

RP1626 v4

REV

World Bank-financed Chongqing Small Towns Water Environment
Management Project

RAP of the Rongchang County Chang States-Wan
Ling Flood and Wastewater Management Subproject

Rongchang Hongyu Water Resources Development Co., Ltd.

June 2014

Letter of Commitment

The Rongchang Subproject of the World Bank-financed Chongqing Small Towns Water Environment Management Project involves resettlement. Therefore, this Resettlement Action Plan (RAP) has been prepared as the basis for land acquisition (LA), house demolition (HD) and resettlement in accordance with the Bank policy on involuntary resettlement (OP4.12), and the applicable state and local regulations and policies to protect the basic rights and interests of the affected persons (APs), and restore or even improve their production level and living standard after resettlement.

The Rongchang County Government has reviewed this RAP, and agrees to implement resettlement, make resettlement funds available fully and timely, and compensate and resettle the APs properly in light of this RAP. The Rongchang PMO is hereby instructed to implement and manage the resettlement of the Subproject in coordination with the agencies concerned.

Rongchang County Government
(Official seal)

Head (or deputy head in charge): _____ (signature) _____ (date)

Foreword

I. Purpose of preparing this RAP

- 1 The RAP is prepared in accordance with the applicable laws of the People's Republic of China and local regulations and a series of provisions in the Bank Operational Policy OP4.12 on Involuntary Resettlement for the purpose of "developing an action plan for resettlement and restoration for the people affected by the project, so that they benefit from the project, their standard of living is improved or at least restored after the completion of the project".

II. Definitions of terms

Displaced persons

- 2 Based on the criteria for eligibility for compensation, "Displaced Persons" may be classified in one of the following three groups:
 - a) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
 - b) those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets-provided that such claims are recognized under the laws of the country or become recognized through a process identified in the RAP; and
 - c) those who have no recognizable legal right or claim to the land they are occupying.
- 3 Persons covered under paragraphs 2(a) and (b) are provided compensation for the land they lose, and other assistance. Persons covered under paragraph 2(c) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objective set out in this policy, if they occupy the subproject areas prior to a cut-off date¹ established by the borrower and acceptable to the World Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in paragraph 2(a), (b), or (c) are provided compensation for loss of assets other than land.

III. Compensation and resettlement measures

- 4 To address the following impacts of the involuntary taking of land: (i) displacement or loss of shelter; (ii) lost of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location, an RAP or a resettlement policy framework shall be prepared to cover the following:
 - (a) The Resettlement Action Plan or resettlement policy framework includes measures to ensure that the displaced persons are:
 - informed about their options and rights pertaining to resettlement;
 - consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
 - provided prompt and effective compensation at full replacement cost², for losses of assets attributable directly to the project.
 - (b) If the impacts include physical displacement, the RAP or resettlement policy framework includes measures to ensure that the displaced persons are:
 - provided assistance (such as moving allowances) during displacement; and
 - provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.
 - (c) Where necessary to achieve the objective of the policy, the Resettlement Action Plan or resettlement policy framework also includes measures to ensure that displaced persons are:
 - offered support after displacement, for a transition period, based on a reasonable estimate

¹ Normally, this cut-off date is the date the census begins. The cut-off date could also be the date the subproject areas was delineated, prior to the census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx.

² "Replacement cost" is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account.

of the time likely to be needed to restore their livelihood and standards of living;

➤ provided with development assistance in addition to compensation measures described in paragraph 4(a)(iii), such as land preparation, credit facilities, training, or job opportunities.

- 5 Cut-off date: means the date of publication of the announcement of land acquisition and property demolition in this project. After this date, the displaced persons shall not build, rebuild or expand their properties; shall not change the uses of their properties and land; shall not lease their land, lease, sell or purchase their properties; and any person that moves in after this date shall not qualify as a displaced person.

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ABBREVIATIONS

AH	-	Affected Household
AP	-	Affected Person
DMS	-	Detailed Measurement Survey
FGD	-	Focus Group Discussion
HD	-	House Demolition
LA	-	Land Acquisition
M&E	-	Monitoring and Evaluation
PMO	-	Project Management Office
PRC	-	People's Republic of China
RAP	-	Resettlement Action Plan
RIB	-	Resettlement Information Booklet

Units

Currency unit	=	Yuan (CNY)
1.00 yuan	=	\$0.15
1 hectare	=	15 mu

1 Overview of the Subproject

1.1 Background of the Subproject

1 Located on the junction between Sichuan Province and Chongqing Municipality, Rongchang County plays an important role in regional economic development, and boasts convenient railway and highway traffic. According to the Urban and Rural Master Development Plan of Rongchang County (2009-2030), Rongchang County will be built into an environment-friendly regional center featuring developed stockbreeding, balanced and sustainable economic, social and environmental development, and cultural prosperity in the next one or two decades.

2 In order to meet the national water quality requirement, and promote inclusive and sustainable development, the Rongchang County Government has applied for a loan with the Bank for the Subproject, which aims to improve urban flood control capacity, urban waterscape and the living environment, and promote rapid economic and social development through the integrated management of the upper Laixi River segment in Rongchang County.

3 The gross investment in the Subproject is CNY334.06 million, including a Bank loan of CNY183 million, accounting for about 54.78%.

1.2 Progress of Project Preparation and Resettlement

4 The owner of the Subproject, Rongchang Hongyu Water Resources Development Co., Ltd., has appointed a design agency to prepare the Pre-feasibility Study Report of the Subproject. In May 2013, the preparation of the Feasibility Study Report, RAP, Environmental Impact Assessment, and Environmental Management Plan of the Subproject begun. With the careful planning of the county development and reform bureau, owner and design agency, subproject preparation progressed smoothly.

5 Chongqing SRM Consulting Co., Ltd. was appointed by the Rongchang PMO to participate in the preparation of this RAP as the resettlement consulting agency. Since late May 2013, the RAP preparation team conducted a one-week socioeconomic survey in the subproject area, and extensive public consultation with the APs. And further investigation and interviews were conducted in October and November 2013. The RAP was completed in March 2014.

6 According to the Bank policy on involuntary resettlement (OP4.12), the cut-off date for the identification of APs and the determination of affected physical quantities of the Subproject will be the beginning date of the detailed measurement survey (DMS), which is expected to begin in April or May 2014. Anyone who moves in after this date will not qualify as an AP, and the APs should not build, rebuild or expand their houses, should not change the uses of their properties and land, and should not lease their land, lease, sell or purchase their houses. Any variation in physical quantity arising from any of the above acts will not be recognized.

1.3 Components

7 The Subproject involves Changzhou Sub-district and WanLing Town, and consists of river embankment construction, river rehabilitation, water and soil conservation, landscaping, etc.

- River embankment construction consists of two segments: (1) Upper segment: beginning with the junction between Dazu County and WanLing Town, and ending with the Erlangtan Bridge, with a total length of 6,213.686m,; (2) Lower segment: beginning with the Shabao Hydropower Station and ending with the Liansheng Bridge, with a total length of 7,678.48m, including 3,765.835m on the left bank and 3,912.649m on the right bank.
- Dam renovation project: Sandcastle Barrage Left Bank Power Station additional flood drainage channels using forward hump overflow weir overflow net width of 28m, the channel clear width 29.5m, on both sides of the channel are used M7.5 mortar stone sidewall; Souls town spillway transformation is 2m high steel dam, across the river a single span of 58.8m
- Sewage Treatment content: A new sewage pump stations, sewers total length of 19km, where gravity flow length of 15Km, pressure flow length of 4.0km, flood protection along the road layout and bank revetment.

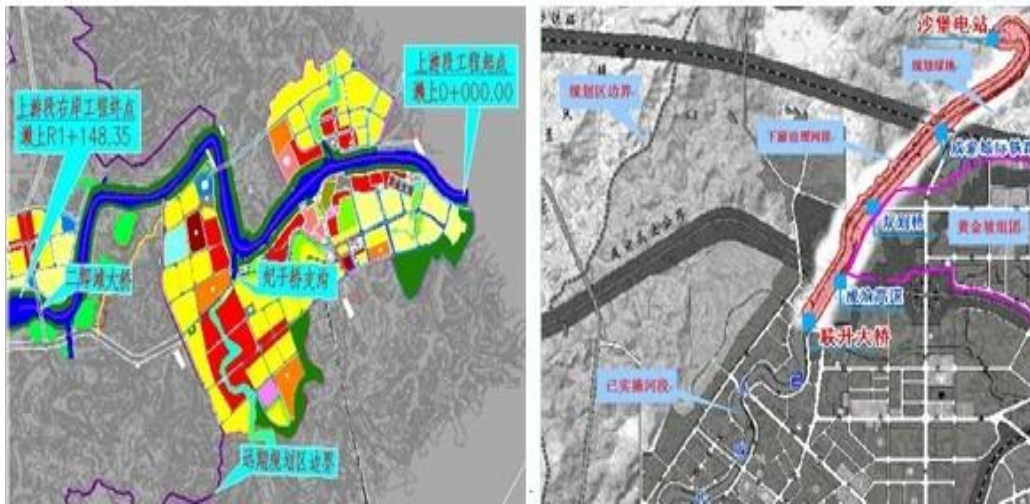


Figure 1-1 Location Map of the Subproject

8 According to the construction schedule, the construction period will be 46 months, which will be divided into 4 stages, including a preparatory stage of 4 months (June-September of Year 1), a construction preparation stage of two months (October of Year 1), a main works construction period of 44 months (November of Year 1 to June of Year 4); and a completion period of one month (July of Year 4).

1.4 Measures to Reduce Resettlement

9 At the planning and design stages, the design agency and owner of the Subproject took the following effective measures to reduce the local socioeconomic impacts of the Subproject. For example, the retaining wall plus embankment design is used in the lower segment, avoiding the relocation of 14 households.

10 At the RAP preparation and implementation stage, when LA or HD is unavoidable, the following measures will be taken to reduce the local impacts of the Subproject:

- Strengthen the collection of basic information, make an in-depth analysis of the local present socioeconomic situation and future prospect, and develop a feasible RAP based on the local practical conditions to ensure that the APs will not suffer losses due to the Subproject.
- Encourage public participation actively and accept public supervision.
- Strengthen internal and external monitoring, establish an efficient and unobstructed feedback mechanism and channel, and shorten the information processing cycle to ensure that issues arising from project implementation are solved timely.

2 Impacts of the Subproject

2.1 Overview

11 The Subproject will affect 15 groups in 6 villages/communities in two townships (Darongzhai Community, Shangshu Village, Shabao Village and Yuding Village in WanLing Town, and Dujiaba Community and Baochengsi Village in Changzhou Sub-district) in Rongchang County. 499.44 mu of land will be acquired permanently, including 321.25 mu of rural collective land, and 178.19 mu of state-owned river flat, affecting 365 households with 1,208 persons. Rural residential houses of 5,434.84 m² will be demolished, affecting 39 households with 144 persons in Shabao Village, Darongzhai Community and Yuding Village in WanLing Town, and Baochengsi Village and Dujiaba Community in Changzhou Sub-district; 4 individual businesses with 10 persons, and 6 types of ground attachments will be affected.

2.2 Impacts

2.2.1 Permanent LA

12 365 households with 1,208 persons in 15 groups in 6 villages/communities in two townships (Darongzhai Community, Shangshu Village, Shabao Village and Yuding Village in WanLing Town, and Dujiaba Community and Baochengsi Village in Changzhou Sub-district) in Rongchang County will be affected by permanent LA for the Subproject. 499.44 mu of land will be acquired permanently, including 321.25 mu of rural collective land (including 102.63 mu of cultivated land, 105.59 mu of woodland, 53.73 mu of garden land, 10.08 mu of housing land and 49.22 mu of unused land), and 178.19 mu of state-owned river flat. See Table 2-1.

2.2.2 Temporary land occupation

13 4 villages/communities in WanLing Town and two villages/communities in Changzhou Sub-district will be affected by temporary land occupation. 93.36 mu of land will be occupied temporarily, including, including 68.59 mu of cultivated land, 2.13 mu of fishpond, 11.64 mu of woodland and 11 mu of unused land, affecting 134 households with 469 persons.

Table 2-1 Summary of Temporarily Occupied Land

Township	Village	Temporarily occupied land (mu)					AHs	Affected population
		Subtotal	Cultivated land	Fishpond	Woodland	Unused land		
WanLing	Darongzhai Community	15.03	11.27	0.42	1.68	1.66	15	57
	Shangshu Village	8.03	1.87	0.74	2.77	2.65	12	52
	Yuding Village	18.54	18.04	0.08	0.17	0.25	23	93
	Shabao Village	26.03	19.00	0.00	3.55	3.48	60	174
Changzhou	Dujiaba Community	12.36	8.77	0.36	1.74	1.49	11	42
	Baochengsi Village	13.37	9.64	0.53	1.73	1.47	13	51
Total		93.36	68.59	2.13	11.64	11	134	469

Rongchang Subproject of the Chongqing Small Towns Water Environment Management Project

Table 2-2 Summary of Permanently Acquired Land

subproject	Town/sub-district	Village	Group	Subtotal	State-owned river flat	Rural collective land (mu)							Affected		
						Subtotal	Irrigated land	Non-irrigated land	Woodland	Garden land	Housing land	Unused land	HHs	Population	
embankment	WanLing Town	Darongzhai Community	1	9.68	4.29	5.39	3.64	0.00	1.09	0.00	0.00	0.66	20	66	
			2	25.08	11.11	13.97	5.47	0.00	2.70	0.00	3.10	2.70	32	92	
			3	32.65	14.46	18.19	12.36	0.00	1.04	0.00	0.00	4.79	27	76	
			5	20.79	9.21	11.58	6.49	0.00	2.57	0.00	0.00	2.52	10	31	
			6	1.08	0.48	0.60	0.00	0.00	0.60	0.00	0.00	0.00	2	5	
			7	69.77	30.9	38.87	8.57	0.00	12.60	2.69	0.00	15.01	73	251	
			Subtotal												
		Shangshu Village	6	49.93	21.49	28.44	1.37	0.00	26.80	0.00	0.00	0.27	127	392	
		Yuding Village	8	13.91	13.13	0.78	0.00	0.00	0.00	0.00	0.78	0.00	5	18	
		Shabao Village	1	0.17	0.08	0.09	0.00	0.00	0.09	0.00	0.00	0.00	1	3	
	3		27.04	12.81	14.23	2.94	0.00	6.54	0.00	0.70	4.05	16	47		
	4		3.02	1.43	1.59	0.37	0.00	1.15	0.00	0.00	0.07	1	4		
	Subtotal		253.22	119.39	133.83	41.21	0.00	55.28	2.69	4.58	30.07	316	991		
	Changzhou Sub-district	Dujiaba Community	11	147.56	35.24	112.32	0.00	18.38	31.42	51.04	2.62	8.86	20	102	
			12	24.12	5.76	18.36	0.00	12.98	2.20	0.00	0.22	2.96	13	45	
Baochengsi Village		1	24.86	5.93	18.92	0.00	10.18	5.75	0.00	0.56	2.43	6	27		
		3	49.69	11.87	37.82	0.00	19.88	10.94	0.00	2.10	4.90	10	43		
Subtotal			246.22	17.8	187.42	0	61.42	50.31	51.04	5.5	19.15	49	217		
pump station	WanLing Town	Shangshu Village	6	0.1	0.0	0.1	0.00	0.00	0.1	0.00	0.00	0.00	2	6	
		Subtotal		0.1	0.0	0.1	0.00	0.00	0.1	0.00	0.00	0.00	2	6	
Total				499.44	178.19	321.25	41.21	61.42	105.59	53.73	10.08	49.22	365	1208	

2.2.3 Demolition of rural residential houses

14 39 households with 144 persons in Shabao Village, Darongzhai Community and Yuding Village in WanLing Town, and Baochengsi Village and Dujiaba Community in Changzhou Sub-district will be affected by HD, with rural residential houses of 5,434.84 m² demolished in total, including 2,699.04 m² in masonry concrete structure, 2,449.8 m² in masonry timber structure and 286m² in earth wall structure. See Table 2-3. In addition, the total demolition of houses involves house decoration of 4,057.56m², where the floor tiles 2,843.03m², wall tiles 1,214.53m².

Table 2-3 Summary of Affected Rural Residential Houses

Township	Village	Group	Head of household	Housing size (m ²)				Type (m ²)		Affected		
				Subtotal	Masonry concrete	Masonry timber	Earth wall	Residential housing	Shed	HHs	Population	
WanLing Town	Darongzhai Community	2	LJX	220	0	220	0	220	0	1	3	
		2	LJX	240	0	240	0	240	0	1	5	
		2	ZXX	40	0	40	0	40	0	1	4	
		2	YSR	100	0	100	0	100	0	1	3	
		2	HXP	180	0	180	0	180	0	1	5	
		2	ZZQ	160	0	160	0	160	0	1	5	
		2	LJM	80	0	80	0	80	0	1	3	
	Subtotal				1020	0	1020	0	1020	0	7	28
	Yuding Village	8	ZDG	110	40	70	0	40	70	1	3	
		8	ZGH	164	128	36	0	128	36	1	3	
		8	ZLJ	144	144	0	0	144	0	1	5	
		8	ZDG	144	144	0	0	144	0	1	5	
		8	LXG	90	90	0	0	90	0	1	2	
	Subtotal				652	546	106	0	546	106	5	18
	Shabao Village	2	LZG	96	0	0	96	0	96	1	3	
		2	TFM	70	0	0	70	0	70	1	4	
		2	DXF	120	0	0	120	0	120	1	3	
Subtotal				286	0	0	286	0	286	3	10	
Changzhou Sub-district	Baochengsi Village	1	LXK	120	120	0	0	120		1	1	
		1	LJB	138	58	80	0	58	80	1	2	
		1	TDQ	127.96	57.96	70	0	57.96	70	1	1	
		3	WFY	120	0	120	0	0	120	1	2	
		3	ZZL	160	90	70	0	90	70	1	2	
		3	BXY	165.68	165.68	0	0	165.68	0	1	1	
		3	YJJ	170	170	0	0	170	0	1	3	
		3	ZYP	30	30	0	0	30	0	1	4	
		3	LFQ	158	158	0	0	158	0	1	1	
		3	LF	170	140	30	0	140	30	1	3	
		3	LGQ	223.9	163.9	60	0	163.9	60	1	4	
		3	HHY	160	120	40	0	120	40	1	3	
		3	ZCY	238.1	113.3	124.8	0	113.3	124.8	1	6	
	3	ZGM	405.2	170.2	235	0	170.2	235	1	3		
	Subtotal				2386.84	1557.04	829.8	0	1557.04	829.8	14	36
	Dujiaba Community	12	TTJ	150	0	150	0	0	150	1	4	
		12	ZYJ	80	0	80	0	0	80	1	3	
12		TTY	15	0	15	0	0	15	1	6		
12		BXF	66	66	0	0	66	0	1	3		
12		SMS	40	40	0	0	40	0	1	2		
12		SYL	90	90	0	0	90	0	1	7		
12		TJH	180	0	180	0	0	180	1	9		
12	ZTF	184	180	4	0	180	4	1	8			

Township	Village	Group	Head of household	Housing size (m ²)				Type (m ²)		Affected	
				Subtotal	Masonry concrete	Masonry timber	Earth wall	Residential housing	Shed	HHs	Population
		12	HFX	130	100	30	0	100	30	1	6
		12	ZMF	155	120	35	0	120	35	1	4
		Subtotal		1090	596	494	0	596	494	10	52
Total				5434.84	2699.04	2449.8	286	3719.04	1715.839	144	

15 The average housing size of the AHs is 95.36m² per household or 25.83m² per capita. The demolished houses in masonry concrete structure were mostly built during 2000-2010, and those in masonry timber structure mostly in the 1990s. See Figure 2-1.



