

World Bank-financed Yunnan Honghe
Prefecture Urban Transport Project

Resettlement Action Plan of the World
Bank-financed Yunnan Honghe Prefecture
Urban Transport Project
(Mengzi City Subproject)
(5th Draft)

Mengzi Municipal Government

Management Office of the World Bank-financed Yunnan Honghe
Prefecture Urban Transport Project (Mengzi City Subproject)

September 2013

Letter of Commitment

The World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject) (hereinafter, the “Subproject”) involves land acquisition (LA), house demolition (HD) and resettlement. In order to protect the basic rights and interests of the affected persons (APs), and improve or at least restore the production level and living standard of the APs after resettlement, this Resettlement Action Plan (RAP) has been prepared in accordance with the Bank’s policy on involuntary resettlement (OP4.12), and the applicable state and local laws and regulations as a basis for the implementation of LA, HD and resettlement.

The Mengzi City Government has reviewed this RAP, and agrees to implement the Subproject in accordance herewith, make resettlement funds available timely and fully, and reasonably compensate and properly resettle the APs. The Management Office of the Subproject (Mengzi PMO) is hereby instructed to implement and manage the LA, HD and resettlement work of the Subproject properly.

Mengzi City Government

(Official seal)

Mayor (or deputy mayor in charge):

_____ (signature) _____ (date)

Foreword

I. Purpose of preparing this resettlement action plan

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

II. Definitions of terms

Displaced persons

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

Compensation and resettlement measures

- 4 To address the following impacts of the involuntary taking of land: (i) displacement or loss of shelter; (ii) lost of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location, a Resettlement Action Plan or a resettlement policy framework shall be prepared to cover the following:
 - (a) The Resettlement Action Plan or resettlement policy framework includes measures to ensure that the displaced persons are:

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

- (i) informed about their options and rights pertaining to resettlement;
 - (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
 - (iii) provided prompt and effective compensation at full replacement cost¹, for losses of assets attributable directly to the project.
- (b) If the impacts include physical displacement, the Resettlement Action Plan or resettlement policy framework includes measures to ensure that the displaced persons are:
- (i) provided assistance (such as moving allowances) during displacement; and
 - (ii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.
- (c) Where necessary to achieve the objective of the policy, the Resettlement Action Plan or resettlement policy framework also includes measures to ensure that displaced persons are:
- (i) offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living;
 - (ii) provided with development assistance in addition to compensation measures described in paragraph 4(a)(iii), such as land preparation, credit facilities, training, or job opportunities.
- 5 Cut-off date: means the date of publication of the announcement of land acquisition and property demolition in this project. After this date, the displaced persons shall not build, rebuild or expand their properties; shall not change the uses of their properties and land; shall not lease their land, lease, sell or purchase their properties; and any person that moves in after this date shall not qualify as a displaced person.

¹ "Replacement cost" is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account.

Contents

1	BASIC INFORMATION OF THE SUBPROJECT	1
1.1	BACKGROUND OF THE SUBPROJECT	1
1.2	COMPONENTS.....	1
1.3	PROGRESS OF SUBPROJECT PREPARATION AND RESETTLEMENT	2
1.4	MEASURES TO REDUCE RESETTLEMENT	2
1.5	IDENTIFICATION OF RELATED PROJECTS	3
2	IMPACTS OF THE SUBPROJECT	4
2.1	DMS	4
2.2	PHYSICAL INDICATORS AFFECTED BY THE SUBPROJECT	4
2.2.1	<i>Permanent Acquisition of Rural Collective Land.....</i>	<i>4</i>
2.2.2	<i>Permanent Occupation of Existing Urban Area Land</i>	<i>5</i>
2.2.3	<i>Temporary Land Occupation.....</i>	<i>6</i>
2.2.4	<i>Demolition of Rural Residential Houses.....</i>	<i>7</i>
2.2.5	<i>Demolition of Urban Residential Houses</i>	<i>7</i>
2.2.6	<i>Demolition of Non-residential Properties on State-owned Land.....</i>	<i>8</i>
2.2.7	<i>Demolition of Non-residential Properties on Collective Land.....</i>	<i>9</i>
2.2.8	<i>Affected Population</i>	<i>9</i>
2.2.9	<i>Affected Ethnic Minorities.....</i>	<i>10</i>
2.2.10	<i>Affected Vulnerable Groups.....</i>	<i>13</i>
2.2.11	<i>Affected Infrastructure and Attachments</i>	<i>14</i>
3	SOCIOECONOMIC PROFILE OF THE SUBPROJECT AREA	16
3.1	SOCIOECONOMIC PROFILE OF THE AFFECTED CITY	16
3.2	SOCIOECONOMIC PROFILE OF THE AFFECTED TOWNS	16
3.3	SOCIOECONOMIC PROFILE OF THE AFFECTED VILLAGES/COMMUNITIES	17
3.4	SOCIOECONOMIC SAMPLING SURVEY	20
3.4.1	<i>Households Affected by LA.....</i>	<i>20</i>
3.4.2	<i>Households Affected by HD.....</i>	<i>21</i>
3.5	SOCIOECONOMIC SURVEY ON LOCAL ETHNIC MINORITIES	23
3.5.1	<i>Overview of Ethnic Minorities</i>	<i>23</i>
3.5.2	<i>Analysis of Impacts on Ethnic Minorities.....</i>	<i>25</i>
3.6	SOCIOECONOMIC SURVEY ON AFFECTED ENTITIES	25
4	RESETTLEMENT POLICY FRAMEWORK	27
4.1	POLICIES AND REGULATIONS ON RESETTLEMENT	27
4.2	KEY PROVISIONS OF THE RPF	28
4.2.1	<i>Bank Policy on Involuntary Resettlement</i>	<i>28</i>
4.2.2	<i>Applicable Provisions of the Land Administration Law of the PRC.....</i>	<i>29</i>
4.2.3	<i>Applicable Provisions of the Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28).....</i>	<i>30</i>
4.2.4	<i>Applicable Provisions of the Regulations on the Expropriation of Buildings on State-owned Land and Compensation Therefor.....</i>	<i>31</i>
4.2.5	<i>Notice of the Ministry of Land and Resources on Further Improving Land Acquisition</i>	

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

<i>Management (June 2010)</i>	33
4.3 RESETTLEMENT POLICIES OF THE SUBPROJECT	36
<i>4.3.1 Policies on the Acquisition of Collective Land</i>	36
<i>4.3.2 Policies on the Permanent Occupation of State-owned Land</i>	37
<i>4.3.3 Policies on the Demolition of Residential Houses</i>	37
<i>4.3.4 Policies on the Demolition of Non-residential Properties</i>	39
<i>4.3.5 Supporting Policies for Vulnerable Groups</i>	40
<i>4.3.6 Compensation Policies for Infrastructure and Attachments</i>	40
5 COMPENSATION RATES	41
5.1 COMPENSATION RATES FOR ACQUIRED RURAL COLLECTIVE LAND	41
5.2 COMPENSATION RATES FOR PERMANENTLY OCCUPIED URBAN AREA LAND	42
5.3 COMPENSATION RATES FOR TEMPORARILY OCCUPIED LAND	42
5.4 COMPENSATION RATES FOR DEMOLISHED RESIDENTIAL HOUSES	42
<i>5.4.1 Compensation Rates for Demolished Rural Residential Houses</i>	42
<i>5.4.2 Compensation Rates for Demolished Urban Residential Houses</i>	43
5.5 COMPENSATION RATES FOR DEMOLISHED NON-RESIDENTIAL PROPERTIES.....	43
5.6 SUBSIDIES FOR VULNERABLE GROUPS	44
5.7 COMPENSATION RATES FOR INFRASTRUCTURE AND ATTACHMENTS	44
6 PRODUCTION AND LIVELIHOOD RESTORATION PROGRAMS FOR THE APS	46
6.1 IMPACTS OF COLLECTIVE LAND ACQUISITION AND RESETTLEMENT PROGRAMS.....	46
<i>6.1.1 Impact Analysis of Collective Land Acquisition</i>	46
<i>6.1.2 Resettlement Programs for Collective Land Acquisition</i>	48
6.2 RESETTLEMENT PROGRAM FOR THE DEMOLITION OF RESIDENTIAL HOUSES.....	53
<i>6.2.1 Resettlement Program for the Demolition of Rural Residential Houses</i>	53
<i>6.2.2 Resettlement Program for the Demolition of Urban Residential Houses</i>	54
6.3 RESETTLEMENT PROGRAM FOR THE DEMOLITION OF NON-RESIDENTIAL PROPERTIES	54
6.4 WOMEN’S DEVELOPMENT MEASURES	56
6.5 RESTORATION MEASURES FOR VULNERABLE GROUPS.....	56
6.6 COMPENSATION AND RESTORATION MEASURES FOR TEMPORARY LAND OCCUPATION	57
6.7 RESTORATION MEASURES FOR INFRASTRUCTURE AND ATTACHMENTS	57
7 ORGANIZATIONAL STRUCTURE AND IMPLEMENTATION SCHEDULE	58
7.1 ORGANIZATIONAL STRUCTURE	58
<i>7.2.1 Staffing</i>	58
<i>7.2.2 Equipment</i>	60
<i>7.2.3 Training Program</i>	61
7.3 IMPLEMENTATION SCHEDULE	61
8 BUDGET AND FUNDING SOURCES	64
8.1 BUDGET.....	64
8.2 ANNUAL INVESTMENT PLAN	66
8.3 FUNDING SOURCES AND DISBURSEMENT PROCESS	66
9 PUBLIC PARTICIPATION AND CONSULTATION	68
9.1 MEANS OF AND MEASURES FOR PUBLIC PARTICIPATION.....	68

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

9.1.1 Means of Participation	68
9.1.2 Measures for Participation and Consultation.....	68
9.2 PUBLIC PARTICIPATION AT THE PREPARATION STAGE	69
9.3 PUBLIC PARTICIPATION AT THE IMPLEMENTATION STAGE	71
9.3.1 Participation in Resettlement for HD.....	71
9.3.2 Participation in the Use and Management of Land Compensation Fees.....	71
9.3.3 Participation in Subproject Construction	71
9.4 WOMEN’S PARTICIPATION	71
10 MONITORING AND EVALUATION ARRANGEMENTS, AND GRIEVANCE REDRESS	73
10.1 INTERNAL MONITORING.....	73
10.1.1 Implementation Procedure.....	73
10.1.2 Scope of Monitoring.....	73
10.1.3 Internal Monitoring Reporting	73
10.2 INDEPENDENT EXTERNAL MONITORING	73
10.2.1 Purpose and Tasks.....	73
10.2.2 External M&E Agency.....	73
10.2.3 Procedure and Scope of Monitoring.....	74
10.2.4 Monitoring Indicators.....	74
10.2.5 External Monitoring Reporting.....	75
10.2.6 Post-evaluation.....	75
10.3 GRIEVANCE REDRESS MECHANISM	75
11 ENTITLEMENT MATRIX.....	77
APPENDIX 1: LENDING, EXEMPTION, SUPPORT AND SUBSIDIZATION POLICY	80
APPENDIX 2: DETAILED BUDGET	82
SHEET-2	87
APPENDIX 3: ADJUSTMENT FACTORS OF COMPENSATION RATES FOR LA.....	93

List of Tables

Table 1-1 Introduction to the Components.....	1
Table 1-2 Comparison of Options, and Measures to Mitigate Resettlement Impacts and Their Effects.....	2
Table 2-1 Information on the DMS	4
Table 2-2 Summary of Permanently Acquired Collective Land (by Group)	4
Table 2-3 Summary of Permanently Acquired Collective Land (by Subcomponent) ...	5
Table 2-4 Summary of Permanently Occupied Existing Urban Area Land	6
Table 2-5 Summary of Temporarily Occupied Collective Land.....	6
Table 2-6 Summary of Demolished Rural Residential Houses.....	7
Table 2-7 Summary of Demolished Urban Residential Houses (by Community)	7
Table 2-8 Summary of Demolished Urban Residential Houses (by Subcomponent) ..	8
Table 2-9 Summary of Demolished Non-residential Properties on State-owned Land	8
Table 2-10 Summary of Demolished Stores.....	9
Table 2-11 Summary of Demolished Non-residential Properties on Collective Land...	9
Table 2-13 Rural Minority Population Affected by LA.....	10

Table 2-12 Summary of the Affected Population	11
Table 2-14 Rural Minority Population Affected by HD	12
Table 2-15 Rural Minority Population Affected by both LA and HD	12
Table 2-16 Urban Minority Population Affected by the Demolition of Residential Houses	12
Table 2-17 Urban Minority Population Affected by the Demolition of Non-residential Properties	12
Table 2-18 Minority Population Affected by the Subproject.....	13
Table 2-19 Distribution of the Affected Minority Population.....	13
Table 2-21 Summary of Affected Vulnerable Groups.....	14
Table 2-22 Summary of Affected Ground Attachments.....	15
Table 3-1 Socioeconomic Profile of Mengzi City (2011)	16
Table 3-2 Socioeconomic Profile of the Affected Towns (2011).....	17
Table 3-3 Ethnic Composition of the Affected Population by Village/Community	18
Table 3-4 Socioeconomic Profile of the Affected Villages	19
Table 3-5 Demographics of the Population Affected by LA.....	20
Table 3-6 Educational Levels of the Population Affected by LA	20
Table 3-7 Land Use Statistics of the Affected Population	20
Table 3-8 Income and Expenditure of Households Affected by LA.....	21
Table 3-9 Age and Gender Analysis of Households Affected by HD	21
Table 3-10 Educational Levels of the Population Affected by HD	22
Table 3-11 Living Conditions of the Population Affected by HD	22
Table 3-12 Living Environment of Households Affected by HD (Km)	23
Table 3-13 Summary of the Minority Population in the Subproject Area.....	23
Table 3-14 Income Composition of Ethnic Minorities in the Subproject Area.....	23
Table 3-15 Expenditure Composition of Ethnic Minorities in the Subproject Area	24
Table 3-16 Educational Levels of Ethnic Minorities in the Subproject Area	24
Table 3-17 Occupations of Ethnic Minorities in the Subproject Area	24
Table 4-1 RPF of the Subproject.....	27
Table 4-2 Uniform AAOV Rates of Mengzi City	36
Table 5-1 Compensation Rates for the Acquisition of Collective Land in the Subproject Area	41
Table 5-2 Tax and Fee Rates for the Acquisition of Collective Land.....	41
Table 5-3 Benchmark Compensation Rates for the Temporary Occupation of Collective Land	42
Table 5-4 Benchmark Compensation Rates for Demolished Residential Houses on Collective Land	42
Table 5-6 Benchmark Compensation Rates for Demolished Residential Houses on State-owned Land.....	43
Table 5-7 Benchmark Compensation Rates for Demolished Stores on State-owned Land.....	43
Table 5-8 Benchmark Compensation Rates for Demolished Properties of Entities on State-owned Land.....	44
Table 5-9 Benchmark Compensation Rates for Demolished Non-residential Properties on Collective Land.....	44
Table 5-10 Compensation Rates for Affected Attachments and Special Facilities	44

Table 6-1 Impact Analysis of LA	47
Table 6-2 Land Loss Rates of AHs	48
Table 6-3 Agricultural Income Loss Rates of AHs	48
Table 6-4 Input and Output Analysis of Protected Agriculture and Characteristic Crop Cultivation	50
Table 6-5 Calculation of Premium and Benefit Levels of Endowment Insurance for Urban and Rural Residents.....	52
Table 6-6 Employment Training Programs in the Subproject Area	53
Table 7-1 Staffing of Resettlement Agencies.....	60
Table 7-2 Resettlement Implementation Schedule.....	61
Table 8-1 Resettlement Budget.....	64
Table 8-2 Annual Investment Plan	66
Table 9-1 Main Public Participation Activities at the Preparation Stage	70
Table 9-1 Public Participation Plan of the Subproject	71
Table 11-1 Entitlement Matrix	77

List of Figures

Figure 7-1 Organizational Chart for Resettlement Implementation	58
Figure 8-1 Disbursement Flowchart of Resettlement Funds	67

ABBREVIATIONS

AAOV	-	Average Annual Output Value
AH	-	Affected Household
AP	-	Affected Person
DMS	-	Detailed Measurement Survey
FGD	-	Focus Group Discussion
HD	-	House Demolition
LA	-	Land Acquisition
M&E	-	Monitoring and Evaluation
MLS	-	Minimum Living Security
NRCR	-	National Research Center for Resettlement
PMO	-	Project Management Office
PRC	-	People's Republic of China
RAP	-	Resettlement Action Plan
RIB	-	Resettlement Information Booklet

Units

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

1 Basic Information of the Subproject

1.1 Background of the Subproject

The Mengzi City Government has applied for a loan of US\$100 million with the Bank for the Subproject in order to improve urban traffic conditions, establish a convenient and quick traffic network promote local economic development, and improve integrated urban service function.

The Mengzi City Government and Institutional Organization Commission established the leading group and management office of the Subproject on April 26, 2012 to start preparation for the Subproject.

A loan of US\$100 million has been applied for with the World Bank for the Subproject.

1.2 Components

The Subproject consists of the following components: 1) Road Network Re-functioning and Improvement; 2) Integrated Corridor Management; 3) Public Transport Priority; 4) School Transport Safety Improvement; and 5) Institutional Strengthening, in which Components 1 and 3 involve LA and HD. See Table 1-1.

Table 1-1 Introduction to the Components

Project	Component	Scope of construction	Resettlement impacts
The Subproject	1. Road Network Re-functioning and Improvement	1) Honghe Avenue (from the 1# road of the industrial park to Xin'ansuo, 60m wide and 10km long), involving cross-section redesign, along with sewer network, lighting, landscaping and traffic facilities 2) Zhaozhong Road (from Renmin West Road to Lianda Road, 30m wide and 0.38km long), along with sewer network, lighting, landscaping and traffic facilities 3) Jinhua Road (from Fuchun Road to Lianda Road, 32m wide and 1.34km long), along with sewer network, lighting, landscaping and traffic facilities 4) Xuefu Road (from Guanyin Bridge to Honghe Avenue, 36m wide and 4.1km long), along with lighting, landscaping and traffic facilities	Acquiring 236.84 mu of collective land permanently, occupying 110.9mu of state-owned land permanently, occupying 61.24 mu of land temporarily Demolishing residential houses totaling 2,442.31 m ² and illegal buildings totaling 5,941.48 m ² on collective land; residential houses totaling 58,085.23 m ² on state-owned land, properties of entities totaling 10,356.59 m ² and stores totaling 5,150.13 m ²
	2. Integrated Corridor Management	1) BRT construction, along with control and monitoring systems; 2) pedestrian cross-road traffic organization, traffic safety design and management; 3) dynamic traffic flow guide system; 4) parking guide system; 5) e-police, vehicle detectors and electronic monitoring systems; 6) urban intelligent traffic management system	Involving neither LA nor HD
	3. Public Transport Priority	1) Bus route optimization: adding 3 new routes in the near future, namely Routes 10, 14 and 20 2) Bus terminals and stations: 2 bus terminals (Administrative Center Terminal, Bailujiao Terminal), and 3 parking complexes (Wenlan Highway-Railway Complex, Beijing Road Coach Station Complex, Yuguopu Station) 3) Bus stop improvement: demolition of the existing bus harbors on Tianma and Yinhe Roads, improvement of irrationally design bus harbors on Huanhu Road, and construction of 48 bus harbors on some trunk roads	Acquiring 126 mu of collective land permanently

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

		4) Bus dispatching system 5) Bus purchase	
	4. School Transport Safety Improvement	1) Safety demonstration and education; 2) school bus purchase; 3) crossroads improvement; 4) road renovation; 5) traffic organization around schools	Involving neither LA nor HD
	5. Institutional Strengthening	Training on traffic planning and management expertise for technicians of the departments concerned of the city	Involving neither LA nor HD

1.3 Progress of Subproject Preparation and Resettlement

During April 9-16, 2012, the Bank mission identified the proposed Subproject. Subsequently, the Mengzi PMO appointed the design agency to prepare the Pre-feasibility Study Report, which was submitted to the Honghe Prefecture Development and Reform Commission and the Bank for review in late May 2012. In early June 2012, the preparation of the RAP, Environmental Impact Assessment Report and Environmental Management Plan begun. The preparatory work has progressed smoothly.

The National Research Center for Resettlement (NRCR) at Hohai University was appointed by the Mengzi PMO to participate fully in the preparation of the RAP of the Subproject as the consulting agency. Since September 2012, the RAP preparation team conducted a socioeconomic survey in the subproject area, and conducted extensive public consultation with the APs.

According to the Bank's policy on involuntary resettlement (OP4.12), the cut-off date for resettlement impact identification is May 29, 2013 (the same as the date of the DMS). Population that flows in after this date will no longer be qualified as APs, no house should be constructed, expanded or reconstructed, and the use of any house or land should not be altered, no land should be leased, and no house should be leased or sold. Any resulting change in impacts will not be recognized.

1.4 Measures to Reduce Resettlement

At the planning and design stage, the proposed options were compared to minimize resettlement impacts are as shown in See Table 1-2.

Table 1-2 Comparison of Options, and Measures to Mitigate Resettlement Impacts and Their Effects

No.	Sub-component	Option 1		Option 2		Preferred option and mitigation effects	
		Design	Resettlement impacts	Design	Resettlement impacts	Preferred option	Mitigation effects
1	Road Network Re-functioning and Improvement – Road put-through	Zhaozhong and Jinhua Roads are both 32m wide	Demolishing urban residential houses totaling 53,428.39 m ² , affecting 193 households with 646 persons, and non-residential properties totaling 11,549.98 m ² , affecting 31 households with 97 persons.	Zhaozhong Road width changed to 30m	Demolishing urban residential houses totaling 53,428.39 m ² , affecting 193 households with 646 persons, and non-residential properties totaling 10,356.59 m ² , affecting 15 households with 45	Option 2	Avoiding the demolition of non-residential properties totaling 1,193.39 m ² , affecting 16 less households with 52 persons

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

					persons		
2	Road Network Re-functioning and Improvement – Road construction	Xuefu Road 36m wide, expanded to both sides	Acquiring 236.84 mu of collective land, demolishing residential houses totaling 4,235.87 m ² and illegal buildings on collective farmland totaling 5,941.48 m ²	Xuefu Road width remains unchanged, expanded to one side only	Acquiring 236.84 mu of collective land, demolishing residential houses totaling 2,442.31 m ² and illegal buildings on collective farmland totaling 5,941.48 m ²	Option 2	Avoiding the demolition of residential houses totaling 1,793.56 m ² , affecting 13 less households with 56 persons
3	Public Transport Priority	Setup of the Yueyatang bus terminal	Demolishing urban residential houses totaling 1,495.1 m ² , affecting 10 households with 39 persons	Without the Yueyatang bus terminal	No impact	Option 2	Avoiding the demolition of urban residential houses

When resettlement is inevitable at the resettlement planning and implementation stages, the following measures will be taken to minimize construction impacts:

- Strengthen the collection of basic information, make an in-depth analysis of the local socioeconomic profile and future development, and develop a feasible RAP suited to local conditions to ensure that the APs do not suffer losses as a result of the Subproject;
- Encourage public participation and accept public supervision; and
- Strengthen internal and external monitoring, establish an efficient, smooth feedback mechanism, and minimize the cycle of information processing to ensure that all issues arising from subproject implementation are addressed timely.

1.5 Identification of Related Projects

Related project refers to a project that is directly associated with the Subproject in function or benefit, namely an extended project constructed using funds other than Bank lending within the range of the Subproject during the preparation and implementation of the Subproject. It has been found that the Subproject has no related project.

2 Impacts of the Subproject

2.1 DMS

The detailed measurement survey (DMS) aims to provide reference data for subproject design optimization and a basis for the preparation of the RAP by collecting all-round information on the affected population, LA and HD impacts, and social and economic development.

During the DMS and socioeconomic survey, a survey team composed of staff members from NRRC (consulting agency), the design agency, and affected township governments and villages was established under the coordination of the Mengzi PMO.

From April 20 to May 29, 2013, the RAP preparation team conducted the DMS and socioeconomic survey, covering impacts of LA, temporary land occupation and HD, and the socioeconomic profile of the affected towns, villages/communities and households. During the survey, the team also solicited comments on LA, HD and resettlement, and conducted extensive consultation. See Table 2-1.

Table 2-1 Information on the DMS

No.	Component	Address	Duration	Survey method	Composition of survey team
1	Road Network Re-functioning and Improvement	Wenlan Town: Luolongzhuang and Dongcun Villages; Yueyatang, Nanhu, Tianma, Hongzhuyuan and Qilong Communities; Xin'ansuo Town: Xin'ansuo and Daxinzhai Villages	Apr. – May 2013	DMS; socioeconomic survey on 20% of AHs	Mengzi PMO, NRRC, township governments, affected villages
2	Public Transport Priority	Wenlan Town: Yujiazhai, Luolongzhuang, Tuguan and Bailujiao Villages; Yuguopu Town: Yuguopu Village	Apr. – May 2013		

2.2 Physical Indicators Affected by the Subproject

According to the DMS, the main types of impacts of the Subproject are: (1) permanent land acquisition / occupation; (2) temporary land occupation; (3) demolition of urban and rural residential houses and attachments; (4) demolition of non-residential properties and attachments of entities; and (5) demolition of infrastructure and ground attachments.

