

**The World Bank Financed Zhengzhou Rail Transit Line 3 Project**

# **Resettlement Action Plan**

**Zhengzhou Rail Transit Construction Projection Management Office**

**April 2014**

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# **1 Project Overview**

## **1.1 Project Introduction**

The World Bank Financed Zhengzhou Rail Transit Line 3 Phase 1 Project is a part of the urban rail transit network under construction in Zhengzhou. This project aims to build a subway line going from northwest through the center of Zhengzhou to southeast of the city. The Phase 1 project is 25.2km long in total, and set up with 21 stations, one parking lot and one coach depot.

The Urban Rail Transit Network Planning of Zhengzhou City 2009 shows that, the urban rail transit network in Zhengzhou City is composed of express subway network in metropolitan area and ordinary subway network in the urban area, including a total 17 subway lines. The overall network shows a radial pattern, and the total length of subway line is 610.7 km, with 351 stations.

The World Bank Financed Zhengzhou Rail Transit Line 3 is one subway line in the overall rail transit network of Zhengzhou City. Previously, the Zhengzhou Rail Transit Line 1 Phase 1 project was commenced on June 6, 2009, and Rail Transit Line 2 Phase 1 project was started on December 28, 2010.

According to the planning, the rail transit line 3 starts from the Provincial Sports Center in the northern part, and goes southwards along Changxing Road, with stations set on Xinliu Road and Shamen Road, and then turns to the southwest and goes southwards along Nanyang Road, with stations on Xinglongpu Road, Dongfeng Road, Nongye Road, Huanghe Road and Jinshui Road, passes Dashi Overpass and enters Minggong Road with one station on Taikang Road, and then turns to Jiefang Road with one station on the west side of Erqi Square, and continues to go eastwards along East Avenue, West Avenue, Zhengbian Road and Shangdu Road, set up with stations on Zijingshan Road, Chengdong Road, Weilai Road, Fengtai South Road, Zhongzhou Avenue, Baizhuang Street, Huanghe East Road, Nongye East Road, Zhongxing Road and Boxue Road, and then extends to Chenyang Road and turns southwards to reach the terminal.

The Rail Transit Line 3 is built in multiple phases. The Phase 1 project runs from Xinliu Road to Huaihai East Road, including one parking, one coach depot lot and 21 stations.

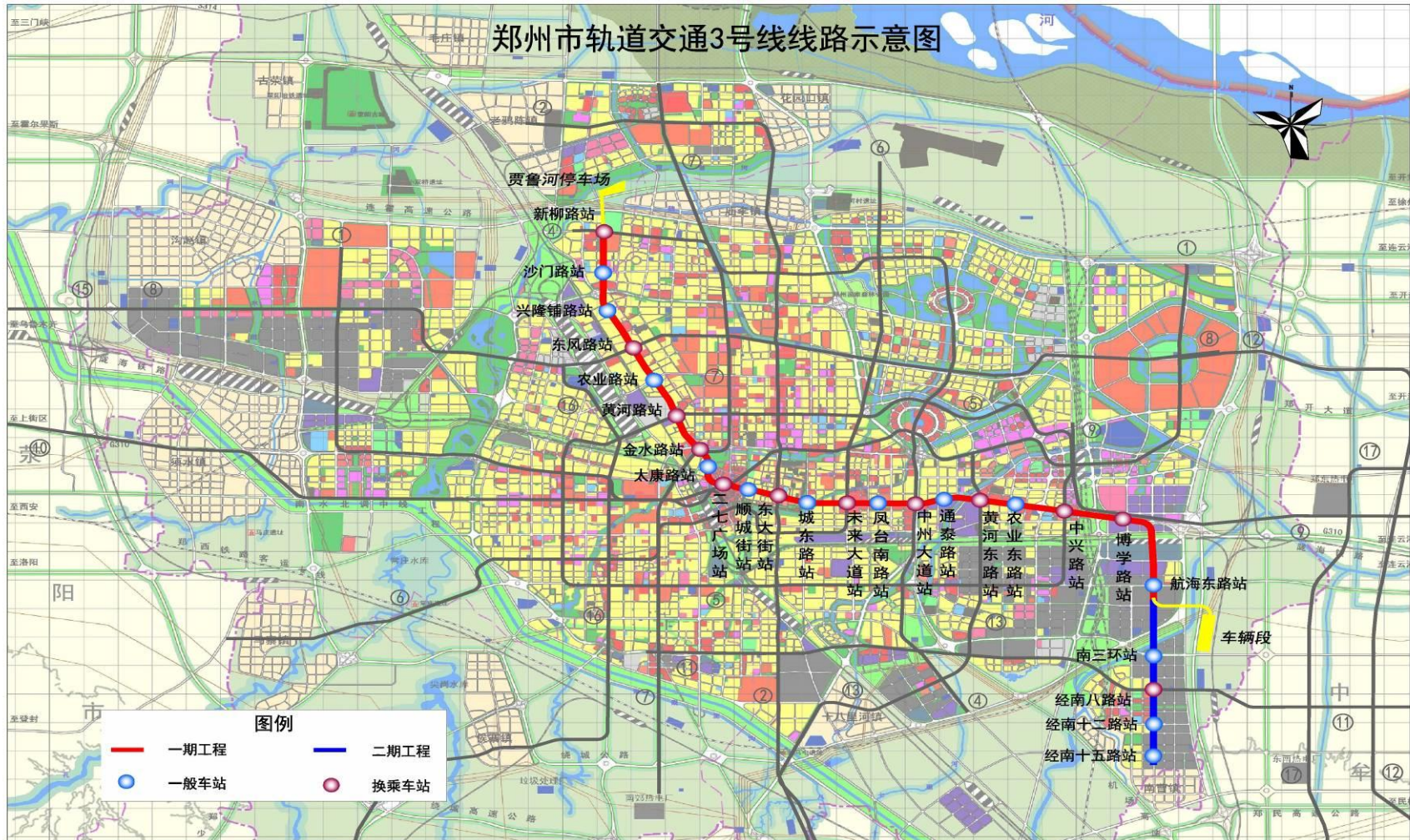


Fig.1-1 Schematic Diagram of Zhengzhou Rail Transit Line 3

## 1.2 Area Benefiting from the Project

The whole Zhengzhou City will benefit from the Rail Transit Line 3 Phase 1 Project. As the economic, cultural, political center of Henan Province and national transportation hub, Zhengzhou has made huge progress in economic development and urban construction since reform and opening up. Like other cities in China, Zhengzhou is also facing the problem of traffic bottleneck during the process of urban development in recent years. In recent 5 years, the number of cars in Zhengzhou has increased very rapidly at the average annual rate of 12%. In January 2010, the vehicle amount of Zhengzhou City reached 1.6million. The number of newly registered cars in Zhengzhou increased by 34% in 2010 compared with the year of 2009. Accordingly, such traffic problems as road congestion and slow car speed occurred in the city. Meanwhile, a large flow of motorbikes, electric vehicles, bicycles and motor vehicles compete for the limited road space and cause the slow movement of motor vehicles, non-motor vehicles and pedestrian during rush hour. In order to ease the traffic pressure, Zhengzhou strives to develop public transport system and tries to build a safe and convenient public transport system incorporating rail transit network. Rail Transit Line 3 is another key project following the commencement of Rail Transit Line 1 and Line 2. The Rail Transit Line 3 is built along the existing trunk roads, passing through the central area of Zhengzhou City from northwest to southeast, connecting the old town with Zhengdong New District and Economic Development Zone, and forming a network with other rail transit lines. The Rail Transit Line 3 project will provide great traffic convenience to urban residents, perfect the public transport system of Zhengzhou City, improve the image of this city and bring welfare to local residents.

## 1.3 Area Affected by the Project

The affected area of World Bank Financed Zhengzhou Rail Transit Line 3 Phase 1 Project is within the scope of Zhengzhou City. According to administrative division, the affected area of Rail Transit Line 3 includes 6 districts, i.e. Huiji District, Jinshui District, Erqi District, Guancheng District, Zhengdong New District and Zhengzhou Economic and Technological Development Zone. See Tab. 1-1 for the stations, parking lot and coach depot located in the above districts.

Table 1-1: Station distribution of Zhengzhou Rail Transit Line 3 Phase 1 Project

No.	Administrative district	Stations
1	Huiji District	Xinliu Road Station, Shamen Road Station, Xinglongpu Station, Dongfeng Road Station and Parking lot
2	Jinshui District	Dongfeng Road Station, Nongye Road Station,

		Huanghe Road Station, Jinshui Road Station, Weilai Road Station, Fengtai South Road Station, Zhongzhou Avenue Station
3	Erqi District	Taikang Road Station, Erqi Square Station
4	Guancheng District	Shuncheng Street Station, East Avenue Station, Chengdong Road Station
5	Zhengdong New District	Zhongzhou Avenue Station, Tongtai Road Station, Huanghe East Road Station, Nongye East Road Station, Zhongxing Road Station and Boxue Road Station
6	Zhengzhou Economic and Technological Development Zone	Hanghai East Road Station, coach depot

#### 1.4 Measures for Mitigating the Impacts of Resettlement

Zhengzhou Rail Transit Line 3 Project is built along the most prosperous trunk road of Zhengzhou City. The arrangement of subway entrance and ventilation kiosk, organization and management during construction process has a direct influence on the daily life of urban residents along the line. For this reason, Zhengzhou Rail Transit Project Management Office has given high priority to resettlement work in both project design and implementation processes, comprehensively considered the project construction cost, social impact and environmental impact, and taken all necessary measures to minimize the impact of resettlement work in this project.

##### 1.4.1 Measures taken during project design stage

During the project planning and design stage, in order to reduce the impact of project construction on local society, Zhengzhou Rail Transit Project Management Office has convened the joint conference with consultation units and design units for several times, and negotiated on such matters as optimizing the project design plan and minimizing the social and economic impacts of resettlement work.

During communication and consultation process, Beijing Urban Engineering Design & Research Institute Co., Ltd in charge of the project design, Environmental Protection Center of the Ministry of Transport in charge of environmental impact assessment, Center for Involuntary Resettlement Research of Wuhan University in charge of resettlement consultation, and experts from the joint research team in charge of public engagement and opinion collection, have proposed opinions and suggestions for optimizing the project design from different perspectives. Finally, the Project Management Office has made an overall assessment to achieve the optimal design. During the project design stage, the



following principles have been formulated for optimizing the project design and reducing the impacts of resettlement work:

Firstly, the project design shall be optimized to minimize the impact of project construction on local social and economic development. With respect to land acquisition, the open space and green space on both sides of the urban roads shall be taken advantage of as much as possible, so as to reduce the occupation of existing roads and urban built-up area.

Secondly, in case of unavoidable demolition, field survey shall be conducted repeatedly. The demolished quantities shall be minimized according to the layout of nearby transport facilities and municipal facilities and under the prerequisite of meeting the basic access needs of subway passengers and facilitating the transportation of local citizens.

Thirdly, when comparing different design schemes, full consideration shall be given to land acquisition and demolition to minimize the quantities of requisitioned lands and demolished houses.

For instance, in the initial design scheme, the Entrance No. 2 of Nongye Road Station is arranged at the place where the 12-storey Zhongzhou Business Hotel stands. According to the general design specification, this high-rise building with total building area of 5,100m<sup>2</sup> shall be demolished. During the field survey, the staff of Center for Involuntary Resettlement Research of Wuhan University and design institutes investigated the site for several times, found out the buildings and facilities near the station, observed the traffic flow at the road junction and solicited the opinions of local citizens. It is finally decided that the location of Entrance No.2 will be adjusted to the greenbelt on Nongye Road. This has not only reduced the demolished quantities, but also saved a cost of at least RMB 20million Yuan for land acquisition and demolition.

For another example, as for the arrangement of entrance and ventilation kiosk at Shuncheng Street Station, the Project Construction Management Office has organized discussions with the design institute, environment impact assessment institution and resettlement consultation agency, optimized the initial design scheme and determined the final optimal design scheme.

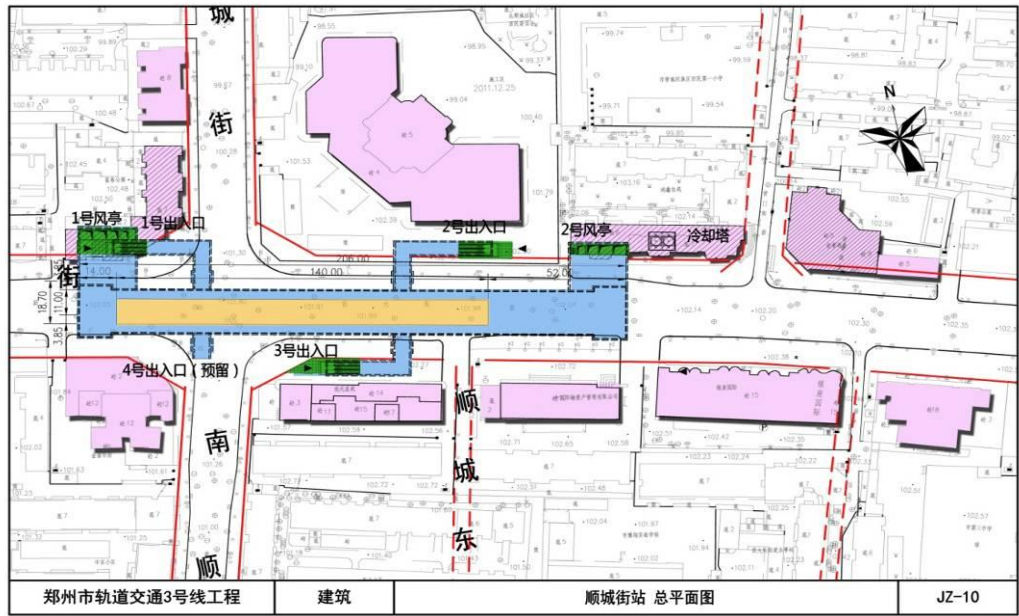


Fig. 1-2: 116 households needing to be relocated and 12,500m<sup>2</sup> building to be demolished in the initial design scheme at the Shuncheng Street Station

In the initial design scheme for Shuncheng Street Station, the main body structure of the subway station is arranged across the Shuncheng Street, with 3 entrances and 2 ventilation kiosks. For the Entrance No. 1 and Ventilation Kiosk No. 1, a 6-storey residential building needs to be demolished, 60 households need to be relocated, and the building area to be demolished amounts to 6,500m<sup>2</sup>. For the Entrance No. 2 and Ventilation Kiosk No. 2, a 7-storey residential building needs to be demolished, 56 households need to be relocated, and the building area to be demolished amounts to 6,000m<sup>2</sup>.



Fig. 1-3: The demolition of two residential buildings is avoided in the optimized design scheme, which saved a cost of RMB 60million Yuan for resettlement

After field survey and repeated discussion, the final design scheme is reached to move the original station about 80m eastwards, so as to avoid the demolition of residential buildings. The new design scheme only needs to demolish one building of Jinyu Business Hotel with a building area of 6,730 m<sup>2</sup> or so. The new design scheme can avoid the relocation of a large number of residents. Meanwhile, after the construction of subway entrance is completed, the business hotel can be rebuilt at the original place and also benefit a lot from large passenger flow at the subway station. The new design scheme has reduced the demolished area by 5,800 m<sup>2</sup> and saved the cost of nearly RMB 60million Yuan for resettlement.

For another example, in the initial design scheme for the parking lot, the collective land area of 19 hectare shall be requisitioned, and many vegetable fields also have to be occupied. After field survey, the resettlement agency proposed a plan for adjusting the arrangement of parking lot, optimizing the design scheme, reducing the requisitioned land and occupying fewer vegetable fields as much as possible. After communication with the design institute, the parking lot is moved southwards to reduce the occupied area of vegetable fields. Finally, the requisitioned land area is reduced to 14.2 hectare, and the occupied area of vegetable fields is reduced as well, which can save a cost of RMB 5.8 million Yuan for land acquisition.

#### **1.4.2 Measures taken during project construction stage**

During the construction process of Rail Transit Line 3 Project, the Project Construction Management Office will take the following measures to minimize the negative impact of the project on the affected population:

- Construction plan and traffic organizational design will be properly arranged to minimize the impact of subway construction on the surrounding environment and traffic order. When setting up retaining wall for construction, the retaining wall shall be scientifically designed and arranged to minimize the retained area. Meanwhile, various factors will be taken full account of to complete the excavation and backfilling in the shortest time. The construction is required to avoid peak hours on roads with heavy traffic. Barbaric construction is prohibited, and the damage of original pipeline will also be avoided. Necessary warning signs, warning lights and guiding signs will be set up to facilitate pedestrian and vehicle traffic. Upon the completion of construction work, the site will be cleaned up in time and open for traffic.
- The spoil from the construction site will be transported outwards in time, and overloading will be avoided. Proper measures will be taken to ensure the spoil truck will not spill any spoil along the way. Before the truck pulls out of the site, the soil on the wheel will be rinsed by high-pressure water, in an effort to avoid spilled spoil along the way that affects the environment. Meanwhile, the road in front of the construction site will be cleaned up regularly and any spoil will be cleaned up in time.
- Project construction is not allowed within the distance of 200m from residential areas from 10 p.m. to 8 a.m. on the next day. Meanwhile, the construction unit shall preferentially select low-noise machinery. As for the construction site where night construction is carried out and affects the acoustic environment of surrounding residents, measures shall be taken to eliminate or control the noise of construction machinery. Temporary sound barrier shall be installed around the construction site or in the populous area, so as to ensure the sound environment quality in the residential area.
- The construction unit shall contact with the local sanitation department in time to clean up the domestic waste on the construction site, so as to ensure the tidiness of construction site.

## 1.5 Project Preparation & Progress

In order to prepare for the resettlement work, with the authority of Zhengzhou municipal government, PMO defined the end of January 2012 as the cut-off date for resettlement for Zhengzhou Rail Transit Line 3 Phase 1 Project, and the information was announced publicly in all communities along the line and be known by affected persons during inventory survey. The status quo since the cut-off date will be taken as the basis for resettlement survey. The Resettlement Action Plan of Zhengzhou Rail Transit Line 3 Phase 1 Project is prepared on the basis of field survey in the affected area, socio-economic survey of affected population and engineering feasibility study. The feasibility study report of Zhengzhou Rail Transit Line 3 Project was completed in October 2013 and approved in December 2013. The project will be appraised and approved by the World Bank in February 2014. Loan agreement will be signed with the World Bank in the second half of 2014, and the project will be officially commenced in 2015.

## 1.6 Project Ownership

Zhengzhou Rail Transit Project Management Office owns this project.

## 1.7 Project Construction and Implementation

See Table 1-5 for project preparation and implementation schedule.

Tab. 1-5: Project preparation and implementation schedule

Item	Time
Approval of feasibility study report	December 2013
Project appraisal and approval	February 2014
Completion of initial design scheme	February 2014
Construction drawing design	June 2014
Project implementation	January 2015 to December 2018

## 1.8 Permission for Land Use, Land Acquisition and Demolition

See Tab.1-6 for the time schedule for permitting land use, land acquisition and demolition.

Tab.1-6 Time schedule for permitting land use, land acquisition and demolition

Item	Time	Approved by
Project approval	December 2013	National Development and Reform Commission
Land use claim	February 2014 (predicted)	State Council

Resettlement Action Plan	February 2014 (predicted)	People's Government of Zhengzhou Municipality
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### 1.9 Relevant Laws concerning Compensation Standards

This “Resettlement Action Plan” is formulated by Zhengzhou Rail Transit Project Management Office based on in-depth field survey and full consultation with house expropriation & compensation offices in the affected districts, affected households and institutions, and all the resettlement policies therein have been approved by relevant government departments in Zhengzhou City. Once the “Resettlement Action Plan” passes the appraisal of the World Bank and gain the approval of the People’s Government of Zhengzhou Municipality, all the policies and standards contained in this plan shall be strictly observed during the implementation phase. The People’s Government of Zhengzhou Municipality has made the commitment that all the policies and standards contained in this “Resettlement Action Plan” will conform to the involuntary resettlement policy of the World Bank, abide by relevant regulations and policies of the People’s Republic of China and Henan Province, and keep consistent with the relevant policies and standards of Zhengzhou City.

## **2 Analysis of Project Impact**

### **2.1 Definition of Project Impact**

The scope of resettlement survey for Zhengzhou Rail Transit Line 3 Phase 1 Project is determined according to the actual land area of subway entrances, ventilation kiosks, parking lot and coach depot confirmed by the design institute. Since the project is still at the stage of design optimization during resettlement survey, the design institute may further optimize the project design and adjust the quantities of requisitioned land and demolished houses. The Project Resettlement Office will take the actual affected quantities as the basis for the resettlement work.

The project impact is defined as follows:

- (1) Permanently requisitioned land: various types of land that is within the project area and needed to be permanently occupied, including collectively-owned land requisitioned for the parking lot and coach depot and state-owned urban land for construction purposes requisitioned for subway entrance and ventilation kiosks;
- (2) Temporarily occupied land: various types of land that needs to be temporarily occupied during construction period and will be restored to original functions upon the completion of project construction;
- (3) Demolished building: all buildings located within the project area, including frame building, brick-concrete house, brick-wood house and makeshift house. The buildings can be divided into private buildings and enterprise & institution buildings according to the ownership of the building, and also can be divided into private house, houses for enterprise & institution and stores according to the usage of the building.
- (4) Affected land attachments: land attachments within the project area, mainly including young crops and trees, etc.
- (5) Affected public utilities: public utilities and public service facilities within the project area;
- (6) Affected households: all the households whose land, building or land attachments are within the project area or directly affected by the project;
- (7) Affected communities: all the communities whose land, building or land attachments are within the project area or directly affected by the project;
- (8) Affected enterprises and institutions: all the enterprises and institutions whose land, building or land attachments are within the project area or directly affected by the project;

- (9) Affected population: all the people included in the affected households, enterprises and institutions.
- (10) Affected labor force: employees working in the affected stores, enterprises or institutions, or labor force engaged in agricultural production on the expropriated lands;
- (11) Affected leaseholders: all the people who rent houses in the affected buildings or do business under the contract;
- (12) Vulnerable groups: Vulnerable groups refers to a group of people who are vulnerable, incapable of adapting to the changes in society and remain in a disadvantaged status in the society due to such reasons as limited capability of participating in social activities, lack of social security, disability, poverty and other reasons. Vulnerable groups mainly include elderly persons of no family, female single-parent families, orphans, poor families and disabled patients, etc.

## **2.2 Survey on Project Impact**

From March to May in 2012, Zhengzhou Rail Transit Project Management Office organized resettlement survey on the affected areas at all stations and parking lot of Rail Transit Line 3 Phase 1 Project, together with Center for Involuntary Resettlement Research of Wuhan University, Beijing Urban Engineering Design & Research Institute Co., Ltd, land expropriation offices in all districts affected by the project and relevant personnel in the affected communities or villages. Based on the initial survey, supplementary survey was conducted in July 2012. Resettlement survey is composed of two parts: one part is the survey on expropriated lands and demolished houses affected by project construction, and the other part is socio-economic survey on the affected population and enterprises.

The contents of resettlement survey can be divided into the following three components:

- 1) Literature survey
  - a. Social and economic statistics of Zhengzhou City and project area;
  - b. Laws and regulations concerning land acquisition, demolition and resettlement work of the state, Henan Province and Zhengzhou City;
- 2) Socio-economic survey
  - a. Basic information of affected households and vulnerable households in the affected area;



- b. Public opinions and suggestions;
  - c. Basic information of affected villages within the survey scope, including population, labor force, industrial structure and cultivated land, etc.;
- 3) Survey on expropriated lands and demolished houses
- a. Requisitioned lands, including location, type and area;
  - b. Demolished buildings and other land attachments, including location, type, quantities and ownership;
  - c. The type and quantities of affected public facilities;
  - d. Basic information of affected enterprises and institutions

During the resettlement survey, the information of structure and status of operation of all 449 affected households, 264 affected companies, institutions and stores have been collected. Sample survey has been conducted on 108 households concerning the basic situation of the family. This survey has grasped the general impacts of the project and provided basic data for preparing the Resettlement Action Plan. Meanwhile, the survey has also collected a lot of other information, including socio-economic development data of the affected areas in recent years, local regulations and policies relating to land expropriation and house demolition in affected areas, major cases of land acquisition and demolition in recent years, new real estate in the real estate market of Zhengzhou City, transaction information of second-hand housing market, the construction and supply of affordable housing in Zhengzhou City, etc. Such survey data has provided valuable reference for the formulation of compensation policies.

### **2.3 Requisitioned land and demolished houses involved in this project**

Based on the impact scope provided by design institute, the inventory survey covered land acquisition and structure demolition by coach depot, parking lot and all stations, as well as the structures between some stations which should be demolished due to the construction method of open digging according to the opinion of environment assessment. At this stage, the traffic alleviation plan is to be worked out, so the resettlement impact does not include the land acquisition and structure demolition by traffic alleviation plan, it will be covered by RPF.

The requisitioned land and demolished houses involved in this project is shown as follows:

Affected administrative districts: land acquisition and demolition at 21 stations and parking lot of Zhengzhou Rail Transit Line 3 Phase 1 Project will affect 6 administrative districts in Zhengzhou City, i.e. Huiji District, Jinshui District, Erqi District, Guancheng District, Zhengdong New District and Zhengzhou Economic and Technological Development Zone, involving 18 sub-districts, 26 communities and 5 villages.

Demolished houses:

Total area of demolition: 101,660m<sup>2</sup>

Totally, 449 households containing 1,308 persons are affected by house demolition and the private houses to be demolished totaled up to 35,347m<sup>2</sup>.

264 enterprises, public institutions and stores are affected by the project, with area of demolition reaching 66,313 m<sup>2</sup>, and involving 1,026 employees.

Requisitioned land:

The total land area to be permanently requisitioned by the project amounts to 829.68mu, including 786mu collectively owned land, 43.68 mu or 29,136 m<sup>2</sup> state-owned land for construction purpose. 239 households containing 767 persons are affected by land acquisition.

The project construction will caused relocation of some public facilities in the urban area, including electrification facilities, water supply pipeline, waste water pipeline, etc. In such an urban area, most of the facilities are underground. During the project construction, the project owner will work closely with line authorities to conduct impact survey and develop a relocation plan for those facilities.

Tab. 2-1: List of requisitioned land and demolished house for Zhengzhou Rail Transit Line 3 Phase 1 Project

No.	Station	Households (number)	Residential area (m <sup>2</sup> )	Number of enterprise and store	Employee (person)	Business area (m <sup>2</sup> )	Requisitioned land (mu)
1	Xinliu Road Station	0	0	0		0	0.00
2	Shamen Road Station	0	0	0		0	0.00
3	Xinglongpu Station	116	10056	18	119	5564	7.45
4	Dongfeng Road Station	111	7218	34	139	8471	3.43
5	Nongye Road Station	24	1250	18	114	6976	5.69
6	Huanghe Road Station	69	4175	61	128	11607	5.44
7	Jinshui Road	0	0	41	90	10375	6.42

	Station						
8	Taikang Road Station	129	12648	30	39	528	2.25
9	Erqi Square Station	0	0	0		0	0.00
10	Shuncheng Street Station	0	0	9	45	6730	1.63
11	East Avenue Station	0	0	1	10	600	0.30
12	Chengdong Road Station	0	0	19	77	5277	2.73
13	Weilai Road Station	0	0	2	180	7224	4.21
14	Fengtai South Road Station	0	0	0		0	0.00
15	Zhongzhou Avenue Station	0	0	31	85	2961	4.12
16	Tongtai Road Station	0	0	0		0	0.00
17	Huanghe East Road Station	0	0	0		0	0.00
18	Nongye East Road Station	0	0	0		0	0.00
19	Zhongxing Road Station	0	0	0		0	0.00
20	Boxue Road Station	0	0	0		0	0.00
21	Hanghai East Road Station	0	0	0		0	0.00
22	Parking lot	0	0	0	0	0	213
23	Coach depot	0	0	0	0	0	573
<b>Total</b>		<b>449</b>	<b>35347</b>	<b>264</b>	<b>1026</b>	<b>66313</b>	829.68

## 2.4 Land Acquisition

According to statistics, the total requisitioned land of this project is 829.68mu, including 786mu collectively owned land and 43.68 mu state-owned land. The requisitioned collectively owned land includes vegetable fields, cultivated land, garden and forestland. The requisitioned state-owned lands are all for construction purpose.

### 2.4.1 Requisitioned rural collectively-owned land

The parking lot and coach depot built in this project involves the requisition of collectively owned land of 786 mu.

The parking lot of Rail Transit Line 3 Project is located at the south of Jialu River, north of Lianhuo Expressway, within the vacancy area enclosed by Changxing Road and Jinbei

Road, covering an area of 213mu. This area is agricultural land at present, mainly cultivating wheat and some vegetables, and belonging to Laoyachen Village of Changxing Sub-district and Gucheng Village of Xincheng District. According to the information provided by the House Expropriation and Compensation Office in Huiji District, both Laoyachen Village and Gucheng Village have been incorporated into the urban village renovation project in Huiji District before Zhengzhou Rail Transit Line 3 project, and this area is within the scope of land acquisition..



Fig. 2-1: Land used for building the parking lot

The coach depot of Rail Transit Line 3 Project is located in the southeast of Zhengzhou Economic and Technological Development Zone, between Beijing-Hong Kong-Macao Expressway and Beijing-Zhuhai Expressway Donghuan Section from east to west and between Jingwu South Road and South Ring Road No. 3 from south to north, covering an area of 573mu.



Fig. 2-2: Land used for building the coach depot

According to the field survey, the land for the coach depot belongs to the Dawangzhuang Village, Jinghang District and Danzhuang Village, Gongma Village of Chaohe District. This land is forestland and garden at present.

Tab. 2-2: Collectively owned land requisitioned for parking lot and coach depot

Unit: Mu, Household, and Person

	Vegetable field	Cultivated land	Garden	Forest land	Other lands	Total	Affected households	Affected persons
<b>I. Parking lot</b>	<b>82</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>213</b>	<b>148</b>	<b>477</b>
Laoyachen Village	34	96	0	0	23	153	108	345
Gucheng Village	48	0	0	0	12	60	40	132
<b>II. Coach depot</b>	<b>0</b>	<b>115</b>	<b>112</b>	<b>287</b>	<b>59</b>	<b>573</b>	<b>91</b>	<b>290</b>
Dawangzhuang	0	44	44	110	22	220	35	118
Danzhuang Village	0	36	36	90	18	180	29	91
Gongma Village	0	35	32	87	19	173	27	81
<b>Total</b>	<b>82</b>	<b>211</b>	<b>112</b>	<b>287</b>	<b>94</b>	<b>786</b>	<b>239</b>	<b>767</b>

#### 2.4.2 Requisitioned state-owned land

Besides the 786-mu rural collectively owned land, a total of 43.68 mu state-owned land for construction purpose will be requisitioned for the construction of all stations in this project. All the state-owned lands to be requisitioned belong to enterprises and residents on both sides of the urban roads. See Table 2-1 for the specific information about the requisitioned land area at each station.

#### 2.5 House Demolition

According to the resettlement survey, the building area to be demolished in Zhengzhou Rail Transit Line 3 Phase 1 Project totaled at 101,660m<sup>2</sup>, including 35,347m<sup>2</sup> of private houses and 66,313 m<sup>2</sup> of enterprises, public institutions and stores. 449 households, 264 enterprises, public institutions and stores and 1,026 employees are affected by house demolition.

Judging from the structure of demolished buildings, the demolished area of brick-concrete houses reaches 70,750 m<sup>2</sup>, accounting for 78% of the total demolished area, followed by frame building accounting for 21% of the total and brick-wood house only accounting for 1%.

