

**World Bank Funded Hubei Yichang Three Gorges  
Modern Logistics Center Infrastructure Project**

**Resettlement Action Plan**

**(Version for Appraisal)**

**Project Management Office of Yichang Three Gorges Modern Logistics Center  
Infrastructure Project**

**Center for Involuntary Resettlement Research, Wuhan University**

**April, 2016**

## **Acronyms and Abbreviations**

PIU	Project Implementing Unit
PMO	Project Management Office
P.R.C	The People's Republic of China
Hi-Tech Zone	Yichang Hi-tech Industries Development Zone
Hi-Tech Zone Management Committee	The Management Committee of Yichang Hi-tech Industries Development Zone
The Project	The World Bank Funded Yichang Three Gorges Modern Logistics Center Infrastructure Project
RAP	Resettlement Action Plan

## **Commitment Letter**

The Project Implementing Unit (PIU) of the World Bank Funded Yichang Three Gorges Modern Logistics Center Infrastructure Project is Yichang Transportation Investment Co., Ltd, while the Management Committee of Yichang Hi-tech Industries Development Zone (hereafter referred to as the Hi-Tech Zone Management Committee) is committed to implement the resettlement work of the Project. This *Resettlement Action Plan* (RAP) is drafted by the Project Management Office (hereafter referred to as the PMO) founded by the People's Government of Yichang Municipality in compliance with applicable laws of the P.R.C and the World Bank's involuntary resettlement policies.

The Hi-Tech Zone Management Committee hereby confirms that this RAP is prepared based on profound and thorough survey and upon adequate consultation with the affected persons and communities. All the resettlement standards and regulations in the RAP have been approved by government authorities of Yichang Hi-tech Industries Development Zone (hereafter referred to as the Hi-Tech Zone), and they conform to World Bank's involuntary resettlement policies and applicable laws and regulations of Yichang Municipality, Hubei Province and the P.R.C.

The Hi-Tech Zone Management Committee hereby promises that, once the RAP is approved by World Bank, all the standards and regulations in the RAP will be strictly followed during project implementation.

Management Committee of Yichang Hi-tech Industries Development Zone  
, 2016

# TABLE OF CONTENTS

<b>1 PROJECT OVERVIEW .....</b>	<b>1</b>
1.1 PROJECT BACKGROUND .....	1
1.2 PROJECT CONTENTS AND SCOPE.....	3
1.2.1 PROJECT CONTENTS .....	3
1.2.2 PROJECT SCOPE .....	4
1.3 RESETTLEMENT IMPACT .....	5
1.4 MEASURES TO MINIMIZE RESETTLEMENT IMPACTS .....	6
1.5 PROJECT PREPARATION AND PROGRESS.....	7
1.6 RESETTLEMENT POLICIES .....	8
1.7 IDENTIFICATION OF LINKED PROJECTS .....	8
<b>2 PROJECT IMPACT ANALYSIS .....</b>	<b>10</b>
2.1 DEFINITION OF PROJECT IMPACT .....	10
2.2 CUT-OFF DATE .....	11
2.3 PROJECT IMPACT AND SOCIO-ECONOMIC SURVEY .....	12
2.4 SUMMARY OF PROJECT IMPACT .....	14
2.5 IMPACT OF LAND ACQUISITION .....	15
2.6 PRIVATE BUILDINGS TO BE DEMOLISHED.....	17
2.7 AFFECTED LAND ATTACHMENTS .....	18
2.8 AFFECTED ENTERPRISES AND INSTITUTIONS .....	18
2.9 AFFECTED INFRASTRUCTURES.....	23
2.10 AFFECTED VULNERABLE GROUPS .....	23
<b>3 SOCIO-ECONOMIC STUDIES.....</b>	<b>25</b>
3.1 DEVELOPMENT OF PROJECT-AFFECTED REGIONS .....	25
3.1.1 <i>Project location - Baiyang Town</i> .....	25
3.1.2 <i>Directly affected villages</i> .....	26
3.1.3 <i>Affected rural households</i> .....	27
3.2 STAKEHOLDER IDENTIFICATION .....	31
3.3 STAKEHOLDER ATTITUDES .....	32
3.4 ETHNIC MINORITY .....	37
3.5 IMPACTS ON THE POOR AND WOMEN .....	37
3.6 PROJECT IMPACT MITIGATION MEASURES .....	40
<b>4 LAWS, REGULATIONS, AND POLICIES .....</b>	<b>42</b>
4.1 APPLICABLE LAWS, REGULATIONS AND POLICIES .....	42
<b>4.1.1 LAWS &amp; REGULATIONS ISSUED BY THE CENTRAL GOVERNMENT.....</b>	<b>42</b>
4.1.2 <i>Regulations and policies issued by the Ministry of Land and Resources and by People's Government of Hubei Province</i> .....	42
4.1.3 <i>Regulations and policies issued by Yichang and Zhijiang Municipal Governments and relevant departments</i> .....	43
4.1.4 <i>World Bank's policies on involuntary resettlement</i> .....	43
4.2 ABSTRACT OF MAJOR LAWS, REGULATIONS, AND POLICIES .....	44
4.2.1 <i>Abstract of laws and regulations issued by national government bodies at different levels</i> .....	44
4.2.2 <i>World Bank's policies on involuntary resettlement</i> .....	48
4.2.3 <i>Gaps between Chinese involuntary resettlement policies and the World Bank</i> .....	50
4.3 RESETTLEMENT AND COMPENSATION STANDARDS AND REGULATIONS .....	52
4.3.1 <i>Compensation for collective-land acquisition</i> .....	52
4.3.2 <i>Social security programs and job training for land-acquired farmers</i> .....	52
4.3.3 <i>Compensation for house demolition</i> .....	54
4.3.4 <i>Compensation to displaced enterprises and institutions</i> .....	55

4.3.5 Particular support to vulnerable groups.....	55
<b>5 COMPENSATION STANDARDS .....</b>	<b>57</b>
5.1 COMPENSATION STANDARDS FOR COLLECTIVE LAND .....	57
5.2 COMPENSATION STANDARD FOR HOUSE DEMOLITION .....	60
5.2.1 Cash compensation .....	60
5.2.2 resettlement house .....	63
5.2.3 Other compensations.....	64
<b>6 RESETTLEMENT AND REHABILITATION.....</b>	<b>65</b>
6.1 OBJECTIVES AND PRINCIPLES .....	65
6.1.1 Objectives.....	65
6.1.2 Principles .....	65
6.2 RESETTLEMENT FOR DISPLACED HOUSEHOLDS.....	66
6.3 LIVELIHOOD REHABILITATION OF AFFECTED PERSONS .....	69
6.4 SKILL TRAINING FOR LAND-ACQUIRED LABORS.....	72
6.5 RESETTLEMENT AND RECONSTRUCTION OF AFFECTED UNITS .....	72
6.6 LIVELIHOOD REHABILITATION OF AFFECTED VULNERABLE GROUPS .....	74
6.7 SCHEDULING FOR RESETTLEMENT AND REHABILITATION.....	75
<b>7 BUDGETING AND MANAGEMENT OF RESETTLEMENT FUNDS .....</b>	<b>77</b>
7.1 COMPOSITION OF RESETTLEMENT COMPENSATIONS .....	77
7.1.1 Compensation for land acquisition .....	77
7.1.2 Compensation for house demolition.....	77
7.1.3 Compensation for attachments.....	77
7.1.4 Other costs related to resettlement.....	78
7.1.5 Administrative expenses .....	78
7.1.6 Contingency fees .....	78
7.2 BUDGETING FOR RESETTLEMENT FUNDS .....	78
7.3 ALLOCATION OF RESETTLEMENT FUNDS .....	80
7.3.1 Objects of resettlement funds .....	80
7.3.2 Source and flow of resettlement funds.....	80
7.4 DISBURSEMENT, MANAGEMENT AND MONITORING OF RESETTLEMENT FUNDS .....	81
7.4.1 Disbursement of resettlement funds.....	81
7.4.2 Management and monitoring of resettlement funds .....	81
<b>8 RESETTLEMENT ORGANIZATIONS.....</b>	<b>83</b>
8.1 INSTITUTIONAL ARRANGEMENT.....	83
8.2 RESPONSIBILITIES OF RESETTLEMENT INSTITUTIONS .....	84
8.2.1 Leading Group of the World Bank Funded Project .....	84
8.2.2 PMO .....	84
8.2.3 Resettlement Office of the Hi-tech Zone.....	84
8.2.4 Resettlement office of Industrial Park.....	85
8.2.5 External monitoring agency.....	85
8.3 STAFFING AND EQUIPMENT FOR RESETTLEMENT ORGANIZATIONS AT ALL LEVELS.....	85
8.4 CAPACITY IMPROVEMENT MEASURES OF RESETTLEMENT ORGANIZATIONS.....	86
8.5 ORGANIZATIONAL CAPACITY IMPROVEMENT PLAN IN NEXT STAGE.....	87
<b>9 PUBLIC PARTICIPATION &amp; CONSULTATION .....</b>	<b>90</b>
9.1 PUBLIC CONSULTATION ACTIVITIES COMPLETED .....	90
9.2 SOLUTIONS TO CONCERNS RAISED IN PUBLIC CONSULTATION .....	92
9.3 PUBLIC CONSULTATION PLAN IN NEXT STAGE .....	95
9.4 CONSULTATION METHODS.....	95
9.5 POLICY DISCLOSURE AND THE “RESETTLEMENT INFORMATION BOOKLET” .....	96
<b>10 COMPLAINTS AND GRIEVANCES.....</b>	<b>97</b>
10.1 COLLECTING COMPLAINTS & GRIEVANCES .....	97
10.2 GRIEVANCE PROCEDURES .....	97

10.3 PRINCIPLES IN RESPONDING TO COMPLAINTS.....	98
10.4 HOW TO RESPOND TO COMPLAINTS.....	98
10.4.1 <i>Types of complaints</i> .....	98
10.4.2 <i>How to respond</i> .....	99
10.5 RECORDING AND TRACKING COMPLAINTS AND GRIEVANCES.....	99
10.6 STAFFING FOR COLLECTING COMPLAINS AND GRIEVANCES.....	99
<b>11 RESETTLEMENT MONITORING .....</b>	<b>101</b>
11.1 INTERNAL MONITORING.....	101
11.1.1 <i>Objectives</i> .....	101
11.1.2 <i>Scope of internal monitoring</i> .....	101
11.1.3 <i>Internal monitoring methods</i> .....	103
11.1.4 <i>Internal monitoring departments and staffing</i> .....	105
11.1.5 <i>Frequency and report of internal monitoring</i> .....	105
11.2 EXTERNAL MONITORING.....	105
11.2.1 <i>Objectives</i> .....	106
11.2.2 <i>External monitoring agency and staffing</i> .....	106
11.2.3 <i>Responsibilities of external monitoring agency</i> .....	106
11.2.4 <i>Methods and procedures of external monitoring</i> .....	107
11.2.5 <i>Main contents of external monitoring</i> .....	108
11.2.6 <i>External monitoring report</i> .....	111
<b>12 ENTITLEMENT MATRIX .....</b>	<b>112</b>
<b>APPENDIX 1 RESETTLEMENT DUE DILIGENCE REPORT OF LINKED PROJECTS .....</b>	<b>114</b>
<b>APPENDIX 2 EMPLOYMENT AND START-UP TRAINING PLAN OF BAIYANG INDUSTRIAL PARK OF 2016.....</b>	<b>133</b>
<b>APPENDIX 3 RESETTLEMENT INFORMATION BOOKLET .....</b>	<b>136</b>
<b>APPENDIX 4 LIST OF PRIVATE BUILDINGS TO BE DEMOLISHED .....</b>	<b>140</b>

# 1 Project Overview

## 1.1 Project background

Located in Baiyang Industrial Park of Yichang Hi-tech Industries Development Zone, the project site stands close to the north bank of Yangtze River, about 2 km upstream of Baiyang Town.

Yichang Municipality is a prefecture-level city under jurisdiction of Hubei Province. Located at the center of China, Yichang neighbours Wuhan to the east and Chongqing to the west, benefiting from the former's advanced economy and technology as well as the latter's abundant resources. Yichang is also the starting point of the national west development strategy from Central China to Western China. Located at the intersection for south-north cultural and economic exchange and west-east resources exchange, Yichang has remained a pivotal hub for trading and transportation. With Yangtze River running through the city, three railways and five expressways, Yichang is also reputed as the "World's Capital of Hydro-power". The Three Gorges Dam and the Gezhou Dam hydro-power facilities are strong support for the city's economic development. Yichang also boasts of abundant tourism resources. In 2014, it received more than 40.85 million domestic and international visits. These advantageous conditions have made Yichang the second economically strongest city in Hubei. In 2014, Yichang's GDP reached 313.2 billion Yuan. The strong economic power and favorable geological location has made Yichang the "Sub-Center of Hubei Province". Currently Yichang has jurisdiction over 5 counties and 5 districts, with a total land area of 21,000 km<sup>2</sup>. By the end of 2014, Yichang has 4.1045 million permanent residents, including 4.004 million household registered residents. Yichang has an urban area of 4,249 km<sup>2</sup>, a developed area of 150 km<sup>2</sup> and urban population of 1.486 million. Per capital net income of rural residents is 11,837 Yuan and per capital disposable income of urban residents is 25,025 Yuan in 2014.

The administrative division of the project site is Yichang Hi-tech Industries Development Zone (Hereinafter referred to the Hi-tech Zone). Established in September

1988, the Hi-tech Zone was approved by the provincial government as a provincial-level hi-tech development zone in December 1999 and was upgraded into a state-level hi-tech development zone by the State Council in November 2010. After a decade's development under the strategy of "attracting enterprises and building up multiple industrial parks", Yichang now has built six industrial parks: Dongshan Industrial Park, Xiaoting Industrial Park, Hubei Shenzhen Industrial Park, Baiyang Industrial Park, Biological Industry Park, and Dianjun Electronic Information Industry Park. These parks cover diverse industries, such as equipment manufacture, fine chemical industry, bio-medicine, new materials, etc. The area of Hi-tech Zone has also expanded to 260 km<sup>2</sup> from the original area of 11.2 km<sup>2</sup> in year 1988.

Baiyang Industrial Park, where the project is located, is home to 18 villages, 1 village community, and 86 village groups. It covers an area of 156 km<sup>2</sup>, with a population of 40,676. As one of the six industrial parks in the Hi-tech Zone, Baiyang Industrial Park has positioned itself as a modern eco-industrial park integrated with multiple functions of scientific research incubation, manufacturing, business services, etc. It is a key area for Yichang to develop large-scale industries.

Taking advantage of Yichang's favorable location, the goal of this project is to create a logistics center integrating highway, waterway, railway and airway transportation in the downstream of Three Gorges dam, to build Baiyang Port into a pivotal port as well as a thoroughfare to the sea, and to develop Baiyang Logistics Park into an industrial logistics hub and a modern intelligent city based on Internet of Things , and to establish a Port-City Cooperation Demonstration Zone. The specific project objectives are: 1) to enhance the efficiency of freight logistics along the Yangtze River within the urban area of Yichang; 2) to promote multimodal transportation of ports of the Yangtze River; 3) to reduce carbon emission of logistic transportation.

The total investment of the project is 2.989 billion Yuan, including 200 million US dollars of World Bank loan. The implementation of the project is anticipated to begin in 2016 and will continue for 4 years.



## 1.2 Project contents and scope

### 1.2.1 Project contents

The project consists of five components:

*1. Infrastructure construction for the operation area of Baiyang Port*

This component includes construction works on land and underwater works as part of Baiyang Port operation area project Phase II. Specifically, underwater works consists of building up two high-piled beam-slab wharves, two floating pontoon wharves and two sloping-faced wharves. Work on land consists of building up storage yard, roads, production facilities, handling facilities, equipped with supporting facilities of electricity, communication, water supply & drainage, fire protection, environmental production, heating & ventilation, etc.

*2. Baiyang Logistics Park infrastructure construction*

This components consists of building up warehousing facilities, transit/storage facilities, distribution and processing facilities, living facilities, commercial and office facilities, cleaning and maintenance facilities, traffic and road facilities, and greenbelts and squares.

*3. Road infrastructure construction*

This component consists of two parts, i.e. access passages and the traffic system within the park.

Access passages includes external passages and internal passages. Two external passages are:

1) Shawan Road overpass. The overpass starts at Baiyang Port, passes over Baiyang Avenue in the north, and ends at the Ziyun railway Bianzu Station. The overpass is an urban arterial road, designed with standard breadth of 36 m and 24 m wide two-way six-lane carriageway. The whole length of the road is 1200 m and the length of the overpass is 300 m.

2) Baiyang Avenue underpass. As the port railway extension intersects with Baiyang Avenue, transformation of Baiyang Avenue is required. It is planned to make the existing Baiyang Avenue lower down and build a frame culvert underpassing the railway. The cross-sectional width of the underpass is 32 m and the total length of the frame is 40 m.

The traffic system within the park consists of building up 1 additional arterial road and two sub-arterial roads.

1) Arterial road: Wanfu Road, stretching in the south-north direction, breadth: 36 m, carriageway width: 24 m, total length: 1500 m.

2) Sub-arterial roads: Guihu Road, stretching in the south-north direction, breadth: 30 m, carriageway width: 15 m, total length: 1130 m; Songgang Second Road, stretching in east-west direction, breadth: 30 m, carriageway width: 15 m, total length: 1500 m.

#### *4. Construction of information center*

A logistics information center system will be built. The system will timely share information on transport, warehousing, distribution, and freight forwarding as well as demands and management information through an Internet-based platform. Users may interact with each other on the platform, and enterprises may convey information in a fast and convenient manner and thereby it can enhance logistics automation, integrate transport, warehousing, handling, distribution, processing, and packing, and create a seamless information connection across sectors, industries and regions.

#### *5. Project management and institutional capacity improvement*

This component consists of project consulting, related researches, training surveys, and investigations for the sake of successful implementation of this project. Meanwhile, project-related institutions will be established.

### **1.2.2 Land needed for the Project**

The construction of this project will need 2,139.8 mu of land in total (1 mu = 0.0667 hectare), covering the above-mentioned five components, i.e. *infrastructure construction for Baiyang Port operation area, infrastructure construction of Baiyang Logistics Park, Road infrastructure construction, Three Gorges Logistics Information Center and Project management and institutional capacity improvement*. Specific area for each component is as follows:

Infrastructure construction of Baiyang Port operation area: 674 mu;

Infrastructure construction of Baiyang Logistics Park (including the logistics information center): 1,348 mu;

Road infrastructure construction: 117.8 mu



Figure 1-1 Sketch map of project construction layout

### 1.3 Resettlement impact

Among all the five project components, four components involve land acquisition and house demolition, as listed in Table 1-2. Specific figures of the volume of land acquisition and house demolition are provided in Chapter Two. Since the construction areas of project components overlap with each other, it is difficult to calculate the volume of land acquisition and house demolition of each component. Therefore, the volume of resettlement impact is not calculated per component.

Table 1-2 Resettlement impact of each project component

Component	Land area coverage (mu)	Permanent land occupation	house demolition
Baiyang Port operation area infrastructure construction	674	√	√
Baiyang Logistics Park infrastructure construction	1348	√	√
Road infrastructure construction	117.8	√	√
Information Center	Included into the component: Included into Logistics Park infrastructure	√	√

## **1.4 Measures to minimize resettlement impacts**

The PMO and Designing institute have taken all possible measures to optimize the project design and minimize the resettlement impacts. Major measures have been taken:

1<sup>st</sup>, the development plan of the port area and the logistics parks is further optimized. Construction will be carried out in phases, so as to avoid waste of excessively acquired land due to one-off land acquisition. For instance, the previous plan intends to acquire 2000 mu land on the west of Shawan Road, which would require demolition of a great number of houses. The optimized design plan only requires to acquire 1200 mu land on the west of Shawan Road, leaving room for land acquisition of Project Phase II construction plans. In this way, land acquisition is reduced by 800 mu and relocation is reduced by about 150 households.

2<sup>nd</sup>, project site is kept at a distance from densely populated areas so as to minimize the impact of land acquisition. For instance, the previous project design intends to acquire the land lot of 360 mu on the north of the new National Highway 318 (Baiyang Avenue) as part of the construction area of the logistics park. However, it is the residential area of Yazishan Village, and the previous design requires relocation of about additional 200 households and house demolition of over 70,000 m<sup>2</sup>, which would be difficult to implement. Upon multiple site surveys and design optimization, the final design moves this region out of the resettlement scope, which significantly reduces the project's resettlement impact.



Figure 1-2 House protected from demolition by design optimization

3<sup>rd</sup>, upon considering the socioeconomic impact and operation cost of the Project, a optimal project design requiring minimum land acquisition and house demolition is identified. For instance, the previous design intends to build up a Port railway connecting the Baiyang Logistics Park and the Shawan Bianzu Station of Ziyun Railway. The designed length of the railway is respectively 1,975 m and 7,559 m in the previous two designs. Upon optimization, current design connects the railway and the Shawan Bianzu Station over the National Highway 318. As a result, the straight-line distance is only 300 m, the area of land occupation and house demolition for this activity has been significantly reduced from 200mu and 10000m<sup>2</sup> to 5.8 mu and 2,015 m<sup>2</sup> respectively.

## **1.5 Project preparation and progress**

Yichang Transportation Investment Co., Ltd. has launched the project preparation as early as 2012. The People's Government of Yichang Municipality founded the PMO in 2014, and leaders of the PMO are from relevant government organs and functional divisions of the municipal government and the Hi-tech Zone. The PMO has clarified

that project preparation will be undertaken by Yichang Transportation Investment Co., Ltd. After project identification by the World Bank Preparation Mission in April 2015, project preparation has been carried out promptly. On June 30, 2015, the PMO and the resettlement office of Baiyang Industrial Park released the notice on inventory survey for land acquisition and house demolition in the project area, which defined that the cut-off date of the resettlement impact survey would be July 15, 2015, and that the data of inventory ownership as of such date would be made the final basis for resettlement survey and future compensations. This RAP is prepared based on data from the inventory survey for land acquisition and house demolition of project-affected areas, socio-economic survey of project-affected population, as well as the feasibility study, upon consultation and guidance from sociologists of the World Bank.

## **1.6 Resettlement policies**

This RAP is formulated to define the resettlement impacts of the project. All the standards and regulations in the RAP are consistent with the laws and policies of the P.R.C, Hubei Province and Yichang City, as well as World Bank's involuntary resettlement policies. Once the RAP is approved by the World Bank and the People's Government of Yichang Municipality, all the standards and regulations in the RAP will be strictly followed during project implementation.

## **1.7 Identification of linked projects**

According to World Bank safeguard policies, the following two projects are identified as the linked projects with this project, as they are carried out at the same time with the Project and also involve land acquisition. They are:

1) Rerouting the national Road No. 318 in the section from Baiyang Logistics Park to Taibaochang Section. This section starts at Baiyang Logistics Park, where the Project is located, and ends at Taibaochang to connect with the original National Highway 318. Total length of the section is 5,000 m. As a part of the New National Highway 318, this road section is built from reconstruction and expansion of previous town roads. The implementation period is during 2012 - 2016, and currently the pavement construction is underway. Once completed, the new National Highway 318 is to be an important

outward passage for the logistics transportation of Baiyang Port, and it will play a vital role for the Project to fulfill its functions. This road directly connects with Hohhot - Beihai Highway to join the national highway network; meanwhile it also connects with the National Highway 318 to join the national arterial road network. It will also act as a road for commuting of Baiyang Industrial Zone, Baiyang Town and Taibaochang Resettlement Community.

2) Baiyang Port Operation area Phase I project. The project is located in Guixihu Village, Baiyang Industrial Park, close to the Project Site. It is planned to build six 3000 DWT berths. Construction of this project has been commenced in 2012 and it will be put into operation by the end of 2016. This linked project and the World Bank financed project will establish a complete port operation and logistics transportation system for Baiyang Port.

The PMO has prepared a due diligence report (See Appendix 1) on land acquisition and house demolition involved in the two linked projects for review of the World Bank.

## 2 Project Impact Analysis

### 2.1 Definition of project impact

Impact of this project is defined according to the actual project-occupied land area identified by the designing institute. Currently the project design is still under optimization and subject to modifications, therefore the volume of land requisition and house demolition may also change. The PMO will use the final data of actual impacts as the baseline for resettlement work. If the project impact changes dramatically, the PMO will report and explain it to the World Bank and wait for World Bank's approval before implementation. If the number of people affected by land acquisition and house demolition increases, the resettlement standards in the RAP will also apply to the increased affected population.

Project impacts are defined as the following:

(1) Permanently acquired land: all types of land to be occupied permanently within the project area.

(2) Temporarily acquired land: all types of land to be occupied temporarily during project construction period and the functions of which can be recovered to the original condition after construction finishes.

(3) Buildings to be demolished: all buildings to be demolished within the project area.

(4) Affected land attachments: all types of land attachments on permanently or temporarily acquired land.

(5) Affected public facilities: public facilities such as electrical facilities, communication facilities, roads and other public infrastructure within the project area.

(6) Affected households: households whose land, buildings or land attachments are to be acquired, demolished or affected.

(7) Affected villages (communities): villages or communities whose land, buildings or land attachments are to be acquired, demolished or affected.

(8) Affected persons: persons from family households, enterprises and institutions who are affected by land acquisition or house demolition.



(9) Affected laborers: laborers whose work or business operations are affected by land acquisition and house demolition.

(10) Vulnerable groups: vulnerable groups refer to the social groups who become vulnerable, susceptible to social changes or disadvantaged in the society due to social incapacity, disabilities or poverty, etc. Vulnerable groups mainly include the following: lonely elderly people, single-mother families, orphans, households who live on subsistence allowances, and the disabled, etc.

## 2.2 Cut-off date

In April and May, 2015, the PMO communicated with the Baiyang Industrial Park and the village committees of Yazishan Village and Guixihu Village to determine the project area. Meanwhile, the PMO also introduced the Project to the affected persons through various channels. On June 30, 2015, the PMO and Baiyang Industrial Park publicly released a notice to Yazishan Village and Guixihu Village on the scope of land acquisition and house demolition of the Project, announcing that the cut-off date of the inventory survey and socio-economic survey will be July 15, 2015 and that the data of land acquisition and house demolition as of this date will be made final. Buildings and all types of land attachments built after such cut-off date will not be compensated.