2.2.1 Permanent Acquisition of Rural Collective Land

12 groups of 8 communities/villages in Wenlan, Xin'ansuo and Yuguopu Towns, Mengzi City will be affected by the Subproject. 362.84mu of collective land will be acquired, including 154.2 mu of cultivated land (42.5%), 7.46 mu of housing land (2.06%) and 201.18 mu of garden land (55.45%), affecting 289 households with 932 persons. See Table 2-2 and

City	Town	Town	Village	Group			Permanently occupied	Subtotal	AHs
				Cultivated land	Housing land	Garden land			

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

							land (mu)		
Mengzi	Wen'an	Yujiazhai	Yujiazhai	0	0	37.50	37.50	30	93
		Luolongzh uang	Luolongzhua ng	0	0	48.00	48.00	44	152
			Huituzhai	26.02	0	0	26.02	20	74
		Dongcun	Group 2	15.27	1.03	0	16.30	17	55
			Group 4	63.09	5.32	0	68.41	56	180
		Tuguan	Tuguan 4	3.75	0	0	3.75	2	7
		Bailujiao	Yupingcun	6.75	0	0	6.75	5	13
	Xin'an su o	Xin'ansuo	Chengnei 4	0.10	0	0.47	0.57	1	4
		Daxinzhai	Daxinzhai	2.30	0	23.43	25.73	21	65
			Xiaozhai	4.32	0	55.21	59.53	54	167
			Datiezhai	2.60	1.11	36.57	40.28	19	63
	Yu gu op u	Yuguopu	Yuguopu 1	30.00	0	0	30.00	20	59
Total				154.2	7.46	201.18	362.84	289	932
Percent (%)				42.50	2.06	55.45	100	\	\

Table 2-3.

Table 2-2 Summary of Permanently Acquired Collective Land (by Group)

City	Town	Town	Village	Group			Permane ntly occupied land (mu)	Subtot al	AHs
				Cultivated land	Housin g land	Garden land			
Mengzi	Wen'an	Yujiazhai	Yujiazhai	0	0	37.50	37.50	30	93
		Luolongzh uang	Luolongzhua ng	0	0	48.00	48.00	44	152
			Huituzhai	26.02	0	0	26.02	20	74
		Dongcun	Group 2	15.27	1.03	0	16.30	17	55
			Group 4	63.09	5.32	0	68.41	56	180
		Tuguan	Tuguan 4	3.75	0	0	3.75	2	7
		Bailujiao	Yupingcun	6.75	0	0	6.75	5	13
	Xin'an su o	Xin'ansuo	Chengnei 4	0.10	0	0.47	0.57	1	4
		Daxinzhai	Daxinzhai	2.30	0	23.43	25.73	21	65
			Xiaozhai	4.32	0	55.21	59.53	54	167
			Datiezhai	2.60	1.11	36.57	40.28	19	63
	Yu gu op u	Yuguopu	Yuguopu 1	30.00	0	0	30.00	20	59
Total				154.2	7.46	201.18	362.84	289	932
Percent (%)				42.50	2.06	55.45	100	\	\

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Table 2-3 Summary of Permanently Acquired Collective Land (by Subcomponent)

Sub-component	Permanently occupied land (mu)			Subtotal	AHs	Affected population
	Cultivated land	Housing land	Garden land			
Xuefu Road	113.7	7.46	115.68	236.84	188	608
Wenlan Highway-Railway Complex	0	0	37.5	37.5	30	93
Beijing Road Coach Station Complex	0	0	48	48	44	152
Yuguopu Station	30	0	0	30	20	59
Administrative Center Terminal	3.75	0	0	3.75	2	7
Bailujiao Terminal	6.75	0	0	6.75	5	13
Total	154.2	7.46	201.18	362.84	289	932
Percent	42.50	2.06	55.45	100	\	\

2.2.2 Permanent Occupation of Existing Urban Area Land

110.9 mu of urban area land will be permanently occupied by the Subproject , includes collectively owned construction land for residential of 5 urban communities, valid land of the state-owned enterprises and the existing road, caused by the Road Network Re-functioning and Improvement component. The affected persons were calculated in the corresponding impacts of HD. See Table 2-4.

Table 2-4 Summary of Permanently Occupied Existing Urban Area Land

Component	Permanently Occupied Existing Urban Area Land			
	Area (Mu)	Owned by	Land status	remakes
Jinhua road	20.5	Yueyatang	Community collective land	construction land for residential
	29	Nanhu	Community collective land	
	8.5	Hongzhuyuan	Community collective land	
	4	Tianma	Community collective land	
	10	Qilong	Community collective land	
subtotal	72		Community collective land	
Zhangzhong road	10	Tianma community	Community collective land	valid land
	5.6	Mengzi Army Provisions Station	state owned land	
	2.6	8753 troop	state owned land	
subtotal	8.2		state owned land	
Jinhua road	0.3	8750 troop	state owned land	
	1.1	Mengzi Occupational	state owned land	

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

		High School		
	9.3	Existing road	state owned land	
subtotal	10.7		state owned land	
Total	100.9	The affected persons were calculated in the corresponding impacts of HD		

2.2.3 Temporary Land Occupation

In the Subproject, the Road Network Re-functioning and Improvement, and Public Transport Priority components will involve LA and HD. During construction, collective land will be occupied temporarily for the storage of construction materials and machinery, the construction of temporary sheds, and road reconstruction. It is estimated that 61.24 mu of land will be occupied temporarily, affecting 34 households with 114 persons. Since the Subproject will be constructed in sections on state-owned land, and construction machinery, stockyards and temporary sheds will be located within the boundary line, and will not occupy additional land, so no state-owned land will be occupied temporarily. See Table 2-5.

Table 2-5 Summary of Temporarily Occupied Collective Land

Sub-component	City	Town	Village	Group	AHs	Affected population	Temporarily occupied land area	Planned period of occupation (month)	Purpose
Xuefu Road	Mengzi	Wenlan Town	Luolongzhuang	Luolongzhuang			5.73	12	Material storage
			Dongcun	Group 2	5	14	4.7	12	Temporary shed
				Group 4	12	44	17.3	12	Machinery storage
		Xin'ansuo Town	Daxinzhai	Daxinzhai	3	13	6.01	12	Material storage
				Xiaozhai	8	21	12.3	12	Temporary shed
				Datiezhai	2	7	15.2	12	Machinery storage
Total					34	114	61.24	/	/

Note: Spoil generated by the Subproject will be directed to the existing spoil ground and will not occupy any land temporarily.

2.2.4 Demolition of Rural Residential Houses

The demolition of rural residential houses is caused by the Xuefu Road subcomponent in the Road Network Re-functioning and Improvement component. The rural residential houses to be demolished are mostly located in Dongcun and Daxinzhai Villages. Rural residential houses totaling 2,442,31 m² will be demolished for the Subproject, including 1,152.8 m² in masonry concrete structure, 1,047.52 m² in masonry timber structure and 241.99 m² in simple structure, affecting 35 households with 109 persons. See Table 2-6.

Table 2-6 Summary of Demolished Rural Residential Houses

Sub-	Town	Village	Group	AHs	Affected	Demolition area (m ²)
------	------	---------	-------	-----	----------	-----------------------------------

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

component					population	Subtotal	Masonry concrete structure	Masonry timber structure	Simple structure
Xuefu Road	Wenlan Town	Dongcun	2	4	10	455.27	0	430	25.27
			4	15	47	834.39	357.63	287.67	189.09
	Xin'ansuo Town	Daxinzhai	Datiezhai	16	52	1152.65	795.17	329.85	27.63
	Total			35	109	2442.31	1152.8	1047.52	241.99
	Percent			\	\	100	47.20	42.89	9.91

2.2.5 Demolition of Urban Residential Houses

Urban residential houses totaling 53,428.39 m² in Yueyatang, Nanhu, Hongzhuyuan, Tianma and Qilong Communities will be demolished, including 2,398.85 m² in frame structure, 34,252.61 m² in masonry concrete structure, 6,145.67 m² in masonry timber structure and 5,547.03 m² in earth timber structure, affecting 193 households with 646 persons. See Table 2-7 and Table 2-8.

Table 2-7 Summary of Demolished Urban Residential Houses (by Community)

Town	Community	AHs	Affected population	Total area of residential houses to be demolished (m ²)					
				Subtotal	Frame structure	Masonry concrete structure	Masonry timber structure	Earth timber structure	Simple structure
Wenlan Town	Yueyatang	58	191	13351.45	0	7619.46	1327.15	3209.56	1195.28
	Nanhu	52	172	18892.72	1069.46	13084.07	1995.48	640.39	2103.32
	Hongzhuyuan	15	51	5533.75	453.9	3374.71	446.58	464.21	794.35
	Qilong	10	34	6528.97	602.91	5186.5	413.09	187.11	139.36
	Tianma	58	198	9121.5	272.58	4987.87	1963.37	1045.76	851.92
Total		193	646	53428.39	2398.85	34252.61	6145.67	5547.03	5084.23
Percent		\	\	100	4.49	64.11	11.50	10.38	9.52

Table 2-8 Summary of Demolished Urban Residential Houses (by Subcomponent)

Sub-component	AHs	Affected population	Total area of residential houses to be demolished (m ²)					
			Subtotal	Frame structure	Masonry concrete structure	Masonry timber structure	Earth timber structure	Simple structure
Jinhua Road	156	509	46113.17	2126.27	30053.66	4650.9	4917.91	4364.43
Zhaozhong Road	37	137	7315.22	272.58	4198.95	1494.77	629.12	719.8
Total	193	646	53428.39	2398.85	34252.61	6145.67	5547.03	5084.23
Percent	\	\	100	4.49	64.11	11.50	10.38	9.52

2.2.6 Demolition of Non-residential Properties on State-owned Land

1. Demolition of properties of entities

7 entities on state-owned land will be affected by the Subproject, with a total demolition area of 10,356.59 m², including 4,480.8 m² in masonry concrete structure, 2,699.84 m² in masonry timber structure and 3,175.87 m² in earth timber structure, affecting 45 persons. See Table 2-9.

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Table 2-9 Summary of Demolished Non-residential Properties on State-owned Land

Sub-component	No.	Entity	Nature	Demolition area (m ²)				Affected population	Ownership	Use	Degree of impact	Affected operation is regular	Remarks
				Masonry concrete structure	Masonry timber structure	Earth timber structure	Subtotal						
Jinhua Road	1	Mengzi Occupational High School	Public institution	653.78	0	0	653.78	0	Owned	Education	Part	No	\
	2	8750 Troop	Military	181.23	0	0	181.23	0	Owned	Military	Part	No	\
	3	Jiulong Farm Products Bazaar	Collective enterprise	71.44	18.43	3130.62	3220.49	28	Leased	Non-staple food, vegetables	Part	No	\
Zhaozhong Road	4	8753 Troop	Military	214.66	1345.46	0	1560.12	0	Owned	Military	Part	No	\
	5	Mengzi Army Provisions Station	Public institution	2242.69	1107.66	27.1	3377.45	10	Owned	Food and oils	All	Yes	To be relocated
	6	Mengzhi Law Office	Private enterprise	1117.08	7.64	18.15	1142.87	3	Leased	Legal service	All	No	New office
	7	Mengzhi Pharmaceutical Company	Private enterprise	0	220.65	0	220.65	4	Leased	Drug retail and wholesale	Part	No	\
Total				4480.88	2699.84	3175.87	10356.6	45	\	\	\	\	\

Note: Impacted valid land for above institutes is included in Table 2-4.

2. Demolition of stores

54 stores with a total area of 5,150.13 m² will be demolished, affecting 184 persons, all on state-owned land. See Table 2-10 and Appendix 4.

Table 2-10 Summary of Demolished Stores

No.	Sub-component	Community	Impact					Remarks
			Masonry concrete structure (m ²)	AHs	Affected population	Proprietor	Nature of land	
1	Zhaozhong Road	Nanhu	2333.13			Individual	State-owned	All stores are converted from residential houses, and their demolition area is not included in that of residential houses
2		Hongzhuyuan	1125.97	12	41	Individual		
3		Qilong	862.74	7	22	Individual		
4		Tianma	135	3	12	Individual		
5	Jinhua Road	Tianma	230	3	8	Individual		
6		Yueyatang	463.29	4	18	Individual		
Total			5150.13	54	184	/	/	/

2.2.7 Demolition of Non-residential Properties on Collective Land

6 enterprises on collective farmland will be demolished for Xuefu Road, all being illegal buildings leased for operations. Non-residential properties on collective land totaling 5,941.48 m² will be demolished, including 1,435.67 m² in masonry concrete structure, 2,913.5 m² in masonry timber structure and 1,592.31 m² in simple structure,

affecting 6 households with 26 persons. See Table 2-11.

Table 2-11 Summary of Demolished Non-residential Properties on Collective Land

Sub-component	Village	Group	Entity	AHs	Affected population	Demolition area (m ²)			
						Subtotal	Masonry concrete structure	Masonry timber structure	Simple structure
Xuefu Road	Dongcun	2	Fuxiang Auto Repair	1	3	275.75	0	189.37	86.38
		4	Waste recycling station	1	6	1489.74	45.52	916.44	527.78
			Shunlin Auto Repair	1	5	862.09	0	369.78	492.31
			Hongbin Auto Repair	1	3	268.72	0	245.19	23.53
			Zhenxing Auto Repair	1	4	961.41	237.35	514.9	209.16
	Daxinzhai	Datiezhai	Waste recycling station	1	5	2083.77	1152.8	677.82	253.15
Total				6	26	5941.48	1435.67	2913.5	1592.31
Percent				\	\	100	24.16	49.04	26.80

Note: All proprietors are affected by LA. The numbers of AHs here are those of affected lessees to avoid repeated calculation.

2.2.8 Affected Population

The Subproject will affect 550 households with 1,837 persons permanently and 34 households with 114 persons temporarily, totaling 584 households with 1,951 persons, in which 289 households with 932 persons will be affected by LA, 295 households with 1,010 persons by HD (including the demolition of residential houses and non-residential properties), and 34 households with 105 persons by both LA and HD. See Table 2-12

2.2.9 Affected Ethnic Minorities

In the population affected by LA of 932, there is a minority population of 460, accounting for 49.36%.

Table 2-12 Rural Minority Population Affected by LA

Town	Village	Group	Affected by LA	Han	Ethnic minorities			
					Subtotal	Yi	Zhuang	Other
Wenlan	Yujiazhai	Yujiazhai	93	3	90	90	0	0
	Luolongzhuan	Luolongzhuan	152	46	106	47	36	23
		Huituzhai	74	22	52	8	31	13
	Dongcun	Group 2	55	55	0	0	0	0
		Group 4	180	180	0	0	0	0
	Tuguan	Tuguan 4	7	2	5	5	0	0
	Bailujiao	Yupingcun	13	0	13	4	0	9

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

Xin'ansuo o	Xin'ansuo	Chengnei 4	4	4	0	0	0	0
	Daxinzhai	Daxinzhai	65	19	46	0	46	0
		Xiaozhai	167	56	111	48	54	9
		Datiezhai	63	58	5	0	5	0
Yuguopu	Yuguopu	Yuguopu 1	59	27	32	30	0	2
Total			932	472	460	232	172	56
Percent (%)			100	50.64 %	49.36%	24.89 %	18.45 %	6.01 %

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Table 2-13 Summary of the Affected Population

Town	Village / community	Permanently affected																Temporarily affected		Total	
		By LA		By HD										By both LA and HD		Subtotal					
				On collective land				On state-owned land													
		AHs	APs	Residential houses		Non-residential properties		Residential houses		Properties of entities		Stores		AHs	APs	AHs	APs	AHs	APs	AHs	APs
				AHs	APs	AHs	APs	AHs	APs	AHs	APs	AHs	APs								
Wenlan	Yujiazhai Village	30	93	0	0	0	0	0	0	0	0	0	0	0	0	30	93	0	0	30	93
	Luolongzhuang Village	64	226	0	0	0	0	0	0	0	0	0	0	0	0	64	226	4	15	68	241
	Dongcun Village	73	235	19	57	5	21	0	0	0	0	0	0	19	57	78	256	17	58	95	314
	Tuguan Village	2	7	0	0	0	0	0	0	0	0	0	0	0	0	2	7	0	0	2	7
	Bailujiao Village	5	13	0	0	0	0	0	0	0	0	0	0	0	0	5	13	0	0	5	13
	Yueyatang Community	0	0	0	0	0	0	58	191	3	28	4	18	0	0	65	237	0	0	65	237
	Nanhu Community	0	0	0	0	0	0	52	172	0	0	25	83	0	0	77	255	0	0	77	255
	Hongzhuyuan Community	0	0	0	0	0	0	15	51	0	0	12	41	0	0	27	92	0	0	27	92
	Qilong Community	0	0	0	0	0	0	10	34	0	0	7	22	0	0	17	56	0	0	17	56
	Tianma Community	0	0	0	0	0	0	58	198	4	17	6	20	0	0	68	235	0	0	68	235
Xin'ansuo	Xin'ansuo Village	1	4	0	0	0	0	0	0	0	0	0	0	0	0	1	4	0	0	1	4
	Daxinzhai Village	94	295	16	52	1	5	0	0	0	0	0	0	15	48	96	304	13	41	109	345
Yuguopu	Yuguopu Village	20	59	0	0	0	0	0	0	0	0	0	0	0	0	20	59	0	0	20	59
Total		289	932	35	109	6	26	193	646	7	45	54	184	34	105	550	1837	34	114	584	1951

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

The 109 rural residents affected by HD include a minority population of 5, all being Zhuang people, accounting for 4.59%. See Table 2-14.

Table 2-14 Rural Minority Population Affected by HD

Component	Village	Group	Affected by HD	Han	Ethnic minorities			
					Subtotal	Yi	Zhuang	Other
Road Network Re-functioning and Improvement	Dongcun Village	Group 2	10	10	0	0	0	0
		Group 4	47	47	0	0	0	0
	Daxinzhai Village	Datiezhai	52	47	5	0	5	0
Total			109	104	5	0	5	0
Percent(%)			100	95.41	4.59	0	4.59	0

The 105 rural residents affected by both LA and HD include a minority population of 5, all being Zhuang people, accounting for 4.76%. See Table 2-15.

Table 2-15 Rural Minority Population Affected by both LA and HD

Component	Village	Group	Affected population	Han	Ethnic minorities
Road Network Re-functioning and Improvement	Dongcun	Group 2	10	10	0
		Group 4	47	47	0
	Daxinzhai	Datiezhai	48	43	5
Total			105	100	5
Percent			100	95.24	4.76

The 646 urban residents affected by the demolition of residential houses include a minority population of 85, accounting for 13.16%. See Table 2-16.

Table 2-16 Urban Minority Population Affected by the Demolition of Residential Houses

Component	Community	Affected by HD	Han	Ethnic minorities			
				Subtotal	Yi	Hui	Other
Road Network Re-functioning and Improvement	Yueyatang	191	172	19	8	11	0
	Nanhu	172	142	30	24	5	4
	Hongzhuyuan	51	40	11	0	4	7
	Qilong	34	24	10	10	0	0
	Tianma	198	183	15	12	3	0
Total		646	646	85	54	23	11
Percent(%)		100	86.84	13.16	8.36	3.56	1.70

The 229 urban residents affected by the demolition of non-residential properties include a minority population of 45, accounting for 19.65%. See Table 2-17.

Table 2-17 Urban Minority Population Affected by the Demolition of Non-residential Properties

Component	Type	Affected by HD	Han	Ethnic minorities			
				Subtotal	Yi	Hui	Other
Road Network Re-functioning and Improvement	Properties of entities	45	36	9	7	2	0
	Stores	184	148	36	26	6	4
Total		229	184	45	33	8	4

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Percent	100.00	80.35	19.65	14.41	3.49	1.75
---------	--------	-------	-------	-------	------	------

In sum, a minority population of 590 will be affected by the Subproject, accounting for 32.12% of the permanently affected population. A rural minority population of 460 and an urban minority population of 130 will be affected, accounting for 47.82% and 14.86% of the affected rural and urban populations respectively. See Table 2-18.

Table 2-18 Minority Population Affected by the Subproject

Item	Affected minority population					Total permanently affected population	Percent of minority population (%)
	LA	HD		Both LA and HD	Subtotal		
		Residential houses	Non-residential properties				
Rural population	460	5	0	5	460	962	47.82
Urban population	0	85	45	0	130	875	14.86
Total	460	90	45	5	590	1837	32.12

Among the affected minority population of 577, rural population accounts for 77.79% and urban population accounts for 22.03%. See Table 2-19.

Table 2-19 Distribution of the Affected Minority Population

Town	Village	Group	Affected population	Percent (%)	Remarks
Wenlan	Yujiazhai	Yujiazhai	90	15.25	Most of the minority population in this area migrated to here historically. They speak and write in Chinese. Except Hui people have different religious faiths and customs from those of Han people, other ethnic minorities have been assimilated by Han people during urbanization in terms of income source, livelihoods and residence.
	Luolongzhuang	Luolongzhuang, Huituzhai	158	26.78	
	Dongcun	Groups 2 and 4	0	0.00	
	Tuguan	Tuguan 4	5	0.85	
	Bailujiao	Yupingcun	13	2.20	
Xin'ansuo	Xin'ansuo	Chengnei 4	0	0.00	
	Daxinzhai	Daxinzhai, Xiaozhai, Datiezhai	162	27.46	
Yuguopu	Yuguopu	Yuguopu 1	32	5.42	
Wenlan	Yueyatang, Nanhu, Hongzhuyuan, Qilong, Tianma Communities		130	22.03	
Total			590	100	

2.2.10 Affected Vulnerable Groups

For the purpose of the Subproject, vulnerable groups include poor households, minimum living security (MLS) households and the disabled, which are identified as follows:

1. Poor households mean households with per capita annual income below the poverty line (2,300 yuan, based on prices in 2010).
2. MLS households mean households with per capita monthly income below the MLS standards of Mengzi City (300 yuan per capita per month for urban residents and 1,670 yuan per capita per annum for rural residents) and receiving MLS benefits from

the government.

3. The disabled mean persons mentally or physically disordered, and wholly or partly losing the ability to do anything normally.

According to the preliminary survey at the preparation stage, 19 households with 63 persons fall into the above 3 vulnerable groups, including two urban households with 5 persons and 17 rural households with 58 persons, accounting for **3.43%** of the population affected permanently by the Subproject. See Table 2-20.

Table 2-20 Summary of Affected Vulnerable Groups

Town	Village / community	HHs	Where				Vulnerable population	Household population			Type of impact	
			Poor households	Lonely old people	MLS households	Disabled		Subtotal	Male	Female	LA	HD
Wenlan Town	Yujiazhai Village	2	1	1	0	0	5	5	3	2	2	0
	Luolongzhuang Village	2	0	1	0	1	5	5	3	2	2	0
	Dongcun Village	4	1	1	2	0	13	13	7	6	2	2
	Daxinzhai Village	9	3	2	4	0	35	35	19	16	9	0
	Hongzhuyuan Community	1	0	0	0	1	2	2	1	1	1	0
	Nanhu Community	1	0	0	1	0	3	3	1	2	0	1
Total		19	5	5	7	2	63	63	34	29	16	3
Percent		100	26.32	26.32	36.84	10.53	\	\	\	\	84.21	15.79

The LA and HD activities of the Subproject may expose the above vulnerable groups further to livelihood risks. First, LA may make their income sources more unstable and their future livelihood restoration more difficult, because they lack skills required for nonagricultural employment. Second, during resettlement for HD, they may be unable to afford to purchase larger houses planned by the government due to small former housing sizes and low income levels, and be faced with difficulty in resettlement. Based on public consultation, these affected vulnerable groups expect the government to give them special assistance during LA and HD, including extra subsidies allowed by policies. The Mengzi PMO will give priority to them in land reallocation, skills training, employment, income generation, endowment insurance, medical assistance and other livelihood restoration activities, as well as housing site and resettlement housing selection.

The procedure for vulnerable group identification at the resettlement implementation stage is as follows:

1. APs file applications themselves or the village/community committee proposes a list, and evidentiary materials are provided, such as MLS certificate, disability certificate, income certificate and household register.
2. The town government reviews the list, and discloses it in the township for not less than 10 days; the list will be submitted to the Mengzi PMO if there is no objection;
3. The Mengzi PMO will finally approve the list to finally identify the vulnerable groups in the affected population.

2.2.11 Affected Infrastructure and Attachments

The infrastructure and ground attachments attached by the Subproject mainly

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

include cash crops (pomegranate, loquat, etc.), tombs, wells, toilets, biogas tanks, ponds. See Table 2-21.

Table 2-21 Summary of Affected Ground Attachments

Type	Proprietor	Unit	Qty.
Streetlamps	Traffic authority	/	376
Telegraph poles	Power authority	/	521
Landscaping trees	Garden authority	/	315
Pomegranate (bearing fruit)	Individuals	/	7431
Loquat (bearing fruit)	Individuals	/	3009
Biogas tanks	Individuals	/	53
Ponds	Individuals	/	20
Wells	Individuals	/	10
Toilets	Individuals	/	27

Note: Some public facilities (e.g., telegraph poles, streetlamps, landscaping trees) will be relocated and restored by their proprietors (incorporated).

