

SFG1970

The World Bank Financed Zhengzhou Rail Transit Line 3 Phase 1  
Project

**Supplementary Resettlement Action Plan**

**Zhengzhou Rail Transit Construction Projection Management Office**

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# 1 Project Overview and Background of Supplementary Resettlement Action Plan

## 1.1 Project Brief

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 25.4 km long in total, and set up with 21 stations, one parking lot and one coach depot.

According to the design plan, 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 Hanghai East Road, including one parking lot, one coach depot and 21 stations. See Figure 1-1 for the route and stations.

The main time nodes in the preparation of the project are as follows:

- In January 2012, the PMO of Zhengzhou Rail Transit Project launched the preparation for the *Resettlement Action Plan* of the project.
- January 31, 2012 was taken as the deadline for stop construction, publicly notified in the communities along the line, and disclosed to citizens through socio-economic survey and public participation events.
- The *Resettlement Action Plan* of the project passed the appraisal by the World Bank in April 2014.
- Preliminary feasibility study of the project was approved in September 2014.

- Approved by the Board of Directors of the World Bank on December 23, 2014, the loan agreement officially came into effects on May 21, 2015.

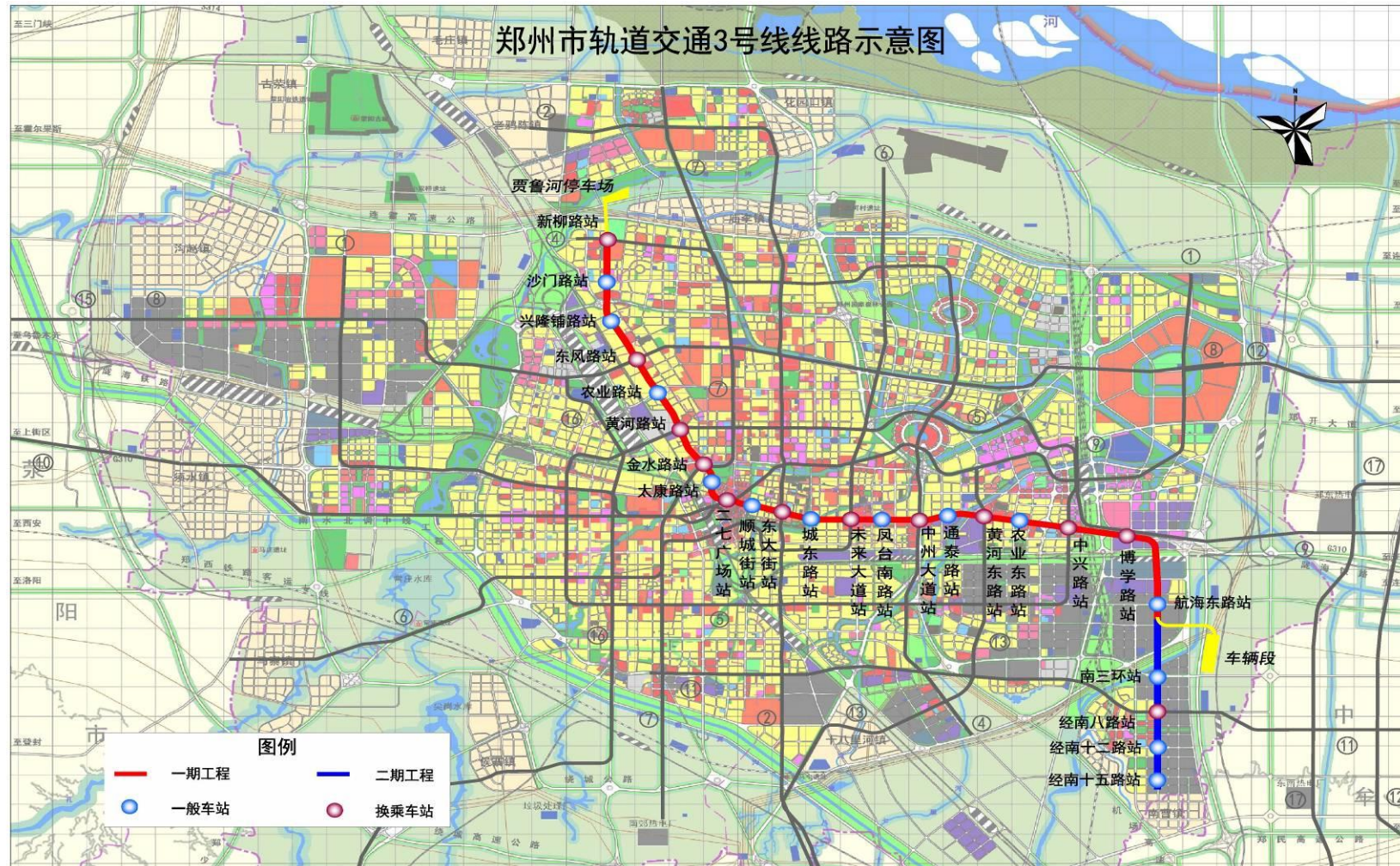


Fig.1-1 Schematic Diagram of Zhengzhou Rail Transit Line 3

## **1.2 Background of this Supplementary RAP**

From March to May, 2012, arranged and organized by the PMO of Zhengzhou Rail Transit Project, staff from Center for Involuntary Resettlement Research of Wuhan university, Beijing Urban Engineering Design & Research Institute Co., LTD, Land Requisition Office of each district along the Rail Transit Line 3, and the communities (villages) in the project area worked together to conduct the resettlement survey for the affected areas at each station and the parking lot of Rail Transit Line 3 Phase I. The survey was based on the boundary map of land requisition and house demolition provide by the feasibility study agency Beijing Urban Engineering Design & Research Institute Co., LTD. The summary of the survey results was taken as the basis for the preparation of the *Resettlement Action Plan*.

According to the *Resettlement Action Plan*, among the 21 stations of Zhengzhou Rail Transit Line 3 Phase I, only 11 stations involve expropriation. A total area of 101,760m<sup>2</sup> of various buildings will be expropriated.

On April 27, 2015, the World Bank Financed Zhengzhou Rail Transit Project was officially launched. At the kick-off meeting, the PMO reported the updated summary data on house demolition to the World Bank on the basis of the preliminary design data provided by the preliminary design institute China Railway Fourth Survey & Design Institute. The summary data of preliminary design shows a significant change of the total area of buildings to be demolished compared with that in the *Resettlement Action Plan*.

The World Bank Mission required the PMO to give an explanation on the significant change of the area of houses to be expropriated, to reduce the impact of land requisition and house demolition in the project as much as possible based on public participation with comprehensive consideration of technical, economic, environmental and social factors in the construction of the project, and to prepare a *Supplementary Resettlement Action Plan* covering the increased resettlement impact.

In October, 2015, the World Bank Mission inspected the implementation of the project, and reiterated the requirement that the *Supplementary Resettlement Action Plan* should be prepared in accordance with the land requisition and house demolition plan in the final design.

Based on the requirement of the World Bank and the actual needs in land requisition and house demolition of the Rail Transit Line 3 Phase I project, In September and October Zhengzhou Metro Co., Ltd arranged for a new round of resettlement impact

survey and verification in the districts along the Rail Transit Line 3, and carried out extensive public participation and consultation events regarding the resettlement and compensation plan. On such basis, Zhengzhou Metro Co., Ltd and Center for Involuntary Resettlement Research of Wuhan University prepared this *Supplementary Resettlement Action Plan*.

### **1.3 Objectives and Contents of *Supplementary Resettlement Action Plan***

The *Supplementary Resettlement Action Plan* is prepared based on the previous *Resettlement Action Plan*, with the main objectives of: to get fully informed of the change in land requisition and house demolition caused by the modification and improvement of station and section design during the preliminary design since the feasibility study report of the project was approved and to explain the reasons of such changes. Information disclosure and consultation on the resettlement and compensation methods and standards have been conducted in accordance with all requirements of the OP4.12 policy of the World Bank on involuntary resettlement and an operable resettlement plan has been formulated so as to ensure that the affected population will be properly resettled and their living standard will be enhanced instead of being reduced.

In order to achieve the above objectives, the *Supplementary Resettlement Action Plan* mainly includes:

- Impact of land requisition and house demolition at each station and section and reasons of the change compared with the previous plan.
- Policy and measures for resettlement and compensation of the population affected by land requisition and house demolition.
- Process and results of public participation events regarding resettlement methods and compensation standards.
- Resettlement implementation agencies and their responsibilities.
- Appeal process for compliant and grievance of affected population.
- Implementation schedule of resettlement.
- Budget and management for resettlement fund.
- Internal and external monitoring on the implementation process of resettlement.



## **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. At the time when the resettlement inventory survey was carried out in the feasibility study stage, some stations such as Nongye Road Station, Jinshui Road Station and Erqi Square Station were still in the process of design optimization. As the design institute, Beijing Urban Engineering Design & Research Institute Co., LTD was constantly optimizing the design. The data on land requisition and house expropriation in the *Resettlement Action Plan* submitted to the World Bank for review in 2014 was the preliminary statistics of the design plan at the time. During the preliminary design and construction drawing design of the project, with the constantly deep-going design efforts, the preliminary design institute China Railway Fourth Survey & Design Institute further modified and adjusted the location of some stations, entrances, and ventilation kiosks, and led to new change of data on land requisition and house demolition.

Beginning from September 2015, according to the preliminary design plan provided by China Railway Fourth Survey & Design Institute the PMO of Zhengzhou Rail Transit Line 3 Phase I Project has arranged resurvey and re-examination for the data on land requisition and house demolition in the whole project, and has obtained the updated data and renewed the project impact with the support of Center for Involuntary Resettlement Research of Wuhan University, which laid the foundation for the preparation of this *Supplementary Resettlement Action Plan*.

The definition of project impact in this *Supplementary Resettlement Action Plan* is identical to that in the previous *Resettlement Action Plan* submitted to the World Bank, with details 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) Expropriated 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 Overview of Land Requisition and House Expropriation involved in the Project**

### **2.2.1 Cut-off date for project impact survey**

On September 25, 2015, PMO held the kick-off meeting of the inventory survey on land requisition and house demolition for the Zhengzhou Rail Transit Line 3 Phase I Project to arrange for the survey and examination of land requisition and house demolition in the whole project. The Expropriation and Compensation Office of each district released a notice to the general public along the whole line announcing that September 25, 2015 would be the cut-off date for this inventory survey. After the meeting house expropriation and compensation office of each district publicize all information concerning resettlement work to the masses, so as to solicit opinions from affected populations and consult with them about issues of common concern.

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

According to the scope of land requisition and house expropriation provided by the preliminary design institute, the inventory survey for land requisition and house expropriation of this project covers the building expropriation and land occupation for the construction of the coach depot, the parking lot, each station and each section, as well as possible house expropriation resulted from traffic alleviation.

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

#### **Affected administrative districts:**

Land acquisition and house 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.

#### **Expropriated houses:**

Total area of expropriated buildings and houses: 183,222.27m<sup>2</sup>.

Totally, 650 households containing 1,893 persons are affected by house demolition and the area of houses to be expropriated is 44,977.10m<sup>2</sup>.

In total 83 enterprises, public institutions and private property owners are affected by demolition of non-residential buildings, and the area of non-residential buildings to be expropriated is 138,245m<sup>2</sup>, involving 3,045 employees.

**Table 2-1: List of requisitioned land and expropriated houses for Zhengzhou Rail Transit**

### Line 3 Phase I 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	0.00
2	Shamen Road Station	24	2288.3	7	88	5321.9	2.66
3	Xinglongpu Station	0	0	2	129	4696.32	7.45
4	Dongfeng Road Station	212	13664.1	14	531	13768.21	3.43
5	Nongye Road Station	226	8849.58	24	449	6071.4	5.69
6	Huanghe Road Station	0	0	0	0	0	0.00
7	Jinshui Road Station	11	2655.22	11	1173	37703.75	6.42
8	Taikang Road Station	57	5659.97	8	92	7411.12	2.25
9	Erqi Square Station	0	0	1	0	5079.5	2.54
10	Shuncheng Street Station	32	4582.15	2	117	2119.23	1.63
11	East Avenue Station	88	7277.77	2	198	4246.18	2.12
12	Chengdong Road Station	0	0	2	103	15394.15	2.73
13	Weilai Road Station	0	0	5	21	1591.03	4.21
14	Fengtai South Road Station	0	0	2	144	1909.38	0.00
15	Zhongzhou Avenue Station	0	0	0	0	0	0.00
16	Tongtai Road Station	0	0	0	0	0	0.00
17	Huanghe East Road Station	0	0	0	0	0	0.00
18	Nongye East Road Station	0	0	0	0	0	0.00
19	Zhongxing Road Station	0	0	0	0	0	0.00
20	Boxue Road Station	0	0	1	0	1055	1.58
21	Hanghai East Road Station	0	0	0	0	0	0.00
22	Parking lot	0	0	1	0	3168	213
23	Coach depot	0	0	1	0	28710	573
<b>Total</b>		650	44977.10	83	3045	138245	828.71

Note: 1) The number of “employees” in the table is provided by affected units and is only for reference. The number of “employees” of Taikang Road Station and Erqi Square Station is not provided.

2) In the table the data of requisitioned land and expropriated houses of Huanghe Road Station is

not counted since it is the interchange station of Line 3 and Line 5 and the land requisition and house demolition had been fully carried out before the launch of Line 3. Land requisition and house demolition of this station will be specially introduced in Section 5, Chapter 2.

### **Requisitioned land:**

The total land area to be permanently requisitioned in the project amounts to 828.71 mu, including 786 mu collectively owned land, 42.71mu state-owned land for construction purpose. 239 households containing 767 persons are affected by requisition of collectively owned land.

### **2.3 Land Requisition**

According to statistics, the total requisitioned land area of this project is 828.71mu, including 786 mu collectively owned land and 42.71 mu state-owned land. The requisitioned collectively owned land includes vegetable fields, cultivated land, fruit garden and forestland. The requisition of state-owned lands are all for construction purpose.

#### **2.3.1 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 213 mu. This area is agricultural land at present, mainly cultivating wheat and some vegetables, with a few makeshift shacks, and belongs 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 573 mu.



**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 Sub-district and Shanzhuang Village, Gongma Village of Chaohe Sub-district, Economic Development Zone. This land is forestland and garden with a few makeshift buildings 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</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>

<b>lot</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
Shanzhuang 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>

### 2.3.2 Requisitioned state-owned land

Besides the 786 mu rural collectively owned land, a total of 42.71 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.