Among 21 stations, only 11 stations involve house demolition. As for the several stations at Zhengdong New District and Zhengzhou Economic and Technological Development Zone, subway entrances and ventilation kiosks are built on both sides of newly-built roads within the scope of vacancy land under the planning and do not involve land acquisition and demolition. With respect to the demolition at each station, a few stations involve large quantities of demolished houses, including Huanghe Road Station, Xinglongpu Station, Dongfeng Road Station, Taikang Road Station, Jinshui Road Station and Nongye Road Station. These stations are located at the intersection of Nanyang Road and other trunk roads, so the construction of subway entrance and ventilation kiosks at these stations will inevitably lead to certain amount of demolished area.

Tab. 2-3: Demolished area at each station (m<sup>2</sup>)

No.	Station	Frame building	Brick-concrete	Brick-wood	Total
1	Xinglongpu Station	0	15620	0	15620
2	Dongfeng Road Station	0	15659	30	15689
3	Nongye Road Station	0	7458	768	8226
4	Huanghe Road Station	4860	10922	0	15782
5	Jinshui Road Station	3946	6429	0	10375
6	Taikang Road Station	0	13020	256	13276
7	Shuncheng Street Station	6730	0	0	6730
8	East Avenue Station	0	600	0	600
9	Chengdong Road Station	0	5277	0	5277
10	Weilai Road Station	6000	1224	0	7224
11	Zhongzhou Avenue Station	0	2961	0	2961
Total		21536	79170	1054	101660

### 2.5.1 Residential building to be demolished

According to the resettlement survey, the total demolished area of private houses amounts to 35,347m<sup>2</sup> in Zhengzhou Rail Transit Line 3 Phase 1 Project, involving 449 households and 1,308 persons. Among the 11 stations involving building demolition, 5 stations require the demolition of residential buildings, i.e. Xinglongpu Station, Dongfeng Road Station, Nongye Road Station, Huanghe Road Station and Taikang Road Station. According to the field survey, most residential buildings have 4~7 stories, except the low-rise building with 2~3 stories and 10 households at Taikang Road Station. All residential buildings are brick-concrete buildings.

Tab. 2-4: Distribution of residential buildings to be demolished

No.	Station	Households (number)	Affected persons (number)	Residential area (m <sup>2</sup> )
1	Xinglongpu Station	116	320	10056
2	Dongfeng Road Station	111	331	7218

3	Nongye Road Station	24	68	1250
4	Huanghe Road Station	69	201	4175
5	Taikang Road Station	129	388	12648
Total		449	1308	35347

### 2.5.2 Enterprises, institutions and stores to be demolished

According to the resettlement survey, over 70% buildings to be demolished for Zhengzhou Rail Transit Line 3 Phase 1 Project belong to enterprises or public institutions. The demolished buildings are distributed in 11 stations, involving 264 enterprises and stores and 1,026 employees.

With respect to the demolition at each station, Huanghe Road Station has the largest number of 61 affected enterprises and stores and largest affected business area of 11,607m<sup>2</sup>. Taikang Road Station, Jinshui Road Station, Dongfeng Road Station, Nongye Road Station, Shuncheng Street Station and Weilai Road Station are also concentrated places of affected enterprises and stores.

Tab. 2-5: Distribution of affected enterprises and stores

No.	Station	Enterprise and store (number)	Employee (person)	Business area (m <sup>2</sup> )
1	Xinglongpu Station	18	119	5564
2	Dongfeng Road Station	34	139	8471
3	Nongye Road Station	18	114	6976
4	Huanghe Road Station	61	128	11607
5	Jinshui Road Station	41	90	10375
6	Taikang Road Station	30	39	528
7	Shuncheng Street Station	9	45	6730
8	East Avenue Station	1	10	600
9	Chengdong Road Station	19	77	5277
10	Weilai Road Station	2	180	7224
11	Zhongzhou Avenue Station	31	85	2961
Total		264	1026	66313

See Appendix 1 for detailed building area and number of employees of enterprises and stores to be demolished.

## 2.6 Affected vulnerable population

Vulnerable population means the group of persons who are most vulnerable to harms and cannot adapt to the changes brought by the project among the affected population, mainly including the following types of persons:

- Elderly person of no family, which means the elderly above 65 who is single and has no legal obligor of support;
- Single parent family, which means the family in which the householder is single and has minor children;
- Orphan, which means the children under 16 years old who have lost their parents;
- Poor family, which means the urban families holding Certificate for Residents Enjoying Subsistence Allowances issued by Zhengzhou City or the identified poor rural families;
- The disabled, which means the persons who have completely or partially lost the ability of doing something in normal ways due to the loss or abnormality of some tissue or function mentally, physiologically or from the view of human structure.
- Families having other difficulties

In this project, Zhengzhou Rail Transit Project Management Office has visited the communities of affected households to know about the information of affected households. Three vulnerable families that deserve special attention have been initially identified, including:

- 1) Mr. Wang's family in Tongle Community, Liuzhai Sub-district: Mr. Wang is a disabled soldier, blind and remarried. His family includes four members, living on preferential allowance. He has two children, one is in high school and the other is still in the kindergarten.
- 2) Mrs. Wang's family in Tongle Community, Liuzhai Sub-district: her house is low-rent house owned by housing management bureau. Mrs. Wang is divorced, without stable job or income source. She has to raise a daughter who is now in the junior high school.
- 3) Mrs. Wang's family in Tongle Community, Liuzhai Sub-district: her registered residence is in Jinshui District. She is divorced and has mental disease, without stable job or income source. She totally depends on the support of relatives. She has a son who is now in the high school.



### 3 Socio-economic Survey in the Affected Area

#### 3.1 Affected area

Zhengzhou Rail Transit Line 3 Phase 1 Project passes through 6 administrative districts of Zhengzhou from northwest to southeast, including Huiji District, Jinshui District, Erqi District, Guancheng District, Zhengdong New District and Zhengzhou Economic and Technological Development Zone, involving 18 sub-districts. See Tab. 3-1 for the distribution of these districts.

Tab. 3-1: Administrative districts involved in Zhengzhou Rail Transit Line 3 Phase 1 Project

No.	Station	District	Sub-district
1	Xinliu Road Station	Huiji District	Changxinglu Sub-district
2	Shamen Road Station	Huiji District	Changxinglu Sub-district
3	Xinglongpu Station	Huiji District	Liuzhai Sub-district
4	Dongfeng Road Station	Huiji District, Jinshui District	Liuzhai Sub-district and Nanyang Xincun Sub-district
5	Nongye Road Station	Jinshui District	Nanyang Xincun Sub-district
6	Huanghe Road Station	Jinshui District	Nanyang Xincun Sub-district
7	Jinshui Road Station	Jinshui District	Nanyang Sub-district
8	Taikang Road Station	Jinshui District	Minggonglu Sub-district and Dashiqiao Sub-district
9	Erqi Square Station	Erqi District	Xizhong Sub-district
10	Shuncheng Street Station	Guancheng District	Minggonglu Sub-district
11	East Avenue Station	Guancheng District	Xida Sub-district
12	Chengdong Road Station	Guancheng District	Dongda Sub-district
13	Weilai Road Station	Guancheng District	Dongda Sub-district
14	Fengtai South Road Station	Guancheng District	Erligang Sub-district
15	Zhongzhou Avenue Station	Jinshui District	Fenghuangtai Sub-district
16	Tongtai Road Station	Zhengdong New District	Jicheng Sub-district
17	Huanghe East Road Station	Zhengdong New District	Jicheng Sub-district
18	Nongye East Road Station	Zhengdong New District	Shangdulu Sub-district
19	Zhongxing Road Station	Zhengdong New District	Shangdulu Sub-district
20	Boxue Road Station	Zhengdong New District	Boxuelu Sub-district
21	Hanghai East Road Station	Zhengzhou Economic and Technological Development Zone	Chaohe Sub-district and Jinghang Sub-district
22	Parking lot	Huiji District	Changxinglu Sub-district and Xincheng Sub-district

#### 3.2 Affected communities and villages

Land acquisition and house demolition for 21 stations, parking lot and coach depot in Zhengzhou Rail Transit Line 3 Phase 1 Project will affect 6 administrative districts, i.e. Huiji District, Jinshui District, Erqi District, Guancheng District, Zhengdong New District and

Zhengzhou Economic and Technological Development Zone, including 18 sub-districts, 26 communities and 5 villages. The construction of subway stations will affect 26 urban communities, and the land acquisition for the parking lot and coach depot will affect 5 villages.

### **3.2.1 Affected communities**

The construction of subway station involves 26 urban communities, among which, 15 communities are affected by land acquisition and demolition. As for the several stations at Zhengdong New District and Zhengzhou Economic and Technological Development Zone, subway entrances and ventilation kiosks are built on both sides of newly-built roads within the scope of vacancy land under the planning and do not involve land acquisition and demolition. The impact of project construction on these communities that do not involve land acquisition and demolition is primarily traffic inconvenience caused by retaining wall during construction period.

Among 26 communities, 15 communities are affected by house demolition. The communities that suffer major impacts include Xiqian Community on Taikang Road, Erdaojie Community, Liangyun Community in Xinglongpu, Dongfeng Community on Dongfeng Road, Tongle Community, Ronghua Community on Nongye Road, Xiaomengzhai Community, Zhengfangji Community and Huayuan Community on Huanghe Road, and Shizheng Community on Jinshui Road.

According to the field survey, the communities affected by land acquisition and demolition shall have the following characteristics:

Firstly, these communities are on both sides of the roads in the downtown area. 15 communities affected by house demolition are distributed along Nanyang Road, Minggong Road, East Avenue, West Avenue and Zhengbian Road, which are prosperous business areas of Zhengzhou City.

Secondly, most affected residents live in urban communities with convenient transportation and public facilities.

Thirdly, the buildings to be demolished are generally concentrated in the busy crossroad, including both residential building and stores on the street. The residential buildings to be demolished are generally multi-story brick-concrete buildings. Some stores on the street are transformed from residential buildings.

Fourthly, Nanyang Road is an urban road built in early times, with relatively narrow width. Middle and long-term plan for widening this road has been included in the urban planning of Zhengzhou City, but the specific date has not been determined yet. East Avenue, West Avenue and Zhengbian Road are urban trunk roads that have been widened since 2000. Therefore, the construction of subway station has greater impacts on the transportation and daily life of residents and business along Nanyang Road than other communities.

### **3.2.2 Affected villages**

The collectively owned land requisitioned by Rail Transit Line 3 Phase 1 Project involves 5 villages, i.e. Laoyachen Village and Gucheng Village for the parking lot, Dawangzhuang Village, Danzhuang Village and Gongma Village for coach depot.

The construction of parking lot needs to expropriate 130mu cultivated land and vegetable field in Laoyachen Village, belonging to 6 village groups, i.e. Village Group No. 2, 3, 6, 8, 9 and 10, and involving 108 households. 48mu vegetable field in Gucheng Village will also be requisitioned for the parking lot, belonging to 2 village groups, i.e. Village Group No. 1 and 3, and involving 40 households.

Laoyachen Village and Gucheng Village are in the suburban area of Huiji District. The two villages have been incorporated into the Urban Village Renovation Plan of Huiji District, together with Zhengzhou High-tech Agricultural Development Zone, Crops Exhibition Center, Zhengzhou Auto Inspection Center, Henan Sports Center and Zhengzhou Integrated Investment Zone. All the villagers in the district will be transformed into community residents during the 12th Five-Year (2010~2015) period, and the land will be requisitioned by the Land Bureau of the district and reserved for non-agricultural development. At present, the per capita cultivated land of Laoyachen Village and Gucheng Village is 0.2 mu, half of which is used to grow vegetables and the other half for growing grains. More than 80 percent of the labor force is engaged in non-agricultural industries since they live close to the city. Over 85% of rural household income comes from non-agricultural sectors. Both Laoyachen Village and Gucheng Village have been incorporated into the Urban Village Renovation Plan by the city government in May 2006. Laoyachen Village has finished the registration of land rights in 2008 and completed the overall survey on existing population and attachments of the whole village in April 2011. The urban village renovation plan for this village has entered the stage of expert review in October 2013. Gucheng Village has completed the overall survey on existing population and attachments of the whole village in August 2013, and started the urban village renovation plan.

Dawangzhuang Village, Danzhuang Village and Gongma Village requisitioned for the coach depot are located in Zhengzhou Economic and Technological Development Zone. Here is relatively sparsely populated, with per capita cultivated land at 2.5mu or above. The construction of coach depot needs to expropriate 211mu cultivated land and 112mu garden, involving 91 households. In recent years, Zhengzhou Economic and Technological Development Zone has brought in a large number of companies, and thus created a great demand for labor force. Working-age villagers in the surrounding villages have generally been employed in non-agricultural industries. Large areas of cultivated land and garden have been abandoned. Over 90% of rural household income comes from non-agricultural sectors.

### 3.3 Basic situation of affected households

During the resettlement survey, sample survey on the basic situation of the family has been conducted on 108 affected households, including 78 urban households affected by house demolition and 30 rural households affected by land acquisition. As for the urban households affected by house demolition, the collected information is mainly about housing demolition and relocation. As for the rural households affected by land acquisition, the collected information mainly focuses on their business activities.

Tab. 3-2: Basic situation of urban households affected by house demolition

Item	Largest	Smallest	Average
Family size (persons)	6	1	2.85
Housing area (m <sup>2</sup> )	138	30	85.40
Years after construction (year)	29	5	16.43
Distance from bus stop (m)	300	20	165
Distance from the nearest market (m)	600	300	385
Distance from the nearest hospital (m)	1500	800	950
Distance from the nearest middle school or primary school (m)	2200	200	930

The average size of the affected urban households is 2.85 members. The per capita living space is 29.96 m<sup>2</sup>. All the residential buildings are brick-concrete houses. Most residential buildings are built in recent 10 years. On average, the distance between demolished houses and nearest bus stop is 165m; the distance from the nearest market is 385m; the distance from the nearest hospital is 950m; the distance from the nearest middle school or primary school is 930m. Such data shows that, these households are living in matured communities with complete service facilities and convenient living facilities.

Tab. 3-3: Basic situation of rural households affected by land acquisition

Item	Largest	Smallest	Average
Family scale (persons)	8	1	3.31
Living area (m2)	540	90	268
Family labor (person)	4	0	1.65
Per capita income in 2012 (Yuan)	25000	3600	13450
Per capita cultivated land (mu)	4.0	0.2	1.89
Proportion of non-agricultural income in total family income (%)	100	20	88.20

According to the information collected from rural households affected by land acquisition, over 88% income of these households comes from employment or business in non-agricultural sectors, and their family income levels are higher than the average income level of other rural residents in Huiji District and Zhengzhou Economic and Technological Development Zone. Land acquisition has little effect on the income of these families. According to the survey on requisitioned land, the annual gross income from cultivated land for growing grains is RMB 4,000~5,000 Yuan/mu, and the net income is about RMB 2,000Yuan/mu without counting labor cost. The annual net income from garden is about RMB 4,000 Yuan/mu. The income from vegetable field depends on market price, labor input and material input, and varies greatly from RMB 5,000 Yuan/mu to RMB 20,000 Yuan/mu. With respect to the 5 villages affected by land acquisition, Laoyachen Village and Gucheng Village has fewer lands, which are used to cultivate vegetables for self-support and only a small amount are sold on nearby markets. More than 80 percent of the labor force is engaged in non-agricultural industries. Dawangzhuang Village, Danzhuang Village and Gongma Village have large areas of cultivated land, but some cultivated land and garden have been abandoned. Villagers only cultivate a small amount of food for self-support. Over 80 % of the workforce is engaged in non-agricultural industries in nearby or other places.

### 3.4 Ethnic Minorities and Social Gender

Zhengzhou City, Capital of Henan Province, is a typical inhabited area for ethnic minorities. The city has 47 ethnic minorities, with a population of 139,000, accounting for 1.9% of the total population of the city. Guancheng District involved in this project is an inhabited area of the Hui Nationality. But over 99% of affected people are Han nationality. Ethnic minorities live scattered in the city, and there is no obvious difference between Han Nationality and ethnic minorities in customs, social and economic activities. Land acquisition and house demolition in this project will not affect the communities of ethnic

minorities, nor have any impact on production, business and daily life of ethnic minorities. Therefore, it is considered that this project will not exert any impact on ethnic minorities.

As the Capital of Henan Province, Zhengzhou City has undergone rapid economic development in recent years and seen an increasing number of public vehicles. One of the prominent problems the people face in their daily life is traffic inconvenience caused by frequent traffic congestion. Due to the crowded public transport system and incomplete infrastructure such as bicycle lane and sidewalks, public transit, electro-mobile, women and seniors are facing great difficulties in transportation.

Zhengzhou Rail Transit Line 3 will form a public transport network together with Rail Transit Line 1 and 2 that have been built previously, which will bring great traffic convenience to citizens, especially women and seniors, and improve the quality of people's life.

## **4 Laws, Regulations and Policies**

The resettlement work of the World Bank Financed Zhengzhou Rail Transit Line 3 Phase 1 Project will strictly follow the relevant laws, regulations and policies of the People's Republic of China, Henan Province, Zhengzhou City and local governments. Meanwhile, the planning and implementation of the resettlement work will fully comply with involuntary resettlement policies of the World Bank.

### **4.1 Laws, Regulations and Policies concerning Resettlement Work**

#### **4.1.1 Relevant laws and regulations issued by the center government**

- Land Administration Law of the People's Republic of China, put into effect in January 1999 and revised on August 28, 2004;
- Circular of the State Council on Intensifying the Land Control, issued by the State Council on August 31, 2006;
- The Decision of the State Council on Furthering the Reform and Intensifying the Land Administration, issued by the State Council on October 21, 2004;
- Property Law of People's Republic of China, put into effect on October 1, 2007;
- Regulation of the People's Republic of China on the Disclosure of Government Information, put into effect on May 1, 2008;
- Regulation on the Expropriation of Buildings on State-owned Land and Compensation, put into effect on January 21, 2011;
- Assessment Method for the Expropriation of Buildings on State-owned Land, put into effect on June 3, 2011.

#### **4.1.2 Regulations and policies unveiled by the People's Government of Henan Province and relevant departments**

- Stipulations of Henan Province for Implementing the "Regulation on the Expropriation of Buildings on State-owned Land and Compensation", unveiled by the People's Government of Henan Province on April 15, 2012;
- Measures of Henan Province on Implementing "Land Administration Law of the People's Republic of China", December 1, 1999;

- Guiding Opinions of the Ministry of Land and Resources on Improving Compensation and Resettlement System for Land Acquisition, November 3, 2004;
- Regulations for Standardizing the Distribution and Use of Compensation Fee for Expropriating the Rural Collectively-owned Land (YZB (2006) No. 50), unveiled by General Office of the People's Government of Henan Province on June 22, 2006;
- Notice on Publicizing the Standard for Integrated Land Price of Requisitioned Land and Social Security Fee (YLSB (2008) No. 72), unveiled by the Department of Labor and Social Security of Henan Province;
- Opinions for Providing Occupational Training and Social Security to Land-expropriated Peasants (YLS (2008) No. 19), unveiled by the Department of Labor and Social Security of Henan Province, Department of Land and Resources of Henan Province and Finance Department of Henan Province on November 26, 2008;
- Notice on Publishing the Standards for Integrated Land Price of Requisitioned Land in Henan Province (YZ (2009) No. 87), unveiled by the People's Government of Henan Province on October 16, 2009;
- Notice of the Ministry of Land and Resources on Furthering Strengthening Management on Land Acquisition, June 26, 2010.

#### **4.1.3 Regulations and policies unveiled by the People's Government of Zhengzhou Municipality and relevant departments**

- Interim Provisions for Expropriation of Houses on State-owned Land and Compensation in Zhengzhou City (ZZ[2011]No. 31), May 12, 2011;
- Regulations of the People's Government of Zhengzhou Municipality on Expropriation of Houses on State-owned Land and Compensation, October 2013;
- Provisions of Zhengzhou City for Expropriation and Compensation of State-owned Land, June 5, 2008;
- Notice on Adjusting the Compensation Standards for Young Crops and Land Attachments on Requisitioned Collectively-owned Land (ZZW [2009] No. 127), issued by People's Government of Zhengzhou Municipality;
- Provisions of the People's Government of Zhengzhou Municipality for Land Acquisition, Demolition, Compensation and Relocation involved in Rail Transit Project, June 2, 2009.



#### **4.1.4 Involuntary resettlement policies of the World Bank**

- Operational Policy OP4.12 of the World Bank on Involuntary Resettlement and Its Appendixes, taking effect on January 1, 2002;
- Business Procedures BP4.12 of the World Bank on Involuntary Resettlement and Its Appendixes, taking effect on January 1, 2002.

## **4.2 Extracts from Main Laws, Regulations and Policies**

### **4.2.1 Extracts from relevant laws and regulations of national ministries and the province**

- 1) Regulations on land ownership and land use right
  - The People's Republic of China resorts to a socialist public ownership of land, i.e. ownership by the whole people and ownerships by collectives. Land in urban districts shall be owned by the State. Land in rural areas and suburban areas of cities excluding those belonging to the state prescribed by law belongs to peasants' collective ownership; house sites, land allotted for personal needs and hilly land allotted for private use belongs to peasants' collective ownership (Article 2 and 8 of The Land Administration Law of the People's Republic of China).
  - In order to meet the demands of public interests, it is allowed to expropriate the collectively-owned lands, the premises owned by entities and individuals or other realties in statutory authority and by following statutory procedures. When collectively-owned land is requisitioned, it is required to pay land compensation, resettlement allowance, the compensations for land attachments and green crops and other costs in full amount in accordance with law and arrange social security costs for the land-expropriated peasants to guarantee their livelihood and protect their lawful rights and interests. When the premises owned by entities and individuals or other realties are requisitioned, it is required to offer compensation for demolition and relocation in accordance with law and protect the lawful rights and interests of the expropriated persons; when individuals' residential houses are requisitioned, it is required to guarantee the living conditions of the expropriated persons (Article 42 of Property Law of the People's Republic of China).
- 2) Regulations on compensation standards for land acquisition

- Land expropriated shall be compensated for on the basis of its original purpose of use. Compensation fees for land requisitioned include land compensation fees, resettlement fees and compensation for attachments to or green crops on the land. The land compensation fee for land requisitioned is 6~10 times the average annual output value of three years prior to land acquisition. The resettlement fee shall be calculated according to the number of agricultural population to be resettled. The number of agricultural population to be resettled shall be calculated as cultivated land area to be expropriated divided by per capita cultivated land prior to land acquisition. The resettlement fees for each agricultural person to be resettled shall be 4~6 times the average annual output value of the three years preceding the requisition of the cultivated land. But the maximum resettlement fee per hectare of land expropriated shall not exceed 15 times of the average annual output value of the two years prior to the expropriation (Article 47 of The Land Administration Law of the People's Republic of China).
- The local governments at and above county level shall take effective measures to guarantee that the living standard of the land-expropriated peasants won't be impaired by land acquisition and that the land compensation, resettlement allowance and the compensation for land attachments and green crops will be paid in full amount in time in conformity with laws. If the land compensation and resettlement allowance specified by the existing laws are not enough to maintain the original living standard of the land-expropriated peasants or not enough to pay the social security costs for the peasants who lose their lands due to land acquisition, the resettlement allowance shall be increased upon the approval of the government of the province, autonomous region or the municipality directly under central government. If the sum of land compensation and resettlement allowance arrives at the statutory limit but still not enough to maintain the original living standard of the land-expropriated peasants, the local government may use the profits earned from the paid use of state-owned land as supplementation. The government of the province, autonomous region or the municipality directly under central government shall formulate and release the uniform standard of annual output and the composite land price for land acquisition in each city or county to realize the compensation in the same place with the same price. As for the national key construction projects, the costs of land acquisition must be listed into budget estimate in full amounts (Article 12 of The Decision of the State Council on Furthering the Reform and Intensifying the Land Administration).

- The integrated land price of requisitioned land shall consist of land compensation and resettlement fees and social security fee, excluding compensation fees for land attachments and young crops. Land compensation fee accounts for 40% and resettlement fee accounts for 60% of the total land compensation and resettlement fee (Article 1~2 of Notice on Publishing the Standards for Integrated Land Price of Requisitioned Land in Henan Province).
- 3) Regulations on resettlement approaches of the land-expropriated peasants
- The local governments at and above county level shall develop specific measures to guarantee the long-term livelihood of the land-expropriated peasants. In the projects with steady profits, the peasants can invest with the legally approved land use right of construction land. Within the urban planning area, local governments shall incorporate the peasants who lose their lands due to land acquisition into the urban employment system and establish social security system for them; outside the urban planning area, when rural collective lands are requisitioned, local governments shall reserve necessary cultivated land or arrange jobs for the peasants within their administrative regions. Those land-expropriated peasants who can't reach basic production and living conditions shall be resettled in other places (Article 13 of The Decision of the State Council on Furthering the Reform and Intensifying the Land Administration).
  - The land-expropriated peasants can choose from the following resettlement approaches: (1) agricultural production placement: when the rural collective land outside of urban planning area is requisitioned, the mobile rural collective land reserved in advance, the contracted land returned by the contracting peasants voluntarily, the increased cultivated land generated during the circulation of contracted land and the land development and consolidation process shall be used to provide necessary cultivated land to the land-expropriated peasants so that they can engage in agricultural production continuously; (2) Job placement: conditions shall be created actively to offer skill training for free and arrange proper jobs for those land-expropriated peasants. In the same conditions, the land-expropriated peasants shall be given priority by the employers. If the expropriated rural collective land is within urban planning area, the land-expropriated peasants who lose their lands due to land acquisition shall be incorporated into the urban employment system and social security system shall be established for them; (3) Investment and bonus

placement: in the projects that have long-term steady profits, the rural collective economic organizations can negotiate with the land users to invest with the compensation and resettlement costs for land acquisition or the approved land use right of construction land at appraisal price on the condition that the peasants consent. The rural collective economic organizations shall conclude a contract with the peasants to specify that the profits will be provided in the form of preferred stock; (4) Non-local resettlement: if the area can't provide basic production and living conditions to the land-expropriated peasants due to land acquisition, the non-local resettlement may be conducted under the uniform organization of the government and by fully considering the opinions of the rural collective economic organizations and the peasants (Article 2 of Guiding Opinions on Improving Compensation and Resettlement System for Land Acquisition).

- As for the contracted rural collective land to be wholly or partially expropriated, no less than 80% of the land compensation fee shall be paid to land-expropriated peasants, and the rest shall be reserved by the rural collective economic organization. In case all the rural collective land are expropriated, no less than 80% of the land compensation fee shall be distributed to land-expropriated peasants, and the rest shall be evenly distributed to the members of the rural collective economic organization who enjoy land contractual management right according to the law. Compensation fees for land attachments and young crops shall be paid to the owners of land attachments and young crops in full amount. As for the non-contracted rural collective land to be wholly or partially expropriated, no less than 80% of the land compensation fee shall be evenly distributed to the members of the rural collective economic organization who enjoy land contractual management right according to the law, and the rest shall be reserved by the rural collective economic organization. In case all the rural collective lands are expropriated, all the land compensation fees shall be evenly distributed to the members of the rural collective economic organization who enjoy land contractual management right according to the law. Resettlement fees shall be paid according to different resettlement approaches. In case the land-expropriated peasants are resettled by the unit using the land or other units, the resettlement fee shall be paid to the unit in charge of resettlement. The resettlement fee for contracted expropriated land shall be paid to land-expropriated peasants in full amount. As for the resettlement fee for non-contracted expropriated land, no less than 80% of the resettlement fee shall be evenly distributed to the

members of the rural collective economic organization who enjoy land contractual management right according to the law (Article 2 of Regulations for Standardizing the Distribution and Use of Compensation Fee for Expropriating the Rural Collectively-owned Land unveiled by General Office of the People's Government of Henan Province).

4) Regulation on information disclosure about land acquisition

- During land acquisition, the rural collective land ownership and the rural land contracted management right shall be maintained. Before land acquisition is reported for approval in accordance with laws, the purpose, land location, compensation standards and resettlement approaches shall be notified to the land-expropriated peasants; the survey results about the current conditions of the land to be requisitioned shall be confirmed by the rural collective economic organizations and the peasants; if necessary, the authority of land and resources shall organize a hearing according to related provisions. The documents concerning the notification to or the confirmation from the land-expropriated peasants shall be taken as essential documents to be submitted for the approval of land acquisition. The establishment and improvement of the system for the settlement of disputes over the compensation for and relocation due to land acquisition by coordination and ruling shall be accelerated to protect the lawful rights and interests of the land-expropriated peasants and land users. The approved land acquisition shall be publicized except for special circumstances (Article 14 of the Decision on Furthering the Reform and Intensifying the Land Administration).
- The governments of the province, autonomous region and the municipality directly under central government shall formulate proper allocation method of land compensation inside the rural collective economic organizations in the principle of land compensation mainly being used for the land-expropriated peasants. The rural collective economic organizations shall publish the information concerning the incomes & expenditures and allocation method of land compensation to receive the supervision from their members. The agricultural and civil affairs authorities shall enhance the supervision on the allocation and use of land compensation inside the rural collective economic organizations (Article 15 of the Decision on Furthering the Reform and Intensifying the Land Administration).

- Administrative agencies should disclose government information promptly and accurately. When administrative agencies discover false or incomplete information that affects or might affect social stability and disturbs the social management order, they should release, within their scope of responsibility, accurate government information to clarify the situation (Article 6 of the Regulation of the People's Republic of China on the Disclosure of Government Information).
- Government information to be disclosed on administrative agencies' own initiative should be disclosed by means of government gazettes, government websites, press conferences, as well as through newspapers and other publications, radio, television and other methods that make it convenient for the public to be informed (Article 15 of Regulation of the People's Republic of China on the Disclosure of Government Information).
- The people's governments at all levels shall set up government information reading places in the state archives and public libraries and install appropriate facilities and equipment to make it convenient for citizens, legal persons and other organizations to obtain government information. Administrative agencies may set up, as needed, places and facilities, such as public reading rooms, materials request stations, information bulletin boards, and electronic information screens to disclose government information. Administrative agencies should provide the state archives and public libraries with government information disclosed on their own initiative in a timely manner (Article 16 of Regulation of the People's Republic of China on the Disclosure of Government Information).

#### 5) Regulation on house demolition

- The real estate appraisal agency shall be chosen by the people whose houses are expropriated through negotiation within the specified time; if the negotiation fails within the specified time, the house expropriation department shall organize voting among the people whose house are expropriated under the principle that the minority is subject to the majority, or adopt other methods such as lottery. Value evaluation of the expropriated house shall be based on its location, purpose, building structure, years after construction, building area, floor area and land use right, etc. Real estate appraisal agency shall provide the preliminary assessment results of each expropriated house to the house expropriation department according to the stipulations of Letter of

Authorization for Appraisal of Houses to be expropriated or commission contract. The preliminary assessment results of each expropriated house shall include the composition, basic information and value assessment of the house to be expropriated. House expropriation department shall publicize the preliminary assessment results of each expropriated house to the people whose houses are to be expropriated (Article 4, 14 and 6 of Assessment Method for the Expropriation of Buildings on State-owned Land).

- Before the houses are expropriated, the compensation fee for expropriated houses shall be allocated in full amount, deposited in special accounts and only used for house demolition (Article 12 of Regulation on the Expropriation of Buildings on State-owned Land and Compensation).
- The municipal or county government who makes the decision of house expropriation shall make compensation to the expropriated persons, including:
  - (1) Compensation for the value of the expropriated house;
  - (2) Compensation for relocation and temporary resettlement caused by house expropriation;
  - (3) Compensation for the loss resulting from suspension of production or business due to house expropriation

The municipal and county government shall take specific measures to offer the expropriated persons with appropriate allowances and rewards (Articles 17 of Regulation on the Expropriation of Buildings on State-owned Land and Compensation).

