

World Bank-financed Chongqing New Urbanization Pilot &
Demonstration Project
Nan'an Subproject

Resettlement Action Plan

Development and Reform Commission of Nan'an District, Chongqing
Chongqing Inturer Technology Development Co., Ltd.

May 2018

Letter of Commitment

The Nan'an Subproject (hereinafter, the "Subproject") of the World Bank-financed Chongqing New Urbanization Pilot & Demonstration Project (hereinafter, the "Project") involves land acquisition and resettlement. Therefore, this Resettlement Action Plan (RAP) has been prepared as the basis for land acquisition (LA), house demolition (HD) and resettlement in accordance with the Bank's policy on involuntary resettlement (OP4.12), and the applicable state and local regulations and policies to protect the basic rights and interests of the affected persons (APs), and restore or even improve their production level and living standard after resettlement.

The Nan'an District Government (NDG) has reviewed this RAP, and agrees to implement resettlement, make resettlement funds available fully and timely, and compensate and resettle the APs properly in light of this RAP. The resettlement implementing agencies in Nan'an District are hereby instructed to implement and manage the resettlement of the Subproject in coordination with the agencies concerned.

NDG

(Official seal)

Head (or deputy head in charge): ____ (signature)

____ (date)

Foreword

I. Purpose of Preparing the RAP

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

II. Definitions of Terms

Displaced persons

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

III. Compensation and Resettlement Measures

- 4 To address the following impacts of the involuntary taking of land: (i) displacement or loss of shelter; (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location, an RAP or a resettlement policy framework shall be prepared to cover the following:
 - (a) The Resettlement Action Plan or resettlement policy framework includes measures to ensure that the displaced persons are:
 - informed about their options and rights pertaining to resettlement;
 - consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and

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

- Provided prompt and effective compensation at full replacement cost², for losses of assets attributable directly to the project.
- (b) If the impacts include physical displacement, the RAP or resettlement policy framework includes measures to ensure that the displaced persons are:
- provided assistance (such as moving allowances) during displacement; and
 - Provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.
- (c) Where necessary to achieve the objective of the policy, the Resettlement Action Plan or resettlement policy framework also includes measures to ensure that displaced persons are:
- offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living;
 - Provided with development assistance in addition to compensation measures described in paragraph 4(a) (iii), such as land preparation, credit facilities, training, or job opportunities.
- 5 Cut-off date: means the date of publication of the announcement of land acquisition and property demolition in this project. After this date, the displaced persons shall not build, rebuild or expand their properties; shall not change the uses of their properties and land; shall not lease their land, lease, sell or purchase their properties; and any person that moves in after this date shall not qualify as a displaced person.

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

Executive Summary

1. Background of the Subproject

The Subproject is located in Nan'an District, Chongqing Municipality, and consists of 4 components: 1) Old Community Renewal; 2) Public Space Renewal; 3) Urban Slow Traffic System Renewal; and 4) Urban Planning and Management Research, and Capacity Building.

2. Resettlement Impacts

According to the previous survey and identification on land and house acquisition of each subcomponent, the subcomponents requiring due diligence are Hugui Road and some parts of Longhuang Road broadening, and the subcomponents involving resettlement are Tushan Branch Road (involving LA and HD) and some parts of Longhuang Road broadening (involving LA and HD). There will be no LA and HD for other subcomponents.

This RAP is for the 2 subcomponents of Tushan Branch Road (involving LA and HD) some parts of Longhuang Road broadening (involving LA and HD). The Subproject will affect Liujiagang Group of Liuhulan Village and Guihuayuan Group of Lianhua Village in Tushan Town, and Shanghao Community in Longmenhao Sub-district. 14.2 mu of rural collective land will be acquired permanently, including 6.5 mu of cultivated land, 2.5 mu of other farmland, 3.9 mu of housing land and 1.3 mu of unused land, affecting 14 households with 36 persons. In total, rural residential houses of 1,450 m², urban residential houses of 539 m², non-residential properties on state-owned land of 4,464.32 m² and houses with limited property rights of 4,636.8 m² will be demolished, affecting 31 households with 90 persons.

3. Resettlement Principles and Eligibility for Compensation

In order to minimize LA and HD, close consultation was conducted with the local government and community committees at the preliminary design and feasibility study stage, avoiding the demolition of Chongqing No.11 High School and some industrial enterprises.

1) Acquisition of Rural Collective Land

The LA compensation rates will be based on the Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58), and Document NDG [2013] No.68, where the land compensation rate is 18,000 yuan/mu, and the fixed compensation rate for young crops and ground attachments 22,000 yuan/mu. The resettlement subsidy for each rural resident converted into urban status is 38,000 yuan.

2) Residential Houses on Rural Collective Land

The HD compensation rates on rural collective land are 660 yuan/m² for reinforced concrete structure, 600 yuan/m² for masonry concrete structure, 390-480 yuan/m² for masonry timber structure, 330-360 yuan/m² for earth wall structure and 100-120 yuan/m² for simple structure. The resettlement modes include cash compensation and property swap, where the compensation rate under cash compensation is 7,200 yuan/m², 30 m² for each AP, and in case of property swap, each AP will have a resettlement house size of 30 m².

3) Residential Houses on State-owned Land

HD on state-owned land will be based on Measures of Chongqing Municipality for the Expropriation of Houses on State-owned Land and Compensation Therefor (Interim) (CMGO [2011]

No.123), where both residential houses and non-residential properties will be compensated for based on appraisal, and the resettlement modes include cash compensation and property swap. In case of cash compensation, compensation based on appraisal will be paid; in case of property swap, an AH will select a resettlement house in order of agreement signing, and settle the price difference between the former house and the resettlement house. An affected entity will also receive compensation for production or business suspension at 6% of the appraised price.

4) Houses with Limited Property Rights

“Houses with limited property rights” are residential houses built on rural collective land but not fully complying with the construction and sale provisions. The compensation rates will be based on the Guidelines of the Nan’an District Government on the Disposal of Houses with Limited Property Rights (NDG [2012] No.105). The resettlement modes include cash compensation and property swap, where in case of cash compensation, any size of not more than 100 m² will be compensated for at 5,000 yuan/m², and any size in excess of 100 m² at replacement cost; in case of property swap, any size of not more than 100 m² will be swapped for a resettlement house of the same size, and any size in excess of 100 m² will be compensated for at a replacement cost. Non-residential properties with limited property rights will be subject to cash compensation only at the same rates as residential houses, where a subsidy for business losses of 200,000 yuan per room and a moving subsidy of 30,000 yuan per 15 m² will be paid for stores on the Floor 1 in addition to cash compensation.

4. Public Participation and Grievance Redress

The APs have been notified that the key factor of the RAP is the detailed measurement survey (DMS). Public consultation is the key to project preparation. Since November 2017, the village/community committees, township government and other stakeholders have conducted a series of consultation activities with the APs, who participate in RAP preparation in such forms of participation in the socioeconomic survey and village/community meetings. The Nan’an PMO has consulted with the APs on compensation rates and resettlement, responded to their concerns, and finally reached a common understanding by such means as village/community meeting and personal interview. Their concerns and opinions have been incorporated into the RAP. More consultation activities will be conducted in the future.

A grievance redress procedure has been established for the APs to solve their resettlement problems, and they may file appeals through the following channels: 1) LA and HD agency (Danzishi Housing Administration Office, Haitangxi Housing Administration Office, Nan’an District LA Management Office, or Tushan Town Construction Management Office); 2) township government or sub-district office; or the Chongqing Real Estate Appraisal Expert Committee for HD on state-owned land; 3) superior competent authority for LA and HD (Nan’an District Housing Administration Bureau, or Nan’an District Land and Resources Bureau); 4) administrative arbitration authority; and 5) people’s court.

5. Livelihood Restoration

1) Livelihood Restoration

Endowment insurance for urban residents will be covered for the affected agricultural population converted into urban status. Other income restoration measures for the APs include skills training, employment training, free employment assistance, etc.

2) Rural Residential Houses

The resettlement modes include cash compensation and property swap. In addition to house

compensation, each AH will receive a moving reward, a residual value subsidy, a moving subsidy, etc. The compensation rate under cash compensation is 7,200 yuan/m², 30 m² for each AP, and in case of property swap, each AP will have a resettlement house size of 30 m².

3) Urban Residential Houses

The resettlement modes include cash compensation and property swap. In case of cash compensation, compensation based on appraisal will be paid; in case of property swap, an AH will select a resettlement house in order of agreement signing, and settle the price difference between the former house and the resettlement house. An affected entity will also receive compensation for production or business suspension at 6% of the appraised price.

4) Houses with Limited Property Rights

The resettlement modes include cash compensation and property swap, where in case of cash compensation, any size of not more than 100 m² will be compensated for at 5,000 yuan/m², and any size in excess of 100 m² at replacement cost; in case of property swap, any size of not more than 100 m² will be swapped for a resettlement house of the same size, and any size in excess of 100 m² will be compensated for at a replacement cost. Non-residential properties with limited property rights will be subject to cash compensation only at the same rates as residential houses, where a subsidy for business losses of 200,000 yuan per room and a moving subsidy of 30,000 yuan per 15 m² will be paid for stores on the Floor 1 in addition to cash compensation.

For vulnerable groups, their special needs and expectations will be supported under the supervision of the Nan'an PMO to ensure that they receive sufficient compensation, housing, special funding and minimum living security for income and livelihood restoration.

6. Organizational Structure

The resettlement implementing agencies (IAs) of the Subproject are the Nan'an District LA Management Office and the Nan'an District Housing Administration Bureau, which are responsible for preparation and coordination at the RAP preparation stage, resettlement at the implementation stage, and subsequent M&E.

7. Resettlement Budget and Implementation Schedule

The resettlement budget for Tushan Branch Road and the uncompleted part of Longhuang Road broadening is 89.474 million yuan, including LA compensation of 568,000 yuan, compensation for rural residential houses of 8.426 million yuan, compensation for entities on state-owned land of 36.005 million yuan, compensation for residential houses on state-owned land of 5.077 million yuan, compensation for houses with limited property rights of 23.087 million yuan, compensation for infrastructure of 300,000 yuan, other costs of 4.188 million yuan, taxes of 2.267 million yuan and basic contingencies of 9.954 million yuan.

Resettlement for Tushan Branch Road will begin in June 2018 and be completed in 2019. Resettlement for Longhuang Road broadening will begin in September 2018 and be completed in March 2019. Construction will not begin before compensation has been fully paid to the APs.

8. Monitoring and Evaluation

RAP implementation will be subject to semiannual internal and external monitoring. Internal supervision and monitoring will be performed by the Nan'an PMO to ensure that resettlement is conducted as planned. External M&E will be conducted by an independent M&E agency appointed by the PMO. External M&E reports will be submitted to the IAs, Nan'an PMO and Bank by the

external M&E agency directly.

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ABBREVIATIONS

AH	-	Affected Household
AP	-	Affected Person
DMS	-	Detailed Measurement Survey
FGD	-	Focus Group Discussion
HD	-	House Demolition
NDG	-	Nan'an District Government
IA	-	Implementing Agency
LA	-	Land Acquisition
LEF	-	Land-expropriated Farmer
M&E	-	Monitoring and Evaluation
MLS	-	Minimum Living Security
PMO	-	Project Management Office
PRC	-	People's Republic of China
RAP	-	Resettlement Action Plan
TTG	-	Tushan Town Government
RIB	-	Resettlement Information Booklet

Units

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

1 Overview of the Subproject

1.1 Background of the Subproject

- 1 As the largest developing country in the world, China's urbanization has achieved remarkable achievements. From 1978 to 2016, the urbanization rate increased from 17.9 percent to 57.35 percent, and the urban infrastructure and the public service level have been significantly improved. As one of the four municipalities directly under the central government in China, the urbanization rate in Chongqing has increased most in recent years, with the urbanization rate reaching 62.6% in 2016. However, compared with the other three municipalities, Chongqing's urbanization rate and urbanization quality are still in the lower level. Chongqing still needs to improve the urbanization development, and to carry out sustainable development idea in the process.
- 2 In Nan'an District, the urbanization rate has reached 94.97 percent at the end of 2016, and the average GDP per capita in the southern region is increasing from 2000 to 2015. In 2015, the GDP per capita was ranked 4th in the nine districts of Chongqing main central area, and in 2016 ranked the sixth. Nan'an District governs 8 sub-districts and 7 towns. The subproject area is about 60 km², with a population of about 506,000.
- 3 However, with the increase of construction land, the degree of land development and utilization is relatively saturated. Some traffic arteries and traffic nodes have large flow, affecting the capacity of traffic. Public space has limited and inadequate infrastructure. The old communities' appeal to the population is declining, and the heat island effect is growing.
- 4 With the rapid development of Chongqing's economy, the Nan 'an district urgently needs to carry out urban renewal, so as to obtain strong urban vitality. Chongqing Urban Renewal Special Planning (2016-2030) explicitly includes Nanping Street and Huayuanlu Street as streets to be renewed, and Longmenhao, Nanping town and Nanshan areas as to be renewed, to improve the quality of people's living environment through the improvement of public service facilities, transportation, space environment, old buildings and so on. Nan'an District Comprehensive Transportation Plan (2015-2030) clearly aims to develop a mode of transportation dominated by public transport and pedestrian traffic.
- 5 The government of Nan 'an district applied for the World Bank loan to carry out the urban renewal, which aims to realize the renewal of the old community and enhance the vitality of the public space; Improve the chronic system and the transportation connections; improve the infrastructure and environmental hygiene; strengthen the response to climate change and relieve urban heat island effect; and enhance community management and maintenance capabilities.
- 6 The Nan'an District Urban Regeneration Subproject (hereinafter, the "Subproject") consists of 4 subcomponents: Old Community Renewal, Public Space Renewal, Urban Slow Traffic System Renewal and Connecting Roads, and Urban Planning and Management Research, and Capacity Building. The gross investment in the Subproject is 1.92246 billion yuan, including a Bank loan of 438.2837 million yuan, accounting for 22.56%.

1.2 Progress of Project Preparation and the RAP

- 7 The Nan'an District Development and Reform Commission appointed the relevant agencies to prepare the feasibility study report, RAP and environmental impact assessment report in November 2017. The Subproject is in smooth progress.
- 8 Appointed by Nan'an District Development and Reform Commission, Chongqing Inturer Technology Development Co., Ltd., as a resettlement consulting agency, participated in the whole process of RAP preparation. The task force conducted a two-week socioeconomic survey in the subproject area in November and December 2017, and extensive public consultation with the APs, and completed the RAP at the end of February 2018.

- 9 According to OP4.12, the cut-off date is the date of the LA and HD announcement. Anyone who moves in after this date will not qualify as an AP, and the APs should not build, rebuild or expand their houses, should not change the uses of their properties and land, and should not lease their land, lease, sell or purchase their houses. Any variation in physical quantity arising from any of the above acts will not be recognized. According to the current schedule, the DMS is expected to be conducted in April-May 2018.

1.3 Components

- 10 The components of the Subproject are Old Community Renewal, Public Space Renewal, Urban Slow Traffic System Renewal, and Urban Planning and Management Research, and Capacity Building. This RAP covers two subcomponents for which LA and HD have not begun, namely Tushan Branch Road and some parts of Longhuang Road broadening (Longhuang Road for short).
- 11 For the component of traffic system renewal, 3 roads were proposed to include: Huigui Road, Longhuang Road and Tushan Branch Road. All the three roads were designed to build in accordance with the urban renewal and development. And thus, resettlement to be implemented of Tushan Branch Road and the broadening part of Longhuan Road is described in the Resettlement Action Plan, whilst for the resettlement implemented in recent three years at the Hugui Road and part of the Longhuang Road Broadening, a Due Diligence Report was prepared and is herein presented See Table 1-1 and Figure 1-1.

Table 1-1 Scope of the Subproject

Component	Description	Acquisition of rural collective land	State-owned land	Involved or not		Implemented or not	Document to be prepared
				HD on rural collective land	HD on state-owned land		
Old Community Renewal	Upgrading of public facilities, street facilities, and water supply and drainage pipelines for 268 residential buildings in 10 communities in 3 sub-districts	No	No	No	No	-	-
Public Space Renewal	Infrastructure upgrading of 3 parks with total area of 7.92ha	No	No	No	No	-	-
	Infrastructure upgrading squares as Nanping Public Square and Huigonglu Square with total area of 4.25ha	No	No	No	No	-	-
	Utilization of open space with total area of 20ha, including the area under Dafosi Bridge	No	Yes	No	No	-	-
Urban Slow Traffic System	Improvement of 29 slow traffic footpaths	No	No	No	No	-	-
	Facility improvement of 16 mountain climbing	No	No	No	No	-	-

Renewal	footpaths							
	Supportin g Roads	Hugui Road	No	Yes	No	Yes	Ongoing	DDR
		Tushan Branch Road	Yes	Yes	Yes	Yes	Not started	RAP
		Longhuan g Road	-	Yes	-	Yes	Partly started	DDR for started part /RAP for the rest
Urban Planning and Management Research, and Capacity Building			-	-	-	-		

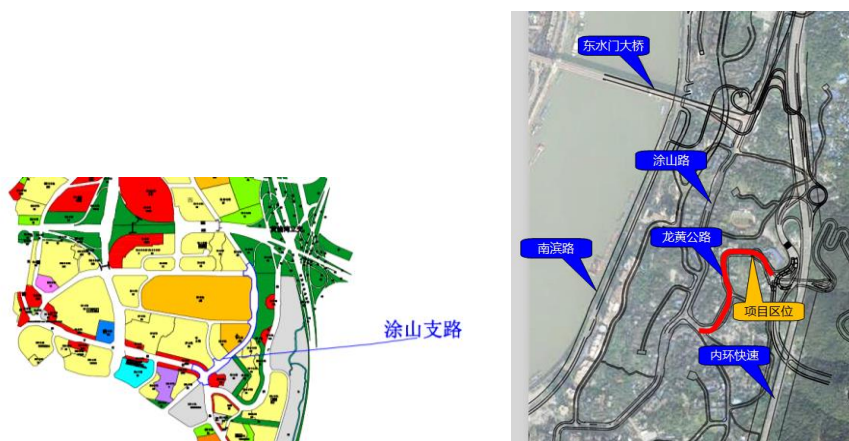


Figure 1-1 Location Map of Tushan Branch Road and Longhuang Road

- 12 According to the construction schedule, the construction period will be 4 years, from 2018 to 2021. See Table 1-2.

Table 1-2 Construction Schedule of Subcomponents

Subcomponent	Preparatory work	Construction drawing design	Construction bidding	Construction	Final acceptance
Tushan Branch Road	2017.11-2018.1	2018.6-2018.8	2018.9-2018.11	2019.1-2020.3	2020.3
Longhuang Road	2017.11.-2018.1	2018.9-2019.3	2019.4-2019.6	2019.7-2021.3	2021.3

1.4 Measures to Reduce Resettlement

- 13 At the planning and design stages, the design agency and owner of the Subproject took the following effective measures to reduce the local socioeconomic impacts of the Subproject. For

example, the route of Hugui Road has been optimized to avoid the demolition of the dormitory building of Chongqing No.11 High School, and the boundary line of Longhuang Road has been optimized to avoid the relocation of 3 enterprises.

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

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

2. Impacts of the Subproject

2.1 Overview

- 16 For Nan'an traffic system renewal, 3 roads were proposed to include: Huigui Road, Longhuang Road and Tushan Branch Road. All the three roads were designed to build in accordance with the urban renewal and development, no matter financing with World Bank or domestic fund; therefore, work like preliminary assessment or resettlement of the roads were started even earlier than World Bank involvement. For instance, the Hugui Road and another part of Longhuang Road broadening where LA and HD were approved in September 2016 and March 2016 respectively. As of the date of the report, the main phases of the resettlement implementation, such as public consultation, publicity of compensation policy, asset appraisal and its publicity, contracts signing and notice on the payment had almost finished, and it was already in the final stages of the resettlement (74 percent of the compensation has already paid). According to the requirements of the Bank's safeguard policy and China's relevant laws and regulations, resettlement to be implemented of Tushan Branch Road and the broadening part of Longhuan Road is described in the Resettlement Action Plan, whilst the relevant safeguard issues for the resettlement implemented in recent three years at the Hugui Road and part of the Longhuang Road Broadening is described in this Due Diligence Report . See **Error! Reference source not found.** for criteria of reports to deliver.