### 2.4 House Expropriation

According to the resettlement survey, the area of buildings to be demolished in Zhengzhou Rail Transit Line 3 Phase I Project totals at 183,222.27m<sup>2</sup>, including 44,977.10m<sup>2</sup> of private houses and 138,245m<sup>2</sup> of non-residential buildings of enterprises, public institutions and all kinds of stores. 650 households containing 1,893 persons will be affected. The buildings of enterprises, stores and public institutions to be demolished belong to 83 property-owning units, affecting 3,045 employees.

In terms of the structure of the buildings to be demolished, the area of brick-concrete buildings reach 128,738.2m<sup>2</sup>, accounting for 70% of the total area of buildings to be expropriated, followed by frame structure buildings accounting for 10%, and brick-wood structure buildings accounting for 20%.

Among the 23 subprojects, only 13 stations and the parking lot and coach depot involve building 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 house demolition. With respect to the demolition at each station, a few stations involve large quantities of demolished houses, including Jinshui Road Station, Dongfeng Road

Station, Taikang 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 a certain quantity of houses to be expropriated.

**Tab. 2-3: Area of buildings to be expropriated in each sub-project (m<sup>2</sup>)**

		Frame building	Brick-concrete	Simple structure	Total
1	Shamen Road Station	0.00	7610.20	0.00	7610.20
2	Xinglongpu Station	0.00	4696.32	0.00	4696.32
3	Dongfeng Road Station	0.00	27432.32	0.00	27432.32
4	Nongye Road Station	1620.00	12800.98	500.00	14920.98
5	Jinshui Road Station	5129.16	32975.56	2254.28	40359.00
6	Fengtai South Station	1909.38	0.00	0.00	1909.38
7	Taikang Road Station	4574.88	8496.21	0.00	13071.09
8	Erqi Square Station	3444.14	1635.35	0.00	5079.49
9	Shuncheng Street Station	2119.23	4582.15	0.00	6701.38
10	East Avenue Station	0.00	11523.95	0.00	11523.95
11	Chengdong Road Station	0.00	15394.15	0.00	15394.15
12	Weilai Road Station	0.00	1591.03	0.00	1591.03
13	Boxue Road Station	0.00	0.00	1055.00	1055.00
14	Jialu River Parking Lot	0.00	0.00	3168.00	3168.00
15	Hanghai East Road Coach Depot	0.00	0.00	28710.00	28710.00
	Total	18796.79	128738.2	35687.28	183222.27

#### **2.4.1 Residential houses to be expropriated**

According to the investigation data of expropriation compensation office of each district, the area of private houses to be expropriated in Zhengzhou Rail Transit Line 3 Phase 1 Project totals at 44,977.10 m<sup>2</sup>, involving 1,893 persons in 650 households. Among the 15 subprojects that involve expropriation of buildings, residential house expropriation is included in only 7 stations which are Shamen Road Station, Dongfeng Road Station, Nongye Road Station, Jinshui Road Station, Taikang Road Station, Shuncheng Street Station, and East Avenue Station. According to the field survey, most residential buildings have 4~7 stories, except the low-rise buildings with



2~3 stories of 10 households at Taikang Road Station. More than 98% of the residential buildings to be demolished are brick-concrete buildings.

As for the stations, Nongye Road Station and Dongfeng Road Station are the two stations which involve the most densely populated relocated residents and each station affects more than 200 households; followed are East Avenue Station and Taikang Road Station.

**Table 2-4 Residential houses to be expropriated**

No.	Station	Households (number)	Affected persons (number)	House area (m <sup>2</sup> )			
				Frame	Brick-concrete	Brick-wood	Total
1	Shamen Road Station	24	70	0	2288.3	0	2288.3
2	Dongfeng Road Station	212	618	0	13664.11	0	13664.11
3	Nongye Road Station	226	658	0	8849.58	0	8849.58
4	Jinshui Road Station	11	32	686.33	1968.89	0	2655.22
5	Taikang Road Station	57	166	0	5659.97	0	5659.97
6	Shuncheng Street Station	32	93	0	4582.15	0	4582.15
7	East Avenue Station	88	256	0	7277.77	0	7277.77
Total		650	1893	686.33	44290.77	0	44977.10

As for relocated households and resettlement work, Huiji District and Jinshui District have the heaviest workload, followed by Guancheng District and Erqi District.

**Table 2-5 Number of households to be resettled in each district**

NO.	District	Number of households to be resettled	Number of persons to be resettled
1	Huiji District	235	685
2	Jinshui District	238	693
3	Erqi District	57	166
4	Guancheng District	120	349

#### **2.4.2 Non-residential buildings of enterprises, public institutions, and stores to be expropriated**

According to the resettlement survey, over 75% buildings to be demolished for Zhengzhou Rail Transit Line 3 Phase 1 Project belong to enterprises or public institutions, involving 83 property units and 3,045 employees.

As for demolition at each station, Jinshui Road Station involves the most concentrated enterprises, public institutions and stores affected by the project with the largest area of business buildings to be expropriated, which is 37,703.75m<sup>2</sup>, and involve the largest number of employees, which is 1,173. Dongfeng Road Station, Taikang Road Station, and Nongye Road Station also involve a large number of enterprises, public institutions and stores affected by the project. The area of buildings of the enterprises, public institutions, and stores to be expropriated and number of employees affected by the project at each station are detailed in Appendix Table 1.

**Table 2-6: Affected non-residential buildings**

No.	Station	Property unit	Employees	Area of buildings to be demolished (m <sup>2</sup> )
1	Shamen Road Station	7	88	5321.9
2	Xinglongpu Station	2	129	4696.32
3	Dongfeng Road Station	14	531	13768.21
4	Nongye Road Station	24	449	6071.4
5	Jinshui Road Station	11	1173	37703.75
6	Taikang Road Station	8	92	7411.12
7	Erqi Square Station	1	0	5079.5
8	Shuncheng Street Station	2	117	2119.23
9	East Avenue Station	2	198	4246.18
10	Chengdong Road Station	2	103	15394.15
11	Weilai Road Station	5	21	1591.03
12	Fengtai South Road Station	2	144	1909.38
13	Boxue Road Station	1	0	1055
14	Parking lot	1	0	3168
15	Coach depot	1	0	28710
Total		83	3045	138245

## 2.5 Resettlement at the Huanghe Road Station

Located in Jinshui District, Huanghe Road Station is one of the 21 stations of Zhengzhou Rail Transit Line 3 Phase I. The station is the interchange station with Zhengzhou Rail Transit Line 5. In March, 2015, land requisition and house demolition for Zhengzhou Rail Transit Line 5 Project were fully launched. land requisition and house demolition at Huanghe Road Station have been finished before the official launch of the World Bank financed Line 3 Phase I project. According to the PMO, the total area of demolished buildings is 97,486.25m<sup>2</sup> (36,462.67m<sup>2</sup> of residential buildings and 61,023.58m<sup>2</sup> of non-residential buildings), and buildings of 551 units

(525 residential households and 26 non-residential units) have been expropriated. Since construction of Huanghe Road Station in Jinshui District has been commenced early in Zhengzhou Rail Transit Line 5 Project, house demolition has been completed at the Huanghe Road Station. According to the information provided by the Expropriation and Compensation Office of Jinshui District, the resettlement policies and standards executed in the project is completely consistent with the *Resettlement Action Plan* prepared for the Rail Transit Line 3 Phase I project; at present, land requisition and house demolition at the station have been finished, and affected households and enterprises have received compensation for expropriated houses.

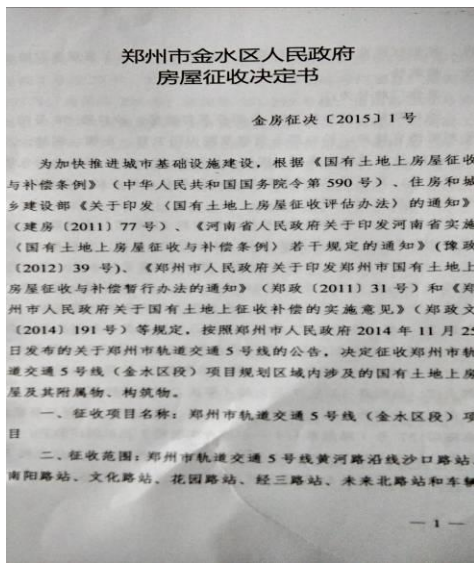


Figure 2-3: Decision on House Expropriation of the People's Government of Jinshui District, Zhengzhou Municipality

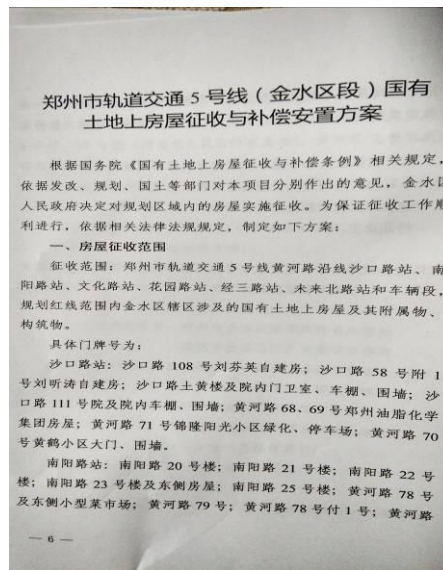


Figure 2-4: Plan for Expropriation of and Compensation for Houses on State-owned Land

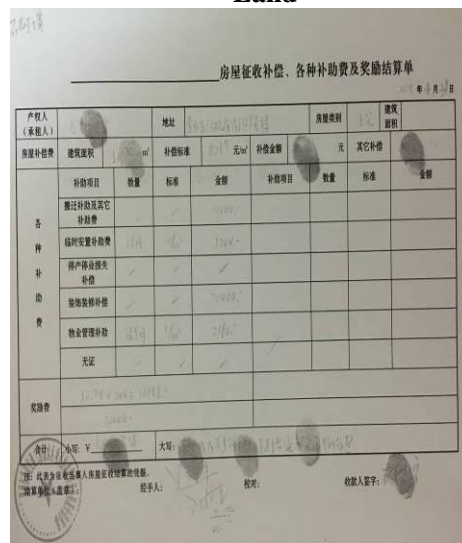
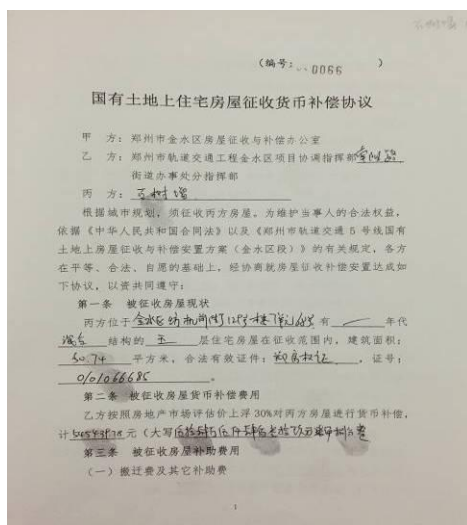
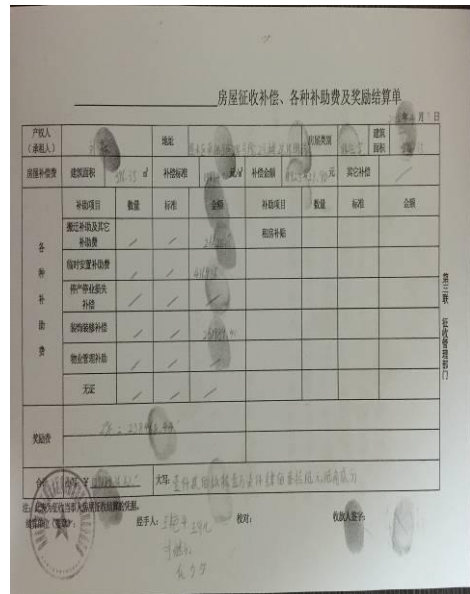
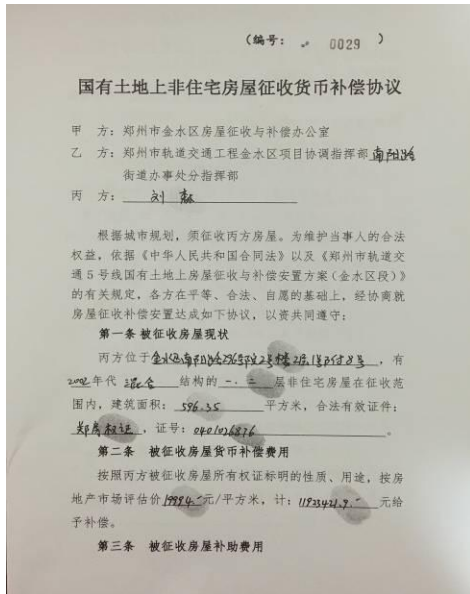


Figure 2-5: Residential House Expropriation and Compensation Agreement and House Expropriation Compensation Settlement at Huanghe Road Station



**Figure 2-6: Non-residential House Expropriation and Compensation Agreement and House Expropriation Compensation Settlement at Huanghe Road Station**

According to information of PMO, The resettlement community of Huanghe road station is located at the crossroad of Fengle road and Hongrun road. Name of the community is Hongrun Xingfuli. The resettlement house including one bedroom and one living room, two bedrooms and one living room and three bedrooms and two living rooms. The housing area is from 57 m<sup>2</sup> to 137 m<sup>2</sup>. The construction of resettlement site has been completed in 2014 and the pipe network is under construction. It is predicted to get in Dec 2016.

According to the Jinshui District House Expropriation and Compensation Office, the above resettlement house are group purchasing one negotiated by Jinshui District government and the developer. The affected households of Huanghe road station can receive the compensation for expropriated houses according to the principle of monetary compensation and buy the resettlement house .

The is no land requisition and house expropriation at Zhongxing Road station.

## 2.6 Change of Area of Houses Expropriation and Its Reasons

According to the *Resettlement Action Plan* prepared in 2014, among the 21 stations of Zhengzhou Rail Transit Line 3 Phase I project, 11 stations would involve house expropriation; a total area of 101,760m<sup>2</sup> of various buildings would be expropriated. On April 27, 2015, the World Bank Financed Zhengzhou Rail Transit Project was officially launched. At the kick-off meeting, the PMO reported the updated summary

data on house demolition to the World Bank on the basis of the preliminary design data provided by the preliminary design institute China Railway Fourth Survey & Design Institute. The summary data of preliminary design shows that the total area of buildings to be demolished in the whole project is 243,722m<sup>2</sup>, which is 140,000 m<sup>2</sup> more than the figure in RAP. The World Bank Mission has required the PMO to give an explanation on the significant change of the area of houses to be expropriated.