Figure 2-1 Photos of Houses to be Demolished

2.2.4 Affected individual businesses

16 The Subproject will affect 4 individual businesses with a total demolition area of 690m², including 350m² in masonry concrete structure, 250m² in masonry timber structure and 90m² in simple structure. See Table 2-4.

Table 2-4 Affected Individual Businesses

Town/sub-district	Village	Name	Degree of impact	Affected population	Demolition area (m ²)				Type (m ²)		
					Total	Masonry concrete	Masonry timber	Earth wall	Residence	Operation	
WanLing Town	Darongzhai Community	LLA Tea Garden	HD	2	90	0	0	90	0	90	
	Shabao Village	CDW Fungus Farm	HD	4	120	120	0	0	0	120	
Changzhou Sub-district	Baochengsi Village	LZC Processing Shop	HD	2	400	150	250	0	150	250	
		XHJ Fishpond	HD	2	80	80	0	0	0	80	
Total				-	10	690	350	250	90	150	540

2.2.5 Affected Vulnerable Groups

17 Vulnerable groups mainly refer to the poor, five-guarantee households, the disabled, psychos, women-headed households, etc. According to the DMS, 7 households with 22persons affected by the Subproject fall into vulnerable groups, mostly widows, the disabled and women-headed households.

Table 2-4 Basic Information of Affected Vulnerable Groups

Town/sub-district	Village	Group	Name	Age	Family size	Type of impact	Type
WanLing Town	Darongzhai Community	3	LXW	60	1	LA	Woman-headed
			GRK	68	4	LA	Woman-headed

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Town/sub-district	Village	Group	Name	Age	Family size	Type of impact	Type
	Yuding Village	8	CLJ	78	5	HD	Disability
			ZDY	46	4	HD	Disability
Changzhou Sub-district	Dujiaba Community	12	TDJ	76	5	LA	Woman-headed
	Baochengsi Village	2	BXY	65	1	LA	Woman-headed
			LQG	63	2	LA	serious disease

2.2.6 Affected population

18 365 households with 1,218 persons will be affected by LA and HD for the Subproject, in which 39 households with 144 persons will be affected by both LA and HD. See Table 2-6.

Table 2-5 Summary of Affected Population

Type of impact		Subtotal
Permanent LA	Affected households	365
	Affected population	1208
Demolition of rural residential houses	Affected households	39
	Affected population	144
Affected individual businesses	Affected households	4
	Affected population	10
Where:	Households affected by both LA and HD	39
	Population affected by both LA and HD	144
Total	Affected households	365
	Affected individual businesses	4
	Affected population	1218

Note: In "Total", the households and population affected by both LA and HD is deducted.

2.2.7 Affected ground attachments

19 The Subproject will affect 6 types of ground attachments. See Table 2-6.

Table 2-6 Summary of Affected Ground Attachments

Item	Specification	Proprietors	Unit	Qty.
Check dams	Cement	Rural households	m ²	651
Protective works	Ashlar	Rural households	m ³	413
Water pipes	Concrete, 500mm in diameter	Rural households	m	476
Wells	Ashlar	Rural households	m ³	4
Pumped wells	Pumped wells	Rural households	/	7
Manure pits	Ashlar and solid rock	Rural households	m ³	41

3 Socioeconomic Profile of the Subproject Area

20 In order to learn the socioeconomic profile of the subproject area, the RAP preparation team conducted a field survey in May and November 2013 using such method as literature review, door-to-door survey, interview and FGD.

3.1 Socioeconomic Background of the Subproject Area

3.1.1 Socioeconomic Profile of Chongqing Municipality

21 Chongqing Municipality is located in the upper Yangtze River, and the junction of central and western China, being an important central city of China, a historically and culturally famous city, and the economic center and traffic hub of southwestern China, with a land area of 82,400 km² and a resident population of 28.8462 million (end of 2011), governing 40 districts/counties, 839 townships and 175 sub-districts.

22 Since it became a municipality directly under the central government in 1997, significant progress has been made in economic and social development. In 2012, the city's GDP was 1.1459 trillion yuan, a year-on-year growth of 13.6%, per capita GDP 39,083 yuan, a year-on-year growth of 12.4%, and local fiscal general budgetary revenue 170.349 billion yuan, a year-on-year growth of 14.5%. With the rapid growth of economic strength, rapid progress has been made in urban and rural infrastructure construction, and social programs, and traffic, educational and medical care systems have been established preliminarily. However, the city's urban and rural infrastructure, and public service capacity remain weak, restricting the city's further development to a great extent. Therefore, the Chongqing Small Towns Water Environment Management Project has been implemented to promote infrastructure construction, and promote economic and social development.

3.1.2 Socioeconomic Profile of Rongchang County

23 Located on the junction between Sichuan Province and Chongqing Municipality, Rongchang County plays an important role in regional economic development due to its special geographic location and rich natural resources. The county has a land area of 1,079 km² and a resident population of 669,700, including an urban population of 298,000, governing 15 towns, 6 sub-districts, 209 villages and 41 communities.

24 In 2011, the county's GDP was 22.755 billion yuan, fiscal revenue 4.336 billion yuan, balance of deposits of urban and rural residents 2.735 billion yuan, balance of loans 9.368 billion yuan, fixed-asset investment 20.042 billion yuan, gross retail sales of consumer goods 5.216 billion yuan, a year-on-year growth of 18.1%, per capita disposable income of urban residents 19,295 yuan, up 16.1%, per capita net income of rural residents 8,356 yuan, up 1,601 yuan or 23.7%. See Table 3-1.

Table 3-1 Socioeconomic Profile of Chongqing Municipality and Rongchang County in 2011

Division	Population (0,000)	Land area (km ²)	Per capita GDP (yuan)	Per capita disposable income of urban residents (yuan)	Per capita net income of rural residents (yuan)	GDP (00 million yuan)	Agricultural gross output value (00 million yuan)	Industrial gross output value (00 million yuan)	Local fiscal revenue (00 million yuan)
Chongqing	2884.62	82400	39083	22968	7383	11489	1402.03	13104.02	1703.49
Rongchang	83.53	1079	31253	19295	8356	207.55	27.05	416.6	43.36

Source: Statistical Yearbooks 2012 of Chongqing Municipality and Rongchang County

25 It can be seen that the per capita GDP of Rongchang County in 2011 was slightly lower than the average of Chongqing Municipality, while per capita net income of rural residents was slightly higher. The county's economic level is medium among all districts and counties of Chongqing Municipality.

3.1.3 Socioeconomic Profile of the Affected Townships and Villages/Communities

26 Changzhou Sub-district governs 6 communities (one urban and 5 rural) with 64 groups, and 4 villages with 41 groups, with a land area of 68.73 km² and a population of 74,267 (rural population 21,866 and urban population 52,401). In 2011, the sub-district's GDP was 3.806 billion yuan, local fiscal revenue 257 million yuan, and per capita net income of rural residents 10,277.07 yuan. WanLing Town governs one urban community with 7 groups and 3 villages with 24 groups, with a land area of 24.42 km² and a population of 15,946 (rural population 10,801 and urban population 5,145). In 2011, the town's GDP was 160 million yuan, local fiscal revenue 3.31 million yuan, and per capita net income of rural residents 9,298 yuan. See Tables 3-2 and 3-3.

Table 3-2 Socioeconomic Profile of the Affected Townships in 2011

Town	Year-end population	Cultivated area (mu)	Food output (ton)	Rural economic income (0,000 yuan)	Per capita net income of farmers (yuan)
WanLing Town	15946	19916.55	8032	19662	9298
Changzhou Sub-district	74267	48481.34	19979	81125	10277.07

Source: Rural Economic Statistical Bulletin 2012 of Rongchang County

Table 3-3 Socioeconomic Profile of the Affected Villages in 2011

Town/sub-district	Village	Group	HHs	Population	Agricultural population	Poor HHs	Poor population	Five-guarantee HHs	Per capita cultivated area (mu)
WanLing Town	Darongzhai Community	Overall	1219	4320	3520	130	585	13	0.93
		1	152	445	445	12	37	1	0.91
		2	138	465	465	10	42	0	0.78
		3	128	455	455	10	50	5	1.38
		5	154	512	512	8	34	2	0.78
		6	161	529	529	25	69	2	1.36
		7	98	323	323	17	73	2	1.19
	Shangshu Village	Overall	1792	4800	3700	200	350	42	0.91
		6	140	440	440	14	30	2	1.29
	Yuding Village	Overall	1594	4887	3370	109	162	48	0.99
		8	215	652	30	7	14	3	1.14
	Shabao Village	Overall	1080	2899	2808	58	154	17	0.93
		1	412	700	700	23	47	3	1.48
		3	167	505	455	13	23	2	0.93
		4	168	488	488	15	47	4	1.29
Changzhou Sub-district	Dujiba Community	Overall	4617	9571	7498	110	245	31	0.90
		11	301	700	536	7	14	3	0.89
		12	467	915	729	9	17	4	0.90
	Baochengsi Village	Overall	3841	7464	1688	23	46	6	0.97
		1	415	927	673	3	11	3	0.92
		3	112	357	357	15	27	0	0.90

Note: The data were provided by the relevant local governments when the interviews with village and group heads were conducted in May 2013.

27 In 2012, the per capita net income of rural residents of Rongchang County was 8,355.68 yuan, and that of WanLing Town, Changzhou Sub-district and affected villages was higher, which was around 9,000-11,000 yuan.

WanLing Town

Darongzhai Community

➤ Agricultural income: accounting for 33%, mainly from crop cultivation and stockbreeding, in which crop cultivation accounts for 60%, stockbreeding for 30% and other for 10%. The main food crops are paddy rice, sweet potato, yam and corn, and the main commercial crops are peanut and rapeseed, with annual output value ranging from 1,080 yuan/mu to 2,160 yuan/mu.

➤ Nonagricultural income: accounting for 67%, in which employment income (from working at plants mainly) accounts for 52% and business income (from selling daily necessities mainly) for 15%.

Shangshu Village

➤ Agricultural income: accounting for 38%, mainly from crop cultivation and stockbreeding, in which crop cultivation accounts for 50%, stockbreeding for 40% and other for 10%. Due to the village's flat terrain, fertile land, ample water supply and sound infrastructure, agriculture is an important income source for villagers. The main food crops are paddy rice, sweet potato, yam and corn, and the main commercial crops are peanut and rapeseed, With the government support for agriculture in recent years, agricultural income has been increasing in recent years.

➤ Nonagricultural income: accounting for 62%, mainly from employment (working at plants mainly) and doing business (running restaurants mainly)

Shabao Village

➤ Agricultural income: accounting for 34%, mainly from crop cultivation and stockbreeding, in which crop cultivation accounts for 50%, stockbreeding for 40% and other for 10%. Due to the village's excellent natural conditions and sound infrastructure, agriculture is an important income source for villagers. The main food crops are paddy rice, sweet potato, yam and corn, and the main commercial crops are peanut and rapeseed. With the government support for agriculture in recent years, agricultural income has been increasing in recent years.

➤ Nonagricultural income: accounting for 66%, in which employment income (from working at plants mainly) accounts for 59% and business income (from running restaurants mainly) for 7%.

Yuding Village

➤ Agricultural income: accounting for 35%, mainly from crop cultivation and stockbreeding, in which crop cultivation accounts for 60%, stockbreeding for 30% and other for 10%. The main food crops are paddy rice, sweet potato, yam and corn, and the main commercial crops are peanut and rapeseed. Measures have been taken to promote agricultural production in this village, including technical innovation, crop restructuring, agricultural infrastructure construction, and characteristic crop cultivation.

➤ Nonagricultural income: Employment income (from working at plants mainly) accounts for 65% and business income (from running restaurants mainly) for 3%.

Changzhou Sub-district

Dujiaba Community

➤ Agricultural income: The main food crops are paddy rice, sweet potato, yam and corn, and the main commercial crops are peanut and rapeseed. Agricultural income has been rising year by year due to strong support from the government.

➤ Nonagricultural income: 28.9% of villagers are employed, and many villagers do odd jobs locally, including bricklaying and carpentry, with an average daily income of 150 yuan and about 20 workdays a month.

Baochengsi Village

➤ Agricultural income: The main crops are greenhouse vegetations, rape, paddy rice, where the annual output value of vegetables is 4,000-8,000 yuan/mu, that of paddy rice 1,400 yuan/mu and that of rape 650 yuan/mu.

➤ Nonagricultural income: 45.21% of villagers are employed, and many villagers do odd jobs locally, including bricklaying and carpentry, with an average daily income of 150 yuan and about 20 workdays a month.

3.1.4 Floods in the affected villages

28 The subproject area is a severely disaster-hit area in Chongqing Municipality. Floods are frequent in the flood season due to the insufficient discharge capacity of the Laixi River. The most recent flood occurred in July 2012, when a population of over 100,000 and a cultivated area of 113,400 mu in 5 townships in Rongchang County were affected, 35,600 heads of livestock were killed, 2,117 houses, 50 pump stations and 10 reservoirs damaged, and canals of 1,136m and highways of 41.68km collapsed, with direct financial losses of 192.5 million yuan, affecting local residents' lives greatly.

3.2 Basic Information of AHs

29 In order to learn the socioeconomic profile of the affected population, and their expected resettlement modes, the RAP preparation agency conducted a sampling survey on 84 households affected by LA and HD, including 76 valid samples (20.82% of all households affected by LA), in which 21 households are also affected by HD (55% of all households affected by HD), as well as 4 individual businesses (100%). See Table 3-4.

Table 3-4 Sampling Rates

Village	AHs	Sample HHs	Sampling rate (%)	Affected population	Sample population	Sampling rate (%)
Darongzhai Community	164	37	22.56	521	126	24.15
Shabao Village	18	10	55.56	54	34	62.96
Shangshu Village	129	17	13.18	398	58	14.52
Yuding Village	5	3	60.00	18	10	56.67
Dujiaba Community	33	6	18.18	147	20	13.6
Baochengsi Village	16	3	18.75	70	10	14.57
Total	365	76	20.82	1208	258	21.36

3.2.1 Demographics

30 76 households with 258 persons were covered in this survey, including 121 females, accounting for 47%. See Table 3-5.

Table 3-5 Information of Sample Population

Village	Darongzhai Community	Shabao Village	Shangshu Village	Yuding Village	Dujiaba Community	Baochengsi Village	Total
HHs	37	10	17	3	6	3	76
Population	126	34	58	10	20	10	258
Gender	Male	68	21	28	5	13	137
	Female	58	13	30	5	7	121
	Percent of females	46%	38%	52%	53%	36%	44%
Labor force	Total	80	22	37	8	12	164
	Farming at home	22	8	19	4	9	65
	Working outside and other	58	14	18	4	3	99
Educational level (6 years or above)	Junior college or above	3	1	2	0	1	8
	Senior high school	8	2	8	1	1	21
	Junior high school	58	13	26	1	1	101
	Primary school	51	9	34	2	3	103
	Illiterate or semiliterate	3	0	1	0	0	1
Age structure	0-6 years	8	2	7	1	2	23
	7-15 years	7	1	5	1	1	15
	16-60 years	91	15	54	6	4	173
	Over 60 years	23	3	15	3	2	47

3.2.2 Population composition

31 The 76 sample households have a total population of 258, including 121 females, accounting for 47%; 137 males, accounting for 53%, and 164 rural laborers, accounting for 63%.

3.2.3 Age structure

32 Among the 258 samples, 23 are aged 0-6 years, accounting for 9%; 15 aged 7-15 years, accounting for 6%; 173 aged 16-60 years, accounting for 67%; and 47 aged over 55 years, accounting for 18%. Young people and adults account for over a half in total.

3.2.4 Educational levels

33 Among the 258 samples, 8 have received junior college or above education, accounting for 3%; 21 have received senior high / secondary technical school education, accounting for 8% (mostly aged 25-40 years and working outside); 101 have received junior high school education, accounting for 39%; 103 have received primary school education, accounting for 40% (mostly aged above 40 years), and 5 are illiterate or semiliterate (excluding pre-school children), accounting for 2% (mostly old people aged above 60 years).

3.2.5 Labor employment

34 The sample households have 164 laborers in total, mostly aged 20-60 years, in which 38 laborers do casual jobs locally, mostly in the slack season, accounting for 23% of labor force; 32 work locally all the year round (mostly aged 40-45 years), accounting for 20%; 23 work outside all the year round (mostly aged 25-35 years and working in couples), accounting for 14%, and 71 do farm work at home (mostly aged above 40 years), accounting for 44%.

3.2.6 Annual household income and expenditure

35 In the subproject area, agricultural income accounts for 36% of household income and nonagricultural income for 64%, in which agricultural income is from live pigs, honey, flowers, seedlings, vegetables, rape, radish, etc., and nonagricultural income from employment, sideline, commerce and social insurance income; nonproductive expenses account for 73% of household expenditure.

Table 3-6 Annual Income and Expenditure of Rural Households

	Item	Average per household (yuan)	Percent
Annual household income	Agricultural income	13389	36%
	Nonagricultural income	23802	64%
	1) Employment income	16661	70%
	2) Other income	7141	30%
	Total	37191	100%
Annual household expenditure	Productive expenses	7830	27%
	Nonproductive expenses	21170	73%
	1) Food expenses	14500	68%
	2) Traffic expenses	1450	7%
	3) Educational expenses	3480	17%
	5) Medical expenses	1300	6%
	6) Other expenses	440	2%
Total	29000	100%	

3.3 Information of affected vulnerable families

36 Information of affected vulnerable groups is below:

37 The Rongchang Subproject will affect 7 vulnerable households with 22 persons. LWX, female, 60 years: Her husband is dead, she is unable to work, and her income is from her children (no MLS). KRB, female, 68 years: Her husband is dead, and her income is from her children and the government. CLJ, male, 78 years: His son is lame and unable to work, and household income is from outside employment and land transfer fees. ZDY, male, 46 years: He is disabled in the arm and still able to work, and household income is from outside employment and land transfer fees. TTJ, female, 76 years: Her husband is dead, and her income is from MLS. BXY, female, 65 years: Her husband is dead, and her income is from her children and the government. LQG, female, 63 years: Her h

usband is stick. The houses of CLJ and ZDY will be demolished, and the other 5 households will be affected by LA only.

38 Houses of Cao Lijiang and Zhu Dingyin will be demolished, the rest 5 households affected only by land acquisition.

3.4 Basic Information of Affected Individual Businesses

39 4 individual businesses will be affected by the Subproject, which are LLA Tea Garden, CDW Fungus Farm, LZC Processing Shop and XHJ Fishpond.

40 CDW Fungus Farm is run by the family of Chen Dewen, in which edible fungi are grown, with an annual output value of about 40,000 yuan. The Subproject will affect its cultivation facility but not affect its residential house.