Table 2-1 Criteria of Reports

Road component	Resettlement Stage	Resettlement Project Approval	Resettlement Policy and Standard Approval and Disclosure	Implementation Commencement	Report
Longhuang Road	Resettlement implemented in other project	Mar-16	July-August 2016	Aug-16	DDR
	Resettlement to be implemented	RAP Preparation			RAP
Tushan Branch Road	Resettlement to be implemented	RAP Preparation			RAP
Huguilu	Resettlement implemented	Sep-16	Jun-17	Jun-17	DDR

- 17 The two subcomponents of Tushan Branch Road and Longhuang Road involve LA and HD, affecting two communities and one village in one sub-district in Nan'an District, namely Luozibao Community (former Liujiagang Group of Liuhulan Village), Tushan Town, former Guihuayuan Group of Lianhua Village, and Shanghao Community, Longmenhao Sub-district. 14.2 mu of rural collective land will be acquired permanently, 52.8 mu of state-owned land allocated, rural residential houses of 1,450 m², urban residential houses of 539 m², non-residential properties on state-owned land of 4,464.32 m², and houses with limited property rights of 4,636.8 m² demolished.
- 18 Since all construction works of the Subproject will be conducted within the boundary line, and spoil and waste produced will be disposed of in a unified manner, no temporary land occupation will be involved.

2.2 Impacts

2.2.1. Permanent LA

- 19 In total, 67 mu of land will be acquired for the Subproject, in which the permanent acquisition of rural collective land will be caused by Tushan Branch Road, affecting Luozibao Community

(former Liujiagang Group of Liuhulan Village), Tushan Town. The acquired 14.2 mu of rural collective land includes 6.5 mu of cultivated land, 2.5 mu of other farmland, 3.9 mu of housing land and 1.3 mu of unused land, affecting 14 households with 36 persons.

- 20 52.8 mu of state-owned land will be allocated, all being state-owned construction land planned as road land³. See Table 2-2.

Table 2-2 Permanent LA Impacts

Sub-component	Township / sub-district	Village / community	Group	Subtotal	State-owned land	Rural collective land							Affected	
						Subtotal	Irrigated land	Non-irrigated land	Woodland	Garden land	Housing land	Unused land	HHS	Population
Tushan Branch Road	Tushan Town	Luozibao Community (former Liuhulan Village)	Formerly Liujiagang	38.0	23.8	14.2	0	6.5	0	0	3.9	1.3	14	36
Longhuan Road	Longmenhao Sub-district	Shanghao Community	/	29.0	29.0 ⁴	/	/	/	/	/	/	/	/	/
	Tushan Town	Guihuayuan Village	/			/	/	/	/	/	/	/	/	/
Total				67.0	52.8	14.2	0	6.5	0	0	3.9	1.3	14	36



Plot of Tushan Branch Road (December 2017)

³ The controlling plan for some subcomponents is being adjusted.

⁴ Including existing road area



Plot of Longhuang Road (December 2017)

Figure 2-1 Existing Plots of the Subproject

2.2.2. Demolition of Rural Residential Houses

- 21 Only Tushan Branch Road involves demolition of 5 rural residential houses, affecting 14 households with 36 persons in Luozibao Community (former Liujiagang Group of Liuhulan Village), Tushan Town. Rural residential houses of 1,450 m² will be demolished, including 1,010 m² in masonry concrete structure, 130 m² in masonry timber structure, 160 m² in masonry and steel color structure, and 150 m² of sheds. See Table 2-3.

Table 2-3 Affected Rural Residential Houses

Town	Village	Group	Household head	Structure and size (m ²)					Affected	
				Subtotal	Masonry concrete	Masonry timber	Masonry color steel	Shed	HHs	Population
Tushan Town	Former Liuhulan Village	Liujiagang	Hu Youbi	430	350	20	60	-	4	10
		Liujiagang	Hu Youzhen	440	360	30	50	-	4	10
		Liujiagang	Su Huaiming	375	300	25	50	-	4	10
		Liujiagang	Yang Guoqiang	55	-	55	-	-	1	3
		Liujiagang	Yang Chunzhen	150	-	-	-	150	1	3
Total				1,450	1,010	130	160	150	14	36

- 22 The AHs have an average house size of 290 m² per household or 40.28 m² per capita, and their houses were mostly built in the 1980s. See Figure 2-1.



Figure 2-2 Rural Residential Houses to be Demolished

2.2.3. Demolition of Urban Residential Houses

23 Longhuang Road involves the demolition of 6 urban residential houses in Shanghao Community, Longmenhao Sub-district, all in masonry concrete structure, with a total area of 539 m², in which houses No.25 and No.25-1 in Qianjin Village are in disrepair and unoccupied. See Table 2-4.

Table 2-4 Affected Urban Residential Houses

Sub-component	Sub-district	Community	Address	AHs	APs	HD area (m ²)	
						Subtotal	Masonry concrete
Longhuang Road	Longmenhao	Shanghao	No.20 Qianjin Village	1	3	208	208
			No.21 Qianjin Village	1	3	73	73
			No.22 Qianjin Village	1	3	60	60
			No.23-25 Qianjin Village	3	9	198	198
		Total		6	18	539	539

Figure 2-3 Urban Residential Houses to be Demolished



2.2.4. Demolition of Non-residential Properties on State-owned Land

24 The office building of the Tushan Town Government (TTG) will be demolished for Tushan Branch Road, with an HD area of 4,464.32 m², including offices of 4,378.32 m² and unused roadside stores of 86 m². See Table 2-5.

Table 2-5 Affected Non-residential Properties on State-owned Land

Unit: m²

Subcomponent	Affected entity	Offices	Stores	Total
Tushan Branch Road	TTG	4378.32	86	4464.32



Figure 2-4 Non-residential Properties on State-owned Land to be Demolished

2.2.5. Demolition of Houses with Limited Property Rights⁵

25 Longhuang Road involves the demolition of 12 buildings with limited property rights with 13 households. These buildings are located in former Guihuayuan Group of Lianhua Village, Tushan Town, built in 1997, with a total size of 4,636.8 m², including a residential size of 2,356.8 m² and a non-residential size of 2,280 m². There are four floors in total, in which the first store are used as stores, the second floor used as office and storage and the third and fourth floor used as residential houses for. See Table 2-6.

Table 2-6 Summary of Demolished Houses with Limited Property Rights

No.	Household head	Floor	Total size	Commercial size			Residential size	Self-occupied / leased
				Subtotal	Floor 1	Floor 2		
1	Yang Ming	4	436.56	212	99	113	224.56	N/A
2	Wu Hengzhong	4	436.56	212	99	113	224.56	Leased
3	Tian Jialu	4	436.56	212	99	113	224.56	Self-run / self-occupied
4	Zheng Houzhi	4	296	139	66	73	157	Leased
5	Wu Weiyi	3	70				70	Self-occupied
5	Wang Jichun	1.2.4	366.56	212	99	113	154.56	Leased
6	Xiong Gang	4	299	136	66	70	163	Leased
7	Xiong Mingxia	4	430	210	98	112	220	Leased
8	Luo Chun	4	436.56	212	99	113	224.56	Leased
9	Du Quanping	4	809	434	204	230	375	Leased
10	Su Yan	4					0	Leased
11	Wen Rufu	4	330	159	73	86	171	N/A
12	Chen Ruping	4	290	142	69	73	148	Leased

⁵ In Nan'an District, "houses with limited property rights" are residential houses built on rural collective land but not fully complying with the construction and sale provisions.

13	Huang Zhide	4						Leased
			4,636.8	2,280			2,356.8	



Figure 2-5 Houses with Limited Property Rights to be Demolished

- 26 The affected non-residential properties with limited property rights are 13 stores (divided into 33 rooms), with a total size of 1,071 m². See Table 2-7.

Table 2-7 Summary of Demolished Non-residential Properties with Limited Property Rights

No.	Store	Type of impact	APs	Basic information		Owned / leased
				# of rooms	Operating size	
1	Luo'erhu Auto Repair	HD		3	99.0	
2	Rural tourism	HD		1	99.0	
3	Shuanghong Frozen Food	HD		2		
4	Car wash and service shop	HD		2	99.0	
5	Tianjialu Non-staple Food Store	HD		1		Self-run
6	Shengxiang Processing Plant	HD		2	66.0	
7	Erwa Patching & Painting	HD		3	99.0	
8	Pang's Auto Repair	HD		2	66.0	
9	Xiaochen Auto Repair	HD		3	98.0	
10	Xiaoren Auto Repair	HD		3	99.0	
11	Xiaohu Auto Repair Service Center	HD		6	204.0	
12	Xiahua Patching & Painting	HD		3	73.0	
13	Dazhuo Auto Repair	HD		2	69.0	
			Total	33	1,071.0	



Figure 2-6 Affected Stores

2.2.6. Affected Vulnerable Groups

27 Vulnerable groups mainly refer to the poor (per capita income below the poverty line), five-guarantee households, the disabled, psychos, women-headed households, etc. According to the site survey conducted in December, 2017 and January 2018, Longhuang Road affects no vulnerable group. And no vulnerable group among the 5 households affected by Tushan Branch Road as well.

2.2.7. Affected Population

28 33 households with 102 persons will be affected by the Subproject in total, in which 14 households with 36 persons will be affected by both LA and the demolition of rural residential houses. See Table 2-8.

Table 2-8 Information of Affected Population

Type of impact		Subtotal
Permanent LA	AHs	14
	APs	36
Demolition of rural residential houses	AHs	14
	APs	36
Demolition of urban residential houses	AHs	6
	APs	18
Non-residential properties	AHs	1
	APs	-
Demolition of houses with limited property rights	AHs	13
	APs	48
Total	AHs	33
	APs	102

2.2.8. Affected Ground Attachments

29 The Subproject will affect 10 types of ground attachments. See Table 2-9.

Table 2-9 Affected Ground Attachments and Infrastructure

Subcomponent	Item	Proprietor	Unit	Qty.
Tushan Branch Road	Ficus virens (tree)	TTG	/	10
	Telegraph pole	State Grid Corp.	/	6
	Water pipe	/	m	350
Longhuang Road	Alley tree	Nan'an District Urban Administration Bureau	/	25
	Telegraph pole	State Grid Corp.	/	13
	Streetlamp	Chongqing Municipal Urban Lighting Administration Bureau	/	25
	Monitoring	District public security bureau	/	6
	Traffic sign pole	District traffic police detachment	/	5
	Electric box	China Telecom	/	2
	Waste transfer station	Environmental sanitation office	/	1

3. Socioeconomic Profile of the Subproject Area

- 30 In order to learn the socioeconomic profile of the subproject area, the task force conducted a field survey in the subproject area in November and December 2017 using such method as literature review, interview and FGD. A supplementary survey will be conducted after the announcement of the Subproject is published.

3.1 Socioeconomic Background of the Subproject Area

3.1.1. Chongqing Municipality

- 31 Chongqing Municipality is located in the upper Yangtze River, and the junction of central and western China, being an important central city of China, a historically and culturally famous city, and the economic center and traffic hub of southwestern China, with a land area of 82,400 km² and a resident population of 30.4843 million (end of 2016), governing 38 districts/counties, 812 townships and 216 sub-districts.
- 32 Since it became a municipality directly under the central government in 1997, significant progress has been made in economic and social development. In 2016, the city's GDP was 1.755876 trillion yuan, a year-on-year growth of 10.7%, per capita GDP 54,902 yuan, a year-on-year growth of 9.6%, and local fiscal general budgetary revenue 222.79 billion yuan, a year-on-year growth of 7.1%. With the rapid growth of economic strength, rapid progress has been made in urban and rural infrastructure construction, and social programs, and traffic, educational and medical care systems have been established preliminarily. However, the city's urban and rural infrastructure, and public service capacity remain weak, restricting the city's further development to a great extent. Therefore, the Project has been implemented to promote infrastructure construction, environmental improvement, and sustainable economic and social development.

3.1.2. Nan'an District

- 33 Nan'an District is an urban district of Chongqing Municipality, opposite to Jiulongpo, Yuzhong and Jiangbei Districts across the river, bordered by Banan District on the east and south, with a land area of 262.43 km², governing 8 sub-districts and 7 towns, with a resident population of 873,900 (end of 2016).
- 34 In 2016, Nan'an District's GDP was 74.55 billion yuan, local fiscal revenue 7.55 billion yuan, fiscal expenditure was 13.998 billion yuan, savings balance of urban and rural residents 60.16 billion yuan, balance of loans 104.705 billion yuan, social investment in fixed assets 43.377 billion yuan, social retail sales of consumer goods 41.619 billion yuan, up 10.7%, per capita disposable income of urban residents 32,983 yuan, up 8.3%, and per capita net income of farmers 17,839 yuan, up 1,473 yuan or 9.0%. See Table 3-1.

Table 3-1 Socioeconomic Profile of Chongqing Municipality and Nan'an District in 2016

Division	Population (0,000)	Land area (km ²)	Per capita GDP (yuan)	Per capita disposable income of urban residents (yuan)	Per capita net income of farmers (yuan)	GDP (00 million yuan)	Gross agricultural output value (00 million yuan)	Gross industrial output value (00 million yuan)	Local fiscal revenue (00 million yuan)
Chongqing Municipality	3,048.43	82,400	57,904	29,601	11,548	17,559.3	1,151.77	23,906.58	2,227.91
Nan'an District	87.39	262.43	86,085	32,983	17,839	745.5	4.3	433.8	75.54

Source: Statistical Yearbook 2017 of Chongqing Municipality, Statistical Yearbook 2017 of Nan'an District

- 35 In 2016, Nan'an District's per capita GDP, per capita disposable income of urban residents and per capita net income of farmers were higher than the averages of Chongqing, indicating that the district ranked top among all districts and counties of Chongqing.

3.1.3. Affected Townships and Sub-districts

- 36 Longmenhao Sub-district has a registered population 24,600, all being urban residents, and a resident population of over 40,000. Tushan Town has a registered population of 57,400, all being urban residents, and a resident population of 41,215.

Table 3-2 Socioeconomic Profile of the Affected Townships and Sub-districts in 2016

Division	HHs	Registered population	By gender		Gender ratio Female = 100	By urban/rural		Per capita disposable income	
			Male	Female		Urban	Rural	Urban	Rural
Nan'an District	277,111	700,126	343,908	356,218	97	640,368	59,758	32,983	17,839
Longmenhao Sub-district	10,039	24,587	12,139	12,448	98	24,587	0	27,501	0
Tushan Town	24,579	57,380	27,763	29,617	94	57,380	0	0	18,996

Table 3-3 Socioeconomic Profile of the Affected Villages/Communities in 2016

Town / sub-district	Village	HHs	Resident population	Agricultural population	Poor HHs	Poor population	Rural MLS population	Urban MLS population
Tushan Town	Luoizibao Community (former Liuhulan Village)	4,752	14,682	0	/	/	/	90
	Lianhua Village	1,919	4,040	1,540	23	27	17	0
Longmenhao Sub-district	Shanghao Community	6,359	15,610	/	/	/	/	284

Source: provided by relevant departments during site survey in affected communities and relevant agencies in December 2017

- 37 In 2016, Tushan Town's per capita net income of farmers was 18,996 yuan, and the socioeconomic profile of the 3 sub-districts / villages is as follows:

Tushan Town

Former Liuhulan Village (now governed by Luoizibao Community)

Overview: This village is located in the outskirts of Nan'an District, and its land will be acquired for urban construction. All rural residents in this village have been converted into urban status.

Income: This village has only scattered farmland for own use. The main income source is employment.

Lianhua Village

Overview: This village is one of the largest urban villages in Nan'an District, and the urban village reconstruction project was started in 2010. As of 2017, about 50% of rural residents had been converted into urban status, with 1,924 rural residents today.

Income: This village has per capita net income is 14,000 yuan, and the main income source is employment. In village, employees account for 40% of population, farmers for 10%, merchants for 4%, and lessors for 46%. Agricultural income sources are potted plant, greenhouse and grains, while employees mostly work locally in leather factory, restaurants or supermarket. House rental income accounts for 80%-90% of gross income.

Longmenhao Sub-district:

Overview: Longmenhao Sub-district was once the political and economic center of Nan'an District, but is now faced with infrastructure aging and population loss.

Income: The main income source is employment, some rely on house rental and other income sources..

3.2 Basic Information of AHs

- 38 The door-to-door survey cannot be conducted for the moment, and will be postponed right after the project plan announcement per the request from the Owner and relevant towns/streets .
- 39 The demolition of houses with limited property rights in Guihuayuan Group involves 13 households with 48 persons, including 30 males and 18 females, all being urban residents, mostly former villagers of Guihuayuan Group of Lianhua Village. Their main income sources are employment, business and rental.
- 1) Employment income
- 40 Employees mostly work locally, dealing mainly with catering service, housekeeping, working for small enterprises, etc., with monthly income of 3,000-5,000 yuan. It's one of the main income sources.
- 2) Rental income
- 41 11 AHs lease their houses or stores for rental, and two AHs live or do business in houses with limited property rights. Lease contracts are signed every 3 years. Monthly rental of stores on the Floor 1 is 200-300 yuan, and that of residential houses on Floors 3 and 4 is 100-150 yuan/room. It's one of the main income sources as well.
- 42 All the 13 affected stores are located in the plot of Longhuang Road, in which 10 deal with electromobile repair, two with non-staple or frozen food, and one with catering. Except a non-staple food store that is self-run by the proprietor, the other 12 stores are running in leased houses. Lease contracts mostly have a term of 3 years, and would be renewed through negotiation upon expiry. Rental is paid annually, within the range of 2,400-3,600 yuan per annum.
- 43 Longhuang Road is located beside an expressway in Longmenhao Sub-district, where there are many automobile repair shops, which operate well, with annual income of about 100,000 yuan. Some operators also lease Floor 2 spaces for office or storage, and Floor 3 and 4 spaces for residence.
- 44 The 5 AHs in Luozibao Community were converted into urban status in 2000, and the household heads and their spouses are now retired and receive a pension of over 1,000 yuan per month per capita. And the pension is increasing as age growing, eg. the received pension shall be 1,350 yuan for a man aged 79. Their 5 children are employed outside, and their farmland is for own use.

4. Legal and Policy Framework

4.1 Regulations and Policies on Resettlement

45 The RAP has been prepared and will be implemented in strict conformity with the laws and regulations of the People's Republic of China (PRC) and Chongqing Municipality, and the Bank's requirements. The resettlement work of the Subproject will be conducted in strict conformity with the policies in the RAP. See Table 4-1.

Table 4-1 Summary of Applicable Regulations and Policies

Level	Policy document	Effective date
State	Land Administration Law of the PRC	2004-8-28
	Notice on Issuing the Guidelines on Improving Compensation and Resettlement Systems for Land Acquisition (MLR [2004] No.238)	2004-11-3
	Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28)	2004-10-21
	Notice of the Ministry of Land and Resources on Doing a Better Job in LA Management (MLR [2010] No.238)	2010-6-26
	Notice on Adjusting Fees for Using Additional Construction Land (CZ [2006] No.48)	2006-11-7
	Notice of the Ministry of Labor and Social Security, and Ministry of Land and Resources on Doing a Good Job in Social Security for Land-expropriated Farmers Practically (MLSS [2007] No.14)	2007-4-28
	Urban Real Estate Administration Law of the PRC (Decree No.72 of the President of the PRC)	2007-8-30
	Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor (Decree No.590 of the State Council)	2011-1-21
	Evaluation Measures for House Acquisition on State-owned Land (Decree 77 (2011) of Jianfang)	2011-6-3
Chongqing Municipality	Land Administration Regulations of Chongqing Municipality (Decree No.53 of the Chongqing Municipal Government)	1999-3-22
	Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government)	1999-1-1
	Interim Measures of Chongqing Municipality for Basic Endowment Insurance for Farmers Converted into Urban States in Land Acquisition after January 1, 2008	2008-1-1
	Notice of the Chongqing Municipal Government on Adjusting Land Acquisition Compensation and Resettlement Policies (CMG [2008] No.45)	2008-1-1
	Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58)	2013-1-1
	Measures of Chongqing Municipality for the Expropriation of Houses on State-owned Land and Compensation Therefor (Interim) (CMGO [2011] No.123)	2011-5-5
	Measures of Chongqing Municipality for the Selection of Appraisal Agencies for Acquired Houses on State-owned Land	2011-5-5
	Measures of Chongqing Municipality for Compensation for Losses from Production or Business Suspension due to House Acquisition on State-	2011-5-5

	owned Land	
	Trial Measures for Evaluation of Chongqing House Acquisition on State-owned Land (YuGuotufangguanfa [2011]173)	2011-9-26
Nan'an District	Notice of the Nan'an District Government on Adjusting Compensation Rates for Land Acquisition (NDG [2013] No.68)	2013-9-27
	Notice of the General Office of the Nan'an District Government on Regulating Rewards (Subsidies) for Resettlement (NDGO [2013] No.120)	2013-10-10
	Guidelines of the Nan'an District Government on the Disposal of Houses with Limited Property Rights (NDG [2012] No.105)	2012-11-7
Bank	Operational Policy OP4.12 on Involuntary Resettlement, and Bank Procedure BP4.12 on Involuntary Resettlement and appendixes	2002-1-1

4.2 State Laws and Regulations

Land Administration Law of the PRC (2004)

- 46 Any organization or individual that need land for construction purposes should apply for the use of land owned by the State according to law.
- 47 Article 44: Whereas occupation of land for construction purposes involves the conversion of agricultural land into land for construction purposes, the examination and approval procedures in this regard shall be required.
- 48 Whereas agricultural land is converted into construction purposes as part of the efforts to implement the general plans for the utilization of land within the amount of land used for construction purposes as defined in the general plans for cities, villages and market towns, it shall be approved batch by batch according to the annual plan for the use of land by the organs that approved the original general plans for the utilization of land. The specific projects within the scope of land approved for conversion shall be approved by the people's governments of cities or counties.
- 49 Article 47: In acquiring land, compensation should be made according to the original purposes of the land acquired. Compensation fees for land acquired include land compensation fees, resettlement fees and compensation for attachments to or green crops on the land.
- 50 Whereas the land compensation fees and resettlement fees paid according to the provisions of the second paragraph of this article are not enough to maintain the original level of living, the resettlement fees may be increased with the approval of the people's governments of provinces, autonomous regions and municipalities. But the combined total of land compensation fees and resettlement fees shall not exceed 30 times the average output value of the three years prior to the acquisition.

