

Hubei Jingzhou Historic Town Conservation Project
湖北荆州古城修复与保护项目
Resettlement Action Plan
移民安置行动计划

荆州古城修复与保护项目管理办公室
二〇一五年五月

**Jingzhou Historic Town Conservation Project Management
Office**

May, 2015

Commitment Letter for *Resettlement Action Plan*

The owner of the World Bank Financed Hubei Jingzhou Historic Town Conservation Project is Jingzhou City Construction and Investment Development Co., Ltd. The Project Management Office of Hubei Jingzhou Historic Town Conservation Project affiliated to the company has formulated this *Resettlement Action Plan* applicable to the project.

The People's Government of Jingzhou City hereby confirms that, this *Resettlement Action Plan* is formulated based on intensive investigation and study by the Project Management Office of Hubei Jingzhou Historic Town Conservation Project after full consultations with the affected communities and residents, and that the policies on resettlement included herein have been approved by the relevant government authorities of Jingzhou City. The policies and standards included in this *Resettlement Action Plan* conform to the policies of the World Bank on involuntary resettlement and the relevant laws and policies of P.R.C and Hubei Province, and are consistent with the relevant local policies and standards of Jingzhou City as well.

The People's Government of Jingzhou City hereby promises that, once this *Resettlement Action Plan* is approved by the World Bank, the policies and standards included herein will be strictly followed throughout the implementation of the project.

People's Government of Jingzhou City

May, 2015

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1 Project Overview

1.1 Project brief

The World Bank Financed "Jingzhou Historic Town Conservation Project" planned and prepared by Jingzhou City Construction and Investment Development Co., Ltd is aimed to help Jingzhou City to conserve its cultural heritages and ecological environment, to promote tourism, and to improve the quality of life of the residents around Historic Town throughout the implementation of the project. The project consists of 4 core components: 1) Cultural heritages conservation and tourism development promotion; 2) improvement of ecological environment and water environment of Historic Town; 3) traffic convenience enhancement; 4) project management. The expected construction period of the project is 5 years from November 2015 to October 2020.

The detailed contents of the subprojects are shown in Table 1-1.

Table 1-1 Contents of the Jingzhou Historic Town Conservation Project

Project Number	Name of subprojects	Contents
A	Cultural heritage conservation and tourism development promotion	
A-1	Restoration and conservation of historic town wall	Conservation of west town wall , construction of retaining wall , Conservation and restoration of vegetation on historic town wall
A-2	Exhibition of Xiongjia Mound Site Park	Landscape and infrastructure project, Relics display project, Unearthed relics exhibition hall project, Park signs and tour guide system project and Park management project.
A-3	Upgrade of exhibition of Jingzhou Museum	Exhibition of Textile and Embroidery Products in Chu and Han, Exhibition of Fine Ancient Lacquers and Wood Artifacts, Special Exhibition of No. 168 Han Tomb in Fenghuang Mountain, Jingzhou
A-4	Support tourism industry development	Tourist Reception Center, Historic town tourism sign and guidance information service system, training of tourism service ability of residents
A-5	Restoration and reutilization of historic	Including 13 historic buildings and

	buildings	land plots with total land area of 4282 m ² .
A-6	Landscape innovation of Kaiyuan Temple	Innovate the landscape of Kaiyuan Temple in Jingzhou Museum
B	Improvement of ecological environment and water environment of historic town	
B-1	Dredging of moat and lakes in historic town	Dredging of moat and the fish ponds on its two sides, West Lake, Northeast Pond, including transportation of sludge and sediment of 301,900 m ³ in total
B-2	Sewage pipe network subproject	Including three parts: new construction of main sewage pipes outside the moat, supplement and improvement of combined system main interception pipes in historic town, and supplement of combined system collection pipes in historic town.
B-3	Moat, lakes and wetland subproject	Constructed wetland of moat, ecological revetment, constructed wetland of lakes and ponds
B-4	Improvement of water resources connection and ecological building of river and lake	Including water system connection, water source improvement (water supplement system) and construction of power system in historic town
C	Traffic convenience enhancement	
C-1	Road traffic system	Inner Ring Road modification subproject ,Improvement of key nodes of Inner Ring Road, Improvement of key nodes in historic town, Improvement of node of Jingzhou Avenue/Jingzhou South Road
C-2	Slow traffic system	Improvement of slow traffic management at the town gates, Improvement of bikeway system in historic town, Improvement of pedestrian system in historic town wall
C-3	Public transit system	Tourist attraction connection bus system, Improvement of public transit system in historic town
C-4	Transportation logo system	Static transportation logo system, Dynamic transportation logo system
D	Project management and institution ability enhancement	

Data source: *Feasibility Study Report of Hubei Jingzhou Historic Town Conservation Project – Main Report*, January 2015, T Y Lin International.

1.2 Impact of resettlement

According to the subproject contents and the technical routes for the implementation of the project provided in the feasibility study report, the Project Management Office has identified the impact of resettlement of all the subprojects one

by one. According to field investigation, in this project, land requisition and housing demolition and temporary land occupation exist only in the subproject "Historic Town Revitalization and Infrastructure Improvement". Specifically, the policies of World Bank on involuntary resettlement are only applicable to two subprojects, i.e. the tourist reception center and comprehensive treatment of ecological environment of moat and lakes. The two subprojects involve land requisition and housing demolition as well as temporary land occupation, which will be specified in Chapter Two. It remains to be determined whether the subproject "Restoration and Reutilization of Historic Buildings" will require land requisition and housing demolition.

Table 1-2 Land requisition and housing demolition of each subproject

Project Number	Sub-project	Permanent land acquisition	Temporary land use	House demolition
A	Cultural heritage conservation and tourism development promotion			
A-1	Restoration and conservation of historic town wall	X	X	X
A-2	Exhibition of Xiongjia Mound Site Park	X	X	X
A-3	Upgrade of exhibition of Jingzhou Museum	X	X	X
A-4	Support tourism industry development	√	X	√
A-5	Restoration and reutilization of historic buildings	To be decided	To be decided	To be decided
A-6	Landscape innovation of Kaiyuan Temple	X	X	X
B	Improvement of ecological environment and water environment of historic town			
B-1	Dredging of moat and lakes in historic town	X	√	X
B-2	Sewage pipe network subproject	X	√	X
B-3	Moat, lakes and wetland subproject	X	X	X
B-4	Improvement of water resources connection and ecological building of river and lake	X	X	X
C	Traffic convenience enhancement			
C-1	Road traffic system	X	X	X
C-2	Slow traffic system	X	X	X
C-3	Public transit system	X	X	X
C-4	Transportation logo system	X	X	X
D	Project management and institution ability enhancement			

Therefore, in general, except that it is not determined whether the subproject "Restoration and Reutilization of Historic Buildings" will require land requisition and housing demolition, only the "East Gate tourist reception center" subproject will require

land requisition and housing demolition. The implementation of "Moat and Lakes Dredging and Wetland Construction" subproject will require a certain area of temporary land occupation.

1.3 Measures to reduce the impact of resettlement

For Hubei Jingzhou Historic Town Conservation Project, resettlement has been treated as a top priority and has been given special attention in content selection, plan and design, as well as in the implementation of the project. With construction cost, social impact and environmental impact taken into account, resettlement that may result from the project is reduced as much as possible.

In the plan and design stage of the project, as the owner, Project Management Office of Hubei Jingzhou Historic Town Conservation Project held joint meetings attended by each consultation unit and design unit for many times to coordinate for the optimization of design plan of the project and to reduce the social and economic impacts resulting from resettlement as much as possible.

During the multiple communications and consultations, experts from the design unit T Y Lin International, experts from the environmental impact assessment unit Hubei Academy of Environmental Sciences, and experts from the social impact assessment and resettlement consultation unit Involuntary Resettlement Research Center of Wuhan University expressed their opinions on the optimization of the project from various perspectives. Finally T Y Lin International made overall coordination and reached agreement and submitted it to Project Management Office and relevant department of Jingzhou City for review and approval. In the design stage of the project, the principles for optimizing the project to reduce impact of resettlement finally agreed on are:

First, conduct scheme optimization and comparison and take into account the impact of the project on local society and economy as much as possible. If land occupation is inevitable, select idle land if possible.

Second, if demolition is inevitable, reduce the quantity of houses to be demolished as much as possible and take it as a key factor in scheme optimization and comparison. At the same time, reserve reasonable space for the connection of the project with other municipal facilities.

Third, when comparing different design schemes take the factor of land requisition and relocation into full consideration and reduce the quantity of land to be requisitioned and houses to be demolished as much as possible.

According to the above principles, optimization is constantly conducted in the identification and selection of project contents. First, some construction works initially proposed are eliminated, which largely reduced the quantity of land to be requisitioned and houses to be demolished and avoided the adverse impact on the daily life and travelling of the residents in Historic Town; second, by multiple rounds of scheme comparison and constant optimization of site selection and scheme design, the quantity of land to be requisitioned and houses to be demolished as well as social impact are reduced to the minimum level.

For example, the initial project plan included the construction of Historic Town Outer Ring Road, moat bridge transformation and four tourist reception centers (1 main center and 3 auxiliary centers) at East Gate, West Gate, North Gate and South Gate. Such construction works involve a large quantity of land to be requisitioned and houses to be demolished, or will have great impact on the daily life and travelling of the residents in Historic Town. Specifically, the construction of the Outer Ring Road would involve the relocation of hundreds of households in Fanrong Street, Xicheng Sub-district, which is a large amount; the transformation of the moat bridges would directly affect the access of vehicles and people in and out of Historic Town; the construction of tourist reception center at the North Gate would require demolition of a peddlers' market. The project composition is optimized based on the research results of the feasibility study unit and the social impact assessment unit. First, subprojects of little necessity to the construction in the current stage are cancelled, such as the Outer Ring Road subproject, bridge transformation subproject and North Gate tourist reception center subproject; second, the original project contents are adjusted so that the impact of land requisition and housing demolition is largely reduced.

For another example, the site of the West Gate tourist reception center was selected at the West Gate in Fanrong Street in the initial plan, requiring demolition of 19 residential houses with floor area of 2300m² and about 10 stores and 2 enterprises. With the preparation of the project goes in deep, the project design unit has accepted the suggestion of World Bank to incorporate the construction of the West Gate tourist

reception center into the future Outer Ring Road construction and shanty town transformation project and suspend it in the current stage, which will avoid unnecessary land requisition and housing demolition resulted from the non-coordination between current construction work and future development.

1.4 Preparation and progress of the project

As per the requirements of preparation for resettlement, January 31, 2015 is determined as the cut-off date of all the subprojects of Hubei Jingzhou Historic Town Conservation Project. The status of land and building ownership on the cut-off date is taken as the basis for resettlement survey. This *Resettlement Action Plan* of Hubei Jingzhou Historic Town Conservation Project is written on the basis of the data collected in the inventory survey on land requisition and housing demolition of the affected area, the socio-economic survey of the affected population and the technical feasibility study. The feasibility survey of Hubei Jingzhou Historic Town Conservation Project has been completed in February 2015. It is expected that in May 2015 the project will pass the appraisal conducted by the World Bank; in October 2015 the consultation with the World Bank will be finished and contract will be signed; and in November 2015, the implementation of the project will be launched formally.

1.5 Ownership of the project

The ownership of the project belongs to Jingzhou City Construction and Investment Development Co., Ltd.

1.6 Construction and implementation

The preparation and implementation time schedule of the project is shown in Table 1-3.

Table 1-3 Preparation and implementation time schedule of the project

Process	Time
Approval of establishment of the project	January 2015
Completion of feasibility study report	February 2015

Passing of project appraisal	May 2015
Consultation and contract signing	October 2015
Project implementation	November 2015 – October 2015

1.7 Formulation of policies on resettlement

This *Resettlement Action Plan* is drawn up by the Project Management Office of Hubei Jingzhou Historic Town Conservation Project on the basis of intensive survey and investigation after full consultations with the affected villages, affected households and affected units in Xicheng Sub-district, Jingzhou City, in which the policies on resettlement have been approved by all relevant departments of Jingzhou City. After this *Resettlement Action Plan* is appraised by the World Bank and approved by the People's Government of Jingzhou City, all the policies and standards included in this plan will be strictly followed in the implementation stage. The People's Government of Jingzhou City promises that, all the policies and standards included in this *Resettlement Action Plan* conform to the policies of the World Bank on involuntary resettlement as well as related laws and policies of Hubei Province and the People's Republic of China, and are consistent with the related local policies and standards of Jingzhou City. If the People's Government of Jingzhou City issues new policies on resettlement that are more preferential, the new policies shall be implemented after approval of the World Bank. Besides, the Project Management Office has formulated the *Resettlement Policy Framework* before identifying specific impacts of land requisition and housing demolition of the "historic building restoration" subproject; once the impacts are identified, the procedures stipulated in the policy framework will be implemented.

1.8 Identification of associated projects

The "Xiongjia Mound Heritage Park exhibition" subproject is the further completion of the original heritage park construction project. The construction of the heritage park was commenced in 2011 and the park was opened formally in 2013. According to the requirements of policies and procedures on involuntary resettlement of the World Bank, the Xiongjia Mound Heritage Park Construction Project is identified as an associated project of this project. As required by the World Bank, the Project

Management Office will submit a due diligence report on the involuntary resettlement caused by the construction of the Xiongjia Mound Heritage Park as an appendix of this *Resettlement Action Plan*.

2 Impact Analysis

2.1 Project impacts

The scope of the inventory survey on the impact of this project is the actual affected land area determined by the feasibility research unit of the project. As publicized, the cut-off date, namely the commencement date of the inventory survey, is determined to be January 31, 2015. Since the inventory survey on resettlement of the project is conducted when the project is in the stage of design optimization, the project design unit may optimize the design of the construction plan, and thus the data on land requisition and housing demolition may be modified. The resettlement office of the project will take the final data on actual impacts as the basis for resettlement work.

The project impacts include:

(1) Permanently acquired land: Various land required for permanent occupation within the project area.

(2) Temporary land use: All kinds of land that are to be occupied temporarily during project construction period and will be recovered to its initial functions after construction.

(3) Buildings to be demolished: All buildings within the project area, including frame structures, brick-concrete buildings, brick-wood buildings, makeshift houses and so on.

(4) Affected land attachments: Land attachments within the project field, which mainly include fences, wells, fruit trees, floors and the like.

(5) Affected public facilities: Public facilities and public services within the project impact area.

(6) Affected households: Households who have land, building or land attachment within the project covering area or directly affected area.

(7) Affected communities: Communities with land, building or land attachment that is within the project covering area or directly affected area.

(8) Affected enterprises and institutions: Enterprises and institutions with land, building or land attachment that is within the project covering area or directly affected

area.

(9) Affected population: The affected population is comprised of the population in the households and enterprises and institutions that are affected by demolition in each sub-project.

(10) Affected labors: Labors who works in the affected stores, enterprises or institutions, or who are engaged in agricultural production in the expropriated lands.

(11) Affected leaseholder: All persons who lease the buildings in the project impact area to live or to do business according to the lease contract.

(12) The vulnerable groups: Vulnerable group refers to the social groups who become vulnerable, who are lack of adaptability to social changes and who are at a disadvantage in the society due to the lack of social participation ability and social security or due to disability or poverty. Vulnerable groups mainly include the following types: the elderly people with no family, families with single parent (mother), orphans, households who enjoy minimum subsistence allowances, and the disabled etc.

2.2 Project impacts survey

From May 2014 to April 2015, the work personnel of Project Management Office, Involuntary Resettlement Research Center of Wuhan University, Jingzhou District Requisition and Compensation Office and Xicheng Sub-district have conducted survey on resettlement in the impact areas of all subprojects as provided in the feasibility study report of the project.

The contents of resettlement survey can be divided into three parts as following:

1. Desk Review

a. Social and economic statistics of Jingzhou City and the district where the project is located;

b. National laws and regulations and policies, Hubei provincial laws and regulations and policies and local laws and regulations and policies of Jingzhou City about land requisition, demolition and resettlement, as well as the policies about resettlement in similar projects of the recent years in Jingzhou.

2. Collection of background information on local society and economy

a. The basic situation of affected households and the situation of vulnerable households within the surveyed area;

- b. Public views and suggestions;
- c. Basic situation of the affected villages and neighborhoods within the surveyed area

3. Census and inventory survey on impact of land requisition and housing demolition

- a. Situation of land requisition and expropriation: location, type, area and use;
- b. Demolished buildings and other land attachments: location, type, quantity, property ownership;
- c. Type and quantity of various public facilities;
- d. Basic and impact situation of enterprises and institutions.

In this survey, we have collected the information of 38 households and 2 enterprises and institutions affected by demolition and have taken 447 samples from the affected population in the project impact area to learn about the basic economic situations of their households and to evaluate the social and economic impact of the project, thus we have completely acquired the basic information about the impacts of the project, which provide data for the formulation of *Resettlement Action Plan*.

2.3 Overview of the impact of land requisition and housing demolition in the project

According to the inventory survey on resettlement conducted jointly by Project Management Office of Jingzhou Urban Transportation Project and Involuntary Resettlement Research Center of Wuhan University, the basic data of the impact of land requisition and housing demolition of this project are as following:

Affected administrative units:

The areas involved in land requisition and housing demolition of the project are all in Xicheng Sub-district, Jingzhou District. Land requisition involves the land of Jingcheng Village, Xicheng Sub-district and the land of Jingzhou City Garden Bureau, while demolition involves the houses of Beimen Neighborhood Committee, Xicheng Sub-district.

Impact of demolition:

Total demolition area: 8,180m².

Affected households by demolition: 38 households, 125 persons; area of

demolished private houses: 3,980m².

Number of affected enterprises and institutions: 2; demolition area: 4,200m².

The buildings of the affected enterprises and institutions include 13 stores with 38 employees.

Impact of land requisition:

17.94 Mu of state-owned land will be requisitioned for the project, which is all construction land. 566.50 Mu of land will be occupied temporarily, of which 317 Mu of land belongs to Jingzhou City Garden Bureau, and 249.50 Mu of land is collectively-owned by Jingcheng Village. (1 Mu = 0.0667 hectares)

The schedule of impact of land requisition and housing demolition of the project is shown in Table 2-1.

Table 2-1 Schedule of impact of land requisition and housing demolition in Hubei Jingzhou Historic Town Conservation Project

Subproject	Requisitioned state-owned land (Mu)	Temporarily occupied land (Mu)	Demolition area (m ²)	Number of affected enterprises and institutions	Number of affected stores	Affected households (households/persons)
East Gate Tourist Reception Center	17.94	0	8180	2	13	38/125
Sludge dredging and wetland construction	0	566.50	0	0	0	0
Total	17.94	566.50	8180	2	13	38/125

2.4 Impact of land requisition

According to the survey results and statistics data based on the project contents provided in the feasibility study report, the project requires requisition of 17.94 Mu of state-owned land and temporary occupation of 566.50 Mu of land.

2.4.1 Permanent requisition of land

The "East Gate tourist reception center" subproject requires permanent requisition of 17.94 Mu of land located in Beimen Neighborhood, Xicheng Sub-district, the current status of which is state-owned construction land.

2.4.2 Temporary occupation of land

The "moat and lakes dredging and wetland construction" subproject requires temporary occupation of land with a total area of 566.50Mu.

The temporarily occupied land is used for two purposes: 421Mu of water area in West Lake, North Lake and the Horse Washing Pond will be temporarily used for sediment dredging; 145.50Mu of land will be temporarily used for the stacking and disposal of the dredged sediment from the moat and the lakes.