41 LLA Tea Garden is run by the family of Luo Lin'an on 90 m² of leased collective land with an annual rental of 500 yuan. The lease contract is renewed annually but will not be renewed upon expiry this year. The simple tea garden of this family will be fully demolished for the Subproject.

42 LZC Processing Shop is run by the family of Liu Zhichu in its house, and processes rice noodles and other food for selling in the county town. However, since Liu has been not well in recent years, output has been reduced, with a monthly operating revenue of about 1,200 yuan. A total housing size of 400 m² of this family will be demolished for the Subproject.

43 XHJ Fishpond raises silver carp grass carp on 30 mu of leased collective land, with an annual rental of 1,120 yuan/mu (400 kg of paddy rice * 2.8 yuan/kg) and an annual output of 10,000 kg. A 3 mu fishpond and an 80 m² house will be demolished for the Subproject.

44 See Table 3-7 for the information.

Table 3-7 List of Affected Individual Businesses

Business	Address	Basic information		Business status
		Type of business	Size	
LLA Tea Garden	Darongzhai Community, WanLing Town	individual	90	Good
CDW Fungus Farm	Shabao Village, WanLing Town	individual	120	Good
LZC Processing Shop	Baochengsi Village, Changzhou Sub-district	individual	400	Good
XHJ Fishpond	Baochengsi Village, Changzhou Sub-district	individual	80	Good

4 Legal and Policy Framework

4.1 Regulations and Policies on Resettlement

45 The policies of the Subproject have been formulated in accordance with the laws and regulations of the People's Republic of China (PRC) and Chongqing Municipality. The resettlement work of the Subproject will be conducted in strict conformity with the policies in the RAP, and any change during implementation has to be approved by the Bank. See Table 4-1.

Table 4-1 Summary of Applicable Regulations and Policies

Level	Policy document	Effective date
State	Land Administration Law of the PRC	August 28, 2004
	Notice on Issuing the Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238)	November 3, 2004
	Regulations of the Ministry of Land and Resources on Public Hearing on Land and Resources	May 1, 2004
	Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28)	October 21, 2004
	Notice of the State Council on Issues Concerning the Strengthening of Land Control and Adjustment (SC [2006] No.31)	August 31, 2006
	Notice of the General Office of the State Council on Forwarding the Guidelines of the Ministry of Labor and Social Security on Doing a Good Job in the Employment Training and Social Security of Land-expropriated Farmers (SC [2006] No.29)	April 10, 2006
	Notice on Adjusting Fees for Using Additional Construction Land (CZ [2006] No.48)	November 7, 2006
	Real Right Law of the PRC	March 16, 2007
	Notice of the Ministry of Labor and Social Security, and Ministry of Land and Resources on Doing a Good Job in Social Security for Land-expropriated Farmers Practically (MLSS [2007] No.14)	April 28, 2007
	Notice of the Ministry of Land and Resources on Doing a Better Job in LA Management (MLR [2010] No.238)	June 26, 2010
	Opinion on Building Clean Party and Corruption Fighting (Ministry of Public Security Party [2011] No. 590)	January 1, 2011
	Chongqing Municipality	Land Administration Regulations of Chongqing Municipality (Decree No.53 of the Chongqing Municipal Government)
Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government)		January 1, 1999
Interim Measures of Chongqing Municipality for Basic Endowment Insurance for Farmers Converted into Urban States in Land Acquisition after January 1, 2008		January 1, 2008
Notice of the Chongqing Municipal Government on Adjusting Land Acquisition Compensation and Resettlement Policies (CMG [2008] No.45)		January 1, 2008
Notice of the General Office of the Chongqing Municipal Government on Strengthening Land Acquisition and House Demolition Management Practically (CMGO [2013] No.27)		
Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58)		January 1, 2013
Rongchang County	Notice of the Rongchang County Government on Adjusting Land Acquisition Compensation and Resettlement Policies (RCG [2008] No.93)	October 20, 2008
	Notice of the Rongchang County Government on Further Adjusting Compensation Rates for Land Acquisition (RCG [2013] No.51)	January 1, 2013
World Bank	Operational Policy OP4.12 on Involuntary Resettlement, and Bank Procedure BP4.12 on Involuntary Resettlement and appendixes	January 1, 2002

4.2 State Laws and Regulations

Land Administration Law of the PRC (2004)

Any organization or individual that need land for construction purposes should apply for the use of land owned by the State according to law.

46 Article 44 Whereas occupation of land for construction purposes involves the conversion of agricultural land into land for construction purposes, the examination and approval procedures in this regard shall be required.

47 Whereas agricultural land is converted into construction purposes as part of the efforts to implement the general plans for the utilization of land within the amount of land used for construction purposes as defined in the general plans for cities, villages and market towns, it shall be approved batch by batch according to the annual plan for the use of land by the organs that approved the original general plans for the utilization of land. The specific projects within the scope of land approved for conversion shall be approved by the governments of cities or counties.

48 Compensation fees for land acquired include land compensation fees, resettlement fees and compensation for attachments to or green crops on the land. Compensation fees for land acquired include land compensation fees, resettlement fees and compensation for attachments to or green crops on the land.

49 Whereas the land compensation fees and resettlement fees paid according to the provisions of the second paragraph of this article are not enough to maintain the original level of living, the resettlement fees may be increased with the approval of the people's governments of provinces, autonomous regions and municipalities. But the combined total of land compensation fees and resettlement fees shall not exceed 30 times the average output value of the three years prior to the acquisition.

Notice on Issuing the Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238)

50 Agricultural resettlement. When rural collective land out of urban planning areas is acquired, land-expropriated farmers shall be first provided with necessary arable land using mobile collective land, contracted land turned over by contractors and arable land arising from land development so that they continue to pursue agricultural production.

51 Reemployment resettlement. Conditions shall be created actively to provide free labor skills training to land-expropriated farmers and place them to corresponding jobs. Under equal conditions, land users shall first employ land-expropriated farmers. When rural collective land within urban planning areas is acquired, land-expropriated farmers shall be included in the urban employment system and a social security system established for them.

52 Dividend distribution resettlement. When any land with long-term stable income is to be used for a project, the affected rural collective economic organization may become a project shareholder with compensation fees for land acquisition or rights to use construction land in consultation with the land user. The rural collective economic organization and rural households will receive dividends as agreed.

53 Non-local resettlement. If basic production and living conditions are not available locally to land-expropriated farmers, non-local resettlement may be practiced under the leadership of the government in consultation with the rural collective economic organization and rural households.

Information disclosure and Supervision According to the Document:

54 Disclosure of land acquisition approval. Ministry of State Land Resources and provincial state land resources department shall disclose legally acquired land approval through medium with exception of special cases involving state confidential provisions. County (township) Land Resources Bureaus shall disclose acquired land approval in involved villages and Village Groups according to Announcement Method on Acquired Land.

Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28)

55 Basic farmland shall be protected strictly, because basic farmland is the basis for national food safety. Once identified, basic farmland shall not be occupied by any organization or individual, or not be reused without the approval of the State Council. Any basic farmland occupied after approval shall be compensated for at the highest applicable rate.

56 Improving measures of compensation for land acquisition. County-level and above local people's governments shall take practical measures so that the standard of living of farmers affected by land acquisition is not reduced by land acquisition. Land compensation, resettlement

subsidy and compensation for ground annexes and crops shall be paid in full and timely pursuant to law. If the land compensation and resettlement subsidy pursuant to the prevailing laws and regulations are insufficient to maintain the former standard of living of the farmers affected by land acquisition or to pay the social security expenses of farmers who lose all land due to land acquisition, the people's governments of provinces, autonomous regions and municipalities directly under the Central Government shall approve an increased resettlement subsidy. If the sum of the land compensation and the resettlement subsidy attains the statutory upper limit and is still insufficient to maintain the former standard of living of the farmers affected by land acquisition, local people's governments may pay a subsidy from the income from compensated use of state land.

57 Resettling land-expropriated farmers properly. County-level and above local people's governments shall take specific measures to guarantee long-term livelihoods of farmers affected by land acquisition. For projects with a stable income, farmers may become a shareholder using the right to use of land used for construction approved pursuant to law. Within the urban planning area, local people's governments shall bring farmers who lose all land due to land acquisition into the urban employment system, and establish a social security system; out of the urban planning area, in acquiring land collectively owned by farmers, local people's governments shall reserve necessary arable land or arrange appropriate jobs for farmers affected by land acquisition within the same administrative area; farmers without land who do not have the basic living and production conditions shall be subject to non-local resettlement. The labor and social security authorities shall propose guidelines for the employment training and social security systems for farmers affected by land acquisition as soon as possible.

58 Improving land acquisition procedures. During land acquisition, the ownership of collective land of farmers and the right to contracted management of farmers' land shall be maintained. Before land acquisition is submitted for approval pursuant to law, the use, location, compensation standard and resettlement mode of the land to be acquired shall be notified to farmers affected by land acquisition; the survey results of the present situation of the land to be acquired shall be confirmed by rural collective economic organizations and farmers to be affected by land acquisition; if necessary, the land and resources authorities shall organize a hearing in accordance with the applicable provisions. The materials for notification to and confirmation by the farmers affected by land acquisition shall be taken as requisite materials for approval for land acquisition. Accelerate the establishment and improvement of the coordination and judgment mechanism for disputes over compensation and resettlement for land acquisition to protect the lawful rights and interests of farmers affected by land acquisition and land users. Approved matters of land acquisition shall be disclosed unless in special cases.

59 Strengthening Supervision over the implementation of land acquisition. If the compensation and resettlement for land acquisition has not been implemented, the acquired land shall not be used forcibly. The People's governments of provinces, autonomous regions and municipalities directly under the Central Government shall formulate the procedures for the distribution of the land compensation within rural collective economic organizations on the principle that the land compensation is used for rural households affected by land acquisition mainly. Rural collective economic organizations affected by land acquisition shall disclose the receipt, disbursement and allocation of land compensation fees to their members and accept supervision.

Guidelines on Doing a Better Job in Employment Training and Social Security for Land-expropriated Farmers (SCO [2006] No.29)

60 Doing a good job in employment training and social security for LEFs shall be an important part of land acquisition institutional reform. Local governments at all levels shall strengthen employment training and social security, include LEF employment issues in economic and social development plans, and annual plans, establish social security institutions suited to the characteristics and needs of LEFs, take effective measures to secure employment training and social security funds, promote LEFs' employment and integration into urban society, and ensure that LEFs' living standards are not reduced due to land acquisition and that their long-term livelihoods are secured.

61 Define the scope, highlight the key points and make unified planning. Subjects of employment training and social security for LEFs shall mainly be registered agricultural population losing all or most of land due to the unified acquisition of rural collective land by the government, and having the right to contract rural collective land upon land acquisition. To do a good job in employment training and social security for LEFs, new LEFs should be the key group, LEFs of labor age be key subjects of employment training, and elderly LEFs be key subjects of social security. During implementation,

all localities shall plan new and old issues of employment training and social security for LEFs in a unified manner based on local conditions, and the affordability of local public finance, village collectives and farmers. For eligible new LEFs, the government shall make employment training arrangements and implement appropriate social security policies upon land acquisition. Employment training and social security issues of former LEFs shall also be addressed properly.

62 Conduct classified guidance based on conditions within and out of urban planning areas. Within urban planning areas, local governments shall include LEFs in the urban employment system, and establish social security institutions. Out of urban planning areas, local governments shall ensure that cultivated land or jobs is/are reserved for LEFs within their administrative jurisdictions, and that LEFs are included in the rural social security system. LEFs in areas without adequate production and living conditions shall be relocated and included in the social security system of destinations.

63 Promote the employment of LEFs. A market-oriented employment mechanism should be stuck to, urban and rural employment planned in a unified manner, jobs developed in multiple ways, the employment environment improved, enterprises, public institutions and communities encouraged to absorb LEFs, and LEFs supported to find jobs and start up businesses themselves. Within urban planning areas, LEFs shall be included in the uniform unemployment registration system and urban employment service system. Unemployed LEFs may go through unemployment registration with local public employment service agencies, which shall provide employment consulting, guidance, training and referral services to LEFs so that LEFs of labor age and willing to get employed to be employed as soon as possible. Unemployed LEFs of labor age and willing to get employed to be employed shall be entitled to supporting policies on employment promotion and reemployment.

64 Ascertain the responsibility for LEF employment and resettlement. The government shall develop public welfare jobs actively to place LEFs with employment difficulties, and urge and direct land users to employ LEFs with priority. Employment modes may include that land users offer jobs and enter into labor contracts with LEFs directly, or that land users, employment service agencies and LEFs enter into a contract together.

65 Strengthen training for LEFs. Within urban planning areas, all localities shall develop vocational training programs suited to LEFs, and help LEFs get employed by various means, such as order-based training. Out of urban planning areas, all localities shall give vocational training to LEFs actively to improve their employment competitiveness and ability to start up business.

66 Secure basic and long-term livelihoods. All localities shall secure basic and long-term livelihoods of LEFs by various means based on practical conditions. For LEFs within urban planning areas, measures for maintaining basic living standards and old age security shall be developed based on local economic level and for different age groups. LEFs entitled to minimum living security for urban residents shall be included in the minimum living security system for urban residents. In areas where trials on urban medical assistance institutions have begun, LEFs eligible for medical assistance shall be included in the scope of medical assistance. In areas where conditions permit, LEFs shall be included in social insurance for urban employees, such as endowment, medical and unemployment insurance, to solve their basic living security issues through the prevailing urban social security system. In areas where rural social endowment insurance institutions have been established, trials on new-type rural cooperative medical institutions are ongoing, and rural minimum living security institutions are implemented, LEFs out of urban planning areas shall be included in the scope of security. In areas where the above institutions have not been established, local governments may secure LEFs' basic livelihoods by various means as the case may be, provide necessary old age support and medical services, and include eligible LEFs in local social assistance.

67 Determine security levels rationally. All localities shall fix social security standards for LEFs rationally on the principles of policy integration, fiscal affordability, living standard maintenance and feasibility. Basic living and old age security standards for LEFs shall not be less than local minimum living security standards.

68 Secure employment training and social security funds. Funds for the employment training of LEFs shall be disbursed from local finance; funds for social security shall be disbursed from resettlement subsidies and land compensation fees for land acquisition approved by local governments. In areas where conditions permit, local finance and collective economy shall strengthen support for LEFs to cover urban and rural social insurance.

Notice of the Ministry of Labor and Social Security, and Ministry of Land and Resources on Doing a Good Job in Social Security for Land-expropriated Farmers Practically (MLSS [2007] No.14)

69 Subjects, rates and fund raising method of social security for land-expropriated farmers shall be subject to prior disclosure and public hearing to protect their rights of information and participation. Labor and social security, and land and resources departments should work effectively to ensure the proper implementation of social security for land-expropriated farmers.

70 All income from the transfer of the right to use state-owned land shall be entered into local treasuries, and disbursed from land transfer income under local budgets. Social security costs for land-expropriated farmers shall be transferred fully to the special account, and entered into the individual or pooling account within 3 months of approval of the land acquisition compensation and resettlement program.

Notice of the Ministry of Land and Resources on Doing a Better Job in LA Management (MLR [2010] No.238)

71 (1) Apply uniform AAOV rates and location-based composite land prices for land acquisition in all aspects. Fixing uniform AAOV rates and location-based composite land prices for land acquisition are an important measure for improving land acquisition compensation mechanism and realizing equal price for equal land, and also an essential requirement for increasing compensation rates for land acquisition, and protecting farmers' rights and interests. These rates shall be complied with strictly for rural collective land acquired for all types of construction. For any new construction project, strict control shall be exercised upon land use pre-examination to ensure that land acquisition compensation fees are calculated according to the published uniform AAOV rates and location-based composite land prices for land acquisition, and are included in the budgetary estimates in full. If the construction land is located in an area with the same AAOV or location-based composite land price, the level compensation for land acquisition shall be largely consistent, so as to realize equal compensation for equal land.

72 All localities shall establish a dynamic adjustment mechanism for compensation rates for land acquisition, adjust compensation rates for land acquisition every 2 or 3 years depending on economic level and local per capita income growth, and improve the compensation level for land acquisition gradually. Provinces where prevailing compensation rates for land acquisition have exceeded specified levels shall adjust and amend their compensation rates hereunder. Any province that fails to make timely adjustments shall not be pass land use examination.

73 (2) Explore and improve depository systems for land acquisition compensation fees. In order to prevent the default of land acquisition compensation fees, and ensure that compensation fees are made available timely and fully, all localities shall explore and improve depository systems for land acquisition compensation fees. When organizing land approval, a municipality or county shall estimate land acquisition compensation fees according to the size and compensation rate of land acquisition, and the land use applicant shall deposit land acquisition compensation fees in advance; for urban construction land and land for any construction project selected separately in the mode of transfer, the local government shall deposit land acquisition compensation fees in advance. After the land use has been approved according to law, the deposited land acquisition compensation fees shall be settled timely.

74 Province-level land and resources departments shall establish sound rules and regulations for the deposition of land acquisition compensation fees together with competent authorities based on local conditions, and exercise control during land use examination.

75 (3) Distribute land acquisition compensation fees rationally. After uniform AAOV rates and location-based composite land prices for land acquisition are practiced, province-level land and resources departments shall establish sound measures for the distribution of land acquisition compensation fees together with the departments concerned, and submit them to province-level governments for approval provided compensation fees for land acquisition should be used mainly on land-expropriated farmers.

76 Upon land acquisition, municipal and county land and resources departments shall pay compensation and resettlement fees timely and fully according to determined compensation and resettlement programs for land acquisition; fees payable to land-expropriated farmers shall be paid directly to individual farmers, and the withholding or embezzlement of compensation and resettlement fees for land acquisition shall be prevented or corrected timely.

77 (4) Give priority to agricultural resettlement. All localities shall adopt effective resettlement modes suited to local conditions. In rural areas where cultivated land has been added through land management or much mobile land is reserved by rural collective economic organizations, priority shall be given to the mode of agricultural resettlement upon land acquisition, where newly added cultivated land or mobile land shall be allocated to land-expropriated farmers so that they are able to maintain basic production conditions and income sources.

78 (5) Regulate resettlement on reserved land. Where land acquisition is conducted within the range of urban construction land identified in a master plan for land utilization, the resettlement mode on reserved land may be adopted based on local conditions. However, guidance and management shall be strengthened. Reserved land shall be provided in the range of urban construction land and converted into state-owned land; where farmland conversion is involved, it shall be included in annual land utilization plans to prevent expanding the size of urban construction land due to resettlement on reserved land; reserved land development shall comply with the urban construction plan and pertinent provisions. In areas where resettlement on reserved land is practiced, local governments shall develop strict administrative measures to ensure that reserved land is arranged normatively and orderly, and developed and utilized scientifically and rationally.

79 (6) Ensure social security funds for land-expropriated farmers are available. Including land-expropriated farmers in the social security system is an effective way of solving the long-term livelihood problem of land-expropriated farmers. Land and resources departments at all levels shall promote the building of the social security system for land-expropriated farmers together with the departments concerned under the leadership of local governments. Presently, the key to the social security for land-expropriated farmers is to secure social security funds. All localities are encouraged to expand sources of social security funds from land users in conjunction with compensation and resettlement for land acquisition. During land use examination and approval, all localities shall control the availability of social security funds for land-expropriated farmers.