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

- 51 Agricultural resettlement. When rural collective land out of urban planning areas is acquired, land-expropriated farmers shall be first provided with necessary arable land using mobile collective land, contracted land turned over by contractors and arable land arising from land development so that they continue to pursue agricultural production.
- 52 Reemployment resettlement. Conditions shall be created actively to provide free labor skills training to land-expropriated farmers and place them to corresponding jobs. Under equal conditions, land users shall first employ land-expropriated farmers. When rural collective land within urban planning areas is acquired, land-expropriated farmers shall be included in the urban employment system and a social security system established for them.

- 53 Dividend distribution resettlement. When any land with long-term stable income is to be used for a project, the affected rural collective economic organization may become a project shareholder with compensation fees for land acquisition or rights to use construction land in consultation with the land user. The rural collective economic organization and rural households will receive dividends as agreed.
- 54 Non-local resettlement. If basic production and living conditions are not available locally to land-expropriated farmers, non-local resettlement may be practiced under the leadership of the government in consultation with the rural collective economic organization and rural households.

Provisions on information disclosure and supervision:

- 55 Land acquisition approval shall be disclosed. For any land acquired with approval according to law, the Ministry of Land and Resources, and provincial land and resources department shall disclose land acquisition approval to the public through mass media except where any state secret is involved. The county (municipal) land and resources bureau shall disclose land acquisition approval to the affected village.

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

- 56 Basic farmland shall be protected strictly, because basic farmland is the basis for national food safety. Once identified, basic farmland shall not be occupied by any organization or individual, or not be reused without the approval of the State Council. Any basic farmland occupied after approval shall be compensated for at the highest applicable rate.
- 57 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.
- 58 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.
- 59 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.

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

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

- 61 Doing a good job in employment training and social security for LEFs shall be an important part of land acquisition institutional reform. Local governments at all levels shall strengthen employment training and social security, include LEF employment issues in economic and social development plans, and annual plans, establish social security institutions suited to the characteristics and needs of LEFs, take effective measures to secure employment training and social security funds, promote LEFs' employment and integration into urban society, and ensure that LEFs' living standards are not reduced due to land acquisition and that their long-term livelihoods are secured.
- 62 Define the scope, highlight the key points and make unified planning. Subjects of employment training and social security for LEFs shall mainly be registered agricultural population losing all or most of land due to the unified acquisition of rural collective land by the government, and having the right to contract rural collective land upon land acquisition. To do a good job in employment training and social security for LEFs, new LEFs should be the key group, LEFs of labor age be key subjects of employment training, and elderly LEFs be key subjects of social security. During implementation, all localities shall plan new and old issues of employment training and social security for LEFs in a unified manner based on local conditions, and the affordability of local public finance, village collectives and farmers. For eligible new LEFs, the government shall make employment training arrangements and implement appropriate social security policies upon land acquisition. Employment training and social security issues of former LEFs shall also be addressed properly.
- 63 Conduct classified guidance based on conditions within and out of urban planning areas. Within urban planning areas, local governments shall include LEFs in the urban employment system, and establish social security institutions. Out of urban planning areas, local governments shall ensure that cultivated land or jobs is/are reserved for LEFs within their administrative jurisdictions, and that LEFs are included in the rural social security system. LEFs in areas without adequate production and living conditions shall be relocated and included in the social security system of destinations.
- 64 Promote the employment of LEFs. A market-oriented employment mechanism should be stuck to, urban and rural employment planned in a unified manner, jobs developed in multiple ways, the employment environment improved, enterprises, public institutions and communities encouraged to absorb LEFs, and LEFs supported to find jobs and startup businesses themselves. Within urban planning areas, LEFs shall be included in the uniform unemployment registration system and urban employment service system. Unemployed LEFs may go through unemployment registration with local public employment service agencies, which shall provide employment consulting, guidance, training and referral services to LEFs so that LEFs of labor age and willing to get employed to be employed as soon as possible. Unemployed LEFs of

labor age and willing to get employed to be employed shall be entitled to supporting policies on employment promotion and reemployment.

- 65 Ascertain the responsibility for LEF employment and resettlement. The government shall develop public welfare jobs actively to place LEFs with employment difficulties, and urge and direct land users to employ LEFs with priority. Employment modes may include that land users offer jobs and enter into labor contracts with LEFs directly, or that land users, employment service agencies and LEFs enter into a contract together.
- 66 Strengthen training for LEFs. Within urban planning areas, all localities shall develop vocational training programs suited to LEFs, and help LEFs get employed by various means, such as order-based training. Out of urban planning areas, all localities shall give vocational training to LEFs actively to improve their employment competitiveness and ability to start up business.
- 67 Secure basic and long-term livelihoods. All localities shall secure basic and long-term livelihoods of LEFs by various means based on practical conditions. For LEFs within urban planning areas, measures for maintaining basic living standards and old age security shall be developed based on local economic level and for different age groups. LEFs entitled to minimum living security for urban residents shall be included in the minimum living security system for urban residents. In areas where trials on urban medical assistance institutions have begun, LEFs eligible for medical assistance shall be included in the scope of medical assistance. In areas where conditions permit, LEFs shall be included in social insurance for urban enterprise employees, such as endowment, medical and unemployment insurance, to solve their basic living security issues through the prevailing urban social security system. In areas where rural social endowment insurance institutions have been established, trials on new-type rural cooperative medical institutions are ongoing, and rural minimum living security institutions are implemented, LEFs out of urban planning areas shall be included in the scope of security. In areas where the above institutions have not been established, local governments may secure LEFs' basic livelihoods by various means as the case may be, provide necessary old age support and medical services, and include eligible LEFs in local social assistance.
- 68 Determine security levels rationally. All localities shall fix social security standards for LEFs rationally on the principles of policy integration, fiscal affordability, living standard maintenance and feasibility. Basic living and old age security standards for LEFs shall not be less than local minimum living security standards.
- 69 Secure employment training and social security funds. Funds for the employment training of LEFs shall be disbursed from local finance; funds for social security shall be disbursed from resettlement subsidies and land compensation fees for land acquisition approved by local governments. In areas where conditions permit, local finance and collective economy shall strengthen support for LEFs to cover urban and rural social insurance.

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

- 70 Subjects, rates and fund raising method of social security for land-expropriated farmers shall be subject to prior disclosure and public hearing to protect their rights of information and participation. Labor and social security, and land and resources departments should work effectively to ensure the proper implementation of social security for land-expropriated farmers.
- 71 All income from the transfer of the right to use state-owned land shall be entered into local treasuries, and disbursed from land transfer income under local budgets. Social security costs for land-expropriated farmers shall be transferred fully to the special account, and entered into the individual or pooling account within 3 months of approval of the land acquisition compensation and resettlement program.

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

- 72 (1) Apply uniform AAOV rates and location-based overall land prices for land acquisition in all aspects. Fixing uniform AAOV rates and location-based overall 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 overall 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 overall land price, the level compensation for land acquisition shall be consistent, so as to realize equal compensation for equal land.
- 73 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.
- 74 (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.
- 75 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.
- 76 (3) Distribute land acquisition compensation fees rationally. After uniform AAOV rates and location-based overall 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.
- 77 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.
- 78 (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.
- 79 (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.

- 80 (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.
- 81 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.
- 82 (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.
- 83 (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 a replacement cost, and acquired housing sites shall be compensated for at local compensation rates for land acquisition.
- 84 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.
- 85 (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.

- 86 (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.
- 87 (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.
- 88 (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.
- 89 (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.

Real Right Law of the PRC

- 90 Where a real right is damaged, the right holder may settle the problem by means of conciliation, mediation or arbitration, etc.
- 91 In order to meet the demands of public interests, it is allowed to requisition lands owned collectively, premises owned by entities and individuals or other realties according to the statutory power limit and procedures.
- 92 When requisitioning the premises owned by entities and individuals or other realties, it is required to compensate for demolition and requisition in accordance with law and protect the lawful rights and interests of the owners of the requisitioned realties; when requisitioning the individuals' residential houses, it is required to guarantee the housing conditions of the owners of the requisitioned houses.
- 93 The compensation fees for requisition and other fees may not be embezzled, misappropriated, privately shared, detained or delayed in the payment of by any entity or individual.
- 94 An individual has the right to own his legal income, premise, household goods, production instruments, raw materials as well as other realties and chattels.
- 95 The holder of the right to use construction land has the right to possess, use and seek proceeds from the land owned by the state, and shall be entitled to the construction of buildings, fixtures and their auxiliary facilities by making use of such land.

Regulations on the Expropriation of Houses on State-owned Land and Compensation Therefor

- 96 The state may acquire properties on state-owned land for public interests, and grant compensation according to law. For residential houses acquired, residential conditions shall be guaranteed.
- 97 If a land use right is obtained by allocation, the transfer of the property shall be reported to the competent authority for approval. In case of transfer, a transfer fee shall be paid.
- 98 If a land use right is obtained by transfer, and the transferee changes the land use specified in the transfer contract, such change must be approved by the transferor, and the municipal or county administrative department for urban planning, and a new transfer contract entered into.

4.3 Municipal Regulations

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

- 99 Article 19 If farmland is to be converted into construction land for construction purposes, the farmland conversion approval formalities shall be completed according to law. If farmland is to be converted into construction land within the range of construction land in the master land utilization plan, the following conditions shall be met: (1) The master land utilization plan is complied with; (2) The master urban development plan is complied with; (3) An annual quota for farmland conversion is obtained; and (4) A measure for cultivated land replenishment has been taken.
- 100 Article 22 In case of land acquisition, the acquirer shall pay land compensation fees, resettlement subsidy, and compensation fees for young crops and ground attachments in full within 3 months from the date of approval of the land acquisition compensation and resettlement program.

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

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

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

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

102 Article 3: Regulating land acquisition and house demolition behavior strictly:

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

Measures of Chongqing Municipality for the Expropriation of Houses on State-owned Land and Compensation Therefor (Interim) (CMGO [2011] No.123)

- 103 Article 2 When properties on state-owned land are acquired for public interests, fair compensation shall be granted to proprietors.
- 104 Article 3 House acquisition and compensation shall be conducted on the basis of democratic decision-making, result disclosure and relocation first.
- 105 Article 4 Municipal administrative departments for real estate shall be responsible for directing and supervising house acquisition and compensation on state-owned land within own cities.
- 106 District / county governments shall appoint house acquisition departments to be responsible for house acquisition and compensation within own administrative divisions.
- 107 Article 9 The district / county house acquisition department shall investigate and register the ownership, location, purpose and building area of each acquired house, and disclose the investigation results.
- 108 The district / county government shall organize the administrative departments for urban and rural planning, land, housing, construction, etc. to investigate, identify and handle unregistered buildings within the range of acquisition before making an acquisition decision.
- 109 Article 10 The real estate appraisal agency shall be selected by the affected proprietors through consultation, or failing this, by majority or randomly under the supervision of a notary public.
- 110 Article 11 The appraisal agency shall conduct pre-appraisal, and provide pre-appraised prices for the development of the compensation program.
- 111 Article 12 The house acquisition department shall draft a compensation program, submit it to the district / county government for demonstration and disclosure, and collect comments for not less than 30 days.
- 112 Article 17 The district / county government shall publish an announcement within 5 working days after making the acquisition decision, specifying the compensation program, administrative reconsideration and litigation rights, etc.
- 113 The district / county government and the house acquisition department shall conduct relevant publicity and explanation properly.

- 114 If a house is acquired according to law, the right to use state-owned land shall be withdrawn simultaneously.
- 115 Article 18 After the acquisition decision is announced, the house acquisition department shall disclose preliminary household appraisal results for 7 days, and appoint an appraiser to conduct explanation on site. The appraiser shall register any mistake, and apply for correction.
- 116 Article 19 The appraisal agency shall submit an overall appraisal report and household appraisal reports to the house acquisition department after disclosure and correction. The house acquisition department shall send household appraisal reports to proprietors timely.
- 117 Article 26 If any residential house is actually occupied, and the household has no other residential house, a resettlement house with a building area of 30 m² will be granted for a household with two or less members and an acquired house area of less than 30 m², or a resettlement house with a building area of 45 m² will be granted for a household with 3 or more members and an acquired house area of less than 45 m².
- 118 If an affected proprietor is eligible for housing security, housing security shall be granted with priority.

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

- 119 1. Adjusting the land acquisition compensation rates of the main urban area: Land compensation fees shall be 18,000 yuan/mu based on acquired land area regardless of land type and location. Resettlement subsidy shall be 38,000 yuan per capita based on the agricultural population converted into urban status. Young crops and ground attachments shall be compensated for at 22,000 yuan per mu.
- 120 2. District and county governments not in the main urban area shall adjust land acquisition compensation rates by reference to local conditions, and submit adjusted rates to the municipal government for record.

Regulations of Chongqing Municipality on Land and Property Ownership Registration

- 121 If a right to use state-owned obtained by transfer is to be registered, the voucher of the land transfer fee, land transfer contract, boundary map, former land ownership certificate and land delimitation report shall be submitted.
- 122 If a right to use state-owned obtained by allocation is to be registered, the land use approval document, boundary map, and land delimitation report shall be submitted.
- 123 If a right to use state-owned obtained by state authorization is to be registered, the land use agreement or approval document between the authorizer and the user, land asset disposal program, and land delimitation report shall be submitted.

Administrative Measures for the Lease of Commercial Houses (2011)

- 124 These Measures shall apply to the supervision and administration of leases of commercial housing on state-owned land within the urban planning area.
- 125 The parties to a house lease shall specify the disposition of house acquisition or demolition in the lease contract.

4.4 District Measures

Notice of the Nan'an District Government on Adjusting Compensation Rates for Land Acquisition (NDG [2013] No.68)

Land compensation and resettlement subsidy:

- 126 Land compensation and resettlement subsidy shall be calculated separately, where land compensation shall be 18,000 yuan per mu of the lawfully acquired area.
- 127 Resettlement subsidy shall be 38,000 yuan per capita based on the agricultural population converted into urban status.

Compensation for young crops and ground attachments:

- 128 Young crops and ground attachments shall be compensated for at a fixed rate of 22,000 yuan per mu.

Compensation rates for rural residential houses:

Table 4-2 Compensation Rates for Rural Residential Houses

Structural type	Detailed structure	Compensation rate
Reinforced concrete	Frame (shear wall) cast-in-situ roof	660
Masonry concrete	Brick wall (ashlar) with prefabricated roof	600
Masonry timber	Brick wall (board) with prefabricated roof	480
	Brick wall (stone sheet) with tile roof	420
Earth wall	Brick wall, asbestos tile roof (or felt, fiberglass tile)	390
	Earth wall with tile roof	360
	Asbestos tile roof	330
Simple	Brick (stone, timber) columns, asbestos tile roof (or felt, fiberglass tile)	120
	Simple shed	100

- 129 Before the issue of the LA approval, agricultural population to be converted into urban status holding a certificate of house title and a certificate of the right to use collective land shall be subjects of housing resettlement in the mode of cash compensation or preferential housing purchase under property swap.
- 130 In case of housing resettlement, each person will receive a building area of 30 m². The building area of a room is 15 m².
- 131 1) Cash Compensation
- The cash compensation rates for agricultural population converted into urban status shall be as follows:
 - Nanping, Tushan and Jiguanshi Towns: 5,700 yuan/m²;
 - Nanshan Sub-district: 5,000 yuan/m²;
 - Changshengqiao, Xiakou, Yinglong and Guangyang Towns: 4,000 yuan/m².
- 132 2) Preferential housing purchase under property swap: The implementing agency shall offer resettlement housing, and resettle the affected persons according to the Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government), Notice of the Chongqing Municipal Government on Adjusting Land Acquisition Compensation and Resettlement Policies (CMG [2008] No.45), and Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58).

Notice of the General Office of the Nan'an District Government on Regulating Rewards (Subsidies) for Resettlement (NDGO [2013] No.120)

- 133 In case of cash compensation, any affected household handing over or demolishing its house shall be granted a reward of 1,500 yuan/m².

Guidelines of the Nan'an District Government on the Disposal of Houses with Limited Property Rights (NDG [2012] No.105)

- 134 "Houses with limited property rights" are left-over residential houses built on rural collective land but not complying with the construction and sale provisions.
- 135 The Nan'an District Land and Resources Bureau shall be responsible for the demolition of houses with limited property rights, and compensation and resettlement therefor. Local sub-district offices or township governments shall be responsible for implementation.
- 136 The following conditions shall be met for the identification of a house with limited property rights:
- Its construction was approved by the competent authority;
 - It is located on rural collective land allocated in a unified manner;
 - Relevant stipulated fees have been paid for it;
 - Relevant housing transaction formalities are available;
 - A certificate of house title and a certificate of the right to use collective land have been obtained.
- 137 If the lawful size of a demolished house is not more than 100 m², the size of the resettlement house shall be equal to that of the demolished house; if it is over 100 m², the excess size shall be paid for at a replacement cost.
- 138 The resettlement modes include cash compensation and property swap, where only one mode can be selected.
- 139 In case of cash compensation, if the lawful size of a demolished house is not more than 100 m², the compensation rate shall be 3,000 yuan/m², and the moving reward 2,000 yuan/m², totaling 5,000 yuan/m².
- 140 In case of property swap, if the lawful size of a demolished house is not more than 100 m², the size of the resettlement house shall be equal to that of the demolished house, without compensation by the acquirer; if it is over 100 m², the excess size shall be paid for at a replacement cost.
- 141 The moving subsidy shall be 700 yuan per time x twice = 1,400 yuan per household, and the moving subsidy shall be 900 yuan per month per household (no transition subsidy in case of cash compensation).

4.5 Bank Policy on Involuntary Resettlement

- 142 The Bank's policy on involuntary resettlement has the following objectives:

- 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.

143 Considering that there are some gaps between the domestic resettlement policy and the Bank's OP4.12, during the resettlement implementation stage, the PMO will adopt good practices and policy from the Bank on the basis of domestic laws.