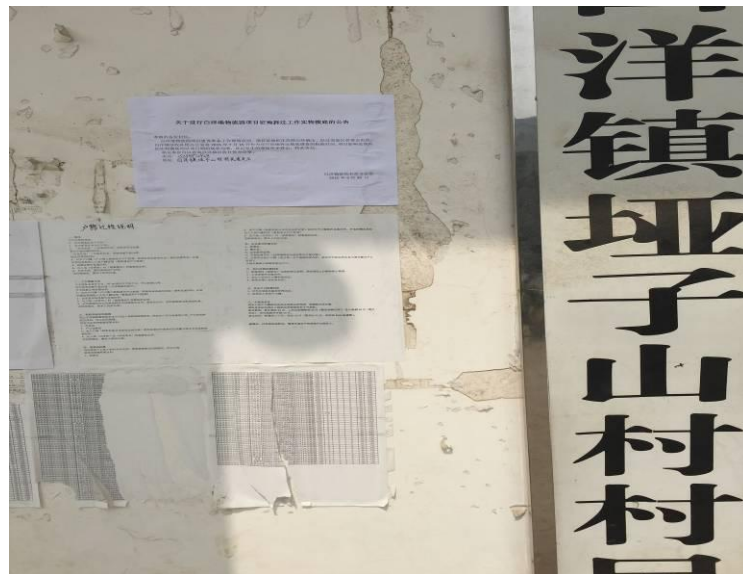


Figure 2-1 Notice on inventory survey for land acquisition and house demolition released to Yazishan Village



Figure 2-2 Notice on inventory survey for land acquisition and house demolition released to Guixihu Village

## 2.3 Project impact and socio-economic survey

In July and August, 2015, according to the boundary area of project impacts provided by the Designing institute, the PMO conducted a resettlement impact survey and a socio-economic survey. The surveyors are from Center for Involuntary Resettlement Research of Wuhan University, the PMO, and relevant authorities of Baiyang Town, Yazishan Village, and Guixihu Village. During Feb. - Mar., 2016, a supplementary survey was carried out due to design modifications.

The contents of resettlement survey can be divided into four parts:

### 1. Data collection

a. Social and economic statistics of Yichang Municipality, Zhijiang City, and Baiyang Town, such as statistical yearbook, census data, annual statistical report and all types of relevant documentation.

b. National laws and policies and local regulations and policies of Hubei Province, Yichang Municipality, and Zhijiang City on land acquisition, house demolition and resettlement; resettlement regulations and standards of similar projects of the Hi-tech Zone and Zhijiang City in recent years.

### 2. Socio-economic survey

- a. Basic conditions of affected households and vulnerable households within project area;
- b. Public opinions and suggestions;
- c. Basic conditions of the affected villages: population, workforce, industrial structure, and land use etc.;
- 3. Inventory affected by land acquisition and house demolition;
  - a. Ownership and usage of affected land;
  - b. Location, category, quantity and ownership of buildings and land attachments to be demolished;
  - c. Type and quantity of affected public facilities;
- 4. Data on the land acquisition and house demolition of linked projects
  - a. Resettlement standards and implementation of New National Highway 318 Rerouting Project;
  - b. Resettlement standards and implementation of Baiyang Port Operation Area Project Phase I.

All the persons of the affected households and the impact on inventories are thoroughly investigated. The socio-economic conditions of some sample families are surveyed, such as family size, economic activities, household income, knowledge of the project and opinions on resettlement, etc, and socio-economic conditions of 62 affected households are collected. The sampled households account for 13.80% of all the households affected by land acquisition and account for more than 25.40% of all the households affected by house demolition. Meanwhile, seven public consultation meetings have been held in the affected villages to collect their views and suggestions on resettlement. Over 100 people have attended the meetings, of which over 50% attendees are female. Moreover, the surveyors also interviewed the staff of the Resettlement Office of Baiyang Industrial Park to know about its recent development, resettlement policies, compensation standards and implementation of similar projects as well as the opinions available to the affected persons.



Figure 2-3 Surveyor interviewing the affected household



Figure 2-4 Public consultation was carried out to collect opinions and suggestions

## 2.4 Summary of project impact

According to collected data of the surveys, the overall impact of Yichang Three Gorges Modern Logistics Center Infrastructure Project is as follows:

Affected area: the entire project is located in the administrative area of Baiyang Industrial Park of Yichang Hi-tech Industries Development Zone, involving two villages, i.e. Yazishan Village and Guixihu Village.

Impact of house demolition:

Private buildings: Total area of private buildings to be demolished is 137,068.18 m<sup>2</sup>, affecting 252 households, 911 people.

Institutional and commercial buildings: 6 institutional and commercial buildings are to be demolished, covering a floor area of 6,019.20 m<sup>2</sup>.

Impact of land acquisition:

This project needs to permanently acquire land of 2,139.8 mu (142.65 hectares), in which 1,716.18 mu belongs to Guixihu Village, and 417.82 mu belongs to Yazishan Village. All the land is collectively-owned. In total, 449 households and 1,564 persons are affected, in which 192 households and 666 persons come from Yazishan Village, and 257 households and 898 persons come from Guixihu Village. Details of impact of land acquisition and house demolition are shown in Table 2-1.

Regarding the impact of the project’s soil demand, the soil needed during project construction comes from the soil wastes generated from the project construction as well as soil wastes from other construction projects of the Hi-Tech Zone. For this reason, soil use of this project has no resettlement impact.

Table 2-1 Impact of land acquisition and house demolition

Affected village	Impact of house demolition					Impact of land acquisition		
	Family households			Institutions and enterprises		Number of household	Number of people	Area (mu)
	Number of household	Number of people	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	QTY.			
Yazishan Village	33	110	124514.90	0	0	192	666	417.82
Guixihu Village	219	801	12553.28	6019.20	6	271	950	1721.98
Total	252	911	137068.18	6019.20	6	463	1616	2139.80

Notes: all the households affected by house demolition are affected by land acquisition, while 705 persons from 211 households are affected by land acquisition but not by house demolition.

## 2.5 Impact of land acquisition

The land acquired permanently is 2,139.8 mu, all being collective land. Since project construction will be carried out solely on the permanently acquired land, temporary land acquisition is not involved.



Figure 2-5 The acquired land is mainly citrus orchard

In terms of the ownership of the acquired land, 1,716.18 mu land is owned by Guixihu Village, and 417.82 mu land is owned by Yazishan Village.

As for the usage type of the acquired land, most is citrus orchard, and some are houses, roads, or unused land. In Guixihu Village, 184.20 mu fish ponds need to be acquired.

Table 2-2 Details of land acquisition (mu)

Village	Orchard	Fish pond	Land for construction and other use	Total
Guixihu Village	1,154.72	184.2	383.06	1,721.98
Yazishan Village	361.99	0	55.83	417.82
Total	1,516.71	184.20	438.89	2,139.80

Regarding the impact of land acquisition, since whole piece of the land in the project will be acquired, some families will lose all of their orchard land, the impacts will be significant on certain percentage of affected households. Approximately 25% households have over 75% of their orchard land to be acquired. 48.81% households have less than 10% of their orchards to be acquired. 40% households have their house-building plots or other non-productive land to be acquired, without acquisition of their orchards, i.e. land acquisition has no impact on the family income of these households.

Table 2-3 Impact of land acquisition on rural households

Acquisition percentage of orchard	Guixihu Village		Yazishan Village		Total	
	Number of household	Percentage (%)	Number of household	Percentage (%)	Number of household	Percentage (%)
75 - 100%	62	22.88	49	25.52	111	23.97
50 - 75%	18	6.64	38	19.79	56	12.10
10 - 50%	25	9.23	45	23.44	70	15.12
0 - 10%	166	61.25	60	31.25	226	48.81
Total	271	100.00	192	100	463	100.00

## 2.6 Private buildings to be demolished

The total area of private buildings to be demolished is 137,068.18 m<sup>2</sup>, in which the area of brick-concrete buildings is 68,435.25 m<sup>2</sup>, the area of brick-wood buildings is 53,196.79 m<sup>2</sup>, while the area of simple-structured buildings is 15,436.14 m<sup>2</sup>.

Table 2-4 Area of private buildings to be demolished

Village	Number of household	Number of people	Total	Residential building (m <sup>2</sup> )		Non-residential building (m <sup>2</sup> )	
				Brick-concrete	Brick-wood	Brick-wood	Simple
Yazishan Village	33	110	12,553.28	4,106.37	2,041.43	3,771.05	2,634.43
Guixihu Village	219	801	124,514.9	64,328.88	5,128.17	42,256.14	12,801.71
Total	252	911	137,068.18	68,435.25	7,169.6	46,027.19	15,436.14

According to the inventory survey, among the 137,068.18 m<sup>2</sup> private buildings of the 252 households in the above table, the area of residential buildings to be demolished is 75,604.85 m<sup>2</sup>, accounting for 55.16% of total area. Most households build up brick-wood or simple-structured buildings to function as kitchen, toilet, storehouse or animal houses. Some households have reserved their old brick-wood residential buildings after building up new brick-concrete residential buildings. These reasons lead to a considerable area of private buildings to be demolished. For all the 252 households, if including the area of all the simple-structured buildings to be demolished, then the average building demolition area is 543.92 m<sup>2</sup> per household and 150.46 m<sup>2</sup> per person.

For Yazishan Village, the average building demolition area is 380.40 m<sup>2</sup> per household and 114.12 m<sup>2</sup> per person; for Guixihu Village, the average building demolition area is 568.56 m<sup>2</sup> per household and 155.45 m<sup>2</sup> per person.

It is totally different, however, if only calculating the area of residential buildings to be demolished. For all the 252 households, average residential building demolition area is 300.02 m<sup>2</sup> per household and 82.99 m<sup>2</sup> per person. For Yazishan Village, the average residential building demolition area is 186.30 m<sup>2</sup> per household and 55.89 m<sup>2</sup> per person; for Guixihu Village, the average residential building demolition area is 317.16 m<sup>2</sup> per household and 86.71 m<sup>2</sup> per person.

## 2.7 Affected land attachments

According to the inventory survey, the attachments on the land to be acquired include: 14 wells, wall of 2,721.73 m, 30 fruit trees, and 84 timber trees. Among the trees, there are 30 trees with diameter below 5 cm, 38 trees with diameter between 5 -10 cm, and 16 trees with diameter above 10 cm. Also, 40 graves are found within the project scope, but all of them are general earth graves and are insignificant culturally or religiously.

## 2.8 Affected enterprises and institutions

There are only a few enterprises and institutions affected by land acquisition and house demolition. The six buildings to be demolished respectively belong to Guixihu Village Committee, Green Waxing Plant, Guixihu Waxing Plant, Guixihu Sand and Stone Factory, Guixihu Steel Pipe Rental Shop and Baiyang Water Plant, covering a total floor area of 6,019.20 m<sup>2</sup>.

Table 2-5 Affected enterprises and institutions

Enterprise or institution	Area of demolition ( m <sup>2</sup> )			Affected staff
	Brick-concrete	Brick-wood	Simple	
Guixihu Village Committee	300	500	100	0
Green Waxing Plant	600	700	300	20
Guixihu Waxing Plant	300	700	300	18
Guixihu Steel Pipe	0	200	500	4



Rental Shop				
Guixihu Sand and Stone Factory	800	500	200	
Pressurization room of Baiyang Water Plant	19.2	0	0	0
Total	2019.2	2600	1400	44

1. Guixihu Village Committee Building to be demolished is a collectively-owned site for office and public activities. The Committee officers stated that the building will be reconstructed in another location after demolition, so that it will not affect the employment of any person.



Figure 2-6 Guixihu Village Committee building to be demolished

2. The Green Waxing Plant to be demolished is a private joint-equity enterprise. Before 2015, it provides citrus waxing and packaging services for surrounding villages during the three-month citrus production season. The site used to be the idle office building of the previous Guixihu Town-level government, which was later purchased by the enterprise owner and transformed into the current plant. The plant remains idle during off season; usually it hires about 20 temporary workers from surrounding areas during production season. The profit of the enterprise is about 800,000 Yuan each year. However, in 2015, the plant remained idle throughout the whole year.



Figure 2-7 Green Waxing Plant

3. The Guixihu Waxing Plant and Steel Pipe Rental Shop to be demolished are two private joint-equity enterprises established by several partners. Before 2015, the operation of Waxing Plant is also engaged in seasonal production, and the production period of each year is about 3 months. According to staff of the enterprise, since the production and harvest of citrus varies, the average profit is about 700,000 Yuan each year. Similar to Green Waxing Plant, it remains idle during non-production season, and hires about 18 temporary workers during peak season. Nevertheless, due to unknown reasons, the Plant remained idle throughout the whole year of 2015. The site used to be the previous Guixihu Village Committee Building, which was later purchased by the enterprise owner and transformed into the current plant.



Figure 2-8 Guixihu Waxing Plant

4. The Guixihu Steel Pipe Rental Shop is also ran by the owner of Guixihu Waxing Plant. The Shop mainly engages in rental services of steel pipes for construction use. The Shop has two rows of simple-structured buildings to store steel pipes. Usually there are 3-4 employees working in the Shop.



Figure 2-9 Guixihu Steel Pipe Rental Shop

5. The pressurization room of Baiyang Water Plant that needs to be demolished is

a room used to store auxiliary facilities. Its area is less than 20 m<sup>2</sup>, and no one is on duty there at ordinary times. It can be rebuilt in another place after demolition, so it has no impact on the operation of the enterprise.



Figure 2-10 Pressurization room of Baiyang Water Plant

6. Guixihu Sand and Stone Factory is a sand and stone transfer station built on a contracted plot along the Yangtze River. Currently the enterprise has 7 employees. The enterprise mainly receives sand and stone delivered from Yangtze River and transports them to surrounding users. The income each year is about 1.2 million Yuan.



Figure 2-11 Sand and stone storage site of the Factory



Figure 2-12 Management building of Sand and Stone Factory

## 2.9 Affected infrastructures

According to the site investigation, the infrastructures affected by land acquisition and building demolition as well as project construction mainly are mainly two: the first is the village concrete roads. Hardened village roads of 6631 m are affected. The second is the power facilities at the residential area to be demolished, including 2 transformers, 163 220V telegraph poles, and a 8,100 m long power supply line.

## 2.10 Affected vulnerable groups

Vulnerable group of this project refers to people who are susceptible to harm and unable to adapt to the changes caused by project construction. The vulnerable group mainly includes the following people:

- Elderly person without family members: elderly single person over 65 years old without any legal supporters.
- Single-parent family: the family of which the householder is single with under-aged children.
- Orphan: children below 16 years old without parents.
- Poverty-stricken family.

- The disabled: people who are restricted in their ability to participate in normal social activities as the healthy people due to a physical or mental impairment.

- Families with other difficulties.

According to investigation, 3 vulnerable households have been identified, covering 7 people. They need special attention during resettlement work.

Table 2-6 Affected vulnerable households

No.	Village	Householder	Number of family members	Difficulties
1	Yazishan	Liu Xueshi	3	A main family member is disabled
2	Yazishan	Liu Qing	1	Illness-caused poverty
3	Guixihu	Yang Jinguo	3	Illness-caused disability of a family member



## 3 Socio-economic Studies

### 3.1 Development of project-affected regions

#### 3.1.1 Project location - Baiyang Town

The project is located in Baiyang Industrial Park of the Hi-Tech Zone. It was established in 2007 upon approval of the Hubei Provincial People's Government. Currently it has jurisdiction over 18 villages, 1 village committee and 86 village groups. Baiyang Industrial Park has a total area of 156 km<sup>2</sup> and a population of 40,676.

According to the data provided by the Baiyang Industrial Park Administration Office, the socio-economic development of Baiyang Industrial Park in 2014 is listed in Table 3-1.

Table 3-1 Socio-economic development of Baiyang Industrial Park

Index	Unit	Year 2014
<b>I. Basic information</b>		
Area of administrative divisions	Ha.	15,600
Number of resident's committee		1
Number of villages		18
of which: Number of villages that have access to public transport		18
Number of villages that have internet access		18
Number of villages that have access to cable TV		15
Number of villages that have access to tap water		12
Number of villages that have concentrated disposal of garbage		18
Number of villages that have concentrated disposal of sewage		0
<b>II. Population &amp; Employment</b>		
	-	
Number of permanent residential households		14,556
Population of permanent residents		40,818
Registered population		40,818
of which: Registered agricultural population		36,050
Population employed in primary industry		6,304
Population employed in secondary industry		13,365
Population employed in tertiary industry		5,688
Population of out-of-town employees		1,765
<b>III. Financial revenues &amp; expenditures</b>		
	-	
Public financial revenues	10,000	1711

	Yuan	
Public financial expenditures	10,000 Yuan	5,983.81
<b>IV. Agriculture</b>	-	
Cultivated land area	Ha.	3,850
Effective irrigation area	Ha.	2,825
Number of agricultural technology agencies		3
<b>V. Industries &amp; Construction</b>	-	
Number of industrial enterprises		35
Gross industrial output value	10,000 Yuan	195,958
of which: gross industrial output value of industries above the specified scale	10,000 Yuan	174,049
Number of employees in industrial enterprises		3,205
Number of construction enterprises		1
Total output value of construction industry	10,000 Yuan	3,509
Number of employees in construction enterprises		223
Number of enterprises in the accommodation and catering industry		17
<b>VI. Education, culture &amp; health</b>	-	
Number of primary schools		4
Number of full-time teachers at primary schools		97
Number of students at primary schools		1,140
Number of medical and health organizations		1
Number of beds at medical and health organizations		50
<b>VII. Social security</b>	-	
Number of insured people under the New Rural Cooperative Medical System		31,000
Number of insured people of the New Rural Social Pension Insurance		11,637
Number of rural residents with minimum living allowances		1,551
<b>VIII. Information of urban areas</b>	-	
Planned urban area	Ha.	2,500
Developed area	Ha.	200
Number of households in the developed area		1,650
Total population in the developed area		4,932

### 3.1.2 Directly affected villages

This project is located on the northern bank of the Yangtze River, in Baiyang Industrial Park. All the affected residents come from Yazishan Village and Guixihu Village.

The two villages share multiple similarities: the family size is about 3.2-3.4 persons; agricultural income mainly comes from citrus plantation; the area of citrus orchard per person is 1.6-1.8 mu; the income is about 11,000-12,000 Yuan per person



per year, roughly equal to the average income of 11,837 Yuan of rural residents of Yichang in 2014. Both are typical rural areas of Yichang. Currently neither of the two villages has any collective business entities. All the residents are insured under the New Rural Cooperative Medical Insurance Program around year 2005, and all of them are insured with basic pension insurance since 2013.

Table 3-2 Basic conditions of the affected villages (2014)

Item	Yazishan Village	Guixihu Village
Number of households	489	601
Population	1,584	2,065
Income per person (Yuan)	12,166	11,600
Quantity of workforce	927	1,317
Area of paddy fields (mu)	210	50
Area of dry land (mu)	614	810
Area of vegetable fields (mu)	500	120
Area of ponds (mu)	59	350
Area of orchards (mu)	2,600	3,750
Other land area (mu)	500	500

According to interviews with the villagers, currently most of the workforce of both villages are engaged in non-agricultural businesses and operations outside of their village. The rest of the workforce, mostly women, stay at home to do housework and manage the simple production of citrus orchards. However, due to degradation of local citrus varieties in recent years, the citrus becomes less competitive on the market, and its contribution to family income has been dropped significantly. As a matter of fact, the proportion of income from citrus production in the total family income is below 20% for most households. From information provided by the village cadres, only 25% of the workforce spends certain time on agricultural production; more than 50% of the workforce works in the construction industry and other industries throughout the whole year, while about 20% works in the service industry throughout the whole year.

### 3.1.3 Affected rural households

In order to gain a deeper insight into the social and financial situation of the

affected households, the PMO conducted a sampling survey among households affected by land acquisition and house demolition. PMO gathered detailed information about the social and financial situation of 62 households, accounting for 13.80% of the households affected by land acquisition and 25.40% of the households affected by house demolition.

Table 3-3 Basic conditions of the surveyed households

Item	Quantity	Proportion (%)
Number of households	62	11.05
Population	232	
Male population	116	50%
Female population	116	50%
Education (over 15 years old):		
Illiterate/ semiliterate	5	2.48
Primary school	45	22.28
Junior high school	83	41.09
Senior high school/ secondary technical school	48	23.76
Junior college and above	21	10.40
Age:		
0-15	20	8.62
15-40	70	30.17
40-60	82	35.34
60+	60	25.86
Field of employment <sup>1</sup> :		
Agriculture	25	23.15
Construction industry & other industries	54	50.00
Service	29	26.85
Workplace		
Baiyang Town	40	37.04
Yichang City	39	36.11
Inside Hubei Province yet outside Yichang City	16	14.81
Outside Hubei Province	13	12.04

<sup>1</sup> Since the respondent may be engaged in more than one industry, this item refers to the main industry which the respondent has engaged in for longest time in the previous year.

See Table 3-4 for information about the economic activities, income, and housing conditions of these households.

Table 3-4 Financial conditions of the surveyed households

Item	Average	Max.	Min.
Monthly income per person (Yuan)	1087.56	5000	600
Housing area (m <sup>2</sup> )	410.50	800	72
Age of the housing (Year)	18.8	41	3
Area of citrus orchards (mu)	4.70	14	0
Proportion of agricultural income in total family income (%)	24.30	50	0

According to the survey, the project’s impact on the living standard of the land-acquired households is not significant. The reasons are as follows:

First of all, the agricultural income of the affected population comes almost entirely from citrus plantation. Due to the characteristics of soil and climate, only one citrus variety, i.e. the so-called “Shawan Sour Citrus” can survive and have scaled production in the two villages. However, this citrus variety has poor market performance, and is generally sold at 1.6 - 2 Yuan per kg. Under normal conditions, the gross income of citrus production is about 3,500 - 4,000 Yuan per mu. After deducting farming cost of 1,000 Yuan on fertilizers, irrigation, machinery, etc., the income of citrus is 2,500 - 3,000 Yuan per mu, while the net income is about 1,500-1,800 Yuan per mu deducting the cost of labor input. Since the average area of citrus orchard of Yazishan Village and Guixihu Village is 5 mu per household, it means that citrus orchard can bring a net income of 7,500-9,000 Yuan for a household each year, which is roughly equivalent to three months’ salary of a migrant worker who works outside of village.

Second, most of the workforce of Yazishan Village and Guixihua Village have been working outside of the two villages. The High-tech Zone and the Baiyang Industrial Park have increasing demand of workers recently, offering a monthly salary of about 3,000 Yuan and even 5,000 Yuan for some higher-demanding jobs. As a result, the proportion of income made outside of the two villages in total family income has been increasing year by year. It is found that some families have largely given up citrus plantation and solely make a living by working outside village or start up their own business, or simply leave the citrus orchards to the care of the elderly people or the

women who stay at home. Statistically, the proportion of agricultural income in total family income of about 79% households is below 20%, indicating that land acquisition has minor impact on their family income. Only 3.23% households mainly rely on agricultural income to make a living, and they should be the focus of the livelihood rehabilitation work after land acquisition.

Table 3-5 Proportion of agricultural income in total family income of surveyed households

Proportion of agricultural income in family income	Number of household	Proportion (%)
50-100%	2	3.23
20-50%	11	17.74
10-20%	29	46.77
0-10%	20	32.26
Total	62	100.00

Third, we observed that during the citrus harvest season in October and November, 2015, numerous ripe citrus fruits remained unharvested in some unacquired orchards . It turned out that the owners of these orchards are working outside of the villages because selling citrus fruits makes little profit. According to the socio-economic survey, all the owners of orchards within the project area agree that the compensation by current land acquisition standard is more financially appealing than citrus plantation.



Figure 3-1 Citrus fruits left unpicked during harvest season

## 3.2 Stakeholder identification

The stakeholders of the project refer to those who have direct or indirect interests in the preparation and implementation of the project as well as those who have direct or indirect interests in the completion of the project. Identifying project stakeholders and analyzing the impacts of project preparation and implementation on them is important for knowing about their concerns and attitudes towards the project, so as to make project preparation accordingly and improve the project implementation plan.

Based on document research and site investigation, we have identified the project's stakeholders as follows:

### 1. PMO

The PMO is established by the Yichang Government and is staffed with the heads of relevant government departments and institutions. It is responsible for key decision-making during project preparation and implementation.

### 2. Yichang Transportation Investment Co., Ltd.

Yichang Transportation Investment Co., Ltd. is the PIU of the project. On behalf of the Yichang Government, the company invests in the construction and the operation of the city's transport infrastructure in the form of sole proprietorship, equity participation, holdings, and entrusted loans. Its investment covers roads, bridges, tunnels, ports,

passenger and freight terminals, as well as other infrastructure related to traffic, logistics, and information flow. The company focuses its business on the management of assets, investment, and property rights that are involved in transport infrastructure projects.

### 3. Yichang Hi-Tech Zone Resettlement Office

The project-impacted area is located within the Baiyang Industrial Park of the Hi-Tech Zone. During project implementation, Yichang Hi-Tech Zone Resettlement Office is responsible for carrying out the land acquisition and house demolition work on behalf of the Hi-Tech Zone Management Committee.

### 4. Persons affected by land acquisition and house demolition

The project involves a large volume of land acquisition and house demolition. 244 households will be displaced, and the land of 449 households will be acquired to various degrees. The affected persons have doubts towards the project impact but also show expectation of project compensation and resettlement.

### 5. Residents and enterprises within project-impacted area

The construction of the project can create business opportunities for residents and enterprises in the neighbouring area of the project. For instance, residents of Baiyang Community and the logistics enterprises in Baiyang Industrial Park will be the direct or indirect beneficiaries of the project.

## **3.3 Stakeholder attitudes**

### 1. PMO

The PMO will carry out project preparation on behalf of the Yichang Municipal Government on the recognition that the project plays a vital role in developing the Hi-Tech Zone. PMO is sufficiently informed about project preparation and implementation and it is fully supportive.

### 2. Yichang Transportation Investment Co., Ltd.

As the PIU, the company provides all the source information and actively promotes the project. It needs support and cooperation from the PMO and the Baiyang Industrial Park for project preparation. On one hand, the successful implementation of the resettlement work is a prerequisite for the success of the project. The company endeavors to create a harmonious social environment for preparation and future

operation of the project. On the other hand, considering the company’s own interests, it hopes to minimize the cost of land acquisition and house demolition without violating any current policies, laws and regulations.

### 3. Yichang Hi-Tech Zone Resettlement Office

The district government of the Hi-tech Zone is responsible for developing local economy and safeguarding social stability. It is fully supportive of the project, hoping that the project can bring business opportunities and boost local economy. The office is responsible for carrying out land acquisition and house demolition work, which is complicated and may face risks on social stability, and requires thorough considerations of all the applicable laws and policies.