In response to the request of the World Bank Mission in April, 2015, workers of the external monitoring agency of the project – Center for Involuntary Resettlement Research of Wuhan University and leaders of the PMO as well as workers of the preliminary design institute have communicated and held special meetings for several times, so as to make clear the reasons for the change of the total area of houses to be demolished as well as the area of houses to be demolished at each station. After optimization and adjustments made by the preliminary design institute to the route and station design, the total area of houses to be demolished in the project is changed to 183,222.27m<sup>2</sup>, which is 60,499m<sup>2</sup> less than the area reported on April 27, 2015, and 81,462 m<sup>2</sup> more than that in the RAP prepared in the feasibility study stage. Table 2-7 shows the comparison of the data in RAP and the updated preliminary design data of Zhengzhou Rail Transit Line 3 Phase I project.

**Tab. 2-7 Comparison of demolished quantities between RAP and the latest preliminary design scheme (m<sup>2</sup>)**

No.	Station	Demolished area of RAP	Demolished area of preliminary design scheme	Changes of demolished area
1	Jialu River Parking Lot	0	3168	3168
2	Shamen Road Station	0	7610.2	7610.2
3	Xinglongpu Road Station	15620	4696.32	-10923.68
4	Dongfeng Road Station	15689	27432.32	11743.32
5	Nongye Road Station	8226	14920	6694
6	Huanghe Road Station	15782	0	-15782
7	Jinshui Road Station	10375	40359	29984
8	Taikang Road Station	13276	13071.09	-204.91
9	Erqi Square Station	0	5079.49	5079.49
10	Shuncheng Street Station	6730	6701.38	-28.62
11	East Avenue Station	600	11523.95	10923.95
12	Chengdong Road Station	5277	15394.15	10117.15
13	Weilai Avenue Station	7224	1591.03	-5632.97

14	Fengtai South Road Station	0	1909.38	1909.38
15	Zhongzhou Avenue Station	2961	0	-2961
16	Boxue Road Station	0	1055	1055
17	Hanghai East Road Station, coach depot	0	28710	28710
	Total	101760	183222.27	81462

**Tab. 2-8 Reasons for changes of demolished quantities between project feasibility study phase and preliminary design phase of Zhengzhou Rail Transit Line 3 Phase 1 Project**

No.	Station	Demolished area of RAP	Demolished area of preliminary design scheme	Changes of demolished area	Main reasons for changes of demolished quantities
1	Jialu River Parking Lot	0	3168	3168	There are more temporary buildings on site in preliminary design phase than in project feasibility phase because of changes of surrounding environment, resulting in increasing demolished area.
2	Shamen Road Station	0	7610.2	7610.2	Compared with in project feasibility phase, meeting requirements of Environmental Impact Assessment in preliminary design phase shall cause increasing demolished area. Ventilation Kiosk Group No. 1 and 2 shall be demolished; the two entrances at the east side of the station, reserved in the original scheme, shall be executed and Entrances No. 1, 3 and 4 shall be demolished to implement functions such as urban street and attracting passenger.
3	Xinglongpu Road Station	15620	4696.32	-10923.68	Compared with in project feasibility phase, positioning of the station in preliminary design phase has been displaced to the south, resulting in decreasing demolished area.
4	Dongfeng Road Station	15689	27432.32	11743.32	Compared in project feasibility phase, demolished area shall be increased in preliminary design phase. To meet requirements of Environmental Impact Assessment, the demolished area of Ventilation Kiosk Group No. 1 and 2 is about 6,230 m <sup>2</sup> ; Entrances No. 1, 3 and 4 shall be also demolished to implement functions such as urban street and attracting passenger; the building of China Construction Bank, about 1,920 m <sup>2</sup> , shall be demolished to meet demand of traffic dispersion and diversion.
5	Nongye Road Station *	8226	14920	6694	Entrance passageway adjustment shall be made in both southeast and southwest quadrants of the station. Temporary entrance in southeast quadrant shall be modified into permanent entrance by increasing a demolished area of 2,320 m <sup>2</sup> ; A building of seven-floor within Ventilation Kiosk No. 2 shall be

					demolished to meet requirements of Environmental Impact Assessment.
6	Huanghe Road Station	15782	0	-15782	Land acquisition and demolition of Zhengzhou Rail Transit Line 5 has been started in full swing and implementation of land acquisition and demolition at Huanghe Road Station has been completed before the World Bank Financed Zhengzhou Rail Transit Line 3 Phase 1 Project is officially launched.
7	Jinshui Road Station *	10375	40359	29984	Construction scheme of the station has been modified from underground-cut into open-cut, increasing demolition of the SOHO square.
9	Taikang Road Station	13276	13071.09	-204.91	The station has been modified into three-floor folded side-platform station displaced to the east, resulting decreasing demolished quantity.
10	Erqi Square Station *	0	5079.49	5079.49	Safety of the current building of ICBC to the northwest of the station cannot be ensured because it is relatively close to the station. It is recommended to demolish the building in the preliminary design phase.
11	Shuncheng Street Station *	6730	6701.38	-28.62	Location of the station has been modified from the east side of Shuncheng Street to Guancheng Street.
12	East Avenue Station	600	11523.95	10923.95	Considering connection of original designed Entrances No. 1 and 2 to existing buildings, partial residential buildings within Ventilation Kiosk No. 2 need to be demolished. In the preliminary design, these residential buildings to be demolished are inseparable as a whole and thus all of them shall be demolished.
13	Chengdong Road Station	5277	15394.15	10117.15	Entrance in the southeast quadrant, reserved in the original design scheme, shall be executed recently by recommendation in optimization of the preliminary design scheme. This results in increasing demolishing the Fangyuan Express Hotel, approximately a demolished area of 4,464 m <sup>2</sup> <sup>1</sup> . In addition, high pavilion of Ventilation Kiosk No. 2 shall be modified into open ventilation pavilion and Home Inns shall be demolished to meet requirements of Environmental Impact Assessment.
14	Weilai Avenue Station	7224	1591.03	-5632.97	Transfer mode of two lines and accessory layout shall be adjusted because of changes of the surrounding environment.
15	Fengtai South Road Station	0	1909.38	1909.38	In the design scheme of the station, single crossover and property development have been added and the station has been

<sup>1</sup>Currently the plan compares different design plans and adopts the plan that require minimum housing demolition. Moreover, by suspending the construction of No.2 exit & entrance, the fast hotels in the surrounding area do not need to be demolished.

					extended, resulting in increasing demolished quantity.
16	Zhongzhou Avenue Station	2961	0	-2961	In optimization of the preliminary design scheme, the South of Zhengbian Road has been modified into North of the Road and partial attachments shall be incorporated within the road red line to avoid unnecessary demolition.
17	Tongtai Road Station	0	0	0	
18	Boxue Road Station	0	1055	1055	In project feasibility phase, Ventilation Kiosk No. 1 is planned at the southwest corner of the intersection between Shangdu Road and Boxue Road, but the intersection has been set as newly-built Zhengzhou Filling Station No. 62 (substituting the abandoned formerly old filling station) in the preliminary design phase because of changes of surrounding terrain. To void demolition of the new filling station, Ventilation Kiosk No. 1 and Entrance No. 1 shall be displaced westwards to demolish the abandoned filling station, resulting in increasing a demolished area of 1,055 m <sup>2</sup> .
21	Hanghai East Road Station, coach depot	0	28710	28710	There are more temporary buildings on site in preliminary design phase than in project feasibility phase because of changes of surrounding environment, resulting in increasing a demolished area of 28,710 m <sup>2</sup> .
	Total	101760	183222.27	81462	

On the basis of combing and summarizing *Resettlement Action Plan* formulated in the preliminary design phase and the previous feasibility study phase, reasons for changes of quantities of demolished houses include mainly the following:

Firstly, Metro Line 3 shall be incorporated in demolished quantities of municipal projects because of deputy construction. For example, demolished quantity of Nongye Road Station has been increased because of building urban underground passageway.

Secondly, for the sake of security of enterprises and public institutions affected by the project construction, changes of station design shall result in increasing demolished quantity. Taking Erqi Square Station for example, safety of the current building of ICBC to the northwest of the station cannot be ensured because it is relatively close to the station. Recommendation of demolition put forward in the preliminary design phase shall cause increasing an demolished area of 5,079.49 m<sup>2</sup> at this station.

Thirdly, changes of external environment shall result in increasing demolished quantities. For example, people have built temporary houses on the vacant parking lot and coach depot with demolished quantity identified in project feasibility



investigation. This leads to increasing a demolished areas of 28,710 m<sup>2</sup> at coach depot and 3,168 m<sup>2</sup> at parking lot.

Fourthly, optimization and improvement of design scheme including taking the traffic organization, satisfaction of traffic demand and other factors into consideration, causes changes of demolished quantities. For example, for the Chengdong Road Station, the entrance in the southeast quadrant was reserved in the original scheme, but it is recommended to execute this entrance recently in optimization of the preliminary design scheme, resulting in added approximately 4,464 m<sup>2</sup> demolished area of Fangyuan Express Hotel<sup>2</sup>; for the Shamen Road Station, both the two entrances at the east side of the station, which are reserved in the original scheme, shall be executed and Entrances No. 1, 3 and 4 shall be demolished to implement functions such as urban street and attracting passenger; for Dongfeng Road Station, Entrances No. 1, 3 and 4 shall be also demolished for the same previous reason and furthermore, the building of China Construction Bank, about 1,920 m<sup>2</sup>, shall be demolished in addition to meet demand of traffic dispersion and diversion; for Jinshui Road Station, construction scheme has been modified from underground-cut to open-cut and accessory structures of the station has been adjusted, resulting in increase of demolished quantity accordingly.

Fifthly, environment factors result in increasing demolished quantities. For example, to meet requirements of Environmental Impact Assessment, for Shamen Road Station, Ventilation Kiosk Group No. 1 and 2 shall be demolished; for Dongfeng Road Station, Ventilation Kiosk No. 1 and 2 shall be demolished, involving increasing a demolished area of 6,230 m<sup>2</sup>; for Nongye Road Station, a seven-floor building within Ventilation Kiosk No. 2 shall be demolished; for Chengdong Road Station, high pavilion of Ventilation Kiosk No. 2 shall be modified into open ventilation pavilion and Home Inns shall be demolished.

## **2.7 Four Stations under Optimization**

According to the design institute, there are still variabilities in the design scheme for Nongye Road Station, Jinshui Road Station, Erqi Square Station and Shuncheng

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<sup>2</sup>Currently the plan compares different design plans and adopts the plan that require minimum housing demolition. Moreover, by suspending the construction of No.2 exit & entrance, the fast hotels in the surrounding area do not need to be demolished.

Street Station. The design scheme may need further optimization and along with it, the demolished quantities may change.

### 1. Nongye Road Station

Whether Nanyang Road passing the highway tunnel under Nongye Road is executed (under research) has not yet been determined in the Urban Rail Transit Network Planning. Thus, Nongye Road passing the tunnel has not been taken into consideration in the design scheme of stations submitted this time. The second floor underground built as Nongye Road Station shall be changed into the third floor underground if implementation of Nongye Road passing the tunnel is identified in a later period. On this condition, demolition scope shall be further increased accordingly. However, the increased demolished area shall be reckoned in municipal highway tunnel.

### 2. Jinshui Road Station

As the Jinshui Road Station is planned to be constructed on the west side of the road, the Industrial and Commercial Bank of China will be demolished. According to relevant departments, it will cost a lot with big difficulties in the demolition. As a consequence, the design scheme for this station needs adjustment. A potential solution is: to place the station at the east side of Nanyang Road to give way to Dashi Overpass by demolishing Nine-Day Fashion Hotel (of twelve floors) and to adjust four-floor underground folded side-platform station into two-floor underground open-cut station. Compared with the current scheme, the demolished area in this solution is about 23,376 m<sup>2</sup> with a decreased demolished area of 16,983 m<sup>2</sup>.

### 3. Erqi Square Station

There are three-floor and seven-floor Buildings of ICBC located to the north of this station. Setback distance shall be taken into consideration in construction of main body and accessory structures of the station since ICBC don't agree with its demolition according to the field survey. In the current design scheme for Erqi Square Station, internal layout of main body structure shall be compressed at the stations at the small range end of Left Line in consideration of setback. Meanwhile, underground-cut section shall be included in Left Line in consideration of setback of seven-floor Buildings of ICBC. Entrance No. 4 will be constructed by taking consideration of emergency exits set up within the ground parking of Hualian and demand of fire evacuation. In addition, Entrance No. 2 shall be set up at the original

site of Entrance No. 10 of Line 1 to match with incoming passenger flow. Adjustment of this station needs no more demolition.

#### 4. Shuncheng Street Station

Demolition of Courtyard No. 40 in the southeast quadrant of the station is difficult and reconstruction of pipeline needs taking up the block within the road red line. Therefore, Entrance No. 2 shall be reserved in this stage and constructed in combination with the area reconstruction in later period; otherwise, this entrance can be executed after demolition carried out together with the recent reconstruction plan in the region.

Consequently, the optimization scheme of this station needs demolishing Zhongkai City Light in southwest quadrant, a total demolished area of about 3,005 m<sup>2</sup>. Compared with the current scheme, the demolished area is decreased by an area of 4,566 m<sup>2</sup>. Assuming that houses to the east side of Courtyard No. 40 are relocatable and Entrance No. 2 is executed, the demolished area shall be 4,566 m<sup>2</sup>, which is a smaller demolished area of 2,135 m<sup>2</sup> than that of the current scheme.

### **3 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. This *Resettlement Supplementary Plan* follows basically the same regulations and policies as Resettlement Action Plan, except that the compensation standards of land requisition, green crops, and attachments on land were updated, which were somewhat higher than that of *Resettlement Action Plan*.

#### **3.1 Laws, Regulations and Policies Concerning Resettlement Work**

##### **3.1.1 Relevant laws and regulations issued by the central 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 and Compensation of Buildings on State-owned Land (No. 590 order of State Council of the People's Republic of China) , put into effect on January 21, 2011;
- Notice on Printing and Issuing Assessment Method for the Expropriation of Buildings on State-owned Land (J.F.[2011] No.77), put into effect on June 3, 2011.

##### **3.1.2 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 and Compensation of Buildings on State-owned Land", 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 (Y.Z.B (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 (Y.L.S.B (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 (Y.L.S (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 of the Ministry of Land and Resources on Furthering Strengthening Management on Land Acquisition, June 26, 2010.
- Notice on Adjusting Comprehensive Land Price of Requisitioned Land in Henan Province (Y.Z. [2013] No.11) issued by the People's Government of Henan Province.

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

- Notice of the People's Government of Zhengzhou Municipality on printing and Issuing Interim Provisions for Expropriation and Compensation of Houses on State-owned Land in Zhengzhou City (Z.Z.[2011]No. 31);
- Provisions of Zhengzhou City for Expropriation and Compensation of State-owned Land, June 5, 2008;
- Notice on Adjusting the Compensation Standards for Green Crops and Attachments on Requisitioned Collectively-owned Land for National Construction (Z.Z.W. [2014] No. 142), issued by People's Government of Zhengzhou Municipality;
- Provisions of the People's Government of Zhengzhou Municipality for Land Acquisition, Demolition, Compensation and Resettlement involved in Rail Transit Project, June 2, 2009;
- Opinion of the People's Government of Zhengzhou Municipality on Implementation of Compensation of Requisition on State-owned Land. (Z.Z.W [2014] No. 191).

