Lu XX			4.88	27328.0	152256.0	179584.0			179584.0						0.00			0.00	0.00	179584.00	45	
46	Liang XX			1.397	7823.2	43586.4	51409.6			51409.6						0.00			0.00	0.00	51409.60	46	

47	Huang XX		9.822	55003.2	306446.4	361449.6			361449.6				537.60	300.80	838.40		3612.00	3612.00	4450.40	356999.20	47
48	Huang XX		4.857	27199.2	151538.4	178737.6			178737.6						0.00			0.00	0.00	178737.60	48
49	Li XX		3.059	17130.4	95440.8	112571.2			112571.2						0.00		1806.00	1806.00	1806.00	110765.20	49
50	Huang XX		6.331	35453.6	197527.2	232980.8	7.915	316600.0	549580.8			412.00	309.00		721.00		1806.00	1806.00	2527.00	547053.80	50
51	Lu XX		4.386	24561.6	136843.2	161404.8			161404.8				566.40		566.40		1806.00	1806.00	2372.40	159032.40	51
52	Lu XX		5.359	30010.4	167200.8	197211.2			197211.2						0.00		1806.00	1806.00	1806.00	195405.20	52
Total			161.445	904092.0	5037084.0	5941176.0	11.594	463760.0	6404936.0	3881.1	1096.20	2147.80	8964.40	1804.80	17894.30		33606.90	33606.90	51501.20	6353434.80	

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No.	Name	Sex	Employee or not	Compensation expenses (CNY)						Deduction items (CNY)										Total amount actually paid	Signature	
				Garden			Fishing Pond			Total Amount Due	Unpaid Land Contrating Fees over the Years					Unpaid Pension Premiums over the Years			Total			
				Area (mu)	Compensation for Young Crops (CNY5,600 /mu)	Land compensation (CNY31200 / mu)	Subtotal	Area (mu)	Compensation Standard (CNY40,000 /mu)		2008-2010	2011	2012	2013	2014	Subtotal	2013	2014				Subtotal
53	Wei XX			4.668	26140.8	145641.6	171782			171782.4			138.80			138.80			0.00	138.8	171643.60	53
54	Liu XX			1.99	11144.0	62088.0	73232.0			73232.0						0.00			0.00	0.00	73232.00	54
55	Liao XX			6.817	38175.2	212690.4	250865			250865.6				282.70	300.80	583.50		3612.00	3612.00	4193.50	246670.10	55
56	Tang XX			30.153	168856.8	940773.6	1109630.4			1109630.4			100.00			100.00		1806.00	1806.00	1906.00	1107724.40	56
57	Huang XX			15.	89152.0	496704.0	585856			585856.0						0.00			0.00	0.00	585856.00	57
58	Liu XX			4.884	27350.4	152380.8	179731			179731.2					150.40	150.40			0.00	150.4	179580.80	58
59	Li XX			2.328	13036.8	72633.6	85670.4			85670.4						0.00			0.00	0.00	85670.40	59
60	Deng XX			8.007	44839.2	249818.4	294657			294657.6						0.00			0.00	0.00	294657.60	60
61	Xu XX			19.124	107094.4	596668.8	703763			703763.2			857.60			857.60			0.00	857.6	702905.60	61
62	Tang XX			18.45	103331.2	575702.4	679033			679033.6						0.00			0.00	0.00	679033.60	62
63	Lu XX			6.32	35392.0	197184.4	232576			232576.0						0.00			0.00	0.00	232576.00	63
64	Liu XX			6.585	36876.0	205452.0	242328			242328.0				179.40		179.40			0.00	179.4	242148.60	64
65	Li XX			2.	15153.6	84427.2	99580.8			99580.8				405.60		405.60		1806.00	1806.00	2211.60	97369.20	65
66	Liu XX			4.	26465.6	147451.2	17391			173916.8				373.80		373.80			0.00	373.	173543.00	66