3 Socioeconomic Profile of the Subproject Area

3.1 Socioeconomic Profile of the Affected City

Mengzi City is located in the southwestern frontier of China, and is a portal leading to Southeast Asia and South Asia, boasting a pleasant climate and a beautiful landscape. The city has a land area of 2,228 km², including a hilly land area of 1,683.8 km² (75.6%) and a dam area of 544.2 km² (24.4%). Mengzi is 289km away from the provincial capital Kunming, 125km from Wenshan, 168km from Hekou, 30km from Gejiu and 57km from Kaiyuan. The city has a built-up urban area of 29.5 km², an urban population of 200,500 and an urbanization rate of 56.47%.

In 2011, the city's GDP was 8.834 billion yuan, up 13.7% year on year, in which the added value of primary industries was 1.485 billion yuan, up 8%, that of secondary industries 4.533 billion yuan, up 16.9%, and that of tertiary industries 2.816 billion yuan, up 11.2%. The city's fiscal revenue was 1.64 billion yuan, up 29%, and general budgetary revenue 905 million yuan, up 25.1%. The average annual pay of in-service workers was 32,725 yuan, a year-on-year increase of 5,625 yuan or 20.76%, and the per capita net income of rural residents 5,876 yuan, a year-on-year increase of 647 yuan or 17.8%. See Table 3-1.

Table 3-1 Socioeconomic Profile of Mengzi City (2011)

Indicator			Mengzi City
Population	Population (0,000)		37.62
	Males (0,000)		18.74
	Females (0,000)		18.88
	Nonagricultural population (0,000)		20.05
Cultivated land	Sown area of crops (0,000 mu)		6.65
	Sown area of food crops (0,000 mu)		3.85
	Food output (0,000 tons)		13.48
Output value	GDP (00 million yuan)		88.34
	Primary industries	Output value (00 million yuan)	14.85
		Percent (%)	16.81%
	Secondary industries	Output value (00 million yuan)	45.33
		Percent (%)	51%
	Tertiary industries	Output value (00 million yuan)	28.16
		Percent (%)	31.88%
	Per capita GDP (yuan)		23482.19
Income	Average annual pay of in-service workers (yuan)		32725
	Per capita net income of rural residents (yuan)		5876

3.2 Socioeconomic Profile of the Affected Towns

Wenlan Town has a land area of 231.4 km², and governs 31 villages/communities (14 villages and 17 communities), 79 natural villages and 157 village groups, with 54,436 households (20,830 rural households and 33,606 urban households), a population of 151,323 (agricultural population 78,665 and nonagricultural population of 72,658, a cultivated area of 80,083 mu, including 29,153 mu of irrigated land and 46,451 mu of non-irrigated land, and a per capita cultivated area of 1.05 mu. Wenlan Town is the political center of Mengzi City, inhabited by 14 ethnic groups.

In 2011, the town's gross industrial output value was 243 million yuan, gross agricultural output value 721 million yuan, and gross rural economic income 517 million yuan, up 11.9% year on year, and farmers' per capita income 4,335 yuan, up

18.05% year on year.

Xin'ansuo Town has a land area of 87.2 km², and governs 5 villages, 55 natural villages and 89 village groups, with 9,692 households and a population of 34,383. The resident ethnic groups with a population of over 1,000 include Han, Zhuang and Yi, including 27,405 Han people, 3,533 Zhuang people and 2,264 Yi people. The town has a cultivated area of 45,341 mu, including 10,784 mu of irrigated land and 34,557 mu of non-irrigated land, and a per capita cultivated area of 1.4 mu. The main cash crops are pomegranate, peach, loquat and high-grade pear. The cultivated area of fruit is 48,000, in which that of pomegranate is 40,000 mu.

In 2011, the town's gross agricultural output value was 450 million yuan, gross rural economic income 166 million yuan and farmers' per capita income 4,317 yuan.

Yuguopu Town governs 6 villages, 26 natural villages and 53 village groups, with 6,776 households and a population of 23,282. The resident ethnic groups with a population of over 1,000 include Yi, Zhuang and Han, including 19,089 Yi people, 1,960 Zhuang people and 1,431 Han people. The town has a cultivated area of 42,236 mu, including 8,011 mu of irrigated land and 34,225 mu of non-irrigated land, and a per capita cultivated area of 1.81 mu. The main crops are corn and paddy rice.

In 2011, the town's gross industrial output value was 82 million yuan, gross agricultural output value 190 million yuan, gross rural economic income 214 million yuan, and farmers' per capita income 4,118 yuan. See Table 3-2.

Table 3-2 Socioeconomic Profile of the Affected Towns (2011)

Indicator		Wenlan Town	Xin'ansuo Town	Yuguopu Town
Population	Households	54436	9692	6776
	Population	151323	34383	23282
	Males	73724	16995	11437
	Females	77599	17388	11845
	Agricultural population	78665	33082	22619
	Nonagricultural population	72658	1301	663
Cultivated land	Cultivated area (mu)	80083	45341	42236
	Food crops (0,000 mu)	12.3	2.71	3.96
	Fruit (0,000 mu)	5.79	4.8	1.34
	Vegetables (0,000 mu)	2.57	\	0.39
	Cured tobacco (mu)	1742	1000	627
	Output of food crops (0,000 tons)	3.15	0.6	0.99
Agriculture	Gross agricultural output value (0,000 yuan)	7.21	4.5	1.9
Other	Gross industrial output value (0,000 yuan)	2.43	1.34	0.82
	Gross industrial and commercial output value (0,000 yuan)	6.29	1.82	\
Income	Per capita net income of rural residents (yuan)	4335	4317	4118

3.3 Socioeconomic Profile of the Affected Villages/Communities

The RAP preparation agency collected detailed socioeconomic information from 8 sample villages affected more seriously by the Subproject, which are Yujiazhai, Luolongzhuang, Dongcun, Tuguan and Bailujiao Villages, Wenlan Town; Xin'ansuo and Daxinzhai Villages, Xin'ansuo Town; and Yuguopu Village, Yuguopu Town.

Among the 8 sample villages, farmers' per capita net income ranges from 6,320 yuan (Xin'ansuo Village) to 5,308 yuan (Tuguan Village). Agricultural income accounts

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

for 13.37% in Yujiazhai Village, 48.76% in Luolongzhuang Village, 49.18% in Dongcun Village, 34.76% in Tuguan Village, 43.77% in Bailujiao Village, 52.08% in Xin'ansuo Village, 44.67% in Daxinzhai Village and 41.65% in Yuguopu Village. Like most parts of China, the reliance of residents in these villages/communities on land-based income is dropping gradually, and nonagricultural operations are an increasingly income source for them. Since Wenlan Town is the political, economic, cultural and traffic center of Mengzi City, young people mostly work or do business outside, and elderly people and women work on the limited amount of cultivated land.

See Table 3-3 and Table 3-4.

Table 3-3 Ethnic Composition of the Affected Population by Village/Community

Town	Village / community	Ethnic composition							
		Gross population	Han	Ethnic minorities				Subtotal	Percent of minority population
				Yi	Zhuang	Hui	Other		
Wenlan Town	Yujiazhai Village	9135	914	7932	98	61	130	8221	89.99
	Luolongzhuang Village	4006	1063	20	2670	0	253	2943	73.46
	Dongcun Village	2854	2611	0	92	0	151	243	8.51
	Tuguan Village	3496	635	2800	15	4	42	2861	81.84
	Bailujiao Village	3721	153	1211	0	0	2357	3568	95.89
	Yueyatang Community	7795	7370	122	43	115	145	425	5.45
	Nanhu Community	18170	16046	1054	201	214	655	2124	11.69
	Hongzhuyuan Community	7385	5908	269	239	237	732	1477	20.00
	Qilong Community	4885	3497	1150	151	20	67	1388	28.41
	Tianma Community	7795	7235	230	200	40	90	560	7.18
Xin'ansuo Town	Xin'ansuo Village	16051	15889	45	76	0	41	162	1.01
	Daxinzhai Village	6584	2695	63	3701	0	125	3889	59.07
Yuguopu Town	Yuguopu Village	5789	363	5014	12	0	400	5426	93.73

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Table 3-4 Socioeconomic Profile of the Affected Villages

Town	Village / community	Population				Cultivated area (mu)	Per capita cultivated area (mu)	Gross rural economic income (0,000 yuan)	Where										Income from labor outflow		Per capita net income of farmers (yuan)	Proportion of agricultural income to rural gross income (%)
									(1) Income from farming, forestry, stockbreeding, sideline operations and fishery (0,000 yuan)				(2) Industry	(3) Construction	(4) Transport	(5) Commerce	(6) Services	(7) Other	Labor outflow	Income (0,000 yuan)		
		HHs	Population	Agricultural population	Labor force				Subtotal	Crop cultivation	Stock breeding	Aquaculture										
Wenlan	Yujiazhai Village	2270	9067	9067	7028	3368	0.37	6367.94	851.26	522.38	328.88	\	1587.21	811.77	503.13	1139.41	1002.11	\	551	473.05	5900	13.37
	Luolongzhuang Village	145	538	538	478	287	0.53	2956.27	1441.61	735.36	701.55	4.7	591.37	358.16	103.8	146.37	147.11	59.59	31	108.26	6195	48.76
	Dongcun Village	1230	3583	3583	2046	1944.28	0.54	2729.96	1342.51	788.38	523.01	31.12	593.5	264.31	143.11	96.69	111.25	96	95	82.59	5760	49.18
	Tuguan Village	1017	3747	3747	3088	472	0.13	1402.88	487.6	122.37	337.24	27.99	76.53	61.25	23.01	30.09	22.3	32.1	450	670	5308	34.76
	Bailujiao Village	855	3688	3688	2808	3569.2	0.97	1906.72	834.64	506.83	327.81	\	253.10	105.1	73.2	52.14	32.44	45.7	436	510.4	4920	43.77
Xin'ansuo	Xin'ansuo Village	3916	16051	16051	8576	5761	0.36	13202.06	6875	6123.3	751.7	\	1879.21	1637.8	945.88	562.4	277.31	416	565	608.46	6307	52.08
	Daxinzhai Village	292	1106	1106	659	952	0.86	1017.36	454.5	303.71	150.79	\	183.91	163.52	76.09	27.37	42.11	32.75	23	37.11	6320	44.67
Yuguopu	Yuguopu Village	1415	5789	5678	3478	42236	1.81	5357	2231	1141	1079	11	603.60	521.2	325.5	294.3	271.70	244.8	748	864.9	6133	41.65

3.4 Socioeconomic Sampling Survey

The RAP preparation agency conducted a sampling survey on the AHs at a sampling rate of 20%. Through layered sampling, 58 households were sampled from the 8 villages affected by LA, accounting for 20.28% of all households affected by LA, and 60 households (9 rural and 51 urban ones) sampled from the two villages and 5 communities affected by HD, accounting for 23.26% of all households affected by HD.

3.4.1 Households Affected by LA

1. Basic information

The 58 sample households have a total population of 191 and an average population of 3.29 per household, including 96 females, accounting for 50.26%, and 63 laborers, accounting for 54.78%. All the samples are of rural status in household registration. Most men work or do business outside, and women mostly do housework and farm work at home.

(1) Age and gender analysis

Among the 191 samples, 39 are aged 18 years or below, accounting for 20.42%; 122 aged 18-60 years, accounting for 63.87%, and 30 aged over 60 years, accounting for 15.71%. See Table 3-5.

Table 3-5 Demographics of the Population Affected by LA

Item	Males		Females		Total	
	N	Percent (%)	N	Percent (%)	N	Percent (%)
≤18 years	18	18.95	21	21.88	39	20.42
18-60 years	60	63.16	62	64.58	122	63.87
≥60 years	17	17.89	13	13.54	30	15.71
Subtotal	95	100	96	100	191	100

(2) Educational level

Among the 152 adult samples, 32 have received primary school or below education, accounting for 21.05%; 85 have received junior high school education, accounting for 55.92%; and 35 have received senior high school or above education, accounting for 23.03%. See

Table 3-6.

Table 3-6 Educational Levels of the Population Affected by LA

Item	Males		Females		Total	
	N	Percent (%)	N	Percent (%)	N	Percent (%)
Primary school or below	18	23.08	14	18.92	32	21.05
Junior high school	42	53.85	43	58.11	85	55.92
Senior high school or above	18	23.08	17	22.97	35	23.03
Subtotal	78	100	74	100	152	100

2. Land resources

The 58 sample households have a total contracted land area of 232.63 mu, averaging 4.01 mu per household or 1.22 mu per capita. An average person has 0.34 mu of irrigated land, 0.8 mu of garden land and 0.08 mu of woodland. The main crops are pomegranate and corn. See Table 3-7.

Table 3-7 Land Use Statistics of the Affected Population

Item		Amount	Average per household (mu)	Per capita (mu)	Average loss per household (mu)
Contracted land area (mu)	Non-irrigated land (mu)	64.02	27.52	1.10	0.34
	Garden land (mu)	153.21	65.86	2.64	0.80
	woodland (mu)	15.4	6.62	0.27	0.08
	Total	232.63	100	4.01	1.22

3. Household properties

Among the 58 sample households, an average household has 1.21 TV sets, 1.56 mobile phones, 0.75 motorcycle, 0.65 tractor, 0.88 bicycle, 0.13 VCD, 0.25 refrigerator, 0.63 hi-fi, and 0.38 audio recorder.

4. Household income and expenditure

The 58 sample households with 191 persons have per capita annual income of 5,970.6 yuan, in which employment income is 2,818.5 yuan, accounting for 47.21%, agricultural income 2,883.7 yuan, accounting for 48.30%, and other income 268.4 yuan, accounting for 4.50%.

The per capita annual expenditure of the sample households is 3,276.4 yuan, in which agricultural expenses are 1,013.4 yuan, accounting for 30.93%, nonproductive expenses 1,803 yuan, accounting for 55.03%, and other expenses 460 yuan, accounting for 14.04%. See Table 3-8.

Table 3-8 Income and Expenditure of Households Affected by LA

Item		Per capita (yuan)	Percent (%)
Annual household income	Employment income	2818.5	47.21
	Agricultural income	2883.7	48.30
	Other income	268.4	4.50
	Total	5970.6	100
Annual household expenditure	Agricultural expenses	1013.4	30.93
	Nonproductive expenses	1803	55.03
	Other expenses	460	14.04
	Total	3276.4	100
Per capita net income		4957.2	/

3.4.2 Households Affected by HD

1. Basic information

The 60 sample households affected by HD have 187 persons in total, including 92 males and 95 females, accounting for 48.57% and 50.80% respectively.

(1) Age structure

Among the 187 samples, 25 are aged 18 years or below, accounting for 13.37%, including 12 males, accounting for 13.04% of all males, and 13 females, accounting for 13.68% of all females; 135 are aged 18-60 years, accounting for 72.19%, including 63 males, accounting for 68.48% of all males, and 72 females, accounting for 75.79% of all females; and 27 aged above 60 years, accounting for 14.44%, including 17 males, accounting for 18.48% of all males, and 10 females, accounting for 10.53% of all females. The overall age structure of the sample households is rational. See Table 3-9.

Table 3-9 Age and Gender Analysis of Households Affected by HD

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

Item	Males		Females		Total	
	N	Percent (%)	N	Percent (%)	N	Percent (%)
≤18 years	12	13.04%	13	13.68%	25	13.37%
18-60 years	63	68.48%	72	75.79%	135	72.19%
≥60 years	17	18.48%	10	10.53%	27	14.44%
Subtotal	92	100.00%	95	100.00%	187	100.00%

(2) Educational level

Among the 152 adult samples, 24 have received primary school or below education, accounting for 14.81%; 80 have received junior high school education, accounting for 49.38%; and 58 have received senior high school or above education, accounting for 35.8%. See Table 3-10.

Table 3-10 Educational Levels of the Population Affected by HD

Item	Males		Females		Total	
	N	Percent (%)	N	Percent (%)	N	Percent (%)
Primary school or below	11	13.75	13	15.85	24	14.81
Junior high school	40	50	40	48.78	80	49.38
Senior high school or above	29	36.25	29	35.37	58	35.80
Subtotal	80	100	82	100	162	100

2. Residential conditions

The houses of the 60 sample households are in masonry and timber concrete structures mainly, with a total area of 7,845 m², in which houses in masonry concrete structure account for 67% and those in masonry timber structure account for 33%. Average housing size is 131 m² per household or 42 m² per capita. The average age of their houses is 8 years, ranging from two years to 28 years. The main fuels are electricity and LNG. All houses are provided with indoor cable TV, lighting power and telephones. The main source of drinking water is tap water. See Table 3-11.

Table 3-11 Living Conditions of the Population Affected by HD

House	Structure	Masonry concrete	Masonry timber
	Housing size (m ²)	5262	2583
	Percent (%)	67.07%	32.93%
	Average per household (m ²)	130.75	
	Per capita (m ²)	41.95	
Average age		8	
Indoor cable TV		96%	
Lighting power		100%	
Telephone (mobile phone)		100%	
Drinking water	Mode of supply	Tap water	
	Percent (%)	100	

3. Living environment

Among the 60 sample households, average distance from the nearest highway is 0.53km, that from the nearest postal office 1.2km, that from the nearest mall 0.6km, that from the nearest kindergarten, primary school or high school 0.5-1.1km, that from the nearest hospital 0.9km and that from the nearest cinema 1.4km. See Table 3-12.

Table 3-12 Living Environment of Households Affected by HD (Km)

Living environment	Average distance
From the nearest highway (Km)	0.53
From the nearest postal office (Km)	1.2
From the nearest store/mall (Km)	0.6
From the nearest kindergarten (Km)	0.5
From the nearest primary school (Km)	0.7
From the nearest high school (Km)	1.1
From the nearest hospital (Km)	0.9
From the nearest cinema (Km)	1.4

3.5 Socioeconomic Survey on Local Ethnic Minorities

3.5.1 Overview of Ethnic Minorities

Honghe Hani-Yi Autonomous Prefecture has numerous ethnic minorities. According to the census data in 2011, the prefecture had a minority population of 2.5724 million, accounting for 57.15% of its gross population, and Mengzi City had a minority population of 221,200, accounting for 55.09% of its gross population, including 111,100 Yi people, 41,000 Zhuang people, 3,000 Hui people and 74,700 people of other ethnic minorities. Minority population is distributed mainly in townships in mountainous areas. See Table 3-13.

Table 3-13 Summary of the Minority Population in the Subproject Area

Division	Population (0,000)							Percent of minority population (%)
	Gross population	Han	Ethnic minorities					
			Yi	Zhuang	Hui	Other minorities	Subtotal	
Honghe Prefecture	450.1	192.86	104.33	11.12	7.48	134.31	257.24	57.15
Mengzi City	37.13	14.15	11.11	4.1	0.3	7.47	22.98	55.09

Source: data provided by the Mengzi City Ethnic Affairs Bureau

The subproject area (Wenlan, Xin'ansuo and Yuguopu Towns) is mostly located in the urban area and outskirts, and the minority population living here differs greatly from that living in remote mountainous areas. They have been long incorporated into urban life. Although they are identified as ethnic minorities in household registration, they have been assimilated by Han people in daily life, and they do not differ from Han people in terms of clothing, diet, living environment, economy, culture and education. They usually speak Mandarin Chinese and have similar means of living to Han people, including fruit and vegetable cultivation, and working in town.

Among the 94 sample households, 48 households with 162 persons belong to ethnic minorities, mainly Yi, Zhuang and Hui. According to the socioeconomic survey, the income of the sample households is from increasingly diversified nonagricultural sources mainly (including employment, individual business, etc.). Per capita net income is within the range of 5,718-5,903 yuan, the proportion of employment income to gross income within 32.11-34.07%, the proportion of agricultural income to gross income within 28.03-29.23%, and the proportion of wage income to gross income within 15.92%-16.45%. See Table 3-14, Table 3-15, Table 3-16 and Table 3-17.

Table 3-14 Income Composition of Ethnic Minorities in the Subproject Area

Ethnic group	Employment (%)	Crop cultivation (%)	Wage income (%)	Individual business (%)	Stock breeding (%)	MLS (%)	Other (%)	Per capita net income (yuan)
Han	34.56	27.84	17.32	10.24	3.86	2.93	3.25	5,882

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

Yi	32.42	29.11	16.35	11.22	5.23	2.31	3.36	5,793
Zhuang	33.23	28.06	16.45	11.48	4.62	2.03	4.13	5,865
Hui	32.11	28.53	15.92	12.22	5.07	1.96	4.19	5,718
Other minorities	34.07	29.23	16.04	10.68	4.03	2.17	3.78	5,903

Source: socioeconomic survey data

Table 3-15 Expenditure Composition of Ethnic Minorities in the Subproject Area

Ethnic group	Productive investment (%)	Non-staple food expenses (%)	Medical expenses (%)	Educational expenses (%)	Water and electricity expenses (%)	Communication expenses (%)	Other expenses (%)	Per capita expenditure (yuan)
Han	9.85	43.46	8.31	11.87	4.55	8.23	13.73	3,573
Yi	10.17	44.92	8.95	10.08	4.73	8.14	13.01	3,533
Zhuang	10.24	42.99	7.94	12.14	5.12	7.93	13.64	3,624
Hui	9.12	45.18	9.09	11.25	4.82	7.36	13.18	3,536
Other minorities	10.01	43.25	7.52	12.03	4.11	8.56	14.52	3,612

Source: socioeconomic survey data

Table 3-16 Educational Levels of Ethnic Minorities in the Subproject Area

Ethnic group	Educational level						
	Illiterate or semiliterate	Primary school	Junior high school	Senior high school	Secondary technical school	Junior college	University or above
Han	2.50	29.50	41.40	9.29	10.90	3.41	3.00
Yi	3.13	28.13	42.30	9.13	11.30	3.23	2.78
Zhuang	3.10	32.00	40.20	7.50	11.80	2.50	2.90
Hui	3.06	33.15	42.27	6.38	10.21	2.03	2.90
Other minorities	3.70	30.21	43.31	7.28	10.24	3.49	1.77

Source: socioeconomic survey data

Table 3-17 Occupations of Ethnic Minorities in the Subproject Area

Ethnic group	Occupation											
	Employee of state-owned enterprise	Civil servant	Self-employer	Casual laborer	Peddler	Retiree	Student	Laid-off worker	Disabled	Farmer	House wife	Employee of private enterprise
Han	8.20	2.90	7.00	5.50	5.90	0.70	33.60	0.90	6.20	8.20	10.00	10.90
Yi	8.33	3.41	6.70	4.30	9.80	1.33	30.67	1.30	5.20	12.70	9.23	7.03
Zhuang	7.98	3.80	7.60	6.90	7.67	1.10	29.40	1.90	5.60	10.02	10.30	7.73
Hui	7.62	3.51	8.14	6.93	10.55	0.89	26.33	1.20	6.13	11.24	11.03	6.43
Other minorities	8.13	3.07	8.01	5.51	7.23	0.92	28.89	2.10	5.42	12.33	9.85	8.54

Source: socioeconomic survey data

The ethnic minorities in Mengzi City are not disadvantaged social and cultural groups, and vulnerable groups of all ethnic groups are entitled to the same MLS policy. Therefore, the ethnic minorities in Mengzi City have no significant social, economic and cultural differences from local Han people.

3.5.2 Analysis of Impacts on Ethnic Minorities

The ethnic minorities in Mengzi City will enjoy the positive benefits of the Subproject like Han people, including: (i) improving the traffic conditions and quality of minority communities through road network improvement; (ii) improving traffic safety and reducing traffic accidents; (iii) optimizing bus routes and reducing their traffic costs through the Public Transport Priority component; (iv) reducing traffic risks for minority students and improving their safety through the School Transport Safety Improvement component; (v) improving the local environment and city appearance greatly, thereby improving the living environment and quality of minority residents; and (vi) providing more job opportunities to minority residents during project construction, subsequent operation and future community development. See Section 6.5.

The Subproject will not have any adverse impact on local residents' lives and production, and ethnic minorities' customs. The greatest negative impact of the Subproject is the resettlement of the affected population. According to the survey, a rural minority population of 481 and an urban minority population of 329 will be affected LA and HD, accounting for 50.42% and 37.6% of the affected rural and urban populations respectively.

The positive impacts of the Subproject on ethnic minorities are by far outweigh its negative impacts. The subproject owner has minimized such negative impacts through resettlement planning involving minority population. The ethnic minorities will enjoy the same policies on compensation and resettlement for LA and HD as Han people, and livelihood restoration measures will ensure that their living standard is restored timely.

3.6 Socioeconomic Survey on Affected Entities

The Subproject will affect 7 entities on state-owned land, including 3 enterprises and 4 public institutions.

(1) Mengzi Occupational High School

Mengzi Occupational High School, founded in 1987, became a state-level key occupational high school in 2000 and a state-level exemplary occupational high school in 2012. It has over 5,200 students and teachers, and a floor area of 200 mu. Some of its properties will be affected but its regular teaching activities will not be affected.

(2) 8750 and 8753 Troops

8750 and 8753 Armed Police Troops are both frontier armed police troops, stationed in Nanhu and Tianma Communities respectively. Attached properties of 181.23 m² (in masonry concrete structure) 8750 Troop and 1,560.12 m² of 8753 Troop will be demolished. Since only some of their attached properties will be demolished, their regular operation will not be affected.

(3) Jiulong Farm Products Bazaar

Jiulong Farm Products Bazaar, located in Yueyatang Community, Wenlan Town, is a collective property, with a floor area of about 15,000 m². There are 216 operators in the bazaar, which sells vegetables, melons, fruit, aquatic products, eggs, poultry, meat and meat products, and domestic supplies.