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

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

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

### **3.2.1 Extracts from relevant laws and regulations of the state 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 expropriation**

- 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 and Compensation of Buildings on State-owned Land ).
- 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 and Compensation of Buildings on State-owned Land).
- 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 and Compensation of Buildings on State-owned Land).
- 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 and Compensation of Buildings on State-owned Land).

### **3.2.2 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 (Z.Z.W [2014] No. 142). 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.

### **3.2.3 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:

- Objectives 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.

#### **3.2.4 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 expropriation, 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. 3-1.

**Tab. 3-1: 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 expropriation 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 expropriated 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, Line 2 and Line 5) 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.

### **3.3 Resettlement Policy of This Project**

According to the involuntary resettlement policy of World Bank and relevant laws and regulations mentioned above, the PMO formulated resettlement compensation policy of this project, to ensure the affected persons to get reasonable compensation and appropriate resettlement, and to recover and somewhat improve their living standard as quickly as possible after land requisition and house demolition.

#### **3.3.1 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 Adjusting the Integrated Land Price of Requisitioned Land in Henan Province (Y.Z.[2013] No.11) 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 CNY 60000~143000/mu. In specific, the compensation price for requisitioned land in Laoyachen Village, Changxinglu Sub-district for building the parking lot is CNY 98400/mu, and the compensation price for requisitioned land in Gucheng Village, Xincheng Sub-district is CNY 143000/mu. The compensation price for requisitioned land in Dawangzhuang Village and Gongma Village for building the coach depot is CNY 60000/mu, and in Shanzhuang Village is CNY 70000 Yuan/mu.
- The integrated land price for requisitioned land is composed of land compensation and resettlement fee and social security fee. In requisitioned land and resettlement compensation excluding social security fee, land compensation

and resettlement allowance occupies 40% and 60% respectively.

- With respect to the compensation standard for young crops, the compensation price for grain crops is RMB 1300 Yuan/mu, for cash crops is RMB 1500 Yuan/mu, and for vegetables is RMB 4000 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 requisition compensation approved by local government. If land requisition 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 requisition. 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.

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

- With respect to the state-owned land obtained through allocation used for construction of public facilities, the land will be returned to the government unpaid except that the land attachments will be compensated as per standards.
- In case the use right of state-owned land is obtained through transfer, land attachments shall be compensated according to relevant standards, and the sum of land transfer price and reasonable bank interest shall be compensated as well.

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

The demolished houses in this project mainly include the house and non-residential houses on state-owned land. The basic policies for compensation and resettlement are as follows:

#### **1.Principal for resettlement compensation**

The resettlement and compensation for house demolition in this project follows the following four basic principles:

- 1) The principle of voluntariness: all the house-expropriated persons can choose monetary compensation or resettlement house through property replacement.
- 2) The principle of replacement cost: the house compensation price will be determined

through appraisal by real estate price appraisal agency with qualification of real estate appraisal according to the principle of resettlement cost.

3) The principle of consultation and transparency: the real estate price appraisal agency shall be selected through consultation of house-expropriated persons. If there is no agreement upon the consultation, house expropriation department shall organize relevant house-expropriated persons to draw one in appraisal agencies with qualification at random. The whole process shall be open and transparent to house-demolished persons.

4) The principle of sequence: in case of property replacement, the house-expropriated persons shall choose the unit, area, house type and floor of the resettle house as per the sequence of signing requisition compensation and resettlement agreement, and delivering empty house.

## **2. Compensation policy for residential house expropriation**

The basic policy of resettlement and compensation policy for residential house expropriation includes 6 aspects:

(1) In case that 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.

(3) If the expropriated house is publicly-owned residential house which has been rented out as per rent standard specified by government and the house-expropriated person choose monetary to terminate leasehold relation, 30% of the monetary compensation amount will be given to house-expropriated person (the owner), and 70% will be used for compensation and resettlement of the house tenant by the house-expropriated person. If the house-expropriated person and house tenant have terminated the lease contract, or the house-expropriated person is in charge of the resettlement of house tenant, the compensation for house demolition shall be given to the house-expropriated person. In case the house-expropriated person cannot reach agreement with house tenant on terminating the lease contract, the house-expropriated

person shall choose the replacement of property right, and the original house tenant shall rent the exchanged houses.

(4) When the house is expropriated, all kinds of demolished attachments shall be compensated according to specified price, and the specific standard can be seen in Chapter 4.

(5) Provide relocation expense, other allowances and rewards to house-demolished households.

1) Relocation fee: relocation fee will be provided to house-expropriated person as per CNY 30 per square meter of the identified legal construction area of expropriated house. If the amount is less than CNY1200, CNY 1200 will be paid. For those who choose property right replacement, the relocation fee will be paid for twice; and for those who choose monetary compensation, the relocation fee will be paid for once.

2) Traffic allowance for students of middle school and primary school: according to the number of students with registered residence of the expropriated houses, the traffic allowance will be allocated as per the monthly ticket price of student and the actual period of temporary resettlement.

3) Decoration subsidies

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

4) 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.

5) Rewards for timely relocation: rewards will be provided for households that have relocated and passed the acceptance check: firstly, rewards of 200Yuan per square meter of construction area as noted on house ownership certificate of the house to be expropriated will be provided. Secondly, reward of CNY 30000 will be provided for each certificate (house ownership certificate or construction planning (construction) permit).

(6) For demolished house, allowance for temporary resettlement will be provided.

Temporary resettlement allowance shall be paid at 20 Yuan per month for each square meter of identified legal construction area of expropriated house. If allowance amount is less than 1200Yuan, the allowance will be counted as 1200Yuan.

For households choosing property right replacement, the term of temporary resettlement shall not exceed 36 months. If actual temporary resettlement period is less than 36 months, the temporary resettlement allowance will be paid as per the standards mentioned above. If the actual temporary resettlement period is less than a year (including) more than the temporary resettlement term, the temporary resettlement allowance shall be paid to house-expropriated persons at CNY 30 Yuan per month for each square meter of identified legal construction area of expropriated house. If the actual temporary resettlement period is above a year more than the term, the temporary resettlement allowance shall be paid to house-expropriated persons at CNY 40 Yuan per month for each square meter of identified legal construction area of expropriated house.

For those who choose monetary compensation, one-off payment of temporary resettlement allowance of 6 months according to the above standard will be made.

### **3. Compensation policy for non-residential house expropriation**

The basic policy of resettlement and compensation policy for non-residential house requisition includes 6 aspects:

1. Two options of monetary compensation and property right replacement will be provided to the house-demolished persons to choose at their will.

For those who choose monetary compensation, the compensation will be provided as per the identified legal construction area and the real estate evaluated price according to the nature and usage of the house noted on the house ownership certificate. For those who choose property right replacement, the house used for property right replacement shall be provided by the house-expropriated person, and the value difference between the expropriated house and the exchanged house will be calculated and settled as per the identified legal construction area and the real estate evaluated price according to the nature and usage of the house noted on the house ownership certificate.

2. Relocation fee will be paid for the demolished house

Relocation allowance will be provided at 40 Yuan per square meter of construction area of the identified legal construction area of the expropriated house. Those who choose resettlement in houses under construction will receive allowance for twice,



while those who choose monetary compensation will receive allowance for only once.

3. Compensation will be provided for loss of the house-demolished persons due to production and business suspension

If the expropriated house meets the following conditions, compensation will be provided for loss of the house-demolished persons due to production and business suspension:

- 1) The expropriated house has house ownership certificate, or has been identified by relevant authorities as legal building;
- 2) The house has legal and valid business license, and the operation location noted on the business license is the expropriated house.
- 3) Tax registration has been handled for the house, and tax payment receipt can be provided.

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 in recent 3 years provided by the expropriated persons; 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. With respect to the compensation term of production and business suspension, it's 3 months for commerce and service industry, and 6 months for industrial manufacture industry.

4. Decoration subsidies

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

5. Relocation rewards

For those who have relocated within the demolition term specified in Demolition Announcement and passed the acceptance check, a reward of 2% of the total evaluated value of the expropriated house will be provided.

6. Temporary resettlement allowance (transition fee)

Temporary resettlement allowance shall be paid as per 4% of the appraisal price of the expropriated house when ready housing or monetary compensation is chosen and as per 8% when forward delivery housing is chosen.

According to the policy mentioned above, the resettlement and compensation policies

can be summarized in Tab.3-2.

**Tab. 3-2 Resettlement and compensation policies of house expropriation<sup>3</sup>**

Project	Compensation policy
Ways of resettlement	<p>1. Two ways of resettlement: monetary compensation and house ownership replacement.</p> <p>2. For those who choose monetary compensation:</p> <ul style="list-style-type: none"> <li>●Residential houses: The amount of compensation will be 30% more than appraised value of the house in the local real estate market.</li> <li>●Non-residential houses: The compensation shall be based on properties and uses of the house stipulated in the house ownership certificate, the legal construction area and its assessed value.</li> </ul> <p>3. For those who choose house ownership replacement:</p> <ul style="list-style-type: none"> <li>●Residential houses: 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.</li> <li>●Non-residential houses: The price differences shall be calculated and settled in accordance with: the properties and uses of the house stipulated in house ownership certificate, and legal construction area, and its assessed value.</li> </ul>
Relocation allowances	<ul style="list-style-type: none"> <li>●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. Optional house resettlement will receive two allowances, while monetary compensation and replacement resettlement will receive only one allowance.</li> <li>●Non-residential houses: Provide relocation allowance of 40 Yuan per square meter of expropriated house. For option house, provide two allowances, for monetary compensation and replacement house, provide one allowance.</li> </ul>
Interim period allowance	<ul style="list-style-type: none"> <li>●Residential building: Temporary resettlement allowance shall be paid at 20 Yuan per month for each square meter of identified legal construction area of expropriated house.. If allowance amount is less than 1200Yuan, the allowance will be counted as 1200Yuan.</li> <li>1) Those who choose monetary compensation shall be provided with a lump-sum payments of 6-month temporary resettlement compensation according to the above-mentioned standards.</li> <li>2) Temporary resettlement period shall not exceed 36 months for those who choose house ownership replacement. If the temporary resettlement period is less than 36 months, then corresponding compensation shall be provided in accordance with the actual period and the above mentioned criterial. If the actual temporary resettlement period is less than a year (including) more than the temporary resettlement term, then compensation for the person to be expropriated is: 30 Yuan/m<sup>2</sup>(area of the legal building)/month; If the actual temporary resettlement period is above a year more than the term , then compensation for the person to be expropriated is: 40 Yuan/m<sup>2</sup>(area of the legal building)/month.</li> <li>●Non-residential houses: <ul style="list-style-type: none"> <li>1) For those who choose house resettlement or monetary compensation, 4% of appraised price of the house will be paid as interim period allowance.</li> <li>2) For optional house, 8% of appraisal price will be paid as interim period allowance.</li> </ul> </li> </ul>
Indoor facilities and decoration	Compensate according to the market evaluation price
Pay property management	Pay lump-sum three-year property management allowance upon 1 Yuan/m <sup>2</sup> monthly based on building area in House Ownership Certification of the

<sup>3</sup> The type of housing can be determined by the function of the housing specified in property ownership certificate.

allowance for expropriated households	expropriated house. If the building area of the expropriated house is less than 60 m <sup>2</sup> , property management allowance shall be calculated based on 60 m <sup>2</sup>
Compensation on losses resulting from suspension of production and business	In order to determine monthly average profit value of expropriated person, it shall be calculated upon recent three-year tax certificate provided by expropriated person. If the time is less than three years, it shall be calculated based on tax certification during production and operation. For compensation term of losses resulting from suspension of production and business, businesses and services is three months and industrial production is six months.
Transportation allowance for students	Pay traffic allowance upon current monthly ticket price of students combined with temporary resettlement terms
Rewards for relocation	<ul style="list-style-type: none"> <li>●Residential Houses: for households signed on time and moved and accepted before specified time: 1. Reward 200 Yuan/m<sup>2</sup> based on building area House Ownership Certification of the expropriated house; 2. Provide 30000 Yuan for each certificate (House Ownership Certification or Construction Project Planning (Building) Permit)</li> <li>●Nonresidential houses: for households signed on time and moved and accepted before specified time, reward 2% of total evaluated value of expropriated house</li> </ul>

### 3.3.4 Compensation for unregistered buildings

In case of unregistered buildings identified 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. The compensation shall be given to these buildings according to the identification results and based on the evaluated market price of the houses.

### 3.3.5 Compensation and subsidies for 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> (50 m<sup>2</sup> included).

## **4 Compensation Standard for Resettlement**

The various compensation standards stipulated in this plan complies with the national laws, regulations at municipal, provincial and national level, as well as the World Bank's operational policies on involuntary resettlement. The standards are designed to restore and recover the livelihood of the affected persons in a short term. These standards are stipulated based on full consultation with various stakeholders and governmental authorities.

### **4.1 Compensation Standards for Requisitioning Collectively-owned Land**

On January 18, 2013, 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 February 1, 2013. 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 July 28, 2014, 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.4-1 lists the compensation standards for the land in the five villages expropriated for the parking lots and vehicle depots.

**Table 4-1 Compensation standards for requisitioning collective-owned land**

**Unit: Yuan/mu**

Village	Compensation for Land Acquisition and Resettlement		Social Security Costs	Comprehensive Price of Requisitioned Land
	Land Compensation	Resettlement Allowance		
Laoyachen	34560	51840	12000	98400
Gucheng	52400	78600	12000	143000
Dawangzhuang	19200	28800	12000	60000
Danzhuang	23200	34800	12000	70000
Gongmazhuang	19200	28800	12000	60000

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

According to the Announcement Concerning Adjustment of 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 July 28, 2014, the green crops such as grain crops, commercial crops, and vegetables on the collective-owned land in this project will be compensated 1300 RMB, 1,500RMB, and 4,000 RMB per mu respectively. Table 4-2 lists the compensation standards for other land attachments.