80 In areas where trials on the new rural social endowment insurance system are conducted, the social security for land-expropriated farmers shall be linked up with the new rural social security system. Where land-expropriated farmers are included in the new rural social security system, the social security system for land-expropriated farmers shall also be implemented, and the new rural social security system shall not be used in place of the social security system for land-expropriated farmers.

81 (7) Implement compensation and resettlement for houses demolished in land acquisition practically. All localities shall attach great importance to farmers' house demolition in land acquisition, and strengthen management practically pursuant to the Emergency Notice. Compensation and resettlement for farmers' house demolition involves many aspects, such as land, planning, construction, household registration and civil affairs management, and also such social issues as public security, environmental management and folk customs. Municipal and county land and resources departments shall establish a coordination mechanism, develop measures and implement house demolition properly together with the departments concerned under the unified leadership of local governments. The applicable laws, regulations and policies shall be complied with strictly, and the relevant procedures performed, so that displaced rural households are resettled before their houses are demolished, and illegal or nonconforming compulsory demolition shall be avoided or corrected.

82 (8) Reasonable compensation and resettlement shall be provided for house demolition. Farmers' houses demolished in land acquisition shall be compensated for reasonably, and diversified resettlement modes suited to local conditions adopted to solve the housing problem for displaced rural households properly. In far suburbs and rural areas, the mode of relocation and reconstruction shall be adopted mainly, where housing sites shall be allocated for house construction. Compensation for house demolition shall cover both demolished houses and acquired housing sites. Demolished houses shall be compensated for at replacement cost, and acquired housing sites shall be compensated for at local compensation rates for land acquisition.

83 In outskirts and urban villages, no housing site shall be allocated separately for house construction in principle, while the mode of compensation in cash or in kind shall apply mainly, where displaced rural households shall purchase houses themselves or accept resettlement housing provided by the government. The sum of compensation fees and government subsidies received by displaced rural households shall be sufficient for them to purchase houses at reasonable levels.

84 (9) Carry out LA and HD orderly under unified planning. In outskirts and urban villages, local governments shall forecast the scale of farmers' house demolition and resettlement within a certain period based on urban development plans, make advance arrangements for resettlement sites and housing, and organize house demolition orderly. Resettlement housing construction shall comply with urban development plans, and "repeated demolition" shall be avoided. In far suburbs and rural areas, in case of resettlement by relocation and reconstruction, relocation and reconstruction land shall be provided within village and town construction land, giving priority to the utilization of idle land and unused housing land. For villages included in the range of demolition and merger, relocation and reconstruction land shall be as close to planned settlements as possible. Where conditions permit, resettlement housing for displaced rural households shall be constructed in a unified manner in conjunction with new countryside or central village building.

85 (10) Conduct notification, confirmation and hearing carefully before reporting for approval. Land acquisition concerns farmers' immediate interests, and the rights of information, participation, appeal and supervision of farmers shall be protected. Municipal and county land and resources departments shall perform the procedures carefully to listen well to farmers' opinions before reporting for approval of land acquisition in strict conformity with the pertinent provisions. Land acquisition programs shall be notified practically to village groups and farmers by such means as broadcast, village bulletin board and announcement in conjunction with village affairs disclosure. If any land-expropriated farmer has an objection and proposes a public hearing, the local land and resources department shall organize a hearing timely. Reasonable requirements proposed by farmers must be addressed properly.

86 (11) Simply post-approval implementation procedures. In order to shorten the implementation time after land acquisition approval, where the notification, confirmation and hearing procedures have been performed, and the confirmation of land ownership, land type, size, ground attachments and young crops, and compensation registration have been completed before reporting for approval of land acquisition, the compensation and resettlement program for land acquisition may be drafted upon reporting for approval of land acquisition. After the approval of land acquisition, the land acquisition announcement, and the announcement of the compensation and resettlement program for land acquisition may be posted concurrently. If there is any further public opinion during announcement, the policies shall be publicized and explained carefully to win public understand and support.

87 (12) Strengthen the responsibility of municipal and county governments as the main subject of land acquisition. According to law, municipal and county governments are the main subject of land acquisition, and generally responsible for the fixation of compensation rates for land acquisition, compensation and resettlement for house demolition, the timely and full disbursement of compensation fees, the employment training of land-expropriated farmers, and the inclusion of land-expropriated farmers in the social security system. Land and resources departments shall perform its responsibilities under the unified leadership of the government to ensure that land acquisition is conducted normatively and orderly.

88 (13) Implement a feedback system after approval of land acquisition. Within 6 months of approval of construction land (for urban construction land approved by the State Council, after the approval of farmland conversion and land acquisition programs by province-level governments), municipal and county land and resources department shall submit information on the implementation of land acquisition, including the range and size of land acquisition, the performance of the post-approval procedures for land acquisition, the availability of land acquisition compensation fees, and the resettlement and social security implementation of land-expropriated farmers, to province-level land and resources department, and the Ministry of Land and Resources via the online submission system. Province-level land and resources departments shall urge and direct municipalities and county to submit information properly, check submitted information, correct non-submission, delayed submission and erroneous submission timely. Land and resources departments at all levels shall take full advantage of submitted information to master and analyze the post-approval implementation of land acquisition, strengthen post-approval land regulation, and ensure that land acquisition is implemented as required.

4.3 Municipal Regulations

Land Administration Regulations of Chongqing Municipality (Decree No.53 of the Chongqing Municipal Government)

89 Article 19 If farmland is to be converted into construction land for construction purposes, the farmland conversion approval formalities shall be completed according to law. If farmland is to be converted into construction land within the range of construction land in the master land utilization plan, the following conditions shall be met: (1) The master land utilization plan is complied with; (2) The master urban development plan is complied with; (3) An annual quota for farmland conversion is obtained; and (4) A measure for cultivated land replenishment has been taken.

90 Article 22 In case of land acquisition, the acquirer shall pay land compensation fees, resettlement subsidy, and compensation fees for young crops and ground attachments in full within 3 months from the date of approval of the land acquisition compensation and resettlement program.

Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government)

91 Article 19 For the following population converted into urban status, administrative authorities for land shall disburse land compensation fees and resettlement subsidies to civil affairs authorities at a time for resettlement or monthly payment of living expenses:

- (1) Orphans under 18 years;
- (2) Male widows aged over 60 years and female widows aged over 50 years;
- (3) Certified disabled persons without a guardian;
- (4) Certified psychos without a guardian.

Notice of the General Office of the Chongqing Municipal Government on Strengthening Land Acquisition and House Demolition Management Practically (CMGO [2013] No.27)

92 2. Regulating land acquisition and house demolition behavior strictly;

- 1) Performing the prior disclosure procedure carefully;
- 2) Conducting the DMS properly;
- 3) Acting strictly on the announcement and registration institution; and
- 4) Strengthening control over land acquisition compensation and resettlement funds

Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58)

93 1. Adjusting the land acquisition compensation rates of the main urban area: Land compensation fees shall be 18,000 yuan/mu based on acquired land area regardless of land type and location. Resettlement subsidy shall be 38,000 yuan per capita based on the agricultural population converted into urban status. Young crops and ground attachments shall be compensated for at 22,000 yuan per mu.

94 2. District and county governments not in the main urban area shall adjust land acquisition compensation rates by reference to local conditions, and submit adjusted rates to the municipal government for record.

4.4 County Measures

Notice of the Rongchang County Government on Adjusting Land Acquisition Compensation and Resettlement Policies (RCG [2008] No.93)

95 80% of land compensation fees in land acquisition shall be used to cover basic endowment insurance for urban enterprise employees for land-expropriated farmers, and transferred by the county land and resources bureau to the county labor and social security bureau; the remaining 20% shall be paid to the affected rural collective economic organization for collective economic development, and the production and livelihood restoration of its members.

96 Resettlement subsidy shall be paid based on age group. The resettlement subsidy of any land-expropriated farmer aged under 16 years shall be fully paid to the individual; and 50% of that for one aged 16 years or above shall be used to pay basic endowment insurance premiums for urban enterprise employees, and the reminder shall be paid to the individual for production and livelihood restoration.

97 If the sum of 80% of the land compensation and the insurance paid by the individual is less than the pension, the gap shall be paid by the land acquisition department.

Determination of population converted into urban status:

98 If all land of a collective economic organization is acquired, all its members shall be converted into urban status; if part of its land is acquired, the population to be converted into urban status shall be acquired cultivated area (including garden and pasture land) plus 0.5 time non-cultivated area divided by the per capita cultivated area of the affected collective economic organization. Per capita cultivated area shall be the cultivated area (excluding acquired cultivated area) recorded on the certificate of title to collective land divided by the population of the affected collective economic organization.

99 If the land of a collective economic organization is partly acquired, and remaining per capita cultivated area is less than 0.5 mu, not only population converted into urban status shall be calculated as above, an affected household may also apply for conversion additionally until its per capita cultivated area reaches 0.5 mu. If any affected household does not apply for conversion, the rural collective economic organization shall allocate cultivated land to it if available. If the house in city planning area to be expropriated and demolished, demolition households can apply for conversion for all household unit.

Notice of the Rongchang County Government on Further Adjusting Compensation Rates for Land Acquisition (RCG [2013] No.51)

Land compensation fees and resettlement subsidies:

100 Land compensation fees shall be based on acquired land area, regardless of land type, 16,000 yuan/mu for Tier-1 areas (main county town), and 15,500 yuan/mu for Tier-2 areas (townships other than the main county town).

101 Resettlement subsidy shall be 35,000 yuan per capita based on agricultural population converted into urban status.

Compensation for young crops and ground attachments:

102 Young crops and ground attachments shall be compensated for at a fixed rate of 7,000 yuan/mu regardless of land type.

Rural residential houses on collective land:

Table 4-2 Compensation Rates for Demolished Rural Residential Houses on Collective Land

Structural type	Detailed structure	Compensation rate
Reinforced concrete	Frame (shear wall) cast-in-situ roof	630
Masonry concrete	Brick wall (ashlar) with prefabricated roof	570
Masonry timber	Brick wall (board) with prefabricated roof	450
	Brick wall (stone sheet) with tile roof	390
Earth wall	Brick wall, asbestos tile roof (or felt, fiberglass tile)	360
	Earth wall with tile roof	330
	Asbestos tile roof	300
Simple	Brick (stone, timber) columns, asbestos tile roof (or felt, fiberglass tile)	105
	Simple shed	80

4.5 Bank Policy on Involuntary Resettlement

103 The Bank's policy and procedure on involuntary resettlement (OP4.12 and BP4.12) are as the following:

- Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs;
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits.
- Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

4.6 Resettlement Principles of the Subproject

104 According to the above policy framework, the resettlement principles of the Subproject are as follows:

- Measures should be taken to minimize negative impacts on the APs;
- Community suggestions that can improve the APs' living standard and livelihoods should be adopted;
- Compensation and resettlement programs should improve the APs' living standard or at least restore it to the pre-project level;
- The APs should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs;
- Affected properties shall be compensated for at replacement cost;
- The APs should receive full compensation, (if necessary) resettlement sites and relocation subsidies before the beginning of LA and HD;
- Identification of APs: The cut-off date for the identification of APs is the date of publication of the announcement of LA and HD. After this date, the APs should not build, rebuild or expand their properties; should not change the uses of their properties and land; should not lease their land, lease, sell or purchase their properties; and any person that moves in after this date should not qualify as an AP.

5 Compensation Rates for LA and HD

105 The compensation rates for different impacts of the Subproject have been fixed according to the above legal framework, and based on the practical situation of the subproject area. The compensation rates for LA and HD will be adjusted in practice, but will not be lower than those specified in this RAP. The cut-off date is the date of publication of the announcement of land acquisition and property demolition in this project. After this date, the displaced persons shall not build, rebuild or expand their properties; shall not change the uses of their properties and land; shall not lease their land, lease, sell or purchase their properties; and any person that moves in after this date shall not qualify as a displaced person.

5.1 Compensation Rates for Permanent LA

106 According to the Land Administration Law of the PRC, Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28), Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58), and Document RCG [2013] No.53, LA compensation includes land compensation fees, resettlement subsidy and integrated compensation. Land compensation fees are based on acquired land area regardless of land type. See Table 5-1.

Table 5-1 Compensation Rates for Permanent LA

Land compensation fees (yuan/mu)	Resettlement subsidy (yuan per capita)	Fixed compensation rate ³ (yuan/mu)
15500 (WanLing Town)	35000	7000
16000 (Changzhou Sub-district)		

107 In 2012, the average annual output value of cultivated land in the subproject area was within 1,680-1,840 yuan/mu. Based on the land compensation rate of 15,500-16,000 yuan/mu and the resettlement subsidy of 35,000 yuan per capita, LA compensation is 32.81 times the average annual output value of Groups 2 and 5 of Darongzhai Community, and 21.39 times that of Group 1 of Shabao Village, much higher than 14 (it is 14 years from the end of the current round of rural collective land contracting of 2027). Therefore, this compensation rate is sufficient for replacement.

Table 5-2 Compensation Rates for Permanent LA

Town/sub-district	Village	Group	Average output value (yuan)	Per capita cultivated area (mu)	Multiple of land compensation fees	Multiple of resettlement subsidy	Overall multiple
WanLing Town	Darongzhai Community	1	1840	0.91	8.42	20.90	29.32
		2	1840	0.78	8.42	24.39	32.81
		3	1840	1.38	8.42	13.78	22.20
		5	1840	0.78	8.42	24.39	32.81
		6	1840	1.36	8.42	13.99	22.41
		7	1840	1.19	8.42	15.98	24.40
		Shangshu Village	6	1680	1.29	9.23	16.15
	Yuding Village	8	1770	1.14	8.76	17.35	26.11
	Shabao Village	1	1830	1.48	8.47	12.92	21.39
		3	1830	0.93	8.47	20.57	29.04
4		1830	1.29	8.47	14.83	23.30	
Changzhou Sub-district	Dujiaba Community	11	1760	0.89	9.09	22.34	31.44
		12	1760	0.90	9.09	22.10	31.19

³ Subjects of fixed rate compensation include young crops and ground attachments on rural collective land (e.g., trees, fruit saplings), excluding ground structures (e.g., protective works, check dams).

Town/sub-district	Village	Group	Average output value (yuan)	Per capita cultivated area (mu)	Multiple of land compensation fees	Multiple of resettlement subsidy	Overall multiple
	Baochengsi Village	1	1720	0.92	9.30	22.12	31.42
		3	1720	0.90	9.30	22.61	31.91

Note: Multiple of land compensation fees = land compensation fees / average annual output value; Multiple of resettlement subsidy = resettlement subsidy / per capita cultivated area / average annual output value

5.2 Compensation Rates for Temporary Land Occupation

108 The temporarily occupied land will be compensated for based on the actual period of occupation. The owner will pay a reclamation bond of 8,000-10,000 yuan/mu, and undertake the reclamation of the temporarily occupied land. The bond will be returned to the owner if the reclaimed land has passed inspection. See Table 5-3.

Table 5-3 Compensation Rates for Temporary Land Occupation

Item	Compensation rate (yuan/mu)	
Young crop compensation fees	Cultivated land, woodland	7000
	Special fishponds	9000
Reclamation bond	8000-10000	

5.3 Compensation Rates for Rural Residential Houses

5.3.1 Cash compensation

1) Overall house compensation rates⁴

109 Overall house compensation rates: 657 yuan/m² for masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure, and 130 yuan/m² for simple structure

2) Cash compensation rates

110 The county land and resources bureau will enter into compensation agreements with each AH and pay compensation at a time, where the compensation rate of Changzhou Sub-district is 80,000 yuan per capita and that of WanLing Town 70,000 yuan per capita.

2) Moving subsidy

111 Calculated and paid per household at a time, 300 yuan per household with 3 persons or less, 500 yuan per household with over 3 persons, paid at twice for households in transition

3) Transition subsidy

112 1,000 yuan per capita at a time

113 Based on the above rates, this resettlement mode is sufficient for replacement.

5.3.2 Property swap

1) Overall house compensation rates

114 Overall house compensation rates: 657 yuan/m² for masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure, and 130 yuan/m² for simple structure

2) Preferential housing purchase under property swap

115 Each AH may purchase resettlement housing from the county land and resources bureau at a preferential price of 570 yuan/m² for 30 m² per person converted into urban status.

2) Moving subsidy

116 Calculated and paid per household at a time, 300 yuan per household with 3 persons or less, 500 yuan per household with over 3 persons, paid at twice for households in transition

⁴ According to Document RCG [2013] No.53, "overall house compensation rate" in this report includes house compensation rate, incentive and residual value subsidy. "House compensation rates" are subject to the Compensation Rates for Rural Residential Houses (RCG [2013] No.53); incentive is divided into 4 levels, 30 yuan/m² for masonry concrete structure, 25 yuan/m² for masonry timber structure, 20 yuan/m² for earth wall structure and 15 yuan/m² for simple structure. Residual value subsidy is 10% of house compensation rate.

3) Transition subsidy

117 In case of property swap, a transition subsidy will be paid at 90 yuan per capita (based on registered population) per month for not more than 18 months; if the transition period exceeds 18 months, transition subsidy will be doubled.

118 In this mode, AHs can apply for purchasing resettlement housing at preferential prices. This resettlement mode is sufficient for replacement.

5.3.3 Self-construction on allocated land

119 In case of self-construction on allocated land, the county land and resources bureau will allocate 15m² of state-owned land per capita, or 30m² of rural collective land per capita.

1) Overall house compensation rates

120 In case of self-construction on state-owned land, house compensation rates are 657 yuan/m² for masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure and 130 yuan/m² for simple structure. In case of self-construction on rural collective land, house compensation rates are 50% more than the above rates, i.e., 942 yuan/m² for masonry concrete structure, 745 yuan/m² for masonry timber structure, 548 yuan/m² for earth wall structure and 182 yuan/m² for simple structure.

1) Construction and installation subsidy

121 In case of self-construction on state-owned land, construction and installation subsidy is 6,400 yuan per capita.

2) Housing land reallocation subsidy

122 In case of self-construction on rural collective land, housing land reallocation subsidy is 100 yuan/m².

3) Moving subsidy

123 Calculated and paid per household at a time, 300 yuan per household with 3 persons or less, 500 yuan per household with over 3 persons, paid at twice for households in transition

4) Transition subsidy

124 500 yuan per capita at a time

125 Based on the local self-construction cost of 800-850 yuan/m², the mode of self-construction on allocated land is sufficient for replacement.

126 According to the local policy, each household affected by HD will receive compensation for interior decoration at 50 yuan/m² for floor tiles and 50 yuan/m² for wall tiles.