(4) Mengzi Army Provisions Station

Mengzi Army Provisions Station is a public institution affiliated to the Mengzi City Grain Bureau, located in Tianma Community. It once received the title "Provincial Leading Entity in Army Provisions Supply and Management".

(5) Mengzhi Law Office

Mengzhi Law Office is a private enterprise founded in 2002, specializing in legal services, and has 10 practicing lawyers. Its new office building is located on Zhongyang Street, Mengzi City.

(6) Mengzhi Pharmaceutical Company

Mengzhi Pharmaceutical Company is a state-owned enterprise, located in Tianma Community, Wenlan Town, with a floor area of 1,050.14 m² and a workforce of 5, specializing in the marketing of prepared Chinese drugs, Chinese medicinal

materials and chemical medicinal preparations.

4 Resettlement Policy Framework

In order to implement the LA, HD and resettlement work of the Subproject practically, protect the lawful rights and interests of affected persons and entities, and facilitate the implementation of the Subproject, the policies of the Subproject have been formulated in accordance with the laws and regulations of the People's Republic of China (PRC), Yunnan Province and Mengzi City on LA and HD, as well as the Bank's operational policy OP4.12 on involuntary resettlement.

The resettlement work of the Subproject will be conducted in strict conformity with the policies in the RAP, and any change during implementation has to be approved by the Bank.

4.1 Policies and Regulations on Resettlement

Table 4-1 RPF of the Subproject

Level	Policy document	Effective date
State	Land Administration Law of the PRC	August 28, 2004
	Regulations on the Implementation of the Land Administration Law of the PRC (Decree No.256 of the State Council)	December 27, 1998
	Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28)	October 21, 2004
	Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238)	November 3, 2004
	Notice of the State Council on Intensifying Land Control (SC [2006] No.31)	August 31, 2006
	Notice of the Ministry of Labor and Social Security the Guidelines on Doing a Good Job in Employment Training and Social Security for Land-expropriated Farmers forwarded by the General Office of the State Council (SCO [2006] No.29)	April 10, 2006
	Measures for Announcement of Land Acquisition (Decree No.10 of the Ministry of Land and Resources)	January 1, 2002
	Notice of the Ministry of Land and Resources on Further Improving Land Acquisition Management	June 26, 2010
	Notice on Improving the Policy of Fiscal Discounting for Small-amount Secured Loans to Promote the Business Startup and Employment of Women (MOF [2009] No.72)	July 27, 2009
	Real Right Law of the PRC (Decree No.590 of the State Council)	January 21, 2011
	Notice on Issuing the Measures for the Acquisition and Appraisal of Houses on State-owned Land (HC [2011] No.77)	June 7, 2011
	Regulations on Minimum Living Security for Urban Residents (Decree No.271 of the State Council)	October 1, 1999
Yunnan Province	Land Administration Regulations of Yunnan Province (Decree No.31 of the 9 th People's Congress of Yunnan Province)	September 24, 1999
	Measures for the Implementation of Land Administration of Yunnan Province	August 24, 2004
	Measures for the Implementation of Farmland Occupation Tax of Yunnan Province (YPG [2008] No.149)	October 30, 2008
	Opinions of the Yunnan Provincial Government on Strengthening Farmland Protection and Promoting Scientific Urbanization (YPG [2011] No.185)	August 30, 2011
	Uniform AAOV Rates and Location-based Composite Land Prices for Land Acquisition of Yunnan Province (YLRD [2009] No.23)	July 1, 2009
	Notice of Yunnan Provincial Government on Issuing the Interim Measures for Basic Endowment Insurance for Land-expropriated Farmers (YPG [2008] No.226)	November 18, 2008
	Notice of the Yunnan Provincial Government on Issuing the Measures for the Implementation of New-type Social Endowment Insurance of Yunnan Province (Interim) (YPG [2009] No.193)	December 7, 2009
	Notice of the General Office of the Yunnan Provincial Government on Forwarding the Measures for the Implementation of Small-amount Secured Loans for Encouraging Business Startup and Promoting Employment (YPGO [2010] No.163)	November 4, 2010
	Notice of the Honghe Prefecture Government on Forwarding the Interim Measures of Yunnan Province on Basic Endowment Insurance for Land-expropriated Farmers (HPG [2008] No.98)	December 22, 2008
Honghe Prefecture	Notice on Issuing the Opinions on the Implementation of Basic Endowment Insurance	January 1, 2011

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

Level	Policy document	Effective date
	for Land-expropriated Farmers of Honghe Prefecture (HPG [2011] No.95)	
Mengzi City	Notice of the Mengzi City Government on Issuing the Measures of Mengzi City for the Acquisition of Houses on State-owned Land and Compensation (MCG [2013] No.159)	August 20, 2013,
	Notice on Issuing the Compensation Rates for the Acquisition of Collective Land for Urban Construction of Mengzi City (MCG [2003] No.93)	October 18, 2003
	Notice of the Mengzi City Government on Issuing the Interim Measures for the Management and Use of Rural Collective Reserved Land in the Urban Planning Area (MCG [2011] No.43)	May 21, 2007
	Notice of the Mengzi City Government on Issuing the Opinions on Further Improving the Management of Rural Collective Reserved Land in the Urban Planning Area (MCG [2011] No.43)	February 24, 2010
	Notice of the Mengzi City Government on Issuing the Detailed Rules for the Implementation of the Basic Endowment Insurance for Land-expropriated Farmers (Interim) (MCG [2010] No.73)	July 2, 2010
	Notice of the Mengzi City Government on Issuing the Opinions on the Implementation of Rural Five-guarantee Support (MCG [2009] No.86)	December 1, 2009
	Notice of the Mengzi City Government on Issuing the Detailed Rules for the Implementation of Minimum Living Security for Rural Residents (MCG [2009] No.20)	March 9, 2009
	Notice of the Mengzi City Government on Issuing the Detailed Rules for the Implementation of Minimum Living Security for Rural Residents (MCG [2004] No.59)	June 16, 2004
	Notice of the Mengzi City Government on Issuing the Interim Measures of Mengzi City for Basic Living Security for Land-expropriated Farmers in Urban Construction (MCG [2008] No.41)	June 25, 2008
	Notice of the Mengzi City Government on Issuing the Implementation Plan of Mengzi City for New-type Social Endowment Insurance for Urban and Rural Residents (Interim) (MCG [2012] No.60)	June 18, 2012
	Notice of the Mengzi City Government on Forwarding the Measures for the Preferential Treatment of Old People of Honghe Prefecture (MCG [2010] No.58)	November 23, 2006
World Bank	Operational Policy OP4.12 on Involuntary Resettlement and appendixes	January 1, 2002
	Bank Procedure BP4.12 on Involuntary Resettlement and appendixes	January 1, 2002

4.2 Key Provisions of the RPF

4.2.1 Bank Policy on Involuntary Resettlement

The Bank's policy on involuntary resettlement has been described clearly in OP4.12 as follows:

- Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs;
 - Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs;
 - Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- Required measures:
- The resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are informed about their options and rights pertaining to resettlement;
 - consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
 - provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.

- If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are provided assistance (such as moving allowances) during relocation; and
- provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.
- Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living; and
- provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training, or job opportunities.
- Particular attention is paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.
- Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. These strategies may include resettlement on public land, or on private land acquired or purchased for resettlement. Whenever replacement land is offered, resettlers are provided with land for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the land taken. If land is not the preferred option of the displaced persons, the provision of land would adversely affect the sustainability of a park or protected area,¹⁶ or sufficient land is not available at a reasonable price, non-land-based options built around opportunities for employment or self-employment should be provided in addition to cash compensation for land and other assets lost. The lack of adequate land must be demonstrated and documented to the satisfaction of the Bank.
- Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction¹⁷ of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labor exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.
- Displaced persons and their communities, and any host communities receiving them, are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement. Appropriate and accessible grievance mechanisms are established for these groups.
- In new resettlement sites or host communities, infrastructure and public services are provided as necessary to improve, restore, or maintain accessibility and levels of service for the displaced persons and host communities. Alternative or similar resources are provided to compensate for the loss of access to community resources (such as fishing areas, grazing areas, fuel, or fodder).
- Patterns of community organization appropriate to the new circumstances are based on choices made by the displaced persons. To the extent possible, the existing social and cultural institutions of resettlers and any host communities are preserved and resettlers' preferences with respect to relocating in preexisting communities and groups are honored.
- Without the above measures, the rights of the displaced persons cannot be protected.

4.2.2 Applicable Provisions of the Land Administration Law of the PRC

Article 47:

In acquiring land, compensation should be made according to the original purposes of the land acquired.

The land compensation fees shall be 6-10 times the average output value of the three years preceding the acquisition of the cultivated land. The resettlement fee shall be calculated according to the number of agricultural population to be resettled. The number of agricultural population to be resettled shall be calculated by dividing the amount of cultivated land acquired by the per capital land occupied of the unit whose land is acquired. The resettlement fees for each agricultural person to be resettled shall be 4-6 times the average annual output value of the three years preceding the acquisition of the cultivated land. But the maximum resettlement fee per hectare of land acquired shall not exceed 15 times of the average annual output value of the three years prior to the acquisition.

The standards for land compensation and resettlement fees for land acquired shall be determined by various provinces, autonomous regions and municipalities in reference to the land compensation fees and resettlement fees for cultivated land acquired.

In acquiring vegetable fields in suburban areas, the units using the land should pay new vegetable field development and construction fund.

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

In special circumstances, the State Council may raise the standards for land compensation and resettlement fees for land acquired according to the social and economic development level.

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

Article 12 Improving measures of compensation for land acquisition. County-level and above local people's governments shall take practical measures so that the standard of living of farmers affected by land acquisition is not reduced by land acquisition. Land compensation, resettlement subsidy and compensation for ground annexes and crops shall be paid in full and timely pursuant to law. If the land compensation and resettlement subsidy pursuant to the prevailing laws and regulations are insufficient to maintain the former standard of living of the farmers affected by land acquisition or to pay the social security expenses of farmers who lose all land due to land acquisition, the people's governments of provinces, autonomous regions and municipalities directly under the Central Government shall approve an increased resettlement subsidy. If the sum of the land compensation and the resettlement subsidy attains the statutory upper limit and is still insufficient to maintain the former standard of living of the farmers affected by land acquisition, local people's governments may pay a subsidy from the income from compensated use of state land. The people's governments of provinces, autonomous regions and municipalities directly under the Central Government shall fix and publish the uniform annual output value standards or composite land prices for land acquisition of all cities and counties, so that the same price applies to the same kind of land. For key construction projects of the state, land acquisition expenses must be listed in the budgetary estimate in full. Compensation rates and resettlement measures for large and medium-sized water resources and hydropower projects shall be otherwise stipulated by the State Council.

Article 13 Resettling land-expropriated farmers properly. County-level and above local people's governments shall take specific measures to guarantee long-term livelihoods of farmers affected by land acquisition. For projects with a stable income, farmers may become a shareholder using the right to use of land used for construction approved pursuant to law. Within the urban planning area, local people's

governments shall bring farmers who lose all land due to land acquisition into the urban employment system, and establish a social security system; out of the urban planning area, in acquiring land collectively owned by farmers, local people's governments shall reserve necessary arable land or arrange appropriate jobs for farmers affected by land acquisition within the same administrative area; farmers without land who do not have the basic living and production conditions shall be subject to non-local resettlement. The labor and social security authorities shall propose guidelines for the employment training and social security systems for farmers affected by land acquisition as soon as possible.

Article 14 Improving land acquisition procedures. During land acquisition, the ownership of collective land of farmers and the right to contracted management of farmers' land shall be maintained. Before land acquisition is submitted for approval pursuant to law, the use, location, compensation standard and resettlement mode of the land to be acquired shall be notified to farmers affected by land acquisition; the survey results of the present situation of the land to be acquired shall be confirmed by rural collective economic organizations and farmers to be affected by land acquisition; if necessary, the land and resources authorities shall organize a hearing in accordance with the applicable provisions. The materials for notification to and confirmation by the farmers affected by land acquisition shall be taken as requisite materials for approval for land acquisition. Accelerate the establishment and improvement of the coordination and judgment mechanism for disputes over compensation and resettlement for land acquisition to protect the lawful rights and interests of farmers affected by land acquisition and land users. Approved matters of land acquisition shall be disclosed unless in special cases.

Article 15 Strengthening Supervision over the implementation of land acquisition. If the compensation and resettlement for land acquisition has not been implemented, the acquired land shall not be used forcibly. The People's governments of provinces, autonomous regions and municipalities directly under the Central Government shall formulate the procedures for the distribution of the land compensation within rural collective economic organizations on the principle that the land compensation is used for rural households affected by land acquisition mainly. Rural collective economic organizations affected by land acquisition shall disclose the receipt, disbursement and allocation of land compensation fees to their members and accept supervision. The agricultural and civil affairs authorities shall strengthen the supervision over the allocation and use of land compensation fees within rural collective economic organizations.

4.2.4 Applicable Provisions of the Regulations on the Expropriation of Buildings on State-owned Land and Compensation Therefor

1. Clearer definition of the scope of public interests:

Article 8 In order to protect national security, promote economic and social development and for other public interests, if houses are absolutely required to be expropriated in any of the following circumstances, decisions on house expropriation shall be made by municipal and county governments:

- (1) The needs of national defense and foreign affairs;
- (2) The needs of energy, transportation, water conservation and other infrastructure construction projects carried out under the organization of the governments;
- (3) The needs of science and technology, education, culture, health, sports, environmental and resource protection, disaster prevention and mitigation, heritage conservation, social welfare, municipal utilities and other public utility projects carried out under the organization of the governments;
- (4) The needs of construction projects for affordable residential houses carried out under the organization of the governments;
- (5) The needs of old city reconstruction projects for districts where dilapidated buildings are concentrated and poor infrastructure facilities are located that are

carried out by the governments pursuant to relevant provisions of the urban and rural planning law; or

(6) The needs of other public interests as set forth in laws and administrative regulations.

2. Compensation rates for demolition shall not be less than market prices:

Article 17 The compensation to be paid by the city and county people's governments that have made the decisions on house acquisition to the persons whose houses are to be acquired shall include:

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

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

(3) The compensation for losses arising from production and business suspension caused by the house acquisition.

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 acquired.

Article 19 The compensation for the value of houses to be acquired shall not be less than the market price of the real estate comparable to the houses to be acquired on the date of the public notice of the house acquisition decisions. The value of the houses to be acquired shall be assessed and determined by real estate appraisal agencies with appropriate qualifications in accordance with the procedures for evaluating houses to be acquired.

Anyone who has objection to the value of the houses to be acquisition 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.

3. Demolition shall not begin until compensation fees have been paid:

Article 21 The persons whose houses are to be acquisition may choose monetary compensation or house property rights exchange.

If the persons whose houses are to be acquired select house property rights exchange, city and county people's governments shall provide the houses to be used for property rights exchange.

Article 22 If any relocation is caused by house acquisition, the house acquisition department shall pay relocation costs to the persons whose houses are to be acquisition. If any persons choose house property rights exchange, the house acquisition department shall, prior to the delivery of the houses to be used for property rights exchange, pay temporary resettlement costs or provide transitional houses to the persons whose houses are to be acquisition.

Article 23 The compensation for any losses arising from production and business suspension caused by house acquisition shall be determined according to profits, duration of production and business suspension and other factors prior to the house acquisition.

4. Judicial compulsory demolition instead of administrative compulsory demolition

Article 27 In carrying out house acquisition, compensation shall be paid first before relocation.

After the city and county people's governments that have made the decisions on house expropriation shall pay compensation to the Persons Whose Houses Are to Be Expropriated, the Persons Whose Houses Are to Be Expropriated shall complete the relocation the period of relocation as agreed upon in the compensation agreements or determined in the compensation decisions.

No unit or individual may compel the persons whose houses are expropriated to relocate through violence, threat or other illegal methods such as water, heat, gas,

power supply and road access suspension in violation of the regulations. Construction units shall be prohibited from participating in relocation activities.

Article 28 If the persons whose houses are acquisition fail to apply for administrative reconsideration or institute administrative proceedings within the statutory time limit, and fail to relocate within the period set forth in the compensation decision, the city and county people's governments that have made the decisions on house acquisition shall petition the people's court for enforcement.

The applications for enforcement shall include materials such as the amount of compensation and special account number, the locations and areas of the houses used for property rights exchange and transitional houses as attachments.

4.2.5 Notice of the Ministry of Land and Resources on Further Improving Land Acquisition Management (June 2010)

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

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

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

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

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

Upon land acquisition, municipal and county land and resources departments

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

II. Adopt diversified resettlement modes to ensure land-expropriated farmers' production and livelihoods

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

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

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

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

III. Implement compensation and resettlement for the demolition of farmers' residential house in land acquisition to solve the housing problem of land-expropriated farmers.

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

that displaced rural households are resettled before their houses are demolished, and illegal or nonconforming compulsory demolition shall be avoided or corrected.

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

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

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

IV. Regulate land acquisition procedures and improve the transparency of land acquisition.

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

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

V. Performing duties practically and strengthening land acquisition management

(12) Strengthen the responsibility of municipal and county governments as the

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

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

Uniform AAOV Rates and Location-based Composite Land Prices for Land Acquisition of Yunnan Province (Interim)

The Uniform AAOV Rates and Location-based Composite Land Prices for Land Acquisition of Yunnan Province (YLRD [2009] No.23) came into effect on July 1, 2009, as shown in Table 4-2:

Table 4-2 Uniform AAOV Rates of Mengzi City

Admin. Division	Area No.	Range	AAOV (yuan/mu)	Multiple	Average rate of compensation (yuan/mu)	Remarks
Mengzi City	I	Wenlan Town, Xin'ansuo Town, Yuguopu Town, Caoba Town	2398	21	50348	Wenlan, Xin'ansuo and Yuguopu Towns are within the subproject area
	II	Zhicun Town, Shuitian Xiang, Qilubai Xiang, Mingjiu Town, Lengquan Town, Laozhai Xiang	1713	17	29113	
	III	Xibeile Xiang	951	17	16163	

4.3 Resettlement Policies of the Subproject

4.3.1 Policies on the Acquisition of Collective Land

The principles of LA compensation and resettlement, compensation rates, LA procedures and supervision mechanism of the Subproject are based mainly on the Land Administration Law of the PRC, the Regulations on the Implementation of the Land Administration Law of the PRC, the Regulations on the Expropriation of Buildings on State-owned Land and Compensation Therefor, the Measures of Yunnan Province for the Implementation of the Land Administration Law of the PRC, the Notice of the Ministry of Land and Resources on Further Improving Land Acquisition Management (June 2010), Measures for the Implementation of Farmland Occupation Tax of Yunnan Province (YPG [2008] No.149), Uniform AAOV Rates and Location-based Composite Land Prices for Land Acquisition of Yunnan Province (YLRD [2009] No.23), and the applicable policies of Mengzi City.

The LA compensation rates within the subproject area shall not be less than those specified in the above documents, and adjusted based on the actual remaining cultivated area of each village group.

Land acquisition compensation fees under the Subproject shall be distributed and used in accordance with the Handbook on Compensation and Resettlement for Land Acquisition and House Demolition for the Construction of Key Urban Roads in Mengzi City, where the village committee shall propose a preliminary distribution program, and convene a village meeting or village group meeting to elect villager representatives, who shall propose a specific distribution program based on the above preliminary distribution program, and submit them to the village meeting or village group meetings for discussion and adoption, and the village committee for approval. The village committee shall submit the distribution program and its rules of implementation, a distribution register signed and finger-printed by villagers, and minutes of meeting to the township rural finance center for review, and the township government for approval in quintuplicate, and disclose them timely. The distribution program shall not be implemented without disclosure.

Compensation fees for young crops and ground attachments shall be calculated by rural collective economic organizations based on registered and confirmed land area, and the quantity of ground attachments, and paid to their proprietors after announcement at the place of residence.

A land reservation system and a basic living subsidy system for LEFs have been developed to address their livelihood issues.

According to the Interim Measures for the Management and Use of Rural Collective Reserved Land in the Urban Planning Area, 10% of land acquired for urban construction shall be returned for the affected rural collective economic organization. The applicable regulations of Mengzi City stipulate that the development, distribution and resettlement programs for retained land shall be approved by representatives of at least 85% of households, and the approved programs shall be disclosed at two or more locations for not less than 5 days.

The Interim Measures of Mengzi City for Basic Living Security for Land-expropriated Farmers in Urban Construction (MCG [2008] No.41) have been promulgated to provide basic living security to LEFs. See Section 6.1.2 for details.

4.3.2 Policies on the Permanent Occupation of State-owned Land

For the occupation of community collective construction land, they will be compensated in accordance with rate of the acquisition of collective construction land, as shown in table 5-1.

For the state owned land belongs to the entities and public institutes, their using rights will be compensated in the compensation fees of HD, their valid land will be compensated based on the market assessment and consultation. In order to calculate the resettlement budget, the reference compensation rate proposed is 300,000 yuan/mu.

For the occupation of urban existing road, since the Subproject is a public infrastructure construction project, it will be free to recover their land use rights of state owned land.

4.3.3 Policies on the Demolition of Residential Houses

4.3.3.1 Policies on the Demolition of Rural Residential Houses

For the rural residential houses demolished for the Subproject, the compensation rates and resettlement programs have been drafted in consultation with the AHs, and in accordance with the applicable state, provincial and municipal policies.

According to the Notice on Issuing the Compensation Rates for the Acquisition of Collective Land for Urban Construction of Mengzi City (MCG [2003] No.93), the AHs

will be resettled with temporary resettlement housing, turnover housing and low-rent housing before HD.

1. Resettlement program:

The households affected by HD will be resettled in their own groups on a “one house per household” basis, where a housing site of 150 m² will be granted to each AH through exchange. The former housing site of an AH in excess of 150 m² will be compensated for at the highest compensation rate locally available, and an AH will pay for any deficiency below 150 m² based on the actual compensation rate for LA.

For each affected village, the final resettlement program will be determined through discussion and decision-making at a village meeting based on its own conditions.

2. Compensation rates:

The rural residential houses demolished for the Subproject will be compensated for at full replacement cost based on house structure (see Table 5-4), and each AH will receive a transition subsidy and a moving subsidy.

4.3.3.2 Policies on the Demolition of Urban Residential Houses

The demolition of urban residential houses and resettlement are based mainly on Notice of the Mengzi City Government on Issuing the Measures of Mengzi City for the Acquisition of Houses on State-owned Land and Compensation (MCG [2013] No.159). According to this policy, the Mengzi City Government will provide the following types of compensation to the APs: (1) compensation for the value of demolished houses; (2) compensation for moving and transition costs incurred in HD; and (3) compensation for losses from production or business suspension due to HD. For residential houses, the main types of compensation are (1) and (2).

1. Determination of size entitled to compensation:

According to the Notice of the Mengzi City Government on Issuing the Measures of Mengzi City for the Acquisition of Houses on State-owned Land and Compensation (MCG [2013] No.159), an urban residential house with a floor area of 1,500 m², and a certificate of the right to use state-owned land and a certificate of house title (two certificates) are available, the compensation mode will be chosen based on the nature, building area and other information specified on the two certificates; if the two certificates are incomplete, the HD authority will conduct investigation, determination and handling according to the applicable regulations and policies, and chose a compensation mode accordingly.

Any scattered residential plot (floor area not more than 1,500 m²) without dispute over land right within the range of HD will be identified and compensated for as follows:

(1) If the ratio of aboveground building area to floor area is not more than 1, the size entitled to compensation will be equal to floor area, or property swap or cash compensation may be selected based on the structure of the acquired house.

(2) If the ratio of aboveground building area to floor area is more than 1 but not more than 2, the size entitled to compensation will be equal to the size specified on the two certificates; if the two certificates are incomplete, the HD authority will conduct determination according to the applicable regulations and policies, and make compensation accordingly;

(3) If the ratio of aboveground building area to floor area is more than 2, the size entitled to compensation will be equal to the size specified on the two certificates; if the two certificates are incomplete, paragraph (2) will apply to the portion with a floor area ratio of not more than 2, and the portion with a floor area ratio of more than 2 will not be compensated for, but subject to a subsidy of 50% of construction cost if the house is demolished within the specified period.

(4) The size entitled to compensation of the house will be determined based on its nature.

2. Resettlement modes:

The compensation and resettlement modes available include property swap, cash compensation, and a combination of property swap and cash compensation, to be chosen by the affected household at its discretion as follows:

(1) In case of cash compensation, the value of the house will be either fixed by a chosen appraisal agency or calculated based on the guiding price promulgated by the municipal government.

(2) In case of swap after the calculation and settlement of price difference, the acquired house will be swapped after the settlement of price difference.

(3) In case of property swap, the price difference between the compensation for the acquired house and the value of the house for swap will be settled.

(4) Non-operating properties, such as residential houses will be property swap based on structure. Houses in frame or masonry concrete structure will be swapped at 1:1.15, and those in masonry timber or earth timber structure at 1:1.

4.3.4 Policies on the Demolition of Non-residential Properties

1. Compensation and resettlement for non-residential properties on state-owned land

The compensation and resettlement modes available include property swap, cash compensation, and a combination of property swap and cash compensation, to be chosen by the affected household at its discretion as follows:

(1) In case of cash compensation, the value of the house will be either fixed by a chosen appraisal agency or calculated based on the guiding price promulgated by the municipal government.