Table 2-2 Affected water area by sediment dredging

Location of water area	Area (Mu)	Owner	Current use
West Lake	121	Jingcheng Village	Lotus planting
North Lake	260	Garden Bureau	Aquaculture
Horse Washing Pond	40	Jingcheng Village	Aquaculture
Total	421		



Figure 2-1 West Lake (used for lotus planting)



Figure 2-2 North Lake (used for aquaculture)



Figure 2-3 Horse Washing Pond used for aquaculture

Table 2-3 Land temporarily used for sediment stacking and disposal

Stacking site No.	Area (Mu)	Owner	Current use
1	37.50	Garden Bureau	Green space
2	30.00	Jingcheng Village	Aquaculture
3	31.50	Jingcheng Village	Aquaculture
4	27.00	Jingcheng Village	Aquaculture
5	19.50	Garden Bureau	Aquaculture
Total	145.50		

Five temporary sediment stacking and disposal sites will be developed elsewhere for the dredged sediment from the moat and the lakes in the historic town. Four fish ponds are used as stacking sites and the other is on the land. The fish ponds to be temporarily used for stacking and disposal of sediment have been polluted to different degrees and the water quality is poor. The fish ponds may also be dredged during the implementation of the project and may be reused for aquaculture after completion of construction.



Figure 2-4 Fish pond to be temporarily used for stacking sediment



Figure 2-5 Green land to be used for stacking sediment

2.5 Impact of demolition

This project will require demolition of 8180m² buildings which belong to 38 private households and 2 units.



Figure 2-6 Private buildings required to be demolished

2.5.1 Demolished private buildings

The site of the East Gate tourist reception center is selected at the triangular area between Donghuan Road and Taihugang, with land area of about 1.20ha, namely 17.94Mu, which involves 125 persons in 38 households, and the area of demolished buildings is 3,980m². The detailed information of the relocated households is shown in Table 2-4.

Table 2-4 Households affected by the "East Gate tourist reception center" subproject

	Name	Number of family members	Area of brick-concrete buildings (m ²)	Area of brick-wood buildings (m ²)	Total
1	Liu Anxin	3	50		50
2	Li Dexiu	3	60		60
3	Yang Fan	3	50		50
4	Wu Lijun	2	60		60
5	Wang Qinghong	3	60		60
6	Xu Guomin	3	90		90
7	Tian Xiangde	2	90		90
8	Luo Yanli	2	90		90
9	Tan Yanghong	5	90		90

10	Shen Huaqing	3	90		90
11	Huang Faxin	4	90		90
12	Du Yousheng	3	80		80
13	Xie Tongxin	3	90		90
14	Wen Guixiang	4	80		80
15	Yang Xiangfa	3	90		90
16	Wu Dengbang	5	96		96
17	Li Laisheng	2	90		90
18	Zhou Dizhong	3	85		85
19	Han Changxin	2	70		70
20	Zhu Dezheng	5	75		75
21	Hu Chunsong	2	96		96
22	Li Yuanjin	6	80		80
23	Kang Cailu	5	78		78
24	Xu Dong	3	90		90
25	Huang Bin	2	80		80
26	Lei Huanxin	2	90		90
27	Guo Fuyou	2	90		90
28	Li Qiang	4	60		60
29	Hu Shoujun	3	90		90
30	Chen Caiying	3	90		90
31	Chen Long	4	90	40	130
32	Liu Xia	6	550	40	590
33	Zhong Limei	2	450	30	480
34	Chen Qingling	2	60		60
35	Chen Ruizhong	5	80		80
36	Huang Wenzhong	5	80		80
37	Wang Qianzheng	3	70		70
38	Xiao Chengjun	3	70		70
Total		125	3870	110	3980

2.5.2 Demolished enterprise buildings

The construction of the East Gate tourist reception center also requires demolition of 4200m² buildings of two units, 3000m² of Mahe Fishery and 1200m² of the Jingzhou Four Lakes Administration. Such buildings are for operational use and are rented to the business owners at present. The details will be covered in the next section.



Figure 2-7 Business buildings of Mahe Fishery required to be demolished



Figure 2-8 Business buildings of Four Lakes Administration required to be demolished

2.5.3 Stores to be relocated

Of the above mentioned buildings, some are used for doing business. According to the field investigation, the area of such buildings is 1015m² (already included in the demolition area), which belong to 13 business owners and involves 38 employees.

Table 2-5 Affected stores

No.	Name of store	Business area (m ²)	Number of employees
1	Jingzhou Baoyuan Trading Co., Ltd.	150	4
2	Mingyu Heavy Industries	80	3
3	Zhongli Machinery Co., Ltd	105	3
4	Xiaozhu's Electromechanical Repair Shop	60	2
5	Mitsubishi Motors Service Center	320	13
6	Xiaojiang's Automobile Decoration Shop	30	1
7	Beimen Automobile Repair Shop	30	2
8	Specialized Water Tank Repair Shop	30	1
9	Jincheng Automobile Repair Shop	60	2
10	Gold-plated Oil Pump Shop	30	1
11	Junchi Auto Beauty Shop	60	4
12	Wanshida Tire Shop	30	1
13	Maomao Sheet Metal and Oil Pump Shop	30	1
Total		1015	38

2.6 Affected vulnerable groups

2.6.1 Identification of affected vulnerable groups

Vulnerable groups are the people who are the most vulnerable to damages and are not able to adapt to the changes brought by the project. Vulnerable groups mainly include the following:

- Elderly people with no family. Elderly people who are above 65 years old and single and do not have any legal supporter.
- Families with single parent. Families with a single parent and minor children.
- Orphans. Children under 16 with no parents
- Needy families. Urban families who hold Minimum Subsistence Allowance Reception Certification for Jingzhou Residents and rural families that are identified as extremely needy families.
- The disabled. People who have lost or partially lost the capacity to work in a normal way due to mental, physiological illness or illness in human body, or the loss or abnormality of certain organ or function.
- Other families who are particularly needy.

Identification of vulnerable groups will be based on the requirements of relevant policies and regulations as well as field investigation. During the implementation of the project, the resettlement office will confirm the vulnerable groups by means of

household survey, face-to-face interview and neighborhood committee confirmation.

2.6.2 Affected vulnerable groups

According to the investigation, there are no vulnerable groups in the 38 households affected by the "East Gate tourist reception center" subproject. However, in the affected area of the "historic building and reutilization" subproject, there are a certain number of vulnerable families living in the 12 historic buildings in Dongdi Street and at the South Gate. The statistical data show that this project involves 10 vulnerable families with 16 persons listed in Table 2-6. Most of the families have only one single person. They live in the public houses rented from the House Administration Office, which is quite small. The average living area of them is 22m² per person. These families have low income and are the minimum subsistence allowance receivers of the subdistrict. Some of the families have disabled members. The implementation of this project may have certain impact on their daily life.

Table 2-6 Vulnerable families affected by the project

No.	Head of household	Number of family members	Living area (m ²)
1	Dai Juhua	2	28.94
2	Wang Longxing	1	23
3	Zhou Xianmei	2	45.76
4	Shao Lifen	1	39.64
5	Xiong Wumei	1	30
6	Fang Guanfeng	1	16.8
7	Jiang Guoying	1	30.4
8	Yin Bingzhang	2	33
9	Gao Feng	2	45.6
10	Wang Xiuying	3	60
		16	353.14

3 Social and Economic Analysis of Project Impact

3.1 Overview of social and economic development of the project impact area

The impact area of Jingzhou Historic Town Conservation Project is mainly distributed in Jingzhou Historic Town. Jingzhou Historic Town is the seat of the Jingzhou municipal government, attached to Jingzhou District, Jingzhou City.

Jingzhou City is located in the south-central Hubei Province and the middle reaches of the Yangtze River on the Jiangnan Plain. It is 205 kilometers from the provincial capital Wuhan to the east. Jingzhou has a long history, profound culture, and rich cultural relics. It is the important birthplace of the ancient civilization of the Chinese nation in the Yangtze River basin, the birthplace of Chu culture and the culture center of the Three Kingdom.



Figure 3-1 Location of Jingzhou City in Hubei Province

Jingzhou City has jurisdiction over two districts (Jingzhou and Shashi), three counties (Jiangling, JianLi and Gong'an), and three county-level cities (Songzi, Shishou, Honghu). Jingzhou City occupies an area of 14,067 square kilometers, accounting for 7.6% of total area of Hubei province. The plain lake area accounts for 78.8%, while hilly and low mountainous area accounts for 21.2%. The area of Jingzhou's urban

districts is 1,576 square kilometers, and urban built-up area is 65.8 square kilometers. Its total population was 6.4 million in 2012, including 750,000 in the central urban districts with area of 59 square kilometers.

In 2012, the GDP of the whole city reached 119.602 billion Yuan, including 29.28 billion Yuan of the added value of the primary industry, 52.254 billion Yuan of added value of the secondary industry, and 38.068 billion Yuan of added value of the tertiary industry. The industrial structure rate was 24.5:43.7:31.8. Full caliber financial income of the whole city reached 9.182 billion Yuan. The several key indicators of urban residents' living standards are shown in table 3-1.

Table 3-1 Key indicators of urban resident's income in Jingzhou City

Indicator	2013	2012
Per Capita Gross Income(Yuan)	20047.15	18027.58
Per Capita Disposable Income (Yuan)	18705.9	17010.34
Per Capita Total Expenditure (Yuan)	17564.97	16143.57
Per Capita Consumer Expenditure (Yuan)	12760.69	11881.35
Per Capita Housing Area(Square meter)	-	37.72

Data source: Jingzhou City Survey Team of National Bureau of Statistics

Jingzhou Historic Town was attached to Jingzhou District, Jingzhou City. Jingzhou Historic Town is 3.75 km in length from east to west, 1.2 km in width from north to south, and the town wall is 9 m in height. Its circumference is 11.28 km. The total area of the Jingzhou Historic Town is 4.5 square kilometers. The Historic Town is surrounded by the moat.

Jingzhou Historic Town consists of Xicheng Sub-district and Dongcheng Sub-district. It is Renmin Road that separates Xicheng Sub-district from the Dongcheng Sub-district. The west of the road is the Xicheng Sub-district, and the east of the road is Dongcheng Sub-district. In Xicheng Sub-district, about a half of Beimen Neighborhood Committee and a half of Ximen Neighborhood Committee stand outside Historic Town, and the remaining parts stand inside it. Dongcheng Sub-district is located inside Historic Town except for the neighborhood committees of Caoshi, Dongqiao, Dongsheng, and Anxinqiao.

Xicheng Sub-district has jurisdiction over six neighborhood committees as well as Jingcheng Village and Hongzhuan Fishery. It is very rich in cultural and tourism

resources; some tourist attractions like the famous Jingzhou Museum, Iron Maiden Temple, and Guangong Temple are located there. Various types of colleges and hospitals are intensively distributed there, and urban infrastructures are complete. Dongcheng Sub-district has jurisdiction over 10 neighborhood committees with 98 streets and alleys; 318 administrative units, enterprises and institutions of national, provincial, city and district levels are located in Dongcheng Sub-district.

3.2 Overview of the population and their living conditions in the project area

3.2.1 Population

The population in Jingzhou Historic Town can be divided into 2 parts, one in Dongcheng Sub-district and the other in Xicheng Sub-district. The registered population in Jingzhou Historic town is 106,240, of them, 45,862 are registered in Xicheng Sub-district and 60,378 are registered in Dongcheng Sub-district. Of the 106,240 people, 20,102 has moved out, including 7,651 people registered in Xicheng Sub-district and 12,451 people registered in Dongcheng Sub-district. In other words, the registered population among the permanent residents in Historic Town is 86,138, with 38,211 registered in Xicheng Sub-district and 47,927 registered in Dongcheng Sub-district.

In terms of population inflow, there is a population inflow of 26,475 people in Jingzhou Historic Town, with 11,842 to Xicheng Sub-district and 14,633 to Dongcheng Sub-district.

To sum up, the actual residential population in Historic Town is 112,613 people, including registered population of 86,138 people and floating population of 26,475 people, and 50,053 people belong to Xicheng Sub-district and 62,560 people belong to Dongcheng Sub-district.

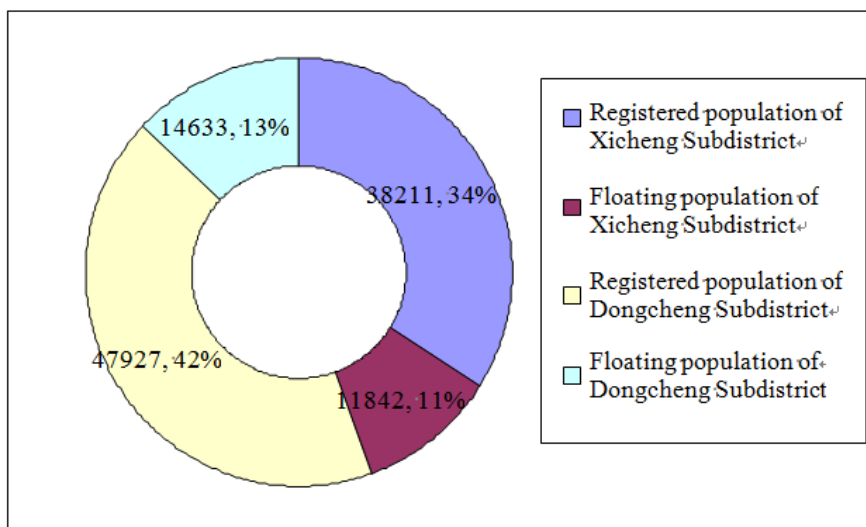


Figure 3-2 Overview of classification of residential population in Jingzhou Historic Town

3.2.2 Living conditions of residents

1. Housing conditions

According to the survey on the housing conditions of residential population in the sixth census, the average household size in Jingzhou Historic Town is 2.69 persons per household and the average housing area is 33.7 m² per person.

Table 3-2 Housing conditions of residents in Jingzhou Historic Town

Sub-district	Household size	Number of rooms per household (rooms/household)	Area per person (m ² /person)	Number of rooms per person (rooms/person)
Xicheng Sub-district	2.70	2.84	33.00	1.05
Dongcheng Sub-district	2.69	2.65	34.27	0.99
Total	2.69	2.74	33.70	1.02

Data source: calculation is based on the data of the sixth census of Jingzhou District.

2. Occupation and wage level of employed people

The survey data show that most residents inside and outside Jingzhou Historic Town are engaged in trading and various service industries, accounting for almost 40% inside Historic Town and one thirds outside Historic Town. However, the proportion of teachers and officials is higher inside Historic Town, while the proportion of manufacturing workers is higher outside Historic Town.

Table 3-3 Employment of residents in project area (%)

Occupation	Inside Historic Town	Outside Historic Town	All employed people
Grain farmer, vegetable grower and other farmers	0.00	2.11	0.81
Industrial workers	7.89	21.05	12.96
Workers in trading, transportation and other service industries	39.47	34.74	37.65
Teachers and officials	19.74	10.53	16.19
Management of enterprises and institutions	11.84	2.11	8.10
Other	21.05	29.47	24.29
Total	100.00	100.00	100.00

Data source: household survey data of Social Assessment Team of Wuhan University, May 2014.

In terms of the wage level of the employed people reflected in the survey, most residents get a monthly wage of about 2000 Yuan. In general, the average monthly wage of the employed people inside historic town is 1,764.75 Yuan, and the average monthly wage of the employed people outside historic town is 1,510.3 Yuan, while the overall average is 1,668 Yuan.

Table 3-4 Wage level of employed people (%)

Wage level	Inside Historic Town	Outside Historic Town	All employed people
Below 1000	18.71	26.32	21.6
1000-2000	47.1	54.74	50
2000-3000	24.52	13.68	20.4
3000-4000	8.39	3.16	6.4
4000-5000	1.29	1.05	1.2
Above 5000	0	1.05	0.4

Data source: household survey data of Social Assessment Team of Wuhan University, May 2014.

Note: The wage level reflected in this table is based on the data given by the survey respondents. Since the data source may not be consistent with that of the survey team and the Jingzhou City Bureau of Statistics, the wage level reflected may also be different. Nevertheless, this table can show the overall level and structural features.

3. Household income and expenditure

According to the sample survey on household income and expenditure of urban

residents in Jingzhou conducted by Jingzhou City Bureau of Statistics in 2012, the household per capita disposable income of urban residents in Jingzhou who are mainly the residents in historic town is 18,210.68 Yuan, and the per capita consumer expenditure is 13,096.1 Yuan. In contrast, the household per capital disposable income of urban residents in Shashi District which is outside the historic town is 18,888.86 Yuan, and the per capita consumer expenditure is 13,607.37 Yuan. Thus it can be seen that the income and expenditure of the urban residents inside historic town are basically at the same level with that of the urban residents outside historic town.

Table 3-5 Income and expenditure of residents inside and outside historic town (2012)

Item	Jingzhou District (inside historic town)	Shashi District (outside historic town)
I. Disposable income	18791.66	18888.86
1. Income from wages and salaries	8671.1	7932.91
Incl. wages and subsidies	7953.71	7717.90
2. Income from business	3505.55	2528.56
3. Income from properties	1635.98	382.45
4. Transferred income	7467.35	9893.32
Incl. retirement pension	4763.93	7612.57
II. Consumer expenditure	13096.1	13607.37
1. Food	4224.98	6400.84
2. Clothes	1582.36	1121.60
3. Housing	1857.6	1324.29
4. Household facilities, articles and services	501.48	733.11
5. Medical care	1300.44	1094.85
6. Transportation and communication	846.91	832.67
7 Education, culture and recreation articles	987.34	1664.95
8. Miscellaneous goods and services	671.96	435.06

Data source: Jingzhou City Survey Team of Nation Bureau of Statistics

3.3 Population of ethnic minorities

A few ethnic minorities are scattered in Jingzhou Historic Town with a population of about 1700, accounting for 1.35% of the total population, including 614 of Tujia, 436 of Manchu, 260 of Hui, 167 Mongolian, 58 of Miao, 36 of Zhuang, 23 of Uygur, 23 of Dong, 12 of Tibetan, 11 of Bouyei, 11 of Li as well as Yi, Yao and so on. There are no living quarters of these ethnic minorities and the implementation of the project will not

have any special impact on their daily life.

3.4 Impact on poor people

Urban minimum subsistence allowance of Jingzhou District is released according to *Regulations on Minimum Subsistence Allowance for Urban Resident*, *Specification on Minimum Subsistence Allowance in Hubei Province*, and *Notice of Civil Affair Bureau of Hubei Province on Releasing Minimum Subsistence Allowance for Resident*. The minimum subsistence allowance for urban residents in 2013 was released to households with monthly per person income of lower than 390 Yuan; since May 1, 2014, the standard was raised to 430 Yuan/month. According to the data provided by the Poverty Alleviation Office of Jingzhou District, in 2013, 5196 people in 2494 households in total in Dongcheng subdistrict and Xicheng Sub-district received minimum subsistence allowance. The data of the recent three years show that the number of poor people is constantly reducing.

Table 3-6 Number of poor people in Jingzhou Historic Town

Year	Number of households receiving minimum subsistence allowance	Number of people receiving minimum subsistence allowance
2011	3338	7632
2012	3066	6841
2013	2494	5196

Data source: Poverty Alleviation Office of Jingzhou District

In terms of adverse impact, the implementation of the project has very limited impact on poor people, which is mainly reflected in the demolition of the houses of a few poor people and the restoration of their living conditions. For this, the Project Management Office and Jingzhou District government will formulate special measures to support the vulnerable groups to ensure that they have houses to live and that their living conditions will be better than they have before the implementation of the project.

As for positive impact, the implementation of the project will improve the living conditions of the residents in historic town, improve the development environment of transportation and tourism of historic town, create a good space for the development of historic town, stimulate the development of tourism, transportation, trading and service industry, as well as help increase employment of the low-income and poor people and

improve their living and travelling conditions.

4 Laws, Regulations and Policies

The resettlement work involved in Hubei Jingzhou Historic Town Conservation Project will be performed in strict accordance with the relevant laws, regulations and policies of PRC, Hubei Province and Jingzhou City. Meanwhile, the relevant policies of the World Bank on involuntary resettlement will be followed throughout the planning and implementation of resettlement work.