**Table 4-2 Compensation standards for land attachments**

Item	Standard
Animal housing (brick structure)	120 Yuan/m <sup>2</sup>
Animal housing (simple structure)	55 Yuan/m <sup>2</sup>
Shed (Multi-span greenhouse, steel and concrete framework)	420 Yuan/m <sup>2</sup>
Shed (Multi-span greenhouse, steel and concrete framework)	200 Yuan/m <sup>2</sup>
Shed (Solar greenhouse, ridge height 3.8-4.5m)	100 Yuan/m <sup>2</sup>
Shed (Solar greenhouse, ridge height 2.6-3.8m)	80 Yuan/ m <sup>2</sup>
Shed (span: above 6m, height: above 2.2m, double-arch steel framework)	45 Yuan/ m <sup>2</sup>
Shed (span: above 6m, height: above 2.2m, single-arch steel framework)	20 Yuan/ m <sup>2</sup>

Trees below 5cm	30 Yuan/tree
Trees at 5-10 cm	60 Yuan/tree
Trees at 10-15 cm	120 Yuan/tree
Trees at 15-20 cm	185 Yuan/tree
Trees at 20-25 cm	260 Yuan/tree
Trees at 25-30 cm	290 Yuan/tree
Trees above 30 cm	330 Yuan/tree

## **4.2 Compensation Standard 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 only the compensation for land attachments and the taxes and dues consumed for relevant procedures will be paid. If the land use right was obtained through transfer, in addition to the compensation for land attachments as per the standard, land compensation at the land transfer price and bank interest (loan) costs will also be paid.

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

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

#### 1. House demolition compensation

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

First, if the households choose monetary compensation, they will get the compensation of 30% more than the market valuation of the house to be expropriated.

Second, if the households choose property exchange, they may be resettled by two methods: 1, if the house ownership certificate of the house to be expropriated indicates the indoor area of the house, receive an exchange property as per the indoor area of the house to be expropriated indicated in the house ownership certificate; 2, if the house ownership certificate of the house to be expropriated does not indicate the indoor area of the house, receive an exchange property with an area of 20% more than that of the house to be expropriated.

Third, for public residential house leased at the price stipulated by the government, the house-expropriated people may choose to terminate the lease and get monetary compensation, and 30% of the monetary compensation will be given to the

house-expropriated people (property owner) and 70% shall be used to for the compensation and resettlement of the tenant; if the house-expropriated people terminate the lease with the tenant, or if the house-expropriated people arranges resettlement for the house tenant, compensation will be given to the house-expropriated people; if the house-expropriated people fails to reach an agreement with the house tenant regarding the termination of the lease, provide exchange property to the house-expropriated people and the exchange house may be leased to the original tenant.

#### 2. Relocation allowance

Relocation allowance shall be given to the house-expropriated people at 30 Yuan/m<sup>2</sup> as per the identified lawful building area of the house to be expropriated and the minimum amount of relocation allowance should be 1200 Yuan. Relocation allowance shall be released twice to households who choose property exchange and once to households who choose monetary compensation.

#### 3. Transitional resettlement allowance

The standard for transitional resettlement allowance is 20 Yuan/m<sup>2</sup> as per the identified lawful building area of the house to be expropriated each month and the minimum amount shall be 1200 Yuan.

Transitional resettlement period should not be longer than 36 months. If the transitional resettlement period is less than 36 months, transitional resettlement allowance shall be paid as per the above standard. If the transitional resettlement period is within one year (including one year) longer than the limit, transitional resettlement allowance of 30 Yuan/m<sup>2</sup> as per the identified lawful building area of the house to be expropriated should be released to the house-expropriated people each month; if the transitional resettlement period is more than one year longer than the limit, transitional resettlement allowance of 40 Yuan/m<sup>2</sup> as per the identified lawful building area of the house to be expropriated should be released to the house-expropriated people each month.

If the households choose monetary compensation, they shall receive transitional resettlement allowance for 6 months as per the above standard.

#### 4. Allowance for decoration and fitment

Allowance for decoration and fitment of the expropriated house shall be determined through consultation with the person concerned; if that doesn't work, the real estate appraisal organ can be engaged to determine the amount of the allowance.

#### 5. Allowance for property management

Three years' allowance for property management shall be paid in full at one time, as per 1 Yuan/m<sup>2</sup>/month, based on the floor area shown in House Ownership Certificate of the expropriated residential house. If floor area of the expropriated residential house is less than 60m<sup>2</sup>, it shall be deemed as 60m<sup>2</sup> when allowance for property management is calculated.

#### 6. Traffic allowance for middle and primary school students

Traffic allowance shall be provided according to the number of middle and primary school students in household register of the house-expropriated household, the price of student monthly ticket and the temporary resettlement period.

#### 7. Relocation reward

Reward shall be given to the households who remove in the period specified in the announcement of house demolition to the satisfactory of relevant organization. First, a reward of 200 Yuan/m<sup>2</sup> shall be given based on floor area of the expropriated house indicated in corresponding certificate. Second, a reward of CNY 30000 shall be given to each certificate (House Ownership Certificate or planning permit of construction engineering).

### **4.3.2 Compensation standard for expropriated non-residential houses**

#### 1. Compensation for expropriated houses

If monetary compensation is preferred, compensation for the expropriated house shall be determined according to the certified legal floor area and the market appraisal price, in consideration of the nature and use indicated in House Ownership Certificate. If property right exchange is preferred, the expropriating organization provides house for exchange of the expropriated house and pays off the value difference between the expropriated house and the target house according to the certified legal floor area and the market appraisal price, in consideration of the nature and use indicated in House Ownership Certificate.

#### 2. Relocation allowance

Relocation allowance shall be paid as per 40 Yuan/m<sup>2</sup> based on the certified legal floor area of the expropriated house. Relocation allowance is paid twice to the house-expropriated persons who choose forward delivery housing and once to those who choose monetary compensation or ready housings.

#### 3. Temporary transitional allowance



Temporary resettlement allowance shall be paid as per 4% of the appraisal price of the expropriated house when ready housing or monetary compensation is chosen, and 8% when forward delivery housing is chosen.

#### 4. Losses resulting from suspension of production and business

Compensation for losses resulting from suspension of production and business shall be paid when the expropriated house meets the following conditions:

- 1) The expropriated house has house ownership certificate or is identified as legal building by relevant authority;
- 2) The house-expropriated person holds lawful and valid Business License and the place of business indicated in Business License is the expropriated house;
- 3) Tax registration has been done and tax payment receipts can be presented.

Compensation for losses resulting from suspension of production and business is paid according to the house-expropriated person's monthly average profit. The monthly average profit shall be calculated based on the tax payment receipts of recent three years delivered by the house-expropriated person, and if business period is shorter than 3 years, it shall be calculated based on the tax payment receipts through the entire business period. Compensation term for the losses is three months for commercial and service industries and 6 months for industrial production.

#### 5. Allowance for decoration and fitment

Allowance for decoration and fitment of the expropriated house shall be determined through consultation with the person concerned; if that doesn't work, the real estate appraisal organ can be engaged to determine the amount of the allowance.

#### 6. Relocation reward

Reward shall be given to the house-expropriated persons who remove in the period specified in the announcement of house demolition to the satisfactory of relevant organization, as per 2% of the appraisal price of the expropriated house.

### **4.3.3 Compensation for indoor facilities of expropriated houses**

Compensation standard for other common indoor facilities are listed as follows:

- Telephone relocation fee: CNY 158 for each set.
- Internet fee: CNY 158 for each set.
- Pipeline gas costs: CNY 3600 for each household for IC card users and CNY 3500 for each household for non-IC Card users.
- Concentrated Heating: 100 Yuan/m<sup>2</sup>.

- Cable TV: CNY 320 per household for residential houses and CNY 500 per household for nonresidential houses.
- Water meter installation fee: CNY 750 per household.
- Electricity meter installation fee: CNY 400 per household.
- Air conditioner relocation fee: CNY 200 for each, paid twice in case of property right exchange and once in case of monetary compensation.
- Solar energy device relocation fee: CNY 400 for each, paid twice in case of property right exchange and once in case of monetary compensation.
- Gas and electric water heater relocation fee: CNY 100 for each, paid twice in case of property right exchange and once in case of monetary compensation.
- Dismounting and mounting expenses of other special equipment shall be paid in accordance with relevant regulations.
- If the sum of relocation allowance for residential houses, traffic allowance for middle and primary school students and other allowances is smaller than CNY 10000, it shall be paid at the amount of CNY 10000; if it is greater than CNY 10000, it shall be paid at the actual amount.

## **5 Resettlement and Reconstruction Plan**

### **5.1 Objectives, Method and Principle for Resettlement and Restoration**

#### **5.1.1 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 I 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 employee will lose his/her job permanently 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 farmer will lose his/her job permanently due to the land requisition.

#### **5.1.2 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 expropriation.

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 requisition and even be improved.

### **5.1.3 Principle of Resettlement and Restoration**

- The affected households have the right to know about the land requisition, house expropriation 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, expropriation 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.

### **5.2 Compensation and Resettlement for Residential House Expropriation**

A total of 650 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 7 sites and mainly assemble in Huiji District, Jinshui District, Ershui District and Guancheng District. According to the resettlement experience of Zhengzhou Rail Transit Lines 1, 2 and 5 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 expropriation 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.

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.

Transitional allowance will be disbursed to demolished households based on the standard of 20 RMB/m<sup>2</sup> each month according to the lawful demolished house area. A maximum of 1200 RMB will be disbursed.

Transitional resettlement period should not be longer than 36 months. If the transitional resettlement period is less than 36 months, transitional resettlement allowance shall be paid as per the above standard. If the transitional resettlement period is within one year (including one year) longer than the limit, transitional resettlement allowance of 30 Yuan/m<sup>2</sup> as per the identified lawful building area of the house to be expropriated should be released to the house-expropriated people each month; if the transitional resettlement period is more than one year longer than the limit, transitional resettlement allowance of 40 Yuan/m<sup>2</sup> as per the identified lawful building area of the house to be expropriated should be released to the house-expropriated people each month.

Households that choose monetary compensation will be compensated with a 6-month

transitional allowance at one time.

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 having completed relocation affairs and passed the acceptance check within relocation period specified in house demolition notice, will be disbursed with an allowance by 200 RMB/m<sup>2</sup> according to the floorage of the expropriated houses as well as an allowance of 30,000 RMB (for per Building Ownership Certificate or per Construction Planning Permit or Construction Permit).

Since commence of preparation of the project, the project management office consulted the affected households with the house expropriation and compensation 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.5-1.

**Tab.5-1 Resettlement house construction plan in Zhengzhou rail transit line 3 phase 1**

Administrative District	Number of Demolished Households	Resettlement Communities	Location of the Resettlement Community	Resettlement House Available (set)	Construction Time	Time to Getting In
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			es			
Jinshui District	238	Songyue Community	Westward road 200 m to north of intersection between Nongye Road and Songshan Road	Phase I: approx. 160; Phase II: approx. 400	Phase I: planning to delivery houses in May, 2016; Phase II: planning to begin building in June, 2016	Phase I: November, 2018; Phase II: December, 2018
Huiji District	235	Tianxiang Xinglong Community	Southeast corner of intersection between Jingguang Express Way and Xinglongpu Road	Approx. 300	Planning to begin building at the end of August, 2016	February, 2019
Erqi District	57	Wensheng Garden Community	Eastward road 400 m to south of intersection between Xinghuanan Road and Changjiang Road	Approx. 300 in total, including approx.60 for Line 3	Planning to begin building at the end of December, 2016	June, 2019
Guancheng District	120	Defu Garden; Rui fu Garden	Eastward of Zhuangdong road, estward of Keji road	Approx. 150	build at the end of August, 2015	December, 2018
Total	650					

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 Hongda Community at Shamen Station on Nanyang Road in Changxing Road Sub-district 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 Xinglongpu 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.

### **5.3 Compensation and Resettlement for Non-residential House Expropriation**

Based on the resettlement experience of Zhengzhou transit lines 1, 2 and 5 and the negotiation among affected enterprises 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 expropriated house market evaluation price. Demolished households can select compensation in the form of monetary compensation or property right exchange on voluntary.

The expropriated non-residential households can choose monetary compensation and get such compensation according to the lawful demolished house area combined with the expropriated house market evaluation price, taking the nature and purpose identified on the Building Ownership Certificate into consideration. And the



households can also choose property right exchange resettlement houses provided by the project and get such houses according to the lawful demolished house area combined with the expropriated house market evaluation price, taking the nature and purpose identified on the Building Ownership Certificate into consideration. Balance of these houses will be settled based on price difference between the original value of the expropriated houses and the values of property right exchange houses.

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.

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

- 1) Owning Building Ownership Certificate of the expropriated house or legal structure confirmed by relevant departments;
- 2) Holding legal and valid business license, identified with business location as site of houses to be expropriated;
- 3) Complying with tax registration and having tax payment receipt.

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. Concerning the term of compensation for suspension of production and business, it is specified as 3 months for commerce and service and 6 months for industrial production.

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 non-residential households, if having completed relocation affairs and passed the acceptance check within relocation period specified in house

demolition notice, will be disbursed an allowance by 2% of the total 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 in mature urban communities. As 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 rapid development in recent years, business places are quit 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 month to prepare the relocation.

#### **5.4 Resettlement of Populations Affected by Land Requisition**

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 Adjusting 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 60,000 Yuan to 143,000 Yuan per mu. The price is 98,400 Yuan/mu for Laoyachen Village of Changxing Road Sub-district where the stabling yard is located, 143,000 Yuan/mu for Gucheng Village of Xincheng Sub-district, 60,000 Yuan/mu for Dawangzhuang Village and Gongmazhuang Village where the locomotive depot is located, and 70,000 Yuan/mu for Shanzhuang Village. The composite land prices consist of compensation and resettlement allowance, and social security allowance 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 2,000 Yuan per mu per year for farmland, and 3,000 to 20,000 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 1,000 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 20,000 Yuan/month or 240,000 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.

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, and 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. There is no vulnerable groups identified due to land acquisition of this project.

### **5.5 Resettlement and Recovery of Affected Vulnerable Populations**

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

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>).

### 5.6 Compensation for 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 undergone years of development. As a result, construction in these areas is well managed, and there is practically no vacant space for illegal construction. During future expropriation implementation, municipal and district governments will confirm nature of unregistered building discovered. They will issue confirmation conclusion for these buildings accordingly to be compensated based on the real estate market evaluation price.

### 5.7 Time Schedule for Resettlement and Recovery

The demolition of the project is scheduled to start at the end of 2015. To ensure all affected populations and organizations are properly resettled, land requisition and resettlement are to end before commencement of construction. Table 5-2 shows the schedule of resettlement.

**Table 5-2 Schedule of resettlement**

Item	2015	2016				2017				2018				2019				2020				
	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Reinvestigation of resettlement																						
Public participation and preliminary negotiation of Resettlement Action Plan																						
Perfecting Resettlement Action Plan																						
Supplementary Resettlement Action Plan																						
Commencement of Resettlement																						
Internal Monitoring																						
External Monitoring																						

## **6 Budget and Management of Resettlement Funding**

### **6.1 Makeup of Resettlement Funding**

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

#### **6.1.1 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.

#### **6.1.2 Compensation for house expropriation**

Compensation for house expropriation 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.