### 4. Persons affected by land acquisition and house demolition

The affected persons have mixed feelings towards the project. On one hand, most residents are supportive of the development of Baiyang Industrial Park and the construction of port and logistics center, because they can bring development opportunities to the local region. On the other hand, some have doubts on the impact of land acquisition and concentrated relocation of the residents. They are not sure whether they can adapt to the changes and what their life in the future will be. Due to these reasons, most people support the project construction but hope that the resettlement work can be conducted properly.

### 5. Residents and enterprises within project-impacted area

These stakeholders also have expectations and concerns of the project. On one hand, the project can bring opportunities to boost local economic and social development, which is beneficial to enterprise’s development and may lead to income increase of residents. On the other hand, some residents and enterprises are also worried that it might bring fierce competitions to their work and production, and it might damage the living environment during and after project construction.

Table 3-6 Stakes and attitudes of stakeholders

Stakeholder	Stakes in the project	Roles in the project	Attitude towards the project
-------------	-----------------------	----------------------	------------------------------

PMO	Promoting preparation for the project on behalf of the Yichang Municipal Government	Planning and organizing the project	Highly supportive
Yichang Transportation Investment Co., Ltd.	Hoping the the project can provide a platform for the company to implement its long-term strategy	Implementing the project	Actively promoting the project
Hi-Tech Zone Resettlement Compensation Office	Creating a favorable environment for regional economic development through this project	Direct beneficiary and responsible for implementing the land acquisition and house demolition work	Highly supportive
Residents affected by land acquisition and house demolition	Wishing to benefit from the development opportunities of the project and be properly resettled.	Direct beneficiary or victim, who have key influence on the project preparation and implementation	Most are supportive and hope to be properly resettled
Residents and enterprises within project-impacted area	Mainly benefiting from the project construction and operation	Has little impact on project preparation and construction	Positive, expecting to benefit from the development opportunities of the project as soon as possible

According to the 62 surveyed households at Guixihu Village and Yazishan Village, since the construction of the Baiyang Industrial Park began in 2007, it has won support from the local residents because of its favorable location and environment for development. Most residents support the regional construction and development. 84% of the residents in the project-impacted area are informed about the construction of the Baiyang Industrial Park and this project; 16% of the residents know little about the project. Therefore, information disclosure should be further promoted.



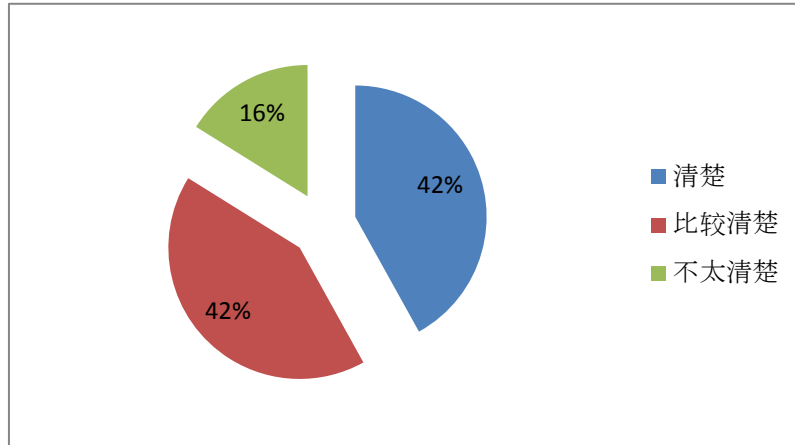


Figure 3-1 Knowledge of the project of the affected residents  
(Blue: know very well; Red: know some; Green: know little)

In terms of public attitudes, all the respondents are highly supportive of the project, regardless of their occupation or income level.

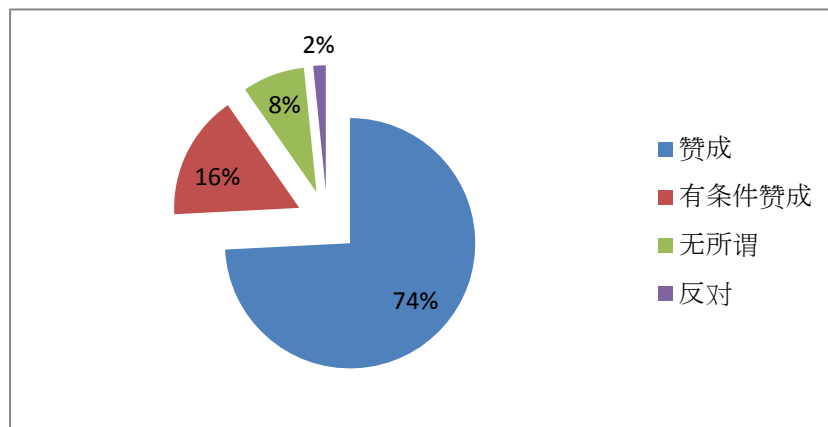


Figure 3-2 Attitudes of residents in the project-impacted area  
(Blue: highly supportive; Orange: supportive with conditions; Green: indifferent; Purple: not supportive)

It shows that 74% people in the affected area supports the project while 16% supports it conditionally. This means that the 16% of people are also supportive if they can be resettled properly. 8% neither support nor oppose the project, and their attitudes remain unclear currently. Only 2% oppose the project. In terms of their reasons, although the land acquisition and house demolition happens in the same scope of that the previous Project Phase I, Phase I compensation is less than that of Phase II due to policy changes. A respondent asked: Why are different compensation standards

adopted for land acquisition for the same project and in the same area? He said that he would oppose the project implementation if this question remains unsolved. According to information provided by Baiyang Industrial Park, upon negotiation, the new compensation standard would also be applied to Phase I land acquisition. This will solve this problem and win the support of the opponents.

See Table 3-7 for affected people’s views and suggestions on the potential opportunities and impacts that the project might bring.

Table 3-7 Views, opinions and suggestions of affected people on the project (multiple choices)

No.	Public opinions	Proportion (%)
<b>I</b>	<b>Views</b>	
1	The project will facilitate transportation	67.74
2	The project will create various job opportunities	61.29
3	Rural villages will become urban residents	53.23
<b>II</b>	<b>Concerns</b>	
1	Loss of income source after land is acquired	56.45
2	Environmental damage	16.13
3	Departure from habitual residence	62.90
<b>III</b>	<b>Expectations</b>	
1	Minimize land acquisition & house demolition	22.58
2	Provide sufficient resettlement houses	85.48
3	Give priority of job opportunities to local people	77.42
4	Provide job opportunities after the project is completed	75.81
<b>IV</b>	<b>Resettlement requirements &amp; suggestions</b>	
1	Pay all the land acquisition compensations to the rural households	88.71
2	Allocate some compensation to the village collective to develop public welfare undertakings	4.84
3	Village collective can utilize the compensation of land acquisition to develop village-level industries	1.61
4	resettlement house be provided in a fair manner	59.68
5	Cash compensation can cover the cost of house purchase	40.32

### 3.4 Ethnic minority

According to demographic data provided by the Baiyang Industrial Park, in 2014 it had 40,818 permanent residents, and only 200 people are ethnic minorities, accounting for 0.49%. Moreover, they do not live together in a community. In Guixihu Village and Yazishan Village, there are only a few ethnic minorities who immigrate here due to marriage. In a word, there are no ethnic minority communities in the project area.

### 3.5 Impacts on the poor and women

Through household surveys, the PMO and the resettlement consulting agency get to understand the economic activities engaged by the poor and the women, so as to identify the possible project impacts on them and their urgent needs and concerns, and take countermeasures accordingly to help them gain maximum benefits from the project.

Located between the urban area of Yichang and Zhijiang City, Baiyang Industrial Park shares the typical economic features of Chinese rural areas. The household-responsibility system of farmland is widely practiced in rural areas, and for rural households, generally the agricultural activities provide food and clothing, while non-agricultural employment provides cash income. Due to this reason, the engagement rate of rural women in economic activities is lower than their male counterparts, and the rate varies with age. Specifically, the rate for women aged under 25 is relatively high; the rate for women aged between 25 - 35 is relatively low because of marriage life and childbearing; for women aged between 35 - 45, the rate rises again and it drops to a relatively low level for women aged over 45. Information provided by 116 female respondents help us understand women’s engagement in economic activities in the two villages.

Table 3-8 Women’s engagement in economic activities of Yazishan Village and Guixihu Village (%)

Frequency of engagement in economic activities	Engagement rate based on age groups				Total
	20-25 years old	25-35 years old	35-45 years old	45-55 years old	

All year round	53.33	15.79	41.18	20.00	28.57
Sometimes	33.33	63.16	41.18	70.00	49.35
Barely	13.33	21.05	17.65	10.00	14.29

From the above table, it can be seen that younger women mostly engage in non-agricultural economic activities outside of their villages before getting married. Once they get married, they stay at home for most of the time, doing housework mostly while participating in agricultural activities during spare time. Citrus plantation is the major agricultural activity in the two villages. Unlike other agricultural activities, once citrus trees are mature, it only needs a little time of caring from people. As a result, most men choose to work outside, leaving the women to do the housework and care for citrus plantation at home.

According to surveys and interviews, the implementation of this project may affect the poor and women in the project area from the following three aspects:

First of all, before land acquisition, women account for a large proportion of the workforce for citrus plantation, therefore land acquisition will affect their engagement in the economic activities, reduce their family income and may lower their status in the family. A number of these women worry that they can hardly find non-agricultural jobs as their education level is low and they lack job skills.

Second, some poor people may face difficulties in relocation, transition, and other aspects from house demolition. A number of women are concerned about gender inequality during resettlement.

Third, some women also worry that it may be difficult for them to adapt to urban life after resettlement. They hope that more considerations will be given to community infrastructure, public service facilities and community management, so that they can better adapt to a new environment.

Table 3-8 Women's concerns about the project

Concerns	Proportion (%)
Gender discrimination in payment of resettlement compensation	22.08
Difficult to adapt to a new environment	55.84
Inconvenience in daily life	44.16

No job opportunities after land is acquired	70.13
No skills for engaging in non-agricultural economic activities	54.55

To solve women’s concerns, the PMO, Baiyang Town, and two village committees will take special measures during project implementation to minimize its impact on women and the poor, and strive to bring more benefits to these people. For example, during project implementation and after the project is put into operation, the PMO will provide these people with priority in job opportunities, skills training, preferential policies and assistance to relocation, as well as subsidies. These efforts are aimed at reducing the negative effects of the project, substantially protecting women’s interests, and creating favorable conditions for women’s occupational development. Specific measures include:

1) The PMO will guarantee that the resettlement compensation standards treat males and females equally, and make sure that the information disclosure is open and transparent so that men and women have equal compensation rights and access to information.

2) After the project is put into operation, thoughts should be given to promoting industrial development and providing equal opportunities for men and women to participate in industrial development, so as to avoid social inequality caused by gender differentiation; it is predicted that 1,500 job opportunities will be created upon the completion of the project. Among these job opportunities, about 450 posts are supportive jobs and 60% of these posts are suitable for women, i.e. 270 jobs are suitable for women. These jobs shall give priority to the land-acquired women at working age.

3) The PMO will urge the enterprises in the Baiyang Industrial Park to provide job opportunities based on the ethical principle of gender equality; female employment will become one yardstick to evaluate their performance.

4) Baiyang Industrial Park will establish an information platform for job recruitment and job seeking and develop a labor market, so as to provide information for enterprises and job seekers.

5) A practical and comprehensive employment training system will be established to provide recruitment and skills training services based on the labor demand of the enterprises and women’s interests. This system will help women to find the jobs that

truly fit them.

6) During the development of resettlement communities, the construction of kindergartens, primary and high schools, nursing homes, and property management services should be given priority, so as to free women from heavy housework, letting them participate in social and economic activities without concern.

7) The Women's Federation, Family Planning Association, and other organizations concerning women's rights should hold more activities to help bring women occupational opportunities from the project, so that they can also share the benefits from the project and social development.

### **3.6 Project impact mitigation measures**

From stakeholder analysis, it can be seen that the project is highly promoted by the government and the public holds high hopes for it. All the stakeholders are positive towards the project implementation.

Nevertheless, some stakeholders raise problems that may exist or arise during project preparation and implementation. If they remain unsolved, the project may not be implemented as planned, nor bringing social benefits as expected. Due to this reason, the PMO will take countermeasures to solve these problems and maximize the social benefits of the project. The identified problems and countermeasures are:

First of all, some residents are worried whether the construction of resettlement communities can be completed before the cut-off date of relocation. The PMO will publicize the resettlement standards of previous projects and let them know that the Project offers more preferential standards. Moreover, the residents will be arranged to visit the construction site of the Taibaochang Resettlement Community Phase I to reassure them.

Second, some residents are worried about the quality of the resettlement house. These residents will be arranged a visit to the construction site of the resettlement community. Moreover, a feedback mechanism can be established between the displaced persons and the construction company for exchanging their ideas. The displaced persons can visit the construction site at any time and report any issues they find. They can also provide feedback on the responses and the solutions.

Thirdly, some residents worry about finding jobs after land acquisition. For this concern, the PMO promises that job priority will be given to local people during project implementation. After the project is completed, the enterprises and the Baiyang Industrial Park will also give priority to the workforce of the two villages. Enterprises in the area and in the Baiyang Industrial Park will give job priority to people in the two affected villages when they start recruiting employees. They will also provide special training for local workforce according to the job demand of the project and the enterprises in the Baiyang Industrial Park.

Fourth, some residents worry that the payment and use of land acquisition compensation lacks transparency. For this concern, the PMO, the Baiyang Industrial Park and the villages will regularly disclose the payment of land acquisition compensation, while the use of land acquisition compensation of village collective will be determined on resident's meeting and be disclosed to the public. The external and internal monitoring agency will track and monitor the use of the land acquisition compensation.

Fifth, some residents complain that the land acquisition compensation standards for Phrase I and II of the Baiyang Port Operation Area project are different. To respond to this complaint, the PMO and Baiyang Industrial explains the reasons to these residents. Moreover, the problems is reported to the Hi-Tech Zone and the PIU, and solved by applying a consistent compensation standard for the two phases.

Last but not least, the PMO will work with Baiyang Industrial Park and various villages to minimize the impacts on the vulnerable groups. Specific countermeasures include adding vulnerable families to the annual list of households that need to be aided by the civil affairs department and other organizations; assisting vulnerable families in relocation; giving priority to vulnerable families in choosing resettlement house; and giving job priority to vulnerable families during project implementation, and free special skills training will be offered to the workforce. In the case that vulnerable families need temporary housing for the transition period, the available transitional housing will also be firstly provided to them.

## 4 Laws, Regulations, and Policies

The resettlement work involved in the Project will be conducted in strict accordance with the relevant laws, regulations, and policies of the P.R.C, Hubei Province, Yichang City and Zhijiang City where the project is located. Meanwhile, World Bank's policies on involuntary resettlement will be followed throughout the planning and implementation of resettlement work.

### 4.1 Applicable laws, regulations and policies

#### 4.1.1 Laws & regulations issued by the central government

- *The Land Administration Law of the People's Republic of China* (effective in Jan. 1999, revised on Aug. 28, 2004);
- *Regulations on the Implementation of the Land Administration Law of the People's Republic of China* (Jan. 1, 1999);
- *Decision on Deepening the Reform and Enforcing Land Management*, issued by the State Council (Oct. 21, 2004);
- *Notice on Further Strengthening Land Administration*, issued by the State Council (Aug. 31, 2006);
- *Notice on Regulations of Deepening Reform and Strengthening Land Administration*, issued by the State Council (File No.28, 2006);
- *Real Right Law of the People's Republic of China*, (Oct. 1, 2007);
- *Regulations on the Disclosure of Government Information of the People's Republic of China* (May 1, 2008);

#### 4.1.2 Regulations and policies issued by the Ministry of Land and Resources and by People's Government of Hubei Province

- *Opinions on Improving Compensation System for Land Acquisition*, issued by the Ministry of Land and Resources (Nov. 3, 2004);
- *Notice on Further Improving Management System on Rural House-building*



*Plots and Protecting the Rights of farmers*, issued by the Ministry of Land and Resources (Mar. 2, 2010);

- *Notice on Further Strengthening Management on Land Acquisition*, issued by the Ministry of Land and Resources (Jun. 26, 2010);

- *Notice on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei Province*, issued by the Hubei Provincial Government (Mar. 13, 2014);

- *Letter on Issuing Land Acquisition Compensation and Resettlement Multiples, Correction Factors, and Crop Compensation Standard*, issued by the Hubei Provincial Land and Resources Department (Mar. 17, 2014);

- *Opinions on Insuring Land-Acquired Farmers under the Social Pension Insurance Program*, issued by the Hubei Provincial Government (Nov. 27, 2014);

- *Regulations on the Implementation of Pension Insurance Compensation for Land-Acquired Farmers in Hubei Province* (Feb. 26, 2015)

### **4.1.3 Regulations and policies issued by Yichang and Zhijiang Municipal Governments and relevant departments**

- *Measures for Insuring Land-Acquired Farmers under the Basic Pension Insurance Program in Yichang City* (Sept. 2, 2015);

- *Measures for Resettlement for Displaced Persons in Zhijiang City (Trial)* (Aug. 5, 2012);

- *Notice of on Further Improving the Standard of Compensation for Land Acquisition and Housing Demolition*, issued by the People's Government of Zhijiang City (Jun. 27, 2013)

### **4.1.4 World Bank's policies on involuntary resettlement**

- World Bank Operational Manual - OP 4.12 - *Involuntary Resettlement*, effective on Jan. 1, 2002;

- World Bank Operational Manual - BP 4.12 *Involuntary Resettlement*, effective on Jan. 1, 2002.

## **4.2 Abstract of major laws, regulations, and policies**

### **4.2.1 Abstract of laws and regulations issued by national government bodies at different levels**

#### **1. Regulations on land ownership and land use right**

- The People's Republic of China resorts to a socialist public ownership of land, i.e. an ownership by the whole people and ownership by collectives. Land in urban areas shall be owned by the State. Land in rural areas and suburban areas of cities excluding those belonging to the state prescribed by law belongs to farmers' collective ownership; house-building plots, land allotted for personal needs and hilly land allotted for private use belongs to farmers' collective ownership (Article 2 & Article 8, *The Land Administration Law of the People's Republic of China*).

- In order to meet the demands of public interests, it is allowed to acquire lands owned collectively, premises owned by entities and individuals, etc. according to the statutory power limit and procedures. When acquiring land owned collectively, it is required to, in accordance with law and in full amount, pay land compensation fees, resettlement subsidies, compensations for the land attachments and seedlings and other fees, arrange for social security fees for the farmers with land acquired, guarantee their livelihood, and protect their lawful rights and interests. When acquiring the premises owned by entities and individuals, etc., it is required to compensate for demolition and relocation in accordance with law, and protect the lawful rights and interests of the owners. When acquiring the individuals' residential houses, it is required to guarantee the resettlement of the owners of the acquired houses (Article 42, *Real Right Law of the People's Republic of China*)

#### **2. Land acquisition compensation standard**

- The local governments above the county level shall ensure that living standard of land-acquired farmers is not lower than before. Resettlement subsidies and compensation for land, attachments and standing crops on the acquired land shall be paid sufficiently and timely according to law. Where resettlement subsidies and compensation for land fail to maintain their previous standard of living of land-acquired farmers, or where resettlement subsidies and compensation for land for short to pay the

social security expenses of land-acquired farmers, people's governments of the provinces, autonomous regions, and the municipalities shall approve an increase in resettlement subsidies for the affected farmers. Where the combined total of resettlement subsidies and compensation for land has reached its statutory limit yet is still insufficient for land-acquired farmers to maintain their previous standard of living, local governments may subsidize these farmers with the rents the governments receive from use of state-owned land. People's governments of the provinces, autonomous regions, and the municipalities shall develop and publish a standard of unified annual output value and integrated land prices for acquired land, which cities and counties shall follow. Compensation for land acquisition shall make sure that the compensation rate is consistent with land type. Key national construction projects shall incorporate all land acquisition costs into their budgetary estimates. (Article 12, *Decision on Deepening the Reform and Enforcing Land Management*, issued by the State Council).

- The compensation (for collective land) comprises of two parts: resettlement subsidies and compensation for land (excluding compensation for attachments and standing crops on the acquired land). The compensation standards for lands in different regions shall be determined based on the resettlement compensation multiples, and correction factors, and compensation standards of standing crops issued by the Hubei Provincial Department of Land and Resources in the corresponding period. (Article 1, *Notice on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei Province*, issued by the Hubei Provincial Government).

### **3. Regulations on resettlement of land-acquired farmers**

- The local people's governments above the county level shall take concrete measures to ensure that long-term livelihood of land-acquired farmers are maintained. For projects that have stable profit returns, farmers may obtain shares through buying land use rights for legally approved construction land. In planned urban areas, local governments shall incorporate land-acquired farmers into urban workforce network and establish a social security system for these farmers; outside of the planned urban areas, local governments shall either preserve necessary cultivated land or provide jobs for land-acquired farmers; landless farmers who lack the basic living conditions shall be relocated and resettled by the local government. (Article 13, *Decision on Deepening the Reform and Enforcing Land Management*, issued by the State Council)

- People's governments of the cities, prefectures and counties shall guide the distribution of land acquisition compensations, i.e. the compensation shall be used primarily for reimbursing land-acquired farmers so that they can recover their livelihood. All compensation fees for acquired land shall be paid in full amount within 3 months after the compensation plan for land acquisition is approved. Social security policies for land-acquired farmers shall follow applicable national and provincial regulations. (Article 4, *Letter on Issuing Land Acquisition Compensation and Resettlement Multiplier, Correction Factors, and Crop Compensation Standard*).

- A pension insurance compensation system for land-acquired farmers shall be established. Efforts shall be made to further improve the insuring land-acquired farmers in the basic pension insurance program, so as to safeguard and improve the long-term livelihood of farmers. The insurance shall cover the land-acquired farmers who meet the following five requirements.

- (I) Farmers whose contracted lands are acquired by the people's governments above the county level according to law;

- (II) Farmers who own the Contract on Contracted Management of Rural Land or Certificate of the Right to Contracted Management of Rural Land when their lands are acquired;

- (III) Residents whose registered residence is located within the project area;

- (IV) Households whose average area of farmland is no more than 0.3 mu each person after land acquisition;

- (V) Farmers who are at least 16 years old (Article 1-2, *Opinions on Insuring Land-Acquired Farmers under the Social Pension Insurance Program*, issued by the Hubei Provincial Government)

#### **4. Regulations on the disclosure of land acquisition information**

- During land acquisition, local governments shall safeguard farmer's collective land ownership and their right to land contractual management. Before submitting the land acquisition program to a higher authority for approval, local governments shall notify the local farmers about the use, location, compensation standards, and ways of resettlement of the land that is to be acquired; results from the survey of such land shall be confirmed by both the farmers and rural collectives whose land is to be acquired; where it is necessary, the Ministry of Land and Resources shall organize for hearings.

Ministry of Land and Resources shall require the submission of materials proving that farmers know the land acquisition program and that they have confirmed the land acquisition, before the Ministry approves such land acquisition. Mediation and settlement mechanism shall be established and improved to resolve the disputes over compensation and resettlement for acquired land, and to safeguard lawful rights and interests of land users and land-acquired farmers. Information about land that has been approved for acquisition shall be made public except under special circumstances. (Article 14, *Decision on Deepening the Reform and Enforcing Land Management*, issued by the State Council).

- People's governments of the cities, prefectures and counties shall guide the distribution of land acquisition compensations, i.e. the compensation shall be used primarily for reimbursing land-acquired farmers. The rural collective whose land has been acquired shall notify its members about the compensation and the distribution of payments, so that the compensation can be administered in a transparent way. The agricultural sector and department of civil affairs shall intensify their supervision on the distribution and use of compensations for land acquisition within rural collective economy (Article 15, *Decision on Deepening the Reform and Enforcing Land Management*, issued by the State Council).

- An administrative organ shall disclose government information in a timely and accurate manner. Where any administrative organ finds out any false or incomplete information that has affected or may affect social stability or has disturbed or may disturb social order, it shall disclose the corresponding accurate government information within its scope of duties to clarify (Article 6, *Regulations on the Disclosure of Government Information of the People's Republic of China*).

- An administrative organ shall disclose the government information that shall be voluntarily disclosed through government bulletins, government websites, news releases, newspapers and periodicals, broadcasting, television or any other means easy for the public to access. (Article 15, *Regulations on the Disclosure of Government Information of the People's Republic of China*).

- The people's governments at various levels shall set up a place for consulting government information at national archives and public libraries and equip with corresponding facilities to provide convenience for citizens, legal persons or other

organizations to access government information. An administrative organ may, in light of the actual needs, set up such places as public consulting room, place for demanding materials, information board, and electronic information screen for government information disclosure. An administrative organ shall provide the government information voluntarily disclosed by it to national archives and public libraries in a timely manner. (Article 16, *Regulations on the Disclosure of Government Information of the People's Republic of China*).

#### **5. Regulations on compensation for housing demolition and resettlement**

- Suburbs within city areas as well as rural residential areas outside of cities, with both areas being determined by the overall land-use plan, shall in principle not be developed independently nor for disparate purposes; it is encouraged that development concentrates on new housing for farmers (Article 5, *Notice on Further Improving Management System on Rural House-building Plots and Protecting the Rights of farmers, issued by the Ministry of Land and Resources*).

### **4.2.2 World Bank's policies on involuntary resettlement**

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

- Policy objectives

- (a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.

- (b) 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.

- (c) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

- Required measures

3. Measures should be taken to ensure that the displaced persons are

(1) informed about their options and rights pertaining to resettlement;

(2) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and

(3) provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.

4. If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:

(1) provided assistance (such as moving allowances) during relocation;

(2) 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

5. Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are:

(1) 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;

(2) provided with development assistance such as land preparation, credit facilities, training, or job opportunities;

- particular attention shall be paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.

- Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labor exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.

- Displaced persons and their communities, and any host communities receiving them, are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement. Appropriate and accessible grievance mechanisms are established for these groups.

- In new resettlement sites or host communities, infrastructure and public services are provided as necessary to improve, restore, or maintain accessibility and levels of service for the displaced persons and host communities. Alternative or similar resources are provided to compensate for the loss of access to community resources (such as fishing areas, grazing areas, fuel, or fodder).

- Patterns of community organization appropriate to the new circumstances are based on choices made by the displaced persons. To the extent possible, the existing social and cultural institutions of resettlers and any host communities are preserved and resettlers' preferences with respect to relocating in preexisting communities and groups are honored.