4.1 Major laws, regulations and policies for resettlement work

4.1.1 Relevant laws and regulation issued by the central government

- The Land Administration Law of the People's Republic of China, coming into force in January 1999 and revised on August 28, 2004;
- Decision on Deepening the Reform and Enforcing the Land Management, issued by the State Council on October 21, 2004;
- Notice on Relevant Issues on Further Strengthening the Land Control, issued by the State Council on August 31, 2006;
- Real Right Law of the People's Republic of China, coming into force on October 1, 2007;
- Regulations of the People's Republic of China on the Disclosure of Government Information, coming into force on May 1, 2008;
- Regulation of the State Council on Deepening Reform and Strengthening Land Administration, File No. 28 in 2006;
- Regulation on the Expropriation of Buildings on State-owned Land and Compensation, coming into force on January 21, 2011;
- Methods for Expropriation and Evaluation of Buildings on State-owned Land, coming into force on June 3, 2011.

4.1.2 Regulations and policies issued by the People's Government of Hubei Province and relevant departments

- Guiding Opinions on Improving Compensation System for Land Acquisition

issued by the Ministry of Land and Resources (November 3, 2004);

- Notice of the Ministry of Land and Resources on Further Improving Management System on Rural House Sites and Protecting the Rights of Peasants (March 2, 2010);

- Notice of the Ministry of Land and Resources on Further Strengthening Management on Land Acquisition (June 26, 2010);

- Notice of the People's Government of Hubei Province on Announcing the Standard of Unified Annual Output Value and Integrated Land Price for Expropriated Land in Hubei Province (March 13, 2014).

- Letter of Hubei Provincial Land and Resources Department on Disclosing Land requisition Compensation Ratio, Correction Factor and Green Crops Compensation Standards (March 17, 2014).

4.1.3 Regulations and policies issued by the People's Government of Jingzhou City and relevant departments

- Notice of the People's Government of Jingzhou City on Issuing Interim Regulations for Land requisition Compensation and Resettlement in Central Urban Districts of Jingzhou City (June 15, 2011);

- Opinions on Implementation of Expropriation and Compensation of Houses on State-owned Land in Central Urban Districts, the People's Government of Jingzhou City (June 10, 2011);

- Opinions on Further Strengthening Land Market Management in Urban Districts of the City, the People's Government of Jingzhou City (October 31, 2009);

- Decision of the People's Government of Jingzhou City on Extending the Validity of Two Regulatory Documents (J.Z.G. [2013] No. 1, September 22, 2013).

4.1.4 Policies of the World Bank on involuntary resettlement

- World Bank operational policy OP4.12 Involuntary Resettlement and appendixes, coming into force on January 1, 2002;

- World Bank business procedure BP4.12 Involuntary Resettlement and appendixes, coming into force on January 1, 2002.

4.2 Abstract of major laws, regulations and policies

4.2.1 Abstract of laws and regulations issued by national ministry and provincial government

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. an ownership by the whole people and ownerships by collectives. Land in urban areas 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 requisition lands owned collectively, premises owned by entities and individuals or other realties according to the statutory power limit and procedures. When requisitioning land owned collectively, it is required to, in accordance with law and in full amount, pay land compensation fees, placement subsidies, compensations for the above-ground fixtures of the lands and seedlings and other fees, arrange for social security fees for the farmers with land requisitioned, guarantee their livelihood and protect their lawful rights and interests. When requisitioning the premises owned by entities and individuals or other realties, it is required to compensate for demolition and relocation in accordance with law and protect the lawful rights and interests of the owners of the requisitioned realties; when requisitioning the individuals' residential houses, it is required to guarantee the housing conditions of the owners of the requisitioned houses (Article 42 of Real Right Law of the People's Republic of China)

2. Regulations on house expropriation

- Real estate appraisal agency shall be determined by the house-expropriated persons within the prescribed time by means of consultation; if no agreement is reached through consultation within prescribed time, the house expropriating department shall organize the house-expropriated persons to vote and make decision by the principle of subordination of the minority to the majority, or shall determine by lottery or sortition.

Factors that affect the value of the expropriated houses such as location, use, structure, condition, construction area, land area and land use right shall be taken into consideration during the appraisal of the expropriated houses. The real estate appraisal agency shall provide the preliminary appraisal results of each household to the house expropriating department according to the letter of entrustment or the entrustment contract for appraising the expropriated houses. The preliminary appraisal results of each household shall cover the composition of the appraisal object and its basic conditions and estimated value. The house expropriating department shall disclose publicly the preliminary appraisal results of each household in the house in the house expropriation area. (Methods for Appraisal of Expropriated House on State-owned Land, Article 4, 14, 16)

- Prior to making decisions on house expropriation, the compensation for expropriation shall be fully paid, deposited in special accounts and used exclusively for special purposes. (Regulations on the Expropriation of Houses on State-owned Land and Compensation Thereof, Article 12)

- The compensation to be paid by the city and county people's governments that have made the decisions on house expropriation to the Persons Whose Houses Are to Be Expropriated shall include:

- (1) The compensation for the value of the houses to be expropriated;

- (2) The compensation for relocation and temporary resettlement arising from the house expropriation; and

- (3) The compensation for losses arising from production and business suspension caused by the house expropriation. City and county people's governments shall formulate the procedures for subsidies and incentives, and grant subsidies and incentives to the Persons Whose Houses Are to Be Expropriated. (Regulations on the Expropriation of Houses on State-owned Land and Compensation Thereof, Article 17)

- If the residential houses of any individuals are to be expropriated and the Persons Whose Houses Are to Be Expropriated meet the conditions for affordable houses, the city and county people's governments that have made the decisions on house expropriation shall give priority to providing affordable houses to such persons. The specific procedures shall be formulated by the authorities of provinces, autonomous regions and municipalities directly under the central government.

The compensation for the value of houses to be expropriated shall not be less than the market price of the real estate comparable to the houses to be expropriated on the date of the public notice of the house expropriation decisions. The value of the houses to be expropriated shall be assessed and determined by real estate appraisal agencies with appropriate qualifications in accordance with the procedures for evaluating houses to be expropriated.

- Anyone who has objection to the value of the houses to be expropriated that has been assessed and determined may apply to the real estate appraisal agency for reassessment. Anyone who disagrees with the results of the review may apply to the real estate appraisal expert committee for appraisal.

The procedures for the appraisal of the houses to be expropriated shall be formulated by the competent department of the State Council for housing and urban and rural construction. In the process of the formulation, opinions shall be solicited from the general public. (Regulations on the Expropriation of Houses on State-owned Land and Compensation Thereof, Article 18-19)

- The Persons Whose Houses Are to Be Expropriated may choose monetary compensation or house property exchange.

If the Persons Whose Houses Are to Be Expropriated select house property exchange, city and county people's governments shall provide the houses to be used for house property exchange, and, jointly with the Persons Whose Houses Are to Be Expropriated, calculate and settle the price difference between the values of the houses to be expropriated and the values of the houses to be used for house property exchange.

If personal houses are required to be expropriated due to reconstruction of old city districts, and the Persons Whose Houses Are to Be Expropriated choose house property exchange with houses located at the site of reconstruction, the city and county people's governments that have made the decisions on house expropriation shall provide the houses located at or near the sites of reconstruction.

- If any relocation is caused by house expropriation, the house expropriation department shall pay relocation costs to the Persons Whose Houses Are to Be Expropriated. If any persons choose house property exchange, the house expropriation department shall, prior to the delivery of the houses to be used for house property exchange, pay temporary resettlement costs or provide transitional houses to the Persons

Whose Houses Are to Be Expropriated. (Regulations on the Expropriation of Houses on State-owned Land and Compensation Thereof, Article 21-22)

4.2.2 Abstracts of relevant regulations and policies of Jingzhou City

- It is decided after deliberation in the executive meeting of the People's Government of Jingzhou City on August 28, 2013 that, the validity of two regulatory documents, Opinions of the People's Government of Jingzhou City on Implementation of Expropriation and Compensation of Houses on State-owned Land in Central Urban Districts (J.Z.G. [2011] No.3), and Notice of the People's Government of Jingzhou City on Issuing Interim Regulations for Land requisition Compensation and Resettlement in Central Urban Districts of Jingzhou City (J.Z.G. [2011] No.4), will be extended till new policy is issued in our city. (Decision of the People's Government of Jingzhou City on Extending the Validity of Two Regulatory Documents, September 22, 2013)

- New construction land in the urban districts shall be expropriated by the Department of Land and Resources of Jingzhou City on behalf of the city government in a unified way. No entity or individual shall sign land requisition agreement with village committee, village group or rural household. Use of farmland collectively owned by peasants for non-agricultural purposes by means of "Land-Renting instead of Expropriating" is prohibited. (Opinions on Further Strengthening Land Market Management in Urban Districts of the City, the People's Government of Jingzhou City, Article I Clause 4)

- Land requisition in the central urban districts of the city shall follow the principle of local management. The People's Government of the city shall be responsible for the unified management of land requisition in the central urban districts of the city, and shall formulate land requisition policies, make land requisition plans, and coordinate land requisition matters in major projects. The people's government of each district and the administration committee of Jingzhou Development District shall be responsible for the organization and implementation of land requisition within their respective jurisdictions, shall formulate and implement land requisition plans, shall be responsible for the compensation and resettlement of land-expropriated peasants, and shall coordinate and deal with the difficulties and problems in land requisition. (Interim Regulations for Land requisition Compensation and Resettlement in Central Urban

Districts of Jingzhou City, Article III)

- Compensation for land requisition in the central urban districts of the city shall follow the principles of government-leading, overall planning and all-round consideration. The comprehensive compensation fee for land requisition shall be determined on the basis of the documents issued by the provincial government, with consideration of the interests of the government, the rural economic collectives, the individual peasants and the land-use units, so as to solve the social security issue of the land-expropriated peasants and to determine comprehensive compensation fee for land requisition reasonably. (Interim Regulations for Land requisition Compensation and Resettlement in Central Urban Districts of Jingzhou City, Article V)

- Land compensation fee and resettlement subsidy in the compensation for land requisition shall be defined according to relevant national regulations.

Land compensation fee shall be paid to the rural economic collectives that have the ownership of the expropriated land. If the rural economic collective fails to provide land of equivalent quality and quantity to the land-expropriated peasants to continue contractual operation, it must allocate no less than 70% of the land compensation fee to the land-expropriated peasants. After allocation, the remaining part of the compensation fee shall be used by the land-expropriated rural economic collectives in buying social insurance for land-expropriated peasants, developing secondary and tertiary industries, finding way out for the production and livelihood of land-expropriated peasants, developing public welfare work etc.

The receivers of resettlement subsidy shall be determined depending on the resettlement method. If the rural economic collectives or land-use units have the condition for unified resettlement of land-expropriated peasants, the resettlement subsidy shall be paid to the rural economic collectives or the resettlement units. If resettlement is not unified, the resettlement subsidy shall be released to the resettled individuals in full; the resettled individuals may find a job on their own and pay social security fees as required. Before releasing resettlement subsidy, the village economic collectives must strictly define the resettlement subsidy receiver, releasing method, and releasing scope, and take age, occupation and household registration into consideration.

Allocation and use of compensation fee for land requisition shall be subject to the voting and approval of villagers' assembly by the village economic collective, or shall

be determined by village regulations and non-governmental agreements. (Interim Regulations for Land requisition Compensation and Resettlement in Central Urban Districts of Jingzhou City, Article VIII)

- Expropriation management system

Expropriation and compensation of houses on the state-owned land in the urban districts of Jingzhou city shall adopt the two-level expropriation management system by city and district government.

The People's Government of Jingzhou City shall be responsible for formulating plans for expropriation of houses on state-owned land in the central urban districts, shall be responsible for house expropriation in land acquisition and reserve project, major urban construction projects, security housing construction projects and construction projects on the state-owned land of Jingzhou Development District, and shall organize relevant departments to demonstrate and promulgate expropriation compensation plans to solicit public opinions.

The People's Government of Jingzhou District and Shashi District shall be responsible for the house expropriation work within their respective jurisdictions according to the house expropriation plan of Jingzhou City. The housing administration authority of Jingzhou City shall serve as the house expropriating department of Jingzhou City, and is mainly responsible for organizing and implementing the expropriation and compensation work of the house expropriation projects determined by the city government, and shall supervise the house expropriating departments of each district on the implementation of expropriation plan, laws and policies, expropriation compensation plan and use of compensation funds.

The People's Government of Jingzhou District and Shashi District shall determine the house expropriating departments according to the actual situation of the districts. The house expropriating department of each district shall be responsible for organizing and implementing the expropriation and compensation work of house expropriation project determined by the district government according to relevant stipulations and procedures. (Opinions of the People's Government of Jingzhou City on Implementation of Expropriation and Compensation of Houses on State-owned Land in Central Urban Districts, Article II)

- Compensation standards

(I) House-expropriated person may choose resettlement methods form monetary compensation or house property right exchange.

(II) In case of monetary compensation, the compensation fee must not be lower than the market price of real estate similar to the expropriated house on the day the house expropriation decision is announced.

(III) In case of house property exchange, the city and district government shall provide houses for house property exchange; in principle the ratio of the area of the expropriated house to the area of the replacement house shall be 1:1; in case of exchange of house property in different areas, the replacement house shall have an addition or reduction of 10% of the area according to the difference in the two areas (the class of the areas shall be subject to the land location classification standards publicized by the Department of Land and Resources of Jingzhou City).

(IV) House expropriating department shall pay one-off resettlement subsidy to the house-expropriated persons. Resettlement subsidy for non-residential houses shall include expenses for dismantling, transportation and installation of equipment and tools and other expenses.

(V) The People's Government of the city and each district shall formulate appropriate subsidy and reward methods to offer subsidy and rewards to house-expropriated persons.

(VI) In case the house-expropriated persons are from families with low income and housing difficulties, the house expropriating department shall offer house property exchange by providing replacement house with floor area of no less than 20m² to one-person households, providing replacement house with floor area of no less than 30m² to two-person households, and providing replacement house with floor area of no less than 45m² to households with three or more persons.

(VII) In case of house property exchange, if the house-expropriated persons find their housing on their own in the transition period prescribed by the compensation agreement, the house expropriating department shall pay temporary resettlement allowance to them; if the house-expropriated persons use the transitional housing provided by the house expropriating department, the house expropriating department may not pay temporary resettlement allowance to them.

(VIII) Compensation standards for attachments of the expropriated houses shall be

determined by the appraisal agency.

(IX) The house expropriating department shall, jointly with the land and resources department and price control department, promulgate the market price of real estate in Jingzhou City periodically every year, and promulgate the market price of related areas in appropriate time as required. The compensation fee for expropriated house must not be lower than the market price of real estate similar to the expropriated house on the day the house expropriation decision is announced. (Opinions of the People's Government of Jingzhou City on Implementation of Expropriation and Compensation of Houses on State-owned Land in Central Urban Districts, Article IV)

4.2.3 Policies of the World Bank on involuntary resettlement

The operational policy and business procedure of the World Bank on involuntary resettlement (OP 4.12 and BP 4.12) has clearly specified the policies for involuntary resettlement. The main policies related to this project are as follows:

- Goal of resettlement policy

1. Explore all the feasible project design schemes, and avoid or minimize involuntary resettlement.

2. If the resettlement is unavoidable, the resettlement work shall be conceived and executed as sustainable development program, provided with sufficient investment fund, and ensure the relocated people can share the benefits brought by the project. Sincere consultations shall be conducted with relocated people to get them involved in the planning and execution of resettlement plan.

- Measures to achieve the goal

3. The resettlement program or framework shall incorporate corresponding measures to ensure:

- (1) Relocated people are aware of their options and other rights concerning resettlement;

- (2) Consult with relocated people on the feasible alternatives at technical and financial level, and provide them with options and these alternatives;

- (3) Make use of all the relocation cost to provide relocated people with prompt and effective compensation and offset the direct property loss caused by the project.

4. If the project involves relocation, the resettlement program or framework shall

incorporate corresponding measures to ensure:

(1) Provide assistance to relocated people during the relocation process (e.g. relocation subsidies);

(2) Provide relocated people with housing or house site, or provide the site for agricultural production if required. The production potential, geographical advantage and other factors of the site for agricultural production shall be no worse than the favorable conditions at the original site.

5. If required to achieve the goal of the policy, the resettlement program or policy framework shall also incorporate corresponding measures to ensure:

(1) Reasonably estimate the transitional period after relocation according to the time that may need to restore the livelihood and living standard of relocated people, and provide support to relocated people during this transitional period;

(2) Provide relocated people with development assistance, e.g. site preparation, credit service, training or job opportunities.

- Give special attention to the need of vulnerable groups among relocated people, especially those people under the poverty line or without land, elderly people, women and children, indigenous people and minority groups, or other relocated people that are not under the protection of national land compensation regulations.

- The land-based resettlement strategy shall be given priority for the displaced persons who live on land, including resettling them on public land or the purchased or otherwise obtained private land. The substitute land provided to the displaced persons, if any, shall be at least equivalent to the expropriated land on aspects of potential productivity, location and other factors. If the displaced persons won't give priority to the land-based resettlement strategy, or if the provided land may have adverse impact on the sustainability of the park or protection zone or if it is impossible to obtain adequate land at a proper price, the non-land-based employment or self-employment resettlement scheme shall be offered in addition to cash compensation for the losses of land and other properties. In case of lack of sufficient land, explanations and records shall be made as required by the bank.

- Monetary compensation for property loss may apply to: (a) relocated people make their living on the land, but the requisitioned land is only a small part of their property damaged by the project, the rest of their property are financially independent;

(b) relocated people can make use of active land, housing and labor markets, and ensure the sufficient supply of land and housing; or (c) relocated people do not make their living on the land. The monetary compensation shall substitute the cost in full amount on the local market, and compensate for land and other property loss.

- Resettlement information shall be provided to relocated people and their communities in time. Consult with them on the resettlement program, provide them with the opportunities to get involved in planning, implementing and monitoring resettlement process, and establish corresponding convenient appeal mechanism for these groups.

- Necessary infrastructure and public service shall be provided on the new resettlement site or main communities, so as to improve, restore or maintain the communication system and service level of the community. Alternative or similar resources shall be provided to compensate the loss of community resources (e.g. fishing area, pasturing area, fuel or fodder).

- The new community model shall be established according to the choice of relocated people. The existing social and cultural system of relocated people shall be preserved as much as possible, and respect shall be shown to the opinions of relocated people on moving to the new community.

4.2.4 Difference Analysis on Involuntary Resettlement Policy between World Bank and China

Since the 1980s, with the market-oriented reform and economic development, China's central and local government at all levels have been reforming and improving relevant resettlement policies during practice of land acquisition and demolition, it has achieved great progress in formulating reasonable compensation rate for land acquisition and demolition, providing multiple resettlement approaches and ensuring openness and standardization during resettlement process, many aspects are close to and in line with involuntary resettlement policies. The involuntary resettlement policies carried out by the World Bank play a good promoting and demonstrating role in driving forward all these good changes.

The resettlement policy in China and Anlu City shows some differences from that of the World Bank due to some specific reasons. Table 4-1 summarizes the different

points from several aspects.

Table 4-1: Resettlement policy differences between China and the World Bank

	Policy of China	Policy of the World Bank
Goal	Guarantee the construction project can be finished in time and effectively, ensure social stability and harmony.	Avoid or minimize involuntary resettlement as far as possible; ensure living standard of relocated person is not lower than before.
Compensation approach	<ul style="list-style-type: none"> ●land acquisition is generally compensated by currency, supplemented by employment assistance and social security. ●Demolition is generally compensated by money; real house can be taken as compensation if conditions permitted. ●When real house is chosen as compensation, the location and type of resettlement house have been determined. 	<ul style="list-style-type: none"> ●land replacement resettlement shall be provided for population depending on land. ●Affected people have their own right to choose be compensated by currency or real house. ●Location of the resettlement house can be chosen freely by the relocated person.
Calculation method of compensation fees	Take the price of second-hand house that of the same type and purpose at the same district as the compensated price.	The price shall be calculated based on estimated replacement cost, without considering depreciation.
compensation for illegal building	No compensation shall be provided for illegal buildings.	Compensation is provided for illegal buildings.
Public participation	Public participation system is not sound enough, public can only participate in some phases of the project implementation.	Has a complete and sound public participation plan, public can participate in the whole process of the project.
Monitoring arrangement	Internal management mechanism of project owner and resettlement implementation agency conducts the monitoring process.	Including internal monitoring from the internal management mechanism of project owner and resettlement implementation agency and external monitoring from the external independent monitoring unit.
Grievance mechanism	Set up specialized agency to accept public grievance.	Public can appeal through multiple channels and ways, including community, sub-district, project owner, external monitoring agency, etc.