67	Liu XX		4.	27843.2	155126.4	18296			182969.6				300.80	300.80		1806.00	1806.00	2106.80	180862.80	67	
68	Li XX		7.671	42957.6	239335.2	28229			282292.8			379.00	300.80	679.80		1806.00	1806.00	2485.80	279807.00	68	
69	Yang XX		8.081	45253.6	252127.2	29738			297380.8			1235.		1235.20		1806.00	1806.00	3041.20	294339.60	69	
70	Deng XX		10.07	56420.0	314340.0	37076			370760.0			795.70		795.70		3612.00	3612.00	4407.70	366352.30	70	
71	Li XX		14.75	82633.6	460387.2	54302			543020.8					0.00		3612.00	3612.00	3612.00	539408.80	71	
72	Liu XX		0.	4379.2	24398.4	28777.			28777.6					0.00			0.00	0.00	28777.60	72	
73	Huang XX		0.06	336.0	1872.0	2208.0			2208.0			135.40	232.20	367.60		1806.00	1806.00	2173.60	34.40	73	
74	Liang XX		5.06	28336.0	157872.0	18620			186208.0					0.00			0.00	0.00	186208.00	74	
75	Liang XX		7.617	0.0	237650.4	23765			237650.4					0.00			0.00	0.00	237650.40	75	
	Liang XX			42655.2	0.0	42655.			42655.2						0.00			0.00	0.00		42655.20
76	Huang XX		0.19	1064.0	5928.0	6992.0			6992.0			423.30		423.30			0.00	423.	6568.70	76	
77	Ding XX		10.07	56425.6	314371.2	370796			370796.8					0.00			0.00	0.00	370796.80	77	
Total			202.	1131312.0	6303024.40	7434336.			7434336.0			1096.	4210.10	1285.	6591.50		21672.00	21672.00	28263.	7406072.50	

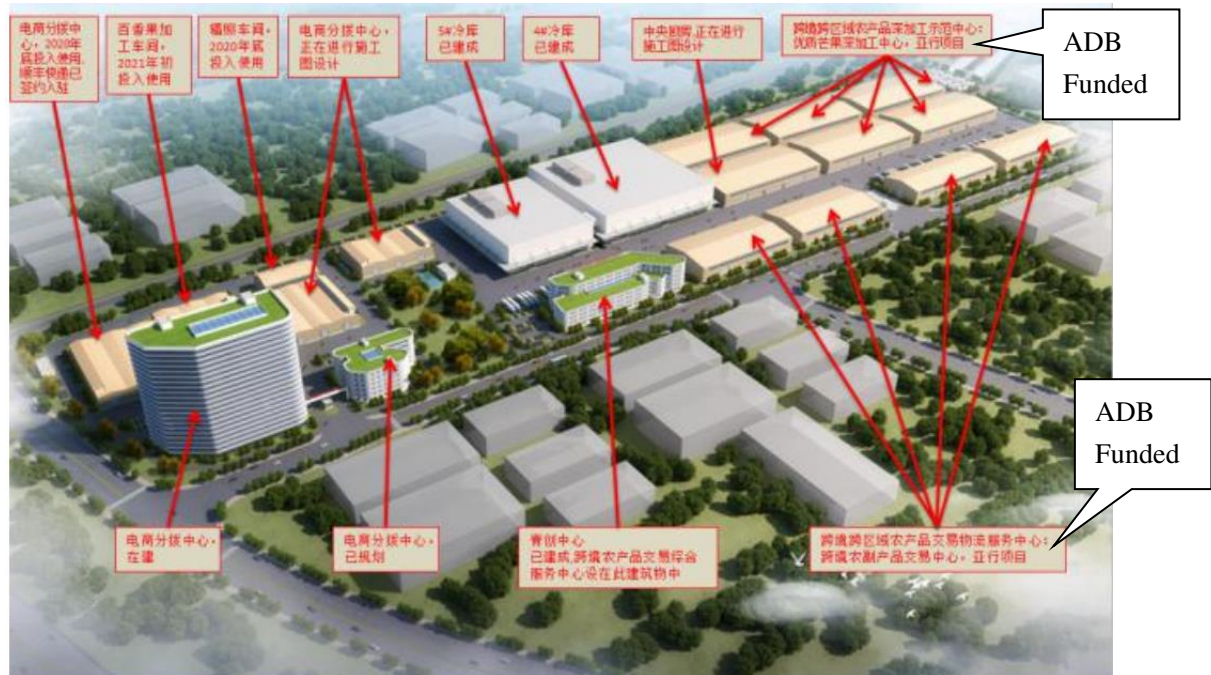
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No.	Name	Sex	Employee or not	Compensation expenses (CNY)						Deduction items (CNY)							Total Amount Actually Paid	Signature				
				Garden Land			Fishing Pond		Total Amount Due	Unpaid Land Contracting Fees over the Years					Unpaid Pension Premiums over the Years				Total			
				Area (mu)	Compensation for Young Crops (CNY5,600 /mu)	Land compensation (CNY31200)	Subtotal	Area (mu)		Compensation (CNY40000 / mu)	2008-2010	2011	2012	2013	2014	Subtotal				2013	2014	Subtotal
78	Lin XX			5.769	32306.4	179992.8	212299.2			212299.2					834.90		834.90		0.00	834.90	211464.30	78
79	Huan XX			21.781	121973.6	679567.2	801540.8			801540.8					849.5		849.50		0.00	849.50	800691.30	79
80	Tang XX			16.026	89745.6	500011.2	589756.8			589756.8					300.80	300.80		1806.00	1806.00	2106.80	587650.00	80
81	Wei XX			9.095	50932.0	283764.0	334696.0			334696.0							0.00		0.00	0.00	334696.00	81
82	Huang XX			6.194	34686.4	193252.8	227939.2			227939.2							0.00		0.00	0.00	227939.20	82
83	Huang XX			13.309	74530.4	415240.8	489771.2			489771.2							0.00		0.00	0.00	489771.20	83
84	Lu XX			2.334	13070.4	72820.8	85891.2			85891.2					244.40	244.40		1806.00	1806	2050.40	83840.80	84