### **4.2.3 Gaps between Chinese involuntary resettlement policies and the World Bank**

China’s central and local governments at all levels have made huge improvements in improving their involuntary resettlement policies in terms of rationalizing compensation standards, providing diversified resettlement methods and safeguarding the transparency and impartiality of resettlement practices, etc. This cannot be achieved without following the guidance of the involuntary resettlement policies of the World Bank.

Nevertheless, there exists certain differences between involuntary resettlement policies of the World Bank and those in China and practiced in Yichang City, as summarized in Table 4.1

Table 4-1 Gaps in resettlement policies between China and the World Bank and the policies adopted in this project

	China’s Policy	World Bank Policy	Policies adopted by this project
Objective	Guarantee that the project can be finished in time and	Avoid or minimize involuntary resettlement as far as possible;	World Bank Policy



	China's Policy	World Bank Policy	Policies adopted by this project
	effectively, ensure social stability and harmony.	ensure living standard of displaced person is at least equivalent to the previous living standard.	
Compensation method	Land acquisition is generally compensated by cash, supplemented by job-seeking assistance and social security insurance. house demolition is generally compensated by cash or sometimes by providing resettlement house of which the location and type is non-selectable.	Provide land to affected persons whose livelihood is land-based The affected persons are able to choose between cash compensation or resettlement house. The location of resettlement house is selectable.	World Bank Policy
Calculation of compensation price	The price of second-hand house of same structure and purpose located in the same area is taken as the compensation price of demolished houses	Replacement cost is taken as the compensation price for demolished houses, without considering depreciation.	Ensure that the compensation price is higher than replacement cost
Public participation	Public participation mechanism needs to be improved, as public consultation only occurs during project implementation	Public participation mechanism is sophisticated and complete that enables the public to participate in all the stages of the project.	Establish a sophisticated and sound public participation mechanism
Monitoring	The project is monitored by the internal monitoring departments of PIU and the resettlement implementation agency.	Project is monitored both by the internal monitoring departments of PIU and the resettlement implementation agency as well as the external monitoring by a third-party monitoring agency	Establish both internal & external monitoring mechanisms as required by the World Bank
Grievance mechanism	A special grievance department is established to handle public grievances	The public can air their grievances to the community, sub-district office, PIU and the external monitoring agency	Establish a grievance mechanism required by the World Bank based on the current grievance system

Based on the above differences, the PMO has carefully studied the involuntary resettlement policies of the World Bank, learned from other effective resettlement approaches adopted by other cities, and determined that resettlement policies that combine the involuntary resettlement policies of the World Bank and of China. They are highly practical and widely accepted by residents in the project area.

## **4.3 Resettlement and compensation standards and regulations**

By considering 1) national and local laws, regulations and the relevant policies of the World Bank, 2) realities of Baiyang Town, 3) recent land acquisition, demolition, and resettlement work conducted in the Baiyang Industrial Park and other similar projects, and 4) consultation with the affected population, the PMO has formulated the following resettlement regulations and standards for the Project. After the RAP is approved by the World Bank and the People's Governments of Yichang City and Zhijiang City, these regulations and standards will be implemented.

### **4.3.1 Compensation for collective-land acquisition**

The collective-land acquired in this project will be compensated by unified annual output value of land specified in the *Notice on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei Province* issued by the Hubei Provincial Government (Mar. 13, 2014)

- Compensation for acquired land consists of two parts: land compensation and resettlement subsidies, and is compensated by 19 times of unified land output value. Orchards are compensated by 1.2 times of unified land output value.

Specifically, the land compensation is 9 times of the annual output value. 70% of land compensation is directly paid to the land-acquired households, while 30% is paid to the village collective for public welfare undertakings. Resettlement subsidies is 10 times of unified annual output value and are directly paid to the land-acquired farmers.

- Compensation for standing crops will be paid directly to land-acquired households.

Please refer to Chapter 5 for the unified annual output value of land and compensation standard of standing crops.

### **4.3.2 Social security programs and job training for land-acquired farmers**

For land-acquired villagers whose average area of cultivated land is less than 0.3

mu, they will be insured under the social pension program with social pension compensation be paid off to them in full. For people under age of retirement, they can choose to be insured either under the Pension System of Urban Employees or under the Pension System of Rural and Urban Residents. Specifics are as follows:

Before land acquisition, for displaced persons above 60 years old (including 60 years old), Yichang Hi-Tech Zone shall pay them social pension compensations by the standard of three times of the average annual income of Yichang’s rural residents in the previous year (since the average income of Yichang’s rural residents is 11,837 Yuan in 2014, it means the social pension compensation is 35,511 Yuan per person). This social pension compensation will be paid to the personal pension account of the land-acquired farmers.

For people under 60 years old (16 ~ 59 years old), the compensation standard drops by 1% for each year below 60 years old. The pension compensation also goes to their personal pension account.

Table 4-2 Pension compensation for land-acquired persons (2015)

Age when land is acquired	compensation factor	Compensation amount (Yuan)	Age compensated person	compensation factor	Compensation amount (Yuan)
16	0.56	19,886.16	39	0.79	28,053.69
17	0.57	20,241.27	40	0.8	28,408.8
18	0.58	20,596.38	41	0.81	28,763.91
19	0.59	20,951.49	42	0.82	29,119.02
20	0.6	21,306.6	43	0.83	29,474.13
21	0.61	21,661.71	44	0.84	29,829.24
22	0.62	22,016.82	45	0.85	30,184.35
23	0.63	22,371.93	46	0.86	30,539.46
24	0.64	22,727.04	47	0.87	30,894.57
25	0.65	23,082.15	48	0.88	31,249.68
26	0.66	23,437.26	49	0.89	31,604.79
27	0.67	23,792.37	50	0.9	31,959.9
28	0.68	24,147.48	51	0.91	32,315.01
29	0.69	24,502.59	52	0.92	32,670.12
30	0.7	24,857.70	53	0.93	33,025.23
31	0.71	25,212.81	54	0.94	33,380.34
32	0.72	25,567.92	55	0.95	33,735.45
33	0.73	25,923.03	56	0.96	34,090.56
34	0.74	26,278.14	57	0.97	34,445.67
35	0.75	26,633.25	58	0.98	34,800.78
36	0.76	26,988.36	59	0.99	35,155.89
37	0.77	27,343.47	60	1.00	35,511
38	0.78	27,698.58			

In addition to above, there is also options available for affected people. For men between 16 ~ 59 years old and women between 16 ~ 54 years old, they can join, as they like, either under the Pension System of Urban Employees or under the Pension System of Rural and Urban Residents, and they should pay the insurance premium according to the regulations. People who get a job after land acquisition shall be insured under the Pension System of Urban Employees.

The human resources and social pension departments shall establish a database of the age, education background, job skills of the land-acquired residents, so as to provide free occupational training and guidance for them, as well as provide services for them to participating in social security programs. Within three years, for land-acquired men between 16 ~ 50 years old and women between 16 ~ 45 years old, they can enjoy one free occupational training and skills appraisal, two vocational consultations and three employment recommendations.

### **4.3.3 Compensation for house demolition**

Displaced families can either choose cash compensation or resettlement house compensation

- For families who choose cash compensation, compensation for the housing and ancillary facilities to be demolished will be paid in cash, and the families can use the compensation to get resettled by themselves. Cash compensation must ensure that the compensation payment is no less than the replacement cost of the demolished house.

- For families who choose resettlement house compensation, they will be compensated with a free resettlement house according to the area of the demolished residential house. However, the maximum area of the resettlement house shall not exceed 240 m<sup>2</sup>. Areas exceeding 240 m<sup>2</sup> will be compensated by cash.

However, if the average area per capita of the displaced families is less than 40 m<sup>2</sup>, the average area per capita of resettlement house shall be 40 m<sup>2</sup>.

Due to different types and structures of the resettlement house, its area may exceed that of the demolished house. In this case, the excessive area shall be purchased by the displaced households by cost price of constructing the resettlement house.

- The decoration of the demolished house will be compensated by 100-400 Yuan /m<sup>2</sup>, varying from the complexity and quality of the decoration.

- Apart from the above compensations, the displaced households will also obtain compensation for moving out, transition and relocation.

#### **4.3.4 Compensation to displaced enterprises and institutions**

Since only a few enterprises and institutions are affected by this project, the compensation and resettlement for them are:

- The affected enterprises and institutions are compensated by cash for them to relocate and recover production on their own.
- For relocation cost and the lose from production suspension, the enterprises will be compensated by 100 -300 Yuan / m<sup>2</sup> of the actual area of production. <sup>1</sup>

#### **4.3.5 Particular support to vulnerable groups**

For the vulnerable displaced families identified in the resettlement survey, the following measures will be taken by the PMO to support them during project implementation:

- Priority shall be given to these vulnerable families in selection of resettlement houses. Considering that most members of these families are handicapped or sick, it is recommended that the resettlement house on first floor or lower floors be provided to them;
- Assist them in their relocation;
- The PMO will work with the villages where these vulnerable families live, to arrange for temporary housing for these families before relocation. Priority will be given to them in selection of resettlement house.
- During construction, proper jobs will be offered to the affected vulnerable families first to increase their income;
- Job priority will be given to the qualified members of vulnerable families in property management firms after people are resettled in the resettlement communities.
- Assist the vulnerable people to participate in pension insurance programs first. Report their conditions to relevant supporting agencies to help them get minimum living

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<sup>1</sup> It is difficult to calculate the production loss by the time of production suspension since all the affected enterprises are engaged in seasonal production and operation. Upon negotiating with the affected enterprises, they agree that the production loss be compensated by the area of actual production.

allowances.

- Free vocational training will be provided for members of vulnerable families who have both willingness and ability to work. Recommend them to enterprises in industrial parks.

## 5 Compensation Standards

The compensation standards for land acquisition and relocation listed in the *Resettlement Action Plan* are based on in-depth investigation, applicable national and provincial laws and regulations, and World Bank’s operational policies on Involuntary Resettlement. The standards are formulated for livelihood rehabilitation of affected population after resettlement in a short term. Besides, these standards are developed upon consultation with the affected population and the related authorities of Yichang Hi-Tech District and Zhijiang City. During the implementation process of this project, the standards shall be subject to changes to comply with latest and more favorable policies issued by Hubei Province or People's Government of Yichang Municipality.

### 5.1 Compensation standards for collective land

The compensation for acquired collective-land covers the compensation for land, standing crops and land attachments as well as resettlement subsidies.

#### 1. Land acquisition compensation

On March 13, 2014, Hubei People's Government issued *Notice on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei Province* (No.12, 2014). According to the Notice, the latest modified compensation standard for acquired land consists of two parts: compensation for land and resettlement, excluding compensation for standing crops and land attachments. According to this document, the compensation standard for land acquisition of Zhijiang City (where Baiyang Industrial Park is located) is shown in Table 5-1.

Table 5-1 Unified Annual Output Value of Farming of Zhijiang City specified by the Hubei Provincial Government

Land type	Annual output value (Yuan)	Compensation factor			Compensation for land acquisition (Yuan)
		Total	Land compensation	Resettlement subsidies	
I	1760	19	9	10	33440
II	1700	19	9	10	32300
III	1600	19	9	10	30400

According to *Letter on Issuing Land Acquisition Compensation and Resettlement Multiples, Correction Factors, and Crop Compensation Standard* issued by the Hubei Provincial Land and Resources Department, the compensation correction coefficient for orchard is 1.2.

In accordance with provincial government and Department of Land and Resources, the land type of Baiyang Industrial Park is Class I land of Zhijiang City, of which the unified annual output value of acquired land is 1,760 Yuan / mu. Considering the correction coefficient, the annual output value of orchard is 2,112 Yuan/mu. Multiplied by the compensation factor 19, the compensation price for land acquisition of orchard is 40,128 Yuan/mu. The compensation for construction land and other land types is the 0.5 time of that of cultivated land, i.e. 16,720 Yuan /mu.

Table 5-2 Unified annual output value of acquired land

Land type	Annual production value (Yuan)	Compensation factor			Compensation for acquired land (Yuan)
		Total	Compensation for land acquisition	Resettlement subsidies	
Cultivated land	1,760	19	9	10	33,440
Orchard	2,112	19	9	10	40,128
Fish pond	2,112	19	9	10	40,128
construction land and other land types	880	19	9	10	16,720

### 2. Compensation for standing crops

Standing crops on acquired land is compensated by 1,760 Yuan /mu according to policies of Department of Land and Resources of Hubei Province. Since most acquired land is citrus orchards, it is compensated by the size of the citrus trees. For instance, the compensation standard for large trees is 15 Yuan /m<sup>2</sup>, i.e. 10,000 Yuan /mu.

### 3. Land attachments

The land attachments mainly include fruit trees and graves, of which the compensation standards are respectively:

#### (1) Fruit trees

##### 1) Concentrated fruit trees

Large trees (above 1.5 m high, with crown above 1.5 m) : 15 Yuan/ m<sup>2</sup>;

Middle-sized trees (1-1.5 meters high, with crown 1-1.5 m): 10 Yuan/ m<sup>2</sup>;



Small trees (0.8-1 m high, with crown 1m): 8 Yuan/m<sup>2</sup>;

Tree saplings (below 0.8 m high): 5 Yuan/ m<sup>2</sup>

2) Scattered fruit trees

For large trees, 150 Yuan /tree; for middle-sized trees, 80 Yuan / tree; for small trees, 40 Yuan / tree; for tree saplings, 7 Yuan / tree.

(2) Timber trees

1) Concentrated trees

Large trees (diameter at breast height 15cm above): 7 Yuan / m2.

Middle-sized trees (diameter at breast height 10-14cm): 5 Yuan / m2

Small trees (diameter at breast height 5-9 cm): 3 Yuan / m2.

2) Scattered trees

For large trees, 30 Yuan /tree; for middle-sized trees, 20 Yuan / tree; for small trees, 10 Yuan / tree.

(3) Grave

Earth grave: 800 Yuan/grave; brick grave: 1,500 Yuan/ grave.

4. Allocation of compensation payments

Compensation payments will be allocated to village collectives and farmers. For instance, land acquisition compensation of orchards is allocated as follows:

(1) The compensation for standing crops is directly paid to the contracted farmers.

(2) The resettlement subsidies are also fully paid to the farmers.

(3) As for land compensation, 70% shall be allocated to farmers, and 30% shall be allocated to village collective.

Consequently, the allocation of land acquisition compensation is shown in Table 5-3.

Table 5-3 Allocation of compensation payment on orchard acquisition (Unit: Yuan)

Village	Compensation per mu	Land compensation	Resettlement subsidies	Percentage and amount allocated to village collective	Percentage and amount allocated to farmers
	(1)	(2)	(3)	(2) *30%	(3)+(2) *70%
Yazishan Village, Guixihu Village	40,128	19,008	21,120	5,702.40	34,425.60

## 5.2 Compensation standard for house demolition

Generally, there are two ways of resettlement compensation: cash compensation and resettlement house compensation, which is at the free choice of the displaced persons. Cash compensation shall not be less than the replacement cost of the demolished house; the area of the resettlement house shall be in accordance with that of the house to be demolished.

### 5.2.1 Cash compensation

Compensation for the housing and ancillary facilities to be demolished will be paid in cash, and the families can use the compensation for resettlement on their own. The cash compensation is the product of the area of the demolished house multiplied by the cost price of the resettlement house.

Table 5-4 Cash compensation standard for house demolition (Unit: Yuan/ m<sup>2</sup>)

	Residential house	Non-residential house
Brick-concrete	1,350 <sup>1</sup>	-
Brick-wood	550	203
Simple	-	150

It ensures that the cash compensation is no less than the replacement cost of the demolished house, because the latter is lower than the cost price of the resettlement house. For instance, according to the survey of the PMO, the construction cost of the resettlement house in Taibaochang Resettlement Community is 1,350 Yuan /m<sup>2</sup>, about

<sup>1</sup> 1,350 Yuan/ mu is the compensation price calculated based on the estimated construction cost of Taibaoyang Resettlement Community Phase I. Since the resettlement housing of this project will be the Phase II construction, the construction cost will be calculated based on actual situations.

300 - 400 Yuan / m<sup>2</sup> higher than the replacement cost of the demolished house because the structure, design and infrastructure of the resettlement house are of better quality. Moreover, the decoration of the demolished house will be compensated by 100 - 400 Yuan / m<sup>2</sup>. It is estimated that the compensation is about 60% higher than the replacement cost of the demolished house.

Case 1 Replacement cost of a demolished house



This housing is owned by Mr. Zhang, resident of Guixihu Village

Time of construction: August 2013 - December 2014

House structure: brick-concrete

Total floor area: 411 m<sup>2</sup> (two three-stories), excluding insulating roof.

Cement: 320 Yuan/ ton (cement pc325; including freight and loading cost) \* 50 tons = 16,000 Yuan

Sands and pebbles: RMB/car (10 tons per car, including freight cost) \* 15 = 9,000 Yuan

Rebars: 5,000 Yuan \* 8 tons = 40,000 Yuan (freight and unloading cost included)

Wood: 2500 Yuan/m<sup>3</sup> (including freight cost) \* 2 m<sup>3</sup> = 5,000 Yuan

Pre-cast slab: 25 Yuan/m<sup>2</sup> (including freight cost) \* 410 m<sup>2</sup> = 10,250 Yuan

Aluminum: 180 Yuan/m<sup>2</sup> \* 119 m<sup>2</sup> = 21,420 Yuan

Red bricks: 0.25 Yuan/piece (including freight and loading cost) \* 70,000 pieces = 17,500 Yuan

Wires, meters, closed-circuit cables, and ADSL: 9,000 Yuan

Labor costs: residential room: 70,000 Yuan; non-residential room: 10,000 Yuan (including indoor and outdoor plastering& tiling).

Carpenter cost: 15,000 Yuan; electrician cost: 3000 Yuan

Columns and components: 4,200 Yuan, Door: 16,000 Yuan, tiles: 28,000 Yuan, exterior wall paints and latex paints, 23,000 Yuan

Labor cost of family members:200 Yuan/ day\*200 days= 40,000 Yuan.

Purchase of house-building plot and service fees: 50,000 Yuan

Miscellaneous: 20,000 Yuan

Total price: 4,073,700 Yuan. The replacement cost of the demolished house is 991.2 Yuan/m<sup>2</sup>.

It indicates that the replacement cost of brick-concrete structured houses in project area is no more than 1000 Yuan / m<sup>2</sup>, which is significantly lower than the compensation price of 1350 Yuan / m<sup>2</sup>.

#### Case 2: Compensation payment v.s. replacement cost

Case 2 is the situation of Mr. X, resident of Guixihu Village.

The area of house demolished of Mr. X's family is 236 m<sup>2</sup>, including 200 m<sup>2</sup> brick-concrete residential house and 36 m<sup>2</sup> brick-wood non-residential house. The household has 3 family members.

**1. If Mr. X chooses cash compensation**, then Mr.X and his family can get a compensation payment of 368,308 Yuan for 236 m<sup>2</sup>, including:

1. Compensation for residential brick-concrete housing:=  $200 \times 1,350=270,000$  Yuan
2. Compensation for non-residential brick-wood housing: =  $36 \times 203=7,308$  Yuan
3. Decoration compensation =  $200*400=80,000$  Yuan
4. Relocation cost: 2,000 Yuan
5. Moving expenses: 1,000 Yuan
6. Relocation award: 8,000 Yuan

As described in Case 1, study found that the replacement cost for a brick-concrete structured house is about 991.2 Yuan/m<sup>2</sup>, and for brick-wood structured house the replacement cost is even cheaper. In this case, the replacement cost for brick-wood houses is about 800 Yuan/m<sup>2</sup>. The replacement cost of the house owned by Mr X is 227,040 Yuan. Therefore, since Mr X will receive cash compensation of 368,306 Yuan, it is 162.22% of its replacement cost.

**2. If Mr. X chooses resettlement house**

Mr. X can obtain cash compensations for non-residential house, interior decoration, and relocation subsidies, which is 98,308 Yuan in total.

Mr X can choose 2 to 3 resettlement houses (from 70 to 140 m<sup>2</sup>) according to his own needs. For instance, he can either choose 3 houses of 70 m<sup>2</sup>, or a 70 m<sup>2</sup> house plus a 140 m<sup>2</sup> house, or two houses of 70 m<sup>2</sup> plus a 100 m<sup>2</sup> house. Mr X can make the decision according to his own needs.

The total area of resettlement house at Mr X option is between 210-240 m<sup>2</sup>. If he chooses houses of 210 m<sup>2</sup>, then he just needs to pay 13,500 Yuan. If he chooses houses of 240 m<sup>2</sup>, then he needs to pay 60,750 Yuan.

Regardless of the type of houses he chooses, the compensation he will get will be fully able to pay for a new house with surplus.

Resettlement house is with property ownership certificate and land certificate, which shall be allowed to enter the market after five years. Based on the cost price of the resettlement house (1,350 Yuan/m<sup>2</sup>), the value of the resettlement house shall reach 324,000 Yuan, which is the 142.7% of the replacement cost of demolished houses.

Thus, it is concluded that if Mr X chooses cash compensation, he will get cash compensation which is higher than the replacement cost; if he chooses resettlement house, then he will get a resettlement house with an area no less than that of the demolished one. Moreover, the living conditions and the environment will be greatly improved, and the property value is significantly higher.

Non-residential houses are compensated by cash, which is 203 Yuan /m<sup>2</sup> for brick-wood structures and 150 Yuan /m<sup>2</sup> for simple structures.

The compensation for decoration of demolished house is 100-400 Yuan/m<sup>2</sup> according to the quality of the decoration. Specific price will be determined in accordance with the actual condition of the demolished house. For any special cases, they shall be reported to higher authorities for resolution.

Table 5-5 Compensation price for ancillary facilities of the houses to be demolished

Item	Unit	Compensation price
Wall	m <sup>2</sup>	Red brick wall:30 Yuan; other walls:15 Yuan
Sewers	m <sup>3</sup>	For brick structure or cement structure: 60 Yuan
Cement drying yard	m <sup>2</sup>	260 Yuan
Methane-generating pit	m <sup>3</sup>	320 Yuan
Manure pit	m <sup>3</sup>	40 Yuan
Outdoor water pool	m <sup>3</sup>	60 Yuan
Well		600-1,800 Yuan
Water, electricity, telephone, cable television, and broadband		Compensated by national standard or market price (including installation cost)

## 5.2.2 Resettlement house

All displaced households who wish to choose resettlement house shall be provided with one.

Firstly, they can get a resettlement house for free, the area of which is equal to that of its residential house. But the maximum replacement area per household shall not exceed 240 m<sup>2</sup>.

As to the part which is exceeding replacement area, cash compensation applies.

Displaced household with a per capita area less than 40 m<sup>2</sup> shall be allocated with a house with a per capita area of 40 m<sup>2</sup>.

As house structure varies, the part of the resettlement house exceeding the area of the demolished one shall be purchased by the displaced. For exceeding part less than 10 m<sup>2</sup> (10 m<sup>2</sup> included), the household needs to pay for it at the cost price of the resettlement house (i.e. 1,350 Yuan /m<sup>2</sup>). If the exceeding area is between 10-20 m<sup>2</sup> (20 m<sup>2</sup> included), the purchasing price shall be 1.5 times of the replacement cost of the resettlement house. If the exceeding area is between 20-30 m<sup>2</sup> (30 m<sup>2</sup> included), the purchasing price shall be 2 times of the replacement cost of the resettlement house. Generally, the exceeding area of the resettlement house shall not exceed 30 m<sup>2</sup> of the area of the demolished house.

### **5.2.3 Other compensations**

The displaced households will also receive compensations including moving fees, transition fees and relocation awards, including:

Demolition fees: for storied houses, 2,000 Yuan/household; for bungalows, 1000 Yuan/household.

Transition fees: Transition time shall start from the day of demolition and ends until two months after the household gets the resettlement house. Relocation fee shall be calculated in accordance with the residential house area, which is 4 Yuan/m<sup>2</sup> per month.

Moving fee: 1,000 Yuan/time. For household choosing cash compensation, the moving fee is 1,000 Yuan. For household choosing resettlement house, the moving fee is 2,000 Yuan.

Relocation award: For households moving out within 10 days, relocation award is 8,000 Yuan/household; for households moving out within 30 days, relocation award is 5,000 Yuan/household.

# **6 Resettlement and Rehabilitation**

## **6.1 Objectives and principles**

### **6.1.1 Objectives**

According to the involuntary resettlement policies of World Bank and the requirements of relevant national laws and regulations, the overall resettlement objective of this project is to recover and improve the living conditions and livelihood of the affected population. Specific objectives are:

- Displaced households can be properly resettled or receive cash compensation higher than replacement cost of the demolished house, so that the living conditions and livelihood can at least be equivalent to or better than before;
- All land attachments will be compensated at replacement cost.
- Public facilities and community environment of the resettlement community shall at least be equivalent to or better than that before.
- Long-term livelihood of the affected population shall be guaranteed; their living standards shall be improved.

### **6.1.2 Principles**

In order to achieve the above objectives, three principles are established:

1. All the affected population shall participate all the stages of resettlement work.

Affected populations will participate in all aspects of resettlement activities and processes. Affected population or its representatives shall participate in matters such as negotiating on the compensation standard of demolished houses and facilities, selection of resettlement site, schedule of demolition , timing of rehabilitation, compensation payment allocation, use and management of resettlement compensations, etc. Consultation with the affected persons will be carried out through discussions or meetings.

2. Transparency

The actual conditions, resettlement compensation method and payment for all the affected residents shall be disclosed to the public in the village committee. Personal

compensation of all kinds will be completely and directly paid to the affected individuals. Withholding or embezzling the compensations by any individual or unit is strictly forbidden.

### 3. Particular support for vulnerable groups

Particular assistance and care shall be given to households in special need in aspect of housing resettlement, production and living. Efforts will be made to ensure the normal living and working conditions of the affected population be at least equivalent to or better than the previous state before demolition.

## **6.2 Resettlement for displaced households**

From April 2015 to March 2016, PMO, Hi-tech zone Resettlement Office, and compensation office of Baiyang Industrial Park have made several consultations with the affected residents.

From the survey on resettlement intentions, most of the affected households prefer to be compensated with resettlement house. The few households who prefer cash compensation say that they cannot make the final decision before the implementation of house demolition work.