- In case the individuals with private house to be expropriated can meet the conditions of housing security system, the people's government at city or county level deciding house expropriation shall preferentially give these people housing security, and the specific measures shall be formulated by the people's government of provinces, autonomous regions and municipalities.

The compensation for the value of the expropriated house shall be not lower than the market price of the similar real estates on the announcement date of the house expropriation decision. The value of the expropriated house shall be determined by the properly qualified real estate appraisal organ in accordance with assessment methods for house expropriation.

- An application for review may be submitted to the real estate appraisal organ if there is any objection to the value of the expropriated house that is determined

through appraisal. If the objection still exists to the review results, the Committee of Experts for Real Estate Appraisal may be invited to conduct appraisal verification.

The assessment methods for house expropriation are formulated by the competent authority of housing and urban-rural development of the State Council. And, during the formulation process, public opinions shall be solicited openly among the society (Articles 18 and 19 of Regulation on the Expropriation of Buildings on State-owned Land and Compensation).

- The expropriated persons can choose either monetary compensation or exchange of property right.

In case the expropriated persons choose exchange of property right, the people's government at city or county level shall provide them with houses for exchange of property right, and calculate and settle the price difference between the value of expropriated house and the value of houses for property right exchange.

In case the private houses are expropriated due to renovation of the old town, and the expropriated persons choose the property right exchange for houses at the renovated area, the people's government at city or county level deciding house expropriation shall provide them with houses at the renovated area or nearby area.

- In case the expropriated persons will be relocated due to house expropriation, the house expropriation department shall pay relocation fees to the expropriated persons. If the expropriated persons to be relocated choose the exchange of property right, the house expropriation department shall pay temporary relocation allowance or provide relocation housing to the expropriated persons before the delivery of houses for property right exchange (Articles 21 and 22 of Regulation on the Expropriation of Buildings on State-owned Land and Compensation).

#### **4.2.2 Extracts from relevant regulations and policies of Zhengzhou City**

- People's government at city and county (city and district) level shall be responsible for the housing expropriation and compensation in their administrative regions; the housing expropriation department at city and county (city and district) level shall organize and implement house expropriation and compensation in their



administrative regions (Article 3 of Interim Provisions for Expropriation of Houses on State-owned Land and Compensation in Zhengzhou City).

- The housing expropriation department at city and county (city and district) level shall entrust the house expropriation implementing unit in the project area for undertaking the specific work of house expropriation and compensation and sign the entrustment agreement; and supervise the specific actions of house expropriation and compensation within the authorized scope (Article 5 of Interim Provisions for Expropriation of Houses on State-owned Land and Compensation in Zhengzhou City).
- The compensation for the value of the expropriated house shall be not lower than the market price of the similar real estates on the announcement date of the house expropriation decision. The value of the expropriated house shall be determined by the properly qualified real estate appraisal organ in accordance with assessment methods for house expropriation. An application for review may be submitted to the real estate appraisal organ if there is any objection to the value of the expropriated house that is determined through appraisal. If the objection still exists to the review results, the Committee of Experts for Real Estate Appraisal may be invited to conduct appraisal verification (Article 15 of Interim Provisions for Expropriation of Houses on State-owned Land and Compensation in Zhengzhou City).
- The compensation standards for collectively-owned land to be requisitioned are as follows:
  - 1) Land compensation standard: with respect to the collectively-owned land to be expropriated, land compensation fee shall be given according to the provisions of Measures of Henan Province on Implementing “Land Administration Law of the People’s Republic of China” and based on the integrated land price for requisitioned land.
  - 2) Compensation standard for land attachment and young crops: the compensation for land attachments and young crops shall strictly follow the compensation standard stipulated in the Notice on Adjusting the Compensation Standards for Young Crops and Land Attachments on Requisitioned Collectively-owned Land (ZZW [2009] No. 127). As for matters that have not been clearly specified in the document, the compensation standard shall follow the market price.
    - Compensation standards for expropriated houses on state-owned land are as follows:

The value of the expropriated house shall be determined by the properly qualified real estate appraisal organ in accordance with assessment methods for house expropriation. The expropriated persons can choose either monetary compensation or exchange of property right.

In case the expropriated persons choose exchange of property right, the people's government at city or district level shall provide them with houses for exchange of property right, and calculate and settle the price difference between the value of expropriated house and the value of houses for property right exchange. The time for evaluating the value of houses for property right exchange shall be the same as the time for evaluating the value of expropriated house.

The people's government at city or district level in charge of house expropriation shall provide various sources of houses for property right exchange. The resettlement house shall have clearly established ownership and comply with relevant quality safety standards of the country (Article 2 of Regulations of the People's Government of Zhengzhou Municipality on Expropriation of Houses on State-owned Land and Compensation).

#### **4.2.3 Involuntary resettlement policy of the World Bank**

The involuntary resettlement policy has been specified in the Operational Policy OP4.12 and Business Procedures BP4.12 of the World Bank on Involuntary Resettlement. The main provisions relating to this project include:

- Objective of resettlement policy:
  - 1) The feasible project design scheme shall be explored to avoid or minimize involuntary resettlement.
  - 2) If it is not feasible to avoid resettlement, resettlement work shall be implemented under the concept of sustainable development. Sufficient fund shall be provided to the resettled people, so as to ensure these people can benefit from the projects. Negotiations shall be carried out with the resettled people, and they shall have the opportunity to participate in the planning and implementation of the resettlement program.
- Measures taken to achieve the objective

- 3) Resettlement program or resettlement policy framework shall include corresponding measures to ensure:
    - (1) The resettled people understand their options and other rights relating to resettlement;
    - (2) Negotiations will be carried out with resettled people on technical and economic feasibility alternative proposals, in an effect to provide them with options and proposals;
    - (3) All the resettlement cost shall be used to provide resettled people with fast and effective resettlement and make up the direct property loss caused by the project construction.
  - 4) In case the project involves physical relocation, the resettlement program or resettlement policy framework shall include corresponding measures to ensure:
    - (1) To provide assistance, e.g. relocation subsidies, to the resettled people during the relocation period;
    - (2) To provide resettled people with housing or house site, or provide agricultural production sites as required, and the potential productivity, geographical location and other factors of the agricultural production sites shall be at least equal to the production conditions of their original farmland.
  - 5) The resettlement program or resettlement policy framework shall also include the following measures if necessary to ensure:
    - (1) The transition period for recovering the livelihood and living standard of resettled people shall be reasonable estimated, and subsidies shall be provided to the resettled people during the transition period;
    - (2) Development assistance shall also be provided to the resettled people, e.g. land flattening, credit service, training or job opportunities.
- Special attention shall be paid to the vulnerable groups among resettled people, especially those who are below the poverty line, the landless, the elderly, women and children, indigenous peoples, minorities, or other relocated people who may not be protected by national laws and regulations on land compensation.
  - For those relocated people who make a living on the land, priority should be given to land-based resettlement strategies. These strategies may include providing the relocated people with public land or private land acquired for them. Whenever the

substitute land is provided, the potential productivity, geographical location and other factors of the land shall be at least equal to the production conditions of their original farmland. If the relocated people do not take land replacement as the first choice, or if the land provided to them will affect the sustainability of the park or conservation area, or sufficient land cannot be obtained at the reasonable price, the relocated people shall not only be provided with monetary compensation for land or other property loss, but also provided with resettlement programs focusing on employment or self-employment opportunities. If adequate land is not available, the information shall be described and recorded according to the requirements of the World Bank.

- Monetary compensation for property loss may be applicable to: (a) the relocated people make a living on the land, but the land expropriated by the project is only a small part of their damaged property, and the rest part is economically independent; (b) land, housing and labor market are quite prosperous, and there is adequate supply of land and housing for the relocated people; or (c) the relocated people do not make a living on the land. The monetary compensation shall be sufficient to compensate the loss of land and other properties according to the replacement cost in the local market.
- Relevant information shall be provided to the relocated people and their communities and host communities in time. Negotiate with them on the resettlement plan, and provide them with the opportunity to participate in the planning, implementation and monitoring of resettlement plan. Convenient complaints mechanism shall also be established for the relocated people.
- Necessary infrastructure and public services shall be provided in the new resettlement sites or host communities, so as to improve the adaptability of relocated people to host communities. Alternative or similar resources shall be provided to make up the loss of community resources, e.g. fishing area, pasturing area, fuel or fodder.
- New community model shall be established according to the options of the relocated people. The existing social and cultural systems of relocated people and host communities shall be maintained as much as possible. Respect shall be shown to relocated people's opinion about whether to relocate in well-developed communities.

#### 4.2.4 Difference between the involuntary resettlement policy of the World Bank and domestic resettlement policy

Since the 1980s, with the market-oriented reforms and economic development, Chinese central and local governments at all levels have constantly reformed and improved the resettlement policy through practice, and made huge progress in such aspects as formulating appropriate compensation standards for land acquisition and house demolition, providing multiple resettlement options and guaranteeing the openness and standardization of resettlement process. All these efforts are moving closer to the standard of involuntary resettlement policy of the World Bank. The involuntary resettlement policy of the World Bank has also promoted such progress made by China.

However, due to various reasons, there are still some differences between the resettlement policy of China and Zhengzhou City and the involuntary resettlement policy of the World Bank. These differences have been listed in Tab. 4-1.

Tab. 4-1: Difference between the involuntary resettlement policy of the World Bank and domestic resettlement policy

	Domestic resettlement policy	Resettlement policy of the World Bank
Objective	Ensure timely and effective completion of construction project, and guarantee the stability and harmony of the society	Avoid or minimize involuntary resettlement, and ensure the living standard of relocated people will not be impaired by involuntary resettlement
Compensation options	<ul style="list-style-type: none"> <li>• Compensation for land acquisition is mainly in the form of monetary compensation, supplemented by employment assistance and social security.</li> <li>• Compensation for house demolition is mainly in the form of monetary compensation, and physical compensation may be considered in some places.</li> <li>• When choosing physical compensation, the location and structure of resettlement housing have already been determined.</li> </ul>	<ul style="list-style-type: none"> <li>• Land replacement shall be adopted for affected people who make a living on lands.</li> <li>• Affected people have the right to choose monetary compensation or physical compensation.</li> <li>• The relocated people can choose the location of resettlement housing.</li> </ul>
Calculation method for compensation price	The price of second-hand housing in the same area, of the same structure and for the same purpose will be used as the compensation price for demolished houses.	The replacement cost shall be used to estimate the compensation price, without considering depreciation.
Compensation for illegal building	Compensation will not be given to illegal buildings.	Compensation will also be given to illegal buildings.
Public engagement	The public engagement system is still incomplete, and the general public only participates in some stages during the project implementation period.	A complete and matured public engagement system has been established, and the general public can participate in the whole process of project construction.
Monitoring	The resettlement work is monitored by the project owner and internal management system of resettlement agency	The resettlement work shall be monitored by the project owner, internal management system of resettlement agency and independent monitoring organization
Complaint mechanism	Special organization shall be set up for handling public complaints.	The general public can make complaint through multiple channels, including community, sub-district office, project owner and independent monitoring organization, etc.

Based on the above differences, the Project Management Office has carefully studied the involuntary resettlement policy of the World Bank, learned from the good resettlement practice (especially Metro Line 1 and Line 2) in Zhengzhou City in recent years, and formulated an operable resettlement policy that not only follow the basic principles of the World Bank, but also give full consideration to the realities of Zhengzhou City.

### **4.3 Resettlement Policy of This Project**

According to the involuntary resettlement policy of the World Bank, the lost of affected persons should be compensated at replace cost and covered by long-term livelihood rehabilitation plan(see details at 4.2.3) PMO worked out resettlement polices of this project fully follow the Bank's principles so that the affected person will get compensation and other assistance to improve their livelihoods and standards of living or at least to restore them to pre-displacement levels or to levels prevailing prior to the beginning of project implementation.

#### **4.3.1 Policy for collectively-owned land to be expropriated**

The collectively-owned land requisitioned by this project will be compensated according to integrated land price for requisitioned land in Zhengzhou City stipulated in Notice on Publishing the Standards for Integrated Land Price of Requisitioned Land in Henan Province issued by the People's Government of Henan Province, and following Regulations for Standardizing the Distribution and Use of Compensation Fee for Expropriating the Rural Collectively-owned Land unveiled by General Office of the People's Government of Henan Province and Opinions for Providing Occupational Training and Social Security to Land-expropriated Peasants unveiled by the Department of Labor and Social Security of Henan Province, Department of Land and Resources of Henan Province and Finance Department of Henan Province, with an aim to proper settle the land-expropriated peasants. The specific resettlement policies are as follows:

- The collectively-owned land to be requisitioned shall be compensated according to the integrated land price for requisitioned land at RMB 52,000~81,100 Yuan/mu. In specific, the compensation price for requisitioned land in Laoyachen Village, Changxinglu Sub-district for building the parking lot is RMB 66,000 Yuan/mu, and the compensation price for requisitioned land in Gucheng Village, Xincheng Sub-district is RMB 81,100 Yuan/mu. The compensation price for requisitioned land in Dawangzhuang Village, Danzhuang Village and Gongma Village for building the coach depot is RMB 52,000 Yuan/mu.
- The integrated land price for requisitioned land is composed of land compensation and resettlement fee and social security fee, among which, the social security fee is RMB 12,000 Yuan/mu.

- With respect to the compensation standard for young crops, the compensation price for grain crops is RMB 860 Yuan/mu, for cash crops is RMB 1,200 Yuan/mu, and for vegetables is RMB 3,200 Yuan/mu.
- The per capita cultivated land of both Laoyachen Village and Gucheng Village is below 0.3mu after land acquisition, so all the land-expropriated peasants will be incorporated into the social security system. Land-expropriated peasants who are over 60 years old can receive social security payment starting from the next month after their premium are paid in full amount. Land-expropriated persons who are between 16 and 60 years old shall pay social security premium according to the provisions, and when they reach 60 years old, they will receive social security payment every month after verified by the Labor and Social Security Department. Land-expropriated persons who are under 16 years old will receive resettlement fee according to the provisions, and participate in the social security system after they reach the working age and get jobs.
- The peasant, village committee and local government will provide contributions to retirement fund of peasant whose land is expropriated. Contribution of peasant shall be no more than 30%. Personal and village contributions will be deducted from land expropriation compensation approved by local government. If land expropriation compensation is insufficient to pay the retirement fund, local government will use the revenue from paid use of state-owned land to fill the gap.
- Provide free employment services to peasants whose lands are expropriated, including employment consulting, employment guidance, vocational training, and job introduction, so as to promote employment of peasants after land expropriation. Unemployed peasants can register as unemployed in local employment service agency, and receive relevant employment services offered for urban unemployed persons. The land-expropriated peasants who are at working ages, willing to work and registered as unemployed can enjoy relevant preferential policy for promoting re-employment after presenting relevant certificates.
- If affected peasant becomes non-agricultural residents and is qualified for urban resident minimum subsistence allowance, the peasant can apply for urban minimum subsistence allowance.
- For vocational training of peasant whose land is expropriated, provide allowance according to urban unemployment training allowance method and rate. Local financial department will provide relevant fund. Such peasant can also go to qualified agency to receive vocational training. After the stations, parking lot and

coach depot of Metro Line 3 are built and put into service, land-lost peasants will be preferentially employed as the staff at auxiliary positions, e.g. security staff, cleaning staff and ticket seller, etc.

- During the Urban Village Renovation process, Laoyachen Village and Gucheng Village have been given a land area at 10% of requisitioned land by this project for their independent development and management, in an effort to make up the financial loss caused by land acquisition in this project.
- Compensation for land attachment and green crops belongs to the owner. Compensation will be directly paid to the owner.

#### **4.3.2 Policy for state-owned land to be expropriated**

- With respect to the state-owned land to be expropriated, land attachments shall be compensated according to relevant standards, taxes shall be paid relating to approval formalities for land use, and the land will be returned to the government unpaid.
- In case the granted use right of state-owned land is recovered, land attachments shall be compensated according to relevant standards, and the sum of land transfer price and bank (loan) interest shall be compensated as well.

#### **4.3.3 Policy for demolished houses on state-owned land**

- Compensation policy for private houses to be demolished
  - 1) In case the households choose monetary compensation, the expropriated houses will be compensated according to the 130% of the evaluated price by the real estate appraisal agency.
  - 2) If the option of house replacement is selected, there are two calculation methods: if house ownership certificate has noted the construction area, provide resettlement house according to the construction area; if the construction area is not specified on house ownership certificate, the area of resettlement house will be 120% of actual construction area of the expropriated house. The extra area will not be counted in price calculation.
- Compensation policy for public-owned houses to be demolished
  - 1) With respect to public-owned residential houses owned by the expropriated unit, and the expropriated unit and house tenant have terminated the lease



contract, or the expropriated unit is in charge of the resettlement of house tenants, the compensation for house demolition shall be given to the expropriated unit.

In case the expropriated unit cannot reach agreement with house tenant on terminating the lease contract, the expropriated unit shall choose the exchange of property right. The original house tenant shall rent the exchanged houses, and the expropriated unit shall sign a new housing lease contract with original house tenants.

- 2) With respect to public rental housing at the standard rent stipulated by the government, the original housing tenant can preferentially apply for purchasing the public rental housing, and compensation shall be given to the expropriated unit. In case the expropriated unit does not agree to sell (or the tenant is unwilling to purchase the public rental housing), the expropriated unit shall cover the expense for exchange of property right and maintain the original lease relationship. In case the house tenant chooses monetary compensation and terminates the lease contract, 30% of the compensation amount shall be given to the expropriated unit, and the rest 70% of the compensation amount shall be given to house tenants.

- Compensation policy for non-residential housing to be demolished

The non-residential housing to be demolished shall be compensated according to the nature and purpose of the house noted in the house ownership certificate and at the evaluated price of real estate appraisal agency.

- House expropriation subsidies

- 1) Relocation fee

Relocation fee shall be given to both residential and non-residential houses to be expropriated.

Residential houses: Provide relocation allowance of 30 Yuan per square meter of construction area of the expropriated house. If the allowance amount is less than 1200Yuan, count it as 1200Yuan. Resettlement in houses under construction will receive allowance for twice, while monetary compensation and resettlement in the existing house will receive allowance for only once.

Non-residential houses: Provide relocation allowance of 40 Yuan per square meter of construction area of the expropriated house. Resettlement in houses under construction will receive allowance for twice, while monetary compensation and resettlement in the existing house will receive allowance for only once.

In case the houses of expropriated persons have been leased, the relocation fee shall be distributed to the house tenant during the lease term.

2) Temporary relocation allowance

Temporary relocation allowance shall be paid to the persons with residential and non-residential houses expropriated during the transition period.

If the affected household chooses resettlement in houses under construction and can find a temporary house by themselves, temporary relocation allowance shall be paid to the affected household during the transition period at 20Yuan per month for each square meter of expropriated house. If allowance amount is less than 1200Yuan, the allowance will be counted as 1200Yuan.

Households choosing resettlement in existing houses and monetary compensation will receive one-off payment of temporary relocation allowance of 6 months according to the above standard. If the households are settled in temporary resettlement houses, temporary relocation allowance will be exempted.

Transition period of multi-floor building shall be no more than 24 months, and that of high-rise building shall be no more than 36 months. If actual transition period is 6 months (or less than 6 months) more than predicted period, provide allowance to affected household on the basis of 30Yuan per month for every square meter of house construction area. If actual transition period is above 6 months more than predicted period, provide allowance to affected household on the basis of 40Yuan per month for every square meter of house construction area.

Non-residential houses: for the expropriated persons choosing resettlement in existing houses or monetary compensation, temporary relocation allowance shall be paid according to 4% of the evaluated market price of the expropriated house; the expropriated persons choosing resettlement in houses under construction, temporary relocation allowance shall be paid according to 8% of the evaluated market price of the expropriated house. The transition period

shall be no longer than 36 months; otherwise, the additional temporary relocation allowance shall be determined by the house expropriation department, expropriated persons and house tenants through negotiation.

3) Subsidies for production and business suspension

In case of production and business suspension caused by house demolition, the compensation shall be paid in two ways:

Firstly, compensation for production and business suspension shall be paid at 4% of evaluated market price of demolished buildings;

Secondly, compensation for business suspension shall be calculated as per 3 months and given to business and service enterprises; compensation for production suspension shall be calculated as per 6 months and given to industrial enterprises. The compensation standard for production and business suspension shall be determined according to the average monthly profit of the expropriated persons. The average monthly profit shall be calculated according to the tax certificates provided by the expropriated persons in recent 3 years; in case the tax period is less than 3 years, the average monthly profit shall be calculated according to tax certificates provided by the expropriated persons during the whole production and operation period. In case the house expropriation department and expropriated persons cannot reach consensus on this approach, the real estate appraisal agency can be invited for assessment.

4) Decoration subsidies

Decoration subsidies shall be determined by the house expropriation department and expropriated persons through negotiation. If the negotiation fails, the real estate appraisal agency can be invited for assessment.

5) Property management subsidies

For house to be expropriated, provide allowance of property management fee of three years at the rate of 1 Yuan per month of every square meter of construction area noted on property ownership certificate. If construction area is less than 60 square meters, calculate allowance amount on the basis of 60 square meters.

6) Transportation subsidies for middle and primary school students

Provide transportation allowances to affected households according to number of students, monthly transportation expense, and actual duration of transition period.

7) Other compensations

Compensation shall be given to the disassembling cost of fixed equipment due to house expropriation, including fixed telephone, internet, pipeline gas, heating facility, cable TV, water meter, electricity meter, air conditioners, water heaters (solar, gas, electricity) and precision instruments according to relevant provisions; if relevant provisions are not available, compensation shall be calculated according to 70% of installation budget or installation cost of the equipment. The disassembling cost of large-scale equipment shall be compensated according to 15% of the value of the equipment.

- Rewards for relocation of expropriated persons as scheduled

Rewards for timely relocation from residential houses: For households that have signed resettlement compensation contract, finished resettlement, and handed over houses for expropriation within resettlement period, provide rewards of no more than 200Yuan per square meter of construction area as noted on house ownership certificate. Provide bonus rewards according to time of signature. Reward for every house ownership certificate shall not exceed 30,000Yuan.

Rewards for timely relocation from non-residential houses: For households that have signed resettlement compensation contract, finished resettlement, and handed over houses for expropriation within resettlement period, rewards can be given at no more than 2% of evaluated market price of the expropriated houses.

The resettlement policies for the relocated house can be summarized as those in table 4-2.

Table 4-2 Main resettlement policies for house relocation

Item	Private house	public-owned residential houses owned by the expropriated unit	public rental house
Resettlement method	<p>1.All displaced households can choose a compensation method, namely monetary compensation or house ownership replacement.</p> <p>2. the amount of compensation will be 30% more than appraised value of the house in local real estate market.</p> <p>3. If the option of house replacement is selected, there are two calculation methods: if house ownership certificate has noted the construction area, provide resettlement allowance according to the construction area; if the construction area is not specified on house ownership certificate, the area of replacement house will be 120% of actual construction area of the expropriated house. The extra area will not be counted in price calculation. Replacement house will be offered to household according to area of house expropriated.</p>	<p>1.for the public-owned residential houses owned by the expropriated unit, and the expropriated unit and house tenant have terminated the lease contract, or the expropriated unit is in charge of the resettlement of house tenants, the compensation for house demolition shall be given to the expropriated unit.</p> <p>2.In case the expropriated unit cannot reach agreement with house tenant on terminating the lease contract, the expropriated unit shall choose the exchange of property right. The original house tenant shall rent the exchanged houses, and the expropriated unit shall sign a new housing lease contract with original house tenants.</p> <p>3. the compensation and resettlement rates are the same as those of private house.</p>	<p>1.for public rental housing at the standard rent stipulated by the government, the original housing tenant can preferentially apply for purchasing the public rental housing, and compensation shall be given to the expropriated unit.</p> <p>2.In case the expropriated unit does not agree to sell (or the tenant is unwilling to purchase the public rental housing), the expropriated unit shall cover the expense for exchange of property right and maintain the original lease relationship.</p> <p>3.In case the house tenant chooses monetary compensation and terminates the lease contract, 30% of the compensation amount shall be given to the expropriated unit, and the rest 70% shall be given to house tenants.</p> <p>4.the compensation and resettlement rates are the same as those of private house.</p>
relocation allowance	Provide relocation allowance of 30Yuan per square meter of construction area of the expropriated house. If the allowance		

	amount is less than 1200Yuan, count it as 1200Yuan. Optional house resettlement will receive two allowances, while monetary compensation and replacement resettlement will receive only one allowance.
interim period allowance	<p>If affected household chooses house replacement and finds an interim house, provide the affected household with interim period allowance of 20Yuan per month for each square meter of expropriated house. If allowance amount is less than 1200Yuan, the allowance will be counted as 1200Yuan.</p> <p>For both replacement resettlement and monetary compensation, provide 6-month interim period allowance. If interim house is provided, interim resettlement allowance can be exempted.</p> <p>Interim period of multi-floor building shall be no more than 24 months, and that of high-rise building shall be no more than 36 months. If actual interim period is 6 months (or less than 6 months) more than predicted period, provide allowance to affected household on the basis of 30Yuan per month for every square meter of house construction area. If actual interim period is above 6 months more than predicted interim period, provide allowance to affected household on the basis of 40Yuan per month for every square meter of house construction area.</p>
Compensations for indoor facilities and decorations	Compensation will be decided on the basis of market appraisal.
property management fee allowance	allowance of property management fee of three years at the rate of 1 Yuan per month of every square meter of construction area noted on property ownership certificate. If construction area is less than 60 square meters, calculate allowance amount on the basis of 60 square meters.
transportation allowance for students	For house to be expropriated, provide allowance of property management fee of three years at the rate of 1 Yuan per month of every square meter of construction area noted on property ownership certificate. If construction area is less than 60 square meters, calculate allowance amount on the basis of 60 square meters.
Rewards for movement	For households that have signed resettlement compensation contract, finished resettlement, and handed over houses for expropriation within resettlement period, provide rewards of no more than 200Yuan per square meter of construction area as noted on house ownership certificate. Provide bonus rewards according to time of signature. Reward for every house ownership certificate shall not exceed 30,000Yuan.

#### **4.3.4 Compensation for unregistered buildings**

No unregistered structures had been identified during inventory survey in this project. In case of unregistered buildings met in the process of implementation, it will be identified by the people's government at city or district level in charge of house expropriation. The identification results shall be issued according to relevant legal procedures. And the compensation shall be given to these buildings according to the identification results and based on the evaluated market price of the houses.

#### **4.3.5 Compensation and subsidies given to vulnerable groups**

- In case the expropriated persons live on minimum subsistence allowance, and meet the following conditions: (1) the expropriated house is the private house of the expropriated person; (2) the expropriated person has no other houses; (3) the evaluated market price of the expropriated house is not sufficient for the expropriated person to purchase similar residential house of 50 m<sup>2</sup>, the city or district government in charge of house expropriation shall purchase houses with building area no less than 50 m<sup>2</sup> for property right exchange, and the expropriated person is exempted from the housing price of 50 m<sup>2</sup>.
- With respect to the expropriated person who can meet the housing security conditions of Zhengzhou City, the city or district government in charge of house expropriation shall give preferential housing security to these people after confirmed by the housing security agency.
- With respect to the relocated households living on urban minimum subsistence allowance, living subsidy shall be given to them as per RMB 10,000 Yuan/household. For relocated households with disabled, living subsidy shall be given to them as per RMB 10,000 Yuan/household. For households both living on urban minimum subsistence allowance and including the disabled person, living subsidy shall be given to them as per RMB 20,000 Yuan/household.

## **5 Resettlement Compensation Standards**

The compensation standards for land acquisition and demolition listed in this Resettlement Action Plan are provided based on the negotiation among the affected units and households in each district of Zhengzhou City, and relevant departments under the local government with a purpose to restore and improve the living standard of affected households upon relocation in a timely manner. It is formulated in accordance with relevant laws and regulations of P.R.C., Henan Province, and Zhengzhou City and the involuntary resettlement guide delivered by the World Bank.

### **5.1 Compensation Standard for Requisitioning Collective-owned Land**

On October 16, 2009, the People's Government of Henan Province released the Announcement Concerning the Comprehensive Price Standard of Requisition Land in Henan Province and publicized the Comprehensive Price of Requisition Land in Henan Province prepared by the Department of Land and Resources of Henan Province.

The announcement stipulates that the requisitioned collective-owned land of Henan Province shall be compensated according to the comprehensive price of requisition land since November 1, 2009. It also specifies that the comprehensive price of requisition land is comprised of the compensation for land acquisition and resettlement and the social security costs but excludes the compensation costs for land attachments and green crops. In the compensation for land acquisition and resettlement, the land compensation and the resettlement allowance occupy 40% and 60% respectively.

The Comprehensive Price of Requisition Land in Henan Province lists the comprehensive prices for the collective-owned land in each district of Zhengzhou City where this project is located.

In addition, the Department of Human Resources and Social Security of Henan Province released the standards for social security costs in the comprehensive price of requisition land in Henan province in the Announcement Concerning the Comprehensive Price Standard of Requisition Land in Henan Province [Y.L.S.B. (2008) NO.72].

On May 31, 2009, the People's Government of Zhengzhou released the Announcement Concerning Adjusting the Compensation Standard for Green Crops and Land Attachments on Collective-Owned Land Expropriated for State Construction that explicitly specifies the compensation standard for green crops and land attachments on collective-owned land in Zhengzhou City.



According to the preceding regulations, Tab.5-1 lists the compensation standards for the land in the five villages expropriated for the parking lots and vehicle depots.

Tab.5-1 Compensation standards for requisitioning collective-owned land

Unit: 10k RMB/mu

Village	Compensation for Land Acquisition and Resettlement		Social Security Costs	Comprehensive Price of Requisition Land
	Land Compensation	Resettlement Allowance		
Laoyachen	21,600	32,400	12,000	66,000
Gucheng	27,640	41,460	12,000	81,100
Dawangzhuang	16,000	24,000	12,000	52,000
Danzhuang	16,000	24,000	12,000	52,000
Gongmazhuang	16,000	24,000	12,000	52,000

If the department of land and resources releases a new compensation standard before this project is implemented, the new standard shall prevail.

According to the Announcement Concerning Adjusting the Compensation Standard for Green Crops and Land Attachments on Collective-Owned Land Expropriated for State Construction released by the People's Government of Zhengzhou on May 31, 2009, the green crops such as grain crops, commercial crops, and vegetables on the collective-owned land in this project will be compensated 860 RMB, 1,200RMB, and 3,200 RMB per mu respectively.

Tab.5-2 lists the compensation standards for other land attachments.

Tab.5-2 Compensation standards for other land attachments

Item	Standard
Animal housing (brick structure)	100 RMB/m <sup>2</sup>
Animal housing (simple structure)	50 RMB/m <sup>2</sup>
Greenhouse (simple plastic film)	30 RMB/m <sup>2</sup>
Greenhouse (reinforced concrete framework and plastic film)	100 RMB/m <sup>2</sup>
Tree below 5 cm	20 RMB
5-10 cm tree	40 RMB
10-15 cm tree	100 RMB
15-20 cm tree	150 RMB
20-25 cm tree	180 RMB
25-30 cm tree	200 RMB
Three taller than 30 cm	220 RMB

## **5.2 Compensation for Requisitioning State-owned Land**

As for the state-owned land expropriated in this project, if the land use right was obtained through allocation, the land will be taken back and you can only get the compensation for land attachments and the taxes and dues consumed for going through relevant procedures. If the land use right was obtained through transfer, you can not only get compensation for land attachments according to the standard but also the land compensation according to the land transfer price and bank interest (loan) costs.