Focusing on the above differences, the Project Management Office has carefully studied the involuntary resettlement policies of the World Bank, learned from other effective resettlement approaches adopted by other cities, especially from resettlement practice in Anlu City in recent years, and summarized the operable resettlement policy that not only abides by basic principle of the World Bank but also takes real situation of Anlu City into consideration, which balanced the involuntary resettlement policy of the World Bank and policy in China and was practical. It's widely accepted by residents in

the project area.

4.3 Resettlement policies applicable to this project

In accordance with the above national and local laws, regulations and relevant policies of the World Bank, based on the actual situation of affected area of Hubei Jingzhou Historic Town Conservation Project, after full consultation with the affected population, the Project Management Office has formulated the following resettlement policies applicable to this project.

4.3.1 Policy on compensation for temporary use of collectively-owned land

This project does not involve requisition of collectively-owned land, but the "moat and lakes dredging and wetland construction" subproject requires temporary use of a certain amount of rural collectively-owned land, which is all water area for aquaculture.

After consultation, it is decided that payment will be made for the temporary use of the water area for aquaculture. The amount of payment for temporary use will be determined by the compensation standards for green crops and the adjustment ratio for water area for aquaculture stipulated by the compensation standards for land requisition of the region issued by the People's Government of Hubei Province. The compensation standard is 2970 Yuan per Mu per year. Compensation will be released based on the actual time of land occupation and any fraction of one year shall be counted as a year.

4.3.2 Policy on compensation for requisition of state-owned land

For the small amount of state-owned land to be requisitioned for the "East Gate tourist reception center" subproject, the Project Management Office will hire experienced and qualified appraisal agency to conduct appraisal based on the baseline land price of Jingzhou urban districts publicized by the People's Government of Jingzhou City, and to establish the compensation standard for land requisition.

4.3.3 Policy on compensation for demolition of buildings on state-owned land

The "East Gate tourist reception center" subproject requires demolition of some buildings, for which the resettlement and compensation policies are determined as following by consultations:

1) House-demolished households may choose from two resettlement methods provided for them: monetary compensation or property right exchange.

2) In case of monetary compensation, the compensation standards shall be determined on the basis of market appraisal conducted by qualified real estate appraisal agency. The selection of appraisal agency shall be disclosed to the house-demolished households.

3) In case of house property right exchange, the People's Government of Jingzhou District shall provide houses for property right exchange in the area adjacent to the demolished houses; the ratio of the area of the replacement house to the area of the demolished house shall be 1:1.

4) The resettlement houses shall be delivered within prescribed time. If any difference between the actual area and the design area of the resettlement house is found at the delivery of the house, the two sides shall adjust the payment accordingly.

5) Verification of compensation area: floor area in case of monetary compensation, inside floor area in case of house property exchange.

6) Application for certificates of resettlement house: Jingzhou City Construction and Investment Development Co., Ltd will apply for certificates of resettlement house.

7) House-relocated persons shall receive relocation subsidy.

8) House-relocated persons shall receive temporary transition allowance for a transition period of 24 months; the temporary transition allowance and production/business subsidy will be doubled in case the transition period exceeds 2 years.

9) Awards shall be given to households who finish relocation within the prescribed time.

10) Compensation standards for attachments and decoration of demolished houses shall be determined by the appraisal agency.

4.3.4 Policy on compensation for demolished stores

As for the business buildings to be demolished in the "East Gate tourist reception center" subproject, the compensation policies provided in this project are:

1) Relocated business owners with business license may choose from two compensation methods: monetary compensation or shop front replacement. Monetary

compensation standards shall be determined by the appraisal agency. In case of shop front replacement, replacement shop front of the same area with the demolished shop front shall be provided and the payment shall be adjusted according to the difference in the appraisal price of shop front at the resettlement area and that in the original area.

2) For commercial residential houses on state-owned land transformed into shop fronts (limited to ground floor facing the street with retained residential area; business license, tax registration and tax certificate for over 2 years shall be provided and shall be verified by special agency), compensation shall be provided for the residential part of the houses at the appraisal price for residential house; for the area of shop fronts transformed from residential houses, after verification of the special agency, replacement shop front with 70% of the commercial house area shall be provided, or compensation shall be given at 70% of the appraisal price of business houses. For houses that do not face the street but are used for business purpose, after verification by the special agency, compensation or replacement shall be provided in the same way as residential houses and a certain amount of compensation for business loss shall be given. Appropriate compensation shall be provided for loss due to breach of contract.

3) Production and business subsidy of 5% of the appraisal price of demolished shop front shall be released annually. The production and business subsidy shall be released from the day when the compensation agreement is signed, the shop is moved out and the keys and certificates are handed in; the subsidy for the first year shall be released one off and the rest shall be settled based on the actual situation at the delivery of the replacement shop front.

4) Relocation subsidy shall be provided at 10 Yuan/m² for the floor area of demolished houses. Subsidy for relocation of large equipment shall be determined by consultations with the actual situation taken into account; if no agreement is reached by consultations, the subsidy shall be determined by the appraisal agency, the cost of which shall be specified in the compensation agreement for house expropriation signed by the relocated person. If the relocated person entrusts the expropriating unit to relocate, no relocation subsidy will be released.

4.3.5 Special policies on supporting vulnerable groups

- If the relocated households have low income or have housing difficulties, the

house expropriating department shall offer house property exchange by providing replacement house with floor area of no less than 20m² to one-person households, providing replacement house with floor area of no less than 30m² to two-person households, and providing replacement house with floor area of no less than 45m² to households with three or more persons.

- Priority shall be given to vulnerable groups in selection of area, pattern, and location of resettlement house.

- Resettlement office of Jingzhou District and Xicheng Sub-district shall send personnel to help the vulnerable families for relocation.

- Resettlement office of Jingzhou District and Xicheng Sub-district shall help the vulnerable families to find temporary housing if they have the need.

- The Project Management Office and the Requisition and Compensation Office of Jingzhou District shall give special individual subsidies to vulnerable families who have special difficulties during the implementation of resettlement work.

5 Compensation Standards for Resettlement

The compensation standards for land requisition and housing demolition listed in this *Resettlement Action Plan* are established upon full consultation with the affected organizations and individuals, as well as relevant local government agencies, based on careful investigation, according to relevant laws and regulations of China and Hubei province, as well as the World Bank guideline for involuntary resettlement business, for the purpose of recovering and improving the living standard of the affected population quickly after the resettlement. If the municipal people's government of Jingzhou introduces new policies that are more favorable to the affected population in the process of the project implementation, new policies will be applied for project implementation.

5.1 Compensation standard for temporarily occupied collective land

When the city moat and lakes dredging project and the wetland project are implemented, 566.50 mu of land will be temporarily occupied, of which 37.5 mu is the greenbelt belonging to the Bureau of Parks and Woods; 260 mu is the water area of the North Lake belonging to Sanguo Park, and the rest is the water area for aquaculture in Jingcheng Village.

Through negotiation between the project management office and Xicheng Street, Sanguo Park and Jingcheng Village, it's decided that the water area for aquaculture occupied in this project will receive crop compensation according to the actual years of occupying, and price referring to land requisition standards determined by government of Hubei province.

On March 13, 2014, *Standards of Unified Expropriated Land Annual Output Value and Integrated Land Price of Districts of Hubei Province* was published by Hubei Provincial People's Government, and the new standard of the document was implemented since April 1, 2014. According to the document, the area of Jingcheng Village is within the scope of planning area of urban construction, and the *Integrated Land Price of Districts* is applicable to the expropriated land of this area, which is

81,000 Yuan per mu.

In this project, the land of Jingcheng Village is not expropriated, but occupied temporarily, so the compensation for temporarily occupied land according to the price of crops is applicable, which is 2,700 Yuan per mu per year according to documents of Hubei Provincial People's Government. In addition, there are correction coefficients for compensation standards on different land types, among which it's 1.1 for water area for aquaculture. Based on this, it can be calculated that the crop compensation price for the area of Jingcheng Village is 2,970 Yuan per year.

The water area of the North Lake belongs to Sanguo Park, a subsidiary of the Bureau of Parks and Woods, which is a state-owned water area for aquaculture. The aquaculture loss during the period of dredging will be compensated according to the compensation standard on temporary collective land occupation of Jingcheng Village.

5.2 Compensation standard for expropriated state-owned land

The expropriation of state-owned land in this project will be implemented according to policies made by Jingzhou Municipal People's Government. The compensation standard of unit area will be evaluated and determined by experienced and qualified evaluation agencies based on land level of central city area and benchmark land price of Jingzhou published by Jingzhou Municipal People's Government. According to the document of land level of central city area and benchmark land price of Jingzhou published on March 7, 2014 by Jingzhou Municipal People's Government, the state-owned land expropriated in this project belongs to category III area. The prices of lands for different uses are as shown in table 5-1.

Table 5-1 Reference price for price evaluation of the expropriated state-owned land at the East Gate Visitor Center

Unit: Yuan per square meter

Category of land	Price
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Commercial land	2820
Residential land	2012
Industrial land	810
Commercial office land	2580
Land for public administration and public service	1275

5.3 Compensation standard for housing demolition in state-owned land

The compensation for demolished buildings in state-owned land is composed of land price and building replacement price.

The land price is determined through evaluation by experienced and qualified evaluation agencies based on benchmark land price of Jingzhou published by Jingzhou Municipal People’s Government, and the specific standards can be seen in 5.2.

The building replacement price in state-owned land is obtained through professional evaluation by evaluation agencies according to the area, structure and level of the building.

5.4 Other compensations for housing demolition on state-owned land

Except compensation for house according to market evaluation price, the attachments of the demolished family, relocation, temporary residential relocation are all compensated for, according to the standards as following:

1) Relocation allowance: The one-off relocation allowance is calculated based on 10 Yuan/m² of floor area of the house to be demolished. If the relocation allowance is less than 1000 Yuan, 1000 Yuan will be compensated. In case that the expropriated person needs to move house twice, the relocation allowance should be compensated twice.

2) Temporary residence transition allowance:

It is calculated based on 12 Yuan/ m² per month of floor area of the house to be demolished. If temporary residence transition allowance per month is less than 800 Yuan, 800 Yuan will be compensated. Those who choose monetary compensation, will

be paid temporary residence transition allowance of 3 months; those who choose exchange of property right, will be paid temporary residence transition allowance from the day the house is completely cleaned up and handed over (the keys and the two certificates are handed over) to expropriation implementing unit (subject to the time written in *Transferring Form of Expropriated House*) to 3 months later after the resettlement house is delivered. The temporary residence transition allowance of the first year will be paid at once, and the rest temporary residence transition allowance will be paid per year. The transitional period is from the day that the resettlement house obtains the *Building Construction Permit* to the day of completion acceptance, which is limited less than 2 years. If the transitional period exceeds 2 years, the temporary residence transition allowance and allowance for suspense of production or business will be doubled.

3) Attachments removal allowance:

Fixed telephone removal allowance: 100 Yuan per one;

Cable television removal allowance: 300 Yuan per family;

Broadband allowance: 300 Yuan per family;

Removal allowance for air-condition with power less than 3p: 300 Yuan per one;

Removal allowance for air-condition with power more than 3p: 500 Yuan per one;

Allowance for electricity meter of separate household: 400 Yuan per one for single-phase; 1500 Yuan per one for three-phase;

Allowance for water meter of separate household: 1500 Yuan per family;

Well allowance: 300 Yuan per one;

Solar water heater allowance: 1500 Yuan per one;

Electric/Gas water heater allowance: 200 Yuan per one;

Natural gas removal allowance: 2400 Yuan per family.

4) The expropriated person who fulfill the *Compensation Agreement for House Relocation and Resettlement* within the stipulated time period for removal will be paid bonus based on 200 Yuan/ m² of floor area of the house to be demolished, which is limited between the maximum value of 20000 Yuan and the minimum value of 5000 Yuan. If the expropriated person empties the house within the stipulated time (7 days), and hands over the house to expropriation implementing unit, transferring the keys, providing bills of water, electricity, gas with acceptance check, the compensation of

each item will be cleared. If the expropriated person doesn't remove house within the stipulated time, the bonus will be reduced 5% for every 3 days, until it is reduced to zero.

5.5 Compensation standard for store demolition

The compensation method for the demolition of the 13 shops at the East Gate Visitor Center is as following:

1) For the stores that have a license of management, there are two alternatives: monetary compensation and store reconstruction. The monetary compensation standard will be determined according to evaluation price. Those who choose store reconstruction will be resettled according to the original area, and the price difference will be calculated based on the evaluation price of resettlement area and the original area.

2) For the stores transformed from residential houses in state-owned land (only restricted to ground floor facing street with the living area not contained, and business license, tax registration and tax certificate over 2 years affirmed by special agencies should be provided), the residential part will be compensated for according to the evaluation price of residential house, and the area transformed to store will be reconstructed or compensated for according to 70% of the area or the evaluation price after affirmation of relevant agencies. The house engaged in business but not facing street will be reconstructed or compensated for as residence after affirmation of relevant agencies, and a certain compensation for economic loss will be offered. The economic loss due to contract termination should be appropriately compensated for.

3) Allowance for suspense of production or business will be paid based on 5% of the evaluation price of the expropriated store per year since the day that the compensation agreement is signed, the house is moved, and the keys and the two certificates are handed over. The allowance for suspense of production or business for the first year will be paid at once, and the rest will be calculated and paid according to actual circumstance when the reconstructed store is delivered.

4) Compensation for removal will be calculated based on 10 Yuan/ m² of the house to be expropriated. Compensation for removal of large-scale equipment will be determined by mutual negotiation according to actual circumstance; If there is no

agreement upon the negotiation, it will be determined by evaluation agencies. This part of compensation needs to be made clear in the compensation agreement signed by the expropriated person. If the removal is entrusted to expropriation implementing unit, the compensation for removal will not be paid.

6 Implementation Plan for Resettlement and Recovery

6.1 Objective, method and principle of resettlement and recovery

6.1.1 Objectives of resettlement and recovery

According to the implementation policies of the World Bank regarding involuntary resettlement, and requirements of relevant national laws and regulations, the general objective of the resettlement of World Bank Financed Jingzhou Historic Town Restoration and Protection Project focuses on recovering and improving the living standard and production of the affected population as soon as possible. The specific objectives are:

- The house-demolished households will be well resettled and get monetary compensation in accordance with the standard of replacement cost, or get reconstructed resettlement, thus making their living quality and environment recover to or exceed the level before relocation.
- All affected land attachments will be compensated for as per their replacement prices.
- The public buildings and professional infrastructures will be compensated for as per their replacement prices, and be recovered to function as always.
- The normal production and operation of enterprises or institutions are not affected, without any permanent job losses because the employer is affected;
- The public facilities and community environment of affected communities are recovered to or above the level before relocation.
- The residents who are affected by land temporary occupation are well resettled, with a long-term livelihood guarantee, and their living standard will be improved instead of decline. No residents will lose job permanently due to land temporary occupation.

6.1.2 Principle of resettlement and recovery

- The affected population participates in the whole process of resettlement

Affected population or representative shall participate in some issues such as compensation standard of houses and facilities, selection of resettlement location, arrangement of demolition time and restoration time, funds transfer, use and management of resettlement funds and recovery measures of production and business, etc. and makes agreement. Negotiation shall be conducted by holding representative symposium and affected community residents or villagers consultation.

- All private compensations shall be fully distributed to property owners directly, and any unit or individual can't retain or embezzle the compensation.

- Compensation standard for houses, professional facilities and attachments shall be calculated based on replacement prices. The compensation shouldn't be retained or depreciated, or paid tax on. All the compensation the property owners get should be calculated according to public compensation standard. All the properties of the original buildings belong to the owners. The calculation of the compensation shouldn't deduct the residual value of the remaining material after demolition.

- Provide help and care to the vulnerable groups.

In terms of selecting reconstructed resettlement, providing resettlement housing information, providing low-rent housing, the vulnerable groups will be given priority to. In terms of providing job opportunity created in the process of implementing the project, distribution of the service outlets in the resettlement place, families of the vulnerable groups will have priority to choose.

6.2 Resettlement of the relocated households

The demolition of the project is in the East Gate Visitor Center, affecting 38 households in total.

From February to April, 2015, the project management office and relevant department of the Jingzhou District and Dongcheng Street conducted wide and deep investigation and negotiation in the affected population of demolition, to understand the resettlement will of the house-demolished families, and make resettlement policies and measures according to their requirements and opinions.

According to the results of the negotiation, this project will provide two resettlement modes, including monetary compensation and house property right exchange, for the house-demolished families to make a choice voluntarily.

1. Monetary compensation

The monetary compensation of the expropriated house is based on the evaluation report of evaluation agencies, which is not less than the market price of similar real estate to the expropriated house of the day that the decision of house expropriation is announced. The total value of the monetary compensation consists of the value of the expropriated house, the real estate price evaluated and determined by selected evaluation agencies, and the compensation for removal, the evaluation price of the attachments, the value of the interior decoration, etc.

The household that choose monetary compensation will be paid demolition compensation directly according to their will by the project management office and the expropriation compensation office of Jingzhou District.

2. House property right exchange:

At present, Jingzhou Urban Construction Investment and Development Company is conducting large-scale old city reconstruction, new city district construction, and resettlement community construction in several places, according to the plan of Jingzhou Municipal People's Government. If the 38 households of the East Gate Visitor Center of this project choose the modes of house property right exchange to resettle, they can be easy to be involved in the unified plan of reconstruction resettlement.

According to the resettlement house construction plan, the house-demolished residents will be resettled in the Binhu Community which is about 500 meters from the present position. Except the centralized settlement plan, Jingzhou municipal government also stipulated that, in each new real estate of commercial residential building development, 5% of the area should be used as resettlement houses. So, according to the same demolition compensation policy, the house-demolished residents can also freely choose a resettlement house in each new real estate of commercial residential building. After the selection of the house-demolished residents, the resettlement office will be in charge of negotiating with the property developer, and carrying out the purchase of the house.



Picture 6-1 The resettlement site of Binhu community in construction

Binhu resettlement community is located in north of the city near the original position of the demolished houses. The community is originally the resettlement houses for house-demolished families in Mingyue Park construction, with the construction area of 99 thousand square meters. There are 120 houses remained after the resettlement of the house-demolished families in Mingyue Park construction. The community has completed now, and is estimated to be opened for occupancy in 2016.

The area of the reconstructed resettlement house will follow the principle of classifying into the nearest category. There are five house types, such as 40 m²、60 m²、80 m²、100 m²、120 m² (shared area are not contained).

Jingzhou Urban Construction Investment and Development Company is in charge of calling for tender and bidding and building the resettlement houses. And the resettlement houses are planned, designed and built according to the standard of ordinary commercial houses. Each household will be installed security door. Windows will be well installed, and water, electricity, gas, cable television, telecommunication lines will be installed to each household.

For the families that choose the house property right exchange, the project management office and the expropriation compensation office of Jingzhou District determined the resettlement compensation policies as following:

1) For the expropriated persons who choose monetary compensation, the compensation standard will be determined based on evaluation of the market. The evaluation will be carried out by qualified real estate evaluation agency. The real estate evaluation agency will be determined through negotiation of the expropriated persons. If an agreement is not reached, it will be determined through majority decision and randomly selection.