The resettlement houses for the displaced households are located in Taibaochang Resettlement Community, which is 1,000 m away from Baiyang Town, and are of 89 m<sup>2</sup>, 93 m<sup>2</sup>, 120 m<sup>2</sup> and 139 m<sup>2</sup> for choice of the displaced families. The PMO is responsible for guaranteeing the basic living conditions of the houses upon delivery: main house structure, roofing and waterproofing work of the house shall be completed; internal and external wall shall be plastered with cement mortar; the house shall be equipped with wooden doors, aluminum windows, as well as supply of water, electricity, gas, cable TV, Internet, and so on.

Since Baiyang Industrial Park commenced large-scale construction and development in 2012, it plans to build up a Baiyang Industrial New Town Resettlement Community in Taibaochang, which is 1,000 m away from the Baiyang Town. Development plan is prepared by the Yichang Institute of Urban Planning and Design. The Resettlement Community is located at northeast of Baiyang Town, which borders the National Highway 318 in the West, Yichang-Zhangjiajie Expressway in the East, Ziyun Railway in the North, and mountains in the South. This new town is designed on the concepts of community incubation, transit guiding, employment supporting, and



eco-living, i.e. a "green, low-carbon, and eco-livable" residential community. Total area of the new community is planned to be 1.73 km<sup>2</sup>. When resettlement houses (PHASE III) are completed, there will be 10,083 resettlement houses available. It can resettle displaced households from Shawan, Shanxiyao, Taibaochang, Tianjiahe of Baiyang Industrial Park.

The displaced households of this project will be resettled in the resettlement houses of Baiyang Industrial New Town Resettlement Community Phase II, which consists of two land blocks. Block A is located in the zone encircled by Baiya Road, Peitai Road, National Highway 318, and Xinmin Road; Block B is located in an area encircled by Peitai Road, 318 National Road, and Xinmin Road. The total land area is about 235 mu, and the total floor area is 262,933.44 m<sup>2</sup>. The floor area ratio is 1.68, building density is 25%, and greening rate is 30%. 30 buildings with 936 sets of brick-concrete multiple dwellings shall be constructed in the primary stage of the project. The total construction area is 101,601.6 m<sup>2</sup>. The main works of the project have been completed, and exterior wall decoration is in progress. It can be put into use in July, 2016.



Figure 6-1 Nearly-completed resettlement houses of Baiyang Industrial New Town Resettlement Community Phase II

By moving from the original residential area to Taibaochang Resettlement Community, the residents will see four major changes in living conditions:

First, the living area is guaranteed and even larger. According to the resettlement

policies and regulations of this project, the demolished residential house of the displaced households shall be compensated with resettlement house by "one for one" policy. As mentioned before, the total area of the resettlement house per household shall not exceed 240 m<sup>2</sup>. However, if the area of the demolished residential house of one displaced household is more than 240 m<sup>2</sup>, they can be compensated by "household separating". Thus, every household can enjoy the largest benefits. Moreover, due to floor plans of the resettlement houses, each household can purchase up to more than 30 m<sup>2</sup> of extra house areas at discounted prices. Such an outcome has ensured that the area of resettlement house is no less than that of the original house owned by the displaced households (and even be enlarged).

Second, the housing quality and living conditions have been improved. These resettlement houses are multi-story concrete-structured buildings with good quality. The community is reasonably designed, and feces and wastewater will undergo centralized processing. Compared with previous residential areas, the new residential community has seen an enormous improvement in sanitary conditions.

Third, the displaced households can enjoy the benefits of urban civilization and modern urban life. Service facilities are available in all varieties. There are supermarkets, clinics, kindergartens, and schools with complete facilities. The residents here are closer to Baiyang Town, and shall enjoy the convenience of transportation and communication here. Moving from the previous rural living environment to an urban living environment, the displaced households shall fully enjoy the convenient services of modern town.

Forth, the value of real estate of the affected households will be significantly increased. Relocated households can at least obtain 2 apartments in the resettlement community of Taibaochang, and some will even get 3 or more apartments houses. Apart from one apartment for self-use, the other resettlement apartment can be leased, thus securing a source of income. More importantly, all the resettlement apartments are with land use certificate and real estate licenses, which are allowed to enter the market after a certain period. The demolished house properties which are not allowed to enter the market are now compensated by real estates with a higher value. According to a conservative market estimate, the real estate value of the resettlement house is more than 160% of that of the demolished one.

### 6.3 Livelihood rehabilitation of affected persons

The project needs to acquire land of 2,139.8 mu, all belonging to Yazishan Village and Guixihu Village, affecting 463 households and 1,616 persons.

According to the socio-economic survey, since the agricultural income of the affected households mostly comes from the citrus orchards, which is far less profitable from migrant working outside villages, farmers are not positive about citrus plantation. As a matter of fact, the orchards are unattended and mature citrus fruits even remain unpicked. Some lands are deserted or used for corn plantation for the families to eat.

As a result, almost all the rural households wish to have their land acquired when surveyed by the PMO and the resettlement consulting agency, and almost all of them wish that the compensation for land acquisition be directly paid to them. Therefore, the land acquisition & compensation methods are formulated.

In short, the following resettlement and livelihood rehabilitation of the project includes:

1. Cash compensation. 34,435.60 Yuan will be compensated for acquired orchards per mu. Since on average each household has 4.3 mu orchards be acquired, the average compensation is 146,800 Yuan per household.

2. Residents with per capita cultivated land area less than 0.3 mu will be insured under the Social Pension Program, so as to provide financial guarantee for old-age life. According to the 2015 standards of Yichang City (See Table 6-1), after getting 60 years old, the insured under the Social Pension Program can get a few hundred Yuan from the pension compensation on land acquisition, plus the premium paid by the insured themselves, the long-term old age livelihood can be guaranteed.

Table 6-1 Pension compensation in personal account of land-acquired persons (2015)

Age when land is acquired	Compensation (Yuan/ person)	Months paid	Monthly pension per capita (Yuan)
60	35,511	139	255
61	35,511	132	269
62	35,511	125	284
63	35,511	117	304
64	35,511	109	326

65	35,511	101	352
66	35,511	93	382
67	35,511	84	423
68	35,511	75	473
69	35,511	65	546
70 or above	35,511	56	634

3. Employment training. All the workforce will be incorporated in the employment training plan, as detailed in Section 6.4.

4. Job priority for the land-acquired workforce for working in enterprises of Baiyang Industrial Park or for project construction and implementation. Specific measures include:

- Provide job priority to land-acquired workforce, especially the women and those from vulnerable families to work in service enterprises such as the Property Management Office of Taibaochang Resettlement Community.

- The construction of Baiyang Port and Baiyang Logistics Park can employ the workforce in two affected villages if they are qualified; moreover, once completed, this project will create 1500 job opportunities, 20% of which is management posts, 40% of which is technical posts, and 40% is general posts (600 posts) such as transportation, warehousing, cleaning, security guards, etc. These general posts will give employment priority to the workforce from land-acquired households.

- By providing ethical suggestions to all the enterprises in Baiyang Industrial Park and introducing preferential policies, encourage enterprises to employ local works of Baiyang Industrial Park.

- Explore the way of resettlement and rehabilitation by remaining land for the village to develop collective economic activity . Since the two villages are located near Baiyang Town and enjoys favorable transportation from port, highways, railways and large logistics enterprises nearby, village-level collective economies can be developed to provide benefits for villager’s long-term livelihood.

After public consultation and careful comparisons, most land-acquired farmers come to realize that the cash compensation will guarantee that their income and basic livelihood will not be affected from acquisition of citrus orchards. On one hand, the cash compensation can provide fund for starting up one’s own business and working

outside their villages. In recent years, as the Baiyang Industrial Park develops, more villagers in Baiyang Town find jobs near home and in fast-developing service industries, including transportation, commercial and catering business, etc. On the other hand, the compensation fund for land acquisition can generate property income for the land-acquired families, which is roughly equivalent to the income from citrus orchards. As this has no risk or cost, it will create conditions for the workforce to concentrate on their work or business. According to the results of socioeconomic survey in Chapter 3, for a household with three family members, general families have a 5 mu average orchard area acquired in the project and the its compensation is 34,400 Yuan per mu, plus 10,000 Yuan compensation for standing crops, the cash compensation per mu will be 44,400 and the average total compensation for land acquisition will be 222,000 Yuan. If using the money to purchase investment products, say the annual return rate is 4%-5%, which is a conservative estimate, then it means a return of 8,800 to 11,100 Yuan per year. Since the annual income from citrus plantation is only 7,500 to 9,000 Yuan per year, the annual return from investment products is 20% higher than the income from planting citrus; moreover, it has no risk at all.

#### Case 3: Impacts on livelihood of land-acquired farmers

This case study is conducted to analyze the impacts of land acquisition and its compensation measures on the livelihood of the affected families.

Take Mr. Xiang, a 58 years old villager and his 57-year-old wife in Yazishan Village village, as an example. The couple has two children. Both he and his wife stay at home and their children work outside. They have citrus orchard of 5 mu. For normal years, putting aside various costs and the time input, the annual income from planting citrus is about 15,000 Yuan. A few years earlier, Mr. Xiang did not go out for work and the annual income of his family was just 15,000 Yuan. He said he is too old to get a job outside. But the case is different at home now. In recent two to three years, he can make money each day by working for the construction of the industrial park. His daily income is between 100 to 120 Yuan. The work is not available every day, but at least it can bring income of 15,000 Yuan a year. Mr. Xiang estimates both his two children, one working in Wuhan city, another working in Guangdong Province, have a gross income of 4,000 to 5,000 Yuan per month, excluded from his family's annual income. As for land acquisition, Mr. Xiang regards it as an opportunity because his children have no interest in the business about citrus orchard. He hopes that the whole orchard be acquired in one-time so he can get a large cash compensation.

By the compensation standard for citrus orchard and standing crops, they can get compensation:  $34,400 \text{ Yuan} / \text{per mu} \times 5 \text{ mu} + 50,000 \text{ Yuan} \text{ (compensation for standing crops)} = 222,000 \text{ Yuan}$ .

If putting this sum of money in the bank to buy investment products. With a conservative annual return rate of 4.5%, then each year Mr. Xiang can earn 9,990 Yuan, i.e. an income of 1,998 Yuan per mu after the citrus orchard is acquired. Moreover, Mr. Xiang and his wife are insured under the Social Pension Program, they can get 510 Yuan per month, i.e. 6120 Yuan for the first year. The pension will increase year by year. In total, for the first year, even the family does not

work at all, they can earn 16,110 Yuan per year, even higher from the annual income of 15,000 Yuan from citrus plantation.

Moreover, as Mr. Xiang is freed from citrus plantation, he can get a job in the enterprises of Baiyang Industrial Park and earn an income of about 20,000 Yuan. Moreover, their children can also come back to work in the Baiyang Industrial Park and live happily together. Mr. Xiang and his wife are eagerly looking forward to the construction of the project and the Baiyang Industrial Park like most land-acquired families.

## **6.4 Skill training for land-acquired labors**

As mentioned formerly, the compensation will guarantee the income of the affected population and there is almost no negative impact. However, to recover and improve the land-acquired population's livelihood, the key points are to ensure that the workforce of the land-acquired population can get stable and reliable non-agricultural jobs.

According to information from Hi-Tech Zone and Baiyang Town, the number of enterprises in the industrial park is rapidly increasing and the labor demand significantly increases. This attracts many migrant workers to return home to seek job opportunities near home. To meet the labor demand both in the Hi-Tech Zone and the Industrial Park, vocational training is needed for migrant workers, especially the age-appropriate land-acquired population, so as to help them quickly adapt to their new posts. For this reason, the human resources and social service center in Baiyang Town has developed the *2016 Labor Employment Training Plan* to provide all kinds of vocational training for the land-acquired population. The service center will adjust the contents and scale of the training plan through year-by-year rolling update based on the conditions of labor demand in Baiyang Industrial Park and the employment demand of the local land-acquired population, so as to ensure effective connection between labor demand and supply. See Appendix 2 for details of the *2016 Labor Employment Training Plan*.

## **6.5 Resettlement and reconstruction of affected units/enterprises**

There are only a few enterprises and institutions affected by land acquisition and house demolition and will be compensated by cash. Specific arrangements are as follows:

- 1) Pressurization Room of Baiyang Water Plant: the project has no impacts on the

jobs of any workers. According to the initial negotiation among designing institute, Huaxin Company and Baiyang Water Plant, to maintain the normal production and operation functions of the water plant, new pressurized facilities will be constructed on a new site to substitute the current pressurized room. Before new pressurized facilities are built, the original pressurized room will be spared from demolition to guarantee the normal operation of the water plant.

2) Guixihu Village Committee office: the village committee is a village collective of Guixihu owned by all the villagers. It is the public place used for daily management and activities for all the villagers and no people working there will lose job because of land acquisition. To ensure the security of collective assets and that the daily administrative activities are not impacted, through discussion on the all villagers' representative assembly, the Guixihu Village Committee will use the compensation payments to build another new village committee office on the collective land. According to the above case study, based on the current compensation price, an office of the village committee of the same area as the previous one on the new site in the Guixihu village can be reconstructed by the compensation payments without additional financial cost.

3) Greenness Waxing Plant: the plant is set up on the original site of the Guixihu government but the equipment inside has not been effectively used. The business owner is pleased to hear that the land acquisition is underway as multiple unused buildings can be cashed. As for production restoration after land acquisition, the business owner doesn't think it is a difficult task. Firstly, hiring workers is not a problem as the production labor demand is seasonally temporary workers. For another reason, the compensation payments can be used to purchase a site for reconstruction, where the transportation is more convenient. Therefore, the business owner believes that the production can be recovered by themselves as long as cash compensation is paid reasonably.

4) Guixihu Waxing Plant and Steel Pipe Rental Station: these two enterprises belong to the same ownership, and use the same building which is the original site of the Guixihu Village Committee but have not been used effectively. The business owner holds that a site opening to traffic is of key importance to the production operation. Because there is a lot of unused local rural houses and uncultivated lands, they can

easily use the cash compensation to rent or buy sites to restore business operation nearby.

5) Guixihu Sand and Stone Plant: the sand plant is founded by the owner on the self-built wharf by making a sand ground on the contracted land along the Yangtze River. It has no official permission granted by Ministry of Transportation, Ministry of Water Resources or other related authorities. As a matter of fact, it is an illegal building and the business owner knows it clearly. During negotiation, the business owner has no objections for land acquisition, and they only ask for cash compensation for their production facilities and buildings.

The enterprises and institutions above will reach an agreement on the the land acquisition and house demolition three months before the implementation so that there is ample time for enterprises to relocated and restore business. For losses arising herein, they will be compensated with 100 - 300 Yuan per m<sup>2</sup> of actual production area.

## **6.6 Livelihood rehabilitation of affected vulnerable groups**

The vulnerable families identified during resettlement survey of the project will get support during the implementation of the project in the following ways:

- Priority shall be given to these vulnerable families in selection of resettlement houses. Considering that most members of these families are handicapped or sick, it is recommended that the resettlement house on first floor or lower floors be provided to them;

- Assist them in their relocation;

- The PMO will work with the villages where these vulnerable families live, to arrange for temporary housing for these families before relocation. Priority will be given to them in selection of resettlement house.

- During construction, proper jobs will be offered to the affected vulnerable families first to increase their income;

- Job priority will be given to the qualified members of vulnerable families in property management firms after people are resettled in the resettlement communities.

- Assist the vulnerable people to participate in pension insurance programs first. Report their conditions to relevant supporting agencies to help them get minimum wage guarantee.

- Free vocational training will be provided for vulnerable families' members who



have both willingness and ability to work. Provide job recommendations to enterprises in industrial parks for these family members.

The *Supporting the Vulnerable Families Plan* is formulated by the Baiyang Industrial Park Resettlement Office to rehabilitate the livelihood of the vulnerable families. It specifies the supportive measures, planned year for poverty relief and clarifies responsibilities.

Table 6-3 Supporting the Vulnerable Families Plan

Village	Householder	Family member	Reasons of poverty	Supporting agencies and institute and responsible person		Supportive measures	Planned year for poverty relief
				Baiyang Industrial Park	Villager		
Guixihu	Yang Jinguo	2	Illness	Wang Hongxin	Jiang Bixin	Help get the mother employed; appeal for social support for Yang Jinguo	2016
Yazishan	Liu Qing	1	Illness	Jiang Zerong	Zheng Yonghua	Apply for social support	2017
Yazishan	Liu Xueshi	3	Disability	Jiang Zerong	Zheng Yonghua	Help him get a job	2017

## 6.7 Scheduling for resettlement and rehabilitation

The civil engineering project is scheduled to be implemented in the second half of the year 2016. See Table 6-4 for the scheduling of the resettlement activities.

Table 6-4 Resettlement activities schedule

Contents of activities	2015				2016				2017-2019			
	1	2	3	4	1	2	3	4	1	2	3	4
Establishment of Project Management Office	■											
Establishment of Resettlement Agencies at town level	■											
land acquisition and Relocation Survey		■										
Initial negotiation of Resettlement Action Plan		■										
Drawing up Resettlement Action Plan		■	■									
Supplementary Investigation		■	■	■								
Modification of			■	■								

Resettlement Action Plan											
Renegotiation of Resettlement Action Plan											
Perfecting Resettlement Action Plan											
Approval of Resettlement Action Plan											
Commencement of Resettlement											
Internal Monitoring											
External Monitoring											

# **7 Budgeting and Management of**

## **Resettlement Funds**

### **7.1 Composition of resettlement compensations**

The resettlement compensations for this project mainly include: compensation for land acquisition, building demolition and demolition of all kinds of attachments, other expenses related to resettlement, administrative expenses for resettlement and contingency expenses.

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

Compensation for land acquisition includes land compensation, resettlement subsidies, compensation for standing crops, cost for use of newly-added construction land, cultivated land reclamation fees, basic pension insurance for land-acquired farmers, tax on occupancy of cultivated land and etc.

#### **7.1.2 Compensation for house demolition**

Compensation for building demolition includes:

- (1) Replacement cost of residential house;
- (2) Cash compensation for non-residential house;
- (3) Cash compensation for house decoration and auxiliary facilities;
- (4) Relocation subsidies, moving fees, transition fees and relocation cash award;

#### **7.1.3 Compensation for attachments**

The compensation for all kinds of land attachments belonging to households or village collectives shall be compensated based on the verified actual amount and according to the specified compensation standard.

## 7.1.4 Other costs related to resettlement

This item mainly refers to expenses incurred in preparation and implementation of resettlement work, e.g. agency fees for land acquisition and house demolition, occupational training cost for land acquired persons, monitoring and appraisal expenses payable to external monitoring agency, and the expenses for measurement and appraisal of the demolished objects by professional agency. The expenses will be calculated according to industrial standard or by reference to the standard used in similar projects.

## 7.1.5 Administrative expenses

Administrative expenses for resettlement shall be 5% of the total resettlement costs, which will be used for all kinds of matters related to land acquisition and house demolition, including improvement of organizational structuring, organization & coordination, internal monitoring, reception, occupational training, rewards for good progress made by land acquisition or building demolition implementing organizations, information collection and release, earlier stage preparation, purchase of office, lease of temporary office, salary, welfare and social insurance for employees, purchase and use of vehicles, vehicle maintenance, communications and daily management.

## 7.1.6 Contingency fees

Contingency fees include two parts, i.e. contingency cost for materials and contingency cost for price difference (excluding the cost incurred from modification of project design), generally calculated as per 10% of basic costs.

## 7.2 Budgeting for resettlement funds

Based on compensation standards and quantities of all affected items, the total resettlement cost of World Bank Funded Yichang Three Gorges Modern Logistics Center Infrastructure Project is 436,276,837.67 Yuan. See Table 7-1 for details about resettlement cost budget.

Table 7-1 Resettlement cost budget

No.	Item	Unit	Quantity	Compensation Standard (Yuan)	Amount (Yuan)
I	Basic costs				367855681.00
1	Compensation costs for land acquisition				211291844.36

	Land compensation and resettlement subsidies	mu			91148487.68
	Orchards and fish ponds		1700.91	40128.00	68254116.48
	Other lands		438.89	16720.00	7338240.80
	Compensation for standing crops	mu	1516.71	10000.00	15167100.00
	Compensation for fishes in the pond	mu	184.20	2112.00	389030.40
	Land acquisition levies				120143356.68
	Fees for newly-added construction land	m <sup>2</sup>	1426540.47	20	28530809.32
	Cultivated land reclamation fee	mu	1700.91	19008	32330897.28
	Tax on occupancy of cultivated land	m <sup>2</sup>	1133945.67	30	34018370.09
	Basic Pension Insurance for land-acquired	person	640	35511	22727040.00
	Land surveying fee	m <sup>2</sup>	1426540.47	0.5	713270.23
	Land acquisition service fee			2% of land acquisition fees	1822969.75
<b>2</b>	<b>Compensation costs for house demolition</b>	<b>Yuan</b>			<b>156563836.64</b>
	Brick-concrete	m <sup>2</sup>	75605.15	1350	102066952.50
	Brick-wood	m <sup>2</sup>	46027.19	203	9343519.57
	Simply constructed	m <sup>2</sup>	15436.14	150	2315421.00
	Relocation allowance	household	252	2000	504000.00
	Relocation fee	household	252	2000	504000.00
	Transition fee	m <sup>2</sup>	75605.15	72	5443570.80
	Relocation rewards	household	252	8000	2016000.00
	House decoration and attachments			20% of the demolition fees	24438692.77
	Enterprise compensation	m <sup>2</sup>	6019.20	1350	8125920.00
	Enterprise relocation compensation	m <sup>2</sup>	6019.20	300	1805760.00
<b>II</b>	<b>Related costs</b>				<b>13242804.52</b>
1	<b>agency fees for land acquisition and building demolition(as per 1.8% of basic costs)</b>				6621402.26
2	<b>Monitoring and appraisal expenses (as per 0.8% of basic costs)</b>				2942845.45
3	<b>Other related costs for building demolition&amp; site clearance and</b>				3678556.81

	<b>engagement of appraisal and audit organs (as per 1% of basic costs)</b>	
<b>III</b>	<b>Administrative expenses for resettlement (as per 5% of basic costs)</b>	18392784.05
<b>IV</b>	<b>Contingency fees (as per 10% of basic costs)</b>	<b>36785568.10</b>
<b>Total</b>		<b>436276837.67</b>

Note: the compensation standard for housing demolition is calculated by the cost of Taibaochang Resettlement Community Phase I; the number of land-acquired population who can get pension insurance compensation is the number of family members of households of which 75% contracted land has been acquired. whose land

## 7.3 Allocation of resettlement funds

### 7.3.1 Objects of resettlement funds

The resettlement funds of this project will be allocated to different objects in accordance with the ownership of the affected items. See Table 7-2 for detailed information. In order to make sure that the funds can be released to the affected individuals and units in time and in full, we will give full play to the role of external monitoring agency, internal monitoring departments and state audit authorities, and at the same time, we will minimize intermediate procedures and distribute resettlement funds directly to individuals and units in a simple and practicable manner.

Table 7-2 Objects of Resettlement Funds

<b>Objects</b>	<b>Category of Funds</b>
Village collective	30% of land compensation, compensation for attachments and compensation for collectively-owned facilities
Households	70% of land compensation, total of resettlement subsidies, compensation for house demolition, compensation for attachments, compensation for standing crops, house purchase allowance, relocation allowance, transition fee, relocation reward and etc.
Other organizations	Taxes and charges on land acquisition

### 7.3.2 Source and flow of resettlement funds

The resettlement compensation fund of this project is raised by the PIU, Yichang Transportation Investment Co., Ltd. The compensation will be paid directly to the compensated objects according to the Name List and the Special Accounts List provided by the Resettlement Office of Baiyang Industrial Park, without any intermediate procedures to prevent money withholding and embezzlement.

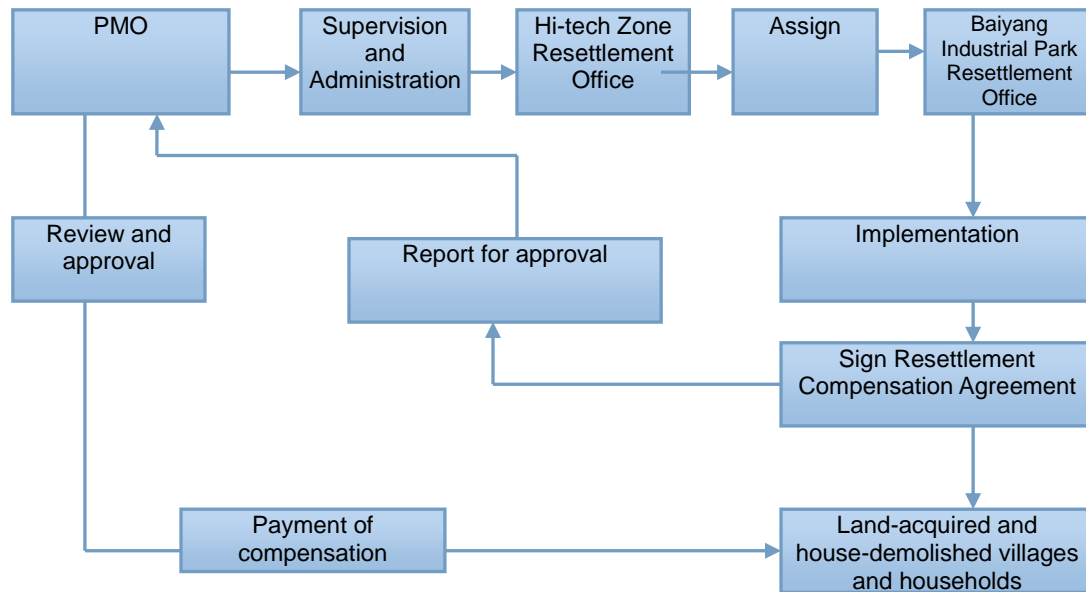


Figure 7-1 Flow Chart of resettlement compensation payment

## 7.4 Use, management and monitoring of resettlement fund

### 7.4.1 Use of resettlement fund

The allocation of resettlement fund for this project will comply with the following principles:

- All costs relevant to land acquisition and house demolition shall be counted into the project resettlement budget. Compensation for land acquisition and house demolition in each project component shall be audited by the component implementing unit, who shall report the costs to the PMO and apply for fund allocation. The costs shall be paid directly to the special accounts for the affected individuals and units by the PMO.

- Compensation for households shall be paid to the special accounts opened for the affected households.

- Land compensation shall be paid before land is acquired.

### 7.4.2 Management and monitoring of resettlement fund use

- The use of resettlement fund shall be in strict accordance with state relevant laws and regulations as well as the policies specified in the RAP, not lower or smaller than

the compensation standard and scope defined in the RAP.