Table 4 Gaps between the PRC and Bank Policies

	PRC policy	Bank policy	Policy to be followed
Goal	Guarantee the construction project can be finished in time and effectively, ensure social stability and harmony.	Avoid or minimize involuntary resettlement as far as possible; ensure living standard of project affected persons is not lower than before.	As per the Bank's policy
Compensation measures	<p>1. Land acquisition is generally compensated by currency, supplemented by employment assistance and social security.</p> <p>2. The following resettlement approaches are available to the households affected by the demolition of rural residential houses:</p> <p>1) Housing land + self-built houses. The project IA will offer housing land for relocation and conduct land leveling and constructing infrastructure for AHs.</p> <p>2) Resettlement housing. When resettlement house is chosen as compensation mode, the location and type of resettlement house have been determined.</p> <p>3. The following resettlement modes are available to households affected by the demolition of rural residential houses:</p> <p>1) Cash compensation: based on market appraisal;</p> <p>2) Property swap: Resettlement housing is offered by the owner.</p>	<p>1. Replacement land shall be provided for population depending on land as main source of income in the case of land acquisition.</p> <p>2. Affected people have their own right to choose mode of compensation.</p>	As per the Bank's policy
Calculation method of compensation fees	Take the market price of house that of the same type and purpose at the same district as the compensated price.	The price shall be calculated based on estimated replacement cost, without considering depreciation.	Actual compensation is not less than replacement cost, and includes market price plus subsidies and rewards.
Public	Public participation system is not	A complete and sound public	A multi-layer, multi-

participation	sound enough, public can only participate in some phases of the project implementation.	participation process should be followed.	channel public participation mechanism is established.
Monitoring arrangement	Internal management mechanism of project IA and resettlement implementation agency conducts the monitoring process.	Including internal monitoring from the internal management mechanism of project IA and resettlement implementation agency and external monitoring from the external independent monitoring unit.	Set up external and internal monitoring systems as required by the Bank.
Grievance mechanism	Set up specialized agency to accept public grievance.	Public can appeal through multiple channels and ways, including community, sub-district, project IA, external monitoring agency, etc.	Set up grievance mechanism as required by the Bank.

4.6 Resettlement Principles of the Subproject

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

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

5. Compensation Standards

145 The compensation rates for different impacts of the Subproject have been fixed according to the above legal framework, and based on the practical situation of the subproject area. The compensation rates for LA and HD will be adjusted in practice, but will not be lower than those specified in this RAP. The cut-off date will be the date on which QDLRB publishes the LA and HD announcement. After this date, the APs should not build, rebuild or expand their houses, should not change the uses of their properties and land, and should not lease their land, lease, sell or purchase their houses. Any variation in physical quantity arising from any of the above acts will not be recognized.

5.1 Permanent Land Acquisition

146 According to the Land Administration Law of the PRC, Decision of the State Council on Deepening the Reform and Rigidly Enforcing Land Administration (SC [2004] No.28), Notice of the Chongqing Municipal Government on Further Adjusting Compensation Rates for Land Acquisition (CMG [2013] No.58), and Document NDG [2013] No.68, land acquisition compensation includes land compensation, resettlement subsidy, and fixed-rate compensation for young crops and ground attachments. Land compensation fees are calculated based on acquired land area regardless of land type. The fixed compensation covers the compensation for young crops and ground attachments on rural collective land (such as fruit trees, seedlings), but doesn't cover ground structures. See Table 5-1.

Table 5-1 Compensation Rates for Permanent LA

Land compensation (yuan/mu)	Resettlement subsidy (yuan per capita)	Fixed compensation rate for young crops and ground attachments (yuan/mu)
18,000	38,000	22,000

147 In 2000, all villagers in Liuhulan Village were converted into urban status. Crops on farmland is for own use mainly, and agriculture is no longer a main income source, so LA has little impact on household income. All state-owned land involved in the Subproject will be transferred to the project owner, and the transfer cost will be included during the project feasibility study reporting.

5.2 Rural Residential Houses

148 The AHs may choose either cash compensation or property swap.

5.2.1. Cash compensation

1) Rates of house structure compensation

149 The HD compensation rates are 600 yuan/m² for masonry concrete structure, 480 yuan/m² for masonry timber structure, 390 yuan/m² for masonry color steel structure, 360 yuan/m² for earth wall structure and 120 yuan/m² for simple structure.

2) Cash compensation subsidy

150 The Nan'an District LA Management Office will enter into a house compensation agreement with each AH, and pay cash compensation at 5,700 yuan/m² for 30 m² per capita at a time.

3) Reward

151 In case of cash compensation, any AH handing over or demolishing its house will be granted a reward of 1,500 yuan/m².

4) Other subsidies

- 152 In case of cash compensation, a moving subsidy of 1,000 yuan per capita will be paid at a time.
- 153 Any AH moving within the specified time will receive the following moving subsidy twice:
Household with 3 or less members: 700 yuan per time;
Household with 4 or more members: 1,000 yuan per time.
- 154 Any AH moving within the specified time will receive a demolition subsidy of 60 yuan/m².
- 155 Overall compensation for water supply, power supply, CCTV and other facilities will be paid at 2,000 yuan per household.
- 156 If any AH moving within the specified time is unable to demolish the house, or waives the residual value thereof voluntarily, a residual value subsidy will be paid at 20 yuan/m² for masonry concrete structure, or 10 yuan/m² for other structures. After payment, the residual value will be disposed of by the IA.
- 157 Based on the compensation rates, the price for cash compensation will be at least 7800yuan/m², including compensation for structure (600Yuan/m²), cash compensation subsidy (5700yuan/m²) and reward (1500yuan/m²). Others, such as moving subsidy, demolition subsidy and residual value, are not included. According to a market survey to the second-hand house of Nan'an district in May 2018, houses with price between 7000~8000yuan/m² are adequate in supplying. For example, price for house well decorated in Ma'nao Gardon in Houbao neighborhood is 7228yuan/2, price of Houbao Shiyan School is 6381yuan/m², Houbao Shequ is 7746yuan/m², and price of No.4 Huayuan Village is between 7125~8378yuan/m². Therefore, according to the result of market survey, the price of cash compensation has met the requirement of replacement cost.

5.2.2. Property swap

1) Rates for house structure compensation

- 158 The HD compensation rates are 600 yuan/m² for masonry concrete structure, 390-480 yuan/m² for masonry timber structure, 330-360 yuan/m² for earth wall structure and 100-120 yuan/m² for simple structure.

2) Resettlement housing

- 159 The IA will offer resettlement housing, and resettle the affected persons according to the Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government), Notice of the Chongqing Municipal Government on Adjusting Land Acquisition Compensation and Resettlement Policies (CMG [2008] No.45), and Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58).
- 160 Each AH will select a resettlement house at 30 m² of building area per capita.

3) Subsidies

- 161 Any AH moving within the specified time will receive the following moving subsidy twice:
Household with 3 or less members: 700 yuan per time;
Household with 4 or more members: 1,000 yuan per time.
- 162 Any AH moving within the specified time will receive a demolition subsidy of 60 yuan/m².
- 163 Overall compensation for water supply, power supply, CCTV and other facilities will be paid at 2,000 yuan per household.
- 164 If any AH moving within the specified time is unable to demolish the house, or waives the residual value thereof voluntarily, a residual value subsidy will be paid at 20 yuan/m² for masonry concrete structure, or 10 yuan/m² for other structures. After payment, the residual value will be disposed of by the IA.

4) Transition subsidy

- 165 In case of property swap, an AH will receive a transition subsidy of 400 yuan per capita per month from the starting month of transition to the month following the resettlement notice. The subsidy will be adjusted with economic development and market fluctuation. According to a survey in the project area and also around the internet, the price of house rental in the project area is between 500-2000 Yuan/month depending on the structure, age and location. In average, there are 3-4 people for each AH, and thus, the transition subsidy for each AH will be 1500-2000yuan/month, therefore, it is enough for the cost of transition.
- 166 In case of property swap, AHs can apply for purchasing resettlement housing at preferential prices, so this resettlement mode is sufficient for replacement.
- 167 See Table 5-2.

Table 5-2 Compensation Rates for HD

Item	Structure	Description	Rate	Unit
Overall house compensation	Masonry concrete	Brick wall (board) with prefabricated roof	600	yuan/m ²
	Masonry timber	Brick wall (stone sheet) with tile roof	480	yuan/m ²
		Brick wall, asbestos tile roof (or felt, fiberglass tile)	420	yuan/m ²
	Earth wall	Brick wall (board) with prefabricated roof	390	yuan/m ²
		Earth wall with tile roof	360	yuan/m ²
		Asbestos or fiberglass tile roof	330	yuan/m ²
	Simple	Brick (stone, timber) columns, asbestos tile roof (or felt, fiberglass tile)	120	yuan/m ²
		Shed	100	yuan/m ²
Subsidies	Moving subsidy	3 members or less	700	yuan/HH * time
		4 members or more	1,000	yuan/HH * time
	Demolition subsidy		60	yuan/m ²
	Overall compensation for water supply, power supply, CCTV and other facilities		2,000	yuan/HH
	Residual value subsidy	Reinforced concrete	30	yuan/m ²
		Masonry concrete	20	yuan/m ²
		Other	10	yuan/m ²
For cash compensation only	Cash compensation (30 m ² per capita)		5,700	yuan/m ²
	Reward (30 m ² per capita)		1,500	yuan/m ²
	Moving subsidy		1,000	yuan/HH
For property swap only	Transition subsidy		400	yuan/capita * month

Note: the HH in the table refers to household with registered property right. One house with registered property right accounted as one household.

168 Based on overall calculation, this resettlement mode is sufficient for replacement.

5.3 Urban Residential Houses

169 Affected urban residential houses will be subject to either cash compensation or property swap.

- Cash compensation: based on appraisal price by independent third party (the appraiser)
- Property swap: The size of the resettlement house is equal to that of the acquired house in principle, and any price difference will be paid for.

170 The appraiser is an independent agency which will follow the associated business rules and accept monitoring of the government bureaus, e.g. the Price Bureau. According to the Evaluation Measures for House Acquisition on State-owned Land (Decree 77 (2011) of Jianfang), the time for the appraisers to evaluate the house asset should be the date of disclosure of House Acquisition Approval (Article 10). The appraisers should evaluate the market price of the acquiring houses (Article 2). The appraiser should consider the elements of house location, usages, structures, ages of year, size of both house and land and land rights during the operation of evaluation (Article 14). The result of evaluation will be disclosed to the public. During the disclosure, the appraisers should be placed to the sites and accept queries from people if any. Once any mistakes identified, the appraisers should revise the evaluation reports (Article 16). The affected households can apply for verification to the evaluation result as long as any objections raised by APs in ten days after the evaluation result disclosed (Article 20). Once received the verification application, the appraisers should assign a professional team with at least three experts, including at least half of members with appraisal licenses, to verify the result (Article 24). The verification team should assess the appraisal process, regulations of reference and methodologies used in the operation. As result, a verification report will be issued to show the result of professional review. If the original result were remained, a technical explanation will be specified in detail; if the original result were identified as wrong, new assessment report would be issued (Article 25).

171 The agency will also accept audit every year. Poor performance may result to punishment. For example, lose the license for some period in asset value appraisal market. The appraiser is licensed and put into the market pool by market management department. When the resettlement project approved by associated government, the IAs will normally recommend several appraisers for the AHs to select. The AHs can either select the appraiser from the recommended list, or select others in the licensed pool. Once the appraiser nailed, it normally provides a appraisal report to the AHs and the local authorities after appraisal. The authorities can use the price of appraised when there is no objection, or not use it. But most of the time, the authorities would use the price in line with the appraisal report when no big objection. Otherwise, re-appraisal can be applied.

172 All urban residential houses affected by the Subproject are affected by Longhuang Road, and located in the Longdongtian area of Shanghao Community, Longmenhao Sub-district. See Table 5-3.

173 If the sharing factor of the acquired house is not more than 15%, the size of the resettlement house will be calculated at 15%; if such factor is over 15%, the actual size will be applied.

174 In case of property swap, if the sharing factor of the resettlement house is over 15%, the shared size for the excess size will be purchased by the acquirer; if such factor is not more than 15%, the actual size will be applied.

175 Reward for agreement signing within the specified time: If the original use of the acquired house is residence and the AH enters into an agreement within the specified time, a one-off reward of 1,500 yuan/m² of building area will be granted in case of cash compensation, or 1,000 yuan/m² of building area in case of property swap.

176 Subsidy for unregistered illegal building: not more than 40% of the appraised value for the same structure for mixed buildings used as residence, or not more than 1,800 yuan/m² for masonry

concrete structure, not more than 1,200 yuan/m² for masonry timber structure or not more than 800 yuan/m² for simple structure buildings used for other purposes

177 See Table 5-4.

Table 5-3 Pre-appraised Prices for Urban Residential Houses in the Longdongtian Area

No.	Purpose	Age	Structure	In set?	Unit	Pre-appraised price
1		1990s	Masonry concrete	In set	yuan/m ²	7,700
2			Masonry concrete	Not in set	yuan/m ²	7,620
3		1980s and before	Masonry concrete	In set	yuan/m ²	7,550
4				Not in set	yuan/m ²	7,480
5			Masonry timber		yuan/m ²	7,380
6			Simple		yuan/m ²	7,270
7	Demolished attachments ⁶	Separate water meter			yuan each	600
8		Separate kilowatt-hour meter			yuan each	660
9		CCTV			yuan each	525
10		Natural gas			yuan per HH	3,000
11		Telephone			yuan each	158
12		Digital TV			/	Reimbursed with invoice
13		Broadband			/	Reimbursed with invoice
14	Other attachments	House decoration			/	Consultation
15		Structures and attachments	Retaining walls, pools		yuan/m ²	400
16			Enclosing walls, parterres, courtyards		yuan/m ²	300

Note: the rates listed in the table was sourced from a recent implemented resettlement in the project area. The data here is used for budget estimate and assessment reference only. The actual rates for the project will be decided by market evaluation at the time of resettlement implementation.

Table 5-4 Subsidies for Urban Residential Houses and Compensation Rates for Attachments

No.	Item		Rate
1	Moving subsidy	Residential	1,000 yuan/HH * time
		Non-residential	30 yuan/m ² * time for commercial, office and business properties, 40 yuan/m ² * time for production properties
2	Reward for early agreement signing		40 yuan/HH * day for residential houses, 20 yuan/m ² * day for non-residential properties

⁶ In case of attachment demolition, only AHs choosing cash compensation will receive compensation. In case of property swap, existing natural gas pipelines, CCTV and other attachments will be restored by the IA without compensation.

3	Cash compensation subsidy	Residential	30,000 yuan/HH.	For the cash compensation mode only
		Non-residential	5% of the value of the acquired house, not less than 20,000 yuan	For a mixed property, the subsidy is based on the higher rate, and paid at a time.
4	Compensation for water, electricity, natural gas, etc.	1) Separate water and kilowatt-hour meters will be demolished by the AH itself, and fully compensated for at a time. 2) In case of property swap, existing natural gas, CCTV and other facilities will be restored by the acquirer without compensation. 3) In case of cash compensation, existing natural gas, CCTV and other facilities will be compensated for at the prevailing rates.		
5	Transition subsidy	In case of property swap, a transition subsidy will be granted at the rate fixed by the district government.		

178 Based on overall calculation, this resettlement mode is fully sufficient for replacement.

5.4 Urban Non-residential Properties

179 House compensation: based on appraisal price as the same practice as urban residential properties.

180 Compensation for losses from production or business suspension will be 6% of the appraised value paid at a time in case of cash compensation; 5‰ of the appraised value per month in case of property swap for the actual transition period, plus 5‰ from the month of extension of the transition period. If the entity or individual dealing with production or doing business is not the proprietor, such compensation will be distributed between them through consultation.

181 As indicated, the appraiser will evaluate the properties based on the actual realities and the market price independently and then, get the compensation amount for production or business suspension. In case unacceptable for the property owners, he/she is able to ask for re-calculating the compensation for business loss in accordance with one of the other three forms, if he/she is not satisfied with the price defined as the methodology above: 1. on the basis of tax payment; 2. independent evaluation; and 3. negotiation.

182 Reward for agreement signing within the specified time: If the original use of the acquired house is business and the proprietor enters into an agreement within the specified time, a one-time reward of 1,500 yuan/m² of building area will be granted in case of cash compensation, or 1,000 yuan/m² of building area in case of property swap.

183 Subsidy for unregistered building used for business: no more than 2,000 yuan/m² for loss of operation suspension will be paid to those who take doing business in unregistered building as main income source

184 All urban non-residential properties affected by the Subproject are affected by Tushan Branch Road, and located in the same plot as the Chongqing Medical Technical School Plot Slum Reconstruction Project (implemented in 2017) in Luozibao Community, Tushan Town. Therefore, the compensation under the Subproject is estimated based on the pre-appraised price for Chongqing Medical Technical School for the moment. And it will be updated according to the appraised price at the implementation stage. See Table 5-5.

Table 5-5 Pre-appraised Prices for Urban Non-residential Properties in the Chongqing Medical Technical School Area

No.	Purpose	Age	Structure	Appraised price (yuan)	Remarks
1	Office	/	Masonry concrete	8,730	
2			Masonry timber	7,590	
3			Simple	7,450	
4	Stores at the first floor	1990s	Masonry concrete	18,900	Estimated at the pre-appraised price for Chongqing Medical Technical School

185 Based on overall calculation, this resettlement mode is fully sufficient for replacement.

5.5 Houses with Limited Property Rights

186 “Houses with limited property rights” are legacy issue in terms of residential houses built on rural collective land but not fully complying with the construction and sale provisions, although they were registered as rural residential housing. According to the resettlement IA, the rates of these houses had considered the overall situation, such as the replacement cost of the structure, the year age of the houses and the living conditions etc. Since the land would be acquired and compensated separately, compensation for land would not be reflected in the price of the house, and thus, the prices between houses with fully legal license and limited rights look different. Therefore, neither compensation standards for rural residential houses on collective land nor compensation for residential houses on state-owned land applicable for them. Based on the facts and putting people first, the disposal principles and reference rates are set as follows:

1) Residential houses

187 “Houses with limited property rights” will be subject to either cash compensation or property swap. According to the survey, all 13 AHs have chosen property swap.

188 In case of property swap, if the size of a demolished house is not more than 100 m² (including 100m²), the size of the resettlement house will be equal to that of the demolished house; if it is over 100 m², the excess size will be paid for at a replacement cost based on appraisal price.

189 In case of cash compensation, the compensation will cover the full cost of house structure based on market price evaluation, moving reward and moving subsidy, while value of land will not be considered since it had been compensated during the land acquisition in 2012.

190 The moving subsidy will be 700 yuan per time * twice = 1,400 yuan per household

191 The moving subsidy will be 900 yuan per month per household (no transition subsidy in case of cash compensation).

192 Table 5-7:

Table 5-6 Compensation Rates for Houses with Limited Property Rights

Purpose	Resettlement mode	Scope of compensation	Type of compensation	Unit	Rate
Residential		Full house size	HD compensation	yuan/m ²	

	Cash compensation		Moving reward	yuan/m ²	5000m ² (based on the market price)
			Moving subsidy	yuan/HH * time	700
	Property Swap	Size of not more than 100 m ²	Equal size swap	Equal size resettlement house	
			Compensation for excess size	yuan/m ²	Replacement cost
		Size in excess of 100 m ²	Transition subsidy	yuan/HH * month	900
		/	Moving subsidy	yuan/HH * time	700
Non-residential	Cash compensation	/	Compensation for store relocation losses	yuan/15 m ²	30,000
		/	Moving subsidy for Floor 1 store	yuan/room	200,000

Note:1. According to the interview with the Lianhua Village, the land of the area of house with limited property rights were acquired in 2012. It was verified with LA documents.

2. the rates in the table was sourced from a experienced project for house with limited property rights in 2016. The rates for the World Bank project will be adjusted on the basis of market price.

3. the HH in the table refers to household with registered property right. One house with registered property right accounted as one household.

193 According to an experienced resettlement related to houses with limited property rights in 2016, the total of cash compensation was 5000yuan/m²(excluding the land compensation), and the rate will be adjusted on the basis of market price when the resettlement starts. The market price of second-hand houses between 4500yuan/m²~6000yuan/m² was enough in supply in Nan'an around 2016. The cash compensation was enough for affected households to replace.

2) Non-residential properties

194 All stores affected by the Subproject are affected by Longhuang Road, all located on Floor 1 of houses with limited property rights, some are self-run and some leased. The affected stores will be subject to cash compensation at the same rates at those for rural residential houses.

195 In addition to house compensation, an income loss subsidy of 200,000 yuan/shopfront and a relocation subsidy of 30,000 yuan per 15 m² will be paid for stores at the first floor.

5.6 Ground Attachments , Young Crops and Infrastructure

196 Young crops and ground attachments will be compensated for at a fixed rate of 22,000 yuan per mu, which is sufficient for replacement.

197 The affected infrastructure will be compensated for at appraised price. For non-structural infrastructure, the compensation shall be negotiated between land acquisition implementation agency or road construction unit and the infrastructure owner.