#### **6.1.3 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.

#### **6.1.4 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 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.

### 6.1.5 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 land acquisition and house expropriation, including costs for office and statutory, salary of workers, vehicles, communication, travel, etc.

### 6.1.6 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.

## 6.2 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 RMB3,558,193,939 Yuan. Table 6-1 shows the detailed budget.

**Tab. 6-1 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				189997164
1	Acquisition of collective-owned land				110694598
	Laochenya Village		153	98400	15055200
	Gucheng Village	mu	60	143000	8580000
	Dawangzhuang Village	mu	220	60000	13200000
	Shanzhuang Village	mu	180	70000	12600000
	Gongma Village		173	60000	10380000
	Compensation for young crops	mu	405	1300-4000	578260
	Tax for occupying farmland	m <sup>2</sup>	270135	38	10265130
	Fee for paid use of new construction land	m <sup>2</sup>	524262	64	33552768
	Fee for development of farmland	m <sup>2</sup>	270135	24	6483240
2	Acquisition of state-owned land	mu	42.71	300150-2626313	12018594
3	Other acquisition costs				8702160
	Service fee of land acquisition			2% of acquisition costs	2454263.84
	Administration costs of acquisition			2.8% of acquisition costs	3435969.376
B	Compensation for house expropriation				2829522309



1	Compensation for residential houses				490250390
		m <sup>2</sup>	44977.1	10900	490250390
2	Compensation for non-residential buildings				2152513648
	Frame		20817.14	20000	416342800
	Brick and concrete		89316.48	18000	1607696640
	Brick and wood		35687.28	3600	128474208
3	Reward for moving		650	30000	19500000
4	Allowance for moving	m <sup>2</sup>	30	183222	5723940
5	Transition allowance for residential house expropriation	m <sup>2</sup>	44977.1	720	32383512
6	Transition allowance for non-residential house expropriation			6% of compensation	129150818.9
B	Related costs				85746545.24
1	Agency costs of expropriation (1.8% of basic costs)				54351350.51
2	Appraisal and monitoring costs (0.4% of basic costs)				1200000
3	Other costs, including cleanup and auditing (1% of basic costs)				30195194.73
D	Administration costs (5% of basic costs)				150975973.6
E	Contingency allowance (10% of basic costs)				301951947.3
Total					3558193939

**Note:** Cost of housing demolition in Table 6-1 is calculated according to different building structures and the respective market place of different land types in Zhengzhou City. The cost is only for reference. As for compensation of production and work suspension, since the final calculation is not yet undertaken, the actual time of the suspension cannot be determined so it is not mentioned. For this regard, see Section 3: Compensation Standards for Non-residential Housing, *Supplementary Resettlement Action Plan*, p. 32.

## 6.3 Destinations and Flow of Resettlement Funding

### 6.3.1 Destinations

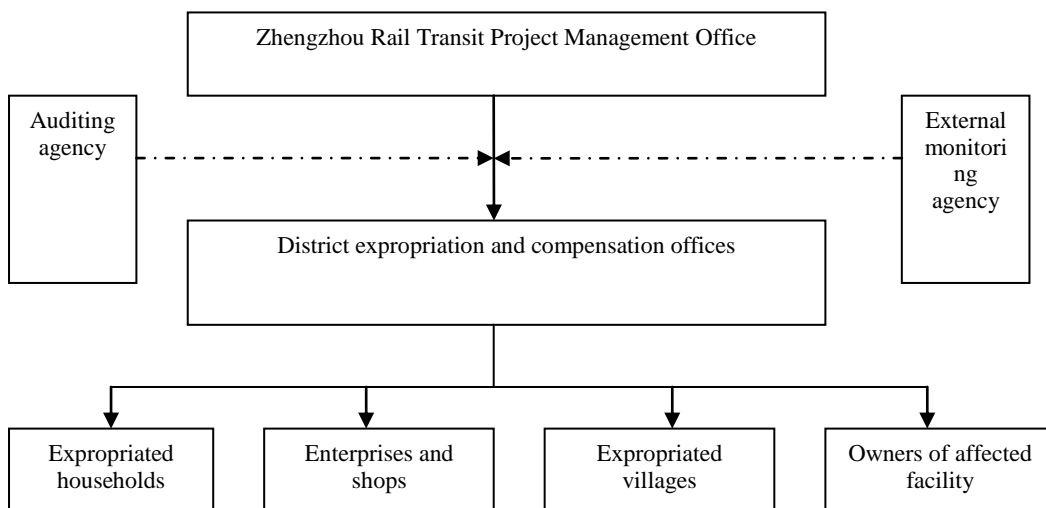
Based on the affected parties of the project, the resettlement allowance will be allocated to various destinations, as shown in Table 6-2. To ensure the allowance and compensation can reach the affected persons and organization promptly and in full, the external and internal monitoring institutions and 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. 6-2 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

**6.3.2 Source and flow of resettlement funding**

Zhengzhou Metro Co., Ltd. is responsible for the resettlement funding of World Bank-financed Zhengzhou Rail Transit Line 3 project. 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. 6-1 Flow of resettlement funding**

**6.4 Disbursement, Management and Monitoring of Resettlement Funding**

**6.4.1 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 land requisition and house expropriation are counted into the project total estimated budget. Compensations for land requisition and house expropriation 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.

#### **6.4.2 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 house expropriation 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 of Zhengzhou 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.

## 7 Resettlement Organizations

### 7.1 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 7-1.

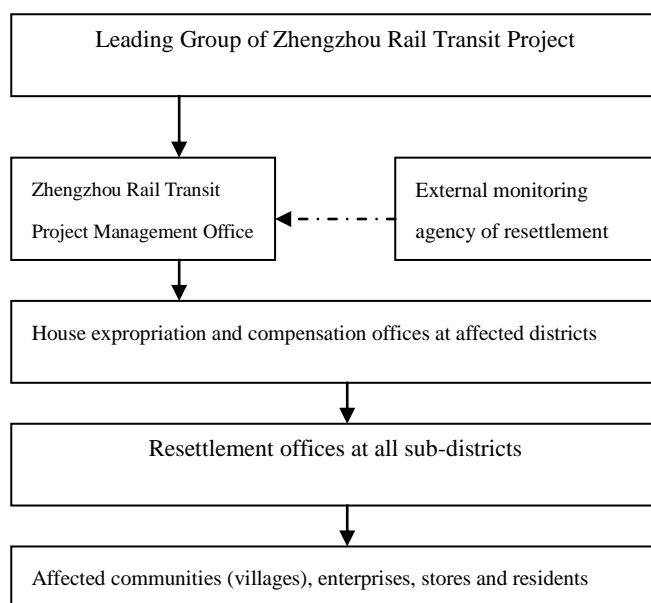


Fig. 7-1 Resettlement Organizations of Zhengzhou Rail Transit Line 3 Project

### 7.2 Responsibilities of the Organizations

#### 7.2.1 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

### **7.2.2 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

### **7.2.3 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

#### **7.2.4 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 requisition, 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

#### **7.2.5 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”.

### **7.3 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 7-1. 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 7-2 and 7-3.

**Tab. 7-1 Roster of staff of resettlement offices at all levels of  
Zhengzhou Rail Transit Line 3 Phrase 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	Xu Ming	7
House expropriation and compensation office at Jinshui District	Li Hong	7
House expropriation and compensation office at Erqi District	Zhang Junsheng	5
House expropriation and compensation office at Guancheng District	Wang Wenping	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	Wang Zhangwei	3

**Tab. 7-2 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 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 for above 1 years	From May 2012 to the end of resettlement work

**Tab. 7-3 Equipment at the resettlement organizations of all levels**

Organizations	Computer	Camera	Working car	Offices (m <sup>2</sup> )
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

#### **7.4 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 7-4.

**Tab. 7-4 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 house expropriation 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

### **7.5 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 7-5.

**Tab. 7-5 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	December 2015
2	Center for Involuntary Resettlement Research of Wuhan university	Resettlement policies of World Bank	Rail transit project management, district house expropriation and compensation office	December 2015
3	Center for Involuntary Resettlement Research of Wuhan university	Latest changes of the policies about land acquisition and house expropriation in China	Rail transit project management, district house expropriation and compensation office	December 2015
4	Rail transit project management	Draw lessons from the resettlement work experience of other areas	Rail transit project management, district house expropriation and compensation office	December 2015
5	Rail transit project management	Computer operation and data processing	Rail transit project management, district house expropriation and compensation office	January 2016
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 2016
7	District house expropriation and	Resettlement policies and practices	Sub-district resettlement office, village resettlement	January-February 2016

	compensation office		group	
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	2016—2017
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	2016—2018
10	Rail transit project management	Explore international experience on resettlement work	Rail transit project management, district house expropriation and compensation office	2017—2020

## 8 Public Participation and Consultation

To make the resettlement work of the World Bank Funded Zhengzhou Urban Transit Line 3 Phase I Project practical and reliable, safeguard the lawful rights and interests of relocated people and expropriated 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.

### 8.1 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 8-1 for the details of major activities regarding information release and consultation conducted up to the present.

**Tab. 8-6 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	Impacts of house	Wuhan University, the Rail Transit	The Rail Transit

	2012	expropriation	Project Office, housing expropriation and compensation offices in different district, and sub-street resettlement offices	Project Office,
4	April 2012	Compensation for expropriated land	The Rail Transit Project Office, and the housing expropriation and compensation office in Huiji District	The Rail Transit 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
14	Aug 2015	inventory survey; carried out extensive public participation and consultation events regarding the resettlement and compensation plan	Wuhan University, The Rail Transit Project Office, housing expropriation and compensation offices in different districts and affected residents	Housing expropriation and compensation offices of Zhengzhou; The Rail Transit Project Office, housing expropriation and compensation offices in different districts
15	Sep.-Oct.	announcement on the Plan for Expropriation of and Compensation for Houses on State-owned Land of Jinshui District in Zhengzhou Rail Transit Line 3 Phase 1 Project(draft for comments); solicit opinions of the affected residents	Jinshui District government; housing expropriation and compensation offices in Jinshui District and the affected residents	Jinshui District government; housing expropriation and compensation offices in Jinshui District
16	Nov. 2015	On site review of the data of inventory survey; solicit opinions of the affected residents	housing expropriation and compensation offices of Zhengzhou; the Rail Transit Project Office, housing expropriation and compensation offices in different districts and affected residents	housing expropriation and compensation offices of Zhengzhou; the Rail Transit Project Office, housing expropriation and compensation offices in different districts
17	Nov.-Dec. 2015	Issue “the announcement of land requisition and house demolition of Zhengzhou Rail Transit Line 3 Phase 1 Project”; public notification of the project construction information	housing expropriation and compensation offices of Zhengzhou; the Rail Transit Project Office, housing expropriation and compensation offices in different districts	The people’s government of Zhengzhou

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

From April 2012 to September 2015, 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. Table 8-2 shows the feedbacks regarding opinions collected through public participation and consultation.

**Tab. 8-2 Opinions collected through public participation and consultation and corresponding solutions regarding World Bank Financed Zhengzhou Urban Rail Transit Line 3 Project**

Issues	Causes and effects	Solutions
Impacts of land acquisition	The land in Laoya Village and Gucheng Village is limited, and it is difficult for the land-expropriated population to get employed	<ol style="list-style-type: none"> <li>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.</li> <li>2) Give non-agricultural labor skills training for all the villagers.</li> <li>3) Made all the villagers into social security system.</li> <li>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.</li> </ol>
Impacts of house expropriation	Construction of gateways and wind pavilions result in expropriation of some buildings.	<ol style="list-style-type: none"> <li>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 expropriation is inevitable, choose the most economical scheme of buildings' number and structure.</li> <li>2) After completion of the subway gateways and wind pavilion construction, when Zhengzhou rail company build houses at the expropriation 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.</li> </ol>
Effects on enterprises and stores	First, some enterprises and shops need to be expropriated. Second, the construction affects the normal operating of some enterprises and shops.	<ol style="list-style-type: none"> <li>1) Optimize the direction and site setting as much as possible. Reduce unnecessary expropriation. Reduce the number of expropriation businesses and shops to a minimum.</li> <li>2) Arrange construction period reasonably and try hard to control it.</li> <li>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.</li> <li>4) On the premise of security, reduce fences as many as possible. Once completed, remove fences immediately.</li> <li>5) At the enterprises' goods importation and exportations crossroads, set aside some space for the convenience of the enterprises' vehicles.</li> <li>6) Allows firms to mark their brands and operating information on the fences.</li> </ol>
Damage to traffic	Metro construction may	<ol style="list-style-type: none"> <li>1) Construction fences should be stable and secure,</li> </ol>

facilities	damage the current traffic facilities along the line, cause safety hazards and affect the living and travel of the residents.	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 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 expropriation information in the first place to let operators have enough time to cope with the effects of expropriation; compensate suspense of business according to certain proportion of the expropriated buildings' evaluated price.
Addressing relationships between the owners and the	The owners will get all compensation funds, while the interest of the tenants cannot be	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



tenants	guaranteed.	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.

### 8.3 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 expropriation 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 8-3. 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, collect comments and opinions from residents, self-employed merchants and enterprises and report to PMO.

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.

**Tab. 8-3 Timetable for consultation with affected population**

Content	Time	Participant organizations
Suggestions on the engineering design	2015. 11—2016.3	Rail transit project management office, the design institute, house acquisition and compensation offices of different district, street resettlement departments and external monitoring organizations
Construction plan of resettlement houses	2015 .12—2016. 2	Rail transit project management office, design department, house acquisition and compensation offices of different district, 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, house acquisition and compensation offices of different district, 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, house acquisition and compensation offices of different district, street resettlement departments, community and external monitoring organizations

Information disclosure and negotiation with affected persons since 2015 :

After the convention of the project kick-off meeting, the housing demolition and compensation offices, sub-district offices and communities of different levels convene public consultation meetings to collect comments and opinions from residents, self-employed merchants and enterprises and report to PMO.

(1) Jinshui District disclosed *Expropriation and Compensation Plan of Housing on State-owned Land in Jinshui District for Zhengzhou Metro Line 3 Phase I Project (Draft for Public Comment)* during Sept. 29 - Oct. 29, 2015. Later, due to plan revision, it disclosed the revised version again on Jan. 8, 2016, and disclosed *Notice on Revising the Expropriation and Compensation Plan of Housing on State-owned Land in Jinshui District for Zhengzhou Metro Line 3 Phase I Project (Draft for Public Comment)*

The collected written opinions and phone calls were sorted and the reasonable

opinions were summarized. The *Expropriation and Compensation Plan of Housing on State-owned Land in Jinshui District for Zhengzhou Metro Line 3 Phase I Project (Revised Draft based on Public Comment)* was formulated in strict accordance of *Suggestions of Zhengzhou Municipal People's Government for Enforcing the Land Acquisition and Compensation of State-owned Land (Z.Z.W. [2014] No. 191)*, and *Notice of Zhengzhou Jinshui District People's Government on Opinion Collection and Revision of Expropriation and Compensation Plan of Housing on State-owned Land in Jinshui District for Zhengzhou Metro Line 3 Phase I Project* was disclosed in Feb., 2016.