- The PIU submits monthly construction schedule to the PMO, and submits the disbursement declaration after checking it and affixing the signature of the responsible person to the finance department for payment. The PMO arranges the disbursement of the reported progress payments according to the disbursement declaration signed by PIU and the finance department will disburse the payments directly to the compensated objects.

- Land compensation, house compensation, compensation for attachments, relocation fee and transition fee etc. are checked and approved by corresponding component implementing units.

- The PMO engages a professional organization to conduct internal inspection on the utilization of resettlement fund.

- Utilization of the resettlement fund is monitored and audited by the finance department of Hi-Tech Zone and audit department.

- The external monitoring agency will track and monitor the payment of compensations to the affected households and villages during resettlement process.



# 8 Resettlement Organizations

## 8.1 Institutional arrangement

Governments at all levels of Zhijiang City has paid high attention to institutional arrangements and capacity building for land acquisition and resettlement to guarantee the smooth proceeding of project preparation and resettlement work. Since the second half of 2013, the Leading Group of World Bank Funded Yichang Three Gorges Modern Logistics Center Infrastructure Project, the PMO and the resettlement organizations at all levels have been set up and their duties have been defined. Resettlement organizations in this project mainly include:

- Leading Group of the World Bank Funded Project
- PMO
- Resettlement Office of the Hi-Tech Zone
- Resettlement Office of Baiyang Industrial Park
- Resettlement consulting agency

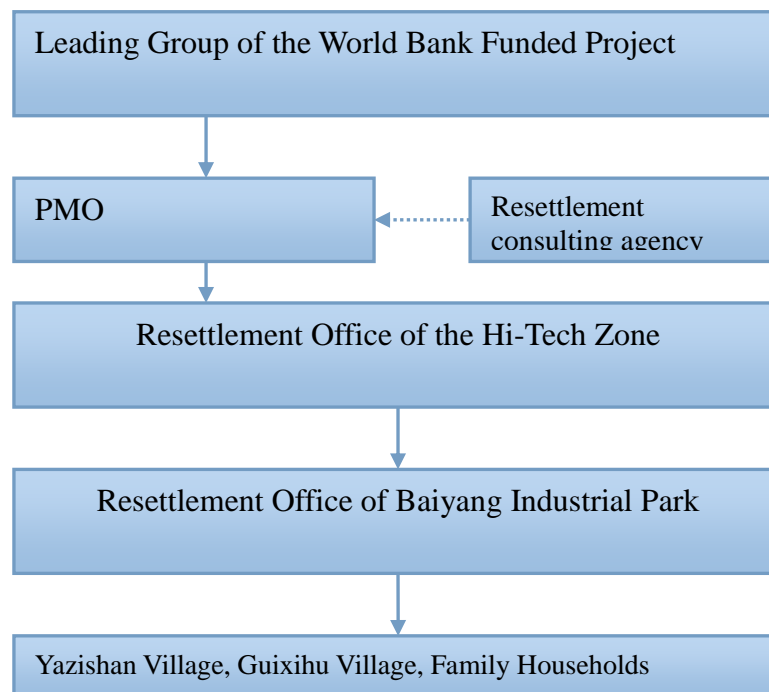


Figure 8-1 Institutional arrangement

## **8.2 Responsibilities of resettlement institutions**

### **8.2.1 Leading Group of the World Bank Funded Project**

- Lead and coordinate project preparation and implementation;
- Make key decisions related to project preparation & implementation;
- Coordinate the relations between resettlement organizations and government authorities.

### **8.2.2 PMO**

- Apply for permits for land use planning and construction from related authorities;
- Formulate regulations and standards in the RAP
- Coordinate the construction progress of the Project and the implementation progress of the RAP;
- Coordinate with agencies and organizations related to land acquisition and resettlement;
- Provide training to resettlement officers at all levels;
- Report the progress of resettlement to the World Bank;
- Communicate and coordinate with other departments in resettlement process;
- Review the resettlement fund allocation plan of all the project components and arrange the utilization of resettlement funds;
- Offer guidance for and supervise on the resettlement work involved in all the project components;
- Manage resettlement documents and files;
- Take charge of the internal monitoring of resettlement work;
- Provide support to the resettlement experts from the World Bank in preparation and resettlement process;
- Respond to the complaints and grievances of migrants in resettlement process;
- Communicate with external monitoring agency during resettlement process

### **8.2.3 Resettlement Office of the Hi-tech Zone**

- Arrange and coordinate surveys related to resettlement;
- Develop funding plan and report it to higher-level organs for approval;
- Pay the compensation for house demolition to the affected persons;
- Respond to the complaints and grievances of displaced people in resettlement

process;

- Provide support to the work of external monitoring agency;
- Collect and sort out the materials needed for the internal monitoring report;
- Submit resettlement files to the PMO for approval;
- Arrange for the inspection of World Bank resettlement experts together with the

PMO.

#### **8.2.4 Resettlement office of Baiyang Industrial Park**

- Conduct surveys related to resettlement in its territory;
- Carry out resettlement work;
- Pay the compensation for land acquisition to affected persons;
- Supervise and manage the utilization of the resettlement funds owned by village collectives;

· Respond to the complaints and grievances of displaced people in resettlement process;

- Provide support to the work of external monitoring agency;
- Collect and sort out the materials needed for the internal monitoring report;
- Arrange for the inspection of World Bank resettlement experts together with the

PMO.

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

During resettlement planning and implementing process, the external monitoring agency oversees the resettlement work externally and submits external monitoring report to the PMO and the World Bank. Details about its responsibilities are described in the chapter of External Monitoring.

### **8.3 Staffing and equipment for resettlement organizations at all levels**

The PMO takes charge of the resettlement work of this project, currently consisting of 6 staff, who have strong organization and coordination ability and are proficient in computer and other skills. Staff in the Land Acquisition and Compensation Office of Baiyang Town have been engaged in land acquisition and house demolition for Baiyang Industrial Park for long. All of them are high-caliber talents with rich experience in land

acquisition and building demolition, therefore they are competent enough for the resettlement work. A list of staff of resettlement offices at all levels is provided in Table 8-1. Staffing and equipment for resettlement organizations at all levels are shown in Tables 8-2 and 8-3.

Table 8-1 Staff of resettlement offices at all levels

Resettlement office	Responsible person	Staffing
Hi-Tech Zone Resettlement Office	Wu Haiyan	Three persons (excluding the responsible person)
Baiyang Industrial Park Resettlement Office	Wang Jinfu	Bao Ming and other three persons
Yazishan Village Resettlement Working Team	Long Shunda	Chen Rennan and other two persons
Guixihu Village Resettlement Working Team	Jiang Bixin	Luo Mei and other two persons

Table 8-2 Staffing of resettlement organizations at all levels

Resettlement office	Number of staff	Workers and qualifications	Duration
PMO	6	Persons proficient in foreign languages, computer and engineering technology and familiar with environment and resettlement policies	From Jan. 2015 to the end of resettlement
Hi-Tech Zone Resettlement Compensation Office	5	Persons holding a college degree or above, with long term experience in similar work	From Jul. 2015 to the end of post-resettlement appraisal
Land acquisition & compensation office of Baiyang Town	5	Persons holding high school diploma or above, with long term experience in similar work	From Jul. 2015 to the end of post-resettlement appraisal

Table 8-3 Equipment for resettlement organizations at all levels

Organizations	Computer	Camera	Vehicle	Office (m <sup>2</sup> )
PMO	6	1	1	50
Hi-Tech Zone Resettlement Compensation Office	5	1	1	100
Land acquisition & compensation office of Baiyang Town	5	1	1	80

## 8.4 Capacity improvement of resettlement organizations

In order to improve staff performance of the resettlement organizations at all levels, enhance the capacity of the resettlement organizations, familiarize the staff with the laws and regulations concerning resettlement, better understand the requirements of the

World Bank on involuntary resettlement, and guarantee the smooth progress of the resettlement work, the PMO has arranged multiple learning activities and surveys to help the staff learn about the resettlement procedures and involuntary resettlement policies of World Bank. The PMO has trained the staff on state laws and regulations concerning resettlement, the World Bank Operational Policies OP4.12 / BP4.12: Involuntary Resettlement and resettlement work skills. Training programs already finished are shown in Table 8-4.

Table 8-4 Training schedule for resettlement staff

No.	Trainer	Training content	Trainee	Time
	A	B	C	D
1	PMO	Learn experience from similar World Bank funded projects of other provinces	Staff of PMO	Jan. - Feb., 2015
2	PMO	Training on resettlement work procedures and related surveys	Staff of PMO	Mar., 2015
3	PMO	Computer operations and data processing	Staff of PMO	May, 2015
4	PMO	state regulations concerning resettlement and World Bank operational policies	Staff of PMO	Jun., 2015
5	PMO	Funds disbursement procedures, management and monitoring	Staff of PMO	Jul. - Aug., 2015
6	PMO	Resettlement information processing method	Staff of PMO	Sept., 2015
7	PMO	Resettlement work procedures and policies	Staff of Baiyang Industrial Park	Oct., 2015
8	PMO	World Bank resettlement policies	Staff of PMO and Baiyang Industrial Park	Oct., 2015
9	PMO	Latest domestic policies concerning land acquisition and house demolition	Staff of PMO and Baiyang Industrial Park	Dec., 2015
10	PMO	Experience in resettlement work in other World Bank funded projects in China	Staff of PMO and Baiyang Industrial Park	Jan. - Feb., 2016

## 8.5 Organizational Capacity Improvement Plan in Next Stage

The PMO will carry out the following measures to further enhance the capability of the resettlement organizations and improve work efficiency.

1. Leaders responsibility system: major leaders from the PMO will take the responsibility to constitute a strong leadership structure.

2. High-caliber staff: the staff of the resettlement organizations at all levels are required to have strong understanding of policies, professional expertise, and most importantly, rich experience in communicating with the public.

3. Clarify responsibilities: the responsibilities of the resettlement organizations at all levels will be defined clearly according to the requirements of the World Bank and related state laws and regulations.

4. Training of resettlement staff: training will be provided to resettlement staff now and then on resettlement policies, information management and other matters based on the actual conditions of the resettlement work.

5. Public supervision and public opinions: all information concerning the resettlement work will be disclosed to and supervised by the public.

6. The PMO will hold resettlement briefings now and then and deliver the information to the resettlement organizations at all levels in the form of briefing.

7. The PMO will equip the resettlement organizations at all levels with necessary vehicles and office facilities to meet the needs of their work.

Table 8-5 shows the schedule of capacity improvement and training in next stage.

**Table 8-5 Training schedule for resettlement staff in next stage**

No.	Trainer	Training content	Trainees	Time
	A	B	C	D
1	PMO	Learn experience in resettlement work from other World Bank funded projects	Staff of PMO and Hi-Tech Zone Resettlement Office	Apr. 2016
2	Center for Involuntary Resettlement Research, Wuhan University	World Bank resettlement policies	Staff of PMO and Hi-Tech Zone Resettlement Office	May, 2016
3	Hi-Tech Zone Resettlement Compensation Office	The latest changes of state policies in land acquisition and house demolition	Staff of PMO and Hi-Tech Zone Resettlement Office	Jun., 2016
4	PMO	Experience and lessons from resettlement work of other places	Staff of PMO and Hi-Tech Zone Resettlement Office	Jul. - Aug., 2016
5	PMO	Computer operations and data processing	Staff of PMO and Hi-Tech Zone Resettlement Office	Sept., 2016
6	PMO	Resettlement work procedures and policies in World Bank funded projects	Staff of Baiyang Industrial Park and Village-level Resettlement Office	Oct., 2016

7	PMO	Resettlement policies and practices	Staff of Baiyang Industrial Park and Village-level Resettlement Office	Oct., 2016
8	PMO	Explore international experience in resettlement work	Staff of PMO and Hi-Tech Zone Resettlement Office	2017-2019

The budget for training is 6.22 million Yuan. Details are shown in Table 8-6.

Table 8-6 Training budget plan

Content	Number of trainees	Budget (Yuan)
Staff of resettlement offices	80	220, 000
Occupational training of land-acquired population	3,000	6, 000, 000

## 9 Public Participation & Consultation

The PMO attaches great importance to the participation of and consultation with the displaced people. The RAP is prepared upon full consultation with the affected persons and information disclosure. In respect of decision making in planning, design, and implementation of the project, the PMO, relevant departments of Zhijiang City and the resettlement offices at Baiyang Town and the affected villages, together with the consulting agencies, disclose the general information of this project, collect the opinions of the affected persons and consult with them on the major concerns. The results of public consultation and consultation provide basis for improving the resettlement plan.



Figure 9-1 In-person visits to disclose project information and collect opinions from the affected persons

### 9.1 Public consultation activities completed

In respect of major topics in planning stage of resettlement work, the PMO disclosed them to the designing institute, resettlement and compensation offices as well



as the affected persons for consultation.

Public consultation activities are mainly as follows:

(1) Disclose project information to the public in the affected area on public billboards and bulletins;

(2) Collect opinions and suggestions of the affected persons on land acquisition and building demolition through questionnaires;

(3) Hold meetings in the affected villages to understand the socio-economic conditions of the affected families and collect their opinions and advices on resettlement;

(4) The local government and village committees reported the opinions and advices expressed orally or in written form by the affected persons to the PMO;

Roughly, more than 100 persons have participated in such activities, covering all villages in the affected area; particular attention was put to the participation of females in this kind of activities. Women have a participation rate over 50% in those meetings and surveys

Special meetings and site investigations were conducted to collect the opinions of the affected persons on the key concerns of land acquisition and house demolition, e.g. choice of resettlement sites and resettlement transition for displaced households. Table 9-1 shows major information disclosure and public consultation activities already finished

**Table 9-1 Public disclosure and consultation**

No.	Time	Content of public disclosure & consultation	Participating persons & agencies	Location	Number of participants
1	Apr., 2015	Disclosure of project information	Designing institute, the PMO, Baiyang Industrial Park Resettlement Office, Guixihu Village, Yazishan Village	Yazishan Village, Guixihu Village	20
2	May, 2015	Land acquisition & compensation standards	the PMO, Baiyang Industrial Park Resettlement Office, Guixihu Village, Yazishan Village	Yazishan Village, Guixihu Village	30
4	Jun., 2015	Resettlement methods & choices of affected persons	the PMO, Baiyang Industrial Park Resettlement Office, Guixihu Village, Yazishan Village	Yazishan Village, Guixihu Village	20
5	Jul., 2015	Resettlement policies	the PMO, Baiyang Industrial Park Resettlement Office, Guixihu Village, Yazishan Village	Baiyang Industrial Park	10
3	Jul., 2015	Project's social impact	the PMO, Baiyang Industrial Park Resettlement Office, Guixihu Village, Yazishan Village, Wuhan University	Yazishan Village, Guixihu Village	62
6	Jul., 2015	Impact on vulnerable groups & women	the PMO, representatives of affected women	Yazishan Village,	30

				Guixihu Village	
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In July and August of 2015, the Center for Involuntary Resettlement Research, Wuhan University conducted an inventory survey and also a sampling survey covering 232 affected persons to understand their knowledge, opinions and suggestions about the project. See the analysis results in Chapter 3.

The PMO reports the opinions and suggestions collected in public consultation activities to the designing institute. Based on these opinions and suggestions, and with support from the Land Acquisition & Compensation Offices of Zhijiang City and Baiyang Town, PMO improves the plan of land acquisition & resettlement to guarantee smooth progress of the preparation and implementation of resettlement work.

## 9.2 Solutions to concerns raised in public consultation

The opinions and suggestions collected in public consultation activities are summarized by the PMO and reported to the designing institute, EIA agencies and related authorities and are fully considered in the formulation of the RAP. Table 9-2 shows the solutions to the opinions collected through public consultation

Table 9-2 Major concerns of the public and solutions

Concerns	Opinions from affected persons	Solutions upon discussion
Minimize the impacts of house demolition	Reasonableness of project design and planning is improved to minimize the quantity of houses demolished.	The PMO adopts three measures: (1) exclude the developed area in north of new National Road 318 from this project; (2) decrease the acquired land in west of Shawan Road from 2000mu to 1000mu; (3) improve the design of Shugang Railway and choose the best route through comparison. After these measures are adopted, the quantity of demolition is decreased by 200 households.
Construction of resettlement sites	Considering their living habits, the households living in one residential quarter hope that they can be resettled in one concentrated resettlement area.	The affected households will be informed of the information about planning of resettlement houses and provided with multiple resettlement sites to choose. While choosing resettlement houses, the households residing together at the same village or community are allowed to choose houses in the concentrated buildings of their own will, so that they can be resettled in a concentrated area and maintain their original neighborhoods.

Concerns	Opinions from affected persons	Solutions upon discussion
Payment and utilization of land compensation	Some persons are worried that the compensation may not be directly paid to them due to withholding or embezzlement	<p>After consultation, compensation funds will be allocated by the following methods:</p> <ol style="list-style-type: none"> <li>1. Compensation funds for the acquired collective land will be transferred directly to the special account of Baiyang Town.</li> <li>2. 70% of land compensation and resettlement subsidies will be directly paid to the households and the remaining 30% will be given to the village collective. Compensation amounts are calculated based on the area of lands contracted by households as per the announced compensation standard. A register will be kept and the information will be disclosed on bulletins for supervision by villagers and higher-level authorities. Compensation are paid to the land-acquired households as bank book via the special account of Baiyang Town, without any intermediate procedures. Compensations shall not be deducted or embezzled at any excuse.</li> <li>3. Compensation for the collective land not contracted out will be paid to the village collective through a special account opened and managed by town government. The utilization of the compensation, mainly for public service of the collective, shall be decided by villagers' assembly and approved by town government. Allocation and utilization of land compensation and resettlement subsidies will be monitored and audited by higher-level authorities.</li> <li>4. Compensation for attachments and standing crops on acquired land shall be paid to the owners.</li> </ol>
Compensation standard for acquired lands	Compensation standards are different for the acquired lands of the same kind in Baiyang Port Operation Area Project Phase I and II	Since April 1, 2014, Hubei Province has adopted new compensation standard for land acquisition. Some of the lands acquired in Baiyang Port Operation Area Project Phase I apply the old standard while Phase II Project applies new standard. The peasants who have land in the same parcel but haven't signed agreement can get more compensation. The Resettlement Office of Baiyang Industrial Park consulted with the two villages and decided to use new standard for the acquired lands.
transition period	They are worried that transition period might be too long.	<ol style="list-style-type: none"> <li>1. Construction of resettlement houses is included in the overall plan of land acquisition and building demolition of Baiyang Industrial Park and Taibaochang resettlement community is under construction to shorten transition period as possible.</li> <li>2. Accelerate the construction of resettlement houses and inform the affected households of construction progress regularly.</li> <li>3. The required transition period doesn't exceed 18 months; otherwise, transition compensation shall increase over time.</li> </ol>

Concerns	Opinions from affected persons	Solutions upon discussion
Relocation, transition and purchase of houses for vulnerable families	Some vulnerable families are worried that there are difficulties in relocation.	<p>The PMO will take measures to assist vulnerable families:</p> <ol style="list-style-type: none"> <li>1) Give priority to these families to choose resettlement houses. Especially considering that most of these families have disabled or sick person, try to arrange the first floor or lower floors to facilitate their living.</li> <li>2) In relocation process, provide support to help them relocate;</li> <li>3) The PMO will work with the villages to prepare transition houses for vulnerable families before relocation. They will be given priority if there are existing resettlement houses.</li> <li>4) Demolished houses that have area smaller than the smallest resettlement house can will compensated with the smallest resettlement house.</li> </ol>
Quality of resettlement houses	Some residents are worried about the quality of resettlement houses	<ol style="list-style-type: none"> <li>1. The PMO will enhance supervision of construction of resettlement houses and engage professional supervision agency to inspect and monitor the quality of resettlement houses.</li> <li>2. Quality inspection will be done before delivery of resettlement houses and houses with quality problem cannot be delivered.</li> <li>3. In the process of resettlement house construction, the relocated persons will be invited to the site . Any problem discovered in this process can be solved timely.</li> </ol>
Choice of resettlement houses	Hope that the allocation of resettlement houses is disclosed.	<ol style="list-style-type: none"> <li>1. When signing the agreement, the affected persons have been clearly told of the principle that the person who first signs the agreement will first choose resettlement house; the order of resettlement house selection will be disclosed to the public;</li> <li>2. Priority will be given to vulnerable families when choosing resettlement house;</li> <li>3. The resettled persons choose resettlement houses by lot and this process is open and transparent.</li> <li>4. The results will be disclosed to the public.</li> </ol>
Supply of job opportunities	Some affected persons hope that they can be provided with job opportunities to increase their incomes.	<ol style="list-style-type: none"> <li>1) During project construction, the vulnerable families will be given preferential access to job opportunities to increase their incomes;</li> <li>2) The members of vulnerable families will be preferred by the property management company of the resettlement residential quarter at time of hiring;</li> <li>3) Vulnerable families are given preferential access to basic Pension Insurance. Help them apply for subsistence allowance with civil affairs department and other relevant authorities;</li> <li>4) Provide employment training for free to the members of vulnerable families who are able to and willing to work and recommend them to the enterprises in the industry park.</li> <li>5) The qualified labors in land-acquired households will be given preferential access to the jobs provided by the operation of the port and logistics park.</li> </ol>
Reporting of complaints	How should the affected persons report their advices and opinions	<ol style="list-style-type: none"> <li>1. Establish a three-tiered resettlement complaints redress system</li> <li>2. The complaint procedures have been incorporated into the resettlement information booklet, one for each relocated household.</li> </ol>

### 9.3 Public consultation plan in next stage

As project preparation and implementation proceed, the PMO and the resettlement offices at all levels will further conduct public consultation activities, mainly including:

- The affected persons' opinions on land acquisition & compensation standards.
- Compensation for the displaced households and payment schedule
- Construction progress of resettlement communities
- Problems that might arise during transition period
- Other issues concerned by the affected persons.

Table 9-3 shows the schedule of consultation activities between the resettlement offices at all levels and the affected persons. Baiyang Town may hold meetings with affected persons now and then and submit findings to the PMO . The monitoring agency will also conduct independent consultation with the affected persons, collect their complaints and suggestions and provide monitoring information to the land acquisition and house demolition departments at all levels.

**Table 9-3 Schedule for public consultation**

Contents to be consulted	Date	Participating persons & institutes
Land acquisition & compensation standards	May – June, 2016	the PMO, Hi-Tech Zone Resettlement Office, Baiyang Industrial Park Resettlement Office, affected villagers
Resettlement methods & implementation plan	July – August, 2016	the PMO, Hi-Tech Zone Resettlement Office, Baiyang Industrial Park Resettlement Office, affected villagers
Selection & allocation of resettlement house	September – October, 2016	the PMO, Hi-Tech Zone Resettlement Office, Baiyang Industrial Park Resettlement Office, affected villagers
Problems arising during project implementation	Throughout project implementation	Resettlement offices at all levels, external monitoring agencies
Grievances & suggestions collected	Throughout project implementation	Monitoring agency, the PMO, Hi-Tech Zone Resettlement Office, Baiyang Industrial Park Resettlement Office, affected villagers

### 9.4 Consultation methods

1. Direct consultation with affected persons

Meetings and discussions will be held with representatives of the affected persons or community officers to collect the top concerns and opinions of the affected persons and consult with town-level government and village committees.

## 2. Indirect consultation

The public can express their complaints, opinions and suggestions to village committees, land acquisition and house demolition departments at all levels and the monitoring agency. The resettlement offices will give responses accordingly.

## **9.5 Policy disclosure and the “Resettlement Information Booklet”**

To ensure that all the affected persons are fully and timely informed of the resettlement standards and the project implementation progress, and that the resettlement work proceeds in a transparent and fair manner, the resettlement organizations at all levels adopt the following measures:

- Before the end of April 2016, the resettlement policies and standards for this project will be disclosed on Yichang Daily or other more influential media and website of Yichang Transportation Investment Website;
- Information including conditions of the affected community, compensation standard, resettlement measures and grievance procedures is disclosed at office of village committees or other public places;
- Before project implementation, the RAP is provided at office of village committees, town-level government office or other public places so that the affected persons can access it at any time;
- Before commencement of land acquisition and house demolition, the *Resettlement Information Booklet* is released to each affected household.

3. The *Resettlement Information Booklet* covers the details of the conditions of the affected households, resettlement policies and compensation standards, project implementation progress and grievance procedures. “*Resettlement Information Booklet*” will be released to the affected persons before project commencement, as formatted in Appendix 1.

# 10 Complaints and Grievances

Complaints and grievances are inevitable due to the complexity and wide scope of resettlement work. To respond promptly, the PMO will establish a mechanism to collect and handle the complaints in an efficient, fair and transparent manner and guarantee the smooth proceeding of resettlement.

## 10.1 Collecting complaints & grievances

The complaints & grievances of the public are collected from:

(1) information on public complaints, progress, implementation methods and problems of land acquisition and compensation from reports of village committees or town-level Land Acquisition & Compensation Offices;

(2) work interference by affected persons from the construction logs faxed by the construction company to the PIU;

(3) problems arising in land acquisition and building demolition discovered by the PIU during site inspection;

(4) information provided by the external monitoring agency;

(5) letters and visits of the affected persons;

(6) feedback from the work stations assigned by the PIU;

(7) issues reported by audit or discipline inspection authorities during work inspection;

(8) payments for land acquisition and house demolition listed in Disbursement Statement issued by the opening bank;

(9) special investigations by the internal monitoring department.

## 10.2 Grievance procedures

- Stage 1

The affected persons can express their complaints orally or in written form to the Land Acquisition & Compensation Offices of Baiyang Town and affected villages. Oral complaints should be recorded in written form and be responded within two weeks. For

any serious problems, they shall be reported to the resettlement office of higher levels and the higher-level authorities should give response within two weeks. , which shall give response within 2 weeks.

- Stage 2

If the complainant is not satisfied with the response given in Stage 1, the complainant can appeal to the PMO within one month after receiving the response at Stage 1, and the PMO shall respond within 3 weeks.

- Stage 3

If the complainant is still not satisfied with the response given in Stage 2, they can appeal to civil court within 15 days after receiving the response of the PMO.

## **10.3 Principles in responding to complaints**

According to national laws and the RAP, resettlement offices at all levels shall give response to complaints in a fair manner based on site investigation as well as discussion and negotiations with the affected persons. For problems that they cannot handle, the resettlement offices must report them to higher-level authorities and provide support for investigation.

If no response is given within the specified time, the complainant is entitled to appeal to higher-level authorities or to the civil court.