6. Production and Livelihood Restoration Programs

6.1 Restoration Program for Permanent Land Acquisition

6.1.1. Appraisal of Lost Income

198 Permanent land acquisition involves Liujiagang Group of Liuhulan Village, Tushan Town, and the 14.2 mu of acquired is all remaining cultivated land of this group, but the AHs will suffer minor income losses, because:

- The acquired land is scattered hilly land, used to grow vegetables for own use only;
- All villagers in Liujiagang Group of Liuhulan Village were converted into urban status in 2000, and have been covered by endowment insurance for urban residents.
- Liuhulan Village is surrounded by the urban area on 3 sides, and the main income source of the AHs is employment.

6.1.2. Income Restoration Program

199 LA compensation includes land compensation (18,000 yuan/mu in Tushan Town), resettlement subsidy, and fixed-rate compensation for young crops and ground attachments (excluding ground structures). Land compensation fees are based on acquired land area regardless of land type. Young crops and ground attachments will be compensated for at a fixed rate. Land compensation will be distributed as resolved at the group congress.

200 All villagers in Liujiagang Group were converted into urban status in 2000, and all APs aged 16 years or above have been covered by endowment insurance for urban residents.

6.1.3. Employment Services for the APs

201 In order to improve the production level and living standard of the APs, the local competent authorities offer a series of employment promotion policies, including labor skills training and employment assistance. Because the door-to-door survey hasn't been conducted yet, the needs of APs can't be captured currently. The RAP describes potential trainings and employment services according to government interviews. More specified survey on APs' needs will be taken after the project plan announcement and employment guide and training will be provided through negotiation with the project owner and relevant agencies.

1) Labor skills training

202 During project implementation, NDG will appoint a specified agency to organize various skills trainings. APs are encouraged to attend the trainings to get more employment opportunities. There are two ways of employment service:

203 Training subsidy: The government will grant training subsidies to AHs receiving certificates of occupational qualifications or skills. See Table 6-1.

204 Employment training: Trainings organized by relevant government agency or government appointed training agency for APs. Such training includes computer operation, 2D design, accounting computerization, electric repair, cooking, housekeeping, etc. All such training is free. Qualified trainees will receive certificates and be recommended by training agencies. See Table 6-2.

Table 6-1 Training Subsidies Offered by the Local Government

Authority	Scope of training	Trainees
District employment and talent service bureau	Employment skills and household service training: 100% of the subsidy rate for a primary vocational qualification or grade certificate, or 80% for a special vocational skills certificate, where the subsidy rate is 120%, 100% and 80% of training costs for very scarce, scarce and ordinary types of work	Children of local poor households, fresh college graduates, senior high school graduates, reemployed rural laborers, registered unemployed

	Each trainee can receive a training subsidy once per annum, and a training subsidy for the same type of work and grade once throughout the life only.	urban residents
District employment and talent service bureau	Skills development training for in-service enterprise employees: 50% of training costs for a primary or above vocational qualification or grade certificate, or a special vocational skills certificate	In-service enterprise employees with one-year or above labor contracts and covered by social insurance (incl. non-local)
Sub-district / township labor and social security centers	Employment adaptation training: Not more than 2 days, not less than 20 trainees per class, subsidy rate 100 yuan per capita per day	Farmers converted into urban status, registered unemployed urban residents aged above 45 years, reemployed rural laborers

2) Employment assistance and unemployment insurance

205 The government offers public welfare jobs to residents with employment difficulty to promote their employment, and social insurance subsidies to residents with employment difficulty and MLS residents to reduce their financial pressure. In addition, free employment services are available to unemployed APs, such as employment opportunities and policies. And Nan'an Labor Market promised to provide at least three employment opportunities for each of those with job hunting difficulties in order to meet a two-way choice between job hunters and employers.

Table 6-2 Employment Services Offered by the Local Government

Authority	Program	Details
District employment and talent service bureau	Placement to public welfare jobs	Public welfare jobs such as cleaning, attendance, parking charging and support for old people are offered to residents with employment difficulty with pays not less than the local minimum wage standard. MLS residents can also receive an employment subsidy of 300 yuan per month.
	Subsidy for MLS employment	Urban MLS residents having received MLS subsidies for 6 or more consecutive months, and being able to work may apply for a subsidy for MLS employment, which will be paid for not more than 36 months cumulatively.
	Subsidy for employing residents with employment difficulty	An organization employing recruiting a resident with employment difficulty and covering social insurance for them will receive a subsidy for basic endowment, basic medical and unemployment insurance premiums paid for such resident, excluding individual contributions paid by such resident. Such subsidy should not exceed 2/3 of its actual contribution of such organization, and should be paid for not more than 3 years in principle.
Public service agencies	Free employment services	A special service window will be set up to provide one-stop employment services to the unemployed, including job referral, career planning, policy consulting, unemployment registration, etc.
	3-job selection	The Nan'an District Labor Market will offer 3 jobs to each unemployed resident who is willing to get employed locally at its option.

206 An AP having registered for urban unemployment may apply for an unemployment insurance subsidy from the following month. In addition, APs starting up businesses independently may be entitled to preferential measures.

3) Startup and employment policy for women

- 207 The Nan'an District Women's Federation will provide reemployment services to local women, and one-year interest-free loans to eligible women starting up businesses. In addition, free training will be offered once a month to all unemployed local women.

6.2 Resettlement Program for Demolished Rural Residential Houses

- 208 The resettlement modes include cash compensation and property swap. According to the survey, most AHs prefer property swap.

Table 6-3 Resettlement Program for Demolished Rural Residential Houses

Cash compensation	Property swap
√	√

6.2.1. Cash Compensation

- 209 In case of cash compensation, the Nan'an District LA Management Office will enter into a house compensation agreement with the AH, and settle compensation at a time. Except for structural compensation, the HD cash compensation subsidy of Tushan Town is 5,700 yuan/m² per capita, and the moving reward 1,500 yuan/m² per capita, totaling 7,200 yuan/m² per capita, with a resettlement house size of 30 m² per capita. If a 10-member family has a 300 m² house, a 25 m² attachment in masonry timber structure and a 50 m² masonry color steel shed, it will receive overall house compensation of 211,500 yuan, and cash compensation of 2,160,000 yuan, totaling 2,371,500 yuan, which is sufficient to buy a 272 m² secondhand commercial house (based on secondhand house prices of 8,700-10,000 yuan/m² in Tushan Town in December 2017). In addition, the location, layout and supporting facilities of the new house will be much better.

6.2.2. Property Swap

- 210 In case of property swap, the Nan'an District LA Management Office will enter into a property swap agreement with the AH, with a resettlement house size of 15-30 m² per capita. The resettlement community is Jiangnan Xiangjun, which has been completed, and has several layouts, including one living room and one bedroom, one living room and two bedrooms, and one living room and 3 bedrooms. If a 3-member family has a 100 m² house in masonry concrete structure, it will receive a 90 m² resettlement house.
- 211 Jiangnan Xiangjun is located in Nanping Town, enjoys a good environment, an advantaged location and low population density, and is surrounded by commercial facilities (about 1500m from Nanping commercial area) subway stations (1000m from Sigongli station and 750m from Luojiaba station which is under construction), schools (3 kindergartens, 2 primary schools and 2 middle schools), 4 hospitals, over 10 various shopping malls, super markets, stores and 2 food markets etc.
- 212 See Figure 6-1.



Figure 6-1 Jiangnan Xiangjun (Resettlement Community)

- 213 Since the resettlement community has been completed, the AHs can move into it after entering into an agreement, so no transition subsidy will be paid.

6.3 Resettlement Program for Demolished Urban Residential Houses

- 214 The resettlement modes include cash compensation and property swap. According to the survey, most AHs prefer property swap.
- 215 Demolished urban residential houses will be appraised by a qualified appraisal agency selected by the acquirer and the AHs through consultation.

Table 6-4 Resettlement Program for Demolished Urban Residential Houses

Cash compensation	Property swap
√	√

6.3.1. Cash Compensation

- 216 In case of cash compensation, the Haitangxi Housing Administration Office will enter into a cash compensation agreement with the AH, and settle compensation at a time. The compensation rate will be fixed through appraisal. In the slum reconstruction of the nearby Longdongtian area in 2016, the compensation rate for a masonry concrete residential house completed in the 1980s was 7,480 yuan/m². A family in Shanghao Community with a 100 m² residential house will receive house compensation of 748,000 yuan, rewards of about 100,000 yuan, and compensation for attachments and decoration of about 80,000, totaling 928,000 yuan, which is sufficient to buy a 92.8-109 m² secondhand house (based on secondhand house prices of 8,500-10,000 yuan/m² in Longmenhao Sub-district).

6.3.2. Property Swap

- 217 In case of property swap, the Haitangxi Housing Administration Office will enter into a property swap agreement with the AH, and settle the price difference between the former house and the resettlement house. The value of the former house will be fixed through appraisal. In the slum reconstruction of the nearby Longdongtian area in 2016, the compensation rate for a masonry concrete residential house completed in the 1980s was 7,480 yuan/m². A family in Shanghao Community with a 100 m² residential house will receive house compensation of 748,000 yuan and rewards of about 200,000 yuan, totaling 948,000 yuan, and obtain a 158 m² resettlement house (6,000 yuan/m²).
- 218 The acquirer will offer resettlement housing. Since the resettlement community has been completed, the AHs can move into it after entering into an agreement.

6.4 Resettlement Program for Demolished Non-residential Properties on State-owned Land

- 219 The Subproject will affect one non-residential property on state-owned land (office building of TTG), within the range of Tushan Branch Road. It will be compensated for through appraisal, and rebuilt by NDG.

6.5 Resettlement Program for Houses with Limited Property Rights

6.5.1. Residential houses

- 220 The resettlement modes include cash compensation and property swap. According to the survey, all AHs prefer property swap.

Table 6-5 Resettlement Program for Demolished Rural Residential Houses

Cash compensation	Property swap
√	√

1) Cash compensation

- 221 In case of cash compensation, TTG will enter into a cash compensation agreement with the AH, and settle compensation at a time. NDG has fixed special rates for houses with limited property rights. According to the resettlement IA, the fixed rates had considered the overall situation, such as the replacement cost of the structure, the year age of the houses and the living conditions etc. Since the land will be acquired and compensated separately, compensation for land will not be reflected in the price of the house, and thus, the prices between houses with fully legal license and limited rights look different.
- 222 If the size of the house is not more than 100 m², it will be compensated for at 3,000 yuan/m², with rewards and subsidies of 2,000 yuan/m², totaling 5,000 yuan/m². Any size in excess of 100 m² will be compensated for at a replacement cost. If a family has a 200 m² residential house with limited property rights, it will receive house compensation of 600,000 yuan, and rewards and subsidies of 80,000 yuan, totaling 680,000 yuan, which is sufficient to buy an 80 m² secondhand commercial house (based on the average price of nearby secondhand house of 8,500 yuan/m²). In addition, the location, layout and supporting facilities of the new house will be much better, and the rental rate will be higher, so total rental will be almost the same.

2) Property swap

- 223 In case of property swap, the AH will receive a resettlement house of not more than 100 m². Any size in excess of 100 m² will be compensated for at a replacement cost. If a family has a 200 m² residential house with limited property rights, it will receive a resettlement house of 100 m², and compensation of about 100,000 yuan. Although the resettlement house is smaller than previous one, the location, transportation and living environment are better and rental is higher as well.
- 224 The acquirer will offer resettlement housing. Since the resettlement community has been completed, the AHs can move into it after entering into an agreement.

6.5.2. Non-residential properties

- 225 All the 13 stores affected by the Subproject are affected by Longhuang Road, all being properties with limited property rights in Guihuayuan Group. In case of cash compensation, TTG will enter into cash compensation agreements with the proprietors, and settle compensation at a time.
- 226 NDG has fixed special rates for non-residential properties with limited property rights:
- 227 Property swap: House compensation will be based on the same rates as those for residential houses. Each roadside store will be receive compensation of 200,000 yuan, and a relocation

subsidy of 30,000 yuan per 15 m². A proprietor with 3 stores with a total size of 99 m² will receive 810,000 yuan.

228 Compensation for any tenant will be based on the following principles:

- 1) The tenant will be notified to move in advance, and given sufficient time to find a suitable place of business.
- 2) If the tenant will continue to operate, the owner or TTG will assist it in finding a suitable place of business.
- 3) Compensation and subsidies will be distributed between the proprietor and the tenant through consultation, or by reference to the applicable law.

6.6 Resettlement Program for Affected Ground Attachments

229 The ground attachments affected by the Subproject mainly include young crops, scattered trees and ground structures. Young crops and ground attachments on land other than housing land will be compensated for at a fixed rate of 22,000 yuan/mu, and ground structures will be compensated for at market price.

6.7 Resettlement Program for Affected Infrastructure

230 The infrastructure affected by the Subproject includes street trees, streetlamps, power transmission lines, telegraph poles, water delivery pipelines, waste transfer stations, etc., and will be compensated through consultation between the acquirer and proprietors.

7. Public Participation and Consultation

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

7.1 Means of and Measures for Public Participation

7.1.1. Means of Participation

232 The means of public participation at different stages are as follows:

- Before the survey, terms of reference were prepared to specify the scope, methods and requirements of survey, listen to comments of local governments, and had local governments assign representatives to the survey team.
- During the general survey, town, village and group heads, and AP representatives were invited to participate, the necessity, benefits and impacts of the Subproject, principles for compensation and resettlement progress were communicated to them, and the survey team discussed possible resettlement sites with them.
- At the RAP preparation stage, the resettlement planning staff discussed with county and town leaders, listened to their comments, requirements and issues, and selected resettlement sites.
- During the field survey, local residents and staff of departments concerned were involved in site selection.
- On 9th May 2018, the draft RAP, RPF and SIA were disclosed on a public website ()

233 These consultation activities will be meaningful for the successful implementation of the RAP.

234 At the preparation stage, many public participation activities were conducted in such forms of meeting, FGD and interview, including 6 men-times of interviews with the owner and government departments, 4 men-times of interviews with community officials, and a survey on 3 AHs.

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

1) FGD

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

2) Structured questionnaire survey

237 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.

3) Discussion meeting and personal interview

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

7.1.2. Measures for Participation and Consultation

239 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.

240 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.

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

7.2 Public Participation Activities at the Preparation Stage

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

- FGD with the owner: learning the background, scale and impacts of the Subproject
- FGDs with community officials: learning local socioeconomic profile, expectations for the Subproject, comments and suggestions on LA compensation and resettlement, etc.
- Government interviews: Heads of the district development and reform bureau, land and resources bureau, labor and social security bureau, and statistics bureau were interviewed, acquiring some information and policies related to the Subproject, and learning their comments and suggestions on the Subproject. See Table 7-1.

Table 7-1 Public Participation Activities at the Preparation Stage

Item	Mode	Time	Participants	Topic
Interviews with owner	Interview	Nov. – Dec. 2017	Nan'an District Construction Commission, Nan'an District Tunnel Construction Office	Learning background information of the Subproject
Interviews with sub-district officials	Meeting	Nov. – Dec. 2017	Two officials of Tushan Town and Longmenhao Sub-district	Learning the socioeconomic profile of the subproject area
FGD in Shanghao and Luozibao Communities	Meeting	Nov. – Dec. 2017	3 community workers	Learning the AHs' population, employment and income
FGD with IAs	Meeting	Nov. – Dec. 2017	8 officials of the Nan'an District LA Management Office, Haitangxi Housing Administration Office and Danzishi Housing Administration Office	Learning their functions, LA and HD policies, rates, resettlement programs, organizational and staffing

				arrangements, etc.
Government interviews	Interview	Dec. 2017	12 staff members of the district development and reform commission, labor and social security bureau, women's federation, etc.	Learning the local development plan, employment and training policies, and supporting policies for vulnerable groups
RAP disclosure	Hualong website	11 May 2018	Chongqing PMO Nan'an DRC People who are relevant or interest to the project	The RAP is disclosed to receive comments and advice from public. Contacts of consultants were disclosed for query from public, if any

243 The APs are concerned about the payment of compensation and the construction of resettlement housing. They expect compensation to be paid timely and fully, and resettlement housing to be well located and supported. The Nan'an District LA Management Office, Haitangxi Housing Administration Office and TTG promise to publicize the whole process of land acquisition and house demolition and contact information of implementation agency. All compensation fund has been prepared in place and can be paid to the APs timely once agreement signed and house handed-over.

7.3 Public Participation Plan for the Next Stage

244 With the progress of project preparation and implementation, the Nan'an PMO will conduct further public participation. See Table 7-2.

Table 7-2 Public Participation Plan for the Implementation Stage

Purpose	Mode	Time		Agencies	Participants	Topic
		Tushan Branch Road	Longhuang Road			
RIB	Distribution	2018/7	2019/2	Nan'an District LA Management Office / Haitangxi Housing Administration Office / TTG	All APs	RIB distribution
LA announcement	Village bulletin board, village meeting	2018/7	2019/3	Nan'an District LA Management Office / Haitangxi Housing Administration Office / TTG	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	2018/8	2019/3	Nan'an District LA Management Office / Haitangxi Housing Administration Office / TTG	All APs	Compensation and mode of payment
Determination of income restoration program, and selection of	Village meeting (many times)	2018/8-12	2019/3-6	Nan'an District LA Management Office / Haitangxi Housing Administration Office / TTG	All APs	Discussing final compensation programs, and selecting an

appraisal agency						appraisal agency
Public participation during construction	Village meeting, interview, etc.	2019/1 - end	2019/7 - end	Owner, construction agency, Nan'an District LA Management Office / Haitangxi Housing Administration Office / TTG	All APs	Income restoration, house construction, compensation for temporary impacts, etc.

7.4 Women's Participation

- 245 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.
- 246 In the subproject area, women enjoy the same rights and status as men, and play a crucial role in economic activities and housework, especially in rural areas, where most women stay at home. Except family responsibility, women play a crucial role in farming and nonagricultural operations. Therefore, in the subproject area, women even show greater enthusiasm about the Subproject than men. They not only participate actively in all stages of resettlement, but also play an outstanding role in the consultation about resettlement sites and modes. All women support the Subproject.
- 247 At the preparation stage, women were actively involved. During interviews, women expressed their opinions and requirements actively.
- 248 In addition, the IAs and local governments will pay more attention to women's participation during implementation. Priority will be given to women during resettlement, especially in livelihood restoration and project construction activities, to provide them with more job opportunities and relevant skills training.

8. Grievance Redress Procedures

- 249 During LA, HD and resettlement, the following measures shall be taken to reduce grievances and appeals: 1) The implementing agencies and the local governments will give extensive publicity to the LA, HD and resettlement policies in such forms as meeting, discussion and door-to-door survey so that the APs can understand the LA, HD and resettlement policies and principles, and compensation rates; 2) Disclose information on LA and HD losses, resettlement agreements, compensation fee disbursement, the construction progress of resettlement housing, and the resettlement agencies through mass media and bulletin boards to accept public supervision; 3) Strengthen communication and consultation with the APs. The implementing agencies and the local governments will listen to the APs' comments and requirements carefully, conduct honest communication and consultation with them, help them solve difficulties and problems encountered during resettlement, and meet their reasonable requirements where possible.
- 250 During preparation and implementation of the RAP, consistent attention will be paid to the participation of the APs and the affected entities, and an appeal mechanism established. If any AP is dissatisfied with any compensation arrangement or thinks that he/she is treated unfairly or unreasonably during resettlement, he/she may seek a solution through the appropriate procedure.

8.1 Grievance Redress during LA and HD

- 251 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 grievance redress mechanism has been established respectively for different type of LA and HD during the preparation and implementation the RAP:

8.1.1. Appeal procedure for the acquisition of rural collective land and HD (including houses with limited property rights)

- 252 This procedure has 5 stages:

Stage 1: If an AP is dissatisfied with LA/HD compensation and resettlement, he/she may file an appeal to the Nan'an District LA Management Office or Tushan Town Construction Management Office, which should make a disposition within two weeks.

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the town government (sub-district office), which should make a disposition within two weeks.

Stage 3: If the AP is dissatisfied with the disposition of Stage 2, he/she may file an appeal to the Nan'an District Land and Resources Bureau or Nan'an District Complaint Visit Reception Center orally or in writing. In case of an oral appeal, the accepting agency should handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 4: If the AP is still dissatisfied with the disposition of Stage 3, he/she may file an appeal to the Nan'an District Housing Administration Bureau after receiving such disposition for arbitration, which shall make an arbitration award within 4 weeks.

Stage 5: If the AP is still dissatisfied with the arbitration award of Stage 4, he/she may file a suit in a civil court in accordance with the Administrative Procedure Law of the PRC after receiving such judgment.