2) For the expropriated persons who choose house property right exchange, the people's government of Jingzhou District will provide the houses for right exchange. The area of the house expropriated and the house for right exchange will follow the proportion of 1:1 in principle. The proportion of the reconstruction area will be 1:1 of the inside floor area. If the exceeded area of the right exchange is equal to or less than 10 m², the expropriated person will buy it according to the cost price of the resettlement house; if the exceeded area is between 10 m² and 20 m² (containing this figure), the expropriated person will buy it according to 120% of the cost price of the resettlement house (limited less than 20 m²). If the area of the resettlement house is less than the original house, the expropriated person will be paid monetary compensation according to the evaluation price of the original house for the area difference.

3) The reconstructed store is located in the ground floor of the resettlement building, and the reconstruction proportion will be 1:1 of the inside floor area. If the reconstructed store exceed the area of the original store due to design reasons, the expropriated person should buy it according to the evaluation price of the original store; if the area of the reconstructed store is less than the area of the original store, the expropriated person will be paid monetary compensation according to the evaluation price of the original store for area difference.

4) The resettlement house should be delivered in stipulated time. When the resettlement house is delivered, if there is difference between the designed area and the actual delivered area, the two sides should mutually find and make up the difference according to the actual circumstance.

5) Checking and ratifying the compensation area: For those who choose monetary

compensation, the compensation area will be calculated according to the construction area; for those who choose house property right exchange, the compensation area will be calculated according to the inside floor area. The area is subject to the area on the certificates, if the area on the certificates is not conformed to the actual area, it will be subject to the actual measurement. The compensation of the area without property right recorded in the certificate of land will be determined according to the proportion of 1:1 after affirmation of relevant institution; if the area can't be affirmed, it will be compensated as attachments. For the house without certificates, it will be subject to the affirmation of relevant institution. The shared area of the resettlement house will be owned by all the expropriated persons, which will be recorded clearly in the property ownership certificate.

6) The handling of the two certificates of resettlement house: the two certificates of the resettlement houses will be handled uniformly by Jingzhou Urban Construction Investment and Development Company. The nature of the land use right certificate of the resettlement house is the same as the original expropriated house. In the unified handling process of the certificates, the expenses for handling certificates for the area exceeding the expropriated area will be borne by the expropriated person according to relevant policies.

7) Allowance for removal: it will be a one-off compensation calculated based on 10 Yuan/m² of the construction area of the expropriated house (if the total amount is less than 1000, the allowance will be 1000 Yuan. If the expropriated person need to remove house twice, the allowance for removal will be paid twice.)

8) Temporary residence transition allowance: it will be paid based on 12 Yuan/m² of the construction area of the expropriated house per month. The household of which the allowance is less than 800 Yuan, will be paid 800 Yuan. The household that choose monetary compensation will be paid temporary residence transition allowance of 3 months; those who choose exchange of property right, will be paid temporary residence transition allowance from the day the house is completely cleaned up and handed over (the keys and the two certificates are handed over) to expropriation implementing unit (subject to the time written in Transferring Form of Expropriated House) to 3 months later after the resettlement house is delivered. The temporary residence transition allowance of the first year will be paid at once, and the rest temporary residence

transition allowance will be paid per year. The transitional period is from the day that the resettlement house obtains the Building Construction Permit to the day of completion acceptance, which is limited less than 2 years. If the transitional period exceeds 2 years, the temporary residence transition allowance and allowance for suspense of production or business will be doubled.

9) The families which complete the removal within the stipulated time period will be rewarded. On one hand, the resettlement houses will be selected following the sequence of signing the compensation agreement, namely those who sign first will select first; on the other hand, bonus will be paid based on 200 Yuan/ m² of floor area of the house to be demolished, which is limited between the maximum value of 20000 Yuan and the minimum value of 5000 Yuan. If the expropriated person empties the house within the stipulated time, and hand over the house completely to expropriation implementing unit, transferring the keys, providing bills of water, electricity, gas with acceptance check, the compensation of each item will be cleared. If the expropriated person doesn't remove within the stipulated time, the bonus will be reduced 5% for every 3 days, until it is reduced to zero.

10) The compensation standard of attachments and decoration of the expropriated house will be evaluated and determined by evaluation agencies.

6.3 Compensation for the population affected by temporarily occupied land

When the city moat and lakes dredging project and the wetland project are implemented, 566.50 mu of land will be temporarily occupied, among which, 421 mu of aquaculture will be affected due to lake dredging; and the rest 145.5 mu will be the place for temporarily handling and storing sediment of the moat and lakes.

According to the arrangement of the project, the city moat and lakes dredging project will be completed in one year containing the sediment handling, which means that the time for temporary occupation will be less than 2 years. Furthermore, some fishponds to be used as sediment handling sites have been seriously polluted, which have affected the aquaculture deeply. Taking this opportunity to conduct dredging for them, will help to improve the environment of aquaculture, and increase the output.

According to the investigation of the resettlement, the fishponds and the water area of

the lake are under contract operation. Among them, the water area of the North Lake is contracted out by Sanguo Park, and other fishponds and lakes are contracted out by Jingcheng Village. The contracting fees and the operating income are far less than 2970 Yuan per year. According to information, the net income per mu of aquaculture of peasant household in Jingzhou District is between 2000-2500 Yuan. For the 260 mu of water area of North Lake, aquaculture contracting price is merely 100000 Yuan per year. Calculating based on the compensation for green crops of 2970 Yuan per mu, the total compensation of the water area of North Lake is 772200 Yuan, which is far more than the contracting income. In Xima Pond, the water area of nearly 40 mu was temporarily borrowed for one year, and the compensation price negotiated is 65000 Yuan, namely the average compensation price per mu is 1625 Yuan. So, Jingcheng Villiage is satisfied and accepted pleasantly that the compensation price for temporary occupation in this project is determined as 2970 Yuan per mu per year.

Through negotiation with Jingcheng Village, Sanguo Park and the water area contractors, it is decided that the project management office of this project will provide compensation for temporary occupation to the owners of the water area according to the loss of green crops, and the compensation price is 2970 Yuan per mu per year. The compensation time will be determined according to the actual demand of the project. If the time is less than one year, it will be calculated as one year. The contracting contract between Jingcheng Village, Sanguo Park and the original contractors will be remained unchanged. The contracting fees during the period of construction will be exempted. And Jingcheng Village, Sanguo Park will compensate the contractors referring to the average net income of the 3years before through negotiation with the contractors. When the function of aquaculture of the water area is recovered, the contractors will continue to manage according to the original contract.

6.4 The resettlement and restoration of the affected units and shops

The buildings to be demolished at the East Gate Visitor Center include 13 stores, with operating area of 1015 square meters, and 38 involved operating personnel.

The resettlement of the stores is decided to be as following through negotiation:

1) For the stores that have a license of management, there are two alternatives:

monetary compensation and store reconstruction. The monetary compensation standard will be determined according to evaluation price. Those who choose store reconstruction will be resettled according to the original area, and the price difference will be calculated based on the evaluation price of resettlement area and the original area.

2) For the stores transformed from residential houses in state-owned land (only restricted to ground floor facing street with the living area not contained, and business license, tax registration and tax certificate over 2 years affirmed by special agencies should be provided), the residential part will be compensated for according to the evaluation price of residential house, and the area transformed to store will be reconstructed or compensated for according to 70% of the area or the evaluation price after affirmation of relevant agencies. The house engaged in business but not facing street will be reconstructed or compensated for as residence after affirmation of relevant agencies, and a certain compensation for economic loss will be offered. The economic loss due to contract termination should be appropriately compensated for.

3) Allowance for suspense of production or business will be paid based on 5% of the evaluation price of the expropriated store per year since the day that the compensation agreement is signed, the house is moved, and the keys and the two certificates are handed over. The allowance for suspense of production or business for the first year will be paid at once, and the rest will be calculated and paid according to actual circumstance when the reconstructed store is delivered.

4) Compensation for removal will be calculated based on 10 Yuan/ m² of the house to be expropriated. Compensation for removal of large-scale equipment will be determined by mutual negotiation according to actual circumstance; If there is no agreement upon the negotiation, it will be determined by evaluation agencies. This part of compensation needs to be made clear in the compensation agreement signed by the expropriated person. If the removal is entrusted to expropriation implementing unit, the compensation for removal will not be paid.

6.5 The resettlement and restoration of the affected vulnerable groups

For the expropriated families of vulnerable groups, the project management office, the Jiangzhou District and the Xicheng Street will provide special help and care. The main measures are as following:

- If the expropriated person belongs to low income families with housing problem, the house expropriation department will provide house property exchange according to the standard that, the floor area of the household of one person is no less than 20 square meters, the floor area of the household of two persons is no less than 30 square meters, and the floor area of the household of more than 3 persons is no less than 45 square meters.

- The families of vulnerable groups have priority to select the area, house type and position of the resettlement.

- The District and Street organize personnel to help the families of vulnerable groups to remove house.

- If necessary, the resettlement agencies of Jingzhou District and Xicheng Street will help the families of vulnerable groups to look for temporary transition house.

- In the period of implementing the resettlement, if the families of vulnerable groups encounter difficulties, the project management office and the expropriation compensation office of Jingzhou District will provide special allowance for them in form of specific case.

6.6 The schedule of the resettlement and restoration

The civil engineering of this project is proposed to start from November, 2015, and the project implementation period is from 2015 to October, 2020. The schedule of each

activity is as shown in table 6-2.

Table 6-2 Schedule of resettlement activities

Activity	2014				2015				2016				2017-2019				2020			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
The establishment of PMO	■	■																		
The establishment of resettlement office of the District and the Street																				
Investigation of the social influence and the land requisition and demolishing		■	■																	
The preliminary consultation of the resettlement plan			■	■																
Plan draft of the resettlement			■	■																
Further investigation				■	■															
Modifying the resettlement plan				■	■															
Re-negotiation of the resettlement plan					■	■														
Improvement of the resettlement plan						■	■													

7 Budget and Management of Resettlement Funds

7.1 Constitution of resettlement funds

Resettlement funds of this project mainly consist of the following parts: compensation fees for land acquisition and temporary land, housing demolition and all kinds of attachments; other expenses related to resettlement; administrative expenses for resettlement; unforeseeable expenses.

7.1.1 Compensation fee for land acquisition and temporary land

Compensation fee for land acquisition and temporary land consists of compensation fees for state-owned land acquisition and temporarily-occupied collective land.

7.1.2 Compensation fund for housing demolition

Compensation fund for housing demolition includes:

- (1) Compensation fees for private housing demolition
- (2) Compensation fees for demolition of public institutions and stores
- (3) Relocation fees, transition fees and operating losses

7.1.3 Compensation fee for all kinds of attachments and public facilities

Compensation fees for attachments on the land of private households or enterprises and institutions will be calculated according to the actual quantity from surveys and the compensation criteria.

7.1.4 Other expenses related to resettlement

Other expenses related to resettlement mainly refer to the expenses occurring in the course of preparation and implementation of the resettlement work, such as expenses of independent monitoring organizations for monitoring and evaluating the resettlement, expenses for hiring professional agencies to measure and evaluate the relocated objects, etc. These expenses will be determined as per the charging criteria of similar industry and project.

7.1.5 Administrative expenses for resettlement

The administrative expenses for resettlement are calculated as per 5 percent of the direct resettlement funds. These expenses are mainly used for strengthening the organizations related to relocation work, organization and coordination, internal monitoring, official and foreign affairs reception, on-the-job training, rewards for

progress of relocation of implementing units, information collection and publish, preparation in early period, purchasing offices, renting temporary offices, paying salaries and social security of employees, purchasing and using transportation facilities, maintaining the vehicles, communication and daily management, etc.

7.1.6 Unforeseeable expenses

Unforeseeable expenses, including unforeseeable expenses of material and price (excluding expenses incurred by temporary change of engineering design) are calculated as per 10 percent of the basic expenses.

7.2 Budget of resettlement funds

Based on the compensation rate and statistical quantity of all kinds of affected items, the budget of the resettlement funds for the World Bank Financed Jingzhou Historic Town Conservation Project totals to 98,682,048.70 Yuan. See Table 7-1 for the details.

Table 7-1 Budget sheet of the resettlement funds for Jingzhou Historic Town Conservation Project

No.	Item	Unit	Quantity	Compensation rate (Yuan)	Amount (Yuan)
I	Basic expenses				82891263.08
1	Expenses for land acquisition				33901663.08
	Compensation fees for temporary collective-owned land	mu	566.5	2970*2	3365010.00
	Compensation fees for state-owned land acquisition	Square meter	11960	2012	24063520.00
	Service fee for requisitioned land		2% of the fees for land acquisition		5485706.00
	Management fee for requisitioned land		3.6% of the fees for land acquisition		987427.08
2	Compensation expenses for housing demolition	Yuan			48989600.00
	Houses on state-owned land				
	Brick-concrete houses for production and business operation		4200	7820	32844000.00
	Brick-concrete residential houses		3870	3500	13545000.00
	Brick-wood private houses		110	2500	275000.00

	Relocation subsidies	Household	38	2000	76000.00
	Transition fees	Household	38	800×24	729600.00
	Reward		38	20000	760000.00
	Others		38	20000	760000.00
II	Related expenses				3357096.15
	1	Agency fees for land acquisition and housing demolition (1.8 percent of the basic expenses)			1492042.74
	2	Expenses for monitoring and evaluating the resettlement (1.5 percent of the basic expenses)			1036140.79
	3	Expenses for demolition cleaning, employment of assessors and audit agencies (1 percent of the basic expenses)			828912.63
III	Administrative expenses for resettlement (5 percent of the basic expenses)				4144563.15
IV	Unforeseeable expenses (10 percent of the basic expenses)				8289126.31
Total					98682048.70

Note: The compensation for acquisition of all kinds of buildings shall be made based on the evaluation results of market. The compensation fees for house acquisition in this sheet are values estimated according to standard land price and house replacement price in similar projects of Jingzhou City, so they are only given for reference.

7.3 Object and flow of resettlement funds

7.3.1 Object of resettlement funds

The resettlement funds of this project will be allocated to different objects according to the ownership of different affected items. You can refer to Table 7-2 for details. To ensure the compensation funds can be granted to affected people and units on time and in full, we should not only give full play to the role of independent monitoring organizations, external monitoring organizations and national audit institutions, but also reduce intermediate links as much as possible and appropriate the compensation funds directly in simple and easy ways to both individuals and units.

Table 7-2 Object of resettlement fund

Object	Expense category
Public institutions	Compensation for housing demolition, relocation and land attachments, transition fee, etc.
Stores	Compensation for demolition, relocation, land attachments and operating losses, transition fee, etc.
Village collective	Compensation for temporary land occupation and collective facilities, etc.
Household	Compensation for relocation, attachments and green crops (only for crop contracting households), relocation fee, transition allowance and reward, etc.

7.3.2 Source and flow of resettlement funds

The resettlement fund of the World Bank Financed Jingzhou Historic Town Conservation Project is raised by the Project Management Office and will be appropriated directly to compensation objects through special accounts, which is opened by House Requisition and Compensation Offices of Street and Township, to avoid being withheld and embezzled.

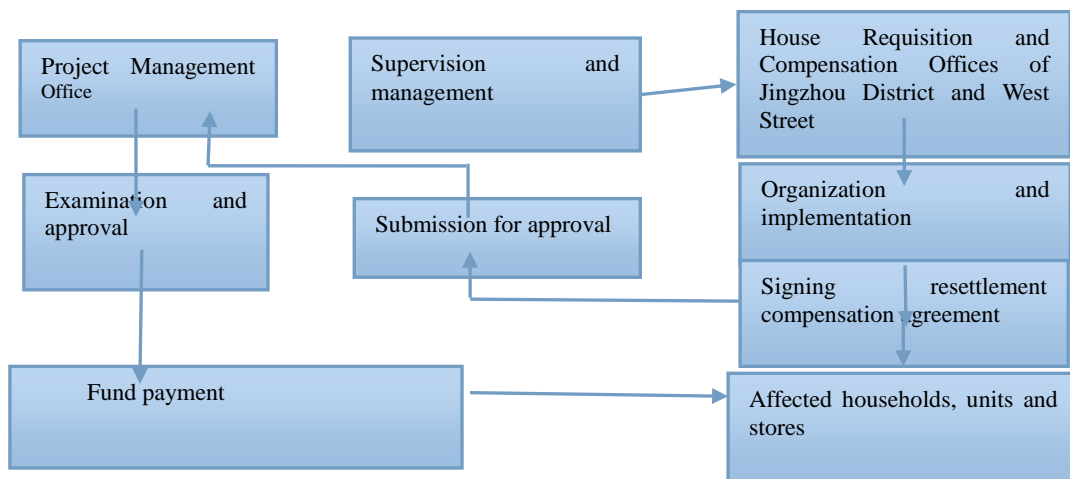


Fig 7-1 Flow chart of resettlement fund payment

7.4 Appropriation, management and monitoring of resettlement fund

7.4.1 Appropriation of resettlement funds

The appropriation of resettlement funds will comply with the following principles:

- All costs involved in the land acquisition and relocation are counted into the total project budget. Compensation funds of each sub-project are audited by its implementing unit and reported to the Project Management Office for application for appropriation. The compensation funds are paid directly by the Project Management Office through special accounts to affected units and people.

- All kinds of compensation fees for private families are appropriated through special accounts.

- Land compensation is paid before land is used.

7.4.2 Management and monitoring of resettlement funds

- The expenditure of the resettlement funds must be in strictly accordance with the

national laws and regulations on land acquisition and relocation, and the policies in the Resettlement Action Plan and no less than the compensation rates and scope prescribed in the Resettlement Action Plan.

- The implementing units of sub-projects shall submit a monthly construction schedule to the Project Management Office, audit the payment sheet with the confirmed signature of the principals and report to the finance department for fund appropriation. The Project Management Office shall pay the compensation objects the progress payment based on the statement confirmed by the project implementing unit directly through finance department.

- Compensation funds for land, houses, attachments and relocation (including removal of indoor facilities and moving expense, transition fee, ahead-of-time moving reward and operating losses of business operators and enterprises, etc.) shall be approved by implementing unit of each sub-project.

- The Project Management Office shall hire special advisory agencies to conduct internal inspection of the usage of the resettlement funds to resettlement offices.

- The municipal finance and audit departments shall monitor and audit the usage of special funds.

- According to requirement, the Project Office shall receive monitoring and audit on the usage of special funds by the municipal finance and audit departments.

- Independent monitoring organizations of resettlement shall follow up to monitor the progress of appropriating the compensation funds to affected families, enterprises and public institutions during external monitoring.

8 Resettlement Organizations

8.1 Organization setting

In order to do well in the resettlement of Jingzhou Historic Town Conservation Project, all levels of governments of Jingzhou first set up organizations and improve their abilities to make sure the resettlement can go smoothly. Since December of 2013, we have successively established organizations related to the resettlement of this project and defined their responsibilities clearly. The major organizations are:

- Work leading group of World Bank Financed Jingzhou project
- Jingzhou Historic Town Conservation Project Office
- House Requisition and Compensation Office of Jingzhou District
- West Street Resettlement Office
- Resettlement work group of affected village (Neighborhood Committee)
- External monitoring agency of resettlement

See Fig. 8-1 for resettlement organizations.