127 See Table 5-4 for the details.

Table 5-4 Compensation Rates for HD

	Overall compensation rate (yuan/m ²)				Other compensation				
	Masonry concrete structure	Masonry timber structure	Earth wall structure	Simple	Moving subsidy (yuan/household)	Transition subsidy (yuan/month per capita)	Cash compensation (yuan/m ²)	Housing land reallocation subsidy (yuan/m ²)	Interior Decoration
Cash compensation						1,000, at a time	70000/80000	-	
Property swap	657	520	383	130	300 yuan per household with 3 persons or less, 500 yuan per household with over 3 persons	90 per month (<=18 months)	-	-	50 yuan/m ² for floor tiles and 50 yuan/m ² for wall tiles
Self-construction on state-owned land						500yuan at a time	6400	-	
Self-construction on rural collective land	942	745	548	182		500yuan at a time	-	100 (30m ² per capita)	

Note: These house compensation rates for the two methods of self-building house are different, because the state-owned land can be traded on the market, but the homestead can not be traded outside the village. Thus for the method of allocation of state-owned land, house compensation rate is less than that of the other method.

5.4 Compensation Rates for Affected Individual Businesses

128 The affected individual businesses may choose resettlement modes voluntarily, where one chooses cash compensation, and the other choose self-construction on collective land. Their compensation rates are the same as those for rural residential houses. See Table 5-4.

5.5 Compensation Rates for Affected Ground Attachments

129 Young crops and ground attachments affected by the Subproject will be compensated for at a fixed rate of 7,000 yuan/mu regardless of land type. This rate is sufficient for replacement.

130 See Table 5-5 for details.

Table 5-5 Compensation Rates for Affected Attachments

Item	Specification	Unit	Compensation rate (yuan)
Check dams	Cement	m ²	30
Protective works	Ashlar	m ³	88
Water pipes	Concrete, 500mm in diameter	m	4
Wells	Ashlar	m ³	100
Pumped wells	Pumped wells	/	800
Manure pits	Ashlar and solid rock	m ³	15

6 Production and Livelihood Restoration Programs

6.1 Restoration Program for Permanent LA

6.1.1 Appraisal of lost income

131 15 groups in 6 villages/communities in two townships (Darongzhai Community, Shangshu Village, Shabao Village and Yuding Village in WanLing Town, and Dujiaba Community and Baochengsi Village in Changzhou Sub-district) in Rongchang County will be affected by permanent LA for the Subproject. These groups will be affected relatively slightly by LA, with land loss rates of 0-52%, and the acquired land is mostly beside the river and rarely used to grow commercial crops due to frequent floods, so income loss rates are low. See Table 6-1.

Table 6-1 Land and Income Losses after LA

Town/sub-district	Village	Group	Affected population	Per capita cultivated area (mu)	Acquired cultivated area (mu)	Acquired per capita cultivated area (mu)	Land loss rate (%)	Average annual output value (yuan)	Per capita lost income (yuan)	Per capita income loss rate (%) ⁵
WanLing Town	Darongzhai Community	1	66	0.91	3.64	0.055	6.06	1840	111.52	1.33
		2	92	0.78	5.47	0.059	7.62	1840	140.26	1.68
		3	76	1.38	12.36	0.167	11.78	1840	216.84	2.60
		5	31	0.78	6.49	0.209	26.84	1840	493.86	5.91
		6	5	1.36	0	0.000	0.00	1840	0.00	0.00
	7	251	1.19	8.57	0.034	2.87	1840	52.79	0.63	
	Shangshu Village	6	398	1.29	1.37	0.003	0.27	1680	4.48	0.05
	Yuding Village	8	18	1.14	0	0.000	0.00	1770	0.00	0.00
	Shabao Village	1	3	1.48	0	0.000	0.00	1830	0.00	0.00
		3	47	0.93	2.94	0.063	6.73	1830	123.09	1.47
4		4	1.29	0.37	0.093	7.17	1830	131.22	1.57	
Changzhou Sub-district	Dujiaba Community	11	102	0.89	18.38	0.180	20.25	1760	356.34	4.27
		12	45	0.9	12.98	0.288	32.05	1760	564.07	6.75
	Baochengsi Village	1	27	0.92	10.18	0.377	40.98	1720	704.90	8.44
		3	43	0.9	19.88	0.462	51.37	1720	883.56	10.58

6.1.2 Income restoration program

132 LA compensation includes land compensation fees, resettlement subsidy and young crop compensation fees. Compensation fees for permanently acquired rural collective land (land compensation fees) are based on acquired land area regardless of land type, being 15,500 yuan/mu in WanLing Town and 16,000 yuan/mu in Changzhou Sub-district. For population converted into urban status, resettlement subsidy is 35,000 yuan per capita. Young crop compensation fees are calculated for vegetables (including cash crops), food crops and garden land respectively. 80% of land compensation fees will be used to cover endowment insurance for land-expropriated farmers, and the remaining 20% will be paid to the affected rural collective economic organization for payment to the AHs. Farmers representative meetings will determine the allocation of the remaining 20% of land compensation under the supervision of agricultural economic management department.

⁵ Per capita income loss rate = per capita lost annual income on cultivated land / per capita net income (the per capita net income of local farmers is about 8,355 yuan/year)

6.1.3 Endowment insurance for population converted into urban status

1) Population converted into urban status

133 The population to be converted into urban status will be acquired cultivated area (including garden and pasture land) plus 0.5 time non-cultivated area divided by the per capita cultivated area of the affected collective economic organization. The population to be converted into urban status in the Project is 225. See Table 6-2.

134 If the remaining cultivated area of an AH is less than 0.5 mu per capita after LA, the AH may apply for increasing population to be converted into urban status until its remaining cultivated area reaches 0.5 mu per capita. In addition, since the Subproject is located in the planning area of the county town, an AH may apply for full conversion by returning all contracted land.

Table 6-2 Population Converted into Urban Status

Town/sub-district	Village	Group	Acquired cultivated land (mu)(1)	Acquired non-cultivated land (mu)(2)	Per capita cultivated area (mu)(3)	Population converted into urban status (4)=[(1)+(2)*0.5]/(3)
WanLing Town	Darongzhai Community	1	3.64	1.75	0.91	5
		2	5.47	8.5	0.78	12
		3	12.36	5.83	1.38	11
		5	6.49	5.09	0.78	12
		6	0.00	0.6	1.36	1
		7	8.57	30.3	1.19	20
		1	1.37	0.09	1.29	1
	Shabao Village	3	0.00	11.29	1.14	5
		4	0.00	1.22	1.48	1
		6	2.94	27.17	0.93	18
Shangshu Village	6	2.94	27.17	0.93	18	
Yuding Village	8	0.37	0.78	1.29	1	
Changzhou Sub-district	Dujiaba Community	11	18.38	93.94	0.89	73
		12	12.98	5.38	0.90	17
	Baochengsi Village	1	10.18	8.74	0.92	16
		2	19.88	17.94	0.9	32
Total			102.63	218.62	-	225

2) Endowment insurance for population converted into urban status

135 The population to be converted into urban status of each village will be determined at a village meeting based on acquired land area. All households affected by HD may apply for conversion into urban status voluntarily. Most of the AHs prefer to convert old or 40s-50s family members into urban status. The resettlement subsidy of any land-expropriated farmer aged under 16 years will be fully paid to the individual; one aged 16 years or above will pay endowment insurance premiums based on age group, where the government and individual shall pay 50% each. People with different ages pay different endowment insurance premium. See Table 6-3.

Table 6-3 Endowment Insurance Premiums and Pensions by Age Group

	Age group	Population	Endowment insurance premium paid at a time (yuan)	Pension receivable (yuan)	Starting age of pension payment
Old people	80 years or more	2	7500	750	Month following the approval of LA compensation & resettlement program
	75-79	10	7500	650	
	70-74	13	8150-10750	550	
	Male 60-69 Female 55-69	43	11400-20500	500	
40s-50s people	Male 50-59 Female 40-54	82	20500	500	Month following the attainment of statutory retiring age
Middle-aged or young	Male 40-49 Female 30-39	37	11532	500	Month following the attainment of statutory retiring age
	Male 20-39	31	5766	500	

people	Female 20-29				
	16-19	7	1153.2-4612.8	500	

Note: The resettlement subsidy of any land-expropriated farmer aged under 16 years shall be fully paid to the individual.

136 The population converted into urban status will receive resettlement subsidy of 35,000 yuan per person, which will be enough for the payment of pension insurance. The 50% part which the government pay for the insurance is from the 80% of the land compensation and land planning fee if not enough.

137 Old people having attained retiring age will receive pensions from the month following the approval of the compensation and resettlement program after paying endowment insurance premiums at a time (According to 2013 standards, the basic pension is 500 yuan/month, and starting from January 1, 2013, increase the monthly pension benefit per person 35 yuan, on the basis, and in line with personnel pay period (excluding converted seniority) per year plus three yuan. For December 31, 2012 and before the age of 75 years old people, will increase the monthly pension benefit per person 50 yuan. After January 1, 2013 the age of 75 years old people, from the age of 75 years old of month, will improve the original standards from 50 yuan to 100yuan per person per month for elderly people.), so that each person converted into urban status will receive an annual pension of at least 6,420 yuan.

138 Old people have monthly income of about 200 yuan from old age subsidy and farm work before LA. After covering endowment insurance, old people will receive a benefit of not less than 535 yuan per month each, much higher and more stable than their current income, providing long-term living security to them.

6.1.4 Employment services for the APs

139 In order to improve the production level and living standard of the APs, the local competent authorities offer a number of employment promotion policies, including labor skills training and employment assistance.

1. Labor skills training

140 During subproject implementation, the county government will have specialized agencies offer skills training to the APs to help them find more job opportunities. Currently, such agencies include Rongchang Century Vocational Training School, Rongchang Vocational Education Center, Yuxi Vocational Training Center, Rongchang Disabled Persons Vocational Training School, etc. Training offered includes computer operation, accounting, 2D design, electrician, cooking, housekeeping, SYB startup, etc. All these training courses are offered for free. Qualified trainees will receive certificates and be recommended by training agencies. See Table 6-4.

Table 6-4 Training Courses Offered by the Local Government

Authority	Scope of training	Trainees
Agriculture bureau	Vegetable cultivation skills, crop pest control skills, farm product quality and safety, resettlement policies, etc.	LEFs mainly
Labor and social security bureau	1) Service worker training 2) Business startup training 3) SIYB startup training 4) Migrant worker training 5) Pre-job training	Reemployed rural laborers, registered urban unemployed residents, fresh graduates, returned laborers
Poverty reduction office	Vocational, employment and practical skills training for the poor and unemployed together with training schools	Farmers, registered unemployed residents, returned laborers
Women's federation	Practical skills training	Anyone

2. Employment assistance and unemployment insurance

141 The county government has established an unemployment registration institution and an employment service system for LEFs of labor age, and provides consulting, employment guidance and training services to help them get employed, as shown in Table 6-5.

Table 6-5 Employment Services Offered by the Local Government

Authority	Program	Details
Labor and social security bureau	Startup Rongchang	Creating a better development environment for small and micro enterprises by increasing the limit of secured loans
	Youth training	Encouraging youth to start up businesses and offering training
	Small-amount business startup loans for youth	Eligible young people aged 18-40 years may apply for a business startup loan of 30,000-50,000 yuan for a term of not more than 5 years by means of credit, guarantee, mortgage or pledge.
Poverty reduction office	Rain and Dew Program	Offering vocational training, business startup training and practical skills training to young adult LEFs in poor areas to promote reemployment or business startup, and improve local labor quality
Women's federation	Poverty reduction program for rural women	Offering practical skills training on crop cultivation, stockbreeding and processing to rural women to help them get rich or reemployed
	Employment program for rural women	Improving women's ability to get employed, increasing their income, and elevating their family status

142 LEFs will be included in the basic endowment insurance system for urban enterprise employees after registration as urban residents. LEFs of labor age converted into urban residents may cover unemployment insurance. In addition, LEFs converted into urban residents starting up business independently will be entitled to applicable preferential policies, such as tax reduction or exemption, and small-amount secured loans.

143 The Subproject will generate some job opportunities for local laborers. These jobs will be first made available to the APs to increase their income.

3. Small-amount secured loans for women

144 Local women starting up business individually or together may apply for small-amount secured loans with the local women's federation. Small labor-intensive business ran individually or together is considered to be eligible for obtaining such loans; women from both urban and rural areas can apply such loans from local Women Federation. The ceiling of loan for business in partnership is 100,000 yuan

6.2 Resettlement Program for Demolished Rural Residential Houses

145 The resettlement modes for the households affected by HD include cash compensation, self-construction on allocated land and preferential housing purchase under property swap. Most of the AHs choose cash compensation.

Table 6-6 Resettlement Modes for Demolished Rural Residential Houses

Cash compensation	Preferential housing purchase under property swap	Self-construction on allocated land
√	√	√

6.2.1 Cash compensation

146 The county land and resources bureau will enter into compensation agreements with each AH and pay compensation at a time at 70,000-80,000 yuan per capita. For example, a household with 4 members and a house (masonry concrete) of 120m² in WanLing Town will receive overall house compensation of 657*120=78,840 yuan, and cash compensation of 70,000*4=280,000 yuan, totaling 358,840 yuan, which may buy a commercial house of 128m² locally based on the local commercial housing price of 2,800 yuan/m². Moreover, the new house will be much better than the old one in structure, location and supporting facilities.

6.2.2 Preferential housing purchase under property swap

147 In case of preferential housing purchase under property swap, the county land and resources bureau will enter into a property swap agreement with the AH, which will apply for

purchasing resettlement housing from the county land and resources bureau at the preferential price for 30 m² per person converted into urban status.

148 For example, a household with 4 members and a house (masonry concrete) of 120m² may purchase resettlement housing of 120m² at the preferential price. The resettlement site for the Subproject is the Shizhuan new countryside construction site, where the construction of resettlement housing and infrastructure (including a community fitness center, a health station, a supermarket, a fitness center, a kindergarten and a primary school) has begun, and the planned housing sizes include 60m², 90m² and 120m². The new housing will be much better in structure, location and supporting facilities.

149 In case of property swap, a transition subsidy will be paid at 90 yuan per capita (based on registered population) per month for not more than 18 months; if the transition period exceeds 18 months, transition subsidy will be doubled. The current monthly rental of a local 100m² house is about 300 yuan, so transition subsidy is sufficient for house renting during the transition period for a 4-member household.

6.2.3 Self-construction on allocated land

150 In case of self-construction on allocated land, there are two modes of allocation.

151 First, the county land and resources bureau will allocate 15m² of state-owned land per capita. In this case, the government makes unified planning for house design, and provides three supplies and land leveling. In addition to house compensation, each AH will receive a construction and installation subsidy of 6,400 yuan per capita, a residual value subsidy, and moving and transition subsidies. For example, a household with 4 members and a house (masonry concrete) of 120m² will receive house compensation of 120*657=78,340 yuan, and a construction and installation subsidy of 6,400*4=25,600 yuan. Based on the local self-construction cost of 800-850 yuan/m², this amount can be used to construct a new house of over 120 m², so this mode is sufficient for replacement.

152 Second, 30m² of rural collective land per capita is allocated, and a housing land reallocation subsidy is paid at 100 yuan/m² (i.e., 66,667 yuan/mu). During housing land reallocation, township and village officials will provide assistance. In this mode, house compensation rates are house compensation rates are 50% more than the above rates, e.g., 942 yuan/m² for masonry concrete structure. Based on the local self-construction cost of 800-850 yuan/m², this compensation rate is sufficient for replacement.

153 The replacement cost of the rural house self-construction is shown in Table 6-7.

Table 6-7 Replacement Cost of the Rural House Self-construction

Item	Unit	Masonry concrete			Masonry timber			Earth wall		
		Amount per unit	Unit price (yuan/unit)	value (yuan)	Amount per unit	Unit price (yuan/unit)	value (yuan)	Amount per unit	Unit price (yuan/unit)	value (yuan)
A. main materials				395.5			275			73.25
Wood	m ³	0.02	1000	20	0.05	1000	50	0.03	1000	30
Cement	kg	60	0.9	54	35	0.9	31.5	5	0.9	4.5
Brick	Piece	270	0.5	135	260	0.5	130	5	0.5	2.5
Steel	kg	21	5	105	5	5	25	1.5	5	11.25
Lime	kg	45	0.3	13.5	35	0.3	10.5	10	0.3	3
Gravel	m ³	0.4	60	24	0.3	60	18	0.3	60	18
Sand	m ³	0.2	60	8	0.25	60	10	0.1	60	4
Asphalt	kg	6	6	36						0
A. other				120			102.9		80	80
B. labor costs		3	100	300	3	100	300	2	100	200
Total				815.5			677.9			353.25

6.3 Resettlement Program for Affected Individual Businesses

154 4 individual businesses will be affected by the Subproject.

155 CDW Fungus Farm is run by the family of Chen Dewen in Shabao Village, WanLing Town, in which edible fungi are grown, with an annual output value of about 40,000 yuan. Its 120 m² house in masonry concrete structure will be demolished. It expects to build a new house through housing land reallocation. Its house will be compensated for at 942 yuan/m² and a housing land reallocation subsidy of 100 yuan/m² will be paid, which is sufficient for it to build a new house. It will continue to operate in the new place. Since the subproject IA will publish a notice before HD, this family will have sufficient time to move and prepare for production.

156 LLA Tea Garden is located in Darongzhai Community, WanLing Town. Its 90 m² house in simple structure will be demolished. This garden is run on leased collective land. The lease contract is renewed annually but will not be renewed upon expiry this year. This family has another house in the town. It will choose cash compensation and will not operate after relocation.

157 LZC Processing Shop is located in Baochengsi Village, Changzhou Sub-district. All houses of this family (150 m² in masonry concrete structure and 250 m² in masonry timber structure) will be demolished. After the completion of the new house, it will continue to operate in the new place. Its demolished houses will be compensated for at 942 yuan/m² for masonry concrete structure and 745 yuan/m² for masonry timber structure, and a housing land reallocation subsidy of 100 yuan/m² will be paid, which is sufficient for it to build a new house. Since the subproject IA will publish a notice before HD, this family will have sufficient time to move and prepare for production.

158 XHJ Fishpond is located on leased collective land in Baochengsi Village, Changzhou Sub-district, with a total area of 38 mu, an annual rental of 1,120 yuan/mu, and an annual profit of 200,000 yuan. Only a 3 mu part of the fishpond will be affected by the Subproject, and an 80 m² house in masonry concrete structure will be demolished. This family expects to build a new house through housing land reallocation. Its demolished house will be compensated for at 942 yuan/m², and a housing land reallocation subsidy of 100 yuan/m² will be paid, which is sufficient for it to build a new house.

159 Other losses during construction will be otherwise compensated for through consultation on the basis of market price.

6.4 Restoration Program for Temporary Land Occupation

160 For the temporarily occupied land, young crops and ground attachments thereon will be compensated for at a fixed rate of 7,000 yuan/mu, and fishponds and fries thereon at 9,000 yuan/mu. Compensation fees are sufficient to cover losses. The owner will pay a reclamation bond of 8,000-10,000 yuan/mu, and undertake the reclamation of the temporarily occupied land. The bond will be returned to the owner if the reclaimed land has passed inspection.

6.5 Affected Vulnerable Groups

161 The vulnerable population affected by the Subproject mainly includes widows, the disabled and women-headed households. They will receive subsidies from local civil affairs bureaus so that their income is not below the poverty line, attend free skills training, and have priority in employment at the construction and operation stages. For the two disabled households, the subproject owner will coordinate with the local community and facilitate.