(2) In case of swap after the calculation and settlement of price difference, the acquired house will be swapped after the settlement of price difference.

(3) In case of property swap, the price difference between the compensation for the acquired house and the value of the house for swap will be settled.

(4) Operating properties will be swapped based on use. If the acquired property is an operating property based on the certificate of house title, it will be swapped at 1:1 regardless of structure.

Houses converted into stores without approval with property right and a valid business license or certificate of tax registration will be subject to paragraphs (1)-(4):

(1) For houses converted before January 5, 1984, 100% of lawful building area will be compensated for as stores, while its remaining area compensated for as residential houses.

(2) For houses converted from January 5, 1984 to April 1, 1990, 85% of lawful building area will be compensated for as stores, while its remaining 15% area compensated for as residential houses.

(3) For houses converted from April 1, 1990 to the effective date of the Urban and Rural Planning Law of the PRC of January 1, 2008, 75% of lawful building area will be compensated for as stores, while its remaining 25% area compensated for as residential houses.

(4) For houses converted from the effective date of the Urban and Rural Planning Law of the PRC of January 1, 2008 to the effective date of these Measures, 100% of lawful building area will be compensated for at 150% as residential houses.

(5) For houses converted without certification, 100% of lawful building area will be compensated for at 150% as residential houses.

(6) For unapproved houses converted at or above Floor 2, 100% of lawful building area will be compensated for as residential houses.

The compensation rates for offices will be based on those for residential houses, and offices will be subject to property swap as residential houses.

2. Compensation and resettlement for non-residential properties on collective land

Illegal non-residential properties on collective land will be compensated for at construction cost, and no housing site will be granted for reconstruction. Any lessee will be notified 3 months in advance and assisted in leasing a new property for continued operation.

4.3.5 Supporting Policies for Vulnerable Groups

The main vulnerable groups affected by the Subproject are poor households, MLS households and the disabled.

The supporting policies under the Subproject for vulnerable groups include:

1. Rural MLS policy

According to the Notice of the Mengzi City Government on Issuing the Detailed Rules for the Implementation of Minimum Living Security for Rural Residents (MCG [2004] No.59), all urban residents having nonagricultural permanent registered residence, and with per capita monthly income lower than the urban MLS standard (increased to 300 yuan/month in 2012) of Mengzi City shall have the right to receive basic material assistance from the municipal government.

According to the Notice of the Mengzi City Government on Issuing the Detailed Rules for the Implementation of Minimum Living Security for Rural Residents (MCG [2009] No.20), the rural MLS standard shall be determined as follows:

- (1) Per capita annual income less than 1,670 yuan/year (adjusted in 2012); and
- (2) Subjects to MLS other than those having no ability to work, no income source, and no legal supporter will be subject to differential subsidies.

2. Rural five-guarantee support

According to the Opinions on the Implementation of Rural Five-guarantee Support of Mengzi City, rural five-guarantee support shall mean living and material assistance in food, clothing, housing, medical care, funeral and education offered to eligible rural residents, and subjects may be rural old people, disabled persons and persons aged below 16 years. The standard of rural five-guarantee support is usually not less than 60% of the per capita net income of local rural residents in last year.

3. Subsidy for vulnerable groups

The poor households, MLS households and the disabled affected by the Subproject will receive an extra subsidy of 2,000 yuan per household for production and livelihood restoration.

4.3.6 Compensation Policies for Infrastructure and Attachments

The ground attachments and special facilities affected by the Subproject will be relocated or restored to the "former function, size and standard" under the budget of the Subproject through consultation with competent authorities. For ground attachments, compensation will be paid directly to proprietors at replacement cost.

5 Compensation Rates

The compensation rates for different impacts of the Subproject have been fixed according to the above legal framework, and based on the practical situation of the subproject area.

5.1 Compensation Rates for Acquired Rural Collective Land

According to the Uniform AAOV Rates and Location-based Composite Land Prices for Land Acquisition of Yunnan Province (YLRD [2009] No.23), the Subproject is subject to location-based composite land price rates for LA. See Table 5-1. The Mengzi Municipal Government has submitted the updated uniform AAOV rates to the Yunnan Provincial Government (higher than the existing rates by about CNY 3,000/mu). If the adjusted compensation rates are approved and promulgated by the Yunnan Provincial Government during subproject implementation, these rates will apply to the Subproject.

Table 5-1 Compensation Rates for the Acquisition of Collective Land in the Subproject Area

Item	Compensation rate (yuan/mu)		
	Location-based land price	Compensation rate for young crops	Total
Vegetable land	50348	1000	51348
Irrigated land	50348	1000	51348
Rain-fed field	50348	1000	51348
Non-irrigated land	50348	1000	51348
Aquaculture water surface	50348	1000	51348
Garden land	50348	\	51348
Housing land	500	\	500
Barren hills and slopes			

These compensation rates will be adjusted to local conditions, the average compensation rate for cultivated land will be from 50,348 yuan/mu to 71940 yuan/mu after adjustment, as detailed in Appendix 3.

The tax and fee rates for the acquisition of collective land applicable to the Subproject are shown in Table 5-2.

Table 5-2 Tax and Fee Rates for the Acquisition of Collective Land

No.	Item	Tax rate	Policy basis
1	Land reclamation costs	12,600 yuan/mu	Notice of the Yunnan Provincial Prices Bureau and Finance Department on Farmland Reclamation Costs (YPB [2010] No.150)
2	Fees for compensated use of new construction land	9333.38 yuan/mu	Notice of the Ministry of Finance, the Ministry of Land and Resources, and the People's Bank of China on Adjusting the Policy on Fees for Compensated Use of New Construction Land (CZ [2006] No.48), Notice of the Ministry of Finance, and the Ministry of Land and Resources on Adjusting Collection Levels of Fees for Compensated Use of New Construction Land in Some Areas (CZ [2009] No.24)
3	Land quality compensation fees	186,667.6 yuan/mu	Interim Measures of Yunnan Province for the Administration of the Collection and Use of Quality Compensation Fees for Cultivated Land in Dam Areas (HLRB [2012] No.57)
4	Farmland occupation tax	17,333.42 yuan/mu	Measures for the Implementation of Farmland Occupation Tax of Yunnan Province (Decree No.149 of the Yunnan Provincial Government, October 30, 2008)
6	Basic pensions for LEFs	20,000 yuan/mu	Interim Measures for Basic Endowment Insurance for Land-expropriated Farmers of Yunnan Province (YPG [2008] No.226)
6	LA management costs	2.8% of total LA costs	Notice of the Yunnan Provincial Planning Commission and Finance Department on Adjusting Management Cost Rates for Land

		Acquisition (YPF [2003] No.46)
--	--	--------------------------------

5.2 Compensation Rates for Permanently Occupied Urban Area Land

For the occupation of community collective construction land, they will be compensated in accordance with rate of the acquisition of collective construction land, as shown in table 5-1.

For the state owned land belongs to the entities and public institutes, their using rights will be compensated in the compensation fees of HD, their valid land will be compensated based on the market assessment and consultation. In order to calculate the resettlement budget, the reference compensation rate proposed is 300,000 yuan/mu.

For the occupation of urban existing road, since the Subproject is a public infrastructure construction project, it will be free to recover their land use rights of state owned land.

5.3 Compensation Rates for Temporarily Occupied Land

61.24 mu of collective land will be occupied temporarily, for which one-year compensation for young crops will be paid, as shown in Table 5-3.

Table 5-3 Benchmark Compensation Rates for the Temporary Occupation of Collective Land

Type of impact	Compensation rate (yuan/mu)	Estimated period of occupation	Remarks
Temporary occupation of rural collective land	1000	12 months	One-year compensation for young crops

5.4 Compensation Rates for Demolished Residential Houses

5.4.1 Compensation Rates for Demolished Rural Residential Houses

The rural residential houses demolished for the Subproject will be compensated for at full replacement cost, and based on the practical situation of the subproject area, as shown in Table 5-4 (excluding land price). In addition to compensation for HD, each AH will also receive a transition subsidy, a moving subsidy, and a subsidy for water and electricity installation.

Table 5-4 Benchmark Compensation Rates for Demolished Residential Houses on Collective Land

Item		Structure	Unit	Benchmark rate	Remarks
Residential houses on collective land	House compensation	Housing site	yuan/m ²	76	The final compensation rate will be based on market appraisal, but not less than the corresponding proposed benchmark rate.
		Masonry concrete	yuan/m ²	2000	
		Masonry timber	yuan/m ²	1200	
		Earth timber	yuan/m ²	800	
		Simple	yuan/m ²	400	
	Other compensation	Moving subsidy	yuan per household	1000	Paid at a time, sufficient for two moves
		Transition subsidy	yuan/m ² per month	8	Not more than 36 months
		Subsidy for water and electricity installation	yuan per household	1000	One-time reward
	Early moving reward	Signing a contract within 11-20 days	yuan per household	5000	

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

	Signing a contract within 21-30 days	yuan per household	4000	
	Signing a contract within 31-40 days	yuan per household	3000	

5.4.2 Compensation Rates for Demolished Urban Residential Houses

According to the Notice of the Mengzi City Government on Issuing the Measures of Mengzi City for the Acquisition of Houses on State-owned Land and Compensation (MCG [2013] No.159), a qualified real estate appraisal agency will be selected in consultation with the AHs to determine final compensation rates through market appraisal. Appraisal fees will be borne by the Mengzi PMO.

The Mengzi PMO has fixed the benchmark rates for demolished urban residential houses by reference to urban house transaction prices in Wenlan and Xin'ansuo Towns in recent years, and other similar projects, as shown in Table 5-5. If any appraised price is higher than the corresponding benchmark rate, the former will apply, otherwise the latter will apply.

Table 5-5 Benchmark Compensation Rates for Demolished Residential Houses on State-owned Land

Item		Structure	Unit	Benchmark rate	Remarks
Residential houses on state-owned land	House compensation	Housing site	yuan/m ²	3600	The final compensation rate will be based on market appraisal, but not less than the corresponding proposed benchmark rate.
		Masonry concrete	yuan/m ²	3600	
		Masonry timber	yuan/m ²	3000	
		Earth timber	yuan/m ²	2500	
		Simple	yuan/m ²	1000	
	Other compensation	Moving subsidy	yuan per household	1000	Paid at a time, sufficient for two moves
		Transition subsidy	yuan/m ² per month	8	Not more than 36 months
		Subsidy for water and electricity installation	yuan per household	1000	
	Early moving reward	HHs affected by HD will be rewarded according to the time of the signing of the compensation agreement as stipulated in the compensation measures. When the HHs choose cash compensation, they will be rewarded 10% of the compensation fees of HD. If the calculated reward is less than 10,000 yuan, they will be reward 10,000 yuan in fact . When the HHs choose property transfer, they will be rewarded with 5% of the legal resettlement area at most according to the singing time, but no more than 50 m ² .			

5.5 Compensation Rates for Demolished Non-residential Properties

➤ Compensation rates for demolished non-residential properties on state-owned land

The proprietor of a demolished store may obtain a new store by property swap. In case of cash compensation, the compensation rate will be fixed through market appraisal but will not be less than the corresponding benchmark rate. In addition to house compensation, the proprietor will also receive compensation for production or business suspension. See the compensation rate for stores in table 5-7, and for the demolition of entities and public institutes in table 5-8.

Table 5-6 Benchmark Compensation Rates for Demolished Stores on State-owned Land

Item	Unit	Benchmark rate	Remarks
House compensation	yuan/m ²	8000	Based on the legal area, the compensation rate

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

			will be determined finally by the market assessment, this standard is only used for calculation of resettlement budget.
Compensation for production or business suspension	yuan/m ²	80	One time compensation
Moving subsidy	yuan per household	1000	Paid at a time, sufficient for two moves

Table 5-7 Benchmark Compensation Rates for Demolished Properties of Entities on State-owned Land

Item	Structure	Unit	Benchmark rate	Remarks
House compensation	Housing site	yuan/m ²	3600	The compensation rates for offices will be based on those for residential houses. The final compensation rate will be based on market appraisal, but not less than the corresponding proposed benchmark rate.
	Masonry concrete	yuan/m ²	3600	
	Masonry timber	yuan/m ²	3000	
	Earth timber	yuan/m ²	2500	
	Simple	yuan/m ²	1000	
Other compensation	Compensation for production or business suspension	yuan/m ²	80	Paid at a time, sufficient for two moves
	Moving subsidy	yuan per household	1000	

➤ **Compensation rates for demolished non-residential properties on collective land**

All non-residential properties on collective land affected by the Subproject are illegal buildings and will be compensated for at construction cost.

Table 5-8 Benchmark Compensation Rates for Demolished Non-residential Properties on Collective Land

Item	Structure	Unit	Benchmark rate	Remarks
Non-residential properties on collective land	Masonry concrete	yuan/m ²	400	Compensated for at construction cost; lessees to be resettled by proprietors under lease contracts
	Masonry timber	yuan/m ²	300	
	Earth timber	yuan/m ²	200	

5.6 Subsidies for Vulnerable Groups

According to the applicable policy of the municipal civil affairs bureau, the poor households, MLS households and the disabled affected by the Subproject will receive an extra subsidy of 2,000 yuan per household for production and livelihood restoration. A subsidization fund for vulnerable groups has been also established under the Subproject to provide additional assistance.

5.7 Compensation Rates for Infrastructure and Attachments

The ground attachments affected by the Subproject include transformers, power lines, toilets, trees, water pipes, etc. Some public facilities (e.g., telegraph poles, streetlamps, landscaping trees) will be relocated and restored by their proprietors without cash compensation. For ground attachments, compensation will be paid directly to proprietors at replacement cost. See Table 5-9.

Table 5-9 Compensation Rates for Affected Attachments and Special Facilities

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

Item	Unit	Compensation rate (yuan)
Pomegranate	/	100
Loquat	/	100
Tombs	/	2500
Wells	/	4000
Toilets	/	300
Biogas tanks	/	5000
Ponds	/	260

6 Production and Livelihood Restoration Programs for the APs

6.1 Impacts of Collective Land Acquisition and Resettlement Programs

362.84 mu of collective land will be acquired, including 154.2 mu of cultivated land (42.5%), 7.46 mu of housing land (2.06%) and 201.18 mu of garden land (55.45%), affecting 289 households with 932 persons in Yujiazhai, Luolongzhuang, Dongcun, Tuguan and Bailujiao Villages, Wenlan Town; Xin'ansuo and Daxinzhai Villages, Xin'ansuo Town; and Yuguopu Village, Yuguopu Town.

6.1.1 Impact Analysis of Collective Land Acquisition

1. Lost land resources

286 households with 924 persons in 12 groups of 8 villages (Yujiazhai, Luolongzhuang, Dongcun, Tuguan and Bailujiao Villages, Wenlan Town; Xin'ansuo and Daxinzhai Villages, Xin'ansuo Town; and Yuguopu Village, Yuguopu Town) will be affected by the permanent acquisition of 154.2 mu of cultivated land, affecting 289 households with 932 persons .

Among the 12 affected groups, land loss rate ranges from 16.72% (Luolongzhuang Group, Luolongzhuang Village, Wenlan Town) to 0.03% (Chengnei Group 4, Xin'ansuo Village, Xin'ansuo Town). The 5 groups in Wenlan Town and 3 groups in Xin'ansuo Town have land loss rates of less than 5%, one group in Wenlan Town, one in Xin'ansuo Town and one in Yuguopu Town have land loss rates of 10%-15%, and one group in Wenlan Town has a land loss rate of 15%-20%. See Table 6-1.

Among the 289 households affected by the acquisition of cultivated land, 1.04% of them have land loss rates of less than 5%, 11.42% have land loss rates of 5-10%, 27.34% have land loss rates of 10-15%, 38.06% have land loss rates of 15-20%, and 22.15% have land loss rates of 20-40%. It can be seen that LA for the Subproject has a relatively small impact on the AHs' land resources in general. See Table 6-2.

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Table 6-1 Impact Analysis of LA

Village	Group	Before LA				Affected by LA				After LA			Income loss (yuan)			
		Number of HHs	Population	Cultivated area (mu)	Per capita cultivated area (mu)	Affected HHs	Affected population	Cultivated area (mu)	Per capita cultivated area (mu)	Percent of HHs (%)	Percent of population (%)	Land loss rate (%)	Annual income loss (yuan)	Average loss per household (yuan)	Per capita loss (yuan)	Percent to per capita income (%)
Yujiazhai	Yujiazhai	396	1614	1244.3	0.77	30	93	37.5	0.75	7.58	5.76	3.01	89925.00	2997.50	966.94	16.39
Luolong-zhuang	Luolong-zhuang	145	538	287	0.53	44	152	48	0.44	30.34	28.25	16.72	115104.00	2616.00	757.26	12.22
	Huituzhai	267	1184	1184	1.00	20	74	26.02	0.98	7.49	6.25	2.20	62395.96	3119.80	843.19	13.61
Dongcun	Group 2	190	610	374.6	0.61	17	55	15.27	0.59	8.95	9.02	4.08	36617.46	2153.97	665.77	11.56
	Group 4	324	943	587.6	0.62	56	180	63.09	0.56	17.28	19.09	10.74	151289.82	2701.60	840.50	14.59
Tuguan	Group 4	162	599	80.8	0.13	2	7	3.75	0.13	1.23	1.17	4.64	8992.50	4496.25	1284.64	24.20
Bailujiao	Yupingcun	80	313	250	0.80	5	13	6.75	0.78	6.25	4.15	2.7	16186.5	3237.3	1245.12	25.31
Xin'ansuo	Chengnei 4	536	2123	1877	0.88	1	4	0.57	0.88	0.19	0.19	0.03	1366.86	1366.86	341.72	5.42
Daxinzhai	Daxinzhai	292	1106	975	0.88	21	65	25.73	0.86	7.19	5.88	2.64	61700.54	2938.12	949.24	15.02
	Xiaozhai	180	704	457	0.65	54	167	59.53	0.56	30.00	23.72	13.03	142752.94	2643.57	854.81	13.53
	Datiezhai	38	168	795	4.73	19	63	39.17	4.50	50.00	37.50	4.93	93929.66	4943.67	1490.95	23.59
Yuguopu	Yuguopu 1	120	489	762	1.56	20	59	30	1.50	16.67	12.07	3.94	71940.00	3597.00	1219.32	19.88

Table 6-2 Land Loss Rates of AHs

Village	Land loss rate										Total	
	<5%		5%-10%		10%-15%		15%-20%		20%-40%			
	HHs	Population	HHs	Population	HHs	Population	HHs	Population	HHs	Population	HHs	Population
Yujiazhai			5	16	22	66	3	11			30	93
Luolongzhuang					7	27	36	134	21	65	64	226
Dongcun			7	22	25	80	31	95	10	38	73	235
Tuguan			2	7							2	7
Bailujiao			2	5	3	8					5	13
Xin'ansuo	1	4									1	4
Daxinzhai			5	16	16	51	40	125	33	103	94	295
Yuguopu	2	6	12	35	6	18					20	59
Total	3	10	33	101	79	250	110	365	64	206	289	932
Percent (%)	1.04	1.07	11.42	10.84	27.34	26.82	38.06	39.16	22.15	22.10	100	100

2. Lost agricultural income

Since the subproject area is located in the outskirts and has a developed nonagricultural economy, agriculture is no longer the a major income source. It is found that the average annual lost agricultural income of the affected population is 2,948.8 yuan. Among the households affected by LA, one has annual lost agricultural income of less than 2,000 yuan, accounting for 0.35%; 222 have annual lost agricultural income of 2,000-3,000 yuan, accounting for 76.82%; 45 have annual lost agricultural income of 3,000-4,000 yuan, accounting for 15.57%; and 21 have annual lost agricultural income of 4,000-5,000 yuan, accounting for 7.27%. See Table 6-3.

Table 6-3 Agricultural Income Loss Rates of AHs

Village	Lost agricultural income, L										HHs	Average loss (yuan)
	L<2000		2000≤L<3000		3000≤L<4000		4000≤L<5000		L≥5000		Subtotal	
	HHs	Population	HHs	Population	HHs	Population	HHs	Population	HHs	Population		
Yujiazhai	0	0	30	0	0	0	0	0	0	0	30	2997.5
Luolongzhuang	0	0	44	68.75	20	31.25	0	0	0	0	64	2773.44
Dongcun	0	0	73	100	0	0	0	0	0	0	73	2574.07
Tuguan	0	0	0	0	0	0	2	100	0	0	2	4496.3
Bailujiao	0	0	0	0	5	100	0	0	0	0	5	3237.3
Xin'ansuo	1	100	0	0	0	0	0	0	0	0	1	1366.9
Daxinzhai	0	0	75	79.79	0	0	19	20.21	0	0.00	94	3174.29
Yuguopu	0	0	0	0	20	100	0	0	0	0	20	3597
Total	1	0.35	222	76.82	45	15.57	21	7.27	0	0.00	289	2948.8

6.1.2 Resettlement Programs for Collective Land Acquisition

Although 362.84 mu of collective land will be acquired permanently for the Subproject, including 154.2 mu of cultivated land, 7.46 mu of housing land and 201.18 mu of garden land, agricultural income accounts for a low proportion (30-50%) to household income in the subproject area because secondary and tertiary industries are the main income sources, including construction, decoration, catering and other services. Although LA will affect the agricultural income of the AHs greatly (average

annual loss 2,948.8 yuan per annum), its impact on the overall income of the AHs is relatively minor (about 17%).

It is learned that almost all AHs support the Subproject because it will improve local traffic conditions, and provide access to the new logistics and industrial parks near the railway station. In addition, they expect reasonable cash compensation, and will use compensation fees for social insurance, individual business, transport, skills training, etc.

The following compensation and restoration programs for LA have been developed in accordance with the applicable policies, and based on local conditions and the APs' expectations.

1. Cash compensation and distribution

The groups and AHs affected by LA in the 5 affected villages/communities in the Subproject will receive cash compensation at 50,348 yuan/mu (excluding compensation for young crops), to be adjusted to per capita land area and land type, as detailed in Appendix 3.

LA compensation fees will be distributed through consultation at a village meeting, and the distribution program of each village will be implemented after approval by the town government.

In the 8 affected villages, LA compensation fees will be distributed in two modes: (1) All LA compensation fees are paid to the AHs without being withheld by the village collective; (2) Most of LA compensation fees are paid to the AHs, with a small part withheld by the village collective (not more than 20%) for collective construction. In both modes, no land reallocation is involved. After receiving cash compensation according to the above distribution program, the households affected by LA may engage in nonagricultural economic activities or take other livelihood restoration measures with governmental assistance.

2. Resettlement on returned land

According to local practices on LA, 10% of land should be returned to each group affected by the acquisition of collective land for production and livelihood restoration. For the 362.84 mu of land acquired for the Subproject, 36.28 mu of land for resettlement will be returned.

Since the land area returned at a time is small, the common practice is to retain land returned at different times up to a size available for development and utilization before handing over to different groups. It is learned that each group will use the returned land for development and construction in the three modes mainly: (1) allocating the land directly to all households averagely, to be further reallocated among households; (2) using the land for collective development using collective funds or bank loans, such as constructing hotels, commercial housing and bazaars; and (3) renting the land to organizations or individuals for a certain period.

3. Agricultural development

Since most of the AHs still have some land and agricultural resources, agricultural development is also an important way for them to restore livelihoods. The Mengzi PMO has identified the following measures through consultation:

(1) Crop cultivation

Since crop cultivation focused on pomegranate has prevailed in Mengzi City, it is planned to expand the cultivation of pomegranate, loquat and other high-grade fruit, and greenhouse vegetables in Yujiashai, Luolongzhuang and Xin'ansuo Villages mainly. It is estimated that based on the output of protected agriculture of 2,450 kg/mu with two harvests a year and the average price of 4 yuan/kg, average output is 9,800 yuan/mu and net income 6,200 yuan/mu; based on the output of characteristic cultivation of 2,000 kg/mu and the average price of 6 yuan/kg, average output is

12,000 yuan/mu and net income 9,700 yuan/mu. See Table 6-4.

Table 6-4 Input and Output Analysis of Protected Agriculture and Characteristic Crop
Cultivation

Item	Compensation rate for LA (yuan/mu)	Average input per mu (yuan/mu)	Average output per mu (yuan/mu)	Net income per mu (yuan)	Remarks
Protected agriculture	50348	Greenhouse vegetable: greenhouse: 10,000 yuan, to be amortized for 5 years, 2,000 yuan/mu per annum; seed: 200 yuan/mu; pesticide and fertilizer: 800 yuan/mu; irrigation water and electricity: 400 yuan/mu; other: 200 yuan/mu; total: 3600 yuan/mu	Two harvests a year, 9,800 yuan/mu	6,200	Vegetables: cucumber, sweet pepper, tomato, eggplant, etc.
Characteristic cultivation	50348	Characteristic cash crops: seedling: 1,500 yuan/mu; pesticide and fertilizer: 500 yuan/mu; irrigation water and electricity: 200 yuan/mu, other: 100 yuan/mu; total: 2300 yuan/mu	12,000 yuan/mu	9,700	Pomegranate, loquat, etc.

(2) Stockbreeding

Mengzi City has a good base for stockbreeding focused on pigs and cattle in Yuguopu Village. The municipal government not only provides free quarantine, insurance and subsidies for stockbreeding, but also attaches great importance to stockbreeding skills training. It would assign technicians to give 2-3 sessions of township-level stockbreeding training every year. In addition, township governments would provide village-level consulting services on stockbreeding.