## **5.3 Compensation Standard for House Demolition on State-owned Land**

### **5.3.1 Compensation Standard for Residential House Demolition on State-owned Land**

#### 1) House demolition compensation

As for the houses on the stated-owned land that need to be demolished in this project, the households can choose either monetary compensation or property right exchange relocation.

The compensation value of demolished buildings is calculated as follows:

#### (1) Private residential houses

If monetary compensation is chosen, the demolished house will be compensated according to the following standard:

Market evaluation price of the demolished house = Floorage of the house x evaluated unit price of the house

Amount of compensation for the demolished house = Floorage of the house x evaluated unit price of the house x 130%

If property right exchange resettlement is chosen, the household will obtain a property right exchange resettlement house according to the following standard:

If the room building area of the demolished house is specified on the house ownership certificate, the area of the new resettlement house shall be equal to that of the demolished one.

If the room building area of the demolished house is not specified on the house ownership certificate, the area of the new resettlement house shall be equal to that of the demolished one multiply by 120%.

If the property right exchange resettlement house exceeds the area of the demolished one by less than or equal to 5 m<sup>2</sup>, the exceeded area shall be paid by 6000 RMB/m<sup>2</sup>. If the exceeded area is between 5 m<sup>2</sup> and 10 m<sup>2</sup>, it shall be calculated according to 90% of the real estate market evaluation price. If the exceeded area is greater than 10 m<sup>2</sup>, it shall be calculated according to the real estate market evaluation price.

(2) Public residential houses

As for the public residential houses rent according to the standards issued by the government, the tenant has the priority to purchase the house and the expropriated households can obtain compensation and resettlement. If the unit that owns this public house does not agree to sell (or the tenant is unwilling to purchase this public house), the expenses for house property right exchange shall be undertaken by the unit, and the leasehold relation does not change. If the tenant chooses monetary compensation to terminate the leasehold relation, 30% and 70% of the monetary compensation will be paid to the unit that owns this house and the tenant respectively.

2) Relocation costs

Residential houses: The expropriated households will be compensated the relocation costs by 30 RMB/m<sup>2</sup> and receive at least 1,200 RMB even though the relocation costs are lower than that. The relocation costs will be disturbed by two times to households who choose resettlement houses under construction, and will be disturbed at one time to households who choose monetary compensation and existing resettlement houses.

3) Transitional resettlement allowance

Expropriated households need to find transitional resettlement houses by themselves if they choose the resettlement houses under construction. During the transitional resettlement period, they will be disturbed by 20 RMB/m<sup>2</sup> each month and receive at least 1200 RMB even though the transitional resettlement allowance is lower than that.

The expropriated households that choose existing resettlement houses or monetary compensation will be disbursed 6-month transitional resettlement allowance at one time.

The transitional resettlement period typically does not exceed 24 months for multi-storied buildings and 36 months for high-rise buildings. If the

resettlement house construction period exceeds the transitional resettlement period by less than or equal to six months, the expropriated households shall be disbursed by 30 RMB/m<sup>2</sup> each month according to the demolished house area. In case of more than six months, the expropriated households shall be disbursed by 40 RMB/m<sup>2</sup> each month according to the demolished house area.

4) Decoration allowance

The decoration allowance shall be negotiated with the expropriated households. If the negotiation fails, a real estate evaluation organization can be entrusted to evaluate and determine the decoration allowance.

5) Property management allowance

Expropriated households will be compensated 3-year property management costs at one time by 1 RMB/m<sup>2</sup> based on the floorage on the house ownership certificate. Expropriated houses with a size of less than 60 m<sup>2</sup> will be compensated according to the property management allowance disturbed to an expropriated house with a size of equal to 60 m<sup>2</sup>.

6) Traffic allowance for the middle and primary school students

The traffic allowance for the middle and primary school students registered in the expropriated house will be disbursed according to the number of the junior middle school and primary school students, the monthly ticket prices for students, and the transitional resettlement period.

7) Relocation rewards

Expropriated households, if signed the requisition compensation agreement, completed relocation affairs, and delivered the expropriated houses, will be disbursed with an allowance by less than 200 RMB/m<sup>2</sup> according to the floorage of the expropriated houses as well as a hierarchical allowance of less than 30,000 RMB.

### **5.3.2 Compensation Standards for Non-residential House Demolition on State-owned Land**

1) House demolition compensation

As for the non-residential houses on the stated-owned land that need to be demolished in this project, a qualified real estate evaluation company shall be entrusted to evaluate the demolished houses. The amount of compensation shall be calculated according to the following formula:

Amount of compensation = Floorage of the demolished house x evaluated unit price of the house x 130%

2) Relocation costs

The expropriated non-residential households will obtain the relocation costs by 40 RMB/m<sup>2</sup>. Relocation costs will be disturbed by two times to households who choose resettlement houses under construction, and will be disturbed at one time to households who choose monetary compensation or existing resettlement houses

3) Transitional resettlement allowance

The transitional resettlement costs will be paid to expropriated non-residential houses by 4% of the real estate market evaluation price. Households who choose resettlement houses under construction will be compensated a transitional resettlement allowance by 8% of the real estate market evaluation price. If the transitional resettlement period is less than 36 months, the extra transitional resettlement costs shall be negotiated among the house demolition department, expropriated households, and tenants.

4) Losses resulting from suspension of production and business

The enterprises and stores suffer from suspension of production and business can obtain compensation by either of the following methods:

Method 1: Get compensation for suspension of production and business by 4% of the real estate market evaluation price of the demolished building.

Method 2: Commercial and service industrials will get 3-month compensation for suspension of production and business at one time and industrial enterprises will get 6-month compensation. The compensation standards for suspension of production and business shall be determined according to the monthly average profit of the expropriated enterprises and stores. The monthly average profit shall be determined according to the tax certificates of the expropriated enterprises and stores in the recent 3 years. If the tax certificates in the recent 3 years are insufficient, the monthly average profit shall be determined according to the tax certificates in the whole period. If the negotiation fails between the house demolition department and the expropriated enterprises and stores, a real estate valuation agency can be entrusted to evaluate the compensation for suspension of production and business.

5) Decoration allowance

The decoration allowance shall be negotiated with the expropriated households. If the negotiation fails, a real estate evaluation organization can be entrusted to evaluate and determine the decoration allowance.

6) Relocation rewards

Expropriated households, if signed the requisition compensation agreement, completed relocation affairs, and delivered the expropriated houses within the relocation period, will be disbursed an allowance by less than 2% of the real estate evaluation price of the expropriated house.

### **5.3.3 Demolition Compensation for Indoor Facilities in the Houses on State-owned Land**

Compensation standards for common indoor facilities:

- 1) Telephone relocation fee: 158 RMB/PCS
- 2) Internet cost: 158 RMB/PCS
- 3) Pipeline gas fee: 3,600 RMB/household for IC card users; 3,500 RMB/household for non-IC card users
- 4) Central heating fee: 100 RMB/m<sup>2</sup>
- 5) Cable television: residential house 320 RMB/household; non-residential house: 500 RMB/household
- 6) Water meter registered by the water supply unit: 750 RMB/household
- 7) Electricity meter registered by the water supply unit: 400 RMB/household
- 8) Air conditioner relocation fee: window-mounted air conditioner: 40 RMB/PCS, split-type air conditioner: 80 RMB/PCS, standing air conditioner: 200 RMB/PCS. The compensation will be disbursed at one time for households that choose monetary compensation and will be disbursed by two times for households that choose property right exchange resettlement houses.
- 9) Relocation fee for solar water heater: 400 RMB/PCS. The compensation will be disbursed at one time for households that choose monetary compensation and will be disbursed by two times for households that choose property right exchange resettlement houses.
- 10) Relocation fee for fuel gas and electric water heater: 100 RMB/PCS. The compensation will be disbursed at one time for households that choose monetary compensation and will be disbursed by two times for households that choose property right exchange resettlement houses.

## **6 Resettlement and Reconstruction Plan**

### **6.1 Objective, Method, and Principle for Resettlement and Restoration**

#### **6.1.1 Objective of Resettlement and Restoration**

Based on the World Bank's requirement for the implementation policy of involuntary resettlement and relevant national laws and regulations, the general objective of the World Bank Financed Zhengzhou Rail Transit Line 3 Phase 1 is to restore and improve the life and production of the affected households and enterprises as soon as possible. The specific objectives are:

The affected households can choose appropriate resettlement methods based on their needs and get appropriate amount of monetary compensation and material arrangements.

The affected households will be compensated according to the replacement cost of land attachments.

Enterprises and stores can be compensated, and no employees will lose their job because the employer is demolished.

The affected public facilities and community environment will be recovered and improved.

The income source of the land-expropriated households can be ensured and improved. No farmers will lose their job permanently due to the land requisition.

#### **6.1.2 Method of Resettlement and Restoration**

The resettlement and restoration of the affected households can be conducted from two aspects simultaneously: resettlement and restoration of life and production.

Life resettlement and restoration mainly refers to the resettlement of house-demolished families. The affected households can obtain appropriate residential houses from the market or choose property right exchange resettlement houses. They can properly arrange their transitional resettlement and their life will not be affected because of the demolition.

Production resettlement and restoration mainly refers to the restoration of the production and operation of land-expropriated and house-demolished households, including compensation for the sites for business operation of enterprises and stores, compensation for the relocation and transition, and compensation for the suspension of production and business so that affected units can obtain operation conditions and incomes that are not

lower than the original conditions. Meanwhile, it will make proper arrangement for the livelihood of local farmers to ensure that their standard of living will not decrease due to the land expropriation and even be improved.

### **6.1.3 Principle of Resettlement and Restoration**

- The affected households have the right to know about the land expropriation, house demolition and resettlement, as well as the policy measures for compensation and resettlement. The affected households can select among multiple means of resettlement based on their needs.
- The compensation for houses and land attachments will be calculated according to replacement prices. All compensation will be disbursed to property owners completely and directly. No unit or personnel is allowed to hold back and embezzle the compensation.
- Affected households can join the whole process of resettlement, including the selection of the compensation evaluation authority for houses and facilities, selection of the resettlement sites, demolition time arrangement, restoration time arrangements, capital allocation, and restoration measures of production and operation. The negotiation among the affected households shall be conducted over representative symposium and conferences between the affected community residents and villagers.
- Vulnerable population shall be provided with assistance and taken good care of, and shall be given the priority to in calculating the resettlement house area, selecting resettlement houses, and providing transitional house information. Vulnerable population shall be also provided assistance in relocation and transition and provided with subsidies.

## **6.2 Compensation and Resettlement for Residential House Demolition**

### **6.2.1 Compensation and Resettlement for Residential House Demolition**

A total of 449 private households will be demolished in this project and all of their houses are on the state-owned land in the urban area. These households are located in 11 sites and mainly assemble in Huijing District, Jinshui District, and Ershui District. According to the resettlement experience of Zhengzhou Rail Transit Lines 1 and 2 and by collecting the resettlement wishes of the affected households along the rail transit line 3, this project



concludes the resettlement solutions for the demolished private households into the following items:

Firstly, all demolished households can select either monetary compensation or property right exchange resettlement houses according to their requirements.

Secondly, the households who choose monetary relocation will be compensated by more than 30% of the real estate market evaluation price of the demolished house.

The real estate market evaluation price shall be determined by a qualified real estate appraisal authority. The real estate appraisal authority shall be selected according to the negotiation among demolished households. If the negotiation fails, the house demolition department will organize the demolished household to select one randomly.

Thirdly, the demolished households can choose the property right exchange resettlement houses provided by the people's governments of each district.

The households who choose property right exchange resettlement houses will be relocated according to two methods: The first method is to get a house with a room building area equal to their original house if it is registered on the house ownership certificate. The second method is to get a house with a room building area 120% more than their original house if it is not registered on the house ownership certificate. The floating part will be not calculated.

As for the demolished households that choose resettlement houses, if the resettlement house exceed the original house area by 5m<sup>2</sup>, each square meter will be calculated as 6,000 RMB/m<sup>2</sup>, in case of 5-10m<sup>2</sup>, each square meter will be calculated according to 90% of the real estate market price, in case of more than 10m<sup>2</sup>, each square meter will be calculated according to the real estate market evaluation price.

Fourthly, relocation allowance and subsidiaries will be disbursed to relocated households.

The relocation costs will be disbursed to the demolished households by 30 RMB/m<sup>2</sup> according to the house area. A minimum of 1,200 RMB compensation cost will be disbursed. The relocation costs will be disbursed to households that choose resettlement houses under construction by two times and to households that choose monetary and existing resettlement houses at one time.

Fifthly, transitional allowance will be disbursed to demolished households.

The households that choose resettlement houses under construction shall find the transitional resettlement houses by themselves. In the transitional resettlement period, transitional allowance will be disbursed to demolished households by 20 RMB/m<sup>2</sup> each

month according to the demolished house area. A maximum of 1200 RMB will be disbursed.

Households that choose existing resettlement houses and monetary compensation will be compensated with a 6-month transitional allowance at one time. Households that are provided with transitional resettlement houses will not be compensated with the transitional allowance.

The transitional resettlement period typically does not exceed 24 months for multi-storied buildings and 36 months for high-rise buildings. If the resettlement house construction period exceeds the transitional resettlement period by less than or equal to six months, the expropriated households shall be disbursed by 30 RMB/m<sup>2</sup> each month according to the demolished house area. In case of more than six months, the expropriated households shall be disbursed by 40 RMB/m<sup>2</sup> each month according to the demolished house area.

Sixthly, compensation shall be paid for various indoor facilities and decorations.

The indoor facilities inside the demolished houses will be compensated by quantity and type according to specified standards. The decoration allowance shall be negotiated among the expropriated households. If the negotiation fails, a real estate evaluation organization can be entrusted to evaluate and determine the decoration allowance.

Seventhly, property management allowance shall be paid for demolished households.

A 3-year property management costs will be disbursed to expropriated households by 1 RMB/m<sup>2</sup> based on the floorage on the house ownership certificate. Expropriated houses with a size of less than 60 m<sup>2</sup> will be disturbed according to the property management allowance disturbed to expropriated houses with a size of equal to 60 m<sup>2</sup>.

Eighthly, traffic allowance for middle and primary school students shall be paid for the demolished households.

The traffic allowance for the middle and primary school students registered in the expropriated houses will be disbursed according to the number of the junior middle school and primary school students, the monthly ticket prices for students, and the transitional resettlement period.

Ninthly, relocation rewards shall be paid for those households who complete relocation affairs on schedule.

Expropriated households, if signed the requisition compensation agreement, completed relocation affairs, and delivered the expropriated houses, will be disbursed with an

allowance by less than 200 RMB/m<sup>2</sup> according to the floorage of the expropriated houses as well as a hierarchical allowance of less than 30,000 RMB.

Between January and October of 2013, the project management office consulted the affected households with the land requisition offices of Huiji District, Jinshui District, and Erqi District. A property right exchange resettlement house plan is formulated according to the urban construction and resettlement plan in each district, as shown in Tab.6-1.

Tab.6-1 Resettlement house construction plan in Zhengzhou rail transit line 3

Administrative District	Number of Demolished Households	Resettlement Communities	Location of the Resettlement Communities	Resettlement House Available (set)	Construction Time	Time to Getting In
Huiji District	227	Communities reconstructed from Xinglongpu Village; communities reconstructed from slum-dwellers on Dongfeng Road	South of Xinglongpu Road, east of Jingguang Express Way; south of Xingnan Street, west of Nanyang Road	500	October, 2014	July, 2017
Jinshui District	93	Zijinge District	South-eastern corner of the crossing between Garden Road and Yellow River Road	200	July, 2014	December, 2017
Erqi District	129	Jiangnan Landscape Community	South of Nanping Road, west of Kaifa Road, north of Huancui Road, east of Jingguang South Road	300	The first quarter of 2014	2017
Total	449			1000		

According to the preceding resettlement solution, the living environment of the affected households in this project can be ensured and even improved, which enables them to go through the transitional period. According to the statistical data, the relocated households in this project have an average living area of 80 m<sup>2</sup>. If choosing the property right exchange method, they will get a new house of around 100 m<sup>2</sup> located near their former living area. According to the information released on the real estate agencies along Nanyang Road, the rent for an 80m<sup>2</sup> house is about 1,500 RMB. Therefore, 20 RMB/m<sup>2</sup> each month can meet the requirements of demolished households for renting houses temporarily. If the demolished households choose monetary compensation, they can have more than a 30% bonus of the evaluation price of the demolished house and can purchase a house with an area almost equal to the original ones.

Take Mr. Zhang, resident of Liangyun Community at Xinlongpu Station on Nanyang Road as example: The existing living area of Mr. Zhang is 84 m<sup>2</sup>. The market evaluation price of his house is about 8,000 RMB/m<sup>2</sup> according to the existing house evaluation

price. If he chooses monetary compensation, he will be compensated by 11000 RMB/m<sup>2</sup> (plus an allowance). Mr. Zhang now is working in Zhengdong New District and he has noticed a house in Zhengdong New District that is 10,000 RMB/m<sup>2</sup>. Therefore, Mr. Zhang thinks that he can buy a 90m<sup>2</sup> new house in Zhengdong New District with good environments and traffic conditions. However, Mrs. Zhang preferred a resettlement house located near Xinlongpu in that they will get a resettlement house with an area of 100.8 m<sup>2</sup>. They can choose a 105m<sup>2</sup> house which exceeds the resettlement area by 4.2% and they just need to pay for the extra part by 6,000 RMB/m<sup>2</sup> (that is 25,200 RMB). They can get a compensation of 46,800 Yuan. In other words, Mr. Zhang can get a 105 m<sup>2</sup> house and a surplus of 21,600 RMB. Therefore, they have two choices: One is the 90m<sup>2</sup> new house with beautiful environments and convenient transportation. The other is a 105m<sup>2</sup> house in familiar environments and with improved traffic condition. They think whatever they choose will be a good opportunity to improve their living condition. The demolished houses of residents along Nanyang road were typically built by their employers, which is similar to Mr. Zhang. Therefore, it can be concluded that this resettlement will restore and even improve the living standard of the affected households.

### **6.2.2 Compensation and Resettlement for Non-residential House Demolition**

If the demolished house is public owned house, the following compensation and resettlement policy shall be considered:

Firstly, as for the public residential houses managed by the land requisition unit, if the demolished household terminates the leasehold relation with the tenant or the demolished household undertakes to relocate the tenant, the demolished household shall be compensated.

If negotiation concerning the leasehold relation termination fails between the demolished households and the tenant, the demolished household shall accept property right exchange resettlement houses. The resettlement house shall be rent by the tenant, and the demolished household shall sign a new housing release contract with the tenant.

Secondly, as for the public residential houses rent according to the standards issued by the government, the tenant has the priority to purchase the house and the expropriated households can obtain compensation and resettlement. If the unit that owns this house does not agree to sell (or the tenant is unwilling to purchase this public house), the expenses for property right exchange relocation houses shall be undertaken by the unit, and the leasehold relation does not change. If the tenant chooses monetary compensation

to terminate the leasehold relation, 30% and 70% of the monetary compensation will be paid to the unit that owns this house and the tenant respectively.

### **6.3 Compensation and Resettlement for Non-residential House Demolition**

Based on the resettlement experience of Zhengzhou transit lines 1 and 2 and the negotiation among affected households and shop owners, this project concludes the resettlement solutions for the demolished enterprises and stores into the following items:

Firstly, the project will compensate the non-residential houses according to the demolished house market evaluation price by a qualified real estate appraisal agency and by taking the location, purpose, and floorage of the demolished house into consideration. The real estate appraisal agency shall be selected according to the national land acquisition and house demolition regulations.

Secondly, the expropriated non-residential households will obtain the relocation costs by 40 RMB/m<sup>2</sup>. Relocation costs will be disturbed by two times to households who choose resettlement houses under construction, and will be disturbed at one time to households who choose monetary compensation and existing resettlement houses

Thirdly, the transitional resettlement costs will be paid to demolished non-residential houses by 4% of the real estate market evaluation price. Households who choose resettlement houses will be disbursed a transitional resettlement allowance by 8% of the real estate market evaluation price. If the transitional resettlement period is less than 36 months, the extra transitional resettlement costs shall be negotiated among the house demolition department, expropriated households, and tenants.

Fourthly, the enterprise and stores suffer from shutdown and suspension of business can obtain compensation by either of the following methods:

Method 1: Get the compensation for shutdown and suspension of business by 4% of the real estate market evaluation price of the demolished building.

Method 2: Commercial and service industrials will get 3-month compensation for suspension of production and business at one time and industrial enterprises will get 6-month compensation. The compensation standards for suspension of production and business shall be determined according to the monthly average profit of the expropriated enterprises and stores. The monthly average profit shall be determined according to the tax certificates of the expropriated enterprises and stores in the recent 3 years. If the tax certificates in the recent 3 years are insufficient, the monthly average profit shall be determined according to the tax certificates in the whole period. If the negotiation fails between the house demolition department and the expropriated enterprises and stores, a real

estate valuation agency can be entrusted to evaluate the compensation for suspension of production and business.

Fifthly, the decoration allowance shall be negotiated with the expropriated households. If the negotiation fails, a real estate evaluation organization can be entrusted to evaluate and determine the decoration allowance.

Sixthly, expropriated households, if signed the requisition compensation agreement, completed relocation affairs, and delivered the expropriated houses within the relocation period, will be disbursed an allowance by less than 2% of the real estate evaluation price of the expropriated house.

Apart from the non-residential houses, the retaining structures set up during the subway construction period will certainly affect the normal operation of surrounding enterprises and stores. Therefore, the following measures shall be taken to minimize the adverse effects:

- 1) Arrange the road section construction properly and control the construction period and retaining range.
- 2) On the premise that security is ensured, retaining structures shall be minimized if possible and shall be removed once the construction is over.
- 3) Reserve appropriate space at the traffic intersection of the enterprises and stores to facilitate the transportation of vehicles.
- 4) Allow the enterprises and stores along the transit line to post their operation information on the retaining walls.
- 5) Reserve sufficient space for pedestrians to pass when the enterprises and stores are surrounded by retaining walls.

All the non-residential structures to be demolished in this project are shops along the street. As for the provincial capital, Zhengzhou has high developed business. Ordinarily, shortly after the demolition of the shops along the street, buildings behind them will be renovated into new shops to replace the demolished ones. And real estate in Zhengzhou has a rapid development in recent years, business places are quite available. For the ownership of demolished shops, they are easily to get new shops to continue their business with the compensation if they have two or three months to prepare the relocation.

#### **6.4 Resettlement of populations affected by expropriation**

For the expropriation of collective-owned land in the project, compensations shall be made according to the Zhengzhou composite price of expropriated land as set out in Henan provincial government's "Notice on Implementing the Composite Price of Expropriated Land", and the farmers from expropriated land shall be properly resettled following policies set out in "Comments on Standardizing the Allocation and Usage of Expropriation Compensation Payment for Farmers' Collective-owned Land" by Henan provincial government's General Office, and "Comments on Implementing the Occupational Training and Social Security of Expropriated Farmers" by Henan government's Office of Labor and Social Security, Office of Land and Resources and Office of Finance. The specific policies are:

- 1) The expropriated collective-owned lands are compensated according to a composite land price ranging from RMB 52000 Yuan to 81100 Yuan per mu. The price is 66000 Yuan/mu for Laoyachen Village of Changxing Road Sub-district where the stabling yard is located, 81100 Yuan/mu for Gucheng Village of Xincheng Sub-district, 52000 Yuan/mu for Dawangzhuang Village, Shanzhuang Village and Gongmazhuang Village where the locomotive depot is located. The composite land prices consist of compensation and resettlement allowance, and social security allowance that is 12000 Yuan/mu.
- 2) Within the compensation and resettlement allowance, 60% is resettlement allowance which is directly given to the expropriated farmer family; 40% is land compensation, of which 80% is also directly given to the family, with the remaining 20% mainly used for public institutions, as agreed upon through procedures such as villager representative conferences. The allocation and usage of compensation payment and resettlement allowance shall be monitored and audited by higher authorities.
- 3) After expropriation, the farmland areas per capita of Laoyachen Village and Gucheng Village would both fall under 0.3 mu, which means all the expropriated farmers will fall into the scope of the occupational training and social security system. Residents over 60 years old at the time of expropriation, after their social endowment insurance is fully paid, shall receive monthly pension starting from the next month; residents over 16 and under 60 years old at the time of expropriation shall pay for their social endowment insurance, and upon reaching 60 years old, with approval of labor security authorities, receive monthly old-age security allowance starting from the next month; residents under 16 years old shall receive a one-time

resettlement allowance according to regulations for compensation, and upon reaching working age, participate in relevant social security systems according to their work status.

- 4) The funding for social endowment insurance of expropriated farmers shall be borne by the individual farmers, the villages, and the district governments together, with the expropriated farmers bearing no more than 30%. Part of the funding required for individual and collective payment shall be paid using expropriation compensation fund approved by the local government. If the compensation fund is insufficient to pay it, the remaining shall be paid by the local government using income from paid use of state-owned land.
- 5) Public employment services at various levels shall be open to the expropriated farmers for free, providing them with services such as consultation, guidance, training and agency for employment, to ensure their employment as soon as possible. Unemployed expropriated farmers shall register for unemployment at the local public employment service, and benefit from the services for urban unemployed workers. Expropriated farmers within age range for labor, who are unemployed, willing to be in employment, and have registered for unemployment, may benefit from related policies on encouraging employment by presenting relevant proofs.
- 6) Expropriated farmer families who have converted to be non-agricultural and meet the conditions for urban resident subsistence allowance, shall apply for urban resident subsistence allowance according to related regulations.
- 7) For occupational training, expropriated farmers can receive allowances in the same methods and standards as unemployed urban residents, and the required funding shall be borne by the local government. Expropriated farmers may choose to participate in occupational training at qualified training institutions at their own discretion.
- 8) The compensation for land attachments and young crops belongs to their owners, and shall be paid directly to the owners.
- 9) Based on the situation in Laochenya Village and Gucheng Village where there are relatively small quantity of farmland, and the “urban-village” renovation is still underway, the Huiji District government has decided after negotiation that they will, during the “urban-village” renovation, give land equivalent to 10% of land expropriated by this project in area to the two villages, for their self-directed development, as compensation for economic losses this project may have caused.



Using the stabling yard as example, 213 mu of farmland and vegetable fields have been expropriated. Based on common numbers, the net income is 2000 Yuan per mu per year for farmland, and 3000 to 20000 Yuan for vegetable field according to their level of management. After expropriation, Laochenya Village and Gucheng Village may obtain the rights for self-directed development for 21.3 mu of land. Using a floor area ratio of 1.5, business area of 1000 m<sup>2</sup> can be obtained on each mu of land; the monthly rent in the region is at 10 to 30 Yuan/m<sup>2</sup>; using the average value of 20Yuan/m<sup>2</sup>, each mu may bring in a profit of about 20000 Yuan/month or 240000 Yuan/year, which is 10 times more than the profit of the best managed vegetable field. Hence, compensating with 10% of the expropriated area should ensure the income source of the two villages. In addition, the newly constructed rail transit and stabling yard, in combination with the renovation, may provide opportunities to the villages, allowing them to obtain a better and more reliable source of income.

- 10) After negotiation between Zhengzhou Rail Transit Company and the two villages, it has been agreed that when the stations, stabling yard and locomotive depot of Line 3 are completed and start operation, qualified members of expropriated families shall have higher priority when hiring for certain assistant occupations, such as security, cleaning and ticket sales.

## **6.5 Resettlement and recovery of affected vulnerable populations**

The following special policies apply to vulnerable families whose housing will be expropriated and demolished:

- A house may belong to a family receiving subsistence allowance, and meet the following conditions: (1) the house is private residential house owned by the expropriated family; (2) the expropriated family has no other residential houses; (3) the estimated market value of the house is insufficient for the family to purchase similar residential house with building area of 50m<sup>2</sup>. In such cases, the municipal and district government shall purchase a house with building area no less than 50m<sup>2</sup> for property right exchange with the family, and they are exempted from paying the difference in price within 50m<sup>2</sup> (including 50m<sup>2</sup>).
- Expropriated families who meet the conditions for housing security have higher priority in receiving housing security from municipal and district government after approval by housing security authorities.
- Expropriated families who fall within the range of urban resident subsistence allowance shall be given a 10000 Yuan allowance per family. Families containing

disabled members are given 10000 Yuan per family. Families both within the subsistence allowance range and containing disabled members are given 20000 Yuan per family.

## 6.6 Compensation of unregistered buildings

The areas to be expropriated by the project are located in the central urban zone of Zhengzhou. The stations along Nanyang Road in particular are in old urban zones that have underwent years of development. As a result, construction in these areas is well managed, and there is practically no vacant space for illegal construction. No unregistered (illicit) buildings have been discovered during the preliminary investigations yet. If unregistered buildings are discovered after the expropriation work starts, the municipal and district government shall call upon related authorities for identification, and make compensations based on the conclusion of identification and estimated market price.

## 6.7 Time schedule for resettlement and recovery

The civil construction of the project is scheduled to start in January 2014. To ensure all affected populations and organizations are properly resettled, all expropriation and resettlement works are to end before the start of construction. Table 6-1 shows the schedule.

Table 6-1 Schedule of resettlement work

Item	2011				2012				2013				2014				2015				2017			
	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4			
Establishing project office and district resettlement institutions																								
Investigations																								
Public participation, early negotiations																								
Optimization of plans																								
Supplementary investigations																								
Draft of resettlement action plan																								

Public participation, preparation of policies																				
Second draft of action plan																				
Improving resettlement plan																				
Approval of resettlement plan																				
Implementation of resettlement																				
Internal monitoring																				
External monitoring																				

## **7 Budget and management of resettlement funding**

### **7.1 Makeup of resettlement funding**

The project's resettlement funding mainly consists of the following components, which are: compensation for land acquisition, compensation for house expropriation and demolition, compensation for various attachments, other costs of resettlement, administration costs of resettlement and contingency allowance.

#### **7.1.1 Compensation for land acquisition**

Compensation for land acquisition includes compensation for expropriation of land, as well as various fees to be paid, including fees for paid use of new construction land, tax for occupying farmland, management fee of expropriation and other fees to be paid.

#### **7.1.2 Compensation for house expropriation and demolition**

Compensation for house expropriation and demolition includes:

- (1) Compensation for expropriating private houses

Calculated according to building area of private houses and standards for compensation.

- (2) Compensation for expropriation of enterprise and shop buildings

Calculated according to types of buildings, building area and standards for compensation.

- (3) Allowance for moving, transitional period and operation losses

The moving and transition allowances for families shall be calculated according to standards for compensation. The allowances for enterprise and shop buildings shall be calculated according to standards, and operation losses shall be compensated according to relevant regulations and results of negotiation based on actual status.

#### **7.1.3 Compensation for attachments and public facilities**

The compensation for land attachments of families or business and public institutions and public facilities shall be calculated according to the actual numbers found in investigation and compensation standards.

#### **7.1.4 Other costs of resettlement**

Other costs occurring during the preparation and implementation of resettlement, such as the cost of monitoring and evaluation by external monitoring institution, costs paid to professional agencies for building appraisal, costs for negotiating with owner organizations (1.2% of total budget), agency costs of expropriation and demolition institutions (1.8% of total budget), and costs of building cleanup. Such costs shall be determined according to industrial standards or with reference to similar projects.