6.6 Affected Ground Attachments

162 The ground attachments affected by the Subproject mainly include young crops, scattered trees and ground attachments. Affected young crops and ground attachments will be compensated for at a fixed rate of 7,000 yuan/mu regardless of land type. Affected ground structures will be compensated for at market price on a replacement basis.

7 Public Participation and Consultation

163 According to the policies and regulations of the state, Chongqing Municipality and the Bank on LA, HD and resettlement, great importance will be attached to the participation of and consultation with the APs at the resettlement policy-making, planning and implementation stages in order to protect the lawful rights and interests of APs and entities, reduce grievances and disputes, and realize the resettlement objectives properly by developing sound policies and implementation rules on displacement and resettlement, preparing an effective RAP, and organizing implementation properly.

7.1 Means of and Measures for Public Participation

7.1.1 Means of participation

164 Before the survey, terms of reference were prepared to specify the scope, methods and requirements of survey, listen to comments of local governments, and had local governments assign representatives to the survey team. During the general survey, town, village and group heads, and AP representatives were invited to participate, the necessity, benefits and impacts of the Subproject, principles for compensation and resettlement progress were communicated to them, and the survey team discussed possible resettlement sites with them. At the RAP preparation stage, the resettlement planning staff discussed with county and town leaders, listened to their comments, requirements and issues, and selected resettlement sites. During the field survey, local residents and staff of departments concerned were involved in site selection. These consultation activities will be meaningful for the successful implementation of the RAP.

165 At the preparation stage, many public participation activities were conducted in such forms of meeting, FGD, interview and questionnaire survey, including 15 men-times with the owner and government departments, 6 village group FGDs, and survey on 76 AHs, with 353 men-times of participants in total.

166 On the basis of effectiveness and feasibility, public participation activities were conducted in the following manners:

1) FGD

167 FGDs covering all affected population were organized at the village groups, including ordinary residents affected by LA and HD, old people, women and other special groups.

2) Structured questionnaire survey

168 At the preparation and design stages of the Subproject, a structured questionnaire was designed to fully understand the expected resettlement modes of the affected population, with focus on rural reconstruction and resettlement programs.

3) Discussion meeting and personal interview

169 Depending on public participation activity, discussion meetings and personal interviews were organized to collect relevant information.

7.1.2 Measures for participation and consultation

170 Public participation and consultation activities were conducted in the form of discussion meeting and sampling willingness survey to explain the purpose, scope and importance of the Subproject, and discuss resettlement programs with AP representatives. Through the survey, public opinions will be well considered, and incorporated into house reconstruction and production resettlement programs as where possible without breach of the overall plan so as to satisfy the APs.

171 At the resettlement implementation stage, the above two forms will be still used to collect resettlement information, investigate expectations of the APs, and further improve resettlement programs. In addition, the APs may reflect grievances, comments and suggestions to village committees, resettlement agencies and M&E agencies, which will be handled according to the established procedures.

172 In order that the APs and the affected local governments are fully aware of the RAP, and the compensation and resettlement programs under the Subproject, the state laws and regulations on resettlement, and the Bank's policy on involuntary resettlement through public participation (in the

form of discussion meeting, etc.) or local news media (e.g., TV) to the APs from the beginning of the Subproject to the whole process of resettlement implementation, so that the APs know the compensation calculation method, compensation measures of physical indicators, resettlement measures, the disbursement and use of resettlement funds, and the rights and preferential policies to which they are entitled. Resettlement information will also be disclosed to the residents of the resettlement communities, so that they know information on LA, land compensation rates and fund uses. This will increase the transparency of the resettlement work, win the support of the APs for resettlement and ensure the successful completion of resettlement.

7.2 Public Participation Activities at the Preparation Stage

173 At the preparation stage, the following public participation and consultation activities were held to provide a basis for subproject design and implementation:

- Community meetings: Before the fieldwork, the background information of the Subproject was communicated to community residents, including the Subproject's scope, necessity, possible impacts, and potential compensation and resettlement programs, involving representatives of APs and women, town and village officials, etc.
 - FGD with the owner: learning the background, scale and impacts of the Subproject
 - Sampling questionnaire survey: learning local socioeconomic profile and attitudes to the Subproject, expected resettlement and livelihood restoration measures, etc.
 - FGDs with community and village officials: learning local socioeconomic profile, expectations for the Subproject, comments and suggestions on LA compensation and resettlement, etc.
 - Government interviews: Heads of the county development and reform bureau, water resources bureau, land and resources bureau, labor and social security bureau, women's federation, ethnic and religious affairs bureau, and statistics bureau were interviewed, acquiring some information and policies related to the Subproject, and learning their comments and suggestions on the Subproject.

Table 7-1 Public Participation Activities at the Preparation Stage

Item	Mode	Time	Participants	Topic
Community meetings	Meeting	May 2013	14 village officials and 46 residents	Communicating background information of the Subproject
FGD with the owner	Meeting	May 2013	5 persons from the owner	Learning the background, scale and impacts of the Subproject
Sampling questionnaire survey	Door-to-door survey	May 2013	76 households with 258 persons	Learning local socioeconomic profile, expected resettlement and livelihood restoration measures, etc.
FGDs with community and village officials	Meeting	May 2013	10 officials from the 6 affected villages	Learning local socioeconomic profile
Interviews with individual businesses	Interview	May - Oct. 2013	4 persons of the individual businesses	learning their basic information, and expected compensation modes and restoration measures
Government interviews	Interview	May - Nov. 2013	10 staff members of government departments concerned	Acquiring information and policies related to the Subproject

174 It is learned from the above activities that the APs are concerned about the payment of compensation fees and the construction of resettlement housing. They expect that compensation fees are paid timely and fully, and that resettlement housing is located in an area with excellent supporting facilities. The land and resources bureau has promised to pay compensation fees to the APs timely and fully, and design resettlement housing in consideration of their needs.

7.3 Public Participation Plan for the Next Stage

175 With the progress of project preparation and implementation, the Rongchang PMO will conduct further public participation. See Table 7-2.

Table 7-2 Public Participation Plan for the Implementation Stage

Purpose	Mode	Time	Agencies	Participants	Topic
RAP disclosure	Village bulletin board, village meeting	Dec. 2013	County land and resources bureau, WanLing Town Government / Changzhou Sub-district Office	All APs	Disclosing the RAP
RIB	Distribution	Mar. 2014		All APs	RIB distribution
LA announcement	Village bulletin board, village meeting	Apr. 2014		All APs	Disclosure of LA area, compensation rates and resettlement modes, etc.
Announcement of compensation and resettlement program for LA	Village bulletin board, village meeting	Apr. 2014		All APs	Compensation fees and mode of payment
Determination / implementation of income restoration program	Village meeting (many times)	May –Dec. 2014		All APs	Discussing the final income restoration program and the program for use of compensation fees
Public participation during the construction	Village meeting/interviews	2015-closure of the project	Project IAs, WanLing Town Government / Changzhou Sub-district Office, E&M institution	All APs	Income restoration; house restoration; compensation on the temporary impacts

7.4 Women's Participation

176 The implementing agencies and the local governments have attached special importance to the role of women in resettlement implementation, and cared about their personal and household needs from the beginning of the Subproject.

177 In the subproject area, women enjoy the same rights and status as men, and play a crucial role in economic activities and housework, especially in rural areas, where most women stay at home. Except family responsibility, women play a crucial role in farming and nonagricultural operations. Therefore, in the subproject area, women even show greater enthusiasm about the Subproject than men. They not only participate actively in all stages of resettlement, but also play an outstanding role in the consultation about resettlement sites and modes. All women support the Subproject. In particular, in a public participation activity in Shabao Village, a woman running a non-staple food store at home expects the Subproject to break ground and is even to be relocated as soon as possible.

178 During the general survey, the women representatives of all affected villages were invited to the survey team to ensure communication with the affected women. At the small-scale discussion meetings of all villages, over 40% of attendees were women. They not only showed great support for the Subproject, but were also concerned about the accuracy of DMS results, the rationality of compensation rates, and if compensation fees could be available timely. At the resettlement planning stage, the design agency invited women representatives to discuss the project design, and listened to their comments, requirements and issues about production resettlement, relocation and resettlement housing construction. These consultation activities have positive significance in addressing women's worries about livelihoods and traditional production patterns, and ensuring that women benefit equally from the Subproject.

179 In addition, each resettlement implementation and management agency has at least one female official. Priority will be given to women during resettlement, especially in livelihood restoration and project construction activities, to provide them with more job opportunities and relevant skill trainings.

8 Grievance Redress Procedures

180 During LA, HD and resettlement, the following measures shall be taken to reduce grievances and appeals: 1) The implementing agencies and the local governments will give extensive publicity to the LA, HD and resettlement policies in such forms as meeting, discussion and door-to-door survey so that the APs can understand the LA, HD and resettlement policies and principles, and compensation rates; 2) Disclose information on LA and HD losses, resettlement agreements, compensation fee disbursement, the construction progress of resettlement housing, and the resettlement agencies through mass media and bulletin boards to accept public supervision; 3) Strengthen communication and consultation with the APs. The implementing agencies and the local governments will listen to the APs' comments and requirements carefully, conduct honest communication and consultation with them, help them solve difficulties and problems encountered during resettlement, and meet their reasonable requirements where possible.

181 During preparation and implementation of the RAP, consistent attention will be paid to the participation of the APs and the affected entities, and an appeal mechanism established. If any AP is dissatisfied with any compensation arrangement or thinks that he/she is treated unfairly or unreasonably during resettlement, he/she may seek a solution through the appropriate procedure.

8.1 Grievance Redress during LA and HD

182 Since the resettlement work is conducted with the participation of APs, no substantial dispute will arise. However, to ensure that APs have a channel to file an appeal on any issue concerning land acquisition and resettlement, a four-stage grievance redress mechanism has been established during the preparation and implementation the RAP:

Stage 1: If any AP is dissatisfied with the RAP, he/she can file an oral or written appeal to the village or community committee, which shall make a disposition within two weeks.

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the town government orally or in writing. In case of an oral appeal, the town government shall handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the county land and resources bureau or HD management office after receiving such disposition for arbitration, which shall make an arbitration award within fourweeks.

Stage 4: If the AP is still dissatisfied with the arbitration award, he/she may file a suit in a civil court in accordance with the Administrative Procedure Law of the PRC after receiving such judgment.

183 The APs may file an appeal about any aspect of resettlement, including compensation rates, etc. The above appeal channel will be notified to the APs at a meeting or otherwise, so that the APs are fully aware of their right of appeal. Mass media will be utilized for publicity, and opinions and advice about resettlement will be compiled into messages for study and disposition by the resettlement agencies. All agencies will accept grievances and appeals from the APs for free, and costs so reasonably incurred will be disbursed from contingency costs.

184 See Tabel8-1 for the contact information.

Table 8-1 Contact Information of Agencies Concerned

Agency	Name	Title	Tel
Agricultural Management Station	Chen Tianming	Master	13896103635
Rural Land Management Center	Chen Chaoshu	Director	13883169213
County land and resources bureau	Zheng Hongjun	Section Chief	46774106
Rongchang Hongyu Water Resources Development Co., Ltd.	Zhou Hongyi	Officer	02385265806
WanLing Town government	Xiao Shicheng	Deputy Director	13983466291
Changzhou Sub-district Office	Liu Yi	Head	15922681671
Darongzhai Community Committee	Luo Binbin	Secretary	13594041318
Shangshu Village Committee	Huang Xichun	Secretary	15023301338
Shabao Village Committee	Chen Zhonghai	Head	13500377127
Yuding Village Committee	Zhu Dingguang	Head	15923257450

Agency	Name	Title	Tel
Dujiaba Community Committee	Accountant Lan	Accountant	13356355898
Baochengsi Village Committee	Secretary Long	Secretary	13996152661

8.2 Grievance Redress during Construction

At the implementation stage, the APs may file an appeal directly to the owner or construction agency, which should make a disposition as soon as possible. The disposition could be delay if difficulty, but the delay may not exceed more than two weeks. The owner or construction agency should keep records on such appeals for future evaluation.

9 Organizational Structure and Implementation Progress

9.1 Organizational Structure

185 In order to organize the preparation and construction of the Subproject, the Rongchang County Government has established the Subproject Leading Group as the decision-making and management agency of the Subproject. The leading group is responsible for coordination, management, supervision and service in project implementation, reporting the progress of project implementation to the Rongchang County Government and Bank, coordinating agencies concerned, organizing bid invitation and procurement, preparing annual financial plans, project quality control, and coordinating technical assistance, etc.

186 Each affected village has 1-2 chief leaders responsible for resettlement. See Figure 9-1.

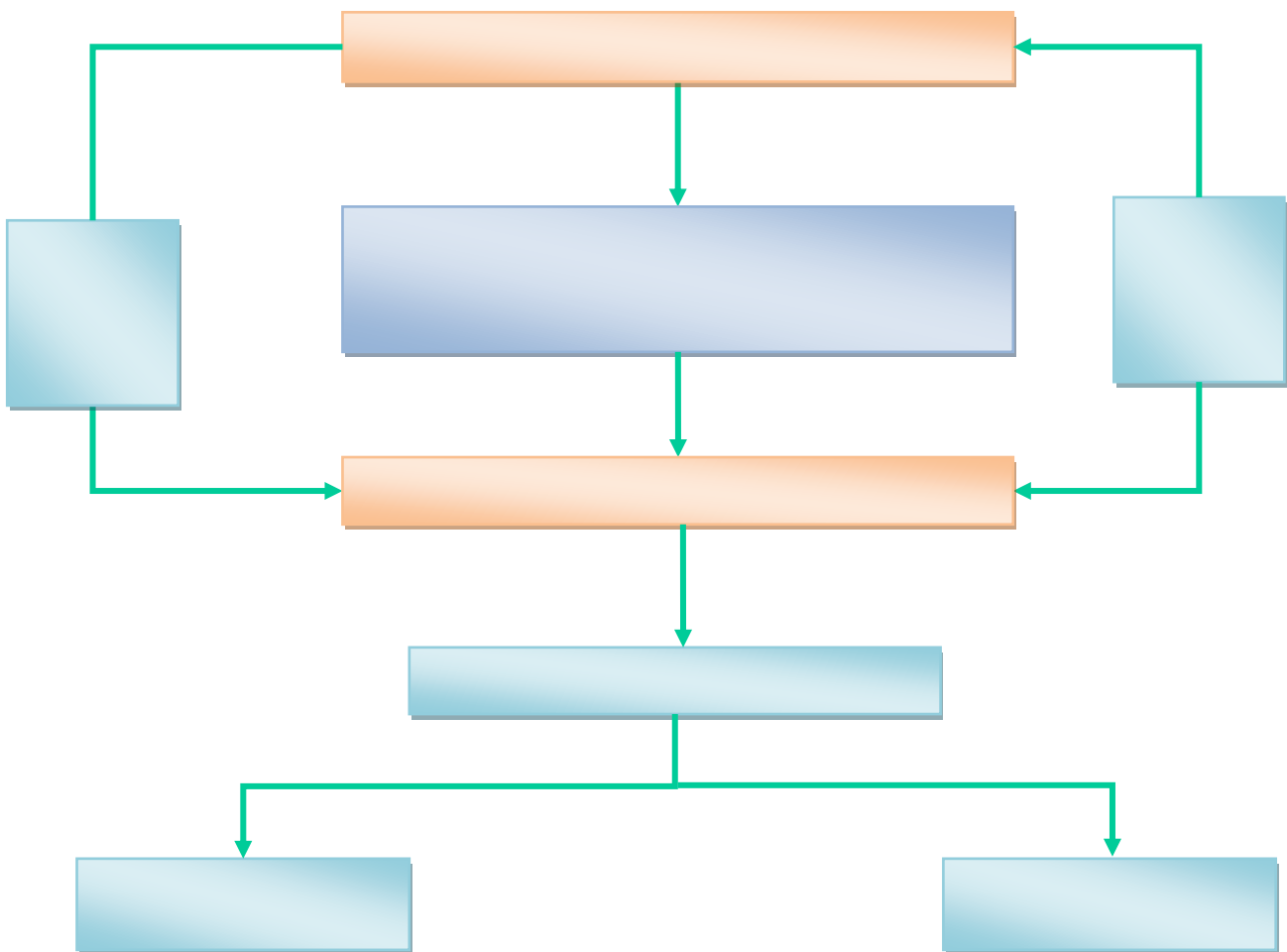


Figure 9-1 Organizational Chart

9.2 Organizational Responsibilities

1) Subproject Leading Group

187 Responsible mainly for organizing the resettlement of the Subproject, formulating policies on resettlement activities of the Subproject, and coordinating relations among the resettlement agencies at all levels

- Coordinating the work of the government agencies concerned at the preparation and implementation stages;
- Making decisions on major issues during project construction and resettlement.

2) Rongchang PMO

188 Responsible mainly for handling day-to-day affairs in resettlement planning and implementation, and exercising the management, planning, implementation, coordination, supervision and monitoring functions of resettlement as the project management agency

- Coordination, management, supervision and service in project implementation;
- Reporting the progress of project implementation to the Chongqing Municipal Government and the Bank;
- Preparing annual financial plans;
- Organizing the preparation of the RAP;
- Project quality control;
- Coordinating technical assistance, research and training;
- Leading and inspecting internal monitoring activities, and preparing resettlement progress reports;
- Assisting in external M&E

3) Owner

189 The owner is Rongchang Hongyu Water Resources Development Co., Ltd. Its main responsibilities are:

- Organizing bid invitation and procurement;
- Appointing a consulting agency to prepare the RAP;
- Coordinating the DMS;
- Coordinating resettlement implementation;
- Supervising and managing resettlement activities;
- Reporting resettlement progress and submitting internal monitoring reports to the Rongchang PMO

4) Resettlement implementation agency

190 The agency is Rongchang County land and resources bureau

- Participating in the preparation of the RAP;
- Conducting resettlement activities according to the RAP approved by the Bank;
- Going through LA and HD formalities;
- Communicating the resettlement policies;
- Organizing public participation;
- Entering into compensation agreements with the AHs, and submitting to the PMO for reference;
- Implementing resettlement programs, and submitting to the PMO for reference;
- Disbursing funds, and submitting copies of payment vouchers to the PMO for reference;
- Handling issues arising from resettlement

5) Town government/sub-district office

191 Town government/sub-district office affiliates with town government/sub-district agency, and is composed by town government/sub-district officers. Its main responsibilities are:

- Conducting LA and HD;
- Settling disputes arising from project implementation;
- Supervising the payment of compensation fees

6) Village/community committees and village groups

192 The resettlement working team of each village/community or village group is composed of its key officials. Its main responsibilities are:

- Participating in the socioeconomic survey and DMS;
- Organizing public consultation, and communicating the policies on LA and HD;
- Selecting resettlement sites and allocating housing sites to APs;
- Organizing the implementation of resettlement activities;
- Disbursing and managing relevant funds of the village level;
- Reporting APs' opinions and suggestions to the competent authorities;
- Reporting the progress of resettlement implementation;
- Providing assistance to displaced households in difficulties

7) Design agency

193 The design agency of the Subproject is Chongqing Water Resources and Hydropower Survey and Design Institute, responsible mainly for:

- At the planning and design stage, it will survey the physical indicators of LA and HD, the

environmental capacity, the usable resources, etc. accurately, and assist the governments in the subproject area in formulating resettlement programs, preparing budgetary investment estimates for compensation for LA and HD, and drawing the relevant drawings.