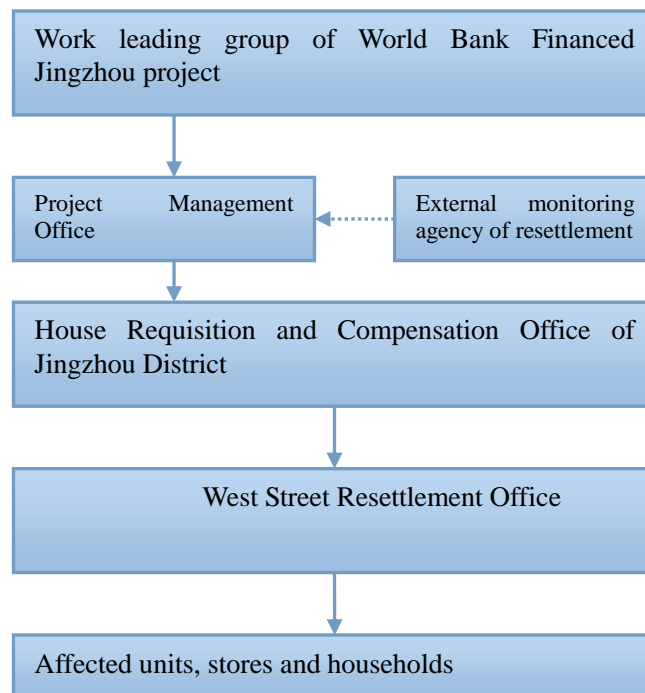


Fig 8-1 Resettlement organizations of the Jingzhou Historic Town Conservation Project

8.2 Responsibilities of each organization

8.2.1 Work leading group of World Bank Financed Jingzhou Project

- Fully lead and coordinate preparation and implementation of the project;
- Make decisions on significant policies of resettlement;
- Coordinate relations between resettlement organizations and related authorities.

8.2.2 Project Management Office (PMO)

Apply to related authorities for Land Planning Permit and Land Construction Permit;

Formulate policies in the Resettlement Action Plan;

Coordinate the progress of the construction and implementation of the Resettlement Action Plan;

Coordinate the work of resettlement organizations;

Train principals of all sub-project resettlement offices;

Report the progress of resettlement to the World Bank;

Communicate with other departments during the implementing phase of resettlement;

Audit the resettlement fund plan of each sub-project and appropriate resettlement fund;

Guide and supervise the implementation of resettlement of each sub-project;

Manage the data and files of resettlement;

Conduct internal monitoring of resettlement;

Receive resettlement experts from the World Bank during preparatory and implementing phase;

Handle the grievance and appeals of relocated people during resettlement;

Communicate with independent monitoring organizations during the implementation of resettlement.

8.2.3 House Requisition and Compensation Office of Jingzhou District

Organize surveys on resettlement of sub-projects;

Implement resettlement work of sub-projects;

Formulate and report resettlement fund plan;

Appropriate resettlement funds;

Handle the grievance and appeals of relocated people during resettlement;

Cooperate with independent monitoring organizations of resettlement;
Collect and classify all data required in internal monitoring report of this sub-project;
Submit resettlement files to Project Management Office;
Work with the Project Management Office to deal with the inspection of resettlement experts from the World Bank.

8.2.4 West Street Resettlement Office

Organize surveys on resettlement of sub-projects in streets;
Implement resettlement work of sub-projects;
Appropriate resettlement funds;
Supervise and manage collective fund of villages;
Handle the grievance and appeals of relocated people during resettlement;
Cooperate with independent monitoring organizations of resettlement;
Collect and classify all required data of internal monitoring report of this sub-project;
Work with the Project Management Office to deal with the inspection of resettlement experts from the World Bank.

8.2.5 External monitoring agency

During the implementation of resettlement, the external monitoring organization, which takes charge of the resettlement, shall submit external monitoring reports of resettlement to the Project Management Office and the World Bank. The responsibility of independent monitoring organization has been clearly demonstrated in the chapter of External Monitoring.

8.3 Staff and facilities of resettlement organizations

At present, the Project Management Office has 3 work Staff from Jingzhou Urban Construction Investment& Development Company. They all have work experience on project management, resettlement and land purchase and storage, etc. with strong coordination skills as well as proficient use of computer. Besides, House Requisition and Compensation Office of Jingzhou District and West Street Resettlement Office also have high-quality and experienced staff fully qualified for the resettlement work. The member list is given in Table 8-1. See Table 8-2 and Table 8-3 respectively for staff and

facilities of resettlement organizations at all levels.

Table 8-1 Member list of resettlement offices

Resettlement organization	Principal	Staff
Project Management Office	Wu Guanghua	3 persons including Hu Jie
House Requisition and Compensation Office of Jingzhou District	Chen Liang	5 persons including Tang Jun
West Street Resettlement Office	Pan Zhiming	3 persons including Yang Guangming

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

Resettlement organization	Total staff	Qualifications of staffs	Working period
Project Management Office	3	Know foreign language, computer, engineering, environment and resettlement policies, with bachelor degree or above	From January, 2014 to the completion of resettlement
House Requisition and Compensation Office of Jingzhou District	5	Have long-term working experience of a similar job, with junior college certificate or above	From June, 2014 to the completion of resettlement
East Street Resettlement Office	3	Have relevant working experience within the area, know the area well, with high school certificate or above	From June, 2014 to the completion of evaluation after resettlement

Table 8-3 Facilities of resettlement organizations at all levels

Organization	Computer (unit)	Camera (unit)	Car (unit)	Office (m ²)
Project Management Office	3	1	1	80
House Requisition and Compensation Office of Jingzhou District	3	1	1	100
West Street Resettlement Office	3	1	1	100

8.4 Measures to enhance abilities of resettlement organizations

To improve the quality of staff and overall ability of all resettlement organizations, and to enable the resettlement staff to master the laws and regulations and requirements of the World Bank in terms of involuntary resettlement so that the resettlement work can go smoothly, the Project Management Office has organized staff for many times to study and inspect similar projects and participate in various training sessions in China to

make them master the process of resettlement work of the World Bank financed projects and policies of involuntary resettlement. The Project Management Office has conducted lots of trainings to staffs, by which they can study the national laws and regulations on resettlement, policies on involuntary resettlement of the World Bank OP4.12/BP4.12 and skills to deal with resettlement work. Please refer to Table 8-4 for the trainings that have been conducted.

Table 8-4 Training plan of resettlement staffs

Item	Training institution	Training content	Training target	Training schedule
	A	B	C	D
1	Project Management Office	Process of resettlement, resettlement and survey	staff of the Project Management Office	December 2013
2	Project Management Office	National laws and regulations on resettlement and the policies of the World Bank	staff of the Project Management Office	January, 2014~June, 2014
3	Project Management Office	Process, management and monitoring of fund appropriation	staff of the Project Management Office	July, 2014
4	Project Management Office	Inspect World Bank financed projects of other provinces	staff of the Project Management Office	May, 2014~July, 2014
5	Project Management Office	Process and policies of resettlement	staff of House Requisition and Compensation Office in temporary vacant land area	July, 2014
6	Project Management Office	Resettlement policies of the World Bank	staff of the Project Management Office and House Requisition and Compensation Office in temporary vacant land area	August, 2014
7	Project Management Office	Resettlement and socioeconomic survey	staff of the Project Management Office and House Requisition and Compensation Office in temporary vacant land area	September, 2014
8	Project Management Office	Latest policies of China on relocation	staff of the Project Management Office and House Requisition and Compensation Office in temporary vacant land area	October, 2014
9	Project Management Office	Study experience about resettlement from other World Bank financed projects	staff of the Project Management Office and House Requisition	November, 2014~March, 2015

		of China	and Compensation Office in temporary vacant land area	
10	World Bank	Preparation procedures of World Bank financed projects	Project Management Office	December, 2014~January, 2015
11	World Bank	Involuntary resettlement policies of World Bank	Project Management Office	February, 2015
12	World Bank	Resettlement policies of associated World Bank financed projects	Project Management Office	March, 2015
13	World Bank	Management of World Bank financed projects	Project Management Office	April, 2015

8.5 Plan to further enhance abilities of resettlement organizations

To better carry out the Resettlement Action Plan, guarantee the benefits of affected people and meet the overall plan of the project progress, the project resettlement office will take the following measures to enhance the ability of resettlement organizations and improve efficiencies:

1. Leader responsibility system: major leaders of the Project Management Office will lead to organize a strong group of resettlement leaders.

2. High-quality staffs: staff in all resettlement offices must be experienced in land compensation, know more policies, have better professional competence and more importantly rich communication experience with the public.

3. Define responsibility: we will clearly define the responsibilities of all resettlement offices according to the requirements of the World Bank and relevant national laws and regulations.

4. Staff trainings: we will conduct trainings non-regularly to resettlement staff concerning the resettlement policies and information management

5. Supervision role of the public and press: all the resettlement information will be publicized to the public and society, and be supervised by the public and press.

6. We will hold meetings presided by the Project Management Office non-regularly to notify the resettlement work and deliver these information to all sub-project offices in a brief report.

7. The Project Management Office will provide all resettlement offices with

necessary vehicles and office facilities to meet the demands of work.

Please refer to Table 8-5 for the training plan to improve the resettlements organizations.

Table 8-5 Further training plan of resettlement offices

No.	Training institution	Training content	Training target	Training schedule
	A	B	C	D
1	Project Management Office	Study and inspect the experience of other World Bank financed projects about resettlement	Staff of the Project Management Office and House Requisition and Compensation Office of Jingzhou District	May, 2015
2	Center for Involuntary Resettlement Research of Wuhan University	Resettlement policies of the World Bank	Staff of the Project Management Office and House Requisition and Compensation Office of Jingzhou District	June, 2015
3	Center for Involuntary Resettlement Research of Wuhan University	Latest changes in national policies on relocation	Staff of the Project Management Office and House Requisition and Compensation Office of Jingzhou District	June, 2015
4	Project Management Office	Lessons draw from resettlement of the other places	Staff of the Project Management Office and House Requisition and Compensation Office of Jingzhou District	July, 2015
5	Project Management Office	Computer operation and data processing	Staff of the Project Management Office and House Requisition and Compensation Office of Jingzhou District	August, 2015
6	Project Management Office	Process and policies of resettlement work of the World Bank financed project	Staff of House Requisition and Compensation Office of Jingzhou District and West Street Resettlement Office	September, 2015
7	Project Management Office	Policies and practice of the resettlement	Staff of Resettlement Offices in West Street and villages	October, 2015
8	Project Management Office	Study of the international experience about resettlement	Staff of the Project Management Office and House Requisition and Compensation Office of Jingzhou District	2016~2019

9 Public Participation and Consultation

During the planning, designing and implementation of this project, the Project Management Office, Jingzhou authorities and staff from West Street and project-affected area make use of socio-economic survey and evaluation survey on social impact, together with all advisory agencies, to widely publicize the information of this project by various means, solicit the opinions of affected people and consult with them about problems of common concern. The results of public participation and consultation provide evidence for the improvement of the project design and the resettlement plan.



Fig 9-1 Solicit the affected people's opinions and suggestions

9.1 Activities of public participation and consultation having been conducted

As for significant topics involved in the resettlement plan, the Project Management Office will organize design units, advisory agencies, and local resettlement organizations to publicize information and to conduct consultation with affected people.

Please see Table 9-1 for major activities of public participation and consultation having been conducted.

Table 9-1 Major activities about the publicity of resettlement information and consultation

Item	Time	Content that is publicized and consulted	Participant	Organizer
1	2014 3-4	Publicity of project design scheme	TYLI, Project Management Office, East Street Office and West Street Office	Project Management Office
2	2014-5	Optimization of the project scheme	Project Management Office, TYLI, East Street Office, West Street Office and affected units; affected people	Project Management Office
3	2014 6-8	Publicity of optimum scheme	Project Management Office, TYLI, West Street Resettlement Office, representatives of community, village collective and affected people, Wuhan University	Project Management Office, West Street Resettlement Office
4	2014 8	Resettlement of Jingzhou Experimental Middle School	Project Management Office, the Ministry of Education, Jingzhou Experimental Middle School, Jingzhou Middle School, Wuhan University	Project Management Office
5	2014 9-10	Social impacts of the project	Project Management Office, TYLI, House Requisition and Compensation Office of Jingzhou District, West Street Resettlement Office, affected institutions and enterprises, village collective and affected people, Wuhan University	Project Management Office
6	2014 10	Quantity of demolished land	Project Management Office, House Requisition and Compensation Office of Jingzhou District, West Street Resettlement Office, affected institutions and enterprises, village collective and affected people	Project Management Office, House Requisition and Compensation Office of Jingzhou District
7	2014 10	Resettlement means and the public aspiration	Project Management Office, House Requisition and Compensation Office of Jingzhou District, West Street Resettlement Office, affected institutions and enterprises, village collective and affected people	Project Management Office, West Street Resettlement Office
8	2014 11	Resettlement policies	Project Management Office, House Requisition and Compensation Office of Jingzhou District, West Street Resettlement Office, affected institutions and enterprises, village collective and affected people	Project Management Office, West Street Resettlement Office
9	2014 12	Compensation policies for temporary land	Project Management Office, Jingcheng Village, the Three Kingdoms Park	Project Management Office
10	2015 3-5	Resettlement and restoration of enterprises and stores	Project Management Office, affected institutions and enterprises	Project Management Office, West Street Resettlement Office

From March to October of 2014, apart from social impact assessment, Center for

Involuntary Resettlement Research of Wuhan University held a questionnaire collecting opinions and suggestions of the affected people at the same time. This survey received 447 questionnaires in which public people’s opinions and suggestions on project design, construction and resettlement are taken as reference for design optimization and formulation of relevant policies.

Table 9-2 Rank of prominent problems public people think Jingzhou Historic Town has

Rank	Problem
1	Serious pollution of the moat
2	Traffic jam in the city
3	Too densely populated in the city
4	Incomplete maintenance and restoration for the historic town
5	Insufficient management of the city
6	Improper repair and protection of ancient buildings in the city
7	Undeveloped tourism resources
8	Incomplete urban public facilities
9	Lack of clear urban development strategies
10	Backward urban greening
11	Lagging flood control facilities
12	Flood control system problem

Data source: Household survey made by social assessment team of Wuhan University, in October, 2014.

Note: the rank is given by weight. The top rank means weighing 12 scores; the second rank means weighing 11 scores. So if a problem is not listed in the rank, it weights no scores. Rank of problems is finally given by scores of weight.

Based on the rank of prominent problems above, the Project Office gives priority to water governance in and out of the historic town, repair of ancient walls and improvement of traffic conditions, which satisfies residents’ needs of protecting and developing historic town.

In terms of residents’ approval of sub-projects, they show strong support for the project, especially for water governance sub-project. Moreover, in spite of the lowest approval rate, temple repair sub-project is also supported by 87% of affected people. As far as objectors are concerned, instead of opposing the project, they are more worried about adverse impacts of the project. Therefore, during scheme design and future implementation of the project, Project Management Office and the design department will take pertinent solutions to the worry.

Table 9-3 Public attitude towards the project (%)

Sub-project	Support	Object	Don't care
Repair of ancient walls and relevant buildings	91.95	0.67	7.38
Improvement of traffic and tourism facilities	87.92	5.37	6.71
Water governance in and out of the historic town	98.42	0.23	1.35
Plant restoration on ancient walls and construction of green belts	95.72	0.00	4.28
Restoration, protection and display of temples and cultural heritages	87.27	1.59	11.14

Data source: Household survey made by social assessment team of Wuhan University, in October, 2014.

9.2 Feedback to public participation and consultation

During March to December of 2014, led by the Project Management Office, Center for Involuntary Resettlement of Wuhan University summed up the opinions and suggestions of affected people that were collected from socio-economic survey and survey of public opinion on resettlement, reported the most concerned problems to the engineering design unit, environmental impact assessment unit and related departments, and took these opinions and suggestions into full consideration when formulating the Resettlement Action Plan. Table 9-4 shows the feedback to the public participation and consultation.

Table 9-4 Feedback to the public participation and consultation

Problem	Cause and result	Solution
A large quantity of housing demolition involved in sub-projects	Visitor Centers originally designed at South Gate, East Gate and North Gate and the surrounding roads involve a large quantity of housing demolition	1)Cancel construction plan of the surrounding roads; 2)Change location of Visitor Center at East Gate and South Gate; 3)Optimize size and specific location of Visitor Center at West Gate.
Impact of bridge building on traffic	In-and-out bridge rebuilding will cause trouble to residents' transport	Bridge rebuilding will be not incorporated into the World Bank Financed Projects

Problem	Cause and result	Solution
Resettlement of Jingzhou Experimental Middle School	1)Some teachers do not hope to demolish all existing buildings 2)New location of Jingzhou Experimental Middle School is slowly under construction	Based on needs of temple protection and cultural relic excavation, only required buildings are to be demolished and teachers' dormitory will remain. Discovery of ancient tomb in new location of the School causes construction delay. Authorities have taken measures to ensure normal construction of the new campus. Finally according to the overall planning of the project, this sub-project will be removed out of the World Bank Financed projects.
Resettlement of relocated residents	Some residents hope to be relocated nearby	Project Management Office provides residents with Dongsheng Community in East and resettlement community at the original Jiangling Cigarette Factory in South for selection
Impact of North Lake dredging on environment	Dredging up all the silt in North Lake will cause farming losses and environmental problems	Based on technical feasibility, workers conduct construction with water
Storage field of silt	Storage field of silt may cause pollution and impact aquaculture in Jingcheng Village	Use the present fish ponds as temporary land to stack silt, and clean them at the same time, give compensation for temporary land of water surface
Protection of cultural heritage site in West Gate	Cultural relic building of 130 square meters within Visitor Center area at West Gate may be impacted	Combine protection of cultural heritage with construction of Visitor Centers and restore cultural relics protectively. Finally according to the overall planning of the project, this sub-project will be removed out of the World Bank Financed projects.
Complaints and opinions	How the affected people express their opinions and suggestions on the project	Set up channels of complaints and feedback, such as complaint telephone and suggestion box, etc. Establish consultation system. Hold more symposiums with participation of the Project Office, agencies, representatives of Village Committee and affected people to discuss about countermeasures. Strengthen external monitoring.

9.3 Plan of consultation with affected people in the next stage

With the progression of the preparation and implementation of the project, the Project Management Office for Jingzhou Historic Town Restoration and Conservation and the West Street Resettlement Office will conduct further consultative activities, which include:

- Affected people's opinions about project design.

Before construction, West Street Resettlement Office will inform the project-affected people of project design and specific impacts in various ways. When construction commences, the Project Management Office will do a site survey and communicate with project-involved units and affected people. As for problems the

public are more concerned about, in order to satisfy technical standards and achieve the project objective, the Project Management Office will organize design departments to modify the design scheme.

- Compensation for the relocation households and its schedule of payment.
- How public institutions avoid impacts and restore operation.
- How to restore social impacts incurred in construction phase.
- Other problems the affected people show concern in.

Schedule for consultation with affected people by all resettlement offices can be seen in Table 9-4. Led by the Project Management Office, all street offices and villages (neighborhood communities) can hold consultative conferences non-regularly based on the problems requiring consultation and report to District House Requisition and Compensation Office or the Project Management Office. Apart from taking part in the consultation activities organized by the Project Management Office, monitoring departments will also conduct consultation with affected people on other monitoring problems, collect their grievances and suggestions and provide monitoring information to resettlement departments of all levels.

Table 9-5 Time arrangement for consultation with affected people

Content of consultation	Time arrangement	Participating units
Opinions about engineering design	2015 5-6	Project Management Office for Jingzhou Historic Town Restoration and Conservation, design department, relevant units in Jingzhou District
Implementation of ancient building restoration sub-project	2015 12 —2016 1	Project Management Office for Jingzhou Historic Town Restoration and Conservation, Culture Traveling Investment Company of Jingzhou District, East Street
Construction of resettlement communities	In the whole implementing period	Project Management Office for Jingzhou Historic Town Restoration and Conservation, West Street Resettlement Office, external monitoring agency
Problems occurring in the implementing stage	In the whole implementing period	Resettlement Offices at all levels, external monitoring agency
Collection of suggestions and grievances	In the whole implementing period	Monitoring department, Project Management Office for Jingzhou Historic Town Restoration and Conservation, District House Requisition and Compensation Office and Street Resettlement Office

9.4 Ways to participate in consultation during implementing phase

1. Direct ways

- Hold symposiums with affected people

By holding symposiums with representatives of affected people or community cadres, focus on the problems that affected people show great concern on, collect their suggestions and solicit suggestions from towns, sub-district offices and village committees.