4. Social security

(1) Basic living security for LEFs

The Interim Measures of Mengzi City for Basic Living Security for Land-expropriated Farmers in Urban Construction (MCG [2008] No.41) have been promulgated to provide basic living security to LEFs.

A. For completely LEFs arising from LA, a living subsidy of 80 yuan (64 yuan subsidized by the government and 16 yuan paid by the individual), 50 yuan (40 yuan subsidized by the government and 10 yuan paid by the individual), or 120 yuan (96 yuan subsidized by the government and 24 yuan paid by the individual) per capita per month is granted to men aged 0-16 years, 16-60 years and over 60 years, or women aged 0-16 years, 16-55 years and 55 years respectively.

B. For partly LEFs:

- Determination of per capita contracted land area: based on the per capita contracted land area of each village group during the second round of land contracting
- Determination of population to be subsidized: $\text{acquired contracted land area (mu)} \div \text{per capita contracted land area (mu)} = \text{population to be subsidized}$
- Amount of subsidy: The amount of subsidy payable to an AH is the sum of all subsidies to which the members of such AH are entitled.

(2) New-type social endowment insurance for urban and rural residents

LEFs may participate in new-type social endowment insurance for urban and rural residents voluntarily in accordance with the Implementation Plan of Mengzi City for New-type Social Endowment Insurance for Urban and Rural Residents (Interim) (MCG [2012] No.60):

A. Insured

All urban and rural residents in the administrative area of the city, having attained 16 years (excluding students at school) may be insured voluntarily.

B. Fund raising

The new-type endowment insurance fund for urban and rural residents consists of individual contribution, collective subsidy and government subsidy.

Individual contribution: There are 5 contribution levels for rural residents, from 100 yuan to 500 yuan, and 10 levels for urban residents, from 100 yuan to 1,000 yuan, to be chosen by the insured voluntarily.

Collective subsidy: Eligible village collective economic organizations should subsidize individual contribution at a level resolved at the village congress. Other social groups, and social and economic organizations are encouraged to subsidize individual contribution.

Government subsidy: When the insured is due to receive pensions, a basic pension of 55 yuan per capita per month will be fully paid from central finance; ②After the insured has made contribution as stipulated, he/she will receive a subsidy of 30 yuan per capita per month from provincial finance; ③For seriously disabled residents, premiums will be fully paid from fully paid from provincial finance at the lowest level of 100 yuan; for moderately and slightly disabled residents, the individual will contribute 50 yuan per month, and the remaining 50 yuan will be paid from prefecture and municipal finance; ④Seriously disabled residents eligible will receive a pension of 55 yuan per capita per month from provincial finance; and ⑤If the insured chooses a higher contribution level, an incentive subsidy will be paid from prefecture and municipal finance: 10 yuan for the contribution level of 200 yuan, 20 yuan for 300 yuan, 30 yuan for 400 yuan and 40 yuan for 500-1,000 yuan.

C. Benefit

Any rural resident having participated in new-type rural social endowment insurance will receive pensions on a monthly basis when attaining 60 years.

Personal pension consists of a basic pension and an individual account pension, and will be paid on a lifelong basis.

Basic pension: 55 yuan per capita per month fully paid from central finance

Individual account pension: balance of individual account /139

Pension received = basic pension + (balance of individual account /139)

It is learned that in 2012, rural residents aged above 60 years in the subproject area will receive a basic pension of at least 60 yuan per month per capita. See Table 6-5.

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Table 6-5 Calculation of Premium and Benefit Levels of Endowment Insurance for Urban and Rural Residents

Level of individual contribution	Basic pension	Pension payable to individual after 15 years of contribution				Pension payable to individual after 20 years of contribution				Pension payable to individual after 25 years of contribution				Pension payable to individual after 30 years of contribution				Pension payable to individual after 35 years of contribution				Pension payable to individual after 40 years of contribution			
(yuan/ year)	(yuan/ month)	Individual contribution	Government subsidy	(yuan/ month)	(yuan/ year)	Individual contribution	Government subsidy	(yuan/ month)	(yuan/ year)	Individual contribution	Government subsidy	(yuan/ month)	(yuan/ year)	Individual contribution	Government subsidy	(yuan/ month)	(yuan/ year)	Individual contribution	Government subsidy	(yuan/ month)	(yuan/ year)	Individual contribution	Government subsidy	(yuan/ month)	(yuan/ year)
100	60	1500	450	74	888	2000	625	79	947	2500	800	84	1008	3000	975	89	1068	3500	1150	93	1116	4000	1325	98	1176
200	60	3000	600	86	1032	4000	825	95	1137	5000	1050	104	1248	6000	1275	112	1344	7000	1500	121	1452	8000	1725	130	1560
300	60	4500	750	98	1176	6000	1025	111	1326	7500	1300	123	1476	9000	1575	136	1632	10500	1850	149	1788	12000	2125	162	1944
400	60	6000	900	110	1320	8000	1225	126	1516	10000	1550	143	1716	12000	1875	160	1920	14000	2200	177	2124	16000	2525	193	2316
500	60	7500	1050	122	1464	10000	1425	142	1706	12500	1800	163	1956	15000	2175	184	2208	17500	2550	204	2448	20000	2925	225	2700
600	60	9000	1050	132	1584	12000	1425	157	1879	15000	1800	181	2172	18000	2175	205	2460	21000	2550	229	2748	24000	2925	254	3048
700	60	10500	1050	143	1716	14000	1425	171	2052	17500	1800	199	2388	21000	2175	227	2724	24500	2550	255	3060	28000	2925	282	3384
800	60	12000	1050	154	1848	16000	1425	185	2224	20000	1800	217	2604	24000	2175	248	2976	28000	2550	280	3360	32000	2925	311	3732
900	60	13500	1050	165	1980	18000	1425	200	2397	22500	1800	235	2812	27000	2175	270	3240	31500	2550	245	2940	36000	2925	340	4080
1000	60	15000	1050	175	2100	20000	1425	214	2570	25000	1800	253	3036	30000	2175	291	3492	35000	2550	330	3960	40000	2925	369	4428

5. Skills training

In Mengzi City, vocational skills and guidance training for LEFs is being conducted extensively based on vocational and technical schools in order to improve their ability to work outside or get reemployed.

The municipal labor and social security bureau is responsible for the skills training and reemployment of LEFs, developing training programs, and adjusting them to employment needs timely. All APs may attend free skills training offered by these agencies, including labor guidance training, vocational skills training, computer operation training, business startup training, and training on policies and regulations. See Table 6-6.

Table 6-6 Employment Training Programs in the Subproject Area

City	Town	Number of courses per year	Number of trainees per year	Scope	Agencies responsible	Funding source
Mengzi	Wenlan	3	700	Employment and vocational skills, melon, fruit and vegetable cultivation, computer operation, business startup	Mengzi City Government, town governments	Government budget
	Xin'ansuo	3	300			
	Yuguopu	3	100			

6. Employment

1) Social employment

The municipal labor and social security bureau provides employment services to rural labor working in town or affected by LA by means of job fair and publicity material distribution to address their greatest concerns, including employment information, vocational training and employment guidance.

2) Placement to public welfare jobs

The government will offer public welfare jobs to LEFs with priority. The functional departments of the Mengzi City Government, public institutions, government agencies and enterprises thereunder, and village/community committees would offer some public welfare jobs to the public annually, such as wardens, security guards and cleaners, which will be first made available to the APs of the Subproject, especially laborers in vulnerable households and unskilled middle-aged women.

3) Employment under the Subproject

At the construction and operating stages, the Subproject will offer about 1,600 temporary jobs (about 1,400 at the construction stage and about 200 at the operating stage, and 60% are unskilled). The APs will have priority in getting the unskilled jobs and be equally paid.

At the construction stage, management, engineering and other workers will be needed, including skilled (machine operators, electricians, welders, etc.) and unskilled (excavators, handlers, landscaping workers) workers. It is estimated that the average labor force during the construction period will be 1,600 and peak labor force 2,000, including 1,400 unskilled workers.

In addition, service industries related to the Subproject, such as raw material supply and catering, will generate more jobs under the multiplier effect.

6.2 Resettlement Program for the Demolition of Residential Houses

6.2.1 Resettlement Program for the Demolition of Rural Residential Houses

Rural residential houses totaling 2,442.31 m² (including main and simple

structures) will be demolished for the Subproject, affecting 35 households with 109 persons. The demolished houses are characterized by unsound supporting facilities, aged structure, and poor day-lighting and ventilation conditions. HD and resettlement activities in the Subproject will provide an opportunity for the AHs to improve residential conditions. The compensation rates and resettlement program for demolished rural residential houses have been drafted in light of the applicable regulations and policies, and in consultation with the AHs.

According to the Compensation Rates for the Acquisition of Collective Land for Urban Construction of Mengzi City (MCG [2003] No.93), the rural residential houses demolished for the Subproject will be compensated for at full replacement cost based on house structure, and each AH will receive a transition subsidy and a moving subsidy. The households affected by HD will be resettled in their own groups on a "one house per household" basis, where a housing site of 150 m² will be granted to each AH through exchange. The former housing site of an AH in excess of 150 m² will be compensated for at the highest compensation rate locally available, and an AH will pay for any deficiency below 150 m² based on the actual compensation rate for LA.

The resettlement program for households affected by HD is as follows: In Xin'ansuo and Daxinzhai Villages, the 16 AHs will be resettled in a scattered in the same villages; in Dongcun Village, Wenlan Town, the 19 AHs will be resettled in a scattered in the same village. Their houses will be compensated for at the rates set out in Table 5-5. Each AH may construct a new house on unused construction land in the same village.

6.2.2 Resettlement Program for the Demolition of Urban Residential Houses

Urban residential houses totaling 53,428.39 m² will be demolished, including 2,398.85 m² in frame structure, 34,252.61 m² in masonry concrete structure, affecting 193 households with 646 persons.

As described in Section 4.3.3.2, the size entitled to compensation of each AH will be determined in accordance with the Notice of the Mengzi City Government on Issuing the Measures of Mengzi City for the Acquisition of Houses on State-owned Land and Compensation (MCG [2013] No.159), and the amount of compensation fixed through market appraisal. However, appraised value will not be less than the benchmark rates set out in Section 5.4.2.

The AHs may choose either cash compensation or property swap. In case of cash compensation, the amount of compensation equal to the appraised market value based on the size entitled to compensation will be paid to each AH for purchasing a new house or doing business; in case of property swap, the AH will receive a resettlement house from the government, and swap may be conducted after the settlement of any price difference based on the appraised value or at a certain ratio. (Note: An acquired house will be swapped at a ratio of 1:1.15 if is in frame, masonry concrete on bottom frame or masonry concrete structure or 1:1 if it is in masonry timber or earth timber structure.)

An AH will also receive a transition subsidy, a moving subsidy, a subsidy for water and electricity installation, and an early moving reward.

It is learned that all AHs have chosen property swap and will move into resettlement housing provided with public facilities. In this mode, resettlement housing will be from: (1) ongoing old urban area improvement; and (2) commercial housing purchased by the government.

6.3 Resettlement Program for the Demolition of Non-residential Properties

- **Resettlement program for the demolition of non-residential properties on**

state-owned land

1. Resettlement for the demolition of stores converted from residential houses

According to the policy in Section 4.3.4, the size entitled to compensation of a converted house will be determined in accordance with the Notice of the Mengzi Municipal Government on Issuing the Measures for the Acquisition of and Compensation for Houses on State-owned Land of Mengzi City (MMG [2013] No.159), and its compensation determined based on market appraisal. All stores affected by the Subproject are converted from residential houses, and each proprietor may choose the resettlement mode of cash compensation, property swap, or a combination of cash compensation and property swap.

(1) Cash compensation

See Table 5-7 for the conditions of recognition and compensation rates, and the proprietor of a store converted from a residential house may purchase or lease another store for continued operation.

(3) Property swap

In case of property swap, the store will be swapped at 1:1 regardless of structure after the recognition of its size entitled to compensation under Section 4.3.4, or the price difference between the compensation for the store and the value of the store for swap will be settled.

According to the survey at the preparation stage, almost all proprietors of the stores converted from residential houses have chosen property swap. Ground floor shop fronts in the residential buildings along the roads in the Subproject will be available for swap to meet the demand for resettlement under the Subproject.

2. Resettlement for the demolition of properties of entities

Non-residential properties on state-owned land totaling 10,356.59 m² will be demolished for the Subproject, including 4,480.8 m² in masonry concrete structure, 2,699.84 m² in masonry timber structure and 3,175.87 m² in earth timber structure, affecting 7 entities. See Table 2-10.

The resettlement modes available for the affected entities include one-time cash compensation and relocation:

(1) Troops

Two military organizations (8750 and 8753 Troops) on state-owned land will be affected by the Subproject, with a total demolition of 1,741.35 m². Since only some of their attached properties will be demolished, their regular operation will not be affected, and they will receive one one-time cash compensation. The amount of compensation will be based on market appraisal.

(2) Army provisions station

The army provisions station affected by the Subproject will be relocated. The Mengzi City Government will provide a suitable site through consultation and grant cash compensation based on market appraisal (including land price). The new building will be completed before the relocation of the army provisions station so as to ensure its regular operation.

(3) Jiulong Farm Products Bazaar

Only an enclosing wall and some nearby stores of the bazaar will be demolished, and the proprietor of the bazaar will receive one-time cash compensation. The affected lessees will have priority in operating in nearby bazaars.

(4) Mengzhi Law Office

Mengzhi Law Office will be relocated to its new office building on Zhongyang Street and its regular operation will not be affected. Since its existing property is leased, its proprietor will receive one-time cash compensation.

(5) Mengzhi Pharmaceutical Company

Some properties of Mengzhi Pharmaceutical Company with a total area of 220.65 m² will be demolished, and its regular operation will not be affected, so it will receive one-time cash compensation.

(6) Mengzi Occupational High School

Some properties of Mengzi Occupational High School with a total area of 653.78 m² will be demolished, and its regular teaching will not be affected, so it will receive one-time cash compensation.

See Table 5-8 for the benchmark compensation rates for the above entities.

➤ **Resettlement program for the demolition of non-residential properties on collective land**

The demolition of non-residential properties on collective land will affect 4 small automobile repair shops and a waste recycling station in Dongcun Village, and a waste recycling station in Daxinzhai Village, all being illegal buildings. All their proprietors will receive compensation at construction cost and will not be provided with housing sites for reconstruction. Any lessee will be notified 3 months in advance and assisted in leasing a new property for continued operation.

6.4 Women's Development Measures

During the resettlement process, women's rights and interests will be fully protected, and women will be allowed to play an important role in socioeconomic and resettlement activities. The measures to promote women's development under the Subproject include:

1. Small-amount secured loans for women

After LA, women will have more time and effort for business startup. They may apply for small-amount loans to promote personal development under the lending, exemption, support and subsidization policy.

2. Women's equal rights in participating in the development of resettlement programs

Since women play an important role in family life, such as agricultural production, housework and children's education, and have special skills in managing and using funds, women will be granted equal signing right in the management and use compensation fees in order to respect their rights, and give play to their special skills in household livelihood restoration and house reconstruction.

3. Women's equal rights in making decisions on resettlement programs

During the public consultation process, and at village or village group meetings at which resettlement programs are discussed, women should enjoy equal participation and decision-making rights, and not less than 30% of attendees should be women.

6.5 Restoration Measures for Vulnerable Groups

1. Extra subsidy

The Mengzi PMO will grant an extra subsidy of 4,000 yuan to each vulnerable household in order to help them restore production and livelihoods.

2. Priority in resettlement

During resettlement, the affected vulnerable households will have priority in choosing allocated land, receiving skills training, participating in endowment insurance, applying for small-amount secured loans for women, being included in the MLS system for urban and rural residents, and choosing housing sites and resettlement housing.

3. MLS for urban and rural residents

According to the Detailed Rules of Mengzi City for the Implementation of Minimum Living Security for Rural Residents, urban households with per capita monthly income of less than 300 yuan and rural households per capita annual income of less than 1,760 yuan will be included in the urban and rural MLS system of Mengzi City. Subjects to MLS other than those having no ability to work, no income source, and no legal supporter will be subject to differential subsidies.

4. Rural medical assistance

Urban and rural medical assistance will be provided to the vulnerable groups affected by the Subproject in accordance with the applicable policy.

6.6 Compensation and Restoration Measures for Temporary Land Occupation

61.24 mu of collective land will be occupied temporarily for not more than one year. The AHs will receive one-year compensation for young crops at 1,000 yuan/mu. Spoil generated during construction will be used for roadbed construction and site leveling. In the urban area, since construction will be conducted in sections, and construction machinery, stockyards and temporary sheds will be located within the boundary line, and will not occupy additional land, so no urban land will be occupied temporarily.

6.7 Restoration Measures for Infrastructure and Attachments

The ground attachments affected by the Subproject include water pipes, power facilities, communication facilities, etc. All public facilities affected by the Subproject will be relocated or restored by competent authorities. Restoration measures for affected traffic infrastructure must be planned and arranged in advance and suited to local conditions, so that such measures are safe, efficient, timely and accurate, and their adverse impact on nearby residents is minimized.

For ground attachments, such as trees and tombs, compensation will be paid directly to proprietors at replacement cost.

7 Organizational Structure and Implementation Schedule

7.1 Organizational Structure

In order to organize the preparation and construction of the Subproject, the Mengzi City Government established the Mengzi Project Leading Group as the decision-making and management agency of the Subproject on April 19, 2012. See Figure 7-1.

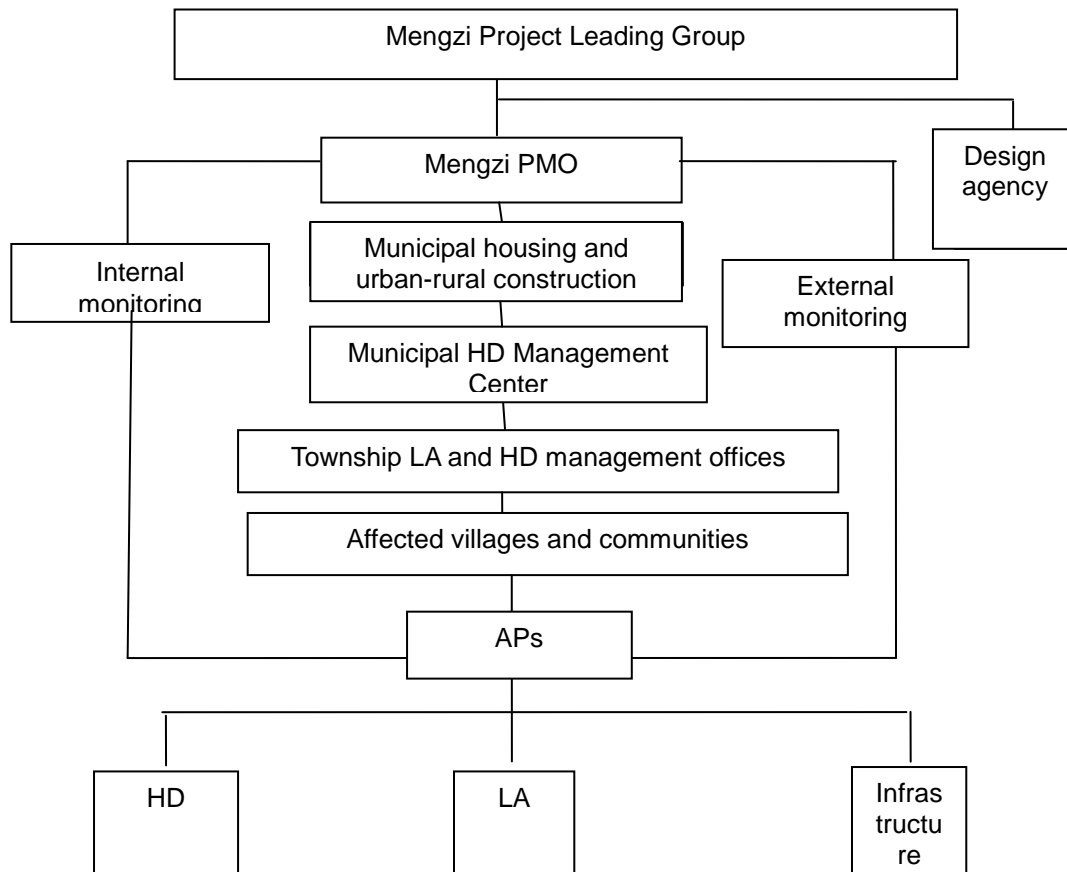


Figure 7-1 Organizational Chart for Resettlement Implementation

7.2 Organizational Responsibilities

7.2.1 Staffing

1. Mengzi Project Leading Group

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

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

2. Mengzi PMO

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

management agency

- Coordination, management, supervision and service in project implementation;
- Reporting the progress of project implementation to the Honghe Prefecture Government and the Bank;
- Organizing bid invitation and procurement;
- Preparing annual financial plans;
- Organizing the preparation of the Resettlement Planning Report;
- Project quality control;
- Coordinating technical assistance, research and training for the affected city;
- Leading and inspecting internal monitoring activities, and preparing resettlement progress reports;
- Appointing an external M&E agency and assisting in external M&E

3. Municipal housing and urban-rural construction bureau

- Providing industry plans, basic data, texts, topographic maps and other data for design;
- Responsible for project site selection, and handling planning, site selection and land approval formalities;
- Conducting relocation survey, supervision and public participation, and examining relocation programs;
- Organizing an LA and relocation office, and taking charge of project LA, relocation and compensation for APs

4. Township LA and HD management offices

The office is headed by the town leader in charge, and composed of officials from the land and resources bureau, and villages. Its main responsibilities are:

- Participating in the project survey and assisting in preparing the RAP;
- Organizing public participation and communicating resettlement policies;
- Implementing, inspecting, monitoring and recording all resettlement and ethnic minority development activities in the town;
- Going through the HD formalities;
- Responsible for the disbursement and management of land compensation fees;
- Supervising LA, the demolition of properties and attachments, housing reconstruction, and resettlement;
- Reporting LA, HD and resettlement information to the municipal land and resources bureau, and resettlement office;
- Coordinating and handling conflicts and issues arising from its work

5. Village committees and village groups

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

- Participating in the socioeconomic survey and DMS;
- Organizing public consultation, and communicating the policies on LA and HD;

- Selecting resettlement sites and allocating housing sites to APs;
- Organizing the implementation of resettlement activities;
- Disbursing and managing relevant funds;
- Reporting APs' opinions and suggestions to the competent authorities;
- Reporting the progress of implementation of resettlement;
- Providing assistance to displaced households in difficulties

6. Design agency

- At the planning and design stage, it will survey the physical indicators of LA and HD, the environmental capacity, the usable resources, etc. accurately, and assist the governments in the subproject area in formulating resettlement programs, preparing budgetary investment estimates for compensation for LA and HD, and drawing the relevant drawings.
- At the implementation stage, it will submit the design documents, technical specifications, drawings and notices to the owner timely, make design disclosure to the PMOs of all levels, assist in the implementation of the relocation and resettlement for production of the APs, and improve the resettlement programs based on the practical situation.

7. External M&E agency

The Mengzi PMO will employ a qualified M&E agency as the external resettlement M&E agency. Its main responsibilities are:

- Observing all aspects of resettlement planning and implementation as an independent M&E agency, monitoring and evaluating the resettlement results and the social adaptability of the APs, and submitting resettlement M&E reports to the Mengzi PMO and the Bank; and
- Providing technical advice to the Mengzi PMO in data collection and processing.

To ensure the successful implementation of the resettlement work, all resettlement agencies of the Subproject have been provided with full-time staff, and a smooth channel of communication has been established. Each resettlement agency is composed mainly of 3 to 6 administrative staff and specialized technicians, all of whom have certain professional and management skills, and considerable experience in LA, HD and resettlement. See Table 7-1.

Table 7-1 Staffing of Resettlement Agencies

Agency	Workforce	Composition
Mengzi Project Leading Group	3	Government officials
Mengzi PMO	15	Government officials, civil servants
Township LA and HD management offices	12	Civil servants
Village/community committees	3	Officials and AP representatives
Design agency	4	Senior engineers, engineers
External M&E agency	4-6	Resettlement experts

7.2.2 Equipment

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

7.2.3 Training Program

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

Trainees: There are two types of training:

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

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

Mode of training: Training is divided into two levels: The management staff training will be given by the Provincial PMO, and World Bank officials, government officials and experts will be invited to give lectures; the resettlement staff training will be given by the Mengzi PMO under the direction of the Provincial PMO at the project counties.

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

7.3 Implementation Schedule

According to the implementation schedule of the Subproject, the LA, HD and resettlement schedules of the components will be linked up with the construction schedules of the components; the main part of LA, HD and resettlement will begin in March 2014 and end in December 2015.

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

The overall resettlement schedule of the Subproject has been drafted according to the progress of preparation and implementation of LA, HD and resettlement. The times listed in the table are subject to adjustment with actual progress, as shown in Table 7-2.