It is required by the PMO that there shall be at least one female employee in the resettlement offices at all levels to address the special complaints and grievances of affected women. Local governments and NGOs such as the Bureau of Civil Affairs and Women's Federation will also keep an eye on resettlement to safeguard the rights and interests of the affected persons, especially the women.

## **10.4 Response to complaints**

### **10.4.1 Responding procedures**

The complaints will be responded by:

- brief introduction of the complaint;
- investigation results;
- principles and standards specified by state regulations and the RAP



- Complaint response and its basis
- The complainant has the right to appeal to the higher-level resettlement departments or appeal to the civil court, with legal costs paid by the PIU.

### 10.4.2 How to respond

- For isolated complaints, written response shall be directly given to complainants.
- For repeated complaints, response will be given to the community by holding residents (or villagers) meeting or by issuing official document.

Copies of all the written responses must be sent to the resettlement office of the complainants.

## 10.5 Recording and tracking complaints and grievances

During implementation of the RAP, the resettlement organizations shall record and manage the complaints and responses and submit them in written form to the PMO monthly for check.

The *Complaints and Responses Sheet* is formulated by the PMO to record all the complaints and responses, as formatted in Table 10-1.

**Table 10-1 Complaints and Responses Sheet**

Resettlement Organization:		Date:		Place:	
Complainant	Complaint	Requirements		Proposed solution	Final result
Complainant (signature)				Recorder (signature)	
Notes: 1. The recorder should write down the complaints and requirements of the complainant truthfully. 2. The expression of complains shall not be disturbed or blocked; 3. The proposed solutions shall be provided to the complainant within specified time.					

The main content of this chapter will be disclosed to the affected persons and delivered to each affected household before resettlement implementation.

## 10.6 Staffing for collecting complains and grievances

The PMO assigns staff to collect complains and grievances of the affected persons. Their names, office addresses and telephone numbers are shown in Table 10-2.

**Table 10-2 Organizations and staff collecting complaints and grievances of the affected persons**

Resettlement office	Contact person	Address	Contact number
PMO	Chen Shengwei	No. 58, Chengdong Avenue, Yichang City	6342272
Hi-tech Zone Resettlement Office	Wu Haiyan	Hi-Tech Zone Management Committee	13908603948
Baiyang Industrial Park Resettlement Office	Wang Jinfu	Baiyang Industrial Park Management Committee	15632514523

# 11 Resettlement Monitoring

## 11.1 Internal monitoring

### 11.1.1 Objectives

The PMO and the resettlement implementing departments at all levels conduct continuous supervision on the implementation of RAP, with aim to understand resettlement progress timely and accurately, identify and solve problems and support decision-making to guarantee the smooth implementation of the resettlement work.

The objectives of internal monitoring are to provide norms and guidance for PMO and resettlement-related institutions so as to ensure that the resettlement work is conducted strictly in accordance with the RAP and that any problems arising during the implementation can be timely identified and solved.

There are some principles for internal monitoring: to check and assess the implementation of the RAP regularly; to ensure that the data collection and analysis is accurately conducted; to timely report to the PMO and the World Bank to keep them informed of project progress and support their decision-making.

Significance of internal monitoring: internal monitoring is an important part of internal project management and it is intended 1) to have control and management of project implementation; 2) to collect, analyze and share data; 3) to find and analyze existing or potential problems and provide suggestions and solutions.

Internal monitoring is conducted by the PMO and resettlement implementing departments. The Internal monitoring reports will be submitted by the PIU to the World Bank regularly.

### 11.1.2 Scope of internal monitoring

The resettlement monitoring will cover all the components already commenced but with resettlement work unfinished in the Project, identified linked projects and all the projects referred to in the *Due Diligence Report*, Specifically including:

- Organizations: Establishment and designation of institutions related to resettlement, and assignment and training of their staff; capacity building
- Regulations and compensation standards: formulation and execution of

resettlement policies; execution of various compensation standards for damages (permanent and temporary land acquisition, house demolition, relocation of enterprises, public institutions and special facilities). In particular, it must be clarified whether the standards stipulated in the RAP had been executed. If not, reasons must be provided;

- Progress of land acquisition, house demolition and resettlement: Overall schedule; schedule of the year; progress on establishment of institutions; assignment of workers; permanent and temporary acquisition of land in the project area; house demolition; construction of resettlement communities; relocation of residents; construction of public facilities; construction or relocation of special facilities, and other activities. The format of internal monitoring report on land acquisition, house demolition and resettlement is shown in Table 11-1;

- Resettlement budget and its execution: The amount and time of resettlement fund allocation at each level; utilization and management of resettlement funds by resettlement implementation agencies at all levels; amount and time of compensation paid to affected persons; utilization and management of fund for collective-land at village level, and supervision and auditing of the use of resettlement fund. The format for internal monitoring report on fund use is shown in Table 11-2;

- Allocation and use of land acquisition funds: it must be clarified whether the funds are allocated in an open and transparent manner and whether the collective fund is used under specified procedures, etc;

- Construction of resettlement house and living facilities for the displaced persons: resettlement methods; payment of compensation; construction of supporting public facilities (water, electricity, road, etc.); relocation, etc.;

- Complaints, grievances, public consultation and discussion, information disclosure and external monitoring: mechanisms, procedures and responsible institutions for complaints and grievances; content and resolution of complaints and grievances; activities that require public consultation and discussion and their forms; results of public consultation and discussion; Resettlement Information Booklet and information disclosure; institutions, their activities and the findings of external monitoring.

- Handling issues raised in the memorandum of World Bank Inspection Mission.

- Existing problems and their solutions.

### **11.1.3 Internal monitoring methods**

An expedite information management system that links PMO and resettlement implementation departments at all levels needs to be established to track the progress of the resettlement work. Resettlement implementation departments at all levels can report information on the progress, fund of use, and results of the resettlement implementation through this system, as well as handle and analyze these information.

The PMO shall also establish an info system to store and manage all the data of project implementation comprehensively, timely and accurately.

The following methods will be used to conduct internal monitoring:

1. A standardized reporting system

The PMO shall make standardized reports on resettlement implementation, which can reflect on the progress of fund allocation, and inventory acquisition. The report shall be made monthly, usually submitted to all the related departments to inform them of work progress.

2. Ideas exchanging and discussion

Resettlement departments at all levels can exchange the problems they face during resettlement work and discuss for solutions.

3. Regular meetings

At the beginning of each month, the PMO will hold a resettlement coordination meeting; officials from district/county and village level resettlement offices will attend the meeting to give reports on project progress and existing problems, or exchange work experiences to work together on common problems.

4. Inspection

The PMO will conduct both routine inspections and occasional inspections on the resettlement work of resettlement implementation departments, and will carry out field research to handle problems and verify work progress and implementation of resettlement policies.

5. Information exchange with external monitoring agency

The PMO and resettlement implementation departments at all levels should have regular exchanges with the external monitoring agency, and should take the findings and assessment opinions of external monitoring agency into consideration to improve internal monitoring.

## 6. Survey

The PMO will conduct surveys by both questionnaire and household interview to inspect the implementation of resettlement. Sampling method is used in the survey of households: a certain number of households or collectives are taken as samples and their resettlement conditions are surveyed, such as the payment of compensation and relocation subsidies. The survey intends to find out whether resettlement is implemented in accordance with RAP.

The PMO will conduct the first survey after the relocated people receive the first sum of compensation funds. After the first survey is completed, the PMO will take countermeasures to solve the problems reflected in the survey and the grievances of the affected persons, and will continue to track the implementation of these countermeasures. Questionnaire investigation will be conducted to collect information on the resettlement of affected workforce, and responses to the grievances, as well as opinions and suggestions on public consultation and resettlement house selection.

Table 11-1 Progress of land acquisition and house demolition

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

Resettlement activities	Unit	Planned quantity	Completed quantity	Cumulative completed quantity	Proportion (%)
Permanent land acquisition	mu				
House demolition	m <sup>2</sup>				
Land compensation	10,000 Yuan				
Payment of house demolition compensation	10,000 Yuan				
Construction of resettlement houses	m <sup>2</sup>				

Prepared by: \_\_\_\_\_ Responsible person signature:

Seal:

Table 11-2 Progress of Compensation use

\_\_\_\_\_ Municipality \_\_\_\_\_ Town \_\_\_\_\_ Village (community)  
Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ (year/month/day)

Affected unit	Brief description	Quantity (unit)	Amount needed (Yuan)	Amount of compensation obtained in reporting period (Yuan)	Cumulative amount of compensation obtained	Proportion (%)

Prepared by: \_\_\_\_\_ Responsible person signature: \_\_\_\_\_ Seal:

### 11.1.4 Internal monitoring departments and staffing

The implementation departments and staffing are shown in Table 11-3.

Table 11-3 Staffing for internal monitoring

Resettlement office	Regular staffing	Staffing during peak periods
PMO	3	5
Hi-tech Zone resettlement office	6	10
Baiyang Town resettlement office	5	10

### 11.1.5 Frequency and report of internal monitoring

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

During the project preparation period, the Baiyang Industrial Park resettlement office and the Hi-Tech Zone resettlement office will submit quarterly, semiannual and annual reports to the PMO to report on resettlement work progress, existing problems and their solutions. Every half a year the PMO will submit an internal monitoring report to World Bank.

## 11.2 External monitoring

According to requirements of World Bank, the PMO will carefully select an

independent monitoring agency with over 5-year industry experience as the external monitoring agency of this project. The external monitoring will cover all the components already commenced but with resettlement work unfinished in the Project, identified linked projects and all the projects referred to in the *Due Diligence Report*.

### **11.2.1 Objectives**

External monitoring and evaluation is conducted by an independent non-governmental monitoring agency. The objectives of external monitoring are: 1) to evaluate the implementation of RAP from a broad and long-term perspective; 2) to monitor and assess whether the goals of land acquisition, resettlement and relocation are achieved; 3) to propose opinions and suggestions; 4) to take remedial measures and follow-up actions timely to guarantee the effects of resettlement work.

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

- 1). conforms to national laws and regulations on resettlement;
- 2). conforms to policies of World Bank on involuntary resettlement;
- 3). ensures the living standard of affected population is at least equivalent to or better than that before resettlement.

### **11.2.2 External monitoring agency and staffing**

Personnel of external monitoring agency shall:

(1) have rich experiences in socio-economic survey; a good understand of the policies of World Bank on involuntary resettlement; a good understanding and knowledge of applicable national and local laws and policies on resettlement.

(2) be able to conduct social survey and research independently; have good communication skills; can endure hardships during work.

(3) include some female workers.

### **11.2.3 Responsibilities of external monitoring agency**

External monitoring agency will undertake the following responsibilities:

- conduct living standard baseline survey to understand the basic living and working conditions of the affected population before resettlement commences;



- track the implementing activities of resettlement; collect opinions and grievances of affected population and report to the PMO and local resettlement offices; submit monitoring reports to the PMO and World Bank during resettlement implementation;
- conduct follow-up survey on the changes of living and working conditions of affected population; evaluate the resettlement activities and measures;
- upon researches and consultation with the affected population, propose suggestions to PMO and local resettlement offices ensure the successful implementation of resettlement work and prompt recovery of the living and working conditions of affected persons.

### **11.2.4 Methods and procedures of external monitoring**

External monitoring agency shall:

(1) establish a database of affected population; carry out household interviews regularly; make full use of the socio-economic survey data and the resettlement information management system created by PMO; manage and be updated with the information of the land-acquired and displaced households; visit the affected households to know progress of resettlement work; collect their grievances, complaints and suggestions; publicize related national policies and requirements of World Bank and information of project construction.

Carry out household interview independently without the presence of personnel from local resettlement organizations or local administrations. External monitoring agency should better not change the interviewer who visit one affected area to win trust from the affected population. One interviewer should visit one affected area. This will help set up a relationship with mutual trust between the interviewers and the affected population.

(2) In area with dense affected population, hold meetings to collect the opinions of the affected population on the major issues arising from the project; in addition, invite personnel of resettlement organizations at basic level to attend these meetings if appropriate.

(3) Carry out field observation. Staff shall visit the resettlement sites now and then to observe the resettlement work.

(4) Conduct case study. External monitoring agency will focus on typical

individual cases, analyze the root cause of their problems and find out solutions and offer suggestions.

(5) Carry out questionnaire survey. External monitoring agency will conduct sample survey on the recovery of living and working conditions of displaced persons and their opinions on resettlement work; analyze the survey results in time to solve the existing problems and provide reference for the resettlement work of the next year.

### **11.2.5 Main contents of external monitoring**

#### (1) Monitoring on resettlement of relocated households

Resettlement of affected people will be a major target of external monitoring. External monitoring agency will focus on the following aspects:

- whether the compensation for houses and other land attachments conforms to the principle of higher than replacement cost;
- whether the compensation funds are released in time and in full;
- whether the selection of resettlement houses are made through consultation;
- whether the time arrangement for relocation is reasonable;
- whether transition fee and relocation allowance are paid;
- whether compensation for inventory is discounted;
- construction status of resettlement houses;
- handling complaints and grievances

#### (2) Monitoring on payment and use of land acquisition compensation fund

External monitoring agency will focus on the following aspects to monitor the payment and use of land acquisition compensation fund after land acquisition:

- whether compensation standard of all types of acquired land is made under related national laws and complies with those in the RAP;
- whether the process of allocation of land compensation funds can ensure that all affected communities can get the deserved compensation funds;
- whether and how the quantity of acquired land, the compensation standard and the amount of compensation funds are publicized in the whole community;
- how to determine the scope of allocation of compensation funds in the case of payment of compensation funds direct to individuals if the 30% of land compensation that belongs to the collective is directly paid to the affected individuals;

- whether there is a definite and workable plan if the 30% of land compensation is paid to the village collective;

- whether the opinions of interest-related residents are solicited in making the plan for land compensation funds use and how are the plans finally determined.

### (3) Monitoring on the operations of resettlement organizations

Conduct monitoring on resettlement organizations mainly by field visits and checking their work data and records, including:

- whether the staffing of resettlement organizations at all levels meets the needs of resettlement work;

- whether resettlement organizations at all levels have necessary working conditions;

- whether the staff of resettlement organizations are qualified to meet the requirements of resettlement work;

- personnel training of resettlement organizations;

- internal information management of resettlement organizations

### (4) Monitoring on resettlement of vulnerable population

Vulnerable population refers to those who need particular attention of resettlement organizations and external monitoring agency. The organization will conduct follow-up monitoring on the vulnerable population among the affected population by household interview, questionnaire survey and case study. The main aspects of monitoring are:

- what special preferential policies vulnerable population enjoys in the resettlement;

- whether the affected poverty-stricken households get help during house demolition;

- whether measures taken in the livelihood rehabilitation of the affected poverty-stricken households;

- whether the special demands of affected female population are taken into full consideration in the resettlement measures;

- whether the vulnerable population, especially women can get jobs related to the project; how many people among the vulnerable population are used in the project construction;

- whether resettlement organizations have female staff to respond to women's

concerns.

(5) baseline survey on the living standard of affected persons

Before the formal implementation of resettlement, establish the resettlement baseline data for the project through sample survey. Sample survey uses structured questionnaire survey. Samples are selected from all the affected households involved in socio-economic survey at the project preparation phase. At least 20% of the samples shall be displaced households and at least 10% shall be land-acquired families.

Baseline survey on the living standard of affected households covers: family population, production and business, floor area of house, annual household income, employment structure, annual household expenditure, transportation condition, water supply condition, power supply condition, dwelling environment and subjective evaluation on the production and living conditions, etc.

(6) Monitoring and assessment on the effects of resettlement

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

External monitoring agency will conduct follow-up survey on affected households half a year after they are resettled. The follow-up survey, similar to the living standard baseline survey, will also use sample survey. The impact of resettlement on the livelihood of the respondents is reflected in the questionnaires to assess the effect of the resettlement.

The same sampling method used in the living standard survey will be adopted. Carry out follow-up survey on the respondents of the living standard survey as much as possible. Upon completing the living standard baseline survey, put all the samples into a database. For a few respondents difficult to be tracked due to various factors, refer to the database of the earlier socio-economic survey and use similar affected households in the same community as substitute respondents.

Correlate contents of the follow-up survey with that of the living standard baseline survey. Compare and analyze the changes in living and working conditions of the affected families before and after resettlement. Solicit the opinions of affected persons on the resettlement work and then refer them to evaluate the effects of resettlement work.

## 11.2.6 External monitoring report

External monitoring agency will prepare external monitoring reports based on the data gained from observation and survey. There are two purposes. One is to reflect the work progress and the existing problems of resettlement to the World Bank and the PMO. The other is to assess the socio-economic effects of resettlement and propose suggestions to improve resettlement work.

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

- Submit a mid-year monitoring report on resettlement work in the first half of the year to the World Bank and the PMO before July 31 each year;
- Submit an annual monitoring report of the previous year to World Bank and the PMO before January 31 each year;
- Submit a comprehensive post-resettlement assessment report half a year later after completing all resettlement work.

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

External monitoring agency will submit its reports in both Chinese and English versions to the PMO and World Bank experts. Before formally submitting the reports, it will inform the resettlement office and ask for their opinions on the contents and form of the reports.

# 12 Entitlement Matrix

Impacts	Affected persons & organizations	Resettlement & Rehabilitation Policies	Resettlement & Compensation Standards
Land acquisition	Land-acquired household	<p>The collective-land acquired in this project will be compensated by unified annual output value of land specified in the Notice of the Hubei Provincial Government on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei (March 13, 2014)</p> <ul style="list-style-type: none"> <li>Land acquisition is compensated by 19 times of unified land output value. Orchards and fish ponds are compensated by 1.2 times of unified land output value.</li> <li>Land compensation is the 9 times of the annual output value. 70% of land compensation is directly paid to the land-acquired households, while 30% is paid to the village collective for public welfare undertakings.</li> <li>Resettlement subsidies is 10 times of unified annual output value and are directly paid to the land-acquired farmers.</li> <li>Compensation for standing crops will be paid directly to the land-acquired households.</li> <li>Compensation for all kinds of land attachments will be paid directly to the owners.</li> <li>For land-acquired villagers whose average area of cultivated land is less than 0.3 mu, Hi-Tech Zone will pay off the social pension compensations one-time at the standard of three times of the average annual income of Yichang's rural residents last year</li> </ul>	<p>Compensation price for land acquisition of orchard and fish pond is 40,128 Yuan/mu. The compensation for other land types is 16,720 Yuan /mu.</p> <p>Compensation for standing crops in the orchard is 10,000 Yuan, and will be directly paid to the land acquired households.</p> <p>(1) Fruit trees            1) Concentrated fruit trees            Large trees: 15 Yuan/ m2; Middle-sized trees: 10 Yuan/ m2;            Small trees: 8 Yuan/ m2;            Tree saplings : 5 Yuan/ m2            2) Scattered fruit trees            For large trees, 150 Yuan /tree; for middle-sized trees, 80 Yuan / tree; for small trees, 40 Yuan / tree; for tree saplings, 7 Yuan / tree.</p> <p>(2) Timber trees            1) Concentrated trees            Large trees: 7 Yuan / m2; Middle-sized trees: 5 Yuan / m2;            Small trees: 3 Yuan / m2.            2) Scattered trees            For large trees, 30 Yuan /tree; for middle-sized trees, 20 Yuan / tree; for small trees, 10 Yuan / tree.</p> <p>(3) Grave            Earth grave: 800 Yuan/grave; brick grave: 1,500 Yuan/ grave.</p>

Demolition of private houses	displaced households	<p>displaced households can either choose cash compensation or resettlement house compensation</p> <ul style="list-style-type: none"> <li>For families who choose cash compensation, compensation for the housing and ancillary facilities to be demolished will be paid in cash, and the families can use the compensation for resettlement. Cash compensation must ensure that the compensation payment is no less than the replacement cost of the demolished house.</li> <li>For families who choose resettlement house compensation, they will be compensated with a free resettlement house according to the area of the demolished residential housing. However, the maximum area of the resettlement house shall not exceed 240 m<sup>2</sup>. Areas exceeding 240 m<sup>2</sup> will be compensated by cash. However, if the average area per capita of the housing-demolished families is less than 40 m<sup>2</sup>, the average area per capita of resettlement house shall be 40 m<sup>2</sup>;</li> </ul> <p>Due to the type and structure of the resettlement house, its area may exceed that of the demolished house. In this case, the excessive area shall be purchased by the displaced households by cost price.</p> <ul style="list-style-type: none"> <li>Apart from the above compensations, the displaced households will also obtain subsidies for moving out, transition and relocation.</li> </ul>	<p>Cash compensation for brick-concrete residential housing: 1,350 Yuan / household Cash compensation for non-residential housing: 203 Yuan for brick-wood structure; 150 Yuan for simple structure Demolition fees: for storied houses, 2,000 Yuan/household; for bungalows, 1,000 Yuan/household. Transition fees: Transition time shall start from the day of demolition and ends until two months after the household gets the resettlement house. Resettlement fee shall be calculated in accordance with the residential house area, which is 4 Yuan/m<sup>2</sup> per month. Moving fee: 1,000 Yuan/time. For household choosing cash compensation, the moving fee is 1,000 Yuan. For household choosing resettlement house, the moving fee is 2,000 Yuan. Relocation award: For household moving out within 10 days, the cash award is 8,000 Yuan/household; for household moving out within 30 days, the cash award is 5,000 Yuan/household. Wall: Red brick wall:30 Yuan /m; other walls:15 Yuan/m Cement drying yard 260 Yuan /m<sup>2</sup> Methane-generating pit 320 Yuan /m<sup>3</sup> Well 600-1,800 Yuan Water, electricity, telephone, cable television, and broadband: Compensated by national standard or market price (including installation cost)</p>
House-demolished enterprises and institutions	House-demolished enterprises and institutions	<ul style="list-style-type: none"> <li>cash compensation for house demolition and site occupancy</li> <li>cash compensation for relocation of equipment and production suspension.</li> </ul>	<ul style="list-style-type: none"> <li>For relocation cost and the lose from production suspension, the enterprises will be compensated by 100 -300 Yuan / m<sup>2</sup> of the actual area of production.</li> </ul>

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# Appendix 1 Resettlement Due Diligence Report of Linked Projects

## 1 Project Background

In 2014, Yichang Transportation Investment Co., Ltd. proposed to enlist the Hubei Yichang Three Gorges Modern Logistics Center Infrastructure Project in the 2015 World Bank-Funded Projects. This propose won support from authorities of Yichang City, Hubei Province and the national departments.

During Apr. - May, 2015, the World Bank Project Identification Project visited the proposed project site. According to World Bank safeguard policies, the following two projects are identified as the linked projects with this project, as they are carried out at the same time with the Project and also involve land acquisition. They are: 1) Baiyang Logistics Park – Taibaochang Section of New National Highway 318 Rerouting Project. This section starts at Shawan Road, Baiyang Logistics Park, where the Project is located, and ends at Taibaochang to connect with the original National Highway 318. Total length of the section is 4,900 m and subgrade is 25m wide. As a part of the New National Highway 318. This road section is built from reconstruction and expansion of previous town roads. The implementation period is during 2012 - 2016, and currently the pavement construction is underway. 2) Baiyang Port Operation area Phase I project. The project is located in Guixihu Village and Yazishan Village, Baiyang Industrial Park, close to the Project Site. It is planned to build six 3,000 DWT berths. Construction of this project has been commenced in 2012 and it will be put into operation by the end of 2016.

According to the requirements of World Bank, the resettlement work of the linked projects should be covered in the scope of the safeguard policies. Due to this reason, PMO collected data on the resettlement information of the two linked projects, and formulated this Resettlement Due Diligence Report of Linked Projects for review of the World Bank.





Figure 1 Baiyang Port Operation Area Phase I project under construction



Figure 2 Baiyang Logistics Park – Taibaochang Section of New National Highway 318 Rerouting Project under construction

## **2 Land acquisition**

According to the information provided by the Resettlement Office of Baiyang Industrial Park, which is the implementing unit of the land acquisition and house demolition work of the two linked projects, Baiyang Port Operation Area Project Phase I needs to acquire land of 572 mu, including 352 mu from Guixihu Village and 220 mu from Yazishan Village. As for the type of the acquired land, most is citrus orchard and a few is house-building plots.

Baiyang Logistics Park – Taibaochang Section of New National Highway 318 Rerouting Project is 4900 m long, and it needs to acquire land of 452 mu, affecting 6 villages and resident committee: Guixihu Village, Yazishan Village, Taibaochang

Village, Zhaojiapu Village, Baiyang Resident Committee and Peijiagang Village, and 1 Resident Committee. The type of land acquired is mainly roads, constructive land, and a few citrus orchards.

Table 1 Land acquisition of linked projects

Project and land-acquired villages	Land acquisition volume ( mu)
<b>1. Baiyang Port Operation Area Project Phase I</b>	<b>572</b>
Guixihu Village	352
Yazishan Village	220
<b>2. National Highway 318 Rerouting Project (Shawan - Taibaochang Section)</b>	<b>452</b>
Guixihu Village	130
Yazishan Village	151
Taibaochang Village	97
Zhaojiapu Village	18
Baiyang Resident Committee	10
Peijiagang Village	46

### 3 House demolition

According to the information provided by the Resettlement Office of Baiyang Industrial Park, Baiyang Port Operation Area Project Phase I needs to demolish houses of 33,410.30 m<sup>2</sup>, affecting 65 households; National Highway 318 rerouting project needs to demolish houses of 22,148.13 m<sup>2</sup>, affecting 78 households. Details are shown in Annexed Table 1 of the Due Diligence Report.

Table 2 House demolition for linked projects

Project and affected villages	Affected households	Affected population	Demolition area (m <sup>2</sup> )
<b>1. Baiyang Port Operation Area Project Phase I</b>	<b>65</b>	<b>227</b>	<b>33,410.30</b>
Guixihu Village	43	<b>150</b>	22,695.69
Yazishan Village	22	<b>77</b>	10,714.61
<b>2. National Highway 318 Rerouting Project (Shawan - Taibaochang Section)</b>	<b>78</b>	<b>275</b>	<b>22,148.13</b>
Guixihu Village	16	<b>56</b>	6,035.44
Yazishan Village	17	<b>60</b>	4,487.83
Taibaochang Village	11	<b>39</b>	2,810.07
Zhaojiapu Village	5	<b>18</b>	1,632.97
Baiyang Resident Committee	13	<b>46</b>	3,636.82
Wanfunao Village	16	<b>56</b>	3,545.00

### 4. Resettlement policies

The land acquisition and house demolition work of both linked projects were commenced in 2012, and they apply to the same policies on land acquisition and house demolition. The land acquisition work of Baiyang Port Operation Area Project Phase I consists of two parts: 165 mu land except for Yangtze River embankment will be acquired before Apr. 1<sup>st</sup>, 2014. The remaining 407 mu will be acquired after Apr. 1<sup>st</sup>, 2014, which will use the latest land acquisition and compensation standards

#### **4.1 House demolition and compensation policies**

The displaced households can freely choose between cash compensation and resettlement house compensation. All the resettlement house is located in Baiyang New Town Community of Taibaochang Village.