#### 7.1.5 Administration costs of resettlement

Administration costs of resettlement is calculated as 5% of the direct costs of resettlement, primarily used for administration during the preparation and implementation of expropriation and demolition, including costs for office and statutory, salary of workers, vehicles, communication, travel, etc.

#### 7.1.6 Contingency allowance

Contingency allowance includes unexpected expenses due to materials and prices (not including costs from unexpected design change in the project), both calculated as 10% of basic costs.

### 7.2 Resettlement budget

Based on the compensation standards and calculated amount of all affected items, the total resettlement budget of World Bank-invested Zhengzhou Rail Transit Line 3 Project is RMB **2111795009** Yuan. Table 7-1 shows the detailed breakdown.

Tab.7-1 Resettlement budget for Zhengzhou Rail Transit Line 3 Phase I project

No.	Item	Unit	Quantity	Compensation Standard (Yuan)	Amount (Yuan)
A	Compensation for land acquisition				<b>189997164</b>
1	Acquisition of collective-owned land				<b>95639398</b>
	Laochenya Village	mu	153	66000	10098000
	Gucheng Village	mu	60	81100	4866000
	Dawangzhuang Village	mu	220	52000	11440000
	Shanzhuang Village	mu	180	52000	9360000
	Gongma Village	mu	173	52000	8996000
	Compensation for young crops	mu	405	860-3200	578260
	Tax for occupying farmland	m2	270135	38	10265130

	Fee for paid use of new construction land	m2	524262	64	33552768
	Fee for development of farmland	m2	270135	24	6483240
2	Acquisition of state-owned land	mu	43.68	300150-2626313	85655606
3	Other acquisition costs				8702160
	Service fee of land acquisition			2% of acquisition costs	3625900
	Administration costs of acquisition			2.8% of acquisition costs	5076260
B	Compensation for house expropriation and demolition				<b>1596631439</b>
1	Compensation for residential houses				
	Brick and concrete	m2	35347	8000	282776000
2	Compensation for non-residential buildings				1221708400
	Frame		21536	20000	430720000
	Brick and concrete		43733	18000	787194000
	Brick and wood		1054	3600	3794400
3	Reward for moving			2% of compensation	21627718
4	Allowance for moving	m2	15-20	101660	1856665
5	Transition allowance for residential houses	m2	35347	560	19794320
6	Transition allowance for non-residential houses			4% of compensation	48868336
B	Related costs				<b>57172115.30</b>
1	Agency costs of expropriation (1.8% of basic costs)				32159314.85
2	Appraisal and monitoring costs (0.4% of basic costs)				7146514.412
3	Other costs, including cleanup and auditing (1% of basic costs)				17866286.03
D	Administration costs (5% of basic costs)				<b>89331430.15</b>
E	Contingency allowance (10% of basic costs)				<b>178662860.3</b>
Total					<b>2111795009</b>

Note: The compensation for buildings will be determined by results of market appraisal at the time of expropriation. The building expropriation costs in the table are preliminary calculations based on building structure types and current land market prices in Zhengzhou, and are for reference only.

### 7.3 Destinations and flow of resettlement funding

#### 7.3.1 Destinations

Based on the affected parties of the project, the resettlement allowance will be allocated to various destinations, as shown in Table 7-2. To ensure the allowance and compensation can reach the affected persons and organization promptly and in full, the external and

internal monitoring institutions and national auditing institutions will provide supervision, and the intermediate steps will be reduced so that the compensations can be given to them as directly and simply as possible.

Tab.7-2 Destinations of resettlement allowance

Destinations	Types of compensation and allowance
Businesses and shops	Compensation and allowance for expropriation, moving, temporary settlement, attachments, termination of operation and production, etc.
Village collectives	Compensation for land, attachments, collective facilities, etc.
Families	Compensation for house expropriation, attachments, young crops (only if applicable), moving, temporary settlement, etc.
Other authorities	Taxes and fees for land acquisition

### 7.3.2 Source and flow of resettlement funding

Zhengzhou Rail Transit Co., Ltd. is responsible for the resettlement funding of World Bank-invested Zhengzhou Rail Transit Line 3 project. The resettlement compensations. The resettlement compensations are given to destinations by district expropriation and compensation offices through dedicated accounts, without any intermediate steps, to avoid interruption and misappropriation.

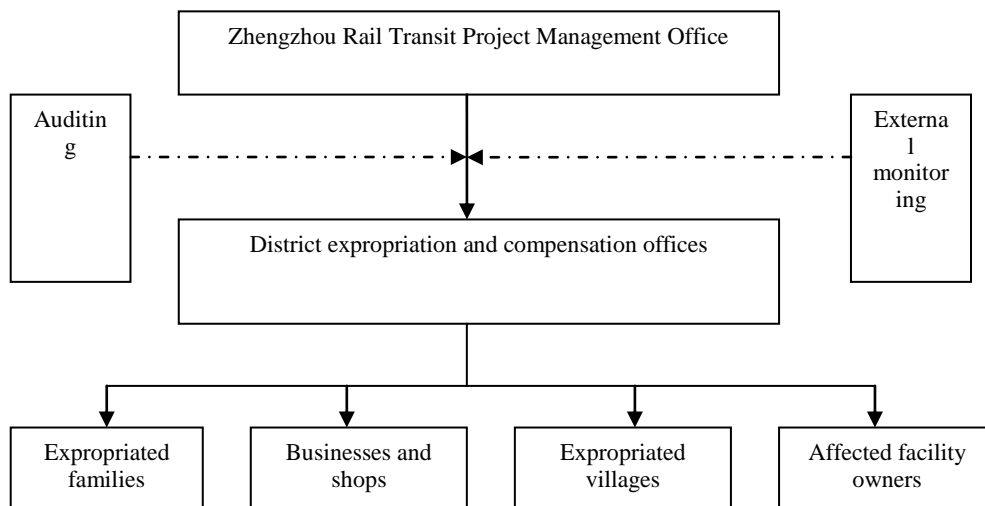


Fig.7-1 Flow of resettlement funding

## **7.4 Disbursement, management and monitoring of resettlement funds**

### **7.4.1 Disbursement of resettlement funds**

The disbursement of resettlement funds involved in this project will be done in light of the following principles:

All costs relevant to expropriation and demolition are counted into the project total estimated budget. Compensations for expropriation and demolition involved in each district are audited by the implementing unit of it who shall report the costs to the Zhengzhou Rail Transit Project Management Office so as to apply for appropriation. The compensation funds are paid directly through special accounts to affected units and persons by house expropriation and compensation offices at all districts.

All kinds of compensations paid to individual households are granted to the affected families via special account.

Land compensations shall be disbursed before the land has been expropriated.

All kinds of compensations paid to the affected enterprises and stores are granted to them via special account.

The entire grant process of funds shall be audited and monitored by audit department and external monitoring agency.

### **7.4.2 Management and monitoring of resettlement funds**

The disbursement of resettlement funds shall be in strict accordance with state laws and regulations relevant to land acquisition and demolition as well as policies specified in the Resettlement Action Plan, the amount of which may not be lower than the compensation standards or smaller than the compensation scope defined in the Resettlement Action Plan.

The house expropriation and compensation offices at all districts reports the monthly construction schedule to the Zhengzhou Rail Transit Project Management Office every month, checks the disbursement statement and submits it with the signature of the principal personnel in charge of the house expropriation and compensation offices at all districts to the Zhengzhou Rail Transit Project Management Office who will allocate the funds. The Zhengzhou Rail Transit Project Management Office disburses the progress payment according to the progress payment statement with the signature and approval of the house expropriation and compensation offices at all districts.



Compensations for land, houses and accessories, and relocation compensations containing indoor facility transferring costs, relocation cost, transitional allowance, ahead-relocation rewards and operating losses of enterprises and stores are verified by the house expropriation and compensation offices at all districts.

The Zhengzhou Rail Transit Project Management Office engages a consulting professional organization to conduct internal inspection on the utilization of resettlement funds of resettlement offices at all levels

Financial and audit departments monitor and audit the utilization of special funds.

The external monitoring agency for the resettlement shall conduct specific tracking and monitoring about the payment of compensation funds to affected households, enterprises and public institutions during the external monitoring process.

## 8 Resettlement Organizations

### 8.1 Organization setting

To effectively carry out the resettlement work of Zhengzhou Rail Transit Line 3 Project, the governments at all levels in Zhengzhou start from the organization setting and capability improvement to guarantee the smooth going of the preparation and resettlement work of the project. Since October 2011, the related organizations of the resettlement work of the Zhengzhou Rail Transit Line 3 Phrase I Project have been set up and their duties have been defined. The organizations related to the resettlement work mainly include:

- Leading Group of Zhengzhou Rail Transit Project
- Zhengzhou Rail Transit Project Management Office
- House expropriation and compensation offices at all districts
- External monitoring agency of resettlement

See the chart of resettlement organizations in figure 8-1.

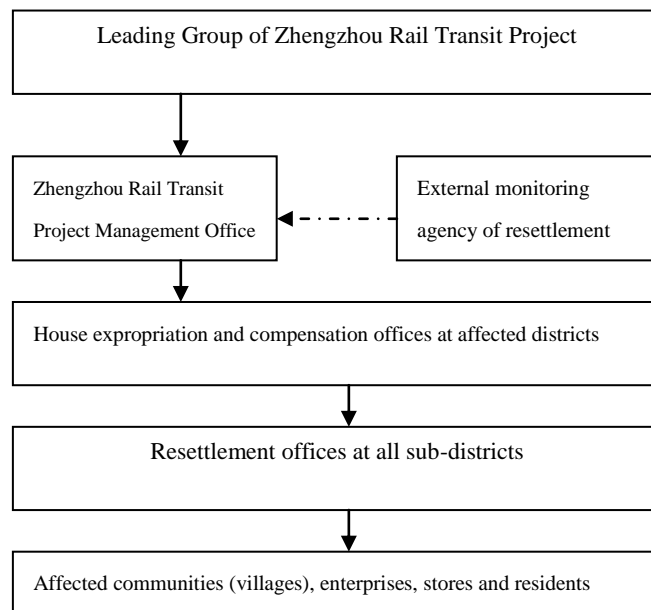


Figure 8-1 Resettlement Organizations of Zhengzhou Rail Transit Line 3 Project

### 8.2 Responsibilities of the organizations

#### 8.2.1 Leading Group of Zhengzhou Rail Transit Project

- Exercise leadership in project preparation and implementation in an overall way
- Decide major resettlement policies

- Coordinate relations between resettlement organizations and government organs

### **8.2.2 Zhengzhou Rail Transit Project Management Office**

- Entrust investigation and involved organizations and participate in the measurement of the effects of resettlement; implement demographic statistics and data saving; and train workers taking charge of using data
- Apply to related departments for the permits for land use planning and construction
- Formulate the policies in resettlement action plan
- Offer training for personnel of house expropriation and compensation offices at all districts
- Coordinate the progress of project construction and the implementation progress of resettlement action plan
- Sign resettlement contracts with land administrative departments and people's governments at all districts
- Have supervision on the appropriation of funds
- Offer guidance for and have supervision on the implementation of the resettlement work
- Coordinate the work of the resettlement organizations
- Have supervision on resettlement activities
- Inspect monitoring reports
- Offer resettlement budget
- Handle complaints and appeals from the displaced persons during resettlement process

### **8.2.3 House expropriation and compensation offices at all districts**

- Make out local district's resettlement implementation plan in accordance with information offered by investigation and involved organizations and policies of resettlement
- Organize local district's resettlement implementation work specifically

- Offer guidance for and have supervision on the work of the sub-district resettlement offices
- Receive and manage the resettlement funds disbursed by the project resettlement office
- Grant resettlement compensation funds for affected families, enterprises and stores.
- Offer training for the personnel of sub-district resettlement offices
- Report to the Zhengzhou Rail Transit Project Management Office
- Handle problems during resettlement process, and reflect complaints and appeals from the displaced persons to higher resettlement organs

#### **8.2.4 Sub-district resettlement offices**

- Participate in investigation and other necessary resettlement organization work.
- Organize public participation and consultation of resettlement within local jurisdiction
- Have inspection and supervision on and record all the resettlement activities within jurisdictions
- Audit and report to higher organs the relocation data of local sub-strict
- Have supervision on and execute land expropriation, and the reconstruction and relocation of buildings, annexes, units and houses
- Handle problems during resettlement process, and reflect complaints and appeals from the displaced persons to higher resettlement organs

#### **8.2.5 External monitoring agency**

During resettlement planning and implementation process, the external monitoring agency is responsible for the external monitoring of the resettlement work and submits resettlement progress report and monitoring report to the Zhengzhou Rail Transit Project Management Office and World Bank. The details about its responsibilities are described in the chapter of “external monitoring”.

### **8.3 Staffing and Equipment of the resettlement organizations at all levels**

The Zhengzhou Rail Transit Project Management Office takes charge of the resettlement work of this project, currently consisting of 3 persons, who have strong ability of organization and coordination and experience of the resettlement work, and are proficient in computer. The resettlement offices at all districts and sub-districts (villages) are also composed of high quality and experienced workers who are qualified enough for the resettlement work. See roster of staff in table 8-1. House expropriation and compensation offices at all districts are equipped with complete essential facilities for the resettlement work, and have the essential conditions to undertake the resettlement work within local jurisdiction. The conditions of staffing and equipment of the resettlement organizations at all levels are given in table 8-2 and 8-3.

Table 8-1 Roster of staff of resettlement offices at all levels of  
Zhengzhou Rail Transit Line 3 Phase I Project

Resettlement organizations	Director/contact	Number of daily staff
Zhengzhou Rail Transit Project Management Office	Li Hongwei	3
House expropriation and compensation office at Huiji District	Xiong Zhiliang	7
House expropriation and compensation office at Jinshui District	Xu Tao	7
House expropriation and compensation office at Erqi District	Zhang Junsheng	5
House expropriation and compensation office at Guancheng District	Guo Shan	3
House expropriation and compensation office at Zhengdong New District	Liang Baichuan	3
House expropriation and compensation office at the Zhengzhou Economic and Technological Development Zone	Kang Xin	3

Table 8-2 Staff arrangement of the resettlement organizations at all levels

Resettlement organizations	Number of staff	Qualification	Period
Zhengzhou Rail Transit Project Management Office	3	Persons proficient in foreign language, computer and engineering technology and familiar with resettlement policies	From December 2011 to the end of resettlement work
House expropriation and compensation offices at all districts	5	Principals with education background above junior college and experience of engaging in expropriation and demolition for above 2 years	From March 2012 to the end of resettlement work
Resettlement offices at all sub-districts	3	Principals with education background above junior college and experience of engaging in expropriation and demolition for above 1 years	From May 2012 to the end of resettlement work

Table 8-3 Equipment at the resettlement organizations of all levels

Organizations	Computer	Camera	Working car	Offices (m2)
Zhengzhou Rail Transit Project Management Office	3	1		150
House expropriation and compensation offices at all districts	3	1	1	100
Resettlement offices at all sub-districts	1	1	1	80

#### 8.4 Measures to improve the capability of the organizations

In order to improve the quality of the staff of the resettlement organizations at all levels, enhance the capability of the resettlement organizations, make the staffs familiar with the laws and regulations concerning resettlement and know more about the demands of World Bank on involuntary resettlement, and guarantee the smooth going of the resettlement work, the rail transit project management office has provides series of training to the staff on state laws and regulations concerning resettlement, World Bank Operational Policies OP4.12/BP4.12 on Involuntary Resettlement. See details about the training in table 8-4.

Table 8-4 Business training schedule for resettlement staff

NO.	Training provider	Training content	Trainees	Date
1	Rail transit project management	Learn the resettlement work experience of the world bank financed projects from other provinces	Rail transit project management	October-November 2011
2	Rail transit project management	Resettlement work procedures, training on resettlement and survey.	Rail transit project management	November 2011
3	Rail transit project management	Computer operation and data processing	Rail transit project management	January-May 2012
4	Rail transit project management	Learn about resettlement regulations of the state and World Bank operational policy	Rail transit project management	March-August 2012
5	Rail transit project management	Resettlement procedures and policies	Rail transit project management, district house expropriation and compensation office	April-July 2012
6	Rail transit project management	Resettlement policies of World Bank	Rail transit project management, district house expropriation and compensation office	June 2012-September 2013
7	Rail transit project management	Latest policies about land acquisition and demolition in China	Rail transit project management, district house expropriation and compensation office	June 2012-September 2013
8	Rail transit project management	Resettlement work experience of other cities in China	Rail transit project management, district house expropriation and compensation office	June 2012-September 2013

#### 8.5 Plan of further improving the capability of the organizations

To more effectively implement the Resettlement Action Plan, ensure the benefits of the affected population and meet with the overall project progress schedule, the rail transit project management office will carry out the following measures to further enhance the capability of the organizations to improve the work efficiency.

- 1) Leaders responsibility system: district government leaders in charge will take the lead and district house expropriation and compensation office will take specific charge so as to constitute a strong resettlement leading team.

- 2) Staffing with high-quality workers: the staff of the resettlement organizations at all levels are required to have higher cultural quality as well as understanding of policies and be familiar with the resettlement work, especially the work experiences among the masses.
- 3) Definition of responsibilities: define the duties and responsibilities of the resettlement organizations at all levels according to the demands of World Bank and related laws and regulations of the state.
- 4) Training of resettlement staff: have the resettlement staff trained on resettlement policy, information management or other aspects based on the actual conditions of the resettlement work.
- 5) Exertion of the supervision from the masses and public opinions: publicize all information concerning resettlement work to the masses and the social public to receive supervision from the masses and public opinions at any time.
- 6) Project office will irregularly hold resettlement briefings and inform the subprojects at all levels in the form of briefing.
- 7) The project construction management office shall equip the resettlement organizations at all levels with necessary vehicles and office facilities to meet the needs of their work.

See the schedule of capability improvement and training in table 8-5.

Tab.8-5 Future schedule of business training for resettlement organizations

No	Training provider	Training content	Trainees	Date
1	Rail transit project management	Learn the resettlement work experience from other World Bank financed projects	Rail transit project management, district house expropriation and compensation office	October-November 2013
2	Wuhan university physical migration research center	Resettlement policies of World Bank	Rail transit project management, district house expropriation and compensation office	October-December 2013
3	Wuhan university physical migration research center	Latest changes of the policies about land acquisition and demolition in China	Rail transit project management, district house expropriation and compensation office	December 2013
4	Rail transit project management	Draw lesions from the resettlement work experience of other areas	Rail transit project management, district house expropriation and compensation office 作人员	December 2013
5	Rail transit project management	Computer operation and data processing	Rail transit project management, district	January 2014



			house expropriation and compensation office	
6	District house expropriation and compensation office	Resettlement procedures and policies for World Bank financed projects	Sub-district resettlement office, village resettlement group	January-February 2014
7	District house expropriation and compensation office	Resettlement policies and practices	Sub-district resettlement office, village resettlement group	January-February 2014
8	Rail transit project management	Case analysis and experience summary in the process of the inhabitant resettlement	Rail transit project management, district house expropriation and compensation office	2014—2016
9	Rail transit project management	Exchange of experience in the process of rail transit resettlement	Rail transit project management, district house expropriation and compensation office	2014—2016
10	Rail transit project management	Explore international experience on resettlement work	Rail transit project management, district house expropriation and compensation office	2014—2017

## 9 Public Participation and Consultation

To make the resettlement work of the World Bank Funded Zhengzhou Urban Transit Line 3 Phase 1 Project practical and reliable, safeguard the lawful rights and interests of relocated people and units, diminish dissatisfaction and disputes, the project office has attached great importance to the participation of and consultation with relocated people and prepared the Resettlement Action Plan on the basis of sufficient public consultation and transparency. During the decision-making process of the planning, design, and implementation of the project, the project office in Zhengzhou, housing expropriation and compensation offices in different districts, and sub-street resettlement offices shall take the opportunities of site investigation for the project design, socioeconomic survey, and assessment on physical impacts, and widely publicize the information of this project via various means, so as to solicit opinions from affected populations and consult with them about issues of common concern. The results of public participation and consultation provide reference for the improvement of the resettlement plan.

### 9.1 Activities Regarding Public Participation and Consultation Conducted

With respect to the major issues involved in the planning stage for resettlement, the rail transit project office has organized the release of information publicly by or to the design organization, resettlement consulting agencies, housing expropriation and compensation offices in different districts, sub-street resettlement offices and affected populations, and consulted with the previously-mentioned organizations, offices and populations. See Table 9-1 for the details of major activities regarding information release and consultation conducted up to the present.

Table 9-1 Major activities regarding information release and consultation concerning the resettlement

No.	Time	Content	Participant	Organizer
1	Nov.-Dec., 2011	Designing plan for the project	The Designing Institute, the Rail Transit Project Office, housing expropriation and compensation offices in different districts, sub-street resettlement offices, and representatives of residents living at each station along the line	The Rail Transit Project Office, and housing expropriation and compensation offices in different districts
2	March-April, 2012	Optimization of the location and layout of stations	Wuhan University, the Rail Transit Project Office, housing expropriation and compensation offices in different district, and sub-street resettlement offices	The Rail Transit Project Office,
3	March-April 2012	Impacts of land acquisition and demolish	Wuhan University, the Rail Transit Project Office, housing expropriation and compensation offices in different district, and sub-street resettlement offices	The Rail Transit Project Office,
4	April 2012	Compensation for	The Rail Transit Project Office, and the	The Rail Transit

		expropriated land	housing expropriation and compensation office in Huiji District	Project Office
5	March-April 2012	Housing compensation standard	The Rail Transit Project Office, housing expropriation and compensation offices in different districts, sub-street resettlement offices, and representatives of residents living at each station along the line	The Rail Transit Project Office, and housing expropriation and compensation offices in different districts
6	April 2012	Social impacts of the project	The Rail Transit Project Office, housing expropriation and compensation offices in different districts, sub-street resettlement offices, affected populations, and affected enterprises and public institutions	The Rail Transit Project Office, and housing expropriation and compensation offices in different districts
7	April-May 2012	Resettlement methods and intentions	Wuhan University, the Rail Transit Project Office, housing expropriation and compensation offices in different districts, sub-street resettlement offices, affected populations, and affected enterprises and public institutions	The Rail Transit Project Office, and housing expropriation and compensation offices in different districts
8	June-Aug. 2012	Social security regarding the land-expropriated populations	The Rail Transit Project Office, housing expropriation and compensation offices in Huiji District and the economic and technical development zone, and sub-street resettlement offices	The Rail Transit Project Office, and housing expropriation and compensation offices in relevant districts
9	June 2012- Aug. 2013	Employment of land-expropriated populations	The Rail Transit Project Office, housing expropriation and compensation offices in Huiji District and the economic and technical development zone, and sub-street resettlement offices	The Rail Transit Project Office, and housing expropriation and compensation offices in relevant districts
10	July-Aug. 2012	Resettlement and rehabilitation of enterprises and self-employed stores	The Rail Transit Project Office, housing expropriation and compensation offices in different districts, representatives of affected enterprises, public institutions and self-employed stores	The Rail Transit Project Office, and housing expropriation and compensation offices in different districts
11	Feb.-Sept. 2013	Construction plan for resettlement areas	The Rail Transit Project Office, housing expropriation and compensation offices in different districts, and affected residents	The Rail Transit Project Office, and housing expropriation and compensation offices in different districts
12	Feb.-Sept. 2013	Improvement regarding monetary and resettlement compensation policies	The Rail Transit Project Office, housing expropriation and compensation offices in different districts, and affected populations	The Rail Transit Project Office, and housing expropriation and compensation office in different districts
13	Aug.-Sept. 2013	Policies regarding the transitional period and compensation for buildings without certificates of property ownership and use	The Rail Transit Project Office, and housing expropriation and compensation offices in different districts	The Rail Transit Project Office, and housing expropriation and compensation office in different districts

From April to July 2012, the Center for Involuntary Resettlement Research of Wuhan University, together with the personnel from the housing expropriation and compensation offices, collected opinions and suggestions along the project line via various means with the support and cooperation from sub-street resettlement offices and community personnel. In

addition to interviews with individuals and symposiums, the center also conducted a structured questionnaire survey on 108 affected households. With respect to those 108 households whose socioeconomic conditions were investigated, one family member above 15 years old was chosen from each household as representative to voice their opinions and suggestions on the resettlement concerning the Rail Transit Line 3. See Table 9-2 for the summary of the survey.

Table 9-2 Summary of public opinions and suggestions

Content	Opinions or suggestions	Respondent percentage (%)
I. How much do you know about the construction of the Rail Transit Line 3? (Single choice)	1) Much	72.22
	2) A little, but not very clear	18.52
	3) Nothing	9.26
II. Are you in favor of the construction of the Rail Transit Line 3? (Single choice)	1) Yes	87.96
	2) No	1.85
	3) Don't care	10.19
III. Potential benefits brought by this project (multiple choices)	1) More convenient traffic	87.96
	2) Changing the city image	72.22
	3) Bettering the urban construction environment	75.00
	4) Others	77.78
IV. Potential disadvantages brought by this project (multiple choices)	1) Inconvenient traffic	72.22
	2) Negative environmental impacts	59.26
	3) Loss of residential place	30.56
	4) Loss of jobs	21.30
	5) Others	52.78
V. How much do you know about the compensation policies regarding land acquisition or relocation in Zhengzhou city? (single choice)	1) Very much	80.56
	2) A little, but not very clear	12.04
	3) Nothing	7.41
VI. Opinions or suggestions on land acquisition and demolition involved in this project (multiple choices)	1) Reducing the amount of demolition as far as possible	85.19
	2) Reducing the amount of land acquisition as far as possible	50.00
	3) Linking to the public transport system as far as possible	107.41
	4) Taking as much consideration as possible the safety regarding the living and travel of residents along the line	90.74
	5) Taking measures to mitigate the pressure of construction on the traffic	98.15
	6) Phased construction, and trying best to shorten the period of construction impacts	91.67
VII. Resettlement intentions concerning the housing demolition	1) Property rights transfer	73.15
	2) Monetary compensation	22.22
	3) Others	4.63

Through analyzing the statistical data of the survey related to Table 9-2, we got the following conclusions:

First, with respect to how much they know about this project, the investigation data has shown that the affected populations knew relatively much about the basic information and policies regarding the land acquisition and compensation relevant to this project, with 72% of dwellers knowing the Rail Transit Line 3 and over 87% vigorously supporting the construction of the line. This was because in Zhengzhou City, relatively large-scale urban construction was conducted in recent years, the land acquisition and demolition became a normal phenomenon, and ordinary city residents had different levels of knowledge about policies regarding the land acquisition and demolition. Meanwhile, the city has started the building of rail transit Lines 1 and 2 since 2009. Many urban citizens harbored expectations on the construction and operation of subways due to the increasingly worse traffic in the city. Therefore, they also had some concern and were sensitive about the information relevant to Line 3.

Second, in addition to the support and expectations for the construction of Line 3, many citizens also showed worries about the potential negative impacts, such as loss of homes to some people, the employment of residents along the line due to the dislocation of enterprises and stores, traffic jams caused by constructing the subway in the busy downtown area, and inconvenience to the travel of city residents. Therefore, some urban residents raised the issues that should be considered during the construction of Line 3. They proposed that entrances and exits as well as ventilation pavilions at the subway stations should be constructed on the clearings on the roadsides as far as possible, so as to reduce demolishing, and that the construction and management about the line should be scientific and in order on the principle of not producing much effect on the environment and traffic. Some residents even proposed that Line 3 should be constructed phase by phase, so as to minimize the adverse impacts.

Third, with respect to the resettlement intentions regarding the dislocated households, more than 73% of residents agreed to be resettled with the method of property transfer, about 22% of the households wished to be resettled with monetary compensation. From the survey, we learnt that those families owned more than one houses, and the demolition involved in Line 3 would not cause actual impacts on their residence.

## 9.2 Feedbacks Regarding Opinions Collected through Public Participation and Consultation

From April 2012 to September 2013, the rail transit project management office, district expropriation and compensation offices and the Center for Involuntary Resettlement Research of Wuhan University conducted the socioeconomic survey and public participation among the affected populations. In the process, they kept on summarizing suggestions and opinions of affected populations, gave those feedbacks to the designing organization and fully considered them in the preparation of the resettlement action plan. So far, more than 500 people in those areas covered by Line 3 Phase 1 Project have been involved in the public participation. In the process of public participation, opinions and suggestions from female populations have been given special attention. In each activity of public participation, at least half of the participants were women.

Table 9-3 shows the feedbacks regarding opinions collected through public participation and consultation

Table 9-3 Opinions collected through public participation and consultation and corresponding solutions regarding World Bank Financed Zhengzhou Urban Rail Transit Line 3 Project

Issues	Opinions from the affected populations	Solutions
Impacts of land acquisition	The land in Laoya Village and Gucheng Village is lite, and it is difficult for the land-expropriated population to get employed	1) Give the two villages 10% of the project's acquisition land to develop and manage independently in the transformation of "village in city", so that economic losses of the affected population can be made up for. 2) Give non-agricultural labor skills training for all the villagers. 3) Made all the villagers into social security system. 4) After station of metro line 3, parking lot and coach depot construction are put into operation, some auxiliary staffs are needed, such as security guards, cleaners, ticket staff, etc. Qualifiers of the land-lost families should be first employed.
Impacts of demolition	Construction of gateways and wind pavilions result in demolition of some buildings.	1) Make site-investigation during the project design as much as possible. Avoid or reduce the numbers going through residential concentration areas. Arrange gateways and wind pavilions on both sides of the existing roads. At the place where demolition is inevitable, choose the most economical scheme of buildings' number and structure. 2) After completion of the subway gateways and wind pavilion construction, when Zhengzhou rail company build houses at the demolition place, families which lived at the original place have first options and they can obtain houses by property right change according to the original area.
Effects on	First, some enterprises	1) Optimize the direction and site setting as much

enterprises and stores	and shops need to be demolished. Second, the construction affects the normal operating of some enterprises and shops.	as possible. Reduce unnecessary land acquisition. Reduce the number of demolition businesses and shops to a minimum. 2) Arrange construction period reasonably and try hard to control it. 3) Organize scientifically and reasonably in the process of construction. Make it convenient for the normal operating of the existing businesses and shops along the street. 4) On the premise of security, reduce fences as many as possible. Once completed, remove fences immediately. 5) At the enterprises' goods importation and exportations crossroads, set aside some space for the convenience of the enterprises' vehicles. 6) Allows firms to mark their brands and operating information on the fences.
Damage to traffic facilities	Metro construction may damage the current traffic facilities along the line, cause safety hazards and affect the living and travel of the residents.	1) Construction fences should be stable and secure, and timely repair shall be needed when they are damaged; 2) If the construction is dangerous for the motor lanes or sidewalks outside the fences, special personnel should be arranged on site to command and manage the traffic. 3) Warning signs should be set up timely near the places with damaged pavement breakage or other hazards.
Environmental and noise pollution	Metro construction may affect the surrounding environment and the equipment and machinery in operation may cause noise pollution.	1) The construction section must be fenced as far as possible and the fences should be repaired timely after when damaged. 2) Strengthen the site management, place construction materials in order and remove garbage in time. 3) Cover and remove the exposed dust in time. 4) Adopt techniques and technologies that can minimize the decibel noise. 5) High noise operation is prohibited before 8 a.m. and after 10 p.m. 6) Build temporary sound barriers and take other measures to reduce the impact on residents in the neighborhood. 7) Make proper compensation to nearby residents who are severely affected by the noise. 8) Monitor the harmful gas discharge in the construction and operation. Use environmentally friendly building materials and construction technology.
Damages to houses nearby	Some residents say the shield construction and excavation may damage the buildings outside the project boundary.	1) Inform every building owner who may cross the site or be affected before construction. 2) Make a full on-site investigation of the affected buildings and put forward solutions. 3) Establish a construction team and community resident's interconnection system. Dynamically monitor the impact on the buildings. 4) Abbreviate straightaway publicity materials of the construction and operation's effects and hand it out to the residents.