(2) Huiji District disclosed *Survey Results on Expropriation of Housing on State-owned Land in Huiji District for Zhengzhou Metro Line 3 Phase I Project* on Nov. 6, 2015; then the *Announcement of Huiji District People's Government on Collecting Comments for and Expropriation and Compensation Plan of Housing on State-owned Land in Huiji District for Zhengzhou Metro Line 3 Phase I Project (Draft for Public Comment)* were disclosed on Nov. 11, 2015. On Nov. 16, 2015, *Notice of Zhengzhou Municipal People's Government on Land Acquisition and Housing Demolition for Zhengzhou Metro Line 3 Phase I Project* was disclosed. On Dec. 31, 2015, the clarification of Zhengzhou Huiji District People's Government on collecting comments and revising of *Expropriation and Compensation Plan of Housing on State-owned Land in Huiji District for Zhengzhou Metro Line 3 Phase I Project (Draft for Public Comment)* was disclosed.

(3) Guancheng District on Jan. 15, 2016, Guancheng District posted the *Land Acquisition and Compensation Plan (Draft for Public Comment)* in West Avenue No. 200, East Avenue No. 56, East Avenue No. 220, East Avenue No. 238, Zhengbian Road No. 85, and Zhengbian Road No. 96, and handed out *Questionnaire on Opinions about Land Acquisition and Compensation Plan*, and *Public Opinion Collection Form* to 170 households, of which 117 responses were obtained. After sorting and summarizing the opinions, the sorted opinions and reply was disclosed on Feb. 18, 2016; on Feb. 22, 2016, list of unregistered buildings within the scope of housing demolition on state-owned land was posted.



Fig. 8-1 Affected Persons reading the *Housing Demolition and Compensation Plan for Public Comments*

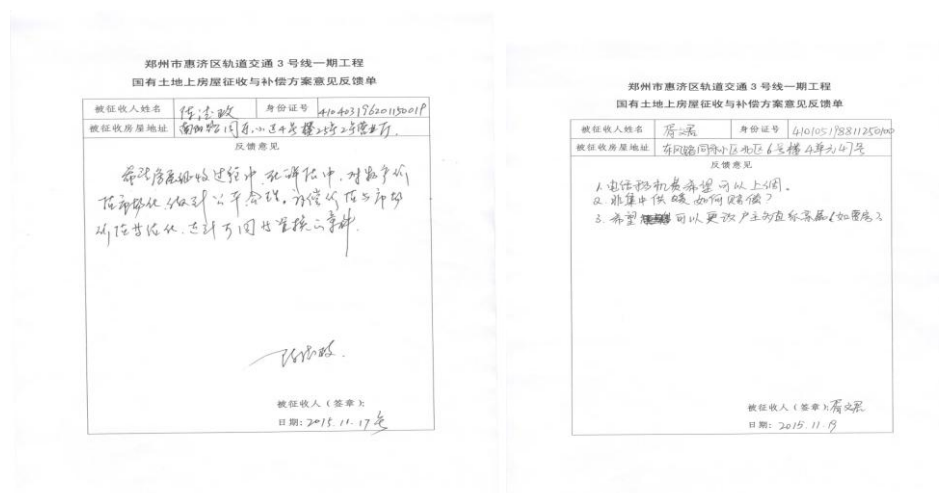


Fig. 8-2 Opinions of Affected Persons on Housing Demolition and Compensation Plan

### 8.4 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 house expropriation

Counseling sessions of land acquisition and house expropriation 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 Supplementary 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.

## **8.5 Transparency of Resettlement Policies and the Resettlement Information Manual**

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, 2015, release the construction information of the project and 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, 2015, hand out Supplementary Resettlement Action Plan 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 population before the project and the format and pattern is shown in Appendix 3.

## **9 Grievances, Complaints and Appeals**

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.

### **9.1 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 expropriation and compensation offices of different districts 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.

### **9.2 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.

### **9.3 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.

### **9.4 Content and methods for answers to complaints**

#### **9.4.1 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.

#### **9.4.2 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.

### 9.5 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.9-1.

**Tab.9-1 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 (signature)	
Note: 1. The recorder shall record the content and demands of the complaints factually. 2. The process of complaints must not be interrupted or disturbed in any way. 3. The planned solutions shall be answered to grievant within stipulated time.					

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.

### 9.6 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.9-2.

**Tab.9-2 Information on personnel and institutions for answering complaints  
from affected populations**

Organization	Contact Person	Address	Telephone
Rail Transit Project Management Office	Mei Bin	Intersection of Kangning Street and South Station Road, Dispatch Center of Rail Transportation Company	55166766
Huiji District House Expropriation and Compensation Office	Xu Ming	8# Kaiyuan Road	63639567
Jinshui District House Expropriation and Compensation Office	Li Hongtao	No.15 Dongfeng Building, Jinshui District, Zhengzhou City	86011951
Erqi District House Expropriation and Compensation Office	Zhang Junsheng	#29, Zhengtong Road, Erqi District, Zhengzhou City	68713266
Guancheng District House Expropriation and Compensation Office	Wang Wenping	12# Yanchang Back Street	66235064
Zhengdong New District House Expropriation and Compensation Office	Liang Baichuan	#36, Zhengdong Police Station, Xingrong Street, Zhengdong New Street	86006180
Economic & Technical Development Zone House Expropriation and Compensation Office	Wang Zhangwei	Information Industry Park, Eighth Avenue, Economic & Technical Development Zone	66781251

## **10 Resettlement Monitoring**

### **10.1 Internal Monitoring**

#### **10.1.1 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.

#### **10.1.2 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.
- 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.

### **10.1.3 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 requisition, house expropriation, store expropriation and unit expropriation). Check whether the standard of resettlement action plan is duly conformed to. If not, provide the reasons.
- Expropriation and resettlement progress, overall progress plan and yearly plan, resettlement office and workers deployment, permanent land requisition 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 expropriation and resettlement internal monitoring report is shown in Tab.10-1.
- 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.10-2.
- 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.

#### **10.1.4 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 irregular 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.10-1 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 requisition	<i>mu</i>				
House expropriation	<i>m<sup>2</sup></i>				
Including: private houses	<i>m<sup>2</sup></i>				

Resettlement activities	Unit	Planned amount	Accomplished amount	Total amount accomplished	Percentage of total amount (%)
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 compensation	m <sup>2</sup>				

Reporter: \_\_\_\_\_ Responsible person: \_\_\_\_\_ Seal: \_\_\_\_\_

**Tab.10-2 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: \_\_\_\_\_

### 10.1.5 Organization and personnel of internal monitoring

Personnel of internal monitoring are shown in Tab.10-3.

**Tab.10-3 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

### **10.1.6 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 same level government, higher resettlement agency and Rail Transit Project Management Office. Rail Transit Project Management Office shall submit internal monitoring reports to the World Bank every half year.

### **10.2 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 expropriation work 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.

#### **10.2.1 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 requisition, 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 expropriation and 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.

### **10.2.2 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.

### **10.2.3 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 make 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.

#### **10.2.4 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.

#### **10.2.5 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 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 requisition compensation standard is based on relevant national laws;
- Whether affected villages can obtain the due payment of the compensation;
- Whether amount of land requisition, 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 requisition compensation;
- Land requisition compensation shall take into consideration of relevant villagers. Process of preparing the compensation use plan shall be disclosed.
- How the land requisition 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 requisition 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 and evaluation 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.

#### **10.2.6 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 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.

## 11 Resettlement Entitlement Matrix

Types	Affected population	Resettlement and Rehabilitation Policies	Standard
Land requisition	Village committee and land user	<p>1) For collectively owned land, provide compensation according to comprehensive land price in land requisition area.</p> <p>2) In land requisition compensation, 60% of resettlement allowance will be directly paid to affected household, 80% of land requisition compensation will also be paid to affected farmer's household. Remained 20% of land requisition 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 requisition compensation and resettlement allowance.</p> <p>3) The farmers of Laoyachen and Gucheng Village will be included in the range of vocational training and social security coverage after land requisition.</p> <p>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 requisition compensation approved by local government. If land requisition compensation is insufficient to pay the retirement fund, local government will use state-owned land paid use income to fill the gap.</p> <p>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</p>	<p>For Laoyachen Village where the stabling yard is located, land requisition compensation standard is 98,400Yuan/mu, and land requisition compensation standard for Gucheng Village is 143,000Yuan/mu. For Dawangzhuang Village and Gongma Village where the coach depot is located, land requisition compensation standard is 60,000Yuan/mu. For Shanzhuang Village, the land requisition compensation is 70,000 Yuan/mu. Comprehensive land price is composed of land requisition compensation and social securities of 12,000Yuan/mu.</p>



		<p>farmers after land requisition. Unemployed farmers can register as unemployed in local employment service agency, and receive relevant employment services offered for urban unemployed persons.</p> <p>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.</p> <p>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.</p> <p>8) Compensation for land attachment and green crops belongs to the owner. Compensation will be directly paid to the owner.</p> <p>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.</p> <p>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.</p>	
Land use	State-owned land	<p>1) For state-owned land obtained through allocation, after paying compensation for land attachments and taxes for land use, the land will be expropriated.</p> <p>2) For state-owned land obtained through transfer, besides of compensation for land attachments, provide compensation according to current land transfer price and bank interest</p>	

		rate (loan) cost.	
Urban houses	House owners	<p>1) All affected 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>3) Affected households can also accept replacement method by choosing a resettlement house offered by local government.</p> <p>4) Provide relocation allowance to affected households</p> <p>5) Provide interim period allowance for affected households</p> <p>6) Compensations for indoor facilities, fixtures and decorations</p> <p>7) Provide property management fee allowance for the affected households.</p> <p>8) Provide transportation allowance for students of affected households</p> <p>9) Provide rewards for households that sign contract and finish resettlement within scheduled period.</p>	<p>1) For monetary compensation, the amount of compensation will be 30% more than appraised value of the house in local real estate market.</p> <p>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.</p> <p>3) If the house to be expropriated is publicly-owned residential housing which is rented by a government-stipulated rental, and the person involved in house acquisition chooses monetary compensation, then 30% of the compensation shall be provided to the person involved in house acquisition (property owner), and the remaining 70% shall be allocated to Lessee; If the person involved in house acquisition cancels leasing relationship with the lessee, or provide resettlement for lessee, then compensation shall be provided to the person involved in house acquisition; If the person involved in house acquisition can not reach an agreement with the lessee on cancelling the leasing relationship, then the person involved in house acquisition shall be provided with resettlement houses. The resettlement house shall be rent to the original lessee.</p> <p>4) 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) Temporary resettlement allowance shall be paid at 20 Yuan per month for each square meter of identified legal construction area of expropriated</p>
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>house.. If allowance amount is less than 1200Yuan, the allowance will be counted as 1200Yuan.</p> <p>For monetary compensation, provide 6-month interim period allowance.</p> <p>Temporary resettlement period shall not exceed 36 months for those who choose house ownership replacement. If the temporary resettlement period is less than 36 months, then corresponding compensation shall be provided in accordance with the actual period and the above mentioned criterial. If temporary resettlement period is within one year( including) more than the temporary resettlement term, then compensation for the person involved in house acquisition is: 30 Yuan/m<sup>2</sup>(area of the legal building)/month; If temporary resettlement period is above a year more than the term, then compensation for the person involved in house acquisition is: 40 Yuan/m<sup>2</sup>(area of the legal building)/month.</p> <p>6) 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>7) Provide transportation allowances to affected households according to number of students, monthly transportation expense, and actual duration of interim period.</p> <p>8) For those who have successfully signed an agreement and relocated within the schedule, the compensation is: 1. 200 Yuan/m<sup>2</sup>(Certified construction area) ; 2. 30,000 Yuan for house ownership certificate or construction project planning (Construction) licence.</p>
Non residential houses	Units, businesses and stores	<p>1) Two kinds of resettlement modes: monetary compensation and house ownership replacement</p> <p>2) For non-residential houses, compensation will be determined according to real estate</p>	<p>1) For those who choose monetary compensation, the compensation shall be based on: properties and uses of the house stipulated in the house ownership certificate, the legal construction area and its assessed value.</p> <p>2) For those who choose house ownership replacement,</p>

		<p>market price.</p> <p>3) Owner of non-residential house will receive relocation allowance.</p> <p>4) Owner of non-residential house will receive interim period allowance.</p> <p>5) Owner of non-residential house will receive business suspension allowance.</p> <p>6) 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.</p> <p>7) Owner of non-residential house will receive relocation allowance.</p>	<p>the person involved in house acquisition shall provide the corresponding house, and the price differences shall be calculated and settled in accordance with: the properties and uses of the house stipulated in house ownership certificate, and legal construction area, and its assessed value.</p> <p>3) 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.</p> <p>4) 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.</p> <p>5) For business suspension caused by house expropriation, 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. 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.</p> <p>6) If the house owner finishes resettlement and hands over the house within specified period, provide a reward of no more than 2% of appraised price of the house.</p>
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 expropriation and house demolishing, we provide you 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 XinLiu 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 and Compensation of Buildings on State-owned Land
- Assessment Method for the Expropriation of Buildings on State-owned Land
- Regulation on the Expropriation and Compensation of Buildings on State-owned Land of Henan Province
- Methods of Implementing Regulations on Land Resources Management in Henan Province

- Notice on Adjusting Comprehensive Land Price of Requisitioned Land in Henan Province issued by the People’s Government of Henan Province.
- 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
- 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
- Method of State-owned Land Expropriation and Compensation in Zhengzhou
- Notice on Adjusting the Compensation Standards for Green Crops and Attachments on Requisitioned Collectively-owned Land for National Construction issued by People’s Government of Zhengzhou Municipality
- Provisions of the People’s Government of Zhengzhou Municipality for Land Acquisition, Demolition, Compensation and Resettlement involved in Rail Transit Project
- Opinion of the People’s Government of Zhengzhou Municipality on Implementation of Compensation of Requisition on State-owned Land.
- 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 requisition compensation and resettlement	1) For collectively owned land, provide compensation according to comprehensive land price in land requisition area. 2) Land requisition and resettlement compensation include:land compensation, resettlement compensation, and social security fee. Among the land acquisition and resettlement compensation(not including social security costs): 40% are land compensation, and the remaining 60% are resettlement compensation. 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) The farmers of Laoyachen and Gucheng Village will be included in the range of vocational training and social security coverage after land requisition. 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 requisition compensation approved