➤ At the implementation stage, it will submit the design documents, technical specifications, drawings and notices to the owner timely, make design disclosure to the PMOs of all levels, assist in the implementation of the relocation and resettlement for production of the APs, and improve the resettlement programs based on the practical situation.

8) External M&E agency

194 The Rongchang PMO will appoint a qualified M&E agency as the external resettlement M&E agency. Its main responsibilities are:

➤ Observing all aspects of resettlement planning and implementation as an independent M&E agency, monitoring and evaluating the resettlement results and the social adaptability of the APs, and submitting resettlement M&E reports to the PMO and the Bank; and

➤ Providing technical advice to the PMO in data collection and processing.

9.3 Staffing and Equipment

195 To ensure the successful implementation of the resettlement work, all resettlement agencies of the Subproject have been provided with full-time staff, and a smooth channel of communication has been established. Each resettlement agency is composed mainly of administrative staff and specialized technicians, all of whom have certain professional and management skills, and considerable experience in LA, HD and resettlement. See Tables 9-1 and 9-2.

Table 9-1 Staffing of Resettlement Agencies

Agency	Workforce	Composition
Subproject Leading Group	2	Government officials
Owner	2	Government officials, civil servants
County land and resources bureau	8	Civil servants
Town government/sub-district office	2	Officials
Village/community committees	6-10	Officials and AP representatives
Design agency	2	Senior engineers, engineers
External M&E agency	4-6	Resettlement experts

Table 9-2 Heads of Resettlement Agencies

Agency	Responsibility	Head	Title
County development and reform bureau	Coordinating the Subproject on behalf of the Subproject Leading Group	Xiang Hu	Director
County finance bureau	Financial management	Li Hong	Director-general
County water resources bureau	Conducting preparatory coordination, assisting the owner in implementation, reporting, etc.	Li Chun	Director-general
County land and resources bureau	Guiding policy advice and guidance on LA compensation	Lai Wenli	Director-general
Hongyu Co., Ltd.	Owner, implementing the Subproject	Lei Jian	Board Chairman
WanLing Town government	Implementing LA and other preparatory work	Xiao Shicheng	Deputy Director
Changzhou Sub-district Office	Implementing LA and other preparatory work	Liu Yi	Director
Darongzhai Community Committee	Implementing LA and other preparatory work	Luo Binbin	Secretary
Shangshu Village Committee	Implementing LA and other preparatory work	Huang Xichun	Secretary
Yuding Village Committee	Implementing LA and other preparatory work	Zhu Dingguang	Head
Dujiaba Community Committee	Implementing LA and other preparatory work	Zhang Kaide	Head
Baochengsi Village	Implementing LA and other preparatory work	Huang	Secretary

Agency	Responsibility	Head	Title
Committee		Guojin	

9.3.1 Equipment

196 All county and township resettlement agencies of the Subproject have been provided basic office, transport and communication equipment, including desks and chairs, PCs, printers, telephones, facsimile machines and vehicles.

9.3.2 Training program

197 Purpose of training: to train the management staff and technicians related to LA and HD in the Subproject, so that they understand and master information on LA and HD, and ensure that the action plan for LA and HD of the Subproject is fully implemented.

198 Trainees: There are two types of training:

- For management staff of LA and HD—The purpose is to train the management staff of the Subproject on LA, HD and emergency measures, so that they learn experience in highway resettlement and management from advanced countries, and communicate it to all LA and HD staff of the Subproject.

- Resettlement staff—The purpose is to make them understand the scope of construction, resettlement policies and restoration measures of the Subproject, and ensure the successful implementation of the RAP.

199 Mode of training: Training is divided into two levels: The management staff training will be given by the Chongqing PMO, and World Bank officials, government officials and experts will be invited to give lectures; the resettlement staff training will be given by the district/county PMOs under the direction of the Chongqing PMO at the district/county level.

200 Scope of training: overview and background of the Subproject, applicable laws and regulations, details of the RAP, management and reporting procedures, cost management, M&E, reporting, and grievance redress, etc.

9.4 Implementation Progress

201 According to the implementation schedule of the Subproject, the LA, HD and resettlement schedules of the components will be linked up with the construction schedules of the components; the main part of LA, HD and resettlement will begin in April 2014 and end in December 2014.

202 The basic principles of scheduling are as follows: (1) The LA, HD and resettlement work shall be completed at least one month before the commencement of construction so that the APs have sufficient time to prepare for production resettlement and income restoration; (2) During resettlement, the APs should have opportunities to participate in the Subproject; the range of land acquisition should be published, the Resettlement Information Booklet (RIB) issued, and public participation should be carried out before the commencement of construction; and (3) all kinds of compensation should be paid directly to the affected proprietors within 3 months from the date of approval of the RAP; no organization or individual should use property compensation fees on their behalf, and such compensation should not be discounted for any reason.

203 The overall resettlement schedule of the Subproject has been drafted according to the progress of preparation and implementation of LA, HD and resettlement. The times listed in the table are subject to adjustment with actual progress, as shown in Table 9-3.

Rongchang Subproject of the Chongqing Small Towns Water Environment Management Project

Table 9-3 Resettlement Implementation Schedule

No.	Resettlement activity	2013						2014						2015						2016-19			
		4	5	6	8	10	11	12	3	4	5	6	7	8	10	12	2	4	6	8	10	12	1-12
1	RAP preparation																						
1.1	Appointing the RAP preparation agency	■																					
1.2	Conducting the socioeconomic survey	■	■	■																			
1.3	Preparing the RAP		■	■	■	■	■	■															
2	RAP finalization and disclosure																						
2.1	Consulting with agencies concerned and APs		■	■	■	■	■	■															
2.2	RAP finalization								■														
2.3	Disclosing the RAP on the Bank's website								■	■													
2.4	Disclosing the RAP to APs									■													
3	RAP approval																						
4	Construction land application																						
4.1	Preliminary land examination									■	■												
4.2	Land approval									■	■												
5	Implementation stage																						
5.1	RIB distribution										■	■											
5.2	Entering into land compensation agreements and paying compensation fees															■	■						
5.3	HD															■	■						
5.4	Determination of income restoration measures															■	■						
5.5	Commencement of construction															■	■						
5.6	Skills training															■	■	■	■	■	■	■	■
6	M&E																						
6.1	Baseline survey	■	■	■												■	■						
6.2	Internal monitoring																■	■		■	■		■
6.3	External M&E																						■

Note: In the above table, an item in black is completed, one in dark gray is ongoing and one in light gray is not started.

10 Resettlement Budget

10.1 Budget

204 The general budget of the Subproject is 49.366 million yuan, including compensation fees for permanent LA of 15.1968 million yuan, compensation fees for temporary land occupation of 1.5914 million yuan, compensation fees for demolished rural residential houses of 14.4787 million yuan (based on the cash compensation mode), compensation fees for the affected individual businesses of 707,100 yuan, compensation fees for ground attachments of 64,400 yuan; taxes and fees on LA of 16.01723 million yuan; and other costs (including planning and design costs, implementation management costs, skills training costs, M&E costs, basic contingencies, etc.) of 6.7152 million yuan. See Table 10-1.

Table 10-1 Resettlement Budget

No.	Item	Unit	Compensation rate (yuan)	Qty.	Total
Part 1	Permanent LA				
1.1	Land compensation fees	mu	16000	187.42	2998720.00
		mu	15500	133.73	2074365.00
1.2	Resettlement subsidy	Person	35000	225	7875000.00
1.3	Fixed rate compensation for young crops and ground attachments	mu	7000	321.25	2248750.00
Subtotal		yuan			15196835.00
Part 2	Temporary land occupation				
2.1	Young crop compensation fees	mu	7000	91.23	638610.00
		mu	9000	2.13	19170.00
2.2	Reclamation bond	mu	10000	93.36	933600.00
Subtotal		yuan			1591380.00
Part 3	Demolition of rural residential houses				
3.1	Overall house compensation				
	Masonry concrete structure	m ²	657	2699.04	1773269.28
	Masonry timber structure	m ²	520	2449.8	1273896.00
	Earth wall structure	m ²	383	286	109538.00
3.2	Other compensation				
	Transition subsidy	Person	1000	144	144000.00
	Moving subsidy	Household	500	17	8500.00
Household		300	22	6600.00	
3.3	Cash compensation	Person	70000	56	3920000.00
		Person	80000	88	7040000.00
3.4	Interior decoration				
	Exterior wall tiles	m ²	50	1214.53	60726.50
	Floor tiles	m ²	50	2843.03	142151.50
Subtotal		yuan			14478681.28
Part 4	Affected individual businesses				
4.1	House compensation				
	Masonry concrete (self-construction on allocated land)	m ²	942	350	329700.00
	Masonry timber (self-construction on allocated land)	m ²	745	250	186250.00
	Simple (cash compensation)	m ²	130	90	11700.00
4.2	Cash compensation	yuan	70000	2	140000.00
4.3	Fry compensation	mu	9000	3	27000.00

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No.	Item	Unit	Compensation rate (yuan)	Qty.	Total
4.4	Transition subsidy (self-construction on allocated land)	Person	500	8	4000.00
	Transition subsidy (cash compensation)	Person	1000	2	2000.00
4.5	Moving subsidy (self-construction on allocated land)	Household	1620	3	4860.00
	Moving subsidy (cash compensation)	Household	1620	1	1620.00
Subtotal		yuan			707130.00
Part 5	Affected ground attachments				
5.1	Check dams	m ²	30	651	19530.00
	Protective works	m ³	88	413	36344.00
	Water pipes	m	4	476	1904.00
	Wells	m ³	100	4	400.00
	Pumped wells	/	800	7	5600.00
	Manure pits	m ³	15	41	615.00
Subtotal		yuan			64393.00
Subtotal of Parts 1-5		yuan			32038419.28
Part 6	Other costs		Percent of subtotal of Parts 1-5		
6.1	Planning and design costs	yuan	0.03	32038419.28	961152.58
6.2	Implementation management costs	yuan	0.03	32038419.28	961152.58
6.3	Skills training costs	yuan	0.005	32038419.28	160192.10
6.4	M&E costs	yuan	0.015	32038419.28	480576.29
Subtotal		yuan			2563073.54
Part 7	Taxes and fees				
7.1	LA management fees	yuan	0.028	32038419.28	897075.74
7.2	Land reclamation fees	m ²	25	68423.421	1710585.53
7.3	Farmland occupation tax	m ²	20	68423.421	1368468.42
7.4	Fees for compensated use of new construction land	m ²	20000	321.25	6425000.00
7.5	LA planning fees	mu	3	70393.6853	211181.06
Subtotal		yuan			10612310.74
Part 8	Basic contingencies	yuan	0.12	34601492.82	4152179.14
Total		yuan			49365982.70

10.2 Funding Sources

205 According to the construction plan of the Subproject, the resettlement funds of the Subproject are from county finance.

10.3 Fund Flow and Disbursement Plan

10.3.1 Disbursement process

206 During the implementation of the Subproject, the county land and resources bureau will pay compensation fees for LA and HD directly to the affected entities/households according to compensation agreements with the affected entities/households under the compensation policies and rates specified in the RAP under the supervision of the Subproject Leading Group. See Figure 10-1.

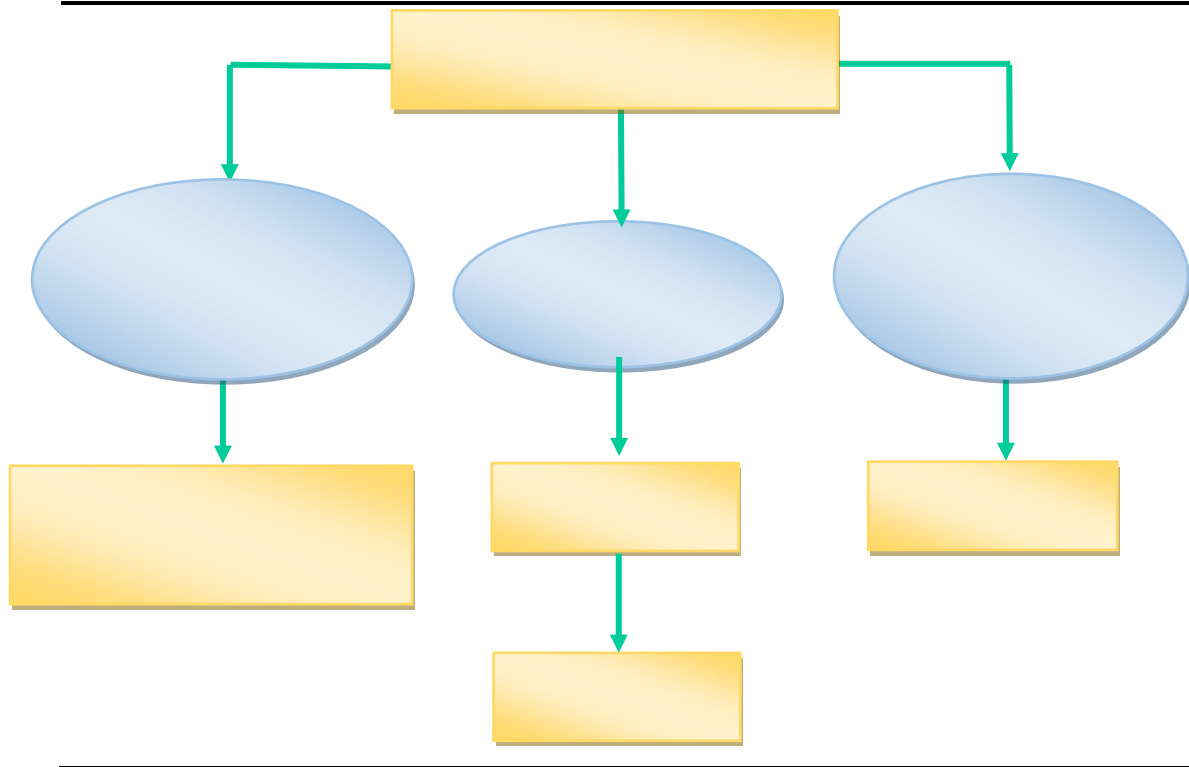


Figure 10-1 Disbursement Flowchart of Resettlement Funds

10.3.2 Disbursement plan

207 Compensation fees will be disbursed by the PMO and used under the supervision of the internal monitoring agency and the auditing of the external M&E agency:

- All costs related to resettlement will be included in the general budget of the Subproject;
- LA: The PMO will enter into LA and ground attachment compensation agreements with the village/community committees, and disburse compensation fees to the village/community committees according to such agreements, and pay compensation fees for ground attachments to proprietors through the village/community committees.
- HD: The owner will enter into compensation agreements with the affected households and entities, and pay compensation fees directly to them.
- Other costs: The owner has the right to use contingencies. If contingencies are insufficient due to price rise, a notice should be given to the competent authority immediately.

11 M&E

208 In order to ensure the successful implementation of the RAP and resettle the APs properly, periodic M&E of LA, HD and resettlement activities will be conducted in accordance with the Bank Operational Policy OP4.12 on Involuntary Resettlement and the Operational Guide to the Monitoring and Evaluation of Resettlement of World Bank Financed Projects in China. Monitoring is divided into internal monitoring of resettlement agencies and external independent monitoring. M&E will begin in April 2014, and end half a year after the completion of resettlement activities and, production and livelihood restoration. According to the construction and resettlement schedule of the Subproject, internal and external monitoring reports will be submitted to the Bank semiannually, and an evaluation report on overall resettlement prepared upon completion of the Subproject.

11.1 Internal Monitoring

209 The Rongchang PMO will establish an internal monitoring mechanism to monitor resettlement activities. It will also establish a database of LA, HD and resettlement, and use it to prepare the RAP, monitor all displaced households and entities, and conduct internal supervision and inspection of the whole process of resettlement.

11.1.1 Procedure

210 During implementation, the owner will establish a corresponding resettlement database, collect and record information on the resettlement of APs from the monitoring sample, and report real-time activity records to the PMO timely to maintain continuous monitoring. The PMO will inspect implementation regularly.

11.1.2 Scope

- Payment of compensation fees
- House reconstruction
- Staffing, training, working schedule and efficiency of the resettlement organization
- Registration and handling of grievances and appeals of APs

11.1.3 Reporting

211 The owner will prepare an internal monitoring report semiannually, and submit it to the Rongchang PMO, which will in turn submit it to the Chongqing PMO and be included in the project progress reports.

11.2 Independent External Monitoring

11.2.1 Purpose and task

212 Independent monitoring is conducted on all resettlement activities by an agency independent of resettlement implementation with a comprehensive, long-term point of view. The external M&E agency will follow up the resettlement activities to see if the state laws on resettlement, and the Bank's operational policy on involuntary resettlement (OP4.12) are complied with, and if the production level and living standard of the APs are improved or at least restored to pre-project levels. The external M&E agency will give suggestions to the implementing agencies based on issues found during monitoring so that such issues can be solved timely.

11.2.2 External M&E agency

213 As required by the Bank, a qualified agency will be appointed as the external M&E agency, which will provide technical assistance to the implementing agencies, and implement basic monitoring through resettlement survey and standard of living survey.

11.2.3 Procedure and scope

1. Preparing the terms of reference of M&E

2. Preparing a survey outline, survey form and record card of affected residents and typical affected entities

3. Design of sampling survey plan and sample size: not less than 20% of households if affected households by LA are less than 100; 15% of households if affected households by LA are between 100 and 500; 15% of households if affected households by LA are over 500; no less than 50% of households affected by HD; all affected enterprises and entities.

4. Baseline survey

A baseline survey required for the independent M&E of the households affected by land acquisition will be conducted to acquire baseline data on the standard of living (livelihood, production and income levels) of the monitored displaced households.

5. M&E survey

- 1) Capacity evaluation of resettlement implementing agencies;

- 2) Monitoring of resettlement progress, compensation rates and payment to typical displaced households;

- 3) Public participation and consultation;

- 4) Monitoring the registration and disposition of appeals of APs

6. Compiling monitoring data, and establishing a database

7. Comparative analysis

8. Preparing M&E reports according to the monitoring plan

11.2.4 Monitoring indicators

214 According to the purpose of external immigration M&E and the situation of the subject itself , indicators include:

1. Resettlement agencies
 - Consistency between the resettlement activities and policies;
 - Organizational management and internal control of resettlement agencies, and appropriateness thereof;
 - Accuracy of internal monitoring reports
2. Resettlement progress
 - Adequacy and timeliness of preparation of the resettlement site and compensation fees;
 - Relocation progress of APs;
 - Reasonableness and timeliness of compensation to APs and affected entities;
 - Reasonableness house allocation (including location, floor, size, etc.)
3. Production and livelihood restoration
 - Livelihood restoration of APs, especially vulnerable groups;
 - Production restoration of affected entities;
 - Use of compensation fees;
 - Relocation, replacement and reconstruction of infrastructure;
 - Availability of other subsidies
4. Other
 - Adequacy and rationality of public participation and consultation;
 - Response to appeals from Aps
 - The satisfaction of the Aps

12 Reporting

215 The external M&E agency will prepare external monitoring reports based on its observations and survey findings, and report independently to the Chongqing PMO and PMO submits the reports to the Bank after the review.