85	Huang XX			20.217	113215.2	630770.4	743985.6						188.1		188.10	1806.00	1806.00	1994.10	741991.50	85	
86	Wei XX			11.843	66320.8	369501.6	435822.4					1552.40			1552.40	1806.00	1806.00	3358.40	432464.00	86	
87	Huang XX			10.659	59690.4	332560.8	392251.2						1001.10		1001.10	3657.40	3657.40	4658.50	387592.70	87	
88	Huang XX			5.547	31063.2	173066.4	204129.6						366.00		366.00	1806	1806.00	2172.00	201957.60	88	
89	Huang XX			22.97	128632.0	716664.0	845296.0						361.20	300.80	662.00		0.00	662.00	844634	89	
90	Haung XX			1.77	9912	55224.0	65136.0								0.00		0.00	0.00	65136.00	90	
91	Liu XX			3.801	21285.6	118591.2	139876.8							244.40	244.40		0.00	244.40	139632.40	91	
92	Liang XX			8.086	45281.6	252283.2	297564.8		147.8	147.8	211.20	132.00			638.80		0.00	638.80	296926.00	92	
93	Huang XX			1.207	6759.2	37658.4	44417.6					760.00	570.00		1330.00		0.00	1330.00	43087.60	93	
94	Lu XX			5.801	32485.6	180991.2	213476.8						1145.20		1145.20	1806.00	1806.00	2951.20	210525.60	94	
95	Deng XX			11.268	63100.8	351561.6	414662.4								0.00		0.00	0.00	414662.40	95	
96	Haung XX			1.162	6507.2	36254.4	42761.6						127.20		127.20		0.00	127.20	42634.40	96	
97	Li XX			14.596	81737.6	455395.2	537132.8								0.00	1806.00	1806.00	1806.00	535326.80	97	
98	Lu XX			5.185	29036	161772.0	190808.0								0.00	1806.00	1806.00	1806.00	189002.00	98	
99	Lu XX			8.087	45287.2	252314.4	297601.6	1.064	42560.0				620.50		620.50	1806.00	1806.00	2426.50	337735.10	99	
100	Huang XX			6.799	38074.4	212128.8	250203.2						494.80		494.80		0.00	494.80	249708.40	100	
101	Luo XX			3.537	19807.2	110354.4	130161.6								0.00		0.00	0.00	130161.60	101	
102	Lu XX			1.695	9492.0	52884.0	62376.0										0.00	0.00	62376.00	102	
103	Lu XX			9.898	55428.80	308817.6	364246.40	3.53	141200.0				395.50		395.50	1806.00	1806.00	2201.50	503244.90	103	
Subtotal				228.636	1280361.6	7133443.2	8413804.80	4.594	183760.0	8597564.8	147.8	147.8	2523.60	7086.00	1090.40	10995.60	21717.40	21717.40	32713.00	8564851.8	
Total				824.153	4615256.80	25713573.60	30328830.40	19.220	768800.00	31097630.40	14510.10	4549.80	11401.30	30309.60	5302.60	66073.40	106380.30	106380.30	172453.70	30925176.70	

Source: Local land natural resources bureau.

Appendix 3: Layout Map of the Subproject (the 7 buildings on the right to be funded by ADB)



Appendix 4: Project Site





Appendix 5: Certificate

证 明

百色市五塘工业项目用地涉及征用到我公司职工 103 户，共计 843.373 亩。应发放青苗补偿及安置补偿费合计 31097630.40 元，其中扣除职工历年拖欠土地费 66073.40 元、职工历年拖欠养老金 172453.70 元，对于扣款项目（历年拖欠土地费、历年拖欠养老金）被征地职工均知情且认可，无争议。

特此证明

广西百色华侨实业有限责任公司

2021 年 1 月 29 日

Certificate

The land for Wutang industrial project in Baise city involves the requisition of 103 employees of our company, a total of 843.373 mu. The total amount of compensation for young crops and resettlement is CNY31097630.40, of which CNY66073.40 is deducted from the arrears of land fees and CNY172453.70 is deducted from the arrears of pension. The employees who have been expropriated for the deduction items (arrears of land fees and pension) are informed and recognized without dispute.

In witness whereof

Guangxi Baise Huaqiao Shiye Co., Ltd
Jan 29, 2021