	<p>by local government. If land requisition compensation is insufficient to pay the retirement fund, local government will use state-owned land paid use income to fill the gap. 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 requisition. Unemployed farmers can register as unemployed in local employment service agency, and receive relevant employment services offered for urban unemployed persons.</p> <p>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.</p> <p>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.</p> <p>8) Compensation for land attachment and green crops belongs to the owner. Compensation will be directly paid to the owner.</p> <p>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.</p> <p>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.</p>
2 Houses	<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. 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>4) Provide relocation allowance to affected households 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) If the house to be expropriated is publicly-owned residential housing which is rented by a government-stipulated rental, and the person to be expropriated chooses monetary compensation, then 30% of the compensation shall be provided to the person involved in house acquisition (property owner), and the remaining 70% shall be allocated to Lessee; If the person to be expropriated cancels leasing relationship with the lessee, or provide resettlement for lessee, then compensation shall be provided to the person to be expropriated; If the person to be expropriated can not reach an agreement with the lessee on cancelling the leasing relationship, then the person to be expropriated shall be provided with resettlement houses. The resettlement house shall be rent to the original lessee.</p> <p>6) Provide interim period allowance for affected households Temporary resettlement allowance shall be paid at 20 Yuan per month for each square meter of identified legal construction area of expropriated house.. If allowance amount is less than 1200Yuan, the allowance will be counted as</p>

	<p>1200Yuan.  For replacement resettlement, provide 6-month interim period allowance. Temporary resettlement period shall not exceed 36 months for those who choose house ownership replacement. If the temporary resettlement period is less than 36 months, then corresponding compensation shall be provided in accordance with the actual period and the above mentioned criterial. If actual interim period is one year (or less than one year) more than the temporary resettlement term, 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 one year more than the temporary resettlement term, provide allowance to affected household on the basis of 40Yuan per month for every square meter of house construction area.</p> <p>7) Compensations for indoor facilities, fixtures and decorations  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>8) Provide property management fee allowance for the relocated households. 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>9) Provide transportation allowance for students of affected households  Provide transportation allowances to affected households according to number of students, monthly transportation expense, and actual duration of interim period.</p> <p>10) Provide rewards for households that sign contract and finish resettlement within scheduled period.  For those who have successfully signed an agreement and relocated within the schedule, the compensation is: 1. 200 Yuan/m<sup>2</sup>(Certified construction area) ; 2. 30,000 Yuan for house ownership certificate or construction project planning (Construction) license.</p>
3 Land attachments	Directly pay compensations to owner of land attachments.

Compensation standard for land requisition 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.

### 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 requisition and house demolishing	
Payment of compensation	
Land requisition 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 requisition after investigation, otherwise compensation will not be provided.
- Demolish buildings with range of land requisition for transportation project.

#### 6 Land requisition and Resettlement Institution

- Zhengzhou Rail Transit Project Management Office

Address: Intersection of Kangning Street and South Station Road, Dispatch Center of Rail Transportation Company

Tel.: 55166766

Huiji District House Expropriation and Compensation Office

Address: #8, Kaiyuan Road

Tel.: 63639567

Jinshui District House Expropriation and Compensation Office

Address: #15 Dongfeng Road, Jinshui District

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.: 66235064

Zhengdong New District House Expropriation and Compensation Office

Address: #36, Zhengdong Public Security Bureau, Xingrong Street, Zhengdong New District

Tel.: 86006180

Zhengzhou Economic and Technological Development District House Expropriation and Compensation Office

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

Tel.: 66781251

●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 2015

**Appendix Table 1 Businesses and Stores Involved in Requisition in Rail Transit Line 3 Phase 1 Project**

Station	Name of businesses and stores	Area	Number of staff and managers	Structures
<b>Shamen Road Station</b>				
Huiji district Hongda Community, Changxing Road Street	Distribution room of the electric company	75.6	0	Brick-concrete
Hongda Community, Changxing Road Street	Sanitation station	366.7	24	Brick-concrete
Hongda Community, Changxing Road Street	Family plan service center	1475.97	63	Brick-concrete
Hongda Community, Changxing Road Street	Zhengzhou Baiwen Group Co., Ltd.	1717.14	0	Brick-concrete
Hongda Community, Changxing Road Street	Zhengzhou Wenkang Property Services Co.,Ltd	479.6	0	Brick-concrete
Hongda Community, Changxing Road Street	Kaiping Housing Construction Engineering Group	1155.93	0	Brick-concrete
Hongda Community, Changxing Road Street	Zhengzhou Changxing Aquatic Product Storage Co., Ltd.	50.96	1	Brick-concrete
<b>Xilongpu Station</b>				
Huiji district Liuzai Street Liangyun Community	Zhengzhou Eating and Drinking Co., Ltd	2850	99	Brick-concrete
Liuzai Street Liangyun Community	Zhengzhou Commercial Bank (Optical Market)	1846.32	30	Brick-concrete
<b>Dongfeng Road Station</b>				
Huiji district Liuzai Street-Tongle Community	Bank of Zhengzhou	163.45	12	Brick-concrete
Liuzai Street-Tongle Community	Xing Bin (commercial use)	98.93	15	Brick-concrete
Liuzai Street-Tongle Community	Wang Ya (commercial use)	33.9	16	Brick-concrete
Liuzai Street-Tongle Community	Chen Dezheng (commercial use)	161.17	15	Brick-concrete
Liuzai Street-Tongle Community	Jinshui District Branch of PICC	142.90	33	Brick-concrete
Liuzai Street-Tongle Community	Zhai Ziqiang (commercial use)	131.17	13	Brick-concrete
Liuzai Street-Tongle Community	9th Metallurgical Construction Corporation	183.32	16	Brick-concrete
Liuzai Street-Tongle Community	Wang Jinqi (commercial use)	93.23	5	Brick-concrete
Liuzai Street-Tongle Community	Zhengzhou Adjustment Centre of Food System Funds	272	9	Brick-concrete
Liuzai Street-Tongle Community	Textile machinery	319	24	Brick-concrete
Liuzai Street-Tongle Community	China Construction Bank	2537.42	37	Brick-concrete
Jinshui District Dongfeng Road Street	Shandong Yingzuojiayi Hotel in Nanyang Road of Zhengzhou	3393	156	Frame
Nanyangxincun Street, Dongfeng Community	Luohe Dongrun Real Estate Development Co.,Ltd	4599.22	120	Frame
Nanyangxincun Street, Dongfeng Community	Zhengzhou Qixing Trading Co., Ltd	1639.5	60	Brick-concrete

<b>Agriculture Road station</b>				
Jinshui District Nanyangxincun Street, Fengle Community	#1, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	41.87	6	Brick-concrete
Nanyangxincun Street, Fengle Community	#2, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	27.42	6	Brick-concrete
Nanyangxincun Street, Fengle Community	#3, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	38.18	7	Brick-concrete
Nanyangxincun Street, Fengle Community	#4, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	41.87	6	Brick-concrete
Nanyangxincun Street, Fengle Community	#21, No.1 Building, No.62 Nanyang Road, Ma Lijuan (commercial use)	41.87	5	Brick-concrete
Nanyangxincun Street, Fengle Community	#22, No.1 Building, No.62 Nanyang Road, Ma Lijuan (commercial use)	27.42	5	Brick-concrete
Nanyangxincun Street, Fengle Community	#23, No.1 Building, No.62 Nanyang Road, Ma Lijuan (commercial use)	38.18	6	Brick-concrete
Nanyangxincun Street, Fengle Community	#24, No.1 Building, No.62 Nanyang Road, Ma Lijuan (commercial use)	41.87	4	Brick-concrete
Nanyangxincun Street, Fengle Community	#41, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	41.87	5	Brick-concrete
Nanyangxincun Street, Fengle Community	#42, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	27.42	5	Brick-concrete
Nanyangxincun Street, Fengle Community	#43, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	38.18	6	Brick-concrete
Nanyangxincun Street, Fengle Community	#44, No.1 Building, No.62 Nanyang Road, Liu Yanqin (commercial use)	41.87	5	Brick-concrete
Nanyangxincun Street, Fengle Community	1st Floor, No.2 Building, No. 62 Nanyang Road, Ma Yunhui (commercial use)	274.69	20	Brick-concrete
Nanyangxincun Street, Fengle Community	KongJi Refreshing Dough-Sheets Store (self-built building), Pan Dongmei	9.69	5	Brick-concrete
Nanyangxincun Street, Xiaomengzhai Community	Zhengzhou Mechanical and Electrical Company	1020	26	Frame
Nanyangxincun Street, Xiaomengzhai Community	State Grid in Henan Province, Zhengzhou Branch	600	16	Frame
Nanyangxincun Street, Xincun Community	Dong Zhiyong (commercial use)	500	12	Simple Structure
Nanyangxincun Street, Xincun Community	Leather Shoes Shop	60	3	Brick-concrete
Nanyangxincun Street, Xincun Community	Children's Clothing Store	60	4	Brick-concrete
Nanyangxincun Street, Xincun Community	Jordan Store	180	14	Brick-concrete
Nanyangxincun Street, Xincun Community	Kodak Photo Studio	180	15	Brick-concrete
Nanyangxincun Street, Xincun Community	Zhengdao Sida Supermarket	130	11	Brick-concrete
Nanyangxincun Street, Xincun Community	Qibohui	60	7	Brick-concrete

Nanyangxincun Street, Ronghua Community	Office Building	2549	250	Brick-concrete
<b>Jinshui Road Station</b>				
Municipal Community of Central Urban Communities, Dashiqiao Street	No. 324 Nanyang Road, Tsinghua Real Estate Development Ltd, Zhengzhou City	13261.15 <sup>4</sup>	680	Brick-concrete & Simple
Municipal Community of Dashiqiao Street	Zhongheng (Henan) Real Estate Development and Management Co., Ltd.	3452.98	73	Brick-concrete & Simple
Municipal Community of Dashiqiao Street	Industrial & Commercial Bank of China Ltd, Zhengzhou Branch in Jinshui Road	4728.55	190	Frame, Brick-concrete & Simple
Municipal Community of Dashiqiao Street	Zhengzhou Tianhe Services Co.,Ltd	9264.65	72	Brick-concrete & Simple
Municipal Community of Dashiqiao Street	Henan Zhengzhou National Oil Reserve Warehouse	351.33	34	Brick-concrete & Simple
Municipal Community of Dashiqiao Street	NO. 326 Nanyang Road, Proprietor Committee	34.56	10	Simple Structure
Municipal Community of Dashiqiao Street	Zhengzhou Institute of Artistic Creation	1074.72	95	Brick-concrete
Municipal Community of Dashiqiao Street	Zhengzhou City Library	48.81	2	Brick-concrete
Municipal Community of Dashiqiao Street	Zhengzhou Film and Theater Company	3028	Not Available	Brick-concrete
Municipal Community of Dashiqiao Street	Zhengzhou Medical Appliances Supply Station	2179	8	Brick-concrete
Municipal Community of Dashiqiao Street	Bridgestone KTV in Baiwen Station	280	9	Brick-concrete
<b>Taikang Road Station</b>				
Branch Office of Gongming Road, Erqi District	Zhengzhou Mingxiang Industrial Co., Ltd	5254.01	52	Frame, Brick-concrete
Branch Office of Gongming Road, Erqi District	Zhengzhou Deshengyike	1227	12	Frame
Branch Office of Gongming Road, Erqi District	NO. 5 Building, Wang Yufeng(commercial use)	280.95	2	Brick-concrete
Branch Office of Gongming Road, Erqi District	Public Security Bureau etc., 245-1, No. 5 Building Minggong Road ( commercial use)	152.73	12	Brick-concrete
Branch Office of Gongming Road, Erqi District	Zhengzhou Cinema	260.5	4	Brick-concrete
Branch Office of Gongming Road, Erqi District	Greatwall Aluminum Corporation	146.09	6	Brick-concrete
Branch Office of Gongming Road, Erqi District	27 Municipal Council	45.41	2	Brick-concrete
Branch Office of Gongming Road, Erqi	Zhengtai Electrics Co., Ltd	44.45	2	Brick-concrete

<sup>4</sup> The final plan cannot be determined before consulting the wide opinions from government authorities and the masses. Right now it is uncertain whether the SOHO podium buildings can be saved from demolition.

District				
<b>27 Square Station</b>				
Branch Office of Jiefang Road, Erqi District	Zhengzhou Industrial and Commercial Bank	5079.5	Not Available	Frame, Brick-concrete
<b>Shuncheng Street Station</b>				
Guancheng District, West Street, Pingdengjie Community	No. 200 Building, West Street, Guancheng Hui District (9 shop fronts)	1109.53	58	Frame
Guancheng District, East Street, Pingdengjie Community	No.40 Building, East Street, Guancheng Hui District (8shop fronts)	1009.7	59	Frame
<b>East Street Station</b>				
Guancheng District, East Street, Dongdajie Community	Basement Storey of No. 220 Building, East Street, Guancheng Hui District (commercial use)	4130.56	198	Brick-concrete
Guancheng District, East Street, Dongdajie Community	Property Management	115.62	Not Available	Brick-concrete
<b>Chengdong Road Station</b>				
Guancheng District, East Street, Dongdajie Community	Dongdajie Village Committee, Dongcheng Town	11170.28	95	Brick-concrete
Guancheng District, East Street	College Street Brigade	4223.87	8	
<b>Future Road Station</b>				
Chengdong Road, Guancheng Hui District	Zhongyuan International Exhibition Center	484.58	Not Available	Brick-concrete
Chengdong Road, Guancheng Hui District	College Street Brigade	242.45	Not Available	Brick-concrete
Chengdong Road, Guancheng Hui District	Long-distance Passenger Depot	28.00	Not Available	Brick-concrete
Chengdong Road, Guancheng Hui District	Zhongyuan Trust Company	6	Not Available	Brick-concrete
Chengdong Road, Guancheng Hui District	Village Committee of College Street	830	21	Brick-concrete
<b>Fengtai South Station</b>				
Fenghuangtai Street, Jinshui District	Huimin Middle School	1000.88	88	Frame
Fenghuangtai Street, Jinshui District	Special Weapons and Tactics	908.5	56	Frame
<b>Boxue Road Station</b>				
Boxue Street, Zhengdong New District	Gas Stations of Henan Unipecc Co., Ltd	1055	0	Simple Structure
<b>Jialuhe Parking Lot</b>				
Changxing Street, Huiji District	Temporary buildings of the village committee	3168	Not Available	Simple Structure
<b>Car Depot of Hanghai East Road</b>				
Chaohe Street and Jinghang Street of Zhengzhou Economic & Technological Development Zone	Temporary buildings of the village committee	28710	Not Available	Simple Structure
<b>Total</b>		<b>138245</b>	<b>3045</b>	