- Have conference with institutions and enterprises

Consult with legal body or representative of enterprises about relocation compensation and restoration of institutions and enterprises and reach consensus.

- Hold consulting conference on resettlement

Held jointly by the Project Management Office and District House Requisition and Compensation Office, the consulting conference on resettlement organizes the affected people to visit relocation sites and auxiliary facilities to help them make choices and solicit their opinions to improve the Resettlement Action Plan. After the consulting conference, resettlement staff consults with the affected people to sign Resettlement Compensation Agreement.

2. Indirect ways

The public express their grievances, opinions and suggestions to the neighborhood committees, resettlement departments at all levels and monitoring departments. Resettlement offices give their solutions according to the procedures.

9.5 Publicity of policies and the *Resettlement Information*

Booklet

To make everyone understand the policies and implementing details about the resettlement of this project fully and timely, and to make the resettlement work really open, fair and transparent, resettlement organizations at all levels will adopt the following methods to guarantee the publicity of the policies on resettlement:

- Before April 30th, 2015, publicly announce the policies and standards about resettlement of this project in Jingzhou local media and the government website;

- All cadres of affected villages (neighborhood committees) or other public places publicize such information as the affected situation, compensation standards, resettlement measures, ways of complaining and appealing of respective community;

- Before October 31st, 2015, distribute the Resettlement Action Plan of this project in sub-district offices or other public places so that affected people can read anytime

they want;

- Distribute the *Resettlement Information Booklet* to every affected family.

The *Resettlement Information Booklet* will list how much impact there is on every affected family, resettlement policies and compensation standards of this project, progress of the project, and the process of solving the grievances and appeals. The *Resettlement Information Booklet* will be distributed to affected people before the official launch of this project. The form refers to Attachment 2.

10 Complaints and Appeals

Due to the extensive scope the land acquisition and the relocation cover and the involvement of vital interests of relocated people, the resettlement work is very complex. Therefore, the affected persons may inevitably have some concerns or complaints and grievances about the resettlement and compensation during the practical implementation course. In order to ensure fast and satisfactory solutions to issues concerning the complaints of affected populations, the Project Management Office shall establish a set of transparent, simple and feasible procedures for collecting and handling complaints and grievances, so as to address those issues objectively, impartially and efficiently as well as guarantee the smooth progress of the resettlement work.

10.1 Means of collecting grievances and complaints

(1) Through reports from villages (neighborhood communities) or the West Street Resettlement Office, which cover people's complaints, project schedule, measures and existing problems;

(2) Through construction logs faxed by construction units to the project owner every day, in which the construction unit can report the impact of people on the construction process.

(3) Through coordination issues related to the relocation spotted by the project owner when inspecting the construction site;

(4) Through related information reflected by the external monitoring agency.

(5) Through correspondences and visits from the affected persons;

(6) Through reports from work stations—the resident agencies of the project owner;

(7) Through issues relevant to the resettlement reflected in the inspections conducted by the auditing and discipline inspection departments;

(8) Through disbursement of relocation costs recorded in the fund allocation statement of the account in the bank;

(9) Through special investigation of internal monitoring.

10.2 Complaint and appeal procedures

- Phase 1

The affected persons can express their grievances orally or in writing to each village (neighborhood committee) or the West Street Resettlement Office. In case of oral grievances, each village (neighborhood committee) or the West Street Resettlement Office must record them in written form and give definite replies within two weeks. In case of severe matters concerned which need the instruction from the superior resettlement office, they must try to get replies from the superior resettlement offices in two weeks.

- Phase 2

In case that the replies at Phase 1 are not satisfactory, the complainants can appeal to the House Requisition and Compensation Office of Jingzhou District within one month after receiving the replies at Phase 1. The House Requisition and Compensation Office must make decisions about how to handle the appeals in three weeks.

- Phase 3

In case that the replies at Phase 2 are still not satisfactory, affected persons can appeal to the Project Management Office for Jingzhou Historic Town Restoration and Conservation within a month after receiving the replies at Phase 2. The Project Management Office shall make reply within four weeks.

- Phase 4

In case that the replies at Phase 3 are still not satisfactory, affected persons can appeal to the civil court within 15 days after receiving the replies at Phase 3.

10.3 Principles for handling complaints

Resettlement offices at all levels must conduct field investigations regarding people's complaints, fully solicit the opinions of the public, consult with them repeatedly and patiently, and put forward handling suggestions objectively and justly in line with various principles and standards stipulated in the state laws and regulations as well as the Resettlement Action Plan. With regard to complaints which they are not capable of addressing, they shall report them to the superior resettlement organizations and provide assistance in investigations.

In case that the decision-making organization at the previous phase fails to give replies to the appeals within the specified time, complainants have the right to appeal to the superior organization.

During the course of resettlement, the Project Management Office requires

resettlement offices at all levels to employ at least one female personnel to handle complaints from women who may have their special complaints and appeals. In addition, the resettlement work will also be supervised by local governments and non-government organizations including the Bureau of Civil Affairs and Women's Federation, so as to safeguard the rights and interests of the affected persons, especially women.

10.4 Content and means of reply to complaints

10.4.1 Content of reply

- Brief description of the complaints;
- Survey results;
- Relevant state provisions as well as principles and standards of the Resettlement Action Plan;
- Solutions and specific basis;
- Complainants have the right to appeal to the superior resettlement organization and the civil court, and relevant legal costs shall be paid by the project unit.

10.4.2 Means of reply to complaints

- For individual complaints, replies will be sent directly to complainants in written form.
- For some complaints frequently heard, replies will be sent to the communities where the complainants live via holding a village assembly or in the form of document.

Reply documents must be sent to the resettlement organizations that the complainants belong to, regardless of the means of reply adopted.

10.5 Records of and feedback on complaints and appeals

During the implementation of the Resettlement Action Plan, resettlement offices shall record and manage the information concerning complaints and their solutions, and submit such information in writing to the Project Management Office for Jingzhou Historic Town Restoration and Conservation every month. The Project Management Office will conduct regular inspections on the records of complaints and their solutions.

In order to keep an intact record of the complaints from affected population and solutions to relevant issues, the Project Management Office has worked out the registration form to record complaints and appeals. See Table 10-1 for the specific format.

Table 10-1 Complaint and appeal registration form relevant to the resettlement

Receiving organization:		Time:		Location:	
Name of the complainant	Content of the complaints	Required solutions		Proposed solutions	Practical situation of handling
Complainant (signature)				Recorder (signature)	
Notes: 1. Recorder should record the complaints and requirements of the complainant faithfully. 2. The process of appeal should not be disturbed and interfered by anything. 3. The complainant should be informed of the proposed solutions within the stipulated time.					

The main content of this chapter will be released to the affected populations of this project publicly and delivered to every affected household, enterprise or store in the form of open publicity material before the implementation of resettlement.

10.6 Contact information for the channels to express complaints and appeals

The sub-project management offices will arrange special personnel in charge of collecting grievances and appeals from affected persons. See Table 10-2 for names of the personnel in charge as well as the phone numbers and addresses of the resettlement offices.

Table 10-2 Organizations and personnel receiving complaints and appeals

Resettlement organization	Principal	Staff	Address	Telephone number
Project Management Office	Wu Guanghua	Hu Jie	West Building II inside the Government Affairs Service Center at Beijing West Road in Shashi District	0716-4081879
House Requisition and Compensation Office of Jingzhou District	Chen Liang	Tang Jun	Jingzhou District Government at Jingzhong Road in Jingzhou District	0716-8466046
West Street Resettlement Office	Pan Zhiming	Yang Guangming	West Street Office at Jingbei Road in Jingzhou District	0716-4314924

11 Monitoring of resettlement

11.1 Internal monitoring

11.1.1 Purpose and principles of internal monitoring

Internal monitoring refers to the continuous internal monitoring and control on the execution of *Resettlement Action Plan* from within by the project owner and various levels of resettlement institutions through a top-to-bottom management system, in order to maintain complete, timely and accurate knowledge of the resettlement progress, to discover and resolve problems, and to provide a basis for decision making.

The purpose of internal monitoring is to regulate and guide the work of the project owner and resettlement institutions, ensure the resettlement works are in strict adherence to the *Resettlement Action Plan*, ensure the evaluation of the works can be conducted in an orderly and efficient manner, so that all relevant parties can be informed of the status of the works in time, and discover and rectify any issues in the execution.

The principles of internal monitoring consist of: periodical investigation and evaluation of the status of Action Plan execution; accurate acquisition and analysis of data to ensure the accuracy of monitoring results; scientific and objective evaluation of Action Plan execution; prompt reporting to the project owner and World Bank to inform them of the project progress for their decision making.

The functions of internal monitoring: internal monitoring is an important part of the project's internal management, where the status of Action Plan execution is investigated, a resettlement information management system is created and utilized to collect, analyze and share data on the progress, funding and quality of resettlement works, existing or potential issues are discovered and analyzed, and their solutions are suggested.

The internal monitoring will be carried out by the project owner and resettlement execution institutions. The project owners will periodically submit an internal monitoring report to World Bank.

11.1.2 Implementation process of internal monitoring

Internal monitoring works are divided into two stages, preparation and implementation. The preparation stage starts with the project identification stage in the overall World Bank Financed Project cycle, moving through the stages of project preparation, project preliminary evaluation, and project evaluation, ending at the project approval stage. The implementation stage starts as the resettlement works enter implementation phase, and ends with the fulfillment of resettlement goals.

1. Preparation stage of internal monitoring

The project owner and the local government will establish institutions for resettlement affairs in the project's early preparation stage. The project owner will establish an internal organization dedicated to resettlement affairs, with dedicated and capable staff, in order to provide comprehensive information, and assist the cooperation of other institutions and organizations. Arrangements for internal monitoring will be made during the project preparation period.

Preparations to be made by the project owner include:

- * Organize the training of the staff of project owner and resettlement institutions on the resettlement policies and experiences of World Bank, the policies of China, the Resettlement Action Plan, and implementation, monitoring and evaluation of resettlement, etc.

- * Employ professional organizations and experts for the preparation of the Action Plan as early as possible; organize social and economic surveys; prepare the Action Plan with the assistance of professional organizations and experts.

- * Establish a resettlement management information system with the help of the professional organizations and experts.

Preparations to be made by resettlement institutions include:

- * Negotiate detailed work contracts with project owner regarding the implementation of resettlement;

- * Establish or improve resettlement institutions at each level, with needed work staff;

- * Organize training of resettlement workers; conduct social and economic survey with owners and their entrusted professional organizations; participate in the preparation of *Resettlement Action Plan*;

* Establish a resettlement implementation management information system.

2. Implementation stage of internal monitoring

Resettlement office of each subproject will provide information on the resettlement of the households and units sampled by the monitoring agency and the current activity records timely to the Project Management Office of Hubei Jingzhou Historic Town Conservation Project so as to ensure the tracking and monitoring of resettlement activities. The Project Management Office will conduct regular inspection on Xicheng Sub-district and each affected village committee (neighborhood committee), and verify the progress of information reporting.

In the implementation stage of internal monitoring, the project owner will:

- * Oversee the internal monitoring of resettlement according to the Action Plan;
- * Submit a detailed internal monitoring report to World Bank every half year;
- * Provide timely updates of resettlement statistics, and improve the resettlement management information system.

11.1.3 Content of internal monitoring

Internal monitoring will encompass the following:

- Organizations: Establishment and designation of institutions related to resettlement, and assignment and training of their staff.
- Policies and compensation standards: Formulation and execution of resettlement policies; execution of various compensation standards for damages (temporary land occupation, housing demolition, relocation of stores, enterprises and institutions). In particular, all issues require clarification that whether the standards stipulated in the Action Plan had been executed, with causes provided for any deviation.
- Progress of land requisition, demolition and resettlement: the format of internal monitoring report on resettlement is shown in Table 11-1;
- Resettlement budget and its execution: The amount and time of resettlement fund allocation at each level, utilization and management of fund at each level of institution, amount and time of compensation paid to affected properties (buildings) owners and land owners (village or neighborhood committee) and their users, utilization and management of compensation for collectively owned land at village level, and supervision and auditing of funding use. The format for internal monitoring report on

fund use is shown in Table 11-2.

- House reconstruction and living arrangement of relocated people: mainly include construction progress of residential quarters for resettlement and transition of house-demolished residents;

- Restoration and reconstruction of buildings of enterprises and institutions and various special facilities, mainly include the progress and arrangement of construction of the campus of Jingzhou High School and the building replacement of Jingzhou Experimental Middle School.

- Complaints, appeals, public participation and discussion, information disclosure and external monitoring: Channels, procedures and responsible institutions for complaints and appeals, main content and resolution of complaints and appeals, activities that require public participation and discussion and their forms, results of public participation and discussion, pamphlets and information disclosure, activities and results of external monitoring.

- Handling of issues in the memorandum of World Bank Inspection Mission;
- Crucial issues and their solutions.

11.1.4 Methods of internal monitoring

Internal monitoring is the top-down monitoring activity of the resettlement implementation process conducted within the resettlement system. It requires a standard, unobstructed, and down-to-top resettlement implementation information management system to be established between the project owner and resettlement implementation organizations at all levels related to project implementation to track and report the progress of resettlement implementation in each area. Resettlement organizations at all levels utilize the information management system to report progress, capital use, effect and the other information of resettlement implementation, and then process and analyze the information.

The advanced management information system established by Project Management Office of Hubei Jingzhou Historic Town Conservation Project can store and manage all the data of project implementation comprehensively, timely and accurately.

The following methods will be taken to conduct internal monitoring according to the implementation status of the project:

1. Standard system of statistical report

The project owner prepares a uniform report form according to the requirements of resettlement implementation. The report form should indicate the allocation progress of resettlement fund and the completion status of expropriated and relocated physical quantities. The report form is regular monthly report, which is usually submitted down-to-top at the end of a month when fund is allocated, and then the work progress is known through fund allocation table.

2. Regular or occasional feedback

Various forms are used among resettlement organizations at all levels to exchange the problems occurred in resettlement implementation and relevant information, and to propose solutions.

3. Meetings held regularly

At the beginning of each month, the Project Management Office of Hubei Jingzhou Historic Town Conservation Project will hold a resettlement coordination meeting; officials from resettlement offices of each subproject will attend the meeting mainly to give reports, to feedback the implementation progress and the existing problems, or to exchange work experience and to study the measures to deal with the problems.

4. Inspection

The Project Management Office will conduct regular inspection and occasional special inspection on the resettlement work of subordinate resettlement institutions, and will carry out in-depth field research to handle problems in land requisition, demolition and resettlement on-site and to verify work progress and implementation of resettlement policies.

5. Information exchange with external monitoring agency

The project owner and local resettlement implementation institutions keep regular contact and information exchange with external monitoring agency, and take the monitoring results and assessment opinions of external monitoring agency as reference for internal monitoring.

6. Survey

The project owner conducts the survey with the combined method of questionnaire and household interview to inspect resettlement implementation status. Sampling method is used in the survey of households: a certain number of households or

collective units are taken as samples, and the report forms of their resettlement situation which shows the fulfilling degree of compensation, relocation fee and the like are inspected to check if resettlement is implemented in strict accordance with the resettlement action plan. All enterprises and institutions are surveyed.

The Project Management Office of Hubei Jingzhou Historic Town Conservation Project will carry out the first inspection after the affected objects receive the first amount of compensation. After the inspection, Project Management Office will take improvement measures according to the inspection results and the problems fed back through the approach of complaint collection, and carry on with the follow-up survey on the implementation of the improvement measures. The follow-up survey is done through occasional questionnaire to track the labor settlement and land reallocation of the affected objects and the solution results of the complaints fed back, as well as to collect the opinions and suggestions of public negotiation, house selection and so on.

Table 11-1 Progress of land requisition and housing demolition

Organization: _____ Report Date: ____/____/____ (YYYY/MM/DD)

Resettlement activity	Unit	Amount planned	Amount finished	Accumulated amount finished	Proportion in total amount (%)
Permanent expropriated land	Mu				
Temporarily occupied land	Mu				
Demolished house	m ²				
Incl. private residential house	m ²				
Store	m ²				
Buildings of enterprises and institutions	m ²				
Compensation for land	Ten thousand Yuan				
Housing demolition payment	Ten thousand Yuan				
Replacement residential house	m ²				
Replacement store	m ²				
Rebuilt buildings of enterprises and institutions	m ²				

Prepared by: _____ Responsible official (signature): _____ Stamp: _____

Table 11-2 Progress of fund use

_____ District _____ Town (Sub-district) _____ Village (Community)
 Date ____/____/____ (YYYY/MM/DD)

Affected unit		Brief description	Quantity (Unit)	Amount of fund needed (Yuan)	Amount of compensation received in reporting period (Yuan)	Accumulative amount of received compensation	Proportion of received compensation in total compensation (%)
Village (Neighborhood Committee) 1	Village collective						
	Household						
Village (Neighborhood Committee) 2	Village collective						
	Household						
Store							
Enterprise and institution							
Public facilities							

Prepared by: _____ Responsible official (signature): _____ Stamp: _____

11.1.5 Internal monitoring organizations and personnel arrangements

The implementation organizations and personnel of internal monitoring are shown in Table 11-3.

Table 11-3 Implementation organizations and personnel of internal monitoring

Resettlement organization	Regular personnel	Total number of personnel during peak period
Project Management Office of Hubei Jingzhou Historic Town Conservation Project	3	5
Resettlement Office of Xicheng Sub-district	5	7

11.1.6 Period and report of internal monitoring

Internal monitoring is a successive process and comprehensive monitoring shall be done at least once a quarter; during the crucial phases such as relocation, the frequency of monitoring will be increased.

During the project preparation period, internal monitoring organizations will prepare regular or occasional work report with the combination of the inspection conducted by World Bank, and the form of the work report will vary with project and stage as required by World Bank. Once implementation begins, brief weekly report and monthly report of project with significant impact are required, as well as detailed

quarterly report, semiyearly report and yearly report; brief quarterly report of project with relatively small impact is required, as well as detailed semiyearly report and yearly report. Special report is required according to the need of project management. Summary report will be made after the implementation of the project is finished. Every half year Project Management Office will submit an internal monitoring report to World Bank.

11.2 External monitoring

As required by World Bank, during the implementation process of the project, the Project Management Office of Hubei Jingzhou Historic Town Conservation Project will determine an organization that has abundant relevant experience and has been engaged in relevant business for more than 5 years through broad comparison and selection as the external monitoring agency to take charge of independent monitoring and assessment of the resettlement work in the project.

11.2.1 Purpose of external monitoring

External monitoring and assessment is the assessment of resettlement work provided by agencies independent of government organizations. The purpose of external monitoring is to inspect the implementation of resettlement in the long run, to monitor and assess the achievement level of the objective of land requisition, resettlement and relocation, to propose opinions and suggestions, and to take remedial measures and follow-up actions timely so as to ensure the implementation effect of resettlement.

In external monitoring, land requisition, demolition and resettlement will be tracked to monitor and assess whether the resettlement:

- 1) Complies with national laws and regulations on resettlement;
- 2) Complies with the policies on involuntary resettlement of World Bank;
- 3) Raises the living standard of affected population to a level higher than pre-resettlement level or at least recovers to pre-resettlement level.

11.2.2 External monitoring agency and personnel

Personnel of external monitoring agency shall meet the following basic requirements:

(1) Personnel engaged in external monitoring shall have participated in similar work, have abundant experience of social and economic research, understand the policies and requirements of World Bank on involuntary resettlement, and master national and local laws and regulations on resettlement.

(2) Personnel engaged in external monitoring shall have the ability to undertake social research independently, shall have high communication skill, and shall bear hard work.

(3) A certain percentage of female external monitoring personnel should participate in external monitoring.