8.1.2. Appeal procedure for house acquisition on state-owned land

Stage 1: If an AP is dissatisfied with the appraised price of its house or in any other aspects, he/she may file an appeal to the Haitangxi Housing Administration Office or Danzishi Housing Administration Office, which shall explain the appraisal result together with the

appraisal agency within two weeks. If the AP does not accept the appraisal result, he/she may apply for reappraisal; if he/she is dissatisfied in any other aspects, the housing administration office should give a reply within two weeks.

Stage 2: If the AP has an objection to the reappraisal result in Stage 1, he/she may apply for identification with the Chongqing Real Estate Appraisal Expert Committee, which should make a disposition within 4 weeks. If the AP is dissatisfied in any other aspect, he/she may file an appeal to the Nan'an District Housing Administration Bureau orally or in writing. In case of an oral appeal, the accepting agency should handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the Nan'an District Housing Administration Bureau after receiving such disposition for arbitration, which shall make an arbitration award within 4 weeks.

Stage 4: If the AP is still dissatisfied with the arbitration award of Stage 3, he/she may file a suit in a civil court in accordance with the Administrative Procedure Law of the PRC after receiving such judgment.

253 Except for the ways of grievance appealing described above in resettlement of both rural and urban area, the APs can also be able to submit grievances to the local authorities (township government/sub-district government or higher level) and PMO during construction. The local authorities and PMO will develop a system for documenting and tracking complaints raised by the APs of the project. All grievance will be reviewed by the resettlement monitoring agency during the project monitoring period.

254 The APs may file an appeal about any aspects 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 contingencies. The local PMO and the resettlement implementation agency will be required to document the grievances collected through any channels as part of their routine work during the implementation phase. The grievance collected will also one of the key indicators for internal and external monitoring and evaluation.

255 See Figure 8-1.

Appeal to resettlement implementation agency

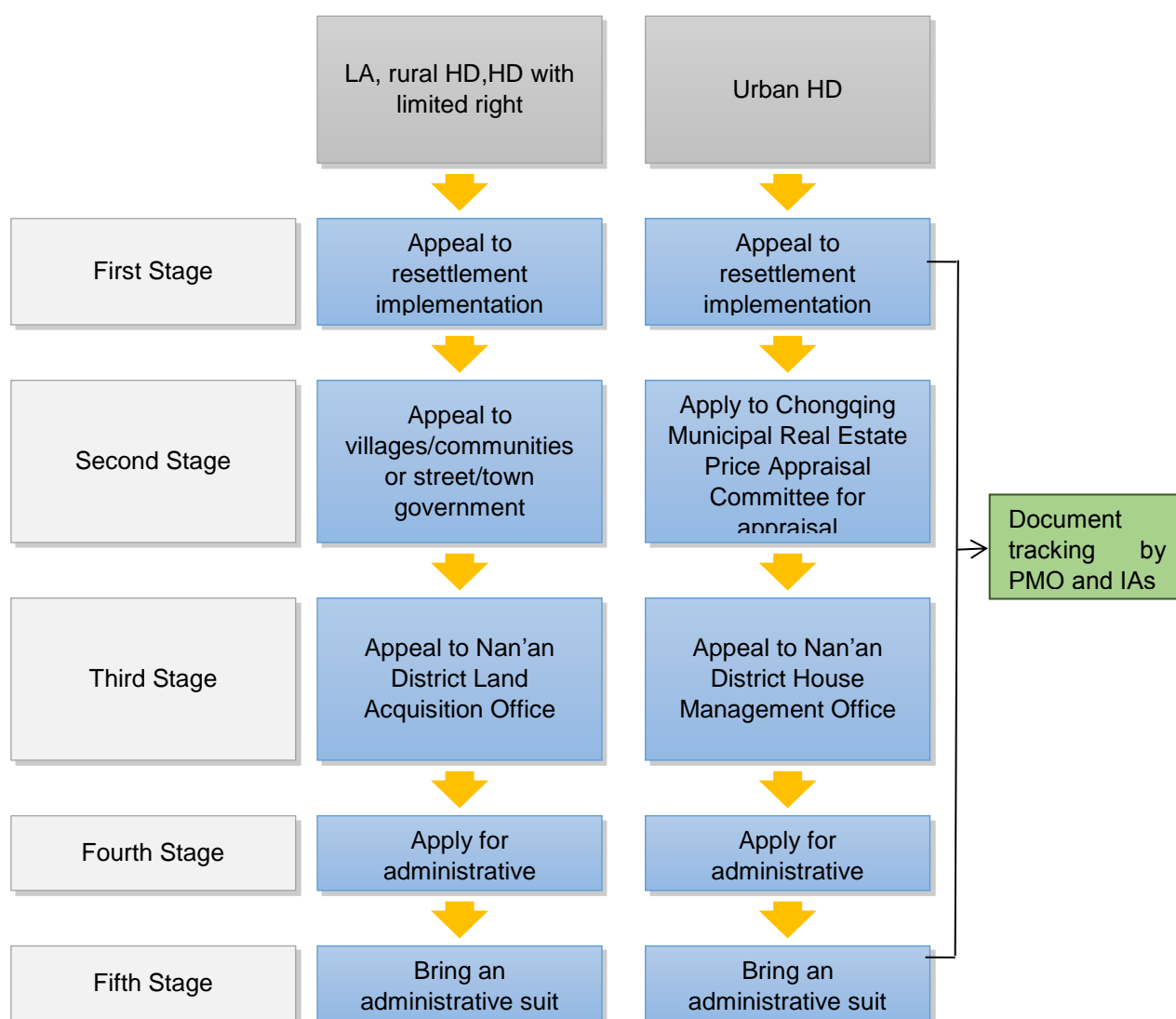


Figure 8-1 Grievance Redress Flowchart

256 See Table 8-1 for contact information of related land acquisition and resettlement agencies.

Table 8-1 Contact Information of Agencies Concerned

Agency	Name	Title	Tel
Nan'an District LA Management Office	Mr. Tu	Person responsible for LA and HD	15310321520
Danzishi Housing Administration Office	Ms Huang	Civil servant	18725879769
Haitangxi Housing Administration Office	Ran Linjie	Civil servant	13594299423
TTG	Chen Jinzhong	Person responsible for reconstruction and demolition of houses with limited property rights	13330222566
Longmenhao Sub-district	Mr. Tan	Civil servant	15023201005

Shanghao Community	Ms Liu	Director	15178834794
Lianhua Village	Wu Hengzhong	Director	13883506996
Luozi bao Community	Yao Chun	Director	15023382387
Nan'an District Land and Resources Bureau	Director Hu	Office Director	62803003
Nan'an District Housing Administration Bureau	Director Li	Office Director	62980355
Nan'an District Complaint Visit Reception Center	Director Xu	Head	62980355

8.2 Grievance Redress during Construction

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

9. Organizational Structure and Implementation Schedule

9.1 Organizational Structure

258 In order to ensure successful resettlement as desired, a systematic organizational structure must be established during project implementation in order to plan, coordinate and monitor resettlement activities. Since resettlement is a very comprehensive task that requires the assistance and cooperation of different departments, NDG must first establish an organizational structure and strengthen its capacity. Since August 2017, the resettlement agencies of the Subproject have been established successively, and their duties defined.

259 These agencies include:

- ◆ Subproject Leading Group
- ◆ Nan'an PMO
- ◆ Chongqing Jiangnan Urban Construction & Asset Management Co., Ltd.
- ◆ Nan'an Tunnel Construction Office
- ◆ Nan'an District Land Reservation Center
- ◆ Nan'an District LA Management Office
- ◆ Local housing administration offices
- ◆ Town governments / sub-district offices
- ◆ Community committees
- ◆ External M&E agency

260 Other agencies include district land and resources bureau, housing administration bureau, civil affairs bureau, women's federation, and labor and social security bureau. See Figure 9-1.

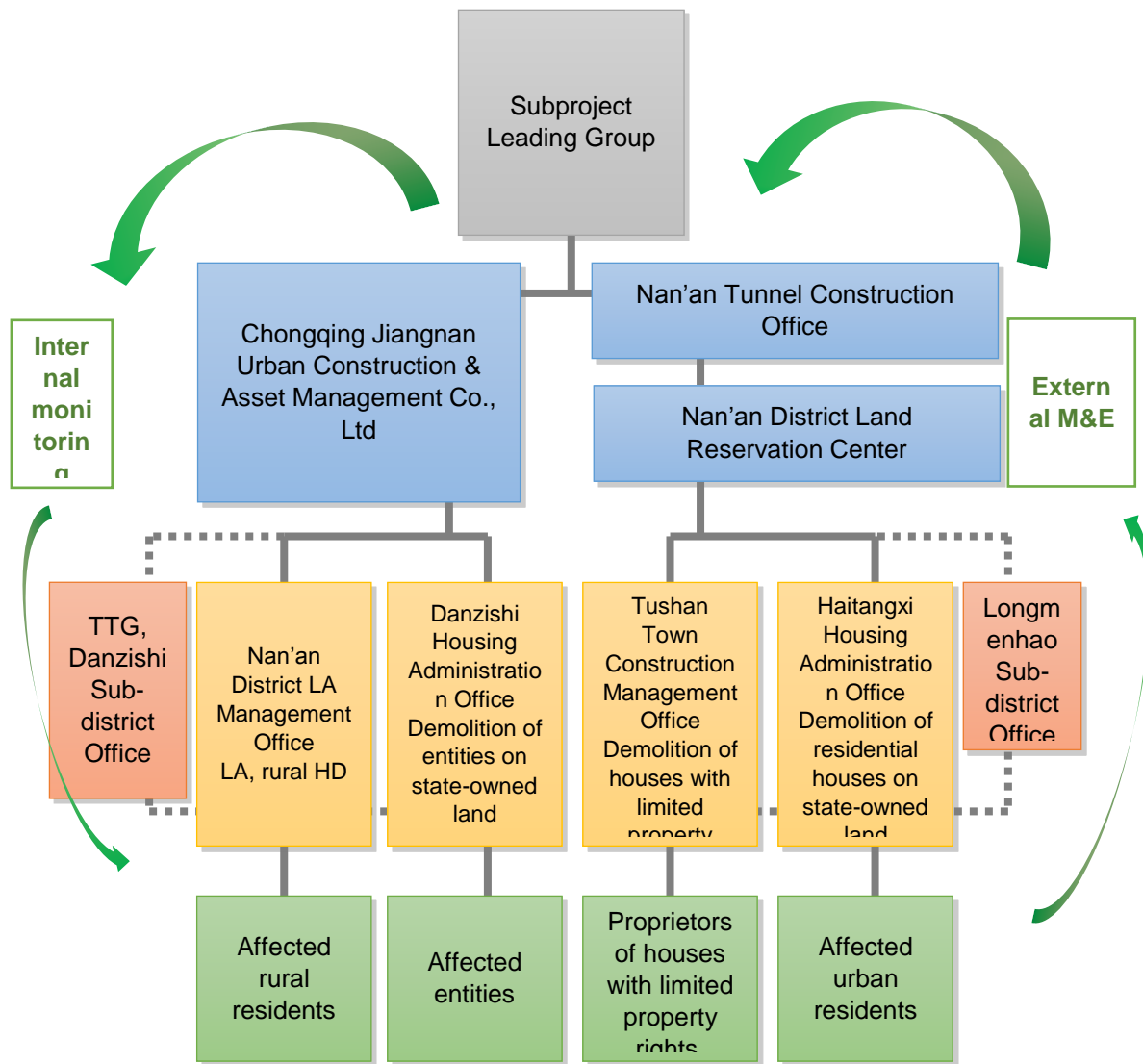


Figure 9-1 Organizational Chart

9.2 Organizational Responsibilities

(1) Subproject Leading Group

261 Responsible mainly for organizing the resettlement of the Subproject, formulating policies on resettlement activities of the Subproject, coordinating relations among the resettlement agencies at all levels, and making decisions on major issues during project construction and resettlement

(2) Nan'an PMO

262 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

- Implementing major decisions of the Subproject Leading Group on the Subproject;
- Coordination, management, supervision and service in project implementation;
- Coordinating with the Chongqing PMO and consulting agencies;
- Coordinating the implementation of legal documents with the Bank, and reporting the progress of project implementation to the Chongqing Project Leading Group and the Bank;

- Organizing the preparation of the RAP;
- Assisting in external M&E

(3) Owner

263 The owner of Longhuang Road is Nan'an Tunnel Construction Office (the Nan'an District Land Reservation Center is responsible for LA and HD), and the owner of Tushan Branch Road, and Hugui Road is Chongqing Jiangnan Urban Construction & Asset Management Co., Ltd. Their main responsibilities are:

- Assisting the consulting agency in preparing the RAP;
- Providing resettlement funds;
- Providing resettlement housing to AHs choosing property swap;
- Participating and coordinating the DMS;
- Coordinating resettlement implementation;
- Supervising and managing resettlement activities;
- Reporting resettlement progress and submitting internal monitoring reports to the

PMO

(4) District resettlement agencies

264 The IAs of the Subproject include the Nan'an District LA Management Office, responsible for LA and rural residential houses, the Haitangxi Housing Administration Office (Longhuang Road) and Danzishi Housing Administration Office (Tushan Branch Road), responsible for HD on state-owned land, and TTG, responsible for the demolition of houses with limited property rights. Their main responsibilities are:

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

(5) Town governments / sub-district offices

265 Town governments / sub-district offices are government agencies at the town / sub-district level. Their main responsibilities are:

- Assisting the IAs in publicity, announcement, disclosure and public participation;
- Settling disputes during project implementation;
- Providing assistance to vulnerable groups and residents with employment difficulty;

- Recording and responding to grievances and appeals

(6) Community committees

266 Their responsibilities are:

- Assisting the IAs in publicity, announcement, disclosure and public participation;
- Settling disputes during project implementation;
- Submitting the APs' opinions and suggestions to superior authorities;
- Reporting resettlement progress;
- Providing assistance to houses with difficulty in HD

(7) Design agency

267 The design agency is responsible mainly for:

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

(8) External M&E agency

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

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

9.3 Staffing and Equipment

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

Table 9-1 Staffing of Resettlement Agencies

Agency	Workforce	Composition
Subproject Leading Group	2	Government officials
Chongqing Jiangnan Urban Construction & Asset Management Co., Ltd.	2	Leaders and staff workers
Nan'an Tunnel Construction Office	2	Leaders and staff workers
Nan'an District Land Reservation Center	2	Leaders and staff workers

Agency	Workforce	Composition
Nan'an District LA Management Office	2	Civil servants, clerks
Haitangxi Housing Administration Office	4	Civil servants, clerks
Danzishi Housing Administration Office	4	Civil servants, clerks
Tushan Town Construction Management Office	2	Civil servants, clerks
Town governments / sub-district offices	4	Civil servants, clerks
Community committees	6-10	Community leaders and officials
Design agency	2	Senior engineers, engineers
External M&E agency	4-6	Resettlement and social experts

Table 9-2 Heads of Resettlement Agencies

Agency	Responsibility	Head	Title
Nan'an District Development and Reform Commission	Coordinating the Subproject for the Subproject Leading Group	Qin Xian	Deputy Director
Nan'an District Finance Bureau	Financial management	Wang Haiqing	Staff member
Chongqing Jiangnan Urban Construction & Asset Management Co., Ltd.	Owner of Tushan Branch Road, and Hugui Road	Xia Hao	Civil servant
Nan'an Tunnel Construction Office	Owner of Longhuang Road	Zhang Haiyan	Civil servant
Nan'an District Land Reservation Center	Owner of Longhuang Road	Zeng Xiangbin	Director
Nan'an District LA Management Office	LA and HD for Tushan Branch Road	Mr. Tu	Director
Danzishi Housing Administration Office	Demolition of houses on state-owned land for Tushan Branch Road	Ms Huang	Director
Haitangxi Housing Administration Office	Demolition of houses on state-owned land for Longhuang Road	Ran Linjie	Director
TTG	Demolition of houses with limited property rights (Longhuang Road)	Chen Jinzhong	Director of the Construction Management Office
Longmenhao Sub-district	Assisting in HD	Mr. Tan	Longmenhao Sub-district

9.3.1. Equipment

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

9.3.2. Training Program

271 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.

272 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.

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

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

9.4 Implementation Schedule

275 According to the implementation schedule of the Subproject, the LA, HD and resettlement schedules of the components will be linked up with the construction schedules of the components; the main part of LA, HD and resettlement will begin in April 2018 and end in October 2019.



276 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 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 on their behalf, and such compensation should not be discounted for any reason.

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

Table 9-3 Resettlement Implementation Schedule

No.	Item	2017		2018						2019						2020						2021-22
		10	12	2	4	6	8	10	12	2	4	6	8	10	12	2	4	6	8	10	12	1-12
1	RAP preparation																					
1.1	Appointing the RAP preparation agency																					
1.2	Conducting the socioeconomic survey																					
1.3	Preparing the RAP																					
2	RAP finalization and disclosure																					
2.1	Consulting with agencies concerned and APs																					
2.2	RAP finalization																					
2.3	Disclosing the RAP on the Bank's website																					
2.4	Disclosing the RAP to APs																					
3	RAP approval																					
4	Construction land application																					
4.1	Preliminary land examination																					
4.2	Land approval																					
5	Implementation stage																					
5.1	RIB distribution																					
5.2	Entering into land compensation agreements and paying compensation																					
5.3	HD																					
5.4	Determination of income restoration measures																					

No.	Item	2017		2018						2019						2020						2021-22
		10	12	2	4	6	8	10	12	2	4	6	8	10	12	2	4	6	8	10	12	1-12
5.5	Commencement of construction																					
5.6	Skills training																					
6	M&E																					
6.1	Baseline survey																					
6.2	Internal monitoring																					
6.3	External M&E																					

Note: In the above table, an item in  is completed, one in  is uncompleted.

10. Resettlement Budget

10.1 Resettlement Budget

278 According to the requirements of the World Bank, the LA and HD cost of already completed part shall not be included into the total investment of the Subproject. Therefore, the total investment of the Subproject should only include the cost for Tushan Branch Road and uncompleted part of Longhuang Road where LA and HD has not been launched yet, namely the RAP only involves the LA and HD cost of the whole Tushan Branch Road and part of Longhuang Road,.

279 The resettlement budget for whole Tushan Branch Road and the uncompleted part of Longhuang Road broadening is estimated to be 54.7 million yuan and 34.77 million yuan respectively, 89.474 million yuan in total, including compensation of 568,000 yuan for permanent land acquisition, 8.426 million yuan for rural residential houses, 36.005 million yuan for entities on state-owned land, 5.077 million yuan for residential houses on state-owned land, 23.087 million yuan for houses with limited property rights, 300,000 yuan for infrastructure, 4.188 million yuan for other costs, 2.267 million yuan for taxes and 9.954 million yuan for basic contingencies. See Tables 10-1, 10-2 and 10-3.

Table 10-1 Resettlement Budget

Unit: yuan

No.	Component	Total	Tushan Branch Road	Longhuang Road
1	Permanent LA	568,000	568,000	0
2	Allocation of state-owned land			
3	Compensation for rural residential houses	8,426,600	8,426,600	0
4	Compensation for entities on state-owned land	36,005,170	36,005,170	0
5	HD compensation on state-owned land	5,077,160	0	5,077,160
6	Houses with limited property rights	23,087,416	0	23,087,416
7	Compensation for infrastructure	300,000	0	300,000
8	Other costs			
9	Taxes	2,267,165	1,907,585	359,580
10	Basic contingencies	9,554,360	5,861,081	3,693,279
Total		89,474,027	54,703,426	34,770,601

1

¹ However, according to the requirements of FSR in China, all actual cost of LA and HD occurred for the Subproject shall be included into the total investment, regardless already paid or to be occurred. The LA and HD budget for Hugui Road is about 500 million yuan. The LA and HD has been launched in September 2016 according to the national and Chongqing related policies and regulations. Till the date of survey, total compensation of 350 million yuan had been paid and 150 million yuan was pending to payment. The LA and HD budget for Longhuang Road was about 195 million yuan. the LA and HD of the main part was basically completed in July 2016 and related compensation of 160 million yuan was paid. The whole Tushan Branch Road (budget of 54 million yuan) and uncompleted part of Longhuang Road (budget of 34.77 million yuan), at

Table 10-2 Resettlement Budget for Tushan Branch Road

No.	Item	Unit	Compensation rate (yuan/unit)	Qty.	Amount
Part 1	Permanent LA				
1.1	Land compensation	mu	18,000	14.20	255,600
1.2	Resettlement subsidy	mu	38,000	0.00	-
1.3	Fixed-rate compensation for young crops and ground attachments	mu	22,000	14.20	312,400
Subtotal		yuan			568,000
Part 2	Compensation for rural residential houses				
2.1	House compensation				
	Masonry concrete	m ²	600	1010.00	606,000
	Masonry timber	m ²	480	130.00	62,400
	Masonry color steel	m ²	390	160.00	62,400
	Shed	m ²	100	150.00	15,000
2.2	Other compensation				
	Moving subsidy	HH * time	700	0.00	-
		HH * time	1,000	10	10,000
	Reward for moving within the specified time	m ²	60	1450.00	87,000
	Water, electricity, CCTV	HH	2,000	5	10,000
2.3	Residual value subsidy				
	Masonry concrete	m ²	20	1,010.00	20,200
	Other	m ²	10	440.00	4,400
2.4	(For property swap only)				
	Resettlement housing costs	m ²	6,990	1,080.00	7,549,200
Subtotal		yuan			8,426,600
Part 3	Compensation for entities on state-owned land				
3.1	House compensation				-
	Masonry concrete office	m ²	7,830	4,378.32	34,282,246
	Floor 1 stores	m ²	18,900	86.00	1,625,400

which LA and HD has not launched yet, were proposed to be covered by the RAP. According to the cost estimation requirements of FSR, the total LA and HD cost in FSR shall be 750 million yuan, including 500 million for Hugui Road, 54 million yuan for Tushan Branch Road and 195 million yuan for Longhuang Road.