Table 7-2 Resettlement Implementation Schedule

No.	Resettlement task	Target	Agency responsible	Time	Remarks
1	Project preparation				
1.1	Establishing the PMO	\	Mengzi City Government	Apr. 2012	
1.2	Appointing an RAP preparation agency	\	Mengzi PMO	Jun. 2012	
2	Announcement				
2.1	LA announcement	12 groups of 8 villages/communities	Municipal government, Mengzi PMO, HD management center, township governments	Mar. 2014	

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

No.	Resettlement task	Target	Agency responsible	Time	Remarks
2.2	Announcement of compensation and resettlement programs for LA	12 groups of 8 villages/communities	Municipal government, Mengzi PMO, HD management center, township governments	Mar. 2014	
2.3	DMS	12 groups of 8 villages/communities	Mengzi PMO, township governments	Apr. 2014	
2.4	Public consultation	\	Mengzi PMO, township governments	Apr. 2014	
3	Information disclosure				
3.1	RIB	12 groups of 8 villages/communities	Mengzi PMO, township governments, LA and HD office	Dec. 2013	
3.2	Disclosure of the RP on the Bank's website	\	Municipal government, PMO, Bank	Dec. 2013	
4	RAP and budget				
4.1	RAP and budget approval (compensation rates)	602.378 million yuan	Municipal government, PMO	Nov. 2013	
4.2	Village-level income restoration programs	8 villages/communities	PMO, village/community committees	Mar. 2014	
5	DMS				
5.1	DMS on LA and HD	12 groups of 8 villages/communities	Municipal government, PMO, LA and HD office	Apr. 2014	
6	Compensation agreement				
6.1	Village-level land compensation agreement	5 villages/communities	LA and HD office, AHs	Apr. 2014	
6.2	Household land compensation agreement	289 AHs	LA and HD office, AHs	May 2014	
6.3	House compensation agreement	295 AHs	LA and HD office, AHs	Jun. 2014	
7	House resettlement				
7.1	Selection and approval of housing sites	295 AHs	Municipal government, PMO, village/community committees, AHs	Jun. – Jul. 2014	
7.2	Preparation of housing sites	35 AHs	Municipal/town governments, village/community committees	Jul. 2014	
7.3	HD	295 AHs	LA and HD office, AHs	Aug. 2014	
7.4	Building new houses	295 AHs	Village/community committees, AHs	Jul. – Dec. 2014	
7.5	Moving into new houses	295 AHs	AHs	Jan. 2015	
8	Implementation of restoration measures				
8.1	Distribution of land compensation fees to AHs and land reallocation	8 villages/communities	Lin'an, LA and HD office, village/community committees	Jun. – Jul. 2014	
8.2	Implementation of village-level income restoration programs	8 villages/communities	PMO, village/community committees	2014-2015	
8.3	Income restoration through business and employment	289 AHs	Village/community committees, labor force	2014-2015	
8.4	Implementation of training program	289AHs	Labor and social security bureau	Mar. 2014 – Jun. 2015	
8.5	Identifying vulnerable households and implementing assistance measures	19 AHs	Civil affairs bureau, labor and social security bureau, PMO	2013-2015	
8.6	Identifying and hiring households for employment under the Subproject	1,800 APs	PMO, labor force, contractor	Jun. 2014 – Dec. 2015	
9	Capacity building of resettlement agencies				
9.1	PMO staff training	10 persons	PMO	Jan. 2014	
9.2	Training of municipal, township and village officials	50 persons	PMO	Mar. – May 2014	
10	M&E				

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

No.	Resettlement task	Target	Agency responsible	Time	Remarks
10.1	Baseline survey	One report	External M&E agency	Jan. 2014	
10.2	Establishing an internal M&E agency	As per the RP	PMO, IA	Jan. 2014	
10.3	Appointing an external M&E agency	One	PMO	Jan. 2014	
10.4	Internal monitoring reporting	Quarterly (as required)	PMO, IA	From Mar. 2014	
10.5	External monitoring reporting	Semiannual report	External M&E agency	Mar. 2014	1 st report
				Sep. 2014	2 nd report
10.6	External evaluation reporting	Annual report	External M&E agency	Mar. 2015	3 rd report
				Mar. 2016	4 th report
10.7	Post-evaluation report	One report	IA, PMO	Sep. 2016	
11	Public consultation		IA	Ongoing	
12	Grievance redress		IA	Ongoing	
13	Disbursement of compensation fees				
13.1	- Disbursement to the IA	Initial funds		Mar. 2014	
13.2	- Disbursement to villages	Most funds	IA	May 2014	
13.3	- Disbursement to AHs	Most funds	IA, village/community committees	Jun. 2014	
14	Commencement of civil construction				
14.1	Construction of the Subproject		Winning bidder	Oct. 2014	

8 Budget and Funding Sources

8.1 Budget

In the general budget, direct resettlement costs include compensation fees for permanent LA, HD, temporary land occupation and ground attachments, as well as administrative costs, training costs, taxes and contingencies, etc.

The general resettlement budget of the Subproject is 602.378 million, including compensation fees for collective land acquisition of 18.6238 million yuan (3.09% of general budget), compensation fees for HD of 372.596 million yuan (61.85% of general budget), compensation fees for urban area land of 700.86 million yuan (1.16% of general budget), compensation fees for temporary land occupation of 61,200 yuan (0.01% of general budget), compensation fees for ground attachments of 1.4073 million yuan (0.23% of general budget), subsidies for vulnerable groups of 4.2484 million yuan (0.71% of general budget), resettlement management costs of 8.922 million yuan (1.48% of general budget), resettlement planning and M&E costs of 3.399 million yuan (0.56% of general budget), training costs of 2.1245 million yuan (0.35% of general budget), taxes of 98.5925 million yuan (16.37% of general budget), and contingencies of 60.2379 million yuan (10% of general budget).

The general resettlement budget will be included in the overall costs of the Subproject, as shown in Table 8-1.

Table 8-1 Resettlement Budget

No.	Item	Unit	Compensation rate (yuan)	Qty.	Amount (0,000 yuan)	Percent (%)
1	Basic resettlement costs	0,000 yuan	\		42485.39	70.53
1.1	Compensation fees for permanent LA	0,000 yuan	\		1862.38	3.09
1.1.1	Cultivated land	mu	50348	154.2	776.36	1.29
1.1.2	Garden land	mu	50348	201.18	1012.91	1.68
1.1.3	Housing land	mu	50348	7.46	37.56	0.06
1.1.4	Young crop compensation fees	mu	1000	355.38	35.55	0.06
1.2	Compensation fees for HD	0,000 yuan	\		37259.62	61.85
1.2.1	Demolition of residential houses on collective land			0	172.5	0.29
1.2.1.1	Masonry concrete structure	m ²	1000	1152.8	115.28	0.19
1.2.1.2	Masonry timber structure	m ²	500	1047.52	52.38	0.09
1.2.1.3	Simple structure	m ²	200	241.99	4.84	0.01
1.2.2	Demolition of non-residential properties on collective land			0	176.69	0.29
1.2.2.1	Masonry concrete structure	m ²	400	1435.67	57.43	0.1
1.2.2.2	Masonry timber structure	m ²	300	2913.5	87.41	0.15
1.2.2.3	Simple structure	m ²	200	1592.31	31.85	0.05
1.2.3	Demolition of residential houses			0	17441.8	28.95

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

	on state-owned land					
1.2.3.1	Frame structure	m ²	3600	2398.85	863.59	1.43
1.2.3.2	Masonry concrete structure	m ²	3600	34252.61	12330.94	20.47
1.2.3.3	Masonry timber structure	m ²	3000	6145.67	1843.7	3.06
1.2.3.4	Earth timber structure	m ²	2500	5547.03	1386.76	2.3
1.2.3.5	Simple structure	m ²	2000	5084.23	1016.85	1.69
1.2.4	Demolition of non-residential properties on state-owned land			0	3217.03	5.34
1.2.4.1	Masonry concrete structure	m ²	3600	4480.88	1613.11	2.68
1.2.4.2	Masonry timber structure	m ²	3000	2699.84	809.95	1.34
1.2.4.3	Earth timber structure	m ²	2500	3175.87	793.97	1.32
1.2.5	Demolition of stores on state-owned land			0	4120.1	6.84
1.2.5.1	Masonry concrete structure	m ²	8000	5150.13	4120.1	6.84
1.2.6	Moving subsidy	Household	1000	282	28.2	0.05
1.2.7	Transition subsidy (36 months)	m ²	288	68839.9	1982.59	3.29
1.2.8	Early moving reward	yuan	10% of the compensation for HD		2512.82	4.17
1.2.9	compensation for production or business suspension	yuan/m ²	80	5150.13	41.2	0.07
1.2.10	Subsidy for water and electricity installation	Household	1000	282	28.2	0.05
1.2.11	Subsidy for attachments and decoration	yuan	30% of HD costs		7538.45	12.51
1.3	compensation for the urban area land				700.86	1.16
1.3.1	collective construction land of communities	Mu	50348	82	412.86	0.69
1.3.2	valid land of entities	Mu	300000	9.6	288	0.48
1.4	Compensation fees for temporary land occupation	mu	1000	61.24	6.12	0.01
1.5	Compensation fees for ground attachments	0,000 yuan	\		140.74	0.23
1.5.1	Wells	/	4000	20	8	0.01
1.5.2	Toilets	/	300	27	0.81	0
1.5.3	Biogas tanks	/	5000	53	26.5	0.04
1.5.4	Ponds	/	260	20	0.53	0
1.5.5	Pomegranate	/	100	7431	74.31	0.12
1.5.6	Loquat	/	100	3009	30.09	0.05
2	Subsidy for vulnerable groups	0,000 yuan	1% of direct LA and HD costs		424.84	0.71
3	Administrative costs	0,000	\		892.2	1.48

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban
Transport Project (Mengzi City Subproject)

	(2.1% of basic costs)	yuan				
4	Resettlement planning and monitoring costs (0.8% of basic costs)	0,000 yuan	\		339.9	0.56
5	Training costs (0.5% of basic costs)	0,000 yuan	\		212.45	0.35
6	Taxes and fees on LA	0,000 yuan	\		9859.25	16.37
6.1	LA management costs (2.8% of basic costs)	0,000 yuan	\		1189.59	1.97
6.2	Farmland occupation tax	mu	17333.42	355.38	609.49	1.01
6.3	Land reclamation costs	mu	12600	355.38	443.06	0.74
6.4	Fees for compensated use of new construction land	mu	9333.38	355.38	335.15	0.56
6.5	Compensation fees for farmland quality	mu	186667.6	355.38	6563.78	10.9
6.6	Basic pensions for LEFs	mu	20000	362.84	718.18	1.19
7	Contingencies (10% of total costs)	0,000 yuan	\		6023.79	10
8	Total	0,000 yuan	\		60237.82	100

8.2 Annual Investment Plan

Before project construction or during project implementation, the investment plan will be implemented in stages in order not to affect the production and livelihoods of the AHs, as shown in Table 8-2.

Table 8-2 Annual Investment Plan

Year	2014	2015	Subtotal
Investment (0,000 yuan)	42166.47	18071.35	60237.82
Percent (%)	70%	30%	100%

8.3 Funding Sources and Disbursement Process

According to the construction plan of the Subproject, the resettlement funds of the Subproject are from fiscal appropriations of the district government, and domestic bank loans.

During the implementation of the Subproject, the Mengzi PMO, and Lin'an LA and HD Office will pay compensation fees for LA and HD directly to the affected entities/households according to the compensation agreements entered into with them. See Figure 8-1.

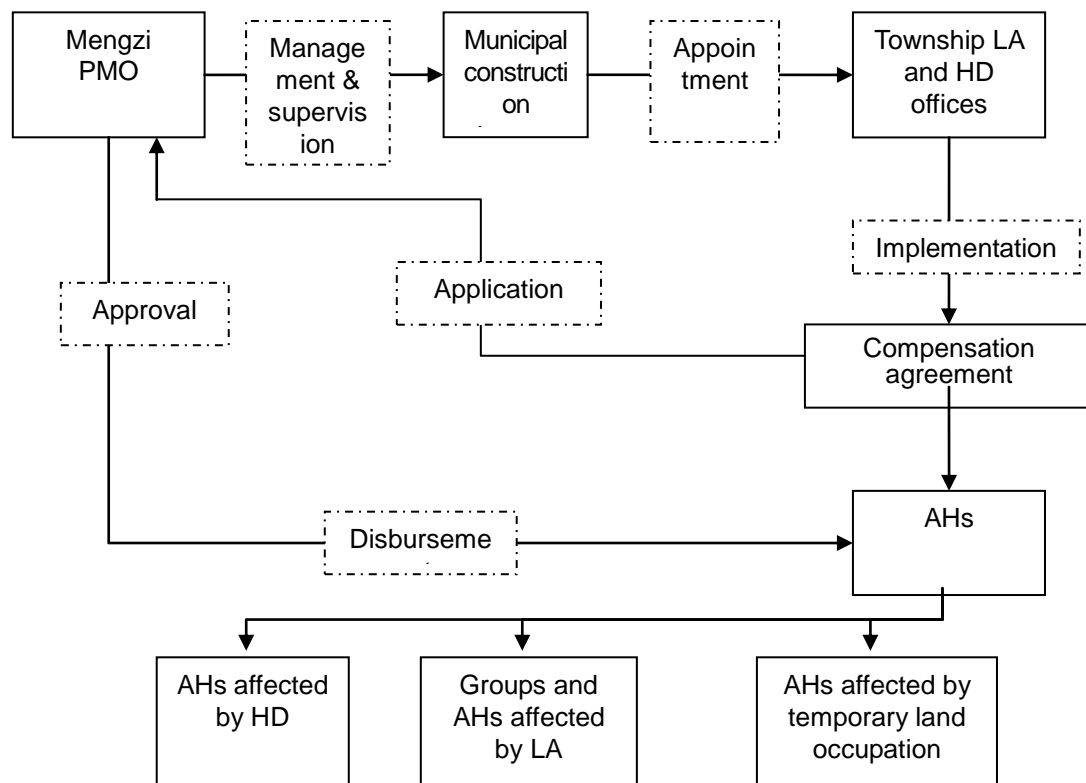


Figure 8-1 Disbursement Flowchart of Resettlement Funds

9 Public Participation and Consultation

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

9.1 Means of and Measures for Public Participation

9.1.1 Means of Participation

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

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

(1) Focus group discussion (FGD)

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

(2) Structured questionnaire survey

At the preparation and design stages of the Subproject, a structured questionnaire was designed to fully understand the expected resettlement modes of the affected population, with focus on rural reconstruction and resettlement programs. In public consultation activities conducted in early September 2012, all households affected by HD were included in the questionnaire survey.

(3) Discussion meeting and personal interview

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

9.1.2 Measures for Participation and Consultation

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

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

In order that the APs and the affected local governments are fully aware of the RAP, and the compensation and resettlement programs under the Subproject, the

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

9.2 Public Participation at the Preparation Stage

Since May 2011, under the direction of the consultants, the Mengzi City Government and Mengzi PMO have conducted a series of socioeconomic survey and public consultation activities. Extensive public consultation has also been conducted during the DMS.

The specific public participation and consultation activities include:

- From May to December 2012, the Mengzi PMO has led the planning and design agencies to conduct field survey in the subproject area many times, publicize basic project information, and learn the DMS results, and the socioeconomic profile of the affected population.
- The AHs were sampled randomly on site at a rate of 20%. Through layered sampling, 58 households were sampled from the 8 villages affected by LA, accounting for 20.28% of all households affected by LA, and 60 households (9 rural and 51 urban ones) sampled from the two villages and 5 communities affected by HD, accounting for 23.26% of all households affected by HD. During the survey, most of the sample households were aware of the construction plan of the Subproject and supported the Subproject, because the Subproject could improve the local traffic conditions and living environment effectively, promote local economic development, create job opportunities, and improve the local residents' income and standard of living.
- During the DMS and socioeconomic survey, the APs' expectations for compensation and resettlement were learned. Their opinions about LA and HD are as follows: The compensation and resettlement policies should be open and transparent, and compensation should be fair and reasonable, and be granted under public supervision; compensation should be based on the applicable laws and regulations; the resettlement process should improve their productive and living conditions.
- During project preparation, the Mengzi PMO led the planning and design agencies to visit the government functional departments concerned, township governments many times to seek solutions to some issues in resettlement consultation, and integrate their decisions to provide diversified policy safeguards and measures for resettlement. The key agencies visited include the land and resources bureau, agriculture bureau, stockbreeding bureau, labor and social security bureau, civil affairs bureau, housing and urban-rural construction bureau, etc., and the affected township governments.
- FGDs were held in the village groups, involving township leaders in charge, group officials and AH representatives. During this process, the distribution programs of compensation fees of these groups were learned preliminarily, and post-LA development measures and income restoration programs were discussed, and consultation was conducted on resettlement community planning.

See Table 9-1 **Error! Reference source not found..**

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

Table 9-1 Main Public Participation Activities at the Preparation Stage

Orga nizer	Time	Participants	Topic	Key opinions and suggestions	Actions and effects
Mengzi PMO	May – Jul. 2012	Design agency, township governments, affected village groups, APs	Consultation on site selection and construction plan	LA and HD impacts should be minimized	Optimize the project site and design without breach of the plan to minimize LA and HD impacts
Mengzi PMO	Aug. – Sep. 2012	Design agency, township governments, affected village groups, APs	DMS	The DMS should be fair, just and accurate.	Obtain DMS results, which should be accepted by the village groups and APs.
Mengzi PMO	Aug. – Sep. 2012	Staff of implementing agencies, affected village groups, APs	Publicity of project information, and policies on compensation and resettlement	Information should be disclosed; policies should be transparent and fair.	Enhance the understanding of the Project, and provide greater support for the compensation and resettlement policies.
Mengzi PMO	Late Aug. 2012; mid Nov. 2012; late May 2013	Design agency, township governments, affected village groups, APs	Socioeconomic survey; resettlement willingness survey; consultation on resettlement programs	1. Representatives of the AHs think the compensation rate for cultivated land is relatively low. 2. Representatives of the AHs expect to attend free skills training under the Subproject, and expect that such training be adapted to local conditions, such as pomegranate cultivation, pig breeding, marketing, business, etc.; 3. Buildings without complete certificates should be compensated for appropriately.	1. The land and resources bureau thinks that this rate is already higher than before and it is inappropriate to further increase it, but promises that any adjustment to such rate will be included in the updated RAP. 2. The municipal agriculture bureau, and labor and social security bureau would organize free labor reemployment and skills training, and offer referral services. 3. During urban HD, if the ratio of aboveground building area to floor area is more than 2 and the two certificates are incomplete, and the building was constructed without approval by the competent authority, without a construction planning permit or not in conformity with the construction planning permit, punishment will be imposed according to Article 64 of the Urban and Rural Planning Law of the PRC; if the building is demolished within the specified time, it will be compensated for at 50% of appraised construction cost.

With the progress of project preparation and implementation, the design agency, Mengzi PMO and township governments will conduct further public participation. See Table 9-2.

Table 9-2 Public Participation Plan of the Subproject

Purpose	Mode	Time	Agencies	Participants	Topic
RAP disclosure	Village bulletin board, village meeting	Dec. 2013	Mengzi PMO, township governments	All APs	RAP disclosure
RAP or RIB	Distribution to APs	Dec. 2013	Mengzi PMO, township governments	All APs	RAP or RIB
LA announcement	Village bulletin board, village meeting	Mar. 2014	Mengzi PMO, township governments	All APs	Disclosure of LA area, compensation rates and resettlement modes, etc.
Announcement of compensation and resettlement program for LA	Village bulletin board, village meeting	Mar. 2014	Mengzi PMO, township governments	All APs	Compensation fees and mode of payment
Determination / implementation of income restoration program	Village meeting (many times)	Apr. 2014	Mengzi PMO, township governments	All APs	Discussing the final income restoration program and the program for use of compensation fees

9.3 Public Participation at the Implementation Stage

9.3.1 Participation in Resettlement for HD

1. Compensation rates for houses

House compensation rates concern the AHs' immediate interests. Before HD, the resettlement agencies will consult with the AHs about house compensation rates and enter into agreements with them. The consultation results will be posted after the execution of agreements for public supervision.

2. Resettlement site and mode for HD

At the RAP preparation stage, the departments concerned conducted a survey on resettlement sites and modes. According to the results, most APs prefer the mode of nearby central resettlement. The resettlement agencies and the local governments will provide assistance at all stages of resettlement.

9.3.2 Participation in the Use and Management of Land Compensation Fees

Land compensation fees and compensation fees for other collective assets to be returned by the village as stipulated shall be owned by the village collective, and shall not be withheld or embezzled by any organization or individual. Compensation fees shall be used by the village collective for dedicated purposes in a unified manner.

9.3.3 Participation in Subproject Construction

Project construction will affect different project areas more or less. In order to ensure that the APs benefit from the Subproject, public participation in project construction is highly encouraged, and convenience in materials and labor use will be provided.

9.4 Women's Participation

The implementing agencies and the local governments have attached special

importance to the role of women in resettlement implementation, and cared about their personal and household needs from the beginning of the Subproject.

In the subproject area, women enjoy the same rights and status as men, and play a crucial role in economic activities and housework, especially in rural areas, where most women stay at home. Except family responsibility, women play a crucial role in farming and nonagricultural operations. Therefore, in the subproject area, women even show greater enthusiasm about the Subproject than men. They not only participate actively in all stages of resettlement, but also play an outstanding role in the consultation about resettlement sites and modes.

During the general survey, the women representatives of all affected villages were invited to the survey team to ensure communication with the affected women. At the small-scale discussion meetings of all villages, over 30% of attendees were women. They not only showed great support for the Subproject, but were also concerned about the accuracy of DMS results, the rationality of compensation rates, and if compensation fees could be available timely. At the resettlement planning stage, the design agency invited women representatives to discuss the project design, and listened to their comments, requirements and issues about production resettlement, relocation and resettlement housing construction. These consultation activities have positive significance in addressing women's worries about livelihoods and traditional production patterns, and ensuring that women benefit equally from the Subproject. In addition, each resettlement implementation and management agency has at least one female official. Priority will be given to women during resettlement, especially in livelihood restoration and project construction activities, to provide them with more job opportunities.

10 Monitoring and Evaluation Arrangements, and Grievance Redress

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

10.1 Internal Monitoring

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

10.1.1 Implementation Procedure

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

10.1.2 Scope of Monitoring

1. Compensation fees paid to APs and entities
2. Availability of resettlement housing under cash compensation
3. Construction of resettlement housing under property swap
4. Staffing, training, working schedule and efficiency of the resettlement organization
5. Registration and handling of grievances and appeals of APs

10.1.3 Internal Monitoring Reporting

Each implementing agency will prepare an internal monitoring report semiannually, and submit it to the corresponding component PMO, which will in turn submit it to the Mengzi PMO and the Bank at the end of each year.

10.2 Independent External Monitoring

10.2.1 Purpose and Tasks

External M&E means the regular M&E of LA, HD and resettlement activities from out of the resettlement organization to see if the objectives of resettlement are met. Through external M&E, opinions and suggestions are proposed on the whole resettlement process, and the restoration of the production level and standard of living of APs, an early warning system is established for the management agencies, and a feedback channel provided for APs.

The external M&E agency will serve as the consultant to the management and implementing agencies of the Subproject, conduct follow-up monitoring on the implementation of the RAP, and give opinions for decision-making.

10.2.2 External M&E Agency

As required by the Bank, a qualified agency will be appointed as the external M&E agency, which will provide technical assistance to the implementing agencies,

and implement basic monitoring through resettlement survey and standard of living survey.

10.2.3 Procedure and Scope of Monitoring

1. Preparing the terms of reference of M&E
2. Preparing a survey outline, survey form and record card of affected residents and typical affected entities
3. Design of sampling survey plan and sample size: not less than 15% of households affected by LA, not less than 20% of households affected by and HD; all of entities affected by HD
4. Baseline survey

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

5. Establishing an M&E information system

An M&E information system will be established, where a database will be established for different types of M&E data, in order to provide computer aid for analysis and follow-up monitoring.

6. M&E survey

(1) Capacity evaluation of resettlement implementing agencies: to survey the working capacity and efficiency of the resettlement implementing agencies

(2) Monitoring of resettlement progress, compensation rates and payment to typical displaced households: to monitor the disbursement of compensation fees, income restoration and resettlement quality of residents; and restoration measures for vulnerable groups

(3) Public participation and consultation: to monitor public participation activities during the preparation and implementation of the RAP, and the effectiveness of participation

- (4) Appeals: to monitor the registration and disposition of appeals of APs

7. Compiling monitoring data, and establishing a database

8. Comparative analysis

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

10.2.4 Monitoring Indicators

1. Progress: preparation and implementation of LA, HD and resettlement
2. Quality: effectiveness of resettlement measures and satisfaction of APs
3. Investment: disbursement and use of funds

M&E will be conducted on the basis of the survey data provided by the survey and design institute, and resettlement implementing agencies. After a full understanding has been obtained, M&E will be conducted in the form of key informant interview and rapid rural appraisal. Usually, the external M&E agency will perform the following tasks:

1. Public consultation

The external M&E agency will attend public consultation meetings at villages and towns. In this way, it will be able to evaluate the effectiveness of public participation and the willingness of APs to cooperate in the RAP. These activities will be conducted during and after resettlement.

2. Collecting opinions from the APs

The external M&E agency will meet township resettlement offices and villagers from time to time to learn opinions collected by them from APs. The external M&E agency will report such opinions to the resettlement offices so as to make resettlement more effective and smooth.

3. Other duties

The external M&E agency will give advice on the improvement and implementation of the RAP to the resettlement offices.