11.2.3 Responsibilities of external monitoring agency

External monitoring agency will undertake the following activities:

- Before the beginning of resettlement activities, external monitoring agency shall conduct a benchmark survey on living standards to grasp the basic status of production and living of the affected population;

- During the process of resettlement, external monitoring agency shall track and monitor the implementation of resettlement activities. External monitoring agency shall collect the opinions and complaints of the affected population, feed back to Project Management Office and local resettlement offices timely, and submit monitoring report to Project Management Office and World Bank;

- External monitoring agency shall track and survey the changes of production and living standard of affected population, and make assessments on the resettlement activities and measures;

- On the basis of research and survey and adequate negotiation with affected population, external monitoring agency should propose constructive suggestions to Project Management Office and local resettlement offices to ensure the smooth progressing of resettlement work and the quick recovery of the production and living standard of affected population.

11.2.4 Method and procedures of external monitoring

External monitoring agency will take the following methods to conduct monitoring on resettlement:

- 1) On the basis of resettlement research, external monitoring agency will create a

database of the information of affected population and conduct regular household interviews. External monitoring agency will make full use of the data of social and economic research and the resettlement information management system established by Project Management Office to practice dynamic management of the basic information of relocated households, and to keep track of the resettlement information. According to information shown in the database, external monitoring agency will go to the houses of the affected residents to conduct face-to-face interviews, to learn the progress of resettlement work, to listen to their grumble, complaints and suggestions, as well as to propagandize relevant policies of the country, requirements of World Bank and information of the project construction.

External monitoring agency will conduct household interviews independently and will not be accompanied by officials of local resettlement organizations or local administrators after receiving the list of affected population and relevant information from the grass-roots organizations. When the external monitoring agency conducts household interviews, the interviewer will be relatively fixed, that is, one official will conduct interviews in one affected area for many times. Thus it will be easier to build mutual trust between the interviewer and the affected population and will be helpful for performing the work.

2) External monitoring agency will organize the affected population to hold forums occasionally in the area where affected people are concentrated. In the area where affected population is concentrated, external monitoring agency will hold forums to listen to the opinions of affected population on the significant issues of project impact. The forum could be formal or informal; the external monitoring agency may or may not invite officials of grass-roots resettlement organizations, depending on the specific circumstance at the time.

3) Field Survey. Officials of external monitoring agency will visit the resettlement site regularly or occasionally to inspect the resettlement status on-site.

4) Case research. External monitoring agency will focus on the anatomy of a few outstanding cases that may occur in the process of resettlement, analyze the source of the problems, find out solutions to the problems and propose reference opinions.

5) Questionnaire. External monitoring agency will carry out a sample survey on the recovery of the production and living of the displaced persons and opinions on

resettlement, analyze the result timely, and solve the existed problems to provide reference for the resettlement work of the next year.

11.2.5 Main content of external monitoring

(1) Monitoring on the resettlement of affected stores, enterprises and institutions

External monitoring agency will track and monitor the resettlement of stores, enterprises and institutions mainly by means of telephone interview and case study. The main contents are:

- Whether time arrangement for resettlement work is reasonable;
- Whether the business loss of stores is compensated.

(2) Monitoring on the resettlement of relocated households

Resettlement of the relocated population will be a major monitoring object of external monitoring agency. External monitoring agency will focus the main monitoring indicator of such affected population on:

- Whether the compensation price for houses is set in compliance with the principle of replacement cost;
- Whether the compensation is allocated in full and on time;
- Whether the time arrangement of relocation is reasonable;
- Whether the transition fee and relocation fee are paid;
- Whether physical compensation is discounted;
- Progress of residential quarters for resettlement;
- Selection and allocation of resettlement houses.

(3) Monitoring on the production rehabilitation of displaced persons

External monitoring agency will focus on the following respects in the monitoring of the impact of temporary land occupation in the project:

- Whether the compensation standard is set through consultation;
- Whether and how the quantity of expropriated land, compensation standard and amount of compensation fund are disclosed throughout the village;
- Whether the compensation fund is released in time and in place

(4) Monitoring on the operation of resettlement organizations

Highly capable, professional and highly efficient resettlement organizations are

reliable assurance of the smooth progressing of resettlement for the project. Monitoring on the operation of resettlement organizations is also important in external monitoring. Monitoring on resettlement organizations is conducted mainly by field visit to resettlement organizations, verification of their work data and records and so on. The main contents include:

- Whether the staff composition of the resettlement organizations at all levels could satisfy the requirements of resettlement;
- Whether the resettlement organizations at all levels are equipped with necessary work conditions;
- Whether the quality of the resettlement organization personnel could satisfy the requirements of resettlement;
- Training of the resettlement organization personnel;
- Management of internal work data of the resettlement organizations.

(5) Monitoring on the resettlement of vulnerable groups

Vulnerable groups are the special groups for whom special attention shall be paid by resettlement organizations and special care shall be given by external monitoring agency in the process of external monitoring. External monitoring agency will track the vulnerable groups affected by the project by methods of household interview, questionnaire, and case analysis. The main monitoring indicators are:

- The preferential policies the vulnerable groups enjoy in resettlement;
- Whether the affected poor households receive aid in the process of housing demolition and relocation;
- Whether the special needs of affected women are adequately considered in resettlement measures;
- Whether the vulnerable groups, especially women, could get job opportunities related to the project, and how many people of vulnerable groups are employed in the construction of the project;
- Whether resettlement organizations have female workers to deal with women's affairs.

(6) Benchmark survey on the living standard of affected persons

Before the formal implementation of resettlement, external monitoring agency will establish the resettlement benchmark data for the World Bank Financed Hubei Jingzhou

Historic Town Conservation Project through systematic survey. Sample survey will be conducted by means of structural questionnaire survey. All the affected households are the respondents of the benchmark survey on living standard for the project.

The benchmark survey on the living standard of affected households covers the following main contents: size of family, production and business, floor area of house, annual household income, employment structure, annual household expenditure, transportation condition, water supply condition, power supply condition, heating condition, dwelling environment, and subjective evaluation on the production and living conditions.

(7) Monitoring and evaluation on the effects of resettlement

After the formal implementation of resettlement, external monitoring agency will continuously conduct follow-up monitoring on the effects of resettlement.

External monitoring agency will conduct follow-up survey on affected households half a year after they are resettled. The follow-up survey, similar to the living standard benchmark survey, will be conducted by means of structural questionnaire survey to reflect the impact of resettlement on the life and production of the respondents, so as to evaluate the effect of resettlement.

In principle the selection of samples in the follow-up survey should be the same with that in the living standard survey and the follow-up survey should be conducted on the respondents of the living standard survey as much as possible. Upon the conclusion of the living standard benchmark survey, all the samples should be collected into a database as the basis of the follow-up survey.

The follow-up survey should be well coordinated with the living standard benchmark survey in order to compare and analyze the changes in life and production of the affected families before and after resettlement, and at the same time to solicit the opinions of affected persons on the resettlement work, which can be referenced when evaluating the effects of resettlement work.

11.2.6 Report system of external monitoring

External monitoring agency prepares the external monitoring report based on the data obtained from observation and survey. The purpose of the report is to objectively feedback the progress of resettlement work and the existed problems to World Bank and

the project owner, and to assess the social and economic effects of resettlement, to propose constructive opinions and suggestions, and to improve and refine the resettlement work.

The schedule for the external monitoring agency to report to World Bank and the project owner is:

- External monitoring agency will submit a mid-year monitoring report to World Bank and the project owner concerning the resettlement work in the first half of the year before July 31 each year;

- External monitoring agency will submit an annual monitoring report of the previous year to World Bank and the project owner before January 31 each year;

- External monitoring agency will submit a comprehensive post-resettlement assessment report after half a year upon the conclusion of all resettlement work.

Regular monitoring report should include at least the following contents: 1) monitoring target involved in the report; 2) progress of resettlement work; 3) main findings in the monitoring; 4) major existing problems; 5) basic comments and suggestions of the external monitoring agency.

External monitoring agency will submit its reports to the Project Management Office and the resettlement experts in World Bank in both Chinese and English versions. Before formally submitting the reports, external monitoring agency will inform relevant personnel of the resettlement office to seek for their opinions and to communicate with them on the contents and form of the reports.

12 Entitlement Matrix

Type of impact	Affected object	Resettlement and recovery policies	Compensation standard
Temporarily occupied land	Villagers of Jingcheng Village	For the collectively-owned water area used for aquaculture, compensation for green crops should be given according to the actual time of occupation and the price in compensation standards for land requisition stipulated by Hubei provincial government.	2970 Yuan per Mu per year
	Three Kingdoms Park	Implement the temporary compensation standards for occupation of collectively-owned land in Jingcheng Village	2970 Yuan per Mu per year
Demolition of houses on state-owned land	Land	Compensation standard should be set according to appraisal based on the land classification and baseline land price of central urban districts of Jingzhou City publicized by the people's government of Jingzhou City.	Market appraisal

	Private house	<p>1) Relocated households may choose from two resettlement methods: monetary compensation or house property exchange.</p> <p>2) In case of monetary compensation, the compensation standards will be determined by means of market appraisal.</p> <p>3) In case of house property exchange at original place, the people's government of Jingzhou District will provide the houses for property exchange.</p> <p>4) If any difference between the actual area and the design area of the resettlement house is found at the delivery of the house, the two sides shall adjust the payment accordingly.</p> <p>5) Verification of compensation area: floor area in case of monetary compensation, inside floor area in case of house property exchange.</p> <p>6. Jingzhou City Construction and Investment Development Co., Ltd will apply for certificates of resettlement house.</p> <p>7. Relocation subsidy shall be paid to relocated persons.</p> <p>8. Temporary transition allowance shall be paid to relocated persons for a transition period of 24 months; the transition allowance shall double if the transition period exceeds 24 months.</p> <p>9. Awards shall be given to households who finish relocation within the prescribed time.</p> <p>10. Compensation standards for attachments and decoration of demolished houses shall be determined by the appraisal agency.</p>	<p>In principle the ratio of the area of the expropriated house to the area of the replacement house shall be 1:1.</p> <p>Relocation subsidy: one-off payment of 10Yuan/m² for the area of expropriated houses.</p> <p>Temporary transition allowance: 12Yuan/m² for the area of expropriated houses. The temporary transition allowance for all households shall be no less than 800 Yuan even for households that may receive less than 800 Yuan in this way. The transition period begins on the day the Building Construction Permit for resettlement house is obtained and ends on the day the resettlement house is completed and accepted. The transition period shall be no longer than two years. If the transition period exceeds two years, the temporary transition allowance and the business and production subsidy shall double after the two years.</p> <p>Attachment relocation subsidy:</p> <p>Relocation subsidy for fixed-line telephone: 100 Yuan/set; Relocation subsidy for cable television: 300 Yuan/household; Broadband service subsidy: 300 Yuan/household; Relocation subsidy for air conditioner of lower than 3 HP: 300 Yuan/household; Relocation subsidy for air conditioner of higher than 3 HP: 500 Yuan/household; Relocation subsidy for separate account electricity meter: 400 Yuan/set for single phase meter and 1500 Yuan/set for three-phase meter; Relocation subsidy for separate account water meter: 1500 Yuan/household; Well subsidy: 300 Yuan each; Subsidy for solar water heater: 1500 Yuan/set; Relocation subsidy for electrical water heater or gas water heater: 200 Yuan/set; Relocation subsidy for natural gas service: 2400 Yuan/household.</p> <p>Relocation awards: 200 Yuan/m² for the area of expropriated houses; relocation award will be no more than 20000 Yuan and no less than 5000 Yuan.</p>
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	<p>Store</p> <p>1) Relocated business owners with business license may choose from two compensation methods: monetary compensation or shop front replacement. Monetary compensation standards shall be determined by the appraisal agency. In case of shop front replacement, replacement shop front of the same area with the demolished shop front shall be provided and the payment shall be adjusted according to the difference in the appraisal price of shop front at the resettlement area and that in the original area.</p> <p>2) For commercial residential houses on state-owned land transformed into shop fronts (limited to ground floor facing the street with retained residential area; business license, tax registration and tax certificate for over 2 years shall be provided and shall be verified by special agency), compensation shall be provided for the residential part of the houses at the appraisal price for residential house; for the area of shop fronts transformed from residential houses, after verification of the special agency, replacement shop front with 70% of the commercial house area shall be provides, or compensation shall be given at 70% of the appraisal price of business houses. For houses that do not face the street but are used for business purpose, after verification by the special agency, compensation or replacement shall be provided in the same way as residential houses and a certain amount of compensation for business loss shall be given. Appropriate compensation shall be provided for loss due to breach of contract.</p> <p>3) Production and business subsidy shall be provided. The production and business subsidy for the first year shall be released one off and the rest shall be settled based on the actual situation at the delivery of the replacement shop front.</p> <p>4) Relocation subsidy shall be provided.</p>	<p>Production and business subsidy of 5% of the appraisal price of demolished shop front shall be released annually.</p> <p>Relocation subsidy shall be paid one off at 10 Yuan/m² for the floor area of expropriated houses.</p>
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Vulnerable families	Affected families in need	<ul style="list-style-type: none"> • The house-expropriated families shall be provided with minimum security for housing area. • Priority will be given to vulnerable households in selection of area, pattern, and location of resettlement house. • Resettlement office of Jingzhou District and Xicheng Sub-district will send personnel to help the vulnerable families for relocation. • Resettlement office of Jingzhou District and Xicheng Sub-district will help the vulnerable families to find temporary housing if they have the need. • The Project Management Office and the Requisition and Compensation Office of Jingzhou District will give special individual subsidies to vulnerable families who have special difficulties during the implementation of resettlement work. 	House property exchange is offered by providing replacement house with floor area of no less than 20m ² to one-person households, providing replacement house with floor area of no less than 30m ² to two-person households, and providing replacement house with floor area of no less than 45m ² to households with three or more persons.
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Appendix I Resettlement Information Booklet

World Bank Financed Hubei Jingzhou Historic Town Conservation Project Resettlement Information Booklet

Dear Mr. /Ms.:

The World Bank Financed Hubei Jingzhou Historic Town Conservation Project will cover the land your house (working unit) is located, and this booklet is hereby issued in order to let you understand the general situation of the project, relevant national policies regarding land requisition and housing demolition and the impact of the project on your house (working unit).

I. Overview of the project

The World Bank Financed Hubei Jingzhou Historic Town Conservation Project mainly consists of 4 core components: 1) cultural heritage conservation and tourism development promotion; 2) Historic Town ecological environment and water environment improvement; 3) transportation convenience enhancement; 4) project management. The expected construction period of the project is 5 years from November 2015 to October 2020.

II, Laws, regulations and compensation standard in regard to land requisition and housing demolition

(I) Major laws and regulations

- *Regulation on the Expropriation of Buildings on State-owned Land and Compensation;*
- *Methods for Expropriation and Evaluation of Buildings on State-owned Land;*
- *Notice of the People's Government of Hubei Province on Announcing the Standard of Unified Annual Output Value and Integrated Land Price for Expropriated Land in Hubei Province;*
- *Notice of the People's Government of Jingzhou City on Issuing Interim Regulations for Land requisition Compensation and Resettlement in Central Urban Districts of Jingzhou City;*
- *Opinions on Implementation of Expropriation and Compensation of Houses on*

State-owned Land in Central Urban Districts, the People's Government of Jingzhou City

- World Bank operational policy OP 4. 12 Involuntary Resettlement.

(II) Compensation policies on land requisition and housing demolition in this project

Category	Compensation standard
I. Compensation for requisitioned land	
II. Compensation for houses	
III. Compensation for land attachments	
IV. Professional facilities	Specific replacement price of the facilities or negotiated price

The compensation standard for land requisition and housing demolition in this project is set on the basis of adequate investigation, laws and regulations of China and the policies of World Bank on involuntary resettlement, with the aim of restoring the living standard of affected people in a short time after resettlement and improving their living standard soon.

III. Impact on your family (working place)

Items	Quantity	Compensation standards	Due compensation	Remarks
1				
2				
3				
4				
Total				

IV. Planned timetable of the project

Item	Time
Releasing the announcement related to land requisition and housing demolition	
Paying funds	
Land requisition and housing demolition	
Moving into new houses	
Preparation for the project	
Project construction	

V. Rights and obligations of affected people

(I) Rights of the affected people

The affected households can obtain all due compensations in accordance with the above standards, and reflect their opinions and suggestions to those agencies at different levels in the order of village committee (neighborhood committee), sub-district office

and the Project Management Office of Hubei Jingzhou Historic Town Conservation Project. All resettlement offices must make replies to the complaints from the affected people and the feedback of subordinate offices within 15 days after receiving them.

(II) Obligations of the affected people

- The affected people should actively cooperate in project construction.
- The affected persons should not build new buildings within the area under investigation when the relocation survey is over, otherwise no compensation will be paid for such buildings.
- The affected people should demolish the buildings on the land for transportation on their own.

VI. Assistance to vulnerable households

Vulnerable families will receive the following assistance:

- If the relocated households have low income or have housing difficulties, the house expropriating department will offer house property exchange by providing replacement house with floor area of no less than 20m² to one-person households, providing replacement house with floor area of no less than 30m² to two-person households, and providing replacement house with floor area of no less than 45m² to households with three or more persons.
- Priority will be given to vulnerable groups in selection of area, pattern, and location of resettlement house.
- Resettlement office of Jingzhou District and Xicheng Sub-district will send personnel to help the vulnerable families for relocation.
- Resettlement office of Jingzhou District and Xicheng Sub-district will help the vulnerable families to find temporary housing if they have the need.
- The Project Management Office and the Requisition and Compensation Office of Jingzhou District will give special individual subsidies to vulnerable families who have

special difficulties during the implementation of resettlement work.

VII. Complaint and grievance procedures

You can express your complaints and grievance about the resettlement work via the following procedures:

Stage 1

The affected people can express their complaints orally or in writing to the resettlement office in each village committee (neighborhood committee) or Xicheng Sub-district. In case of oral complaints, the resettlement office in each village committee (neighborhood committee) or Xicheng Sub-district must record them in written form and make clear replies within two weeks. In case of severe matters concerned which need the instruction from the superior resettlement office, they must try to get replies from the superior office within two weeks.

Stage 2

In case that the replies at Stage 1 are not satisfactory, the complainants can appeal to Jingzhou District Requisition and Compensation Office within one month after receiving the replies at Stage 1. And the Jingzhou District Requisition and Compensation Office must make decisions about how to handle the complaints within 3 weeks.

Stage 3

In case that the replies from Jingzhou District Requisition and Compensation Office are still not satisfactory to the affected people, they can appeal to Project Management Office of Hubei Jingzhou Historic Town Conservation Project within one month after receiving the replies at Stage 2, and the Project Management Office of Hubei Jingzhou Historic Town Conservation Project will give reply within 4 weeks.

Stage 4

In case that the replies at Stage 3 are still not satisfactory to the affected people, they can appeal to the civil court within 15 days after receiving the replies at Stage 3.

VIII. Organizations related to land requisition and housing demolition

- Organizations at city level

Project Management Office of Hubei Jingzhou Historic Town Conservation Project

Address: West No.2 Unit, Government Affairs Service Center, Beijing West Road,
Shashi District

Tel: 0716-4081879

- Organizations at district level

Requisition and Compensation Office at Jingzhou District government, Jingzhou
Middle Road, Jingzhou District

Tel: 0716-8466046

- Resettlement office of subdistricts

Resettlement Office of Xicheng Sub-district

Address: Xicheng Sub-district Office, Jingzhou North Road, Jingzhou District

Tel: 0716-4314924

- External monitoring agency:

Address:

Tel:

IX: Authority for the interpretation of this booklet

Project Management Office of Hubei Jingzhou Historic Town Conservation Project
holds the authority for the interpretation of this booklet.

Thanks for your support to this project!

Project Management Office of Hubei Jingzhou Historic Town Conservation Project

2015