216 M&E will begin in April 2014, and end half a year after the completion of resettlement activities and, production and livelihood restoration. As required by the Bank, external monitoring will be conducted twice a year since the beginning of resettlement, i.e., in the middle and at the end of each year; after the completion of resettlement and before the completion of the project, external monitoring will be conducted once a year.

11.3 Post-evaluation

217 After the completion of the Subproject, the resettlement activities will be subject to post-evaluation using the theory and methodology for post-evaluation on the basis of M&E. The resettlement performances, successful experience and lessons of land acquisition will be evaluated to provide experience that can be drawn on for future resettlement. Post-evaluation will be conducted by an external independent M&E agency appointed by the PMO. The post-evaluation

agency will prepare terms of reference for post-evaluation to establish a system of evaluation indicators, conduct socioeconomic analysis and survey, and prepare the Resettlement Post-evaluation Report for submission to the Chongqing PMO and Bank.

12 Entitlement Matrix

Type of impact	Degree of impact	APs	Affected population	Compensation policy	Implementation
Permanent LA	321.25 mu of rural collective land, including 102.63 mu of cultivated land, 105.59 mu of woodland, 53.73 mu of garden land, 10.08 mu of housing land and 49.22 mu of unused land	1) Collective economic organization owning the land; 2) Households have the right to use the land	365 households with 1,208 persons in 15 groups in two townships	1) Land compensation fees: 15,500 yuan/mu in WanLing Town and 16,000 yuan/mu in Changzhou Sub-district 2) Resettlement subsidy: 35,000 yuan per capita based on agricultural population converted into urban status	1) A certain portion of land compensation fees in land acquisition will be used to cover basic endowment insurance for urban enterprise employees for LEFs, and transferred by the county land and resources bureau to the county labor and social security bureau; the remaining 20% will be paid to the affected rural collective economic organization for payment to the AHs; 2) Resettlement subsidy will be paid based on age group. The resettlement subsidy of any LEF aged under 16 years will be fully paid to the individual; and a certain portion of that for one aged 16 years or above will be used to pay basic endowment insurance premiums for urban enterprise employees voluntarily, and the remainder will be paid to the individual for production and livelihood restoration.
Temporary land occupation	93.36 mu, including 68.59 mu of cultivated land, 2.13 mu of fishpond, 11.64 mu of woodland and 11 mu of unused land		134 households with 469 persons in 6 villages/communities in two townships	The owner will compensate for economic losses of the APs based on local conditions, and be responsible for land reclamation.	1) The temporarily occupied land will be compensated for based on the actual period of occupation. 7,000 yuan/mu for young crops and ground attachments 7,000 yuan/mu, and 9,000 yuan/mu for fishponds 2) The owner will also pay a reclamation bond of 8,000-10,000 yuan/mu, and undertake the reclamation of the temporarily occupied land. The bond will be returned to the owner if the reclaimed land has passed inspection.
Demolition of rural residential houses	5,434.84 m ² , including 2,699.04 m ² in masonry concrete structure, 2,449.8 m ² in masonry timber structure and 286 m ² in earth wall structure. interior decoration of 4048.56m ² , including floor tiles of	Proprietors	39 households with 144 persons	Compensation fees for demolished rural residential houses will be paid directly to the AHs based on the local compensation rates.	1) Self-construction on allocated land: In case of self-construction on allocated land, the county land and resources bureau will allocate 15m ² of state-owned land per capita, or 30m ² of rural collective land per capita. Overall house compensation rates: In case of self-construction on state-owned land, house compensation rates are 657 yuan/m ² for

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Type of impact	Degree of impact	APs	Affected population	Compensation policy	Implementation
	2843.03m ² , wall tiles of 1214.53m ² ,				<p>masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure and 130 yuan/m² for simple structure. In case of self-construction on rural collective land, house compensation rates are 50% more than the above rates, i.e., 942 yuan/m² for masonry concrete structure, 745 yuan/m² for masonry timber structure, 548 yuan/m² for earth wall structure and 182 yuan/m² for simple structure.</p> <p>construction and installation subsidy: In case of self-construction on state-owned land, construction and installation subsidy is 6,400 yuan per capita.</p> <p>Housing land reallocation subsidy: In case of self-construction on rural collective land, housing land reallocation subsidy is 100 yuan/m².</p> <p>2) Preferential housing purchase under property swap</p> <p>Overall house compensation rates: 657 yuan/m² for masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure, and 130 yuan/m² for simple structure.</p> <p>Preferential housing purchase under property swap: Each AH may purchase resettlement housing from the county land and resources bureau at a preferential price of 570 yuan/m² for 30 m² per person converted into urban status.</p> <p>3) cash compensation</p> <p>Overall house compensation rates: 657 yuan/m² for masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure, and 130 yuan/m² for simple structure</p>

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Type of impact	Degree of impact	APs	Affected population	Compensation policy	Implementation
					<p>Cash compensation rates: The county land and resources bureau will enter into compensation agreements with each AH and pay compensation at a time, where the compensation rate of Changzhou Sub-district is 80,000 yuan per capita and that of WanLing Town 70,000 yuan per capita.</p> <p>Moving subsidy: Calculated and paid per household at a time, 300 yuan per household with 3 persons or less, 500 yuan per household with over 3 persons, paid at twice for households in transition</p> <p>Transition subsidy: 1,000 yuan per capita at a time In case of property swap, a transition subsidy will be paid at 90 yuan per capita (based on registered population) per month for not more than 18 months; if the transition period exceeds 18 months, transition subsidy will be doubled.</p> <p>4) Interior decoration: 50 yuan/m² for floor tiles and 50 yuan/m² for wall tiles</p>
Individual businesses	690m ² , including 350m ² in masonry concrete structure, 250m ² in masonry timber structure, 90m ² in simple structure	Individual businesses	4 individual businesses with 10 persons	Their compensation rates are the same as those for rural residential houses, and they will receive compensation for operating losses.	<p>1) The compensation rates for houses are the same as above.</p> <p>2) Compensation rate for fry losses: 9,000 yuan/mu</p> <p>3) Since the owner will publish a notice before HD, they will suffer minimum losses.</p>
Ground attachments	Enclosing walls, protective works, etc.	Proprietors	All AHs with ground attachments on acquired land	Paying compensation fees directly to proprietors	Former attachments will be disposed of by the owner.
Conversion into urban status	225 APs	All persons converted into urban status	All persons converted into urban status	As per the Notice of the Chongqing Municipal Government on Further Adjusting LA Compensation Rates (CMG [2013] No.58)	The county land and resources bureau, and town government will handle this; and the county labor and social security bureau will be responsible for their social insurance.

Appendix: Resettlement Information Booklet

1. Background of the Subproject

The Subproject is a subproject of the World Bank-financed Chongqing Small Towns Water Environment Management Project, and consists of river embankment construction, river rehabilitation, water and soil conservation, landscaping, etc.

2. Impacts of the Subproject

The Subproject will affect 15 groups in 6 villages/communities in two townships (Darongzhai Community, Shangshu Village, Shabao Village and Yuding Village in WanLing Town, and Dujiaba Community and Baochengsi Village in Changzhou Sub-district) in Rongchang County. 499.44 mu of land will be acquired permanently, including 321.25 mu of rural collective land, and 178.19 mu of state-owned river flat, affecting 365 households with 1,208 persons. Rural residential houses of 5,434.84 m² will be demolished, affecting 39 households with 144 persons in Shabao Village, Darongzhai Community and Yuding Village in WanLing Town, and Baochengsi Village and Dujiaba Community in Changzhou Sub-district; 4 individual businesses with 10 persons, and 6 types of ground attachments will be affected.

3. Compensation rates

The compensation rates for different impacts of the Subproject have been fixed according to the above legal framework, as shown in Tables 1-4.

Table 0-1 Compensation Rates for Permanent LA

Land compensation fees (yuan/mu)	Resettlement subsidy (yuan per capita)	Fixed compensation rate (yuan/mu)
15500 (WanLing Town)	35000	7000
16000 (Changzhou Sub-district)		

Table 0-2 Compensation Rates for Temporary Land Occupation

Item	Compensation rate (yuan/mu)	
Young crop compensation fees	Cultivated land, woodland	7000
	Special fishponds	9000
Reclamation bond	8000-10000	

Table 0-3 Compensation Rates for HD

	Overall compensation rate (yuan/m ²)				Other compensation			
	Masonry concrete structure	Masonry timber structure	Earth wall structure	Simple	Moving subsidy (yuan/household)	Transition subsidy (yuan/month per capita)	Cash compensation (yuan/m ²)	Housing land reallocation subsidy (yuan/m ²)
Cash compensation	657	520	383	130	300 yuan per household with 3 persons or less, 500 yuan per household with over 3 persons	1,000, at a time	70000/80000	-
Property swap						90 per month (<=18 months)	-	-
Self-construction on state-owned land						500yuan at a time	6400	-
Self-construction on rural collective land						500yuan at a time	-	100 (30m ² per capita)

Note: These house compensation rates for the two methods of self-building house are different, because the state-owned land can be traded on the market, but the homestead can not be traded outside the village. Thus for the method of allocation of state-owned land, house compensation rate is less than that of the other method.

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Table 4 Compensation Rates for Affected Attachments

Item	Specification	Unit	Compensation rate (yuan)
Check dams	Cement	m ²	30
Protective works	Ashlar	m ³	88
Water pipes	Concrete, 500mm in diameter	m	4
Wells	Ashlar	m ³	100
Pumped wells	Pumped wells	/	800
Manure pits	Ashlar and solid rock	m ³	15

Table 5 Entitlement Matrix

Type of impact	Degree of impact	APs	Affected population	Compensation policy	Implementation
Permanent LA	321.25 mu of rural collective land, including 102.63 mu of cultivated land, 105.59 mu of woodland, 53.73 mu of garden land, 10.08 mu of housing land and 49.22 mu of unused land	1) Collective economic organization owning the land; 2) Households have the right to use the land	365 households with 1,208 persons in 15 groups in two townships	1) Land compensation fees: 15,500 yuan/mu in WanLing Town and 16,000 yuan/mu in Changzhou Sub-district 2) Resettlement subsidy: 35,000 yuan per capita based on agricultural population converted into urban status	1) A certain portion of land compensation fees in land acquisition will be used to cover basic endowment insurance for urban enterprise employees for LEFs, and transferred by the county land and resources bureau to the county labor and social security bureau; the remaining 20% will be paid to the affected rural collective economic organization for payment to the AHs; 2) Resettlement subsidy will be paid based on age group. The resettlement subsidy of any LEF aged under 16 years will be fully paid to the individual; and a certain portion of that for one aged 16 years or above will be used to pay basic endowment insurance premiums for urban enterprise employees voluntarily, and the reminder will be paid to the individual for production and livelihood restoration.
Temporary land occupation	93.36 mu, including 68.59 mu of cultivated land, 2.13 mu of fishpond, 11.64 mu of woodland and 11 mu of unused land		134 households with 469 persons in 6 villages/communities in two townships	The owner will compensate for economic losses of the APs based on local conditions, and be responsible for land reclamation.	1) The temporarily occupied land will be compensated for based on the actual period of occupation. 7,000 yuan/mu for young crops and ground attachments 7,000 yuan/mu, and 9,000 yuan/mu for fishponds 2) The owner will also pay a reclamation bond of 8,000-10,000 yuan/mu, and undertake the reclamation of the temporarily occupied land. The bond will be returned to the owner if the reclaimed land has passed inspection.
Demolition of rural residential houses	5,434.84 m ² , including 2,699.04 m ² in masonry concrete structure, 2,449.8 m ² in masonry timber structure and 286 m ² in earth wall structure. interior decoration of 4048.56m ² , including floor tiles of 2843.03m ² , wall tiles of 1214.53m ² ,	Proprietors	39 households with 144 persons	Compensation fees for demolished rural residential houses will be paid directly to the AHs based on the local compensation rates.	1) Self-construction on allocated land: In case of self-construction on allocated land, the county land and resources bureau will allocate 15m ² of state-owned land per capita, or 30m ² of rural collective land per capita. Overall house compensation rates: In case of self-construction on state-owned land, house compensation rates are 657 yuan/m ² for masonry concrete structure, 520 yuan/m ² for masonry timber structure, 383 yuan/m ² for earth

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Type of impact	Degree of impact	APs	Affected population	Compensation policy	Implementation
					<p>wall structure and 130 yuan/m² for simple structure. In case of self-construction on rural collective land, house compensation rates are 50% more than the above rates, i.e., 942 yuan/m² for masonry concrete structure, 745 yuan/m² for masonry timber structure, 548 yuan/m² for earth wall structure and 182 yuan/m² for simple structure.</p> <p>construction and installation subsidy: In case of self-construction on state-owned land, construction and installation subsidy is 6,400 yuan per capita.</p> <p>Housing land reallocation subsidy: In case of self-construction on rural collective land, housing land reallocation subsidy is 100 yuan/m².</p> <p>2) Preferential housing purchase under property swap Overall house compensation rates: 657 yuan/m² for masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure, and 130 yuan/m² for simple structure. Preferential housing purchase under property swap: Each AH may purchase resettlement housing from the county land and resources bureau at a preferential price of 570 yuan/m² for 30 m² per person converted into urban status.</p> <p>3) cash compensation Overall house compensation rates: 657 yuan/m² for masonry concrete structure, 520 yuan/m² for masonry timber structure, 383 yuan/m² for earth wall structure, and 130 yuan/m² for simple structure Cash compensation rates: The county land and resources bureau will enter into compensation agreements with each AH and pay compensation at a time, where the</p>

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Type of impact	Degree of impact	APs	Affected population	Compensation policy	Implementation
					<p>compensation rate of Changzhou Sub-district is 80,000 yuan per capita and that of WanLing Town 70,000 yuan per capita.</p> <p>Moving subsidy: Calculated and paid per household at a time, 300 yuan per household with 3 persons or less, 500 yuan per household with over 3 persons, paid at twice for households in transition</p> <p>Transition subsidy: 1,000 yuan per capita at a time</p> <p>In case of property swap, a transition subsidy will be paid at 90 yuan per capita (based on registered population) per month for not more than 18 months; if the transition period exceeds 18 months, transition subsidy will be doubled.</p> <p>4) Interior decoration: 50 yuan/m² for floor tiles and 50 yuan/m² for wall tiles</p>
Individual businesses	690m ² , including 350m ² in masonry concrete structure, 250m ² in masonry timber structure, 90m ² in simple structure	Individual businesses	4 individual businesses with 10 persons	Their compensation rates are the same as those for rural residential houses, and they will receive compensation for operating losses.	<p>1) The compensation rates for houses are the same as above.</p> <p>2) Compensation rate for fry losses: 9,000 yuan/mu</p> <p>3) Since the owner will publish a notice before HD, they will suffer minimum losses.</p>
Ground attachments	Enclosing walls, protective works, etc.	Proprietors	All AHs with ground attachments on acquired land	Paying compensation fees directly to proprietors	Former attachments will be disposed of by the owner.
Conversion into urban status	225 APs	All persons converted into urban status	All persons converted into urban status	As per the Notice of the Chongqing Municipal Government on Further Adjusting LA Compensation Rates (CMG [2013] No.58)	The county land and resources bureau, and town government will handle this; and the county labor and social security bureau will be responsible for their social insurance.

The cut-off date for the identification of APs is the date of publication of the announcement of LA and HD. After this date, the APs should not build, rebuild or expand their properties; should not change the uses of their properties and land; should not lease their land, lease, sell or purchase their properties; and any person that moves in after this date should not qualify as an AP. See Table 5.

4. Resettlement and income restoration

The compensation rates will be based on the Land Administration Regulations of Chongqing Municipality, Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58), the applicable policies of Rongchang County and the Bank's policy on involuntary resettlement.

LA compensation includes land compensation fees, resettlement subsidy and young crop compensation fees. Land compensation fees are based on acquired land area regardless of land type, being 15,500-16,000 yuan/mu. For population converted into urban status, resettlement subsidy is 35,000 yuan per capita. Young crops will be compensated at a fixed rate.

All LEFs converted into urban status will be included in basic endowment insurance for urban enterprise employees, and provided job opportunities and skills training at the construction and operation stages.

The resettlement modes for demolished rural residential houses include self-construction on allocated land, cash compensation, and preferential housing purchase under property swap. In addition to house compensation, each AH will receive a residual value subsidy, and moving and transition subsidies. In case of self-construction on state-owned land, each AH will receive a construction and installation subsidy of 6,400 yuan per capita. In case of self-construction on rural collective land, each AH will receive a housing land reallocation subsidy of 100 yuan/m² for 30 m² per capita. In case of cash compensation, the compensation rate of Changzhou Sub-district is 80,000 yuan per capita and that of WanLing Town 70,000 yuan per capita.

For the affected individual businesses, their demolished houses will be compensated for by reference to the compensation rates for rural residential houses, and their fry losses will be compensated for at 9,000 yuan/mu.

5. Organizational structure and implementation plan

The resettlement implementing agency of the Subproject is the county land and resources bureau, which is responsible for project preparation and coordination, and resettlement implementation. The affected town government and village/community committees will have staff members responsible for resettlement coordination.

6. Grievance redress

A grievance redress mechanism will be established during RAP preparation and implementation, so that any AP may resort to this mechanism when he/she is dissatisfied with compensation, or thinks that he/she is unfairly treated during resettlement.

1) Grievance Redress during LA and HD

Stage 1: If any AP is dissatisfied with the RAP, he/she can file an oral or written appeal to the village or community committee, which shall make a disposition within two weeks.

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Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the town government orally or in writing. In case of an oral appeal, the town government shall handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the county land and resources bureau or HD management office after receiving such disposition for arbitration, which shall make an arbitration award within four weeks.

Stage 4: If the AP is still dissatisfied with the arbitration award, he/she may file a suit in a civil court in accordance with the Administrative Procedure Law of the PRC after receiving such judgment.

The APs may file an appeal about any aspect of resettlement, including compensation rates, etc. See Table 4.

Table 0-4 Contact Information of Agencies Concerned

Agency	Name	Title	Tel
Agricultural Management Station	Chen Tianming	Master	13896103635
Rural Land Management Center	Chen Chaoshu	Director	13883169213
County land and resources bureau	Zheng Hongjun	Section Chief	46774106
Rongchang Hongyu Water Resources Development Co., Ltd.	Zhou Hongyi	Officer	02385265806
WanLing Town government	Xiao Shicheng	Deputy Director	13983466291
Changzhou Sub-district Office	Liu Yi	Head	15922681671
Darongzhai Community Committee	Luo Binbin	Secretary	13594041318
Shangshu Village Committee	Huang Xichun	Secretary	15023301338
Shabao Village Committee	Chen Zhonghai	Head	13500377127
Yuding Village Committee	Zhu Dingguang	Head	15923257450
Dujiaba Community Committee	Accountant Lan	Accountant	13356355898
Baochengsi Village Committee	Secretary Long	Secretary	13996152661

2) Grievance Redress during Construction

At the implementation stage, the APs may file an appeal directly to the owner or construction agency, which should make a disposition as soon as possible. The disposition could be delay if difficulty, but the delay may not exceed more than two weeks. The owner or construction agency should keep records on such appeals for future evaluation.