		5) Be familiar with the original conditions through which the line goes and make preventive plan for potential accidents.
Impacts on traffic	Metro fence construction makes the traffic increasingly worse.	1) The section construction should avoid full –scale work which result in widespread congestion. 2) Fence construction should reserve opening at certain distance. Especially in the big traffic intersection, opening should be bigger. 3) Fences of the construction team should not occupy large area and reserve certain traffic space. 4) Once a section is completed, immediately clean up the scene, dismantle fences and restore the traffic. 5) Break through the microcirculation traffic network of the surrounding community beforehand. 6) Strengthen the information release and distribute traffic guidance.
Compensation for business loss	Business owners can't get compensation for their loss in income and profits.	Publicize the demolition information in the first place to let operators have enough time to cope with the effects of demolition; compensate suspense of business according to certain proportion of the demolished buildings' evaluated price.
Addressing relationships between the owners and the tenants	The owners will get all compensation funds, while the interest of the tenants cannot be guaranteed.	The compensation funds will be distributed to different people based on right-belonging relationship: housing compensation is given to the owner. Decoration compensation, salary and loss of profit are given to the lessee.
Affected populations' fully participation in the project	Make affected groups have access to the project benefits, and the local governments and people more initiative	Build channels of opinion complaints and feedbacks. For example, set up complaints hotline and suggestion box, etc. Establish a consultation system. Hold more forums attended by rail transit project management office, district house acquisition and compensation offices, street relocation offices, community representatives and affected people to negotiate and solve problems together.

### 9.3 Further plan for consultation with the affected population

With the advance of project preparation and implementation, further consultation will be conducted by rail transit project management office, the district house acquisition and compensation offices and the street offices and community. Main contents are as follow:

- The affected population's specific opinions about the design of the entrances and the ventilation pavilion

Before the construction, the subproject resettlement offices shall inform the affected population of the project design and the specific route via a variety of ways. At the beginning of the construction, the rail transit project management office will make an on-site survey along the rail with the streets and communities together to determine the location of the structure, size, etc. For those great different views of the community



residents, rail transit project management office shall organize a department to modify the design on the premise of meeting the project technical standard.

- Compensation and payment arrangement of the relocation households
- Measures of enterprises and shops to avoid impact and recovery
- How power supply and water supply during the construction period be restored
- Other issues concerned by the affected population

Consultation time schedule of the settlement agencies and the affected population is shown in table 9-4. According to the arrangement of rail transit project management office, district house acquisition office, compensation office, street office and community shall hold conferences to negotiate the problems irregularly and the results should be reported to the rail transit project management office. Beside participation in the consultations organized by the rail transit project management office, resettlement-monitoring organizations will consult and collect the complaints and suggestions of the affected population, provide monitoring information to each resettlement department.

Table 9-5 Timetable for consultation with affected population

Content	Time	Participant organizations
Suggestions on the engineering design	2013 10-2014 2	Rail transit project management office, the design institute, district house acquisition and compensation offices, street resettlement departments and external monitoring organizations
Resettlement methods and specific implementation plan	2013 12-2012 2	Rail transit project management office, design department, district house acquisition and compensation offices, street resettlement departments and external monitoring organizations
Recovery of power and water supply, as well as other facilities	The whole construction process	Rail transit project management office, design department, district house acquisition and compensation offices, street resettlement departments, community and external monitoring organizations
Problems arising in the construction	The whole construction process	Resettlement departments and external monitoring organizations
Suggestions and complaints collection	The whole construction process	Rail transit project management office, design department, district house acquisition and compensation offices, street resettlement departments, community and external monitoring organizations

#### **9.4 Ways for affected population to participate in consultation during the implementation process**

##### 1) Direct way

- Forum of the affected population

Through consultation with the representatives of the affected population and community cadres, collect opinions on problems that the affected people are much concerned and ask for suggestions of the local governments and relocation departments.

- Forum of the enterprises and public institutions

Fully consult with the legal persons or representatives of the enterprise and public institutions on relocation places, compensation, ratio, etc. and reach a final agreement.

- Counseling sessions of land acquisition and demolishing

Counseling sessions of land acquisition and demolishing are held respectively on each section by the district house acquisition and compensation offices. Organize affected people to visit the relocation sites to make them know about the sites, the facilities and their conditions, thus it is convenient for the affected people to choose. Ask for their opinion to improve the Resettlement Action Plan. After the counseling sessions, resettlement staffs shall pay a visit to each family to sign the Compensation and Resettlement Agreement after full consultation with the affected people.

##### 2) Indirect ways

The masses reflect complaints, comments and suggestions to the community, resettlement departments and external monitoring organizations. Then, the resettlement departments deal with the feedbacks in accordance with procedures.

#### **9.5 Transparency of resettlement policies and the Resettlement Information Booklet**

In order to make all the affected population to fully understand the policy and implementation details of the Zhengzhou First Phase of Line 3 Project timely and thoroughly and to make the resettlement truly open, fair and transparent, all project resettlement departments will take the following measures to guarantee its openness:

- Before December 31, 2013, release the resettlement policy and standard on Dahe Daily or other media which have wide influence.

- All the affected communities publicize the affected conditions, compensation standards, resettlement measures, complaint channels and other information in the public community office or other public places.
- Before December 31, 2013, hand out Resettlement Information Handbook in the public libraries in the affected area or other public places. Therefore, all the affected population can consult at any time.
- Hand out Resettlement Information Handbook to each affected family.

Resettlement Information Handbook will list the affected conditions of the affected families, resettlement policies and compensation standards applicable to the project, project implementation process, the solution procedure of discontents and complains, etc. The Resettlement Information Handbook will be distributed to the affected people before the project and the format and pattern is shown in Appendix 3.

## **10 Grievances, complaints and appeals**

The 26 communities and 5 villages are involved by the Zhengzhou Rail Transit Line 3 Phase I project, affecting numerous residential houses, many businesses and shops, and over 700 mu of collective-owned land. As resettlement is a complicated process, heavily dependent on policies, and concerning the interests of resettled residents, during the implementation, the affected residents will have complaints for the project. To ensure the swift and reasonable resolution of complaints, the Project Management Office will establish a transparent and convenient procedure for collection and processing of complaints, to ensure the fair and efficient resolution of problems and the progression of resettlement work.

### **10.1 Methods for collecting complaints**

During the implementation, the project management office shall collect complaints through the following channels:

- (1) The periodic work progress reports by district expropriation and compensation offices and sub-district resettlement offices
- (2) The dedicated reports for specific issues by district expropriation and compensation offices and sub-district resettlement offices
- (3) Rail Transit Project Management Office will irregularly inspect resettlement site.
- (4) Information forwarded by external monitoring agency;
- (5) Letters and visits of the affected population;
- (6) Related issues as reported by auditing and discipline supervision authorities during their investigations
- (7) Details of expenses from the account banks
- (8) Dedicated investigations by internal monitoring

### **10.2 Procedures for complaints and appeals**

At the start of resettlement work, the Project Management Office shall inform the public of the complaint and appeal procedures through multiple channels:

First Stage

The affected parties may make oral or written complaints to the community or sub-district's resettlement workers. In case of oral complaints, the resettlement office shall make written records properly, and provide a clear reply in 2 weeks. If the issue is significant, requiring reporting to higher authorities, the offices must try to obtain an answer from higher authorities in 2 weeks.

#### Second Stage

If the affected parties are not satisfied with the answer from the first stage, they may appeal to the district expropriation and compensation office in a month from receiving the answer, and the district office shall decide on the issue in 3 weeks.

#### Third Stage

If the affected parties are still not satisfied with the answer from the district office, they may appeal to the Rail Transit Project Management Office in a month from receiving the answer, and the Project Management Office shall decide on the issue in 4 weeks.

#### Fourth Stage

If the affected parties are not satisfied with the answer from the third stage, they may appeal to a civil court in 15 days from receiving the answer.

### **10.3 Principles of complaint resolution**

Resettlement institutions at each level must make actual investigations into the complaints, gather public opinions, be patient in negotiation, and make fair decisions based on legislations and regulations and standards set out in the resettlement action plan. They must report issues beyond their ability to higher authorities promptly, and assist in their investigations.

If the responsible institution in a certain stage is unable to reply within the stipulated date, the appellant has the right to appeal to higher authorities.

In the resettlement process, women may have special complaints to make. Each level of resettlement institutions must employ at least one female worker for women's complaints. Local governments and NGOs, including civil administration bureaus and women's associations shall also supervise the resettlement work to protect the interests of affected populations, with women in particular.

## 10.4 Content and methods for answers to complaints

### 10.4.1 Content of answers

- Summary of complaint.
- Results of investigations.
- Legislations, and principles and standards of resettlement.
- Opinion on the issue and its basis.
- Informing the grievant they have the right to appeal to higher authorities of resettlement or to a civil court, and the costs of litigation shall be paid by project institutions.

### 10.4.2 Methods for answering complaints

- For individual complaints, the answers are directly delivered to grievant in written form.
- For issues with multiple complaints, the answers are delivered through a resident meeting in the community, or issuing a formal document to the community or village.

In whichever case, a copy of the answer document shall be delivered to the relevant resettlement institutions.

## 10.5 Recording and tracking of complaints and appeals

During the resettlement work, institutions at each level shall register and manage the documents of complaints and results properly, and report to the Project Management Office in written form once each month. The Project Management Office shall investigate the registering of complaints periodically.

To record the grievances and problems of affected population, Rail Transit Project Management Office has prepared a grievance and complaint record table as shown in Tab.10-1.

Tab.10-1 Resettlement Grievance and Complaint Record Table

Unit		Time		Address	
Name of grievant	Grievance contents	Expected solution		Preliminary solution	Actual result

Name of grievant (signature)			Name of recorder	
<p>Note:</p> <ol style="list-style-type: none"> <li>1. The recorder shall record the content and demands of the complaints factually.</li> <li>2. The process of complaints must not be interrupted or disturbed in any way.</li> <li>3. The planned solutions shall be answered to grievant within stipulated time.</li> </ol>				

The main content of this chapter shall be disclosed to affected populations, and issued to every affected families, organizations or shops in the form of public pamphlets.

### 10.6 Contact Methods of Expressing Complaints and Grievances

Various districts' house expropriation and compensation offices and community resettlement offices will arrange workers to collect the grievances and complaints of affected population. Name, office address and contact method of responsible persons of various districts' house expropriation and compensation offices are as shown in Tab.10-2.

Tab.10-2 Info on personnel and institutions for answering complaints from affected populations

Organization	Contact Person	Address	Telephone
Rail Transit Project Management Office	Mei Bin	Xincheng Building, Zijin South Road	69102165
Huiji District House Expropriation and Compensation Office	Xiong Zhiliang	8# Kaiyuan Road	63639692
Jinshui District House Expropriation and Compensation Office	Xu Tao	Science & Tech Street Building No.3, Dongfeng Road	86011951
Erqi District House Expropriation and Compensation Office	Zhang Junsheng	29# Zhengtong Road	68713266
Guancheng District House Expropriation and Compensation Office	Guo Shan	12# Yanchang Back Street	66266713-619
Zhengdong New District House Expropriation and Compensation Office	Liang Baichuan	Zhengdong Police Station, Xingrong Street, Zhengdong New Street	86006180
Economic & Technical Development Zone House Expropriation and Compensation Office	Kang Xin	Information Industry Park, Eighth Avenue, Economic & Technical Development Zone	67398212

## **11 Resettlement Monitoring**

### **11.1 Internal Monitoring**

#### **11.1.1 Objective of Internal Monitoring**

Internal monitoring is continuous monitoring carried out by Zhengzhou Rail Transit Project Management Office, various districts' expropriation and compensation offices and resettlement offices of various communities and villages. It is intended to get resettlement progress in a comprehensive, timely and accurate manner, to identify and solve problems, and to provide decision-making basis for resettlement plan implementation.

Objective of internal monitoring is to standardize and guide the work of Rail Transit Project Management Office, resettlement action plan implementation offices and other resettlement offices, make sure that resettlement work is in good conformity with Resettlement Action Plan, make sure that resettlement work is pushed forward in an orderly, standard and efficient manner, get the status of resettlement implementation, and identify and solve problems of resettlement implementation.

Principles of internal monitoring include: regularly investigate and evaluate resettlement action plan implementation, accurately carry out data acquisition and analysis, evaluate the implementation progress of resettlement action plan, and report to Rail Transit Project Management Office and the World Bank, so as to provide basis for their decision-making on project implementation.

Functions of internal monitoring: internal monitoring is a part of internal project management. It is intended to get the implementation status of resettlement action plan, establish and use information management system, collect/analyze and share implementation data about project progress/fund/project quality, identify problems and analyze reasons behind the problems, and put forward solutions.

Rail Transit Project Management Office and various resettlement offices will carry out internal monitoring of resettlement work. Rail Transit Project Management Office will regularly submit internal monitoring reports to the World Bank.

#### **11.1.2 Internal Monitoring Procedures**

Internal monitoring is composed of two stages namely internal monitoring preparation stage and implementation stage. Preparation stage starts from project identification by the World Bank. It includes project preparation, project pre-evaluation, project evaluation and



project approval. The implementation stage starts at resettlement implementation and ends at accomplishment of resettlement targets.

1) Preparation stage

Rail Transit Project Management Office and various districts' house expropriation and compensation offices will establish resettlement offices during preparation of project. Rail Transit Project Management Office will set up a resettlement division in it, deploy qualified workers, and keep complete and objective information. This will facilitate other agencies' involvement. Internal monitoring shall be arranged during preparation of the project.

Preparation of Rail Transit Project Management Office includes:

- Organize the training for workers of Rail Transit Project Management Office and various districts' house expropriation and compensation offices in the concerns of the World Bank's policies and experiences of involuntary resettlement, national resettlement policies, resettlement action plan preparation and implementation, resettlement monitoring and evaluation, etc.
- Invite independent consulting agency to assist in preparation of resettlement action plan, organize social economic investigation, and prepare resettlement action plan with the help of independent consulting agency;
- Establish resettlement information management system with the help of independent consulting agency.

Preparations of resettlement offices include:

- Sign detailed resettlement action plan implementation contract with Rail Transit Project Management Office;
- Establish or improve various resettlement offices and deploy necessary workers;
- Organize training of workers of resettlement offices, carry out social economic investigation with the house owner and entrusted appraisal agency, and prepare resettlement action plan;
- Establish resettlement information management system.

2) Internal Monitoring Implementation

Various districts' house expropriation and compensation offices will submit household sampling results collected by external monitoring agency and current resettlement status to Rail Transit Project Management Office, so as to keep track of the resettlement activities. Rail Transit Project Management Office will carry out regular inspection of townships, streets and villages (communities), and check the submission of resettlement data.

During internal monitoring, Rail Transit Project Management Office will:

- Carry out resettlement internal monitoring according to resettlement action plan;
- Submit a detailed internal monitoring report to the World Bank every half a year;
- Update resettlement data in a timely manner and keep resettlement information management system up to date.

### **11.1.3 Contents of Internal Monitoring**

Internal monitoring includes the contents as below:

- Organization structure, resettlement action plan implementation, personnel deployment, and capability development of the resettlement offices.
- Resettlement policies and compensation standard, resettlement policies preparation and implementation; implementation of compensation standard of losses caused by various impacts (permanent land expropriation, house demolishing, store relocation and unit relocation). Check whether the standard of resettlement action plan is duly conformed to. If not, provide the reasons.
- Land expropriation and resettlement progress, overall progress plan and yearly plan, resettlement office and workers deployment, permanent land expropriation progress, house expropriation progress, replacement house construction progress, relocation progress, public facilities construction progress, infrastructure relocation/restoration/reconstruction progress, and other resettlement progresses. The format of land expropriation and resettlement internal monitoring report is shown in Tab.11-1.
- Resettlement budget and its implementation: amount and progress of resettlement compensation payment, use and management of resettlement funds of various

resettlement offices, amount and progress of compensation paid to affected house owners and land owners, use and management of village land compensation funds, monitoring and auditing of funds, etc. Fund use internal monitoring report is shown in Tab.11-2.

- Relocation and restoration of businesses and stores.
- Complaints, grievances, public involvement, discussion, information disclosure, external monitoring, channel, procedures and office of grievance and complaint, regulations of grievances and complaints, activities, contents and forms of public involvement and discussion, effects of public involvement and discussion, resettlement information manual and information disclosure, external monitoring agency, activities and effects;
- Solutions for problems identified in the memorandum of inspection team of the World Bank;
- Problems identified and solutions.

#### **11.1.4 Internal Monitoring Method**

As a top-to-bottom monitoring activity, internal monitoring must establish a standardized, smooth and effective information management system between Rail Transit Project Management Office and various districts' expropriation and compensation offices, and keep track of resettlement progress of various districts. Various districts' expropriation and compensation offices will use the information management system to submit implementation progress, compensation, effect and other information, and carry out relevant analyses.

Rail Transit Project Management Office has established complete information management system that can archive and manage resettlement information in a complete, timely and accurate manner.

In this project, the methods as below will be used in internal monitoring:

##### 1) Standardized reporting table

Rail Transit Project Management Office shall prepare standardized reporting table according to actual resettlement requirements. The table shall reflect compensation payment progress and expropriation accomplishment progress. The table shall be a monthly document. It shall be submitted to superior office in the end of every month

when compensation payment is made. Payment progress will be used to monitor resettlement progress.

2) Regular and Irregular Problem Reporting

Among resettlement offices, apply various forms to communicate resettlement problems and information, and put forward solutions.

3) Regular coordination meeting

In the beginning of every month, Rail Transit Project Management Office will convene resettlement coordination meeting. Workers of various districts' house expropriation and compensation offices will attend the meeting, make reports on resettlement progress and problems, exchange experiences and discuss solutions.

4) Inspection

Rail Transit Project Management Office will carry out regular and irregular onsite inspection of lower level resettlement offices, solve resettlement problems on the spot, check resettlement progress and policy implementation status.

5) Information exchange with external monitoring agency

Rail Transit Project Management Office and various districts' house expropriation and compensation offices will maintain constant contact and information change with external monitoring agency, and use reports and opinions of external monitoring agency as reference for internal monitoring.

6) Investigation

Rail Transit Project Management Office will carry out questionnaire investigation and door-to-door household investigation to inspect the implementation of resettlement action plan. For household investigation, some households or units will be selected as samples. Investigation reports will include resettlement status, and compensation and allowance payment status. This is to check whether resettlement work is in strict conformity to resettlement action plan. All the enterprises and units will be investigated.

Rail Transit Project Management Office will carry out first investigation after payment of first compensation to affected population. After the investigation, Rail Transit Project Management Office will take measures to cope with problems identified in investigation result and grievances, and monitor the effect of modification. Follow-up investigation will be done by questionnaire. Investigation contents include reemployment and land replacement of affected population and

results of grievance treatment. Public opinions and suggestions on house options will be solicited.

Tab.11-1 Land and House Expropriation Progress

Unit: \_\_\_\_\_

Report date: \_\_\_\_/\_\_\_\_/\_\_\_\_ (Year/Month/Day)

Resettlement activities	Unit	Planned amount	Accomplished amount	Total amount accomplished	Percentage of total amount (%)
Land expropriation	mu				
House demolishing	m <sup>2</sup>				
Including: private houses	m <sup>2</sup>				
Stores	m <sup>2</sup>				
Houses of businesses and units	m <sup>2</sup>				
Interim allowance	10,000Yuan				
Relocation allowance	10,000Yuan				
Land compensation	10,000Yuan				
House compensation	10,000Yuan				
House reconstruction	m <sup>2</sup>				
Reporter:		Responsible person:		Seal:	

Tab.11-2 Fund Use Progress

\_\_\_\_\_ District \_\_\_\_\_ Street \_\_\_\_\_ Community (village)

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ (Year/Month/Day)

Affected units	Brief introduction	Quantity	Compensation amount (Yuan)	Compensation obtained during report submission (Yuan)	Total compensation obtained	Percentage in total compensation (%)
Communities						
Households						
Stores						
Enterprises and units						
Public facilities						

Reporter:

Responsible person:

Seal:

### 11.1.5 Organization and personnel of internal monitoring

Personnel of internal monitoring are shown in Tab.11-3.

Tab.11-3 Internal monitoring personnel

Resettlement offices	Permanent workers	Maximum number of workers
Rail Transit Project Management Office	3	5
Huiji District House Expropriation and Compensation Office	7	10
Jinshui District House Expropriation and Compensation Office	7	10
Erqi District House Expropriation and Compensation Office	3	5
Guancheng District House Expropriation and Compensation Office	3	5
Zhengdong New District House Expropriation and Compensation Office	3	5
Zhengzhou Economic and Technology Development Zone House Expropriation and Compensation Office	3	5

### 11.1.6 Schedule and Report of Internal Monitoring

Internal monitoring is a continuous process. Overall monitoring shall be carried out at least once per season. Frequency shall be increased in key periods of resettlement activities.

During project preparation, internal monitoring agency will prepare regular or irregular internal work report in the format specified by the World Bank and as necessary for actual conditions. After project commencement, for major sub-projects, weekly, monthly, quarterly, half year or yearly reports will be prepared. For minor sub-projects, brief quarterly report, detailed half year report or yearly report is necessary. Feature report will be prepared as necessary. Summary report will be prepared after completion of project. Various districts' house expropriation and compensation offices shall submit internal monitoring reports to the World Bank every half year.

## 11.2 External Monitoring

According to requirements of the World Bank, before implementation of resettlement action plan, Rail Transit Project Management Office will entrust an agency that is experienced in land expropriation and the World Bank's involuntary resettlement policies and procedures to carry out external monitoring of resettlement of World Bank financed Zhengzhou Rail Transit Line 3 Phase 1 Project. The agency will carry out monitoring and evaluation of resettlement and rehabilitation so as to make sure that resettlement work is in good conformity to resettlement action plan.

### **11.2.1 Objective of External Monitoring**

External monitoring and evaluation (M&E) will be carried out by independent agency. Its objective is to inspect implementation of resettlement action plan from a wide and long-term prospective. External monitoring agency will monitor the implementation of land expropriation, resettlement and relocation plan, put forward opinions and suggestions, provide modification solutions, and carry out follow-up monitoring, so as to guarantee the implementation effect of resettlement action plan.

External monitoring agency will monitor the resettlement activities and make sure that the following requirements are duly conformed to:

- 1) Conform to relevant national laws and regulations.
- 2) Conform to World Bank's policies on involuntary resettlement;
- 3) Make sure that affected population's living standard is restored or improved after resettlement.

### **11.2.2 External Monitoring Agency and Its Personnel**

To accomplish external monitoring work of this project, the external monitoring agency shall provide monitoring personnel that conform to requirements below:

- (1) The monitoring personnel shall have worked in the similar role before, have rich investigation experiences, understand involuntary resettlement policies of the World Bank, and is familiar with national and local laws and policies in the concern of resettlement.
- (2) Capable of independently carrying out social investigation, good communication skills, and diligence.
- (3) There shall be some percentage of women workers among the external monitoring personnel.

### **11.2.3 Responsibilities of External Monitoring Agency**

External monitoring agency will carry out the activities as below:

- Help PMO develop RAP for the subprojects covered by RPF if necessary.

- Before commencement of resettlement, carry out living standard investigation to get information about the production and living conditions of the affected population;
- During resettlement, monitor implementation of resettlement plan. Collect opinions and grievances of affected population, and report to Rail Transit Project Management Office and local resettlement offices, and submit monitoring reports to Rail Transit Project Management Office and the World Bank;
- Monitor the production and living standard of affected population, and their comments on resettlement activities and measures;
- After investigation and discussion with affected population, put forward suggestions to Rail Transit Project Management Office and various resettlement offices, so as to guarantee smooth progress of resettlement and rehabilitation of affected population.

#### **11.2.4 Method and Procedures of External Monitoring**

External monitoring agency shall carry out the following monitoring on resettlement work:

- (1) Establish database of affected population, and carry out regular household interviews. The external monitoring agency shall use social-economic information and resettlement information system established by project management office to carry out dynamic management of the affected households, get informed with their real-time condition, carry out face-to-face interviews with the affected populations, monitor resettlement progress, listen to the grievances and opinions of the affected population, and disclose national policies, policies of the World Bank and information about the project to the affected population.

Door to door interviews shall be carried out by external monitoring agency. The interviews shall be carried out without presence of local resettlement workers or local administrative officials. The interviewer shall carry out interviews on same interviewees of a certain region. In this way, a sense of trust can be established between the interviewers and the affected population.

- (2) Organize irregular meeting in area with high condensation of affected population. In the meeting, opinions of affected population will be voiced. The meeting can be both formal and informal. Local resettlement workers can be invited if necessary.
- (3) Onsite inspection: external monitoring personnel will regularly or irregularly visit the resettlement site to get informed with the progress of resettlement work.



- (4) Individual case investigation: analyze outstanding case during resettlement work, identify the reasons, and put forward solution and opinions for reference.
- (5) Questionnaire investigation: carry out questionnaire investigation of rehabilitation progress of the affected population and their opinions, analyze the responses, put forward solutions for problems in the responses, so as to provide experience for next year's resettlement work.

### **11.2.5 Contents of External Monitoring**

- (1) Monitoring of affected businesses and stores

For resettlement of businesses and stores, external monitoring agency will carry out follow-up monitoring by phone calls and individual case analysis. Contents of monitoring include:

- Whether the land expropriation and resettlement schedule is reasonable;
- Whether the businesses and stores are sufficiently compensated;
- Whether production of businesses and stores are resorted in a timely manner;
- Whether there are collateral impacts on the employees of the businesses and stores.

- (2) Monitoring of affected households

Monitoring of the affected population is the key point of external monitoring agency's work. For these people, the contents of monitoring are as follows:

- Whether compensation for house and land attachments is based on replacement costs.
- Whether compensation is fully and timely paid;
- Reasonableness of resettlement schedule;
- Payment of interim allowance and relocation allowance;
- Replacement house construction plan and its implementation.

- (3) Monitoring of production restoration of the affected population

Monitoring of production restoration of the affected farmers include the contents as follows:

- Whether land expropriation compensation standard is based on relevant national laws;
- Whether land expropriation compensation transfer procedure can guarantee due payment of the compensation to affected village;
- Whether amount of land expropriation, standard and amount of compensation are disclosed in the village, and what's the form of disclosure;
- Whether there is specific and feasible plan of using the land expropriation compensation;
- Land expropriation compensation shall take into consideration of relevant villagers. Process of preparing the compensation use plan shall be disclosed.
- How the land expropriation compensation will be distributed, and how to maintain the income of the affected farmers;
- Whether social security coverage of the affected farmers are provided in a timely manner;
- Whether the affected farmers have received vocational training, and whether the rail transit company has offered job opportunities for these farmers;
- Whether land replacement plan is implemented.

(4) Monitoring of resettlement offices

Professional and efficient resettlement offices are a basis for smooth progress of resettlement activities. Monitoring of resettlement offices is also an important part of external monitoring. Such monitoring mainly includes onsite inspection of the resettlement offices, and review of their documents and records. Details of such monitoring are as follows:

- Whether the workers of resettlement offices can meet requirements of resettlement work;
- Working condition of the resettlement offices;
- Quality of the workers of the resettlement offices;
- Training of workers of the resettlement offices;

- Document management of the resettlement offices.

(5) Monitoring of resettlement of vulnerable population

Vulnerable population is the population in need of special attention of the resettlement offices and also the special target of external monitoring. External monitoring agency will carry out monitoring of vulnerable population by household interview, questionnaire investigation, case analysis and other methods. Indexes of monitoring are as follows:

- Special favorable policies for the vulnerable population in resettlement;
- Whether the impoverished households can afford new houses;
- Whether the resettlement measures have taken consideration of the special needs of women;
- Whether the vulnerable population especially the women can get job offers related to this project;
- Whether there are female workers in the resettlement offices for handling of affairs of women affected by the project.

(6) Investigation of living standard of the affected population

Before commencement of resettlement, external monitoring agency will establish resettlement base information of World Bank financed Zhengzhou Rail Transit Line 3 Phase 1 Project by sampling investigation. Sampling will be based on structural questionnaire investigation. All affected households will be treated as sample base. For sampling percentage, 10% of all land expropriation households will be sampled, and 15~20% house expropriation households will be sampled.

Contents of living standard investigation includes: number of family members, production condition, area of house, yearly income, employment structure, yearly expense, transportation condition, living environment, personal comment on production and living condition, etc.

(7) Monitoring of resettlement effect

After implementation of resettlement action plan, external monitoring agency will continuously monitor the effect of resettlement activities.

For affected households, external monitoring agency will carry out monitoring within half year after resettlement. Follow-up monitoring is similar to living standard investigation. It is also in the form of questionnaire sampling. It is intended to find out the impact of resettlement on the life of affected population, and evaluate the effect of resettlement.

Sample of follow-up monitoring is the same with that of living standard investigation. It shall also be follow-up step of living standard investigation. After completion of living standard investigation, establish a database for follow-up monitoring. For some investigation objects that can't be monitored, early social economic investigation data will be used as clue for monitoring of similar households in the community.

There shall be good continuity between follow-up monitoring and living standard investigation, so as to facilitate comparison of household living and production condition before and after resettlement. Also solicit comments of affected population. Such comments will be included in the evaluation of resettlement work.

#### **11.2.6 Mechanism of external monitoring report**

External monitoring agency shall prepare external monitoring report on the basis of observation and investigation results. Report is intended to report resettlement progress and problems to the World Bank and Rail Transit Project Management Office; comment social and economic effects of resettlement work, put forward opinions and suggestions for the improvement of resettlement activities.

Cycle of reporting to the World Bank and Rail Transit Project Management Office:

- Submit a mid-year monitoring report to the World Bank and owner's unit before August 15 of each year;
- Before February 15 of every year, submit a yearly monitoring report to the World Bank and the house owner's unit;
- Half a year after completion of resettlement, submit one comprehensive resettlement completion report.

Generally speaking, the external monitoring report shall include contents as follows:

- 1) Monitoring objects of this project;

- 2) Resettlement progress;
- 3) Major discoveries of external monitoring agency;
- 4) Major problems;
- 5) Opinions and suggestions of external monitoring agency.

External monitoring report shall be prepared in both Chinese and English languages and submitted to Rail Transit Project Management Office and the World Bank. Before submission, the report will be sent to Rail Transit Project Management Office for comments on contents and format of the report.