3.2	Compensation for production or business suspension	6% of appraised price	6%	1625400.00	97,524
	Subtotal				36,005,170
Subtotal of Parts 1-3		Yuan			44,999,770
Part 4	Other costs				
4.1	Planning and design costs	yuan	0.003	44,999,769.60	134,999
4.2	Implementation management costs	yuan	0.03	44,999,769.60	1,349,993
4.3	Skills training costs	yuan	0.005	44,999,769.60	224,999
4.4	M&E costs	yuan	0.005	44,999,769.60	224,999
Subtotal		yuan			1,934,990
Part 5	Taxes				
5.1	Compensation for additional construction land	yuan/m ²	80	9,466.67	757,333
5.2	Land reclamation costs	yuan/m ²	30	9,466.67	284,000
5.3	Farmland occupation tax	yuan/m ²	35	9,466.67	331,333
5.4	LA planning costs	mu	30,000	14.20	426,000
5.5	HD costs on collective land	yuan/m ²	12	1,450.00	17,400
5.6	HD costs on state-owned land	yuan/m ²	20	4,464.32	89,286
5.7	Appraisal costs	yuan/m ²	0.5	4,464.32	2,232
Subtotal		yuan			1,907,585
Part 5	Basic contingencies	yuan	0.12	48,842,344.92	5,861,081
Total of Tushan Branch Road					54,703,426

Table 10-3 Resettlement Budget for Longhuang Road (remaining parts)

No.	Item	Unit	Compensation rate (yuan/unit)	Qty.	Amount
Part 1	Compensation for residential houses on state-owned land				
1.1	House compensation				-
	Masonry concrete, not in set, completed in the 1980s	m ²	7,550	539	4,069,450
1.2	Other costs				-
	Reward for agreement signing within the specified time	HH * day	40	360	14,400
	Reward for agreement signing within the specified time	m ²	1,000	539	539,000

	Cash compensation subsidy	HH	30,000	6	180,000
	Moving subsidy	HH * time	1,000	12	12,000
					-
	Compensation for decoration and other attachments				-
	Compensation for decoration	m ²	400	539	215,600
	Separate water meter	/	600	6	3,600
	Separate kilowatt-hour meter	/	660	6	3,960
1.3	CCTV	/	525	6	3,150
	Natural gas	HH	3,000	6	18,000
	Retaining walls, pools	m ²	400	15	6,000
	Enclosing walls, parterres, courtyards	m ²	300	40	12,000
	Subtotal				5,077,160
Part 2	Houses with limited property rights				
2.1	Residential houses with limited property rights				
	Property swap				-
	Equal size swap costs within 100 m ²	m ²	5,530	1100	6,083,000
	Replacement cost for excess size	m ²	870	1,956.8	1,702,416
	Transition subsidy	HH * month	900	0	-
	Moving subsidy	HH * time	700	22	15,400
2.2	Non-residential properties with limited property rights				
	House compensation				
2.2.1	Compensation for size of not more than 100 m ²		3,000	1,100	3,300,000
	Moving reward for size of not more than 100 m ²		2,000	1,100	2,200,000
	Replacement cost for excess size		870	1,180	1,026,600
	Compensation for roadside store				
2.2.2	Compensation for store relocation losses	Per 15 m ²	30,000	72	2,160,000
	Moving subsidy for Floor 1 store	Room	200,000	33	6,600,000

Subtotal		yuan			23,087,416
3.1	Affected infrastructure				
	waste transfer station	EA	300,000	1	300,000
Subtotal		yuan			300,000
Subtotal of Parts 1-3		yuan			28,464,576
Part 4	Other costs				
4.1	Planning and design costs	yuan	0.03	28,164,576	844,937
4.2	Implementation management costs	yuan	0.03	28,164,576	844,937
4.3	Skills training costs	yuan	0.005	28,164,576	140,823
4.4	M&E costs	yuan	0.015	28,164,576	422,469
Subtotal		yuan			2,253,166
Part 5	Taxes				-
5.1	HD costs	yuan/m ²	70	3,595.8	251,706
5.2	Appraisal costs	yuan/m ²	30	3,595.8	107,874
Subtotal		yuan			359,580
Part 6	Basic contingencies	yuan	0.12	30,777,322	3,693,279
Total of Longhuang Road		yuan			34,770,601

10.2 Funding Sources

280 According to the construction plan of the Subproject, the resettlement funds of the Subproject are from district finance.

10.3 Fund Flow and Disbursement Plan

10.3.1. Fund Flow

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

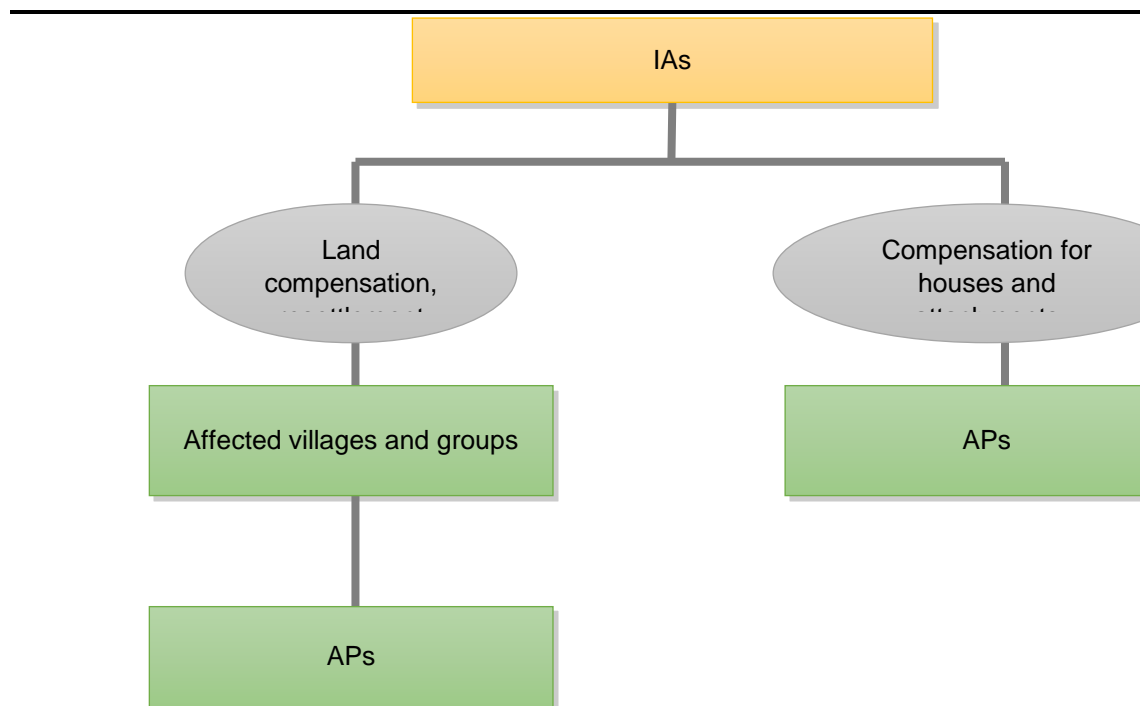


Figure 10-1 Disbursement Flowchart of Resettlement Funds

10.3.2. Disbursement Plan

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

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

11. M&E

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

11.1 Internal Monitoring

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

11.1.1. Procedure

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

11.1.2. Scope

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

11.1.3. Reporting

286 The owner will prepare an internal monitoring report semiannually, and submit it to the Nan'an PMO, which will in turn submit it to the Chongqing PMO.

11.2 Independent External Monitoring

11.2.1. Purpose and Task

287 Independent monitoring is conducted on all resettlement activities by an agency independent of resettlement implementation with a comprehensive, long-term point of view. The external M&E agency will follow up the resettlement activities to see if the state laws on resettlement, and the Bank's operational policy are complied with, and if the production level and living

standard of the APs are improved or at least restored to pre-project levels. The external M&E agency will give suggestions to the implementing agencies based on issues found during monitoring so that such issues can be solved timely.

11.2.2. External M&E Agency

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

11.2.3. Procedure and Scope

- 1) Preparing the terms of reference of M&E
- 2) Preparing a survey outline, survey form and record card of affected residents and typical affected entities
- 3) Design of sampling survey plan and sample size: not less than 20% of households affected by LA if less than 100, or 15% if 100 or more but less than 500, or 10% if 500 or more; not less than 50% of households affected by HD; all affected entities
- 4) Baseline survey: A baseline survey required for the independent M&E of the households affected by land acquisition will be conducted to acquire baseline data on the standard of living (livelihood, production and income levels) of the monitored displaced households.
- 5) M&E survey
 - a) Capacity evaluation of resettlement implementing agencies;
 - b) Monitoring of resettlement progress, compensation rates and payment to typical displaced households;
 - c) Public participation and consultation;
 - d) Monitoring the registration and disposition of appeals of APs
- 6) Compiling monitoring data, and establishing a database
- 7) Comparative analysis
- 8) Preparing M&E reports according to the monitoring plan

11.2.4. Monitoring Indicators

289 According to the purpose of M&E, the main monitoring indicators are as follows:

- 1) Resettlement agencies
 - Consistency between the resettlement activities and policies;
 - Organizational management and internal control of resettlement agencies, and appropriateness thereof;

- Accuracy of internal monitoring reports
- 2) Resettlement progress
 - Adequacy and timeliness of preparation of the resettlement site and compensation;
 - Relocation progress of APs;
 - Reasonableness and timeliness of compensation to APs and affected entities;
 - Reasonableness house allocation (including location, floor, size, etc.)
- 3) Production and livelihood restoration
 - Livelihood restoration of APs, especially vulnerable groups;
 - Restoration of production of affected enterprises
 - Use of compensation;
 - Relocation, replacement and reconstruction of infrastructure;
 - Availability of other subsidies
- 4) Other
 - Adequacy and rationality of public participation and consultation;
 - Response to appeals from APs
 - Grievances recorded in different authorities and agencies
 - Satisfaction of APs

11.2.5. Reporting

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

291 M&E will begin in April 2018, and end half a year after the completion of resettlement activities and, production and livelihood restoration. As required by the Bank, external monitoring will be conducted twice a year since the beginning of resettlement, i.e., in the middle and at the end of each year, and annually after the completion of resettlement and before the completion of the Subproject.

11.3 Post-evaluation

292 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 Chongqing PMO and the Bank.

12. Entitlement Matrix

Table 12-1 Entitlement Matrix

Type of impact	Degree of impact	Entitled persons/entities	Affected population	Compensation policy	Implementation
Permanent LA	14.2 mu of rural collective land, including 6.5 mu of cultivated land, 2.5 mu of other farmland, 3.9 mu of housing land and 1.3 mu of unused land.	1) Collective economic organization owning the land; 2) Households have the right to use the land	14 households with 36 persons in one group of one village in one town	1) Land compensation rate: 18,000 yuan/mu 2) Fixed compensation rate for young crops and ground attachments: 22,000 yuan/mu	Land compensation will be paid to the acquired rural collective economic organization, to be fully paid to the AHs based on LA impacts. All villagers in Liujiagang Group were converted into urban status in 2000, and all APs aged 16 years or above have been covered by endowment insurance for urban residents. Liuuhulan Village is surrounded by the urban area on 3 sides, and the main income source of the AHs is employment.
Demolition of rural residential houses	Rural residential houses of 1,450 m ² in one group of Liujiagang Group of Liuuhulan Village, Tushan Town, including 1,010 m ² in masonry concrete structure, 130 m ² in masonry timber structure, 160 m ² in masonry and steel color structure, and sheds of 150 m ²	Proprietors	14 households with 36 persons in one group of one village in one town	1) Compensation for demolished rural residential houses will be paid directly to the AHs based on the local compensation rates, required by (CMG [2013] No.58). 2) Replacement cost requirement in OP4.12 (Involuntary Resettlement), World Bank	1. Structural Compensation The HD compensation rates are 660 yuan/m ² for reinforced concrete structure, 600 yuan/m ² for masonry concrete structure, 390-480 yuan/m ² for masonry timber structure, 330-360 yuan/m ² for earth wall structure and 100-120 yuan/m ² for simple structure. The Nan'an District LA Management Office will enter into a house compensation agreement with each AH, and pay cash compensation subsidy at 5,700 yuan/m ² for 30 m ² per capita at a time. In case of cash compensation, any AH handing over or demolishing its house will be granted a reward of 1,500 yuan/m ² . In case of cash compensation, a moving subsidy of 1,000 yuan per capita will be paid at a time. Any AH moving within the specified time will receive the following moving subsidy twice: household with 3 or less members: 700 yuan per time; household with 4 or more members: 1,000 yuan per time. Any AH moving within the specified time will receive a demolition subsidy of 60

				<p>yuan/m².</p> <p>Overall compensation for water supply, power supply, CCTV and other facilities will be paid at 2,000 yuan per household.</p> <p>If any AH moving within the specified time is unable to demolish the house, or waives the residual value thereof voluntarily, a residual value subsidy will be paid at 20 yuan/m² for masonry concrete structure, or 10 yuan/m² for other structures. After payment, the residual value will be disposed of by the IA.</p> <p>Based on the compensation rates, the price for cash compensation will be at least 7800yuan/m², including compensation for structure (600Yuan/m²), cash compensation subsidy (5700yuan/m²) and reward (1500yuan/m²). Others, such as moving subsidy, demolition subsidy and residual value, are not included. According to a market survey to the second-hand house of Nan'an district in May 2018, houses with price between 7000~8000yuan/m² are adequate in supplying. Therefore, the price of cash compensation has met the requirement of replacement cost.</p> <p>2. Property swap</p> <p>The HD compensation rates are 660 yuan/m² for reinforced concrete structure, 600 yuan/m² for masonry concrete structure, 390-480 yuan/m² for masonry timber structure, 330-360 yuan/m² for earth wall structure and 100-120 yuan/m² for simple structure.</p> <p>The IA will offer resettlement housing, and resettle the affected persons according to the Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government), Notice of the Chongqing Municipal Government on Adjusting Land Acquisition Compensation and Resettlement Policies (CMG [2008] No.45), and Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58).</p> <p>Each AH will select a resettlement house at 30 m² of building area per capita.</p> <p>Any AH moving within the specified time will receive the following moving subsidy twice: household with 3 or less members: 700 yuan per time; household with 4 or more members: 1,000 yuan per time.</p> <p>Any AH moving within the specified time will receive a demolition subsidy of 60 yuan/m².</p> <p>Overall compensation for water supply, power supply, CCTV and other facilities will be</p>
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					<p>paid at 2,000 yuan per household.</p> <p>If any AH moving within the specified time is unable to demolish the house, or waives the residual value thereof voluntarily, a residual value subsidy will be paid at 20 yuan/m² for masonry concrete structure, or 10 yuan/m² for other structures. After payment, the residual value will be disposed of by the IA.</p> <p>In case of property swap, an AH will receive a transition subsidy of 400 yuan per capita per month from the starting month of transition to the month following the resettlement notice. The subsidy will be adjusted with economic development and market fluctuation.</p>
Demolition of urban residential houses	6 urban residential houses in Shanghao Community, Longmenhao Sub-district, all in masonry concrete structure, with a total size of 539 m ²	Proprietors	6 households with 18 persons	<p>1) Affected urban residential houses will be subject to either cash compensation or property swap required by (CMGO [2011] No.123).</p> <p>2) Replacement cost requirement in OP4.12 (Involuntary Resettlement), World Bank</p>	<p>Cash compensation: based on appraised price</p> <p>Property swap: The size of the resettlement house is equal to that of the acquired house in principle, and any price difference will be paid for.</p> <p>If the sharing factor of the acquired house is not more than 15%, the size of the resettlement house will be calculated at 15%; if such factor is over 15%, the actual size will be applied.</p> <p>In case of property swap, if the sharing factor of the resettlement house is over 15%, the shared size for the excess size will be purchased by the acquirer; if such factor is not more than 15%, the actual size will be applied.</p> <p>Reward for agreement signing within the specified time: If the original use of the acquired house is residence and the AH enters into an agreement within the specified time, a one-time reward of 1,500 yuan/m² of building area will be granted in case of cash compensation, or 1,000 yuan/m² of building area in case of property swap.</p> <p>Subsidy for unregistered illegal building: not more than 40% of the appraised value for the same structure for mixed buildings used as residence, or not more than 1,800 yuan/m² for masonry concrete structure, not more than 1,200 yuan/m² for masonry timber structure or not more than 800 yuan/m² for simple structure buildings used for other purposes</p> <p>Based on the practice of market price evaluation and the overall calculation for property swap, resettlement for houses with limited property rights is sufficient for replacement.</p>
Demolition of non-residential	A non-residential property in Tushan Town,	Proprietor	TTG	1) Compensation will be paid to the proprietor at the	<p>House compensation: based on appraised price</p> <p>Compensation for losses from production or business suspension will be 6% of the</p>

properties on state-owned land	with an HD area of 4,464.32 m ² , including offices of 4,378.32 m ² and unused roadside stores of 86 m ²			<p>appraised price at a time, required by (CMGO [2011] No.123).</p> <p>2) Replacement cost requirement in OP4.12 (Involuntary Resettlement), World Bank</p>	<p>appraised value paid at a time in case of cash compensation; 5‰ of the appraised value per month in case of property swap for the actual transition period, plus 5‰ from the month of extension of the transition period. If the entity or individual dealing with production or doing business is not the proprietor, such compensation will be distributed between them through consultation.</p> <p>The appraiser will evaluate the properties based on the actual realities and the market price independently and then, get the compensation amount for production or business suspension as above proportion. In case acceptable for the property owners, he/she is able to ask for re-calculating the compensation price in accordance with one of the other three forms, if he/she is not satisfied with the price defined as the methodology above: 1. calculate on the basis of tax payment; 2. require for independent evaluation; and 3. negotiation.</p>
Demolition of houses with limited property rights	12 houses with limited property rights in Lianhua Village, Tushan Town, with a total size of 4,636.8 m ² , including a residential size of 2,356.8 m ² and a non-residential size of 2,280 m ² .	Proprietors	11 proprietors	<p>Residential houses with limited property rights will be subject to either cash compensation or property swap.</p> <p>Non-residential properties with limited property rights will be subject to cash compensation only.</p> <p>Compensation will be paid to proprietors at a time.</p>	<p>In case of property swap, if the lawful size of a demolished house is not more than 100 m², the size of the resettlement house will be equal to that of the demolished house; if it is over 100 m², the excess size will be paid for at a replacement cost.</p> <p>The resettlement modes include cash compensation and property swap, where only one mode can be selected.</p> <p>In case of cash compensation, if the lawful size of a demolished house is not more than 100 m², the compensation rate will be 3,000 yuan/m², and the moving reward 2,000 yuan/m², totaling 5,000 yuan/m².</p> <p>In case of property swap, if the lawful size of a demolished house is not more than 100 m², the size of the resettlement house will be equal to that of the demolished house, without compensation by the acquirer; if it is over 100 m², the excess size will be paid for at a replacement cost.</p> <p>The moving subsidy will be 700 yuan per time x twice = 1,400 yuan per household.</p> <p>The moving subsidy will be 900 yuan per month per household (no transition subsidy in case of cash compensation).</p> <p>In case of cash compensation, the compensation will cover the full cost of house structure based on market price evaluation, moving reward and moving subsidy, while value of land will not be considered since it had been compensated during the land acquisition in 2012.</p>
Ground attachments	Enclosing walls, roads, retaining	Proprietors	All AHs with ground	Paying compensation	Former attachments will be disposed of by the owner.

	walls, etc.		attachments on acquired land	directly to proprietors	
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Appendix: RIB

1. Background of the Subproject

NDG plans to apply for a loan with the Bank for the Subproject. The subcomponents involving LA and/or HD are Hugui Road, Tushan Branch Road and Longhuang Road.