10.2.5 External Monitoring Reporting

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

1. Interval

The baseline survey and M&E will begin in January 2014, and end half a year after the completion of resettlement activities and, production and livelihood restoration. As required by the Bank, external monitoring will be conducted twice a year since the beginning of resettlement. After the completion of resettlement, production and livelihood restoration will be tracked annually for two years; a post-evaluation will be prepared within half a year after income restoration. The above reports will be submitted to the Bank for review as required.

2. Scope

- (1) Baseline survey of APs;
- (2) Progress of LA, HD and resettlement;
- (3) Production resettlement and restoration;
- (4) Property demolition and reconstruction;
- (5) Restoration progress of special facilities;
- (6) Standard of living of APs;
- (7) Availability and utilization of resettlement funds;
- (8) Evaluation of the efficiency of the resettlement implementing agencies;
- (9) Support for vulnerable groups;
- (10) Functions of the resettlement implementing agencies;
- (11) Existing issues and suggestions

10.2.6 Post-evaluation

After the completion of the Subproject, the resettlement activities will be subject to post-evaluation using the theory and methodology for post-evaluation on the basis of M&E. Successful experience and lessons of land acquisition will be evaluated to provide experience that can be drawn on for future resettlement. Post-evaluation will be conducted by an external independent M&E agency appointed by the PMO. The post-evaluation agency will prepare terms of reference for post-evaluation to establish a system of evaluation indicators, conduct socioeconomic analysis and survey, and prepare the Resettlement Post-evaluation Report for submission to the Bank.

10.3 Grievance Redress Mechanism

During LA, HD and resettlement, the following measures shall be taken to reduce grievances and appeals: 1) The implementing agencies and the local governments will give extensive publicity to the LA, HD and resettlement policies in such forms as meeting, discussion and door-to-door survey so that the APs can understand the LA, HD and resettlement policies and principles, and compensation rates; 2) Disclose

information on LA and HD losses, resettlement agreements, compensation fee disbursement, the construction progress of resettlement housing, and the resettlement agencies through mass media and bulletin boards to accept public supervision; 3) Strengthen communication and consultation with the APs. The implementing agencies and the local governments will listen to the APs' comments and requirements carefully, conduct honest communication and consultation with them, help them solve difficulties and problems encountered during resettlement, and me During preparation and implementation of the RAP, consistent attention will be paid to the participation of the APs and the affected entities, and an appeal mechanism established. If any AP is dissatisfied with any compensation arrangement or thinks that he/she is treated unfairly or unreasonably during resettlement, he/she may seek a solution through the appropriate procedure.

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

Stage 1: If any AP is dissatisfied with the RAP, he/she can file an oral or written appeal to the village committee or demolition implementing agency orally or in writing. In case of an oral appeal, the village committee or demolition implementing agency shall handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the town resettlement office/management agency after receiving such disposition, which shall make a disposition within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may escalate the appeal to the competent administrative authorities in accordance with applicable laws and regulations after receiving such disposition for arbitration, and the government approving LA and HD shall make a judgment.

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

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

11 Entitlement Matrix

Table 11-1 Entitlement Matrix

Type of impact	Application	Entitled persons / groups	Compensation policy	Entitlement to compensation	Compensation rate
Acquisition of collective land	Acquiring 362.84 mu of collective land permanently for the Subproject, including 154.2 mu of cultivated land, 7.46 mu of housing land and 201.18 mu of garden land	289 households with 932 persons in 12 groups of 8 villages	Cash compensation sufficient to maintain existing socioeconomic conditions Providing diversified resettlement measures to ensure that the production level and standard of living are restored stably	Providing cash compensation for the village groups and households affected by LA Providing diversified resettlement measures to ensure that the production level and standard of living are restored stably Restoration measures include land retention, basic living security LEFs, agricultural development, social security, skills training and employment promotion	The affected groups and AHs will receive cash compensation at 50,348 yuan/mu, to be adjusted to per capita land area and land type. 10% of land acquired will be returned to the affected groups. LEFs will receive basic living security at 50, 80 or 120 yuan/month.
Demolition of residential houses on collective land	Total area 2,442.31 m ²	35 households with 109 persons	Receiving cash compensation at full replacement cost; providing moving subsidy and transition subsidy; receiving housing sites for self construction	Receiving cash compensation at full replacement cost; receiving a transition subsidy, a moving subsidy, a subsidy for water and electricity installation, and an early moving reward Each AH will be resettled in its own group on a “one house per household” basis, where a housing site of 150 m ² will be granted to each AH through exchange.	The final compensation rate will be based on market appraisal, but not less than the corresponding proposed benchmark rate. See Table 5-4.
Demolition of non-residential properties on collective land	Illegal buildings totaling 5,941.48 m ²	6 households with 26 persons	Illegal non-residential properties on collective land will be compensated for at construction cost, and no housing site will be granted for reconstruction. Any lessee will be notified 3 months in advance and assisted in leasing a new property for continued operation.	Receiving compensation at construction cost; Lessees to be resettled by proprietors under lease contracts	Masonry concrete: 400 yuan/m ² Masonry timber: 300 yuan/m ² Earth timber: 200 yuan/m ²
Demolition of residential houses on state-owned	Total area 53,428.39 m ²	193 households with 646 persons	Receiving compensation at market value; Providing moving subsidy and transition subsidy Choosing cash	In case of cash compensation, the amount of compensation will be fixed through appraisal and paid at a time; in case of property swap, swap may be conducted after the settlement of any price difference based on the appraised value or at a certain ratio.	The final compensation rate will be based on market appraisal, but not less than the corresponding proposed benchmark rate. See Table

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

land			compensation or property swap	If the two certificates are in complete, the size entitled to compensation will be determined according to the applicable policy.	5-6. An acquired house will be swapped at a ratio of 1:1.15 if is in frame, masonry concrete on bottom frame or masonry concrete structure or 1:1 if it is in masonry timber or earth timber structure.
Demolition of non-residential properties on state-owned land	Properties of entities totaling 10,356.59 m ²	7 entities with 45 persons	Receiving compensation at market value; If relocation is necessary, construction land will be provided for reconstruction through consultation.	Receiving compensation at market value; If relocation is necessary, construction land will be provided for reconstruction through consultation.	The final compensation rate will be based on market appraisal, but not less than the corresponding proposed benchmark rate. See Table 5-8.
	Stores totaling 5,150.13 m ² (without complete certificates and converted from residential houses)	54 stores with 184 persons	compensation area will be identified according to the policy document MCG [2013] No.159 provide compensation for HD as their market value; Provide Moving subsidy and transfer subsidy for HD;provide three resettlement modes available include property swap, cash compensation, and a combination of property swap and cash compensation.	Cash compensation or property swap according the identified area; With the option of cash compensation, AHs will be compensated with the market value of identified area; With the option of property swap, AHs will be provided resettlement house with the equal area as identified;	Compensation rate determined by market assessment, see table 5-7.
Vulnerable groups	Vulnerable groups in the affected population (poor households, MLS households and the disabled)	19 households with 63 persons	Having priority in resettlement, receiving subsidies, relief policies and extra financial support	Priority in resettlement and extra assistance; Having priority in receiving urban and rural MLS, medical assistance for urban and rural residents, etc.	Receiving an extra subsidy of 4,000 yuan per household
Ground attachments	All types of ground attachments	Proprietors	Compensation will be paid directly to proprietors at full replacement cost.	Compensation will be paid directly to proprietors at full replacement cost.	See Table 5-10
All types of impact	Subproject area	All APs / affected entities	/	Appeals of APs on property demolition and resettlement are exempt from costs and management	

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

				fees.	
--	--	--	--	-------	--

Appendix 1: Lending, Exemption, Support and Subsidization Policy

Lending, exemption, support and subsidization means the government shall provide lending, tax and fee reduction and exemption, supporting services and financial subsidization measures to startup entrepreneurs since 2009.

1. Lending:

Graduates, migrant workers, ex-servicemen and returned students who have the ability to start up a business may apply for a small-amount business startup loan of not more than 50,000 yuan per capita.

According to the Measures for the Implementation of Small-amount Secured Loans of Chuxiong Prefecture, any eligible household affected by the Subproject may apply for a small-amount secured loan to solve financial difficulty in business startup.

(1) Eligible borrowers

All unemployed persons, ex-servicemen, returned students and returned farmers registered in Lufeng County who have been self-employed, started up businesses or entered into partnership, and are aged below 60 years for men and 55 years for women, physically healthy, honest and trustworthy, and able to provide a valid business license and a lawful means of guarantee may apply for a small-amount secured loan.

A labor-intensive small enterprise may apply for discount interest for its small-amount secured loan with the approval of the finance, and labor and social security departments.

(2) Limit and term of loan, discount interest and recovery

Limit of loan: (1) Any unemployed person engaged in individual business or partnership may apply for a small-amount secured loan of not more than 50,000 yuan per capita based on its business line, personal credit standing and ability to pay; the amount of loans for a partnership shall not exceed 200,000 yuan. (2) If a business started up successfully employs registered unemployed persons, it may apply for a small-amount secured loan of not more than 300,000 yuan based on the actual number of persons employed, business line and ability to pay. (3) A labor-intensive small enterprise that has employed unemployed persons in our prefecture accounting for 30% of its active workforce (15% for an enterprise with an active workforce of over 100) in the current year and entered into a labor contract of not less than one year may apply for a discount interest not more than 2 million yuan on its small-amount secured loan of based on the actual number of registered unemployed persons employed in the previous year, the term of the labor contract, credit standing and business status.

Term of loan: The term of small-amount secured loan for an individual business or partnership shall be two years in principle; if extension is necessary, the applicant shall file a written application with the county labor and social security bureau within one month before the maturity; the loan may be extended for more than one year without discount interest with the approval of the county labor and social security bureau, and the lending bank.

Calculation method of discount interest: fully discounted by the finance department

2. Exemption:

Relevant administrative fees and taxes shall be exempted for startup entrepreneurs, who may apply for small-amount business startup loans without guarantee and without interest.

3. Support:

- Business startup consulting and training services
- Business startup project review
- Business startup mentoring
- Follow-up services

4. Subsidization:

Anyone who has started up a business successfully for one year shall be granted

a subsidy of 1,000-3,000 yuan.

Any entity undertaking business startup support shall be granted a subsidy of 1,600 yuan for each person assisted in successful business startup.

Service process

(1) The entrepreneur files a business startup application with the undertaking agency;

(2) The undertaking agency provides consulting and training services to the applicant, reviews the proposed project preliminarily, and recommends the project to the rural credit cooperative;

(3) The rural credit cooperative reviews the project recommended by the undertaking agency and decides if a small-amount business startup loan will be granted; any granted loan will be withdrawn on schedule;

(4) The undertaking agency recommends a mentor to the entrepreneur and provides follow-up services;

(5) The finance, and labor and social security departments reviews, grants or writes off the successful startup subsidy and any bad loan proposed by the entrepreneur and the undertaking agency.

Appendix 2: Detailed Budget

Sheet-1

No.	Item	Unit	Compensation rate (yuan)	Jinhua Road		Zhaozhong Road		Xuefu Road		Wenlan Highway- Railway Complex	
				Qty.	Amount (0,000 yuan)	Qty.	Amount (0,000 yuan)	Qty.	Amount (0,000 yuan)	Qty.	Amount (0,000 yuan)
1	Basic resettlement costs	0,000 yuan	\	\	30393.23	\	9517.21	\	1884.38		207
1.1	Compensation fees for permanent LA	0,000 yuan	\	\	0	\	0	\	1215.39	\	192.56
1.1.1	Cultivated land	mu	50348	0	0	0	0	113.7	572.46	0	0
1.1.2	Garden land	mu	50348	0	0	0	0	115.68	582.43	37.5	188.81
1.1.3	Housing land	mu	50348	0	0	0	0	7.46	37.56	0	0
1.1.4	Young crop compensation fees	mu	1000	0	0	0	0	229.38	22.94	37.5	3.75
1.2	Compensation fees for HD	0,000 yuan	\	\	29278.72	\	7414.69	\	566.21	\	0
1.2.1	Demolition of residential houses on collective land				0		0		172.5		
1.2.1.1	Masonry concrete structure	m ²	1000	0	0	0	0	1152.8	115.28	0	0
1.2.1.2	Masonry timber structure	m ²	500	0	0	0	0	1047.52	52.38	0	0
1.2.1.3	Simple	m ²	200	0	0	0	0	241.99	4.84	0	0

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

	structure										
1.2.2	Demolition of non-residential properties on collective land				0		0		176.69		
1.2.2.1	Masonry concrete structure	m ²	400	0	0	0	0	1435.67	57.43	0	0
1.2.2.2	Masonry timber structure	m ²	300	0	0	0	0	2913.5	87.41	0	0
1.2.2.3	Simple structure	m ²	200	0	0	0	0	1592.31	31.85	0	0
1.2.3	Demolition of residential houses on state-owned land				15082.42		2359.42		0		
1.2.3.1	Frame structure	m ²	3600	2126.27	765.46	272.58	98.13	0	0	0	0
1.2.3.2	Masonry concrete structure	m ²	3600	30053.66	10819.32	4198.95	1511.62	0	0	0	0
1.2.3.3	Masonry timber structure	m ²	3000	4650.9	1395.27	1494.77	448.43	0	0	0	0
1.2.3.4	Earth timber structure	m ²	2500	4917.91	1229.48	629.12	157.28	0	0	0	0
1.2.3.5	Simple structure	m ²	2000	4364.43	872.89	719.8	143.96	0	0	0	0
1.2.4	Demolition of non-residential properties on state-owned land				1114.51		2102.52		0		
1.2.4.1	Masonry concrete	m ²	3600	906.45	326.32	3574.43	1286.79	0	0	0	0

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

	structure										
1.2.4.2	Masonry timber structure	m ²	3000	18.43	5.53	2681.41	804.42	0	0	0	0
1.2.4.3	Earth timber structure	m ²	2500	3130.62	782.66	45.25	11.31	0	0	0	0
1.2.5	Demolition of stores on state-owned land				3565.47		554.63		0		
1.2.5.1	Masonry concrete structure	m ²	8000	4456.84	3565.47	693.29	554.63		0		
1.2.6	Moving subsidy	Household	1000	163	16.3	84	8.4	35	3.5	0	0
1.2.7	Transition subsidy (36 months)	m ²	288	54625.51	1573.21	11772.06	339.04	2442.31	70.34	0	0
1.2.8	Early moving reward	yuan	10% of the compensation for HD		1976.24		501.66		34.92		0
1.2.9	compensation for production or business suspension	yuan/m ²	80	693.29	5.55	4456.84	35.65	0	0	0	0
1.2.10	Subsidy for water and electricity installation	Household	1000	163	16.3	84	8.4	35	3.5		
1.2.11	Subsidy for attachments and decoration	yuan	30% of HD costs		5928.72		1504.97		104.76		

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

1.3	compensation for the urban area land				404.51		296.35				
1.3.1	collective construction land of communities	Mu	50348	72	362.51	10	50.35				
1.3.2	valid land of entities	Mu	300000	1.4	42	8.2	246				
1.4	Compensation fees for temporary land occupation	mu	1000	0	0	0	0	61.24	6.12	0	0
1.5	Compensation fees for ground attachments	0,000 yuan	\	\	0	\	0	\	96.66	\	14.44
1.5.1	Wells	/	4000	0	0	0	0	10	4	2	0.8
1.5.2	Toilets	/	300	0	0	0	0	17	0.51	3	0.09
1.5.3	Biogas tanks	/	5000	0	0	0	0	21	10.5	12	6
1.5.4	Ponds	/	260	0	0	0	0	8	0.21	6	0.16
1.5.5	Pomegranate	/	100	0	0	0	0	5731	57.31	524	5.24
1.5.6	Loquat	/	100	0	0	0	0	2413	24.13	215	2.15
2	Subsidy for vulnerable groups	0,000 yuan	1% of direct LA and HD costs		303.93		95.17		18.84		2.07
3	Administrative costs (2.1% of basic costs)	0,000 yuan	\	\	638.26	\	199.86	\	39.57	\	4.35

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

4	Resettlement planning and monitoring costs (0.8% of basic costs)	0,000 yuan	\	\	243.15	\	76.14	\	15.08	\	1.66
5	Training costs (0.5% of basic costs)	0,000 yuan	\	\	151.97	\	47.59	\	9.42	\	1.04
6	Taxes and fees on LA	0,000 yuan	\	\	851.01	\	266.48	\	5715.88	\	928.05
6.1	LA management costs (2.8% of basic costs)	0,000 yuan	\	\	851.01	\	266.48	\	52.76	\	5.8
6.2	Farmland occupation tax	mu	17333.42	0	0	0	0	229.38	397.59	37.5	65
6.3	Land reclamation costs	mu	12600	0	0	0	0	229.38	289.02	37.5	47.25
6.4	Fees for compensated use of new construction land	mu	9333.38	0	0	0	0	229.38	221.05	37.5	35
6.5	Compensation fees for farmland quality	mu	186667.6	0	0	0	0	229.38	4281.78	37.5	700
6.6	Basic pensions for LEFs	mu	20000	0	0	0	0	236.84	473.68	37.5	75

7	Contingencies (10% of total costs)	0,000 yuan	\	\	3620.17	\	1133.61	\	853.69		127.13
8	Total	0,000 yuan	\	\	36201.72	\	11336.06		8536.86		1271.3
9	Contingencies (10% of total costs)	0,000 yuan	\	\	60.10		18.82		14.17		2.11

Sheet-2

No.	Item	Unit	Compensation rate (yuan)	Yuguopu Station		Beijing Road Coach Station Complex		Administrative Center Terminal		Bailujiao Terminal	
				Qty.	Amount (0,000 yuan)	Qty.	Amount (0,000 yuan)	Qty.	Amount (0,000 yuan)	Qty.	Amount (0,000 yuan)
1	Basic resettlement costs	0,000 yuan	\		159.38		269.24		19.29		35.66
1.1	Compensation fees for permanent LA	0,000 yuan	\	\	154.04	\	246.47	\	19.26	\	34.66
1.1.1	Cultivated land	mu	50348	30	151.04	0	0	3.75	18.88	6.75	33.98
1.1.2	Garden land	mu	50348	0	0	48	241.67	0	0	0	0
1.1.3	Housing land	mu	50348	0	0	0	0	0	0	0	0
1.1.4	Young crop compensation fees	mu	1000	30	3	48	4.8	3.75	0.38	6.75	0.68
1.2	Compensation fees for HD	0,000 yuan	\	\	0	\	0	\	0	\	0
1.2.1	Demolition of residential houses on										

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

	collective land										
1.2.1.1	Masonry concrete structure	m ²	1000	0	0	0	0	0	0	0	0
1.2.1.2	Masonry timber structure	m ²	500	0	0	0	0	0	0	0	0
1.2.1.3	Simple structure	m ²	200	0	0	0	0	0	0	0	0
1.2.2	Demolition of non-residential properties on collective land										
1.2.2.1	Masonry concrete structure	m ²	400	0	0	0	0	0	0	0	0
1.2.2.2	Masonry timber structure	m ²	300	0	0	0	0	0	0	0	0
1.2.2.3	Simple structure	m ²	200	0	0	0	0	0	0	0	0
1.2.3	Demolition of residential houses on state-owned land										
1.2.3.1	Frame structure	m ²	3600	0	0	0	0	0	0	0	0
1.2.3.2	Masonry concrete structure	m ²	3600	0	0	0	0	0	0	0	0
1.2.3.3	Masonry timber structure	m ²	3000	0	0	0	0	0	0	0	0
1.2.3.4	Earth timber structure	m ²	2500	0	0	0	0	0	0	0	0
1.2.3.5	Simple	m ²	2000	0	0	0	0	0	0	0	0

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

	structure										
1.2.4	Demolition of non-residential properties on state-owned land										
1.2.4.1	Masonry concrete structure	m ²	3600	0	0	0	0	0	0	0	0
1.2.4.2	Masonry timber structure	m ²	3000	0	0	0	0	0	0	0	0
1.2.4.3	Earth timber structure	m ²	2500	0	0	0	0	0	0	0	0
1.2.5	Demolition of stores on state-owned land										
1.2.5.1	Masonry concrete structure	m ²	8000								
1.2.6	Moving subsidy	Household	1000	0	0	0	0	0	0	0	0
1.2.7	Transition subsidy (36 months)	m ²	288	0	0	0	0	0	0	0	0
1.2.8	Early moving reward	yuan	10% of the compensation for HD		0		0		0		0
1.2.9	compensation for production or business suspension	yuan/m ²	80	0	0	0	0	0	0	0	0

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

1.2.10	Subsidy for water and electricity installation	Household	1000								
1.2.11	Subsidy for attachments and decoration	yuan	30% of HD costs								
1.3	compensation for the urban area land										
1.3.1	collective construction land of communities	Mu	50348								
1.3.2	valid land of entities	Mu	300000								
1.4	Compensation fees for temporary land occupation	mu	1000	0	0	0	0	0	0	0	0
1.5	Compensation fees for ground attachments	0,000 yuan	\	\	5.34	\	22.77	\	0.03	\	1
1.5.1	Wells	/	4000	3	1.2	5	2	0	0	0	0
1.5.2	Toilets	/	300	3	0.09	4	0.12	0	0	0	0
1.5.3	Biogas tanks	/	5000	8	4	10	5	0	0	2	1
1.5.4	Ponds	/	260	2	0.05	3	0.08	1	0.03	0	0
1.5.5	Pomegranate	/	100	0	0	1176	11.76	0	0	0	0
1.5.6	Loquat	/	100	0	0	381	3.81	0	0	0	0

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

2	Subsidy for vulnerable groups	0,000 yuan	1% of direct LA and HD costs		1.59		2.69		0.19		0.36
3	Administrative costs (2.1% of basic costs)	0,000 yuan	\	\	3.35	\	5.65	\	0.41	\	0.75
4	Resettlement planning and monitoring costs (0.8% of basic costs)	0,000 yuan	\	\	1.28	\	2.15	\	0.15	\	0.29
5	Training costs (0.5% of basic costs)	0,000 yuan	\	\	0.8	\	1.35	\	0.1	\	0.18
6	Taxes and fees on LA	0,000 yuan	\	\	742.26	\	1188.02	\	92.77	\	74.78
6.1	LA management costs (2.8% of basic costs)	0,000 yuan	\	\	4.46	\	7.54	\	0.54	\	1
6.2	Farmland occupation tax	mu	17333.42	30	52	48	83.2	3.75	6.5	6.75	5.2
6.3	Land reclamation costs	mu	12600	30	37.8	48	60.48	3.75	4.73		3.78
6.4	Fees for compensated use of new construction land	mu	9333.38	30	28	48	44.8	3.75	3.5		2.8

Resettlement Action Plan of the World Bank-financed Yunnan Honghe Prefecture Urban Transport Project (Mengzi City Subproject)

6.5	Compensation fees for farmland quality	mu	186667.6	30	560	48	896	3.75	70	6.75	56
6.6	Basic pensions for LEFs	mu	20000	30	60	48	96	3.75	7.5	6.75	6
7	Contingencies (10% of total costs)	0,000 yuan	\		100.96		163.23		12.55		12.45
8	Total	0,000 yuan	\		1009.62		1632.33		125.46		124.47
9	Contingencies (10% of total costs)	0,000 yuan	\		1.68		2.71		0.21		0.21

Appendix 3: Adjustment Factors of Compensation Rates for LA

Existing land type	Irrigated land			Irrigable land		Non-irrigated land				Garden land			Grassland	Pond surface		Other adjustable land, other farmland [3]	
Per capita cultivated area, R (mu)	Flat field	Terrace field	Rain fed field	Irrigable land	Vegetable land [2]	Flat	Terrace	Slope	Rotation	Garden land	Tea garden	Other		Lotus root pond [1]	Fishpond [2]		
R>1	57552	55154	50348	50348	59950	50348	45562	43164	38368	57552	45562	43164	23980	62348	59950	Adjustment factors to be fixed by reference to similar land types	
1≥R>0.925	59950	57552	52756	52756	62348	52756	47960	45562	40766	59950	47960	45562	26378	64746	62348		
0.925≥R>0.850	62348	59950	55154	55154	64746	55154	50348	47960	43164	62348	50348	47960	28776	67144	64746		
0.850≥R>0.775	64746	62348	57552	57552	67144	57552	52756	50348	45562	64746	52756	50348	31174	69542	67144		
0.775≥R>0.700	67144	64746	69950	59950	69542	59950	55154	52756	47960	67144	55154	52756	33572	71940	69542		
0.700≥R>0.625	69542	67144	62348	62348	71940	62348	57552	55154	50348	69542	57552	55154	35970		71940		
0.625≥R>0.550	71940	69542	64746	64746		64746	59950	57552	52756	71940	59950	57552	38368				
0.550≥R>0.475		71940	67144	67144		67144	62348	59950	55154		62348	59950	40766				
0.475≥R>0.400			69542	69542		69542	64746	62348	57552		64746	62348	43164				
0.400≥R>0.325			71940	71940		71940	67144	64746	59950		67144	64746	45562				
0.325≥R>0.250							69542	67144	62348		69542	67144	47960				
0.250≥R>0.175							71940	69542	64746		71940	69542	50348				
0.175≥R								71940	67144			71940	52756				

Source: Notice of the Mengzi Municipal Government on Carrying through the Uniform AAOV Rates and Location-based Composite Land Prices for Land Acquisition of Yunnan Province (MCG [2009] No.88)