## 12 Resettlement Entitlement Matrix

Types	Affected population	Resettlement and Rehabilitation Policies	Standard
Land expropriation	Village committee and land user	<ol style="list-style-type: none"> <li>1) For collectively owned land, provide compensation according to comprehensive land price in land expropriation area.</li> <li>2) In land expropriation compensation, 60% of resettlement allowance will be directly paid to affected household, 80% of land expropriation compensation will also be paid to affected farmer's household. Remained 20% of land expropriation compensation will be used for collective causes after discussion on village representative committee. Superior authority will monitor and audit the distribution and use of land expropriation compensation and resettlement allowance.</li> <li>3) The farmers of Laoyachen and Gucheng Village will be included in the range of vocational training and social security coverage after land expropriation.</li> <li>4) The farmer, village committee and local government will provide contributions to retirement fund of farmer whose land is expropriated. Contribution of farmer shall be no more than 30%. Personal and village contributions will be deducted from land expropriation compensation approved by local government. If land expropriation compensation is insufficient to pay the retirement fund, local government will use state-owned land paid use income to fill the gap.</li> <li>5) Provide free employment services to farmers whose lands are expropriated, including employment consulting, employment guidance, vocational training, and job introduction, so as to promote employment of farmers after land expropriation. Unemployed farmers can register as unemployed in local employment service agency, and receive relevant employment services offered for urban unemployed persons.</li> <li>6) If affected farmer becomes non-agricultural residents and is qualified for urban resident minimum subsistence allowance, the farmer can apply for urban minimum subsistence allowance.</li> <li>7) For vocational training of farmer whose land is expropriated, provide allowance according to urban employment training allowance method and rate. Local financial department will provide relevant fund. Such farmer can also go to qualified agency to receive vocational training.</li> <li>8) Compensation for land attachment and green crops belongs to the owner. Compensation will be directly paid to the owner.</li> <li>9) Provide 10% of expropriated area to the villagers of Laoyachen and Gucheng Village for production, so as to compensate economic losses brought to the affected population.</li> <li>10) After stations of Line 3, parking lots and coach depots are put into operation, qualified persons of the affected households will be recommended to work as security guards, PA attendants, ticket</li> </ol>	<p>For Laoyachen Village where the stabling yard is located, land expropriation compensation standard is 66,000Yuan/mu, and land expropriation compensation standard for Gucheng Village is 81,100Yuan/mu. For Dawangzhuang Village, Shanzhuang Village and Gongma Village where the coach depot is located, land expropriation compensation standard is 52,000Yuan/mu. Comprehensive land price is composed of land expropriation compensation and social securities of 12,000Yuan/mu.</p>

		sellers, etc.	
Land use	State-owned land	<ol style="list-style-type: none"> <li>1) For state-owned land, after paying compensation for land attachments and taxes for land use, the land will be expropriated.</li> <li>2) For state-owned land, besides of compensation for land attachments, provide compensation according to current land transfer price and bank interest rate (loan) cost.</li> </ol>	
Urban houses	Private houses	<ol style="list-style-type: none"> <li>1) All displaced households can choose a compensation method, namely monetary compensation or house ownership replacement.</li> <li>2) For monetary compensation, the amount of compensation will be 30% more than appraised value of the house in local real estate market.</li> <li>3) Affected household can also accept replacement method by choosing a resettlement house offered by local government.</li> <li>4) Provide relocation allowance to affected households</li> <li>5) Provide interim period allowance for affected households</li> <li>6) Compensations for indoor facilities, fixtures and decorations</li> <li>7) Provide property management fee allowance for the relocated households.</li> <li>8) Provide transportation allowance for students of affected households</li> <li>9) Provide rewards for households that sign contract and finish resettlement within scheduled period.</li> </ol>	<ol style="list-style-type: none"> <li>1) For monetary compensation, the amount of compensation will be 30% more than appraised value of the house in local real estate market.</li> <li>2) If the option of house replacement is selected, there are two calculation methods: if house ownership certificate has noted the construction area, provide resettlement allowance according to the construction area; if the construction area is not specified on house ownership certificate, the area of replacement house will be 120% of actual construction area of the expropriated house. The extra area will not be counted in price calculation.  Replacement house will be offered to household according to area of house expropriated. If area of house expropriated is 5 square meters more than area of replacement house, provide compensation of 6000Yuan/square meter, if area of house expropriated is 5~10 square meters more than area of replacement house, provide compensation of 110% of market price of every square meter; if area of house expropriated is above 10 square meters more than area of replacement house, provide compensation on the basis of market price.</li> </ol>
	Non-private houses	<ol style="list-style-type: none"> <li>1) For public houses of a unit, if the house owner and the house tenant terminate lease contract, or the house owner provides replacement house for the tenant, the house owner shall be compensated.  If the house owner and the house tenant can't reach an agreement, replace house ownership of the house owner. Replacement house will be rent by the house tenant. The house owner and the house tenant will sign a new lease contract.</li> <li>2) For public lease houses, original house tenant has preemptive right to buy the house, and the house owner will be compensated. If the house owner doesn't agree to sell the house, the house owner will cover cost of replacement house, and the original lease contract will be maintained. House tenant will receive monetary compensation. In the house compensation, 30% of monetary compensation will be provided to house owner and 70% of compensation will be provided to house tenant.</li> </ol>	<ol style="list-style-type: none"> <li>3) Provide relocation allowance of 30Yuan per square meter of construction area of the expropriated house. If the allowance amount is less than 1200Yuan, count it as 1200Yuan. Optional house resettlement will receive two allowances, while monetary compensation and replacement resettlement will receive only one allowance.</li> </ol>

Vulnerable population	Vulnerable households	<p>For house owner that receives minimum subsistence allowance, if: (1) the house is a private house of the owner; (2) the house owner has only one house; (3) appraised price of the house can't afford similar house of 50 square meters, the local government shall provide a replacement house of no less than 50 square meters, and the house owner does not need to pay the price difference for 50 square meters (or less than 50 square meters).</p> <p>For house owner that enjoys house security coverage, after confirmation of house security agency, the local government will provide replacement house.</p> <p>For household that enjoys minimum subsistence allowance, provide 10,000Yuan allowance to the household. For household with handicapped family member, provide 10,000Yuan for the household. For household that enjoys minimum subsistence allowance and has a handicapped family member, provide 20,000Yuan allowance.</p>	<p>4) If affected household chooses house replacement and finds an interim house, provide the affected household with interim period allowance of 20Yuan per month for each square meter of expropriated house. If allowance amount is less than 1200Yuan, the allowance will be counted as 1200Yuan.</p> <p>For both replacement resettlement and monetary compensation, provide 6-month interim period allowance. If interim house is provided, interim resettlement allowance can be exempted.</p> <p>Interim period of multi-floor building shall be no more than 24 months, and that of high-rise building shall be no more than 36 months. If actual interim period is 6 months (or less than 6 months) more than predicted period, provide allowance to affected household on the basis of 30Yuan per month for every square meter of house construction area. If actual interim period is above 6 months more than predicted interim period, provide allowance to affected household on the basis of 40Yuan per month for every square meter of house construction area.</p> <p>5) For house to be expropriated, provide allowance of property management fee of three years at the rate of 1 Yuan per month of every square meter of construction area noted on property ownership certificate. If construction area is less than 60 square meters, calculate allowance amount on the basis of 60 square meters.</p> <p>6) Provide transportation allowances to affected households according to number of students, monthly transportation expense, and actual duration of interim period.</p> <p>7) For households that have signed resettlement compensation contract, finished resettlement, and handed over houses for expropriation within resettlement period, provide rewards of no more than 200Yuan per square meter of construction area as noted on house ownership certificate. Provide bonus rewards according to time of signature. Reward for every house ownership certificate shall not exceed 30,000Yuan.</p>
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Non residential houses	Units, businesses and stores	<ol style="list-style-type: none"> <li>1) For non-residential houses, compensation will be determined according to real estate market price.</li> <li>2) Owner of non-residential house will receive relocation allowance.</li> <li>3) Owner of non-residential house will receive interim period allowance.</li> <li>4) Owner of non-residential house will receive business suspension allowance.</li> <li>5) Owner of non-residential house will receive allowance for house decorations. The allowance will be determined after discussion with the house owner. If agreement can't be reached, determine the allowance according to appraisal result of real estate appraisal agency.</li> <li>6) Owner of non-residential house will receive relocation allowance.</li> </ol>	<ol style="list-style-type: none"> <li>1) Provide relocation allowance of 40Yuan per square meter of expropriated house. For option house, provide two allowances, for monetary compensation and replacement house, provide one allowance.</li> <li>2) For non-residential house, 4% of appraised price of the house will be paid as interim period allowance. For optional house, 8% of appraisal price will be paid as interim period allowance. Interim period shall be no more than 36 months. Allowance for extra period shall be discussed by house owner, house tenant and resettlement office.</li> <li>3) For business suspension caused by house expropriation, two compensation options are offered: 4% of appraised value of the expropriated house will be provided as compensation; provide 3 months of business suspension compensation for commercial and service industries, and provide 6 months of compensation for manufacturing industry,. Business suspension compensation is calculated on the basis of average monthly profit. Average monthly profit is calculated on the basis of tax record in the last 3 years. If an agreement can't be reached, an entrusted house price appraisal agency will evaluate the price.</li> <li>4) If the house owner signs compensation agreement, finishes resettlement and hands over the house within specified period, provide a reward of no more than 2% of appraised price of the house.</li> </ol>
Land attachments	Proprietary unit or individual	Provide compensation of land attachments to the owner	
Non-registered buildings	Owner and user	Local government will appraise the value of building on the basis of local real estate market price and provide compensation.	

## **Appendix 1    Resettlement Information Manual**

### **Resettlement Information Manual for World Bank Financed Zhengzhou Rail Transit Line 3 Phase 1 Project**

Dear \*\*\*:

World Bank financed Zhengzhou Rail Transit Line 3 Phase 1 Project will run through your house (unit). To help you fully understand this project and relevant national policies on land expropriation and house demolishing, we provide you're the manual as below:

#### **1    Project Introduction**

World Bank financed Zhengzhou Rail Transit Line 3 Project starts from Provincial Sports Center of north Zhongzhou, runs eastward via Changxing Road, Nanyang Road, Minggong Road, Dongdajie, Xidajie, Zhengbian Road and Shangdu Road, turns southward at Chengyang Road, and reaches the end at the distance of 31.9km. It includes 25 stations and 12 transfer stations. The phase 1 project is the section from Xinniu Road to Huaihaidong Road. It includes 1 parking lot and 21 stations. The project is predicated to commence in 2013 and construction period is 4 years.

#### **2    Laws, Regulations, and Standards of Resettlement and Compensation**

##### (1) Major laws and regulations

- *Land Administration Law of the People's Republic of China*
- *Regulation on the Implementation of the Land Administration Law of the Peoples Republic of China*
- *Regulation on the Expropriation of Buildings on State-owned Land and Compensation*
- *Assessment Method for the Expropriation of Buildings on State-owned Land*
- *Methods of Implementing Regulations on Land Resources Management in Henan Province*

- *Notice on Announcing Comprehensive Land Expropriation Price in Henan Province*, issued by Henan Provincial Government
- *Zhengzhou Urban Construction Resettlement Management Regulations*
- *Method of State-owned Land Expropriation and Compensation in Zhengzhou*
- *Operational Policy OP/BP4.12 on Involuntary Resettlement*, issued by the World Bank

(2) Policies of resettlement and compensation

Categories	Resettlement and compensation policies
1 Land expropriation compensation and resettlement	<ol style="list-style-type: none"> <li>1) For collectively owned land, provide compensation according to comprehensive land price in land expropriation area.</li> <li>2) In land expropriation compensation, 60% of resettlement allowance will be directly paid to affected household, 80% of land expropriation compensation will also be paid to affected farmer's household. Remained 20% of land expropriation compensation will be used for collective causes after discussion on village representative committee. Superior authority will monitor and audit the distribution and use of land expropriation compensation and resettlement allowance.</li> <li>3) The farmers of Laoyachen and Gucheng Village will be included in the range of vocational training and social security coverage after land expropriation.</li> <li>4) The farmer, village committee and local government will provide contributions to retirement fund of farmer whose land is expropriated. Contribution of farmer shall be no more than 30%. Personal and village contributions will be deducted from land expropriation compensation approved by local government. If land expropriation compensation is insufficient to pay the retirement fund, local government will use state-owned land paid use income to fill the gap.</li> <li>5) Provide free employment services to farmers whose lands are expropriated, including employment consulting, employment guidance, vocational training, and job introduction, so as to promote employment of farmers after land expropriation. Unemployed farmers can register as unemployed in local employment service agency, and receive relevant employment services offered for urban unemployed persons.</li> <li>6) If affected farmer becomes non-agricultural residents and is qualified for urban resident minimum subsistence allowance, the farmer can apply for urban minimum subsistence allowance.</li> <li>7) For vocational training of farmer whose land is expropriated, provide allowance according to urban employment training allowance method and rate. Local financial department will provide relevant fund. Such farmer can also go to qualified agency to receive vocational training.</li> <li>8) Compensation for land attachment and green crops belongs to the owner. Compensation will be directly paid to the owner.</li> <li>9) Provide 10% of expropriated area to the villagers of Laoyachen and Gucheng Village for production, so as to compensate economic losses brought to the affected population.</li> <li>10) After stations of Line 3, parking lots and coach depots are put into operation, qualified persons of the affected households will be recommended to work as security guards, PA attendants, ticket sellers, etc.</li> </ol>

<p>2 Houses</p>	<p>1) All displaced households can choose a compensation method, namely monetary compensation or house ownership replacement.</p> <p>2) For monetary compensation, the amount of compensation will be 30% more than appraised value of the house in local real estate market.</p> <p>House price shall be based on appraisal result of qualified real estate price appraisal agency. Such agency will be determined after discussion with the house owner. If agreement can't be reached, house expropriation office and the house owner will randomly choose one qualified appraisal agency.</p> <p>3) Affected household can also accept replacement method by choosing a resettlement house offered by local government.</p> <p>If the option of house replacement is selected, there are two calculation methods: if house ownership certificate has noted the construction area, provide resettlement allowance according to the construction area; if the construction area is not specified on house ownership certificate, the area of replacement house will be 120% of actual construction area of the expropriated house. The extra area will not be counted in price calculation.</p> <p>Replacement house will be offered to household according to area of house expropriated. If area of house expropriated is 5 square meters more than area of replacement house, provide compensation of 6000Yuan/square meter, if area of house expropriated is 5~10 square meters more than area of replacement house, provide compensation of 110% of market price of every square meter; if area of house expropriated is above 10 square meters more than area of replacement house, provide compensation on the basis of market price.</p> <p>4) Provide relocation allowance to affected households</p> <p>Provide relocation allowance of 30Yuan per square meter of construction area of the expropriated house. If the allowance amount is less than 1200Yuan, count it as 1200Yuan. Optional house resettlement will receive two allowances, while monetary compensation and replacement resettlement will receive only one allowance.</p> <p>5) Provide interim period allowance for affected households</p> <p>If affected household chooses house replacement and finds an interim house, provide the affected household with interim period allowance of 20Yuan per month for each square meter of expropriated house. If allowance amount is less than 1200Yuan, the allowance will be counted as 1200Yuan.</p> <p>For both replacement resettlement and monetary compensation, provide 6-month interim period allowance. If interim house is provided, interim resettlement allowance can be exempted.</p> <p>Interim period of multi-floor building shall be no more than 24 months, and that of high-rise building shall be no more than 36 months. If actual interim period is 6 months (or less than 6 months) more than predicted period, provide allowance to affected household on the basis of 30Yuan per month for every square meter of house construction area. If actual interim period is above 6 months more than predicted interim period, provide allowance to affected household on the basis of 40Yuan per month for every square meter of house construction area.</p> <p>6) Compensations for indoor facilities, fixtures and decorations</p> <p>Provide compensations to affected households according to quantity and types of indoor facilities and specified rates. Compensation for house decorations shall be determined after discussion with affected household. If agreement can't be reached, determine compensation rate according to result of valuation by qualified real estate price appraisal agency.</p> <p>7) Provide property management fee allowance for the relocated households.</p> <p>For house to be expropriated, provide allowance of property management fee of three years at the rate of 1 Yuan per month of every square meter of construction area noted on property ownership certificate. If construction area is less than 60 square meters, calculate allowance amount on the basis of 60 square meters.</p>
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	<p>8) Provide transportation allowance for students of affected households</p> <p>Provide transportation allowances to affected households according to number of students, monthly transportation expense, and actual duration of interim period.</p> <p>9) Provide rewards for households that sign contract and finish resettlement within scheduled period.</p> <p>For households that have signed resettlement compensation contract, finished resettlement, and handed over houses for expropriation within resettlement period, provide rewards of no more than 200Yuan per square meter of construction area as noted on house ownership certificate. Provide bonus rewards according to time of signature. Reward for every house ownership certificate shall not exceed 30,000Yuan.</p>
3 Land attachments	Directly pay compensations to owner of land attachments.

Compensation standard for land expropriation and house demolishing based on current national laws and regulations, and policies of World Bank on involuntary resettlement. The aim is to make sure that affected population can restore and improve their living standard after resettlement. The compensation standard is also based on thorough investigation results as below.

### 3 Impacts on Household (Unit)

No.	Quantity	Compensation rate	Compensation amount	Remarks
1				
2				
3				
4				
Total				

### 4 Predicted Project Implementation Schedule

Item	Time
Announcement of land expropriation and house demolishing	
Payment of compensation	
Land expropriation and house demolishing	
Moving into new house	
Project preparation	
Project construction	

## **5 Rights and Obligations of Affected Population**

### **(1) Rights of Affected Population**

The affected population will receive compensations according to policies above. They can also submit opinions and suggestions to local district, street, district house expropriation and compensation office, and rail transit project management office. Details include compensation amount, compensation rate, payment time, resettlement location, etc. Resettlement office shall provide response within 15 days after receiving the grievances or reports of lower level office.

### **(2) Obligations of Affected Population**

- Cooperate with project construction.
- Do not construct new building within range of land expropriation after investigation, otherwise compensation will not be provided.
- Demolish buildings with range of land expropriation for transportation project.

## **6 Land Expropriation and Resettlement Office**

- Zhengzhou Rail Transit Project Management Office

Address: Xincheng Building, Zijing South Road, Zhengzhou City

Tel.: 69102165

House Expropriation and Compensation Office of Huiji District

Address: #8, Kaiyuan Road

Tel.: 63639692

Jinshui District House Expropriation and Compensation Office

Address: Jinshui House Expropriation Office, 3<sup>rd</sup> Building, Science Street, Dongfeng Road

Tel.: 86011951

Erqi District House Expropriation and Compensation Office

Address: #29, Zhengtong Road, Zhengzhou

Tel.: 68713266

Guancheng District House Expropriation and Compensation Office

Address: #12, Houjie, Tabaco Factory, Zhengzhou

Tel.: 66266713-619

Zhengdong New District House Expropriation and Compensation Office

Address: Zhengdong Public Security Bureau, Xingrong Street, Dengdong New District

Tel.: 86006180

Zhengzhou Economic and Technological Development District House Expropriation and Compensation Office

Address: Henan Information Technology Park, 8<sup>th</sup> Street, Jingkai District

Tel.: 67398212

- External monitoring agency

Address:

Tel.:

## **7 Interpretation of This Document**

Zhengzhou Rail Transit Construction Management Office reserves the right of interpreting this document.

Thank you for your cooperation!

Zhengzhou Rail Transit Construction Management Office  
December 2013

**Appendix Tab.1 Businesses and Stores to be relocated in Rail Transit Line 3 Phase 1 Project**

Station	Name of business	Area	Number of employees	Structure
Xinglongpu Station				
Liuzhai Street Liangyun Community	China Post	594	13	Brick-concrete
Liuzhai Street Liangyun Community	Youle Chafing Pot	198	3	Brick-concrete
Liuzhai Street Liangyun Community	Hengyuan Pharmacy	198	3	Brick-concrete
Liuzhai Street Liangyun Community	Tiedage Yam	198	2	Brick-concrete
Liuzhai Street Liangyun Community	Zuoyoujian Supermarket	198	5	Brick-concrete
Liuzhai Street Liangyun Community	Junan Real Estate Agency	198	3	Brick-concrete
Liuzhai Street Liangyun Community	Xiaoji Restaurant	1500	50	Brick-concrete
Liuzhai Street Liangyun Community	Nanyang Casseroles	880	15	Brick-concrete
Liuzhai Street Liangyun Community	Lingxing Glasses Wholesale	1600	9	Brick-concrete
Liuzhai Street Liangyun Community	Majia Beef Store	30	2	Brick-concrete
Liuzhai Street Liangyun Community	China Sports Lottery	30	1	Brick-concrete
Liuzhai Street Liangyun Community	Guangming Glasses	30	3	Brick-concrete
Liuzhai Street Liangyun Community	Xingguang Hostel	400	3	Brick-concrete
Liuzhai Street Liangyun Community	Mingshida Glasses	150	3	Brick-concrete
Liuzhai Street Liangyun Community	Piaoxiangdao Cakes	82	1	Brick-concrete
Liuzhai Street Liangyun Community	Tianshi Dentist's Shop	82	1	Brick-concrete
Liuzhai Street Liangyun Community	China Unicom	164	2	Brick-concrete
Dongfeng Road Station				
Liuzhai Street Tongle Community	Zhengzhou Bank	360	18	Brick-concrete
Liuzhai Street Tongle Community	Fudao Grocery	165	2	Brick-concrete
Liuzhai Street Tongle Community	PEPCO Children's Clothes	65	2	Brick-concrete
Liuzhai Street Tongle Community	Nixingwoshu Barber's Shop	65	3	Brick-concrete
Liuzhai Street Tongle Community	Jumenglai Bedding	130	2	Brick-concrete
Liuzhai Street Tongle Community	Aidengbao Clothes	65	2	Brick-concrete
Liuzhai Street Tongle Community	Meilian Real Estate	30	2	Brick-concrete
Liuzhai Street Tongle Community	China Construction Bank	370	13	Brick-concrete
Liuzhai Street Tongle Community	Jindapeng Airline Tickets	289	3	Brick-concrete
Liuzhai Street Tongle Community	Gelinhaotai Hotel	3920	25	Brick-concrete
Liuzhai Street Tongle Community	Jiuhetang Pharmacy	30	2	Brick-wood
Liuzhai Street Tongle Community	Shengyuzhu Clothes	60	3	Brick-concrete
Liuzhai Street Tongle Community	SEVEN	80	3	Brick-concrete
Liuzhai Street Tongle Community	Laobaixing Pharmacy	80	3	Brick-concrete
Liuzhai Street Tongle Community	China Merchants Bank service office	25		Brick-concrete
Nanyang New Village Dongfeng Community	Textile Factory Building	3012		Brick-concrete
Nanyang New Village Dongfeng Community	Shunfeng Tobacco and Wine	32.26	1	Brick-concrete
Nanyang New Village Dongfeng Community	Door Unlocking and Seal Inscription	32.26	1	Brick-concrete
Nanyang New Village Dongfeng Community	Mifei Children's Shoes	32.26	1	Brick-concrete
Nanyang New Village Dongfeng Community	Bimu Printing	32.26	3	Brick-concrete
Nanyang New Village Dongfeng Community	Mingyang Real Estate Agency	32.26	3	Brick-concrete
Nanyang New Village Dongfeng Community	Jinde Pipes	32.26	1	Brick-concrete
Nanyang New Village Dongfeng Community	Juewei Duck Neck	32.26	2	Brick-concrete



Nanyang New Village Dongfeng Community	Hunan Beef Noodles	32.26	2	Brick-concrete
Nanyang New Village Dongfeng Community	Kangjia Noodles	32.26	2	Brick-concrete
Nanyang New Village Ronghua Community	Hardware	32.26	1	Brick-concrete
Nanyang New Village Ronghua Community	Nanzhou Beef Noodles	32.26	2	Brick-concrete
Nanyang New Village Ronghua Community	Iced Drinks Wholesale	32.26	1	Brick-concrete
Nanyang New Village Ronghua Community	Shaxian Foods	32.26	2	Brick-concrete
Nanyang New Village Ronghua Community	Taizheng Rice Noodles	32.26	2	Brick-concrete
Nanyang New Village Ronghua Community	Wenwen Tobacco and Wine	32.26	1	Brick-concrete
Nanyang New Village Ronghua Community	Hongsheng Kuaijie Hotel	968	15	Brick-concrete
Nanyang New Village Ronghua Community	Weilai Yiju Hotel	1465	11	Brick-concrete
Nanyang New Village Ronghua Community	Chongqing Restaurant	95	5	Brick-concrete
Nongye Road Station				
Nanyang New Village Ronghua Community	Dadixiang Kitchen Appliances	600	15	Brick-concrete
Nanyang New Village Ronghua Community	Dayu Pharmacy	600	9	Brick-concrete
Nanyang New Village Ronghua Community	Jinshui Insulation Materials	208	9	Brick-wood
Nanyang New Village Ronghua Community	Nanyang New Village Community Office	1056	23	Brick-concrete
Nanyang New Village Ronghua Community	Yanghe Blue Classic Wine Shop	192	2	Brick-concrete
Nanyang New Village Ronghua Community	Ruiche Design	96	3	Brick-concrete
Nanyang New Village Ronghua Community	Boshideng Clothes	480	1	Brick-concrete
Nanyang New Village Ronghua Community	Hongshan Guarantee Corporation	192	3	Brick-concrete
Nanyang New Village Ronghua Community	DESIGNICE Clothes	96	3	Brick-concrete
Nanyang New Village Xinchun Community	Damengzhai Kaixuan Hotel	2596	25	Brick-concrete
Nanyang New Village Xinchun Community	Railway Bureau Construction Center	560	5	Brick-wood
Nanyang New Village Xinchun Community	Hualaishi Fast Foods	120	5	Brick-concrete
Nanyang New Village Xinchun Community	Deerway	120	2	Brick-concrete
Nanyang New Village Xinchun Community	Henan Tobacco and Wine	120	2	Brick-concrete
Nanyang New Village Xiaomengzhai Community	Tiantong Locks	60	1	Brick-concrete
Nanyang New Village Xiaomengzhai Community	SEVEN	150	3	Brick-concrete
Nanyang New Village Xiaomengzhai Community	Xinghe Printing	90	3	Brick-concrete
Huanghe Road Station				
Nanyang Street Zhengfangji Community	Hengtian Co., Ltd.	5691	23	Brick-concrete
Nanyang Street Zhengfangji Community	Hanyueyue Tobacco and Wine	20	1	Brick-concrete
Nanyang Street Zhengfangji Community	Zaowuwan Breakfast	15	1	Brick-concrete
Nanyang Street Zhengfangji Community	Store	4	1	Brick-concrete
Nanyang Street Zhengfangji Community	ATM machine of Bank of Communications	10		Brick-concrete
Nanyang Street Zhengfangji Community	Maido Pancakes	25	2	Brick-concrete
Nanyang Street Zhengfangji Community	Yearcon Leather Shoes	80	3	Brick-concrete
Nanyang Street Zhengfangji Community	Welfare Lottery	5	1	Brick-concrete
Nanyang Street Zhengfangji Community	Sports Lottery	15	1	Brick-concrete
Nanyang Street Zhengfangji Community	Fangji Watch Repair Shop	5	1	Brick-concrete
Nanyang Street Zhengfangji Community	Xinte Pharmacy	90	2	Brick-concrete
Nanyang Street Zhengfangji Community	Ade Barber's Shop	50	1	Brick-concrete
Nanyang Street Zhengfangji Community	Shiyan Glasses	50	3	Brick-concrete
Nanyang Street Zhengfangji Community	Qingya Cosmetics	50	1	Brick-concrete
Nanyang Street Zhengfangji Community	Shuangfeng Leather Shoes	50	1	Brick-concrete

Nanyang Street Zhengfangji Community	Pangge Fish Restaurant	100	3	Brick-concrete
Nanyang Street Zhengfangji Community	Zhongmai Health Examination Center	80	3	Brick-concrete
Nanyang Street Zhengfangji Community	Daytime Babysitting	100	2	Brick-concrete
Nanyang Street Zhengfangji Community	Afei Chicken	80	2	Brick-concrete
Nanyang Street Zhengfangji Community	Longfengquan Bath	200	5	Brick-concrete
Nanyang Street Zhengfangji Community	Dancing With Wolves	120	2	Brick-concrete
Nanyang Street Zhengfangji Community	Dashenlin Pharmacy	150	2	Brick-concrete
Nanyang Street Zhengfangji Community	Baoshida Glasses	120	2	Brick-concrete
Nanyang Street Zhengfangji Community	Anta Store	160	2	Brick-concrete
Nanyang Street Zhengfangji Community	Hostel	540	5	Brick-concrete
Nanyang Street Zhengfangji Community	Final Fantasy Hairstyling	35	1	Brick-concrete
Nanyang Street Zhengfangji Community	Qingchunwuxian Ladies' Clothes	35	1	Brick-concrete
Nanyang Street Zhengfangji Community	Tianneng Battery	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Hongzhi Tobacco and Wine	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Huahuanu Milk	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Boai Beef Balls	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Lixing Stationary	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Yinanxuan Clothes	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Hongyun Hardware	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Fish Restaurant	37	3	Brick-concrete
Nanyang Street Zhengfangji Community	Gifts Recycling	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Household Appliance Repair	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Pengshi Shoes	37	1	Brick-concrete
Nanyang Street Zhengfangji Community	Lao Sun Tou Pancakes	37	2	Brick-concrete
Nanyang Street Zhengfangji Community	Neiyimei Underwear	37	1	Brick-concrete
Nanyang Street Huayuan Community	Zhengfangji Hotel	4860	9	Frame
Nanyang Street Huayuan Community	Huida Decorations	70	2	Brick-concrete
Nanyang Street Huayuan Community	Daziran Wedding Photography	140	3	Brick-concrete
Nanyang Street Huayuan Community	Younake Hotel	540	5	Brick-concrete
Nanyang Street Huayuan Community	China Merchants Bank ATM machine	20		Brick-concrete
Nanyang Street Huayuan Community	Ganso Foods	70	2	Brick-concrete
Nanyang Street Huayuan Community	China Everbright Bank ATM Machine	20	0	Brick-concrete
Nanyang Street Huayuan Community	Minshang Club	380	3	Brick-concrete
Nanyang Street Zhengfangji Community	Jinling Beauty Parlor	50	3	Brick-concrete
Nanyang Street Zhengfangji Community	Daxumuye Grocery	50	1	Brick-concrete
Nanyang Street Zhengfangji Community	Mobile Phone Store	50	1	Brick-concrete
Nanyang Street Zhengfangji Community	Nanyang Road Mobile Phone Store	100	3	Brick-concrete
Nanyang Street Zhengfangji Community	Textile Machinery Components	50	1	Brick-concrete
Nanyang Street Zhengfangji Community	Shumeijie Clothes	100	1	Brick-concrete
Nanyang Street Zhengfangji Community	Advertising and Printing	50	2	Brick-concrete
Nanyang Street Zhengfangji Community	Electric Bike Repair Store	25	1	Brick-concrete
Nanyang Street Zhengfangji Community	Seal Inscription Store	25	1	Brick-concrete
Nanyang Street Zhengfangji Community	Dongtian Tobacco and Wine	50	1	Brick-concrete
Nanyang Street Zhengfangji Community	Dezhou Door Unlocking	25	1	Brick-concrete
Jinshui Road Station				
Dashiqiao Street Shizheng Community	Jinshui Restaurant	2855	5	Brick-concrete
Dashiqiao Street Shizheng Community	Jinshui Road Children's Clothes,	60	1	Brick-concrete