This Resettlement Information Book is a summary of the RAP and will be distributed after the World Bank appraisal in the project affected areas by the PIU.

2. Impacts of the Subproject

The Subproject will affect Liujiagang Group of Liuhulan Village and Guihuayuan Group of Lianhua Village in Tushan Town, and Shanghao Community in Longmenhao Sub-district.

14.2 mu of rural collective land will be acquired permanently, 52.8 mu of state-owned land allocated, rural residential houses of 1,450 m², urban residential houses of 539 m², non-residential properties on state-owned land of 4,464.32 m², and houses with limited property rights of 4,636.8 m² demolished.

3. Compensation Rates

Table 1 Compensation Rates for Permanent LA

Land compensation (yuan/mu)	Resettlement subsidy (yuan per capita)	Fixed compensation rate for young crops and ground attachments (yuan/mu)
18000	38000	22000

Note: there will be no resettlement subsidy if any APs has been converted into non-agricultural status.

Table 2 Compensation Rates for HD

Item	Structure	Description	Rate	Unit
Overall house compensation	Masonry concrete	Brick wall (board) with prefabricated roof	600	yuan/m ²
	Masonry timber	Brick wall (stone sheet) with tile roof	480	yuan/m ²
		Brick wall, asbestos tile roof (or felt, fiberglass tile)	420	yuan/m ²
	Earth wall	Brick wall (board) with prefabricated roof	390	yuan/m ²
		Earth wall with tile roof	360	yuan/m ²
		Asbestos or fiberglass tile roof	330	yuan/m ²
	Simple	Brick (stone, timber) columns, asbestos tile roof (or felt, fiberglass tile)	120	yuan/m ²
		Shed	100	yuan/m ²
Subsidies	Moving	3 members or less	700	yuan/HH * time

	subsidy	4 members or more	1,000	yuan/HH * time
	Demolition subsidy		60	yuan/m ²
	Overall compensation for water supply, power supply, CCTV and other facilities		2000	yuan/HH
	Residual value subsidy	Reinforced concrete	30	yuan/m ²
		Masonry concrete	20	yuan/m ²
		Other	10	yuan/m ²
For cash compensation only	Cash compensation (30 m ² per capita)		5,700	yuan/m ²
	Reward (30 m ² per capita)		1,500	yuan/m ²
	Moving subsidy		1,000	yuan/HH
For property swap only	Transition subsidy		400	yuan/capita * month

Table 3 Subsidies for Urban Residential Houses and Compensation Rates for Attachments

No.	Item		Rate	
1	Moving subsidy	Residential	1,000 yuan/HH * time	
		Non-residential	30 yuan/m ² * time for commercial, office and business properties, 40 yuan/m ² * time for production properties	
2	Reward for early agreement signing		40 yuan/HH * day for residential houses, 20 yuan/m ² * day for non-residential properties	
3	Cash compensation subsidy	Residential	30,000 yuan/HH.	For the cash compensation mode only
		Non-residential	5% of the value of the acquired house, not less than 20,000 yuan	For a mixed property, the subsidy is based on the higher rate, and paid at a time.
4	Compensation for water, electricity, natural gas, etc.	1) Separate water and kilowatt-hour meters will be demolished by the AH itself, and fully compensated for at a time. 2) In case of property swap, existing natural gas, CCTV and other facilities will be restored by the acquirer without compensation. 3) In case of cash compensation, existing natural gas, CCTV and other facilities will be compensated for at the prevailing rates.		
5	Transition subsidy	In case of property swap, a transition subsidy will be granted at the rate fixed by the district government.		

Table 4 Pre-appraised Prices for Urban Residential Houses in the Longdongtian Area

No.	Purpose	Age	Structure	In set?	Unit	Pre-appraised price
1		1990s	Masonry concrete	In set	yuan/m ²	7,700
2			Masonry concrete	Not in set	yuan/m ²	7,620
3		1980s and	Masonry concrete	In set	yuan/m ²	7,550

4		before		Not in set	yuan/m ²	7,480
5			Masonry timber		yuan/m ²	7,380
6			Simple		yuan/m ²	7,270
7	Demolished attachments ⁸	Separate water meter			yuan each	600
8		Separate kilowatt-hour meter			yuan each	660
9		CCTV			yuan each	525
10		Natural gas			yuan per HH	3,000
11		Telephone			yuan each	158
12		Digital TV			/	Reimbursed with invoice
13		Broadband			/	Reimbursed with invoice
14	Other attachments	House decoration			/	Consultation
15		Structures and attachments	Retaining walls, pools		yuan/m ²	400
16			Enclosing walls, parterres, courtyards		yuan/m ²	300

Table 5 Pre-appraised Prices for Urban Non-residential Properties in the Chongqing Medical Technical School Area

No.	Purpose	Age	Structure	Appraised price (yuan)	Remarks
1	Office	/	Masonry concrete	8,730	
2			Masonry timber	7,590	
3			Simple	7,450	
4	Floor 1 stores	1990s	Masonry concrete	18,900	Estimated at the pre-appraised price for Chongqing Medical Technical School

⁸ In case of attachment demolition, only AHs choosing cash compensation will receive compensation. In case of property swap, existing natural gas pipelines, CCTV and other attachments will be restored by the IA without compensation.

Table 6 Entitlement Matrix

Type of impact	Degree of impact	Entitled persons/entities	Affected population	Compensation policy	Implementation
Permanent LA	14.2 mu of rural collective land, including 6.5 mu of cultivated land, 2.5 mu of other farmland, 3.9 mu of housing land and 1.3 mu of unused land.	1) Collective economic organization owning the land; 2) Households have the right to use the land	14 households with 36 persons in one group of one village in one town	1) Land compensation rate: 18,000 yuan/mu 2) Fixed compensation rate for young crops and ground attachments: 22,000 yuan/mu	Land compensation will be paid to the acquired rural collective economic organization, to be fully paid to the AHs based on LA impacts.
Demolition of rural residential houses	Rural residential houses of 1,450 m ² in one group of Liujiagang Group of Liuhulan Village, Tushan Town, including 1,010 m ² in masonry concrete structure, 130 m ² in masonry timber structure, 160 m ² in masonry and steel color structure, and sheds of 150 m ²	Proprietors	14 households with 36 persons in one group of one village in one town	3) Compensation for demolished rural residential houses will be paid directly to the AHs based on the local compensation rates, required by (CMG [2013] No.58). 4) Replacement cost requirement in OP4.12 (Involuntary Resettlement), World Bank	<p>1. Structural Compensation</p> <p>The HD compensation rates are 660 yuan/m² for reinforced concrete structure, 600 yuan/m² for masonry concrete structure, 390-480 yuan/m² for masonry timber structure, 330-360 yuan/m² for earth wall structure and 100-120 yuan/m² for simple structure.</p> <p>The Nan'an District LA Management Office will enter into a house compensation agreement with each AH, and pay cash compensation subsidy at 5,700 yuan/m² for 30 m² per capita at a time.</p> <p>In case of cash compensation, any AH handing over or demolishing its house will be granted a reward of 1,500 yuan/m².</p> <p>In case of cash compensation, a moving subsidy of 1,000 yuan per capita will be paid at a time.</p> <p>Any AH moving within the specified time will receive the following moving subsidy twice: household with 3 or less members: 700 yuan per time; household with 4 or more members: 1,000 yuan per time.</p> <p>Any AH moving within the specified time will receive a demolition subsidy of 60 yuan/m².</p> <p>Overall compensation for water supply, power supply, CCTV and other facilities will be paid at 2,000 yuan per household.</p> <p>If any AH moving within the specified time is unable to demolish the house, or waives</p>

					<p>the residual value thereof voluntarily, a residual value subsidy will be paid at 20 yuan/m² for masonry concrete structure, or 10 yuan/m² for other structures. After payment, the residual value will be disposed of by the IA.</p> <p>2. Property swap</p> <p>The HD compensation rates are 660 yuan/m² for reinforced concrete structure, 600 yuan/m² for masonry concrete structure, 390-480 yuan/m² for masonry timber structure, 330-360 yuan/m² for earth wall structure and 100-120 yuan/m² for simple structure.</p> <p>The IA will offer resettlement housing, and resettle the affected persons according to the Land Acquisition Compensation and Resettlement Measures of Chongqing Municipality (Decree No.55 of the Chongqing Municipal Government), Notice of the Chongqing Municipal Government on Adjusting Land Acquisition Compensation and Resettlement Policies (CMG [2008] No.45), and Notice of the Chongqing Municipal Government on Further Adjusting Land Acquisition Compensation Rates (CMG [2013] No.58).</p> <p>Each AH will select a resettlement house at 30 m² of building area per capita.</p> <p>Any AH moving within the specified time will receive the following moving subsidy twice: household with 3 or less members: 700 yuan per time; household with 4 or more members: 1,000 yuan per time.</p> <p>Any AH moving within the specified time will receive a demolition subsidy of 60 yuan/m².</p> <p>Overall compensation for water supply, power supply, CCTV and other facilities will be paid at 2,000 yuan per household.</p> <p>If any AH moving within the specified time is unable to demolish the house, or waives the residual value thereof voluntarily, a residual value subsidy will be paid at 20 yuan/m² for masonry concrete structure, or 10 yuan/m² for other structures. After payment, the residual value will be disposed of by the IA.</p> <p>In case of property swap, an AH will receive a transition subsidy of 400 yuan per capita per month from the starting month of transition to the month following the resettlement notice. The subsidy will be adjusted with economic development and market fluctuation.</p>
Demolition of urban residential	6 urban residential houses in Shanghao	Proprietors	6 households with 18	3) Affected urban residential houses will be subject to either cash	<p>Cash compensation: based on appraised price</p> <p>Property swap: The size of the resettlement house is equal to that of the acquired</p>

houses	Community, Longmenhao Sub-district, all in masonry concrete structure, with a total size of 539 m ²		persons	<p>compensation or property swap required by (CMGO [2011] No.123).</p> <p>4) Replacement cost requirement in OP4.12 (Involuntary Resettlement), World Bank</p>	<p>house in principle, and any price difference will be paid for.</p> <p>If the sharing factor of the acquired house is not more than 15%, the size of the resettlement house will be calculated at 15%; if such factor is over 15%, the actual size will be applied.</p> <p>In case of property swap, if the sharing factor of the resettlement house is over 15%, the shared size for the excess size will be purchased by the acquirer; if such factor is not more than 15%, the actual size will be applied.</p> <p>Reward for agreement signing within the specified time: If the original use of the acquired house is residence and the AH enters into an agreement within the specified time, a one-time reward of 1,500 yuan/m² of building area will be granted in case of cash compensation, or 1,000 yuan/m² of building area in case of property swap.</p> <p>Subsidy for unregistered illegal building: not more than 40% of the appraised value for the same structure for mixed buildings used as residence, or not more than 1,800 yuan/m² for masonry concrete structure, not more than 1,200 yuan/m² for masonry timber structure or not more than 800 yuan/m² for simple structure buildings used for other purposes</p>
Demolition of non-residential properties on state-owned land	A non-residential property in Tushan Town, with an HD area of 4,464.32 m ² , including offices of 4,378.32 m ² and unused roadside stores of 86 m ²	Proprietor	TTG	<p>3) Compensation will be paid to the proprietor at the appraised price at a time, required by (CMGO [2011] No.123).</p> <p>4) Replacement cost requirement in OP4.12 (Involuntary Resettlement), World Bank</p>	<p>House compensation: based on appraised price</p> <p>Compensation for losses from production or business suspension will be 6% of the appraised value paid at a time in case of cash compensation; 5‰ of the appraised value per month in case of property swap for the actual transition period, plus 5‰ from the month of extension of the transition period. If the entity or individual dealing with production or doing business is not the proprietor, such compensation will be distributed between them through consultation.</p>
Demolition of houses with limited property rights	12 houses with limited property rights in Lianhua Village, Tushan Town, with a total size of 4,636.8 m ² , including a	Proprietors	11 proprietors	Residential houses with limited property rights will be subject to either cash compensation or property swap.	<p>In case of property swap, if the lawful size of a demolished house is not more than 100 m², the size of the resettlement house will be equal to that of the demolished house; if it is over 100 m², the excess size will be paid for at a replacement cost.</p> <p>The resettlement modes include cash compensation and property swap, where only one mode can be selected.</p>

	residential size of 2,356.8 m ² and a non-residential size of 2,280 m ² .			<p>Non-residential properties with limited property rights will be subject to cash compensation only.</p> <p>Compensation will be paid to proprietors at a time.</p>	<p>In case of cash compensation, if the lawful size of a demolished house is not more than 100 m², the compensation rate will be 3,000 yuan/m², and the moving reward 2,000 yuan/m², totaling 5,000 yuan/m².</p> <p>In case of property swap, if the lawful size of a demolished house is not more than 100 m², the size of the resettlement house will be equal to that of the demolished house, without compensation by the acquirer; if it is over 100 m², the excess size will be paid for at a replacement cost.</p> <p>The moving subsidy will be 700 yuan per time x twice = 1,400 yuan per household.</p> <p>The moving subsidy will be 900 yuan per month per household (no transition subsidy in case of cash compensation).</p>
Ground attachments	Enclosing walls, roads, retaining walls, etc.	Proprietors	All AHs with ground attachments on acquired land	Paying compensation directly to proprietors	Former attachments will be disposed of by the owner.

Table 7 Compensation Rates for Houses with Limited Property Rights

Purpose	Resettlement mode	Scope of compensation	Type of compensation	Unit	Rate
Residential	Cash compensation	Size of not more than 100 m ²	HD compensation	yuan/m ²	3000
			Moving reward	yuan/m ²	2000
		Size in excess of 100 m ²	Compensation for excess size	yuan/m ²	Replacement cost
		/	Moving subsidy	yuan/HH * time	700
	Property Swap	Size of not more than 100 m ²	Equal size swap	Equal size resettlement house	
			Compensation for excess size	yuan/m ²	Replacement cost
		Size in excess of 100 m ²	Transition subsidy	yuan/HH * month	900
		/	Moving subsidy	yuan/HH * time	700
Non-residential	Cash compensation	/	Compensation for store relocation losses	yuan/15 m ²	30000
		/	Moving subsidy for Floor 1 store	yuan/room	200000

4. Resettlement and Income Restoration

1) LA

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

LA compensation includes land compensation, resettlement subsidy and young crop compensation, and is 18,000 yuan/mu, regardless of land type; resettlement subsidy is 38,000 yuan per capita for agricultural population converted into urban status; young crops and ground attachments will be compensated for at a fixed rate of 22,000 yuan/mu.

Other income restoration measures for the APs include offering job opportunities at the construction and operation stages, offering skills training, recommendation for employment, etc.

2) Rural residential houses

The resettlement modes include cash compensation and property swap. In addition to house compensation, each AH will receive a moving reward, a residual value subsidy, a moving subsidy, etc. The compensation rate under cash compensation is 7,200 yuan/m², 30 m² for each AP, and in case of property swap, each AP will have a resettlement house size of 30 m².

3) Urban residential houses

Urban residential houses will be compensated for based on appraisal, and the

resettlement modes include cash compensation and property swap. In case of cash compensation, compensation based on appraisal will be paid; in case of property swap, an AH will select a resettlement house in order of agreement signing, and settle the price difference between the former house and the resettlement house.

4) Non-residential properties on state-owned land

Non-residential properties on state-owned land will be compensated for based on appraised price, and an affected entity will also receive compensation for production or business suspension at 6% of the appraised price.

5) Houses with limited property rights

The resettlement modes include cash compensation and property swap, where in case of cash compensation, any size of not more than 100 m² will be compensated for at 5,000 yuan/m², and any size in excess of 100 m² at replacement cost; in case of property swap, any size of not more than 100 m² will be swapped for a resettlement house of the same size, and any size in excess of 100 m² will be compensated for at a replacement cost. Non-residential properties with limited property rights will be subject to cash compensation only at the same rates as residential houses, where a subsidy for business losses of 200,000 yuan per room and a moving subsidy of 30,000 yuan per 15 m² will be paid for stores on the Floor 1 in addition to cash compensation.

5. Organizational Structure and Implementation Schedule

The IAs of the Subproject include Nan'an District LA Management Office (LA, rural residential houses), Haitangxi Housing Administration Office (residential houses on state-owned land), Danzishi Housing Administration Office (residential houses on state-owned land), and TTG (houses with limited property rights). These agencies are responsible for preparation and coordination at the RAP preparation stage, resettlement at the implementation stage, and subsequent M&E. The affected village/community committees will appoint members to coordinate resettlement.

6. Grievance Redress Mechanism

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 grievance redress mechanism has been established during the preparation and implementation the RAP:

1) Appeal procedure for the acquisition of rural collective land and HD (including houses with limited property rights)

This procedure has 5 stages:

Stage 1: If an AP is dissatisfied with LA/HD compensation and resettlement, he/she may file an appeal to the Nan'an District LA Management Office or Tushan Town Construction Management Office, which should make a disposition within two weeks.

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the town government (sub-district office), which should make a disposition within two weeks.

Stage 3: If the AP is dissatisfied with the disposition of Stage 2, he/she may file an appeal to the Nan'an District Land and Resources Bureau or Nan'an District Complaint Visit Reception Center orally or in writing. In case of an oral appeal, the accepting agency should handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 4: If the AP is still dissatisfied with the disposition of Stage 3, he/she may file an appeal to the Nan'an District Housing Administration Bureau after receiving such disposition for arbitration, which shall make an arbitration award within 4 weeks.

Stage 5: If the AP is still dissatisfied with the arbitration award of Stage 4, he/she may file a suit in a civil court in accordance with the Administrative Procedure Law of the PRC after receiving such judgment.

2) Appeal procedure for house acquisition on state-owned land

Stage 1: If an AP is dissatisfied with the appraised price of its house or in any other aspect, he/she may file an appeal to the Haitangxi Housing Administration Office or Danzishi Housing Administration Office, which shall explain the appraisal result together with the appraisal agency within two weeks. If the AP does not accept the appraisal result, he/she may apply for reappraisal; if he/she is dissatisfied in any other aspect, the housing administration office should give a reply within two weeks.

Stage 2: If the AP has an objection to the reappraisal result in Stage 1, he/she may apply for identification with the Chongqing Real Estate Appraisal Expert Committee, which should make a disposition within 4 weeks. If the AP is dissatisfied in any other aspect, he/she may file an appeal to the Nan'an District Housing Administration Bureau orally or in writing. In case of an oral appeal, the accepting agency should handle such appeal and keep written records. Such appeal should be solved within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the Nan'an District Housing Administration Bureau after receiving such disposition for arbitration, which shall make an arbitration award within 4 weeks.

Stage 4: If the AP is still dissatisfied with the arbitration award of Stage 3, he/she may file a suit in a civil court in accordance with the Administrative Procedure Law of the PRC after receiving such judgment.

The APs may file an appeal about any aspect of resettlement, including compensation rates, etc. See Table 8.

Table 8 Contact Information of Agencies Concerned

Agency	Name	Title	Tel
Nan'an District LA Management Office	Mr. Tu	Person responsible for LA and HD	15310321520
Danzishi Housing Administration Office	Ms Huang	Civil servant	18725879769
Haitangxi Housing Administration Office	Ran Linjie	Civil servant	13594299423
TTG	Chen Jinzhong	Person responsible for reconstruction and demolition of houses with limited	13330222566

		property rights	
Longmenhao Sub-district	Mr. Tan	Civil servant	15023201005
Shanghao Community	Ms Liu	Director	15178834794
Lianhua Village	Wu Hengzhong	Director	13883506996
Luozibao Community	Yao Chun	Director	15023382387
Nan'an District Land and Resources Bureau	Director Hu	Office Director	62803003
Nan'an District Housing Administration Bureau	Director Li	Office Director	62980355
Nan'an District Complaint Visit Reception Center	Director Xu	Head	62980355

3) Grievance Redress during Construction

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