	Pajamas, Pregnancy Clothes			
Dashiqiao Street Shizheng Community	Haolilai Cakes	90	2	Brick-concrete
Dashiqiao Street Shizheng Community	Airline Tickets	30	2	Brick-concrete
Dashiqiao Street Shizheng Community	Watch Repair Store	5	1	Brick-concrete
Dashiqiao Street Shizheng Community	Haoyuan Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Fenghuang Refrigeration Engineering Department	60	1	Brick-concrete
Dashiqiao Street Shizheng Community	Mobile Phone Recycling	5	1	Brick-concrete
Dashiqiao Street Shizheng Community	Guangyuan Heating and Air Conditioning Equipments	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Huitong Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Yulong Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Hengda Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Xinyu Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Xiyuan Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Baicheng Heating and Air Conditioning Equipments	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Jukun Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Chengsheng Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Rongxing Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Guangyu Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Hongwei Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Changcheng Refrigeration	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Home Inns	3946	21	Frame
Dashiqiao Street Shizheng Community	Zhengzhou Library	400		Brick-concrete
Dashiqiao Street Shizheng Community	Zheng Bai Wen	1974		Brick-concrete
Dashiqiao Street Shizheng Community	Zhengzhou Kangning Medical Appliances	200	3	Brick-concrete
Dashiqiao Street Shizheng Community	Kangzhong Medical Appliances	80	2	Brick-concrete
Dashiqiao Street Shizheng Community	Baiyitianshi Nurse Clothes	40	1	Brick-concrete
Dashiqiao Street Shizheng Community	Yongan Labor Protection Materials	70	2	Brick-concrete
Dashiqiao Street Shizheng Community	Dongli Chestnut	20	1	Brick-concrete
Dashiqiao Street Shizheng Community	Shiqiao KTV	280	9	Brick-concrete
Dashiqiao Street Shizheng Community	Zhengzhou Huayi Medical Appliances	90	2	Brick-concrete
Dashiqiao Street Shizheng Community	Zhengzhou Lekang Medical Appliances	180	3	Brick-concrete
Dashiqiao Street Shizheng Community	Wuxing Medical Appliances	2179	8	Brick-concrete
Dashiqiao Street Shizheng Community	Zhengzhou Power Utility	1200		Brick-concrete
Dashiqiao Street Shizheng Community	Heihaier Chest Nuts	40	1	Brick-concrete
Dashiqiao Street Shizheng Community	Pengshi Cakes	20	2	Brick-concrete
Dashiqiao Street Shizheng Community	Shuanghong Stationary Wholesale	20	1	Brick-concrete
Dashiqiao Street Shizheng Community	China Mobile Service Office	30	1	Brick-concrete
Dashiqiao Street Shizheng Community	Haohong Disinfection Materials	20	1	Brick-concrete
Dashiqiao Street Shizheng Community	Xiaobaitu Children Photography	60	2	Brick-concrete
Dashiqiao Street Shizheng Community	Yingbin Hostel	150	3	Brick-concrete
Taikang Road Station				Brick-concrete
Erqi District Xizhong Street Xiqian Community	Sanxing Stainless Steel	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Electrical Materials	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Zhengzhou Donghai Plastics	52.8	1	Brick-concrete

Erqi District Xizhong Street Xiqian Community	Zhengzhou Erqi Electric-Thermal Instruments	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Defu Frequency Converter Zhengzhou Office	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Electrical Engineering Equipments	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Shida Tools	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Railway Standard Components	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Package Straps	52.8	1	Brick-concrete
Erqi District Xizhong Street Xiqian Community	Guangdong Restaurant	52.8	2	Brick-concrete
Erqi District Minggong Road Erdao Community	Huiyuan Tobacco and Wine	15	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Tiangong Pneumatics	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Stainless Steel	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Hydraulic and Pneumatic Equipments	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Hongfeng Chemical Experiment Equipments	10	3	Brick-concrete
Erqi District Minggong Road Erdao Community	Checheng Tools	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Weida Pneumatic and Hydraulic Equipments	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Lifting Machines	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Hongtainuo Henan Franchised Store	30	2	Brick-concrete
Erqi District Minggong Road Erdao Community	Sealing Materials	20	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Zhengzhou Zhongda Filtering Mesh	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Baiguang Tools	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Huadong Electrical Appliances	30	3	Brick-concrete
Erqi District Minggong Road Erdao Community	Zhengzhou Rural Cooperative Bank	20	3	Brick-concrete
Erqi District Minggong Road Erdao Community	CHINT	20	1	Brick-concrete
Erqi District Minggong Road Erdao Community	DELIXI	20	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Hardware Tools	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Bearing Store	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Lifting Machines	10	1	Brick-concrete
Erqi District Minggong Road Erdao Community	Henan Huaqing Instruments	30	2	Brick-concrete
Shuncheng Street Station				
Guancheng District Xida Street Pengdeng Street Community	Amashi Clothes	250	3	Frame
Guancheng District Xida Street Pengdeng Street Community	Hongdou Clothes	150	3	Frame
Guancheng District Xida Street Pengdeng Street Community	Yimei SPA Parlor	200	6	Frame
Guancheng District Xida Street Pengdeng Street Community	Chengliren Pedicure	150	5	Frame
Guancheng District Xida Street Pengdeng Street Community	Zhang Zhiming Office Appliances	160	3	Frame
Guancheng District Xida Street Pengdeng	Wang Yu Office 302	120	2	Frame

Street Community				
Guancheng District Xida Street Pengdeng Street Community	Feng Shaotian Training School	800	5	Frame
Guancheng District Xida Street Pengdeng Street Community	Survey and Design Institute	300	6	Frame
Guancheng District Xida Street Pengdeng Street Community	Xinyu Real Estate	4600	12	Frame
Dongda Street Station				
Dongda Street Shangchengli Community	Yongxin Kitchen Cabinets	600		Brick-concrete
Chengdong Road Station				
Guancheng District Dongda Street Dongda Village	Shishangkuaijie Hotel	450	10	Brick-concrete
Guancheng District Dongda Street Dongda Village	Yifei Clothes	150	6	Brick-concrete
Guancheng District Dongda Street Dongda Village	Qiusui Yiren	80	2	Brick-concrete
Guancheng District Dongda Street Dongda Village	Dongfang Tobacco and Wine	9	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Fujian Foods	20	3	Brick-concrete
Guancheng District Dongda Street Dongda Village	Yaosheng Tobacco, Wine and Tea	30	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Xiaoguidangjia Children Photography	40	2	Brick-concrete
Guancheng District Dongda Street Dongda Village	Tiedage Yam	20	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Palace Cakes	15	2	Brick-concrete
Guancheng District Dongda Street Dongda Village	Tailiyuan Cloth Shoes	10	2	Brick-concrete
Guancheng District Dongda Street Dongda Village	Nawen Clothing Store	15	2	Brick-concrete
Guancheng District Dongda Street Dongda Village	Dongshun Spirits	9	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Home Inns	4200	36	Brick-concrete
Guancheng District Dongda Street Dongda Village	Old Beijing Cloth Shoes Store	10	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Wooden Fiber Socks Store	6	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	China Welfare Lottery Sales Store	9	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Jindi Tobacco and Wine	12	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Xinxin Tobacco and Wine Store	12	1	Brick-concrete
Guancheng District Dongda Street Dongda Village	Shuangfeng Shoes	180	3	Brick-concrete
Weilai Road Station				Brick-concrete
Guancheng District Erligang Street Dongminglu Community	Huari Furnishings	6000	130	Brick-concrete
Guancheng District Erligang Street Dongminglu Community	Household Appliances Store	1224	50	Brick-concrete
Zhongzhou Street				Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Huashi Paints	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Bauhinia Paints	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Taiho Paint	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Duomei Wallpaper	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Shuijing Huangchao Wallpaper	10	1	Brick-concrete

Fenghuangtai Street Zhangzhuang Community	Hanning Wallpaper	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Guangdong Huanyi Paints	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Huayuan Decorations	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Xianglong Sauna	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Liyu Paint	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Jinbaolai Furnishing	1200	8	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Biyate Wallpaper	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Hongfa Stones	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Shengshi Iron Works	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Korean Sauna House	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Van Gogh Plaster Arts	200	3	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Huarun Paints	36	5	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Ouya Wallpaper	200	7	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Taihang Stones	5	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Oumei Wallpaper	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Haoshi Wallpaper	10	3	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Mona Lisa Wallpaper	10	2	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Huayi Wallpaper	10	3	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Tianli Wallpaper	1000	30	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Aishe Wallpaper	80	2	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Xindalu Intelligent Furnishings	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Meibang Wallpaper	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Shishang Wallpaper	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Meidian Wallpaper	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Tengda Stones	10	1	Brick-concrete
Fenghuangtai Street Zhangzhuang Community	Xinwang Wallpaper	10	1	Brick-concrete
Total		66313	988	

## **Appendix 2 Due Diligence Report of Resettlement Work of Erqi Square Station of Line 1 and Dongdajie Station of Line 2**

### **1 Project Background**

World Bank financed Zhengzhou Rail Transit Line 3 Phase 1 Project is a part of Zhengzhou urban rail transit network under construction. It is a subway line running from northwest to southeast of Zhongzhou downtown area. Length of Phase 1 is 25.2km. It includes 21 stations, one parking lot and one coach depot.

According to design plan of Line 3 Phase 1, passengers can transfer at Erqi Square Station to Line 1, and transfer at Dongdajie Street Station to Line 2. Line 1 Phase 1 project has been commenced on June 6, 2009, and Line 2 Phase 1 project has been commenced on December 28, 2010.

According to requirements of the World Bank, during preparation of Resettlement Action Plan for Line 3 Phase 1 Project, Zhengzhou Rail Transit Construction Management Office share provide explanations on land expropriation and house demolishing of Erqi Square Station and Dongdajie Station. For this reasons, Zhengzhou Rail Transit Construction Management Office has carried out investigations and submitted this due diligence report concerning land expropriation and house demolishing work of the two stations.

### **2 Amount of Land Expropriation and House Demolishing**

According to data provided by Erqi District House Expropriation and Compensation Office and Guancheng District House Expropriation and Compensation Office, land expropriation and resettlement information of the two stations are as shown in Tab.1.

Tab.1 Land Expropriation and House Demolishing Amounts of Erqi Square Station and Dongdajie Station

Items	Erqi Square Station	Dongdajie Station
Resettlement households	None	160
House area (square meters)	None	10714.58
Households with monetary compensation	None	79
Households with replacement houses	None	81
Number of resettlement units and businesses	None	None
Area of resettlement units and businesses (square meters)	None	None

Number of expropriated shops	None	None
Land expropriation area (mu)	5	7.2

According to statistics, by using the available empty ground of Erqi Square, land expropriation was avoided at Erqi Square Station. The 5mu land is state-owned land. For Dongdajie Station, houses of 160 households must be demolished. Total demolishing area is 10,714.58m<sup>2</sup>. No enterprises, institutes or stores at the two stations need to be demolished.

### 3 Resettlement Organization Structure

Organizations involved in land expropriation and resettlement activities of Erqi Square Station and Dongdajie Station include the entities below:

- Zhengzhou Rail Transit Project Leadership Team
- Zhengzhou Rail Transit Project Management Office
- Various districts' house expropriation and compensation offices
- Various streets' and communities' resettlement offices

Resettlement organization structure is shown in Fig.1 below.

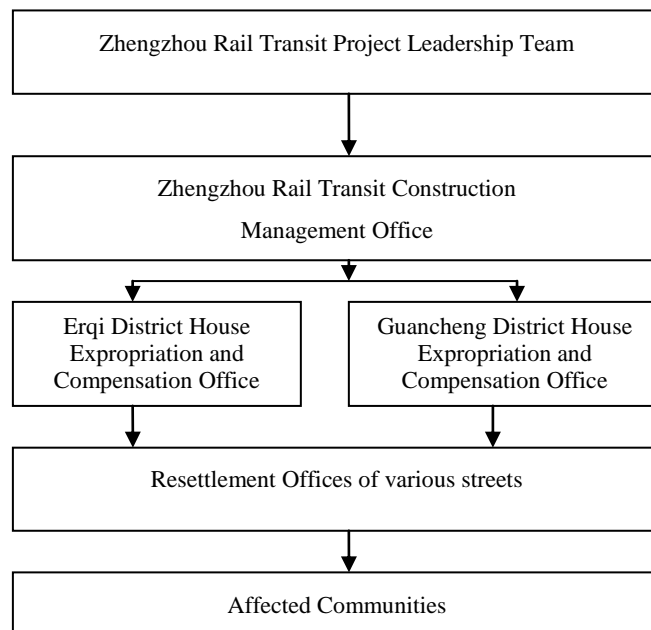


Fig.1 Organization Structure of Zhengzhou Rail Transit Resettlement



Responsibilities of above organizations are as follows:

#### Zhengzhou Rail Transit Project Leadership Team

- Lead resettlement plan preparation and its implementation;
- Decision making of resettlement policies;
- Coordinate relation between resettlement offices and government agencies;

#### Zhengzhou Rail Transit Project Management Office

- Entrust investigation and design agency to carry out investigation of affected population, carry out demographic census, storage of data, and training of resettlement data managers;
- Apply for land use plan certificates and land construction certificates from relevant departments;
- Prepare policies of resettlement action plan;
- Train the workers of districts' expropriation and compensation offices;
- Coordinate project construction and resettlement plan implementation progress;
- Sign resettlement contract with land resources management department and district governments;
- Monitor payments of compensations;
- Instruct and monitor the implementation of resettlement plan;
- Coordinate work of resettlement offices;
- Monitor resettlement work;
- Review monitoring report;
- Provide resettlement budgets;
- Resolve complaints and grievances of affected population during resettlement.

#### District house expropriation and compensation offices

- Organize the district's resettlement implementation;
- Instruct and monitor street resettlement office's work;

- Receive and management resettlement funds provided by resettlement office;
- Pay compensations to affected households and businesses;
- Train workers of street resettlement office;
- Report to project management office;
- Resolve resettlement problems, and report complaints or grievances of affected population to superior resettlement office.

Resettlement offices of various streets:

- Participate in investigation and other resettlement organizing work;
- Organize households in the district, get them involved in discussion of resettlement plan;
- Inspect, monitor and record all resettlement activities of the street;
- Review and submit resettlement data of the street;
- Monitor and implement land expropriation plan, reconstruction and relocation of buildings, attachments, units, and houses
- Resolve problems during resettlement, report complaints and grievances of affected population to superior resettlement office.

#### **4 Resettlement Policies**

Projects of Erqi Square Station and Dongdajie Station involve resettlement of 160 households. Relevant policies of resettlement are as follows:

- 1) All resettlement households can choose monetary compensation or house replacement;
- 2) For house replacement, the replacement houses will be provided by local district government;
- 3) For monetary compensation, the standard of compensation will take consideration of the location, purpose and area of house. House price will be appraised by qualified real estate appraisal agency;
- 4) Selection of real estate appraisal agency and appraisal procedures will conform to regulations of Expropriation of House on State-owned Land and the Method of Appraisal. Appraisal procedures and results will be disclosed to affected households;
- 5) If the houses to be demolished are public houses (managed by city government or unit), 40% of compensation amount will be paid to house owner, and 60% of compensation amount will be paid to house user.

Provide relocation allowance and interim allowance for affected households.

Relocation allowance: provide relocation allowance of 15Yuan per square meter of expropriated house. If calculated allowance is less than 600Yuan, treat the allowance as 600Yuan. For households that choose monetary compensation, provide allowance only once, for households that choose replacement houses, provide allowances two times.

Interim resettlement allowance: if household chooses replacement house and finds an interim house on its own, during the interim period, provide interim allowance of 12Yuan per square meter of expropriated house area. If calculated monthly allowance is less than 500Yuan, treat the allowance as 500Yuan. For a household that chooses monetary compensation or replacement of available houses, provide 6 months of interim allowance according to the above method. For multi-floor houses, interim period shall be no more than 24 months, for high-rise houses, interim period shall be no more than 36 months. Otherwise, provide 2 times of interim allowances.

During interim period, for the households with students, provide transportation allowance according to bus ticket price of the previous semester.

## 5 Resettlement of Affected Population

According to information provided by Guancheng District House Expropriation and Compensation Office, among the 160 households of Dongdajie, 79 households have chosen monetary compensation. Some of these households have several houses, so they don't have to buy new houses. Other households will use the compensation money to buy new houses. Details of the 79 households that have chosen monetary compensation are shown in Tab.2.

Tab.2 Compensations for 79 Households of Dongdajie Station of Line 2

No.	House Number	Owner	Area (m <sup>2</sup> )	Compensation
002	Room 3-10, Building 2, # 7, Guanyuemiao Street	Wang Jinxia	81.03	757223.00
005	Room 1-1, Building 1, # 7, Guanyuemiao Street	Hua Xiurong	79.32	748782.95
007	Room 1-9, Building 5, Shuyuan Street	Li Junxia	52.27	523173.47
008	Room 1-12, Building 1, # 6, Guanyuemiao Street	Yang Fang	55.27	550183.94
009	Room 2-28, Building 1, # 6, Guanyuemiao Street	Liang Bin	73.59	709573.76
011	Room 3-2, Building 1, # 7, Guanyuemiao Street	Zhai Yalan	63.16	611071.12
012	Room 1-2, Building 1, # 5, Shuyuan Street	Zhao Xin	45.44	447773.62
013	Room 1-2, Building 2, # 7, Guanyuemiao Street	Liu Yongchao	98.94	921451.07
016	Room 1-2, Building 1, # 7, Guanyuemiao Street	Li Jin	79.23	751501.90
023	Room 1-6, Building 1, # 6, Guanyuemiao Street	Chen Minglei	55.27	549433.94
028	Room 1-8, Building 1, # 5, Shuyuan Street	Yue Xihong	47.59	477940.55
039	Room 3-3, Building 1, # 7, Guanyuemiao Street	Niu Xichang	95.39	902913.20
042	Room 1-3-8, Building 1, # 6, Guanyuemiao Street	Yang Xueshun	55.51	547652.47
050	Room 1-6, Building 1, # 5, Shuyuan Street	Yang Songkai	52.05	514495.72
059	Room 1-1, Building 1, # 6, Guanyuemiao Street	Liu Guoqiang	55.87	559325.60
056	Room 2-5, Building 1, # 7, Guanyuemiao Street	Liu Hongmei	79.23	761243.76
063	Room 2-23, Building 1, # 6, Guanyuemiao Street	Guo Runlai	73.59	733149.80
065	Room 2-27, Building 1, # 6, Guanyuemiao Street	Liu Hongchun	73.59	712628.76
066	Room 1-9, Building 1, # 6, Guanyuemiao Street	Meng Fanyou	55.27	560868.66
069	Room 1-3, Building 1, # 7, Guanyuemiao Street	Liang Juan	63.16	614760.47
070	Room 1-10, Building 1, # 5, Shuyuan Street 号	Du Shuxue	52.13	514975.90
071	Room 4-10, Building 1, # 5, Shuyuan Street	Sun Changlin	74.78	704533.00
072	Room 4-7, Building 1, # 5, Shuyuan Street	Zhu Yigang	74.84	721515.93
078	Room 3-2, Building 2, # 7, Guanyuemiao Street	Zhang Xiping	81.03	776362.92
080	Room 3-9, Building 1, # 5, Shuyuan Street	Lu Bing	74.78	694020.00

081	Room 3-7, Building 2, # 7, Guanyuemiao Street	Sun Chunnian	80.94	770060.96
082	Room 3-5-10, Building 1, # 5, Shuyuan Street	Sheng Wei	74.78	701598.00
083	Room 4-6, Building 1, # 5, Shuyuan Street	Zhu Fengzhou	74.78	727864.93
086	Room 3-34, Building 1, # 6, Guanyuemiao Street	Li Ruizhi	55.27	550098.94
089	Room 2-7, Building 2, # 7, Guanyuemiao Street	Zhang Jianli	80.94	769940.96
090	Room 3-4-8, Building 1, # 5, Shuyuan Street	Sha Shuiqun	74.78	746811.59
092	Room 1-5, Building 1, # 7, Guanyuemiao Street	Zhu Zuojun	79.32	761408.61
093	Room 1-3, Building 2, # 7, Guanyuemiao Street	Wu Zhijie	63.02	709493.35
094	Room 2-1-2, Building 2, # 7, Guanyuemiao Street	Guo Hongmei	80.94	758079.87
096	Room 3-31, Building 1, # 6, Guanyuemiao Street 6	Li Peng	55.27	545201.22
097	Room 2-4-12, Building 1, # 5, Shuyuan Street	Cao Li	51.98	514380.55
099	Room 1-1, Building 2, # 7, Guanyuemiao Street	Liu Ruzheng	63.02	694350.38
100	Room 1-2, Building 1, # 6, Guanyuemiao Street	Xue Kangcheng	55.51	547423.97
101	Room 3-48, Building 1, # 6, Guanyuemiao Street	Zhang Zhengwei	55.87	532489.15
102	Room 1-12, Building 1, # 5, Shuyuan Street	Zhao Weijian	52.05	511650.72
105	Room 2-1, Building 1, # 7, Guanyuemiao Street	Shang Hengfu	95.39	902569.72
106	Room 3-7, Building 1, # 5, Shuyuan Street	Wu Yunfa	74.78	721836.59
107	Room 2-4, Building 1, # 5, Shuyuan Street	Shi Qihong	51.98	511515.55
110	Room 3-44, Building 1, # 6, Guanyuemiao Street	Xue Yuanyuan	55.51	550158.97
112	Room 2-10, Building 1, # 5, Shuyuan Street	Shi Jianjun	52.06	509749.74
113	Room 1-1, Building 1, # 5, Shuyuan Street	Zhao Chengquan	49.9	494909.61
114	Room 2-10, Building 2, # 7, Guanyuemiao Street	District Government	80.94	748738.00
115	Room 3-9, Building 2, # 7, Guanyuemiao Street	District Government	80.94	756272.00
116	Room 3-35, Building 1, # 6, Guanyuemiao Street	Jiao Dongjing	55.51	552673.22
117	Room 2-25, Building 1, # 6, Guanyuemiao Street	Niu Zhongyuan	73.59	719424.78
120	Room 2-8, Building 1, # 5, Shuyuan Street	Ma Xiaoying	47.59	473746.55
121	Room 2-2, Building 1, # 5, Shuyuan Street	Gao Nan	45.44	443539.62
122	Room 2-10, Building 1, # 7, Guanyuemiao Street	Ba Xiaowei	79.23	744453.00
123	Room 3-39, Building 1, # 6, Guanyuemiao Street	Zhang Huaqi	55.87	566705.68
124	Room 3-33, Building 1, # 6, Guanyuemiao Street	Zhu Wei	55.87	570477.60
125	Room 2-24, Building 1, # 6, Guanyuemiao Street	Zhou Yinchuan	73.59	725845.80
126	Room 3-37, Building 1, # 6, Guanyuemiao Street	Ding Jian	55.27	505171.66
127	Room 2-8, Building 1, # 7, Guanyuemiao Street	Cheng Biwu	79.23	762235.83
130	Room 1-9, Building 1, # 7, Guanyuemiao Street	Ma Liuju	79.32	746124.00

132	Room 4-3, Building 1, # 5, Shuyuan Street	Wang Jinkui	74.84	721618.93
133	Room 1-13, Building 1, # 6, Guanyuemiao Street	Bao Lijuan	55.87	551115.60
135	Room 1-5-15, Building 1, # 6, Guanyuemiao Street	Ji Jianfa	55.27	551073.22
136	Room 3-38, Building 1, # 6, Guanyuemiao Street	Xia Jinyan	55.51	557802.47
137	Room 3-40, Building 1, # 6, Guanyuemiao Street	An Haitao	55.87	555762.14
138	Room 2-7, Building 1, # 7, Guanyuemiao Street	Zhang Yingmin	79.23	762485.83
141	Room 1-5, Building 1, # 6, Guanyuemiao Street	Zhang Xinya	55.51	563629.22
142	Room 1-13, Building 1, # 5, Shuyuan Street	Zhou Yingli	52.13	500917.40
146	Room 2-6, Building 1, # 5, Shuyuan Street	Song Haoqiang	52.06	535380.74
147	Room 2-20, Building 1, # 6, Guanyuemiao Street	Guo Peilin	73.59	720317.76
148	Room 1-3, Building 1, # 6, Guanyuemiao Street	Li Jianguo	55.27	553148.22
152	Room 1-3, Building 1, # 5, Shuyuan Street	National Tax Bureau of Guancheng District	49.9	476268.00
153	Room 1-4, Building 1, # 5, Shuyuan Street	National Tax Bureau of Guancheng District	52.13	495624.40
154	Room 1-5, Building 1, # 5, Shuyuan Street	National Tax Bureau of Guancheng District	47.59	456217.20
155	Room 4-2, Building 1, # 5, Shuyuan Street	National Tax Bureau of Guancheng District	72.63	675080.00
156	Room 3-1-2, Building 1, # 5, Shuyuan Street	He Baojian	72.63	708023.16
157	Room 1-18, Building 1, # 6, Guanyuemiao	Zhang Wei	55.27	567269.15
158	Room 2-15, Building 1, # 5, Shuyuan Street	National Tax Bureau of Guancheng District	52.06	454974.80
159	Room 2-3, Building 1, # 5, Shuyuan Street	National Tax Bureau of Guancheng District	49.9	436658.00
	Room 2-2-5, Building 1, # 5, Shuyuan Street	National Tax Bureau of Guancheng District	47.59	To be confirmed
Total			5097.66	49056922.87

Among the 160 households, 81 households have chosen replacement method, including 14 households that chose Shangcheng Jiyuan. Total area of replacement houses of the 14 households is 1375.35 square meters. Another 25 households have chosen Zinan Community. Total area of replacement houses of the 25 households is 2675.53 square meters.



Some affected households chose replacement houses of Shangcheng Jinyuan Community

Tab.3 House Replacement for Households around Dongdajie Station of Rail Transit Line 2

No.	Replacement House Number	Expropriated House Number	Owner	Area (m <sup>2</sup> )	Community	Construction Area (m <sup>2</sup> )
001	001	Guanyuemiao Street 7-2-2-9	Gao Jianfeng	80.94	Shangcheng Jinyuan	118.46
006	004	Shuyuan Street 5-1-2-1	Li Gang	49.90	Zhinan Community	74.24
014	008	Guanyuemiao Street 7-2-2-5	Wang Zhengdong	80.94	Zhinan Community	108.97
015	009	Guanyuemiao Street 7-2-2-4	Liu Xiaoxian	80.94	Zhinan Community	110.58
018	012	Guanyuemiao Street 7-2-2-1	Chen Naizheng	80.94	Zhinan Community	108.97
019	013	Shuyuan Street 5-1-2-4	Jin Nan	74.78	Zhinan Community	108.97
020	014	Guanyuemiao Street 7-2-1-5	Liu Guansong	81.03	Zhinan Community	111.10
022	016	Guanyuemiao Street 7-1-2-26	Liang Minzhe	79.23	Zhinan Community	108.97
024	017	Guanyuemiao Street 6-1-2-29	Zhang Guanxin	73.59	Zhinan Community	108.97
025	018	Guanyuemiao Street 7-2-1-4	Hou Fenzhen	98.94	Shangcheng Jinyuan	70.40
					Shangcheng Jinyuan	70.40
026	019	Guanyuemiao Street 7-2-3-5	Li Jie	80.94	Zhinan Community	111.10
030	023	Guanyuemiao Street 7-2-3-4	Kou Guoxing	81.03	Shangcheng Jinyuan	91.64
032	025	Guanyuemiao Street 6-1-1-14	Li Shengting	55.51	Shangcheng Jinyuan	87.13
034	027	Guanyuemiao Street 7-2-1-9	Guo Ailian	81.03	Shangcheng Jinyuan	118.46
035	028	Guanyuemiao Street 6-1-3-40	Huang Yinliang	55.27	Zhinan Community	74.24
043	034	Guanyuemiao Street 6-1-2-21	Wang Jingduan	73.59	Zhinan Community	112.74
044	035	Guanyuemiao Street 6-1-3-43	Wang Min	55.27	Shangcheng Jinyuan	70.40
045	036	Guanyuemiao Street 7-2-3-6	Xue Yuxia	81.03	Shangcheng Jinyuan	118.46
046	037	Guanyuemiao Street 6-1-2-19	Xu Qingrong	73.59	Zhinan Community	108.97
048	039	Guanyuemiao Street 6-1-1-16	Meng Zhaoyi	55.87	Shangcheng Jinyuan	70.40
049	040	Shuyuan Street 5-1-7	Bai Dongxing	52.49	Zhinan Community	100.39
051	041	Shuyuan Street 5-1-4-4	Qin Fushun	74.78	Shangcheng Jinyuan	91.64
053	043	Guanyuemiao Street 7-1-2-4	District Government	63.07	Shangcheng Jinyuan	91.64
054	044	Guanyuemiao Street 7-2-1-7	District Government	81.03	Zhinan Community	108.97
061	050	Guanyuemiao Street 6-1-3-36	Jia Chuanyun	55.87	Zhinan Community	74.70
064	053	Guanyuemiao Street 6-1-3-32	Long Chunjin	55.51	Shangcheng Jinyuan	87.13
068	057	Guanyuemiao Street 6-1-3-45	Xing Dezhi	55.87	Zhinan Community	74.24
073	058	Guanyuemiao Street 6-1-2-30	Luo Shengping	73.59	Zhinan Community	111.10
074	059	Guanyuemiao Street 6-1-2-22	Li Jingping	73.59	Zhinan Community	108.97
075	060	Guanyuemiao Street 6-1-2-26	Zhou Yongxin	73.59	Zhinan Community	110.58



076	061	Guanyuemiao Street 7-1-3-7	District Government	79.32	Zhinan Community	110.58
077	062	Guanyuemiao Street 7-1-2-2	District Government	41.73	Shangcheng Jinyuan	56.74
079	063	Guanyuemiao Street 7-2-3-1	Ji Guoting	80.94	Zhinan Community	111.1
087	067	Guanyuemiao Street 6-1-3-46	Zhao Xuegang	55.27	Shangcheng Jinyuan	87.13
088	068	Guanyuemiao Street 7-1-2-3	Kang Le	95.39	Zhinan Community	74.24
					Zhinan Community	75.33
091	070	Guanyuemiao Street 6-1-1-6-17	Hydrological Engineering Bureau	55.51	Zhinan Community	75.33
103	075	Shuyuan Street 5-1-4-3	Zheng Wei	74.84	Zhinan Community	108.97
108	077	Guanyuemiao Street 7-1-3-1	Chao Mingyan	116.71	Zhinan Community	74.24
					Zhinan Community	108.97
128	082	Guanyuemiao Street 7-2-3-8	Yang Changlin	81.03	Shangcheng Jinyuan	67.15
					Shangcheng Jinyuan	78.17
Total			39 households have selected replacement houses	2814.49	43 suites	4050.88

Another 42 households have chosen optional houses. The resettlement community is located at the northeast corner of Zhongzhou Boulevard. Name of the community is Ziyang Jiayuan. According to information of Guancheng District House Expropriation and Compensation Office, construction plan of this community has been submitted for approval. It is predicted to be finished in 2016.

## 6 Conclusion and Suggestions

Results of investigation of Dongdajie Station of Zhengzhou Rail Transit Line 2 and Erqi Square Station of Line 1 indicate that: available empty ground of Erqi Square can be used, so land expropriation is unnecessary. House demolishing of 160 households of Dongdajie has been accomplished. Resettlement of affected population is also smoothly pushed forward. Here below are conclusions of resettlement follow-up investigation:

- 1) Monetary compensations have been provided to 79 households. These households will use the compensations to buy new houses. According to compensation record, average compensation price of the 79 households is 9,714.24Yuan, which is much higher than average price of real estate market.
- 2) Among the 81 households that have chosen to accept replacement houses, the house area of 39 households has risen from 72.17 square meters to 103.87 square meters,

namely a growth of 43.92%. This is big improvement of house quality and living condition.

- 3) For the 42 households that have chosen Ziyang Jiayuan Community, they are in the interim period. It is predicted that construction of the community will be finished in 2016.

According to investigation, all the affected households are satisfied with compensation and resettlement work. There are no conflicts and disputes.

Suggestions for resettlement work in subsequent phases:

- 1) Attach high importance to construction of Ziyang Jiayuan resettlement community, push forward construction progress, guarantee house quality, and make sure that affected households can move in as scheduled;
- 2) Since the households that have chosen Ziyang Jiayuan will go through a long interim period, so we suggest Guancheng District House Expropriation and Compensation Office to provide interim allowance for these households according to relevant policies. It is necessary to provide necessary support for these households to help them go through the interim period.