- For families who choose cash compensation, compensation for the housing and ancillary facilities to be demolished will be paid in cash, and the families can use the compensation for resettlement.

Residential buildings are compensated by the cost price of resettlement house, which is estimated as 1,350 Yuan / m<sup>2</sup>. Non-residential buildings are compensated by cash, which is 203 Yuan /m<sup>2</sup> for brick-wood structures and 150 Yuan /m<sup>2</sup> for simple structures.

- For families who choose resettlement house compensation, they will be compensated with a free resettlement house according to the area of the demolished residential housing. However, the maximum area of the resettlement house shall not exceed 240 m<sup>2</sup>.

Areas exceeding 240 m<sup>2</sup> will be compensated by cash.

However, if the average area per capita of the housing-demolished families is less than 40 m<sup>2</sup>, the average area per capita of resettlement house shall be 40 m<sup>2</sup>

Due to the type and structure of the resettlement house, its area may exceed that of the demolished house. In this case, the excessive area shall be purchased by the displaced households by cost price.

- Apart from the above compensations, the displaced households will also obtain subsidies and rewards for moving out, transition and relocation.

- The interior decoration of the demolished house will be compensated by 100-400 Yuan /m<sup>2</sup>, according to the complexity and quality of the decoration.

Table 3 Compensation price for subsidiary facilities of the houses to be demolished

Item	Unit	Compensation price
Wall	m <sup>2</sup>	Red brick wall:30 Yuan; other walls:15 Yuan
Sewers	m <sup>3</sup>	For brick structure or cement structure: 60 Yuan
Cement drying yard	m <sup>2</sup>	260 Yuan
Methane-generating pit	m <sup>3</sup>	320 Yuan
Manure pit	m <sup>3</sup>	40 Yuan
Outdoor water pool	m <sup>3</sup>	60 Yuan
Well		600-1,800 Yuan
Water, electricity, telephone, cable television, and broadband		Compensated by national standard or market price (including installation cost)

The displaced households will also obtain subsidies and rewards for moving out, transition and relocation, including:

Demolition fees: for storied houses, 2,000 Yuan / household; for bungalows, 1,000 Yuan / household.

Transition fees: Transition time shall start from the day of demolition and ends until two months after the household gets the resettlement house. Resettlement fee shall be calculated in accordance with the residential house area, which is 4 Yuan/m<sup>2</sup> per month.

Moving fee: 1,000 Yuan/time. For household choosing cash compensation, the moving fee is 1,000 Yuan. For household choosing resettlement house, the moving fee is 2,000 Yuan.

Relocation award: For household moving out within 10 days, the cash award is 8,000 Yuan/household; for household moving out within 30 days, the cash award is 5,000 Yuan/household.

#### 4.2 Land acquisition and compensation regulations and standards

The collective-land acquired for the two linked projects will be compensated by unified annual output value of land specified in the *Notice of the Hubei Provincial Government on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei (E.Z.F [2009] 46)*. Specific regulations are:

- Land acquisition is compensated by 18 times of unified land output value. Orchards are compensated by 1.2 times of unified land output value.
- Land compensation is the 8 times of the annual output value. 70% of land compensation is directly paid to the land-acquired households, while 30% is paid to the village collective for public welfare undertakings.
- Resettlement subsidies is 10 times of unified annual output value and are

directly paid to the land-acquired farmers.

- Compensation for standing crops will be paid directly to the land-acquired households.
- Compensation for all kinds of land attachments will be paid directly to the owners.

Table 5 Land acquisition & compensation standards for linked projects

Land type	Annual output value (Yuan)	Compensation factor	Land compensation			Resettlement subsidies		Compensation for standing crops	Total compensation
			Compensation multiplier	Standard		Compensation factor	Standard		
				Household	Collective				
Vegetable field	1,400	1.3	8	10,192	4,368	10	18,200	3,333	31,725
Fruit orchard	1,400	1.2	8	9,408	4,032	10	16,800	10,000	36,208
Tea garden	1,400	1.1	8	8,624	3,696	10	15,400	10,000	34,024
Fish pond	1,400	1.2	8	9,408	4,032	10	16,800	3,333	29,541
Cultivated land	1,400	1	8	7,840	3,360	10	14,000	2,000	23,840
Woodland	1,400	0.7	8	5,488	2,352	10	9,800	4,667	19,955
Unused land	1,400	0.3	8	2,352	1,008	10	4,200		6,552

The the acquisition of 407 mu land in the second phase of Baiyang Port Operation Area Project Phase I is approved after April 1<sup>ST</sup>, 2014, it shall apply to the compensation standards stipulated in *Notice of the Hubei Provincial Government on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei* (March 13, 2014). The compensation standards are: since the unified annual output value of acquired land is 1,760 Yuan/mu, considering the correction coefficient, the annual output value of orchard is 2,112 Yuan/mu. Multiplied by the compensation factor 19, the compensation price for land acquisition of orchard is 40,128 Yuan/mu. Among it, 100% of the resettlement subsidies and 70% of land acquisition compensation are paid to the affected households, and 30% of land acquisition compensation is paid to the village collective. This means that for orchard acquisition, the household can obtain compensation of 34,425.60 Yuan / mu, and the village

collective obtain compensation of 5,702.40 Yuan / mu.

The land attachments on the land acquired for the linked projects are mainly fruit trees, which applies to the compensation standards stipulated by the Notice of the People's Government of Zhijiang City on Further Improving the Standard of Compensation for Land Acquisition and Housing Demolition. The compensation standards are:

(1) Fruit trees

1) Concentrated fruit trees

Large trees (above 1.5 m high, with crown above 1.5 m) : 15 Yuan/ m<sup>2</sup>;

Middle-sized trees (1-1.5 meters high, with crown 1-1.5 m): 10 Yuan/ m<sup>2</sup>;

Small trees (0.8-1 m high, with crown 1m): 8 Yuan/ m<sup>2</sup>;

Tree saplings (below 0.8 m high): 5 Yuan/ m<sup>2</sup>

2) Scattered fruit trees

For large trees, 150 Yuan /tree; for middle-sized trees, 80 Yuan / tree; for small trees, 40 Yuan / tree; for tree saplings, 7 Yuan / tree.

(2) Timber trees

1) Concentrated trees

Large trees (diameter at breast height 15cm above): 7 Yuan / m<sup>2</sup>.

Middle-sized trees (diameter at breast height 10-14cm): 5 Yuan / m<sup>2</sup>

Small trees (diameter at breast height 5-9 cm): 3 Yuan / m<sup>2</sup>.

2) Scattered trees

For large trees, 30 Yuan /tree; for middle-sized trees, 20 Yuan / tree; for small trees, 10 Yuan / tree.

3) Ornamental trees such as camphor tree and Magnolia grandiflora

Compensation for ornamental trees also applies to that for fruit trees.

(3) Bamboo

1) Bunch of bamboo

Large (diameter of occupied area: above 0.8 m) , 120 Yuan/ bunch

Middle-sized (diameter of occupied area: 0.5-0.8 m) , 100 Yuan/ bunch

Small (diameter of occupied area: below 0.5 m), 80 Yuan/ bunch.

2) Bamboo forest: 5 Yuan/ m<sup>2</sup>

(4) Grave

Earth grave: 800 Yuan/grave; brick grave: 1,500 Yuan/ grave.

## **5 Resettlement and compensation for affected persons**

### **5.1 Land acquisition and compensation**

All the land-acquired households will sign the land acquisition agreement with Village Committee and be compensated according to the disclosed compensation standards.

By interviewing the land-acquired residents, most of them are satisfied with the compensation standards, and believe that their income and basic livelihood will not be affected from acquisition of citrus orchards. On one hand, the cash compensation can provide fund for starting up one's own business and working outside their villages. On the other hand, the compensation can generate property income for the land-acquired families, which is roughly equivalent to the income from citrus orchards. As this has no risk or cost, it enables workforce to concentrate on their other work or business. generally, families have a 5 mu average orchard area acquired in the project and the its compensation is 34,400 Yuan per mu, plus 10,000 Yuan compensation for standing crops. This is to say that the cash compensation per mu will be 44,400 Yuan and the average total compensation for land acquisition will be 222,000 Yuan. If using the money to purchase investment products, say the annual return rate is 4% -5%, which is a conservative estimate, then it means a return of 8,800 to 11,100 Yuan per year. Since the annual income from citrus plantation is only 7,500 to 9,000 Yuan per year, the annual return from investment products is 20% higher than the income from planting citrus; moreover, it has no risk at all.

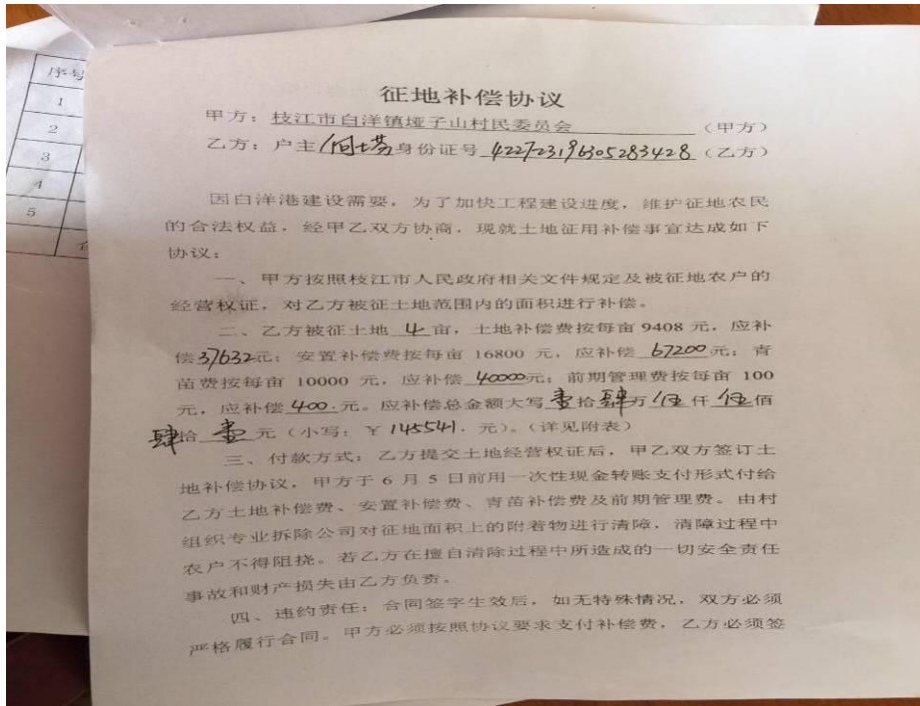


Figure 3 Land compensation agreement (1)

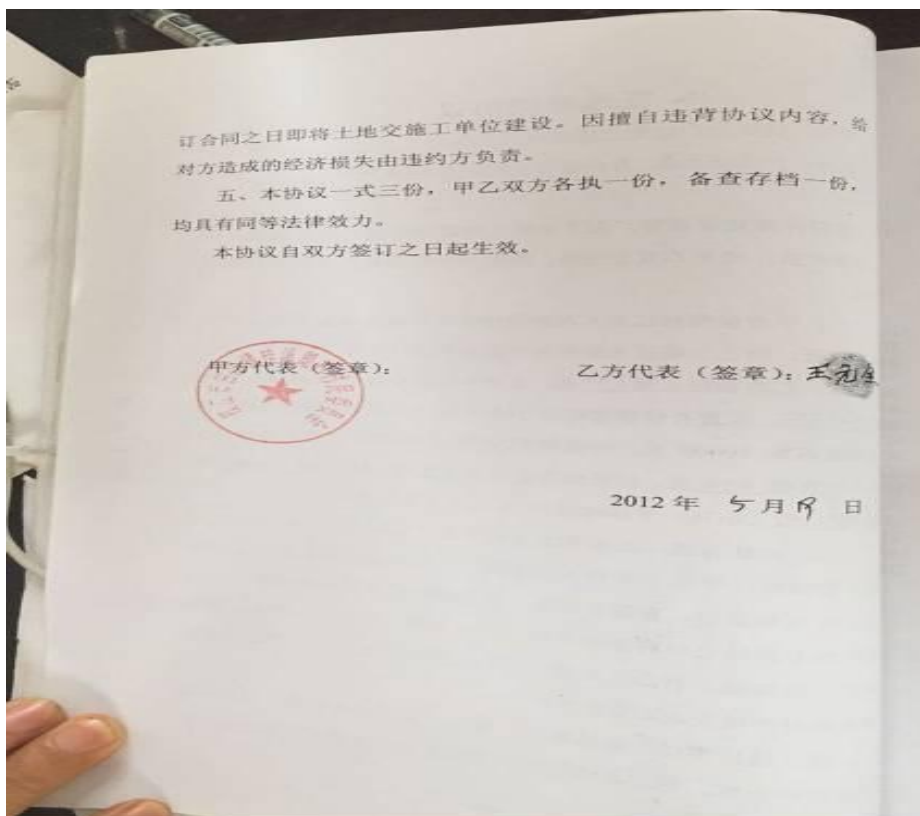


Figure 4 Land compensation agreement (2)

## 5.2 Resettlement of displaced households

According to the information provided by the Baiyang Industrial Park Resettlement Office, among the displaced households of the two linked projects, 16



households selected cash compensation while the rest all selected to be resettled in the resettlement community. There are two resettlement communities:

The first is the Shawan Resettlement Community. Currently all the displaced households who choose this resettlement community have settled here. The house-demolished residents obtain free house-building plots provided by Baiyang Industrial Park Resettlement Office and undertake the construction of the resettlement houses by themselves. Since the cash compensation for the demolished houses is 1,350 Yuan / m<sup>2</sup> while the construction cost of the resettlement house is 1,000 Yuan / m<sup>2</sup>, the compensation is sufficient for the resettlement of the displaced households with some surplus. Moreover, due to the unified planning and design by the Baiyang Town, the Shawan Resettlement Community has beautiful environment, convenient transportation and is equipped with all the necessary infrastructures.

The second is the Baiyang New Town Resettlement Community in Taibaochang Village. Currently, among the 78 displaced households of the National Highway 318 Rerouting Project, 63 families have settled here while the remaining 15 families are in the transition period, and it is expected that these families will be resettled in the Baiyang New Town Resettlement Community Phase II in 2016. The displaced households of the Baiyang Port Operation Area Project Phase I are all in the resettlement transition period and they will also be resettled in the Baiyang New Town Resettlement Community Phase II in 2016.

Both resettlement community provide much better living conditions than the demolished houses.



Figure 5 Baiyang New Town Resettlement Community Phase I, with residents already moved in.

By moving from the original residential area to Resettlement Community, the residents will see four major changes in living conditions:

First, the living area is guaranteed and larger. According to the resettlement policies and regulations of this project, the residential house of the displaced households shall be compensated with resettlement house by "one for one" policy. As mentioned before, the total area of the resettlement house per household shall not exceed  $240 \text{ m}^2$ . However, if the area of the demolished residential house of one household is more than  $240 \text{ m}^2$ , they can be compensated by "household separating". Thus, every household can enjoy the largest benefits. Moreover, due to floor plans of the resettlement houses, each household can purchase up to more than  $30 \text{ m}^2$  of extra house areas at discounted prices. Such an outcome has ensured that the area of resettlement house is at least equivalent to and even larger than that of demolished house.

Second, the quality and living conditions of the resettlement houses is better than that of the demolished houses. The resettlement houses are multi-story concrete-structured buildings and they have good quality. The resettlement community is reasonably designed, and feces and wastewater will undergo centralized processing. Compared with previous residential areas, the new community has seen

enormous improvement in sanitary conditions.

Third, the displaced households can enjoy the benefits brought by urban civilization and modern urban life. Service facilities are available in all varieties. There are supermarkets, clinics, kindergartens, and schools and living facilities. The residents here are closer to Baiyang Town, and can enjoy the convenience of transportation. Moving from the previous rural living environment to an urban living environment, the displaced households can fully enjoy the quick and convenient services brought by modern town.

Forth, the value of real estate of the affected households will be significantly increased. Relocated households can at least obtain two resettlement houses in the resettlement community of Taibaochang, and some will even get 3 or more houses. Apart from one house for self-use, the other houses can be leased, thus securing a source of income. More importantly, all the resettlement houses are with land use certificate and real estate licenses, which are allowed to enter the market after a certain period. The demolished house properties which are not allowed to enter the market are now compensated by real estates with a higher value. According to a conservative market estimate, the real estate value of the resettlement house is more than 160% of that of the demolished one.

Before moving in the Baiyang New Town Resettlement Community, all the displaced families will get compensation for resettlement transition by the disclosed standards. Since the houses of neighbouring villagers generally have a large area, it is easy to rent a temporary home for the transition period at a cost of 2,500 - 3,000 Yuan per year. Since the transition compensation is about 1,200 - 1,600 Yuan per month, it can cover the rent cost with a surplus of 15,000 Yuan / year.

## **6. Conclusions and suggestions**

Based on document research, site observation and interviews of the affected persons of the Baiyang Port Operation Area Project Phase I and the National Highway 318 Rerouting Project commenced in 2012, we have got the following findings on their resettlement work:

1) the land acquisition and house demolition standards of the two linked projects comply with the related laws and policies of the Hi-Tech Zone, Zhijiang City, Hubei Province and the P.R.C, and are also consistent with the World Bank's policies on involuntary resettlement;

2) the work of land acquisition and house demolition is supported and coordinated by the affected persons. The work is conducted in an open and transparent manner with affected persons participating throughout the whole process. There are no legal disputes left unsolved.

3) All the compensation for land acquisition have been paid off according to the compensation standards of the provincial government.

4) All the affected households who select resettlement house compensation will be resettled in Taibaochang Resettlement Community, and all the displaced families will move in the new houses in 2016. All the displaced families have got the compensation for transition and relocation, etc. and their living conditions and value of the property have improved greatly. They are quite satisfied with the result.

However, since some displaced families of Baiyang Port Operation Area Phase I are still in the transition period, it is recommended that the Baiyang Industrial Park Resettlement Office speed up the construction and allocation of the resettlement houses to guarantee that all the displaced households can be resettled within 2016. This will be added in the monitoring work on the resettlement of the World Bank-funded Baiyang Port Phase II Project.

Due Diligence Report Annexed Table I  
List of displaced households of the National Highway 318 Rerouting Project

N o.	Householder	Village and Committee	Demolition area			Resettlement Community		Resettlement Status	
			Brick-concrete	Brick-wood	Earth-wood	Shawan	Baiyang New Town	Resettled	Transiting
1	Zhou Congfu	Taibaochang	110.7	104.1			√	√	
2	Wang Denghui	Taibaochang	118.2	167.4			√	√	
3	Zhou Xuemei	Taibaochang	189	37.9			√	√	
4	Zhang Weiqing	Taibaochang	171.5	73.8			√	√	
5	Huang Changhua	Taibaochang	179.88	89.94			√	√	
6	Huang Changping	Taibaochang	189.15	90			√	√	
7	Wang Dezhen	Taibaochang		130			√	√	
8	Li Bengui	Taibaochang	89.7	89.7			√	√	
9	Zheng Bihui	Taibaochang	281.6	140.8					√
10	Xiang Lidong	Taibaochang	136.5	136.5					√
11	Zhou Xuequan	Taibaochang	283.7						√
12	Zheng Bifu	Guixihu Village	184.8	41.09		√		√	
13	Chen Chaoming	Guixihu Village	196.6	199.2		√		√	
14	Guo Chenglin	Guixihu Village	188.32	180.93		√		√	
15	Li Xianhua	Guixihu Village	211.2	222.14		√		√	
16	Wang Fawang	Guixihu Village	245.64	254.72		√		√	
17	Liu Shiqing	Guixihu Village	226.8	345.4		√		√	
18	Liu Shiquan	Guixihu Village	212.4	416.2		√		√	
19	Zhang Hongping	Guixihu Village	372.69	238.62		√		√	
20	Yang Mei	Guixihu Village		142.68		√			
21	Liu Xuejin	Guixihu Village		60.5		√			
22	Liu Shaoping	Guixihu Village		60.5		√			
23	Zhou Chengquan	Guixihu Village		60.5		√			

24	Xiang Shiwen	Guixihu Village	259.88	409.35		√		√	
25	Xiong Yimin	Guixihu Village	137.5	183.1		√		√	
26	Zhao Daming	Guixihu Village	226.44	257.44		√		√	
27	Tang Shihua	Guixihu Village	234.6	266.2		√		√	
28	Huang Zhaoxi	Yazishan Village		375.3		√		√	
29	Liu Ke	Yazishan Village	281.9	141.5		√		√	
30	Pu Dongming	Yazishan Village		162.3		√		√	
31	Zhao Xiyang	Yazishan Village		319		√		√	
32	Xiang Shouhuang	Yazishan Village	275.5	139.3			√	√	
33	Wang Youzhi	Yazishan Village	180	233.5			√	√	
34	Yu Guangrong	Yazishan Village	188.1	158.3			√	√	
35	Liu Wenping	Yazishan Village	199.8	255.63			√	√	
36	Liu Xuegui	Yazishan Village	189.7	180.8			√	√	
37	Fang Zhiwei	Yazishan Village		91.6		√			√
38	Long Shunguo	Yazishan Village		105		√			√
39	Xiang Shiwang	Yazishan Village		109.2		√			√
40	Xiang Shouguo	Yazishan Village		247		√			√
41	Xiang Shize	Yazishan Village		163		√			√
42	Xiang Shouwei	Yazishan Village		125		√			√
43	Zheng Yongfu	Yazishan Village	88	176.4		√			√
44	Xiang Shouping	Yazishan Village		102		√			√
45	Cao Shiming	Resident Committee	304.5				√	√	
46	Zheng Ping	Resident Committee	226.1	99.4			√	√	
47	Long Deying	Resident Committee	283.2	57.5			√	√	
48	Zhang Weinian	Resident Committee	211.5	105.7			√	√	
49	Yan Changming	Resident Committee	221.8	131.6			√	√	
50	Li Chengxiu	Resident Committee		107.9			√	√	

51	Yan Changxing	Resident Committee		170.2			√	√	
52	Feng Wanzhi	Resident Committee	239.8	28.6			√	√	
53	Zhao Qin Hai	Resident Committee	328.1				√	√	
54	Xu Bo	Resident Committee		105			√	√	
55	Wu Zhongxi	Resident Committee	252.38	49.7			√	√	
56	Xiong Qihua	Resident Committee	329.82	98.42			√	√	
57	Li Hongcai	Resident Committee	193.6	92			√	√	
58	Tang Wanming	Wanfunao Village	178			√			√
59	Liu Shuzhang	Wanfunao Village	220				√		√
60	Li Xiangui	Wanfunao Village	335				√		√
61	Lu Daogui	Wanfunao Village	187				√		√
62	Sheng Xurong	Wanfunao Village	235			√		√	
63	Shou Fangfeng	Wanfunao Village	270			√		√	
64	Yang Zhengfa	Wanfunao Village	240			√		√	
65	Yang Liang	Wanfunao Village		160		√		√	
66	Yang Zuyuan	Wanfunao Village		210		√		√	
67	Liu Bangmei	Wanfunao Village	230			√		√	
68	Xiang Chengyu	Wanfunao Village	210			√	√	√	
69	Zhang Tianqin	Wanfunao Village	220			√		√	
70	Xiang Fahui	Wanfunao Village	240			√		√	
71	Xiang Shouhua	Wanfunao Village	270			√		√	
72	Gong Renying	Wanfunao Village		110			√		√
73	Wang Yingzhen	Wanfunao Village		230		√		√	
74	Xiong Jiming	Zhaojiapu Village	186.18	204.39					√
75	Chen Qiquan	Zhaojiapu Village	198.6	135.95					√
76	Ai Bing	Zhaojiapu Village	187	151.46					√
77	Shi Tianzhu	Zhaojiapu Village	116.85	154.85			√		

78	Wang Xianyin	Zhaojiapu Village	241.92	55.77			√	
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Due Diligence Report Annexed Table II  
List of displaced households of Baiyang Port Operation Area Project Phase I

No.	Householder	Village	Demolition area			Resettlement status		
			Brick-concrete	Brick-wood	Earth-wood	Resettlement community	Resettled	Transitioning
1	Li Wenfeng	Guixihu Village	372.88	205.9		3	√	
2	Li Qiangquan	Guixihu Village		297.04		2	√	
3	Xiang Yongkun	Guixihu Village	456.96	305.92		3	√	
4	Yang Bo	Guixihu Village	216.96			1	√	
5	Zhou Xianhong	Guixihu Village	330.66	451.04		2	√	
6	Ceng Xianglian	Guixihu Village		280.39		2	√	
7	Xin Aimin	Guixihu Village	328.12	337.06		3		√
8	Zhou Xuhong	Guixihu Village	385.79	230.8		3		√
9	Tang Wanhua	Guixihu Village	392.55	195.92		3		√
10	Song Hongxin	Guixihu Village	46.08			1		
11	Yang Dahui	Guixihu Village	86.52	86.52		3		√
12	Li Wenfeng	Guixihu Village	30.74			1		
13	Xiang Yongkun	Guixihu Village		40.3		1		
14	Yang Jinxia	Guixihu Village		102.54		1		
15	Yang Bo	Guixihu Village	545.04	324.78		3		√
16	Zhu Xiangfu	Guixihu Village	641	328.38		3		√
17	Xin Baoyuan	Guixihu Village	659.96	512.07		3		√
18	Xin Xiaohong	Guixihu Village		99.44		1		
19	Xin Huarong	Guixihu Village		155.09		1		
20	Zhu Peiyu	Guixihu Village	343.52	361.66		3		√
21	Zhu Xianghua	Guixihu Village	112.7	246.04		1		
22	Zhu Yanzhi	Guixihu Village	66	118		1		
23	Zhu Xiangrong	Guixihu Village	447.03	301.23		3		√
24	Liu Shaoheng	Guixihu Village	432.03	230.49		3		√
25	Xin Pingtao	Guixihu Village	107.65	107.65		1		
26	Ceng Jingbo	Guixihu Village	672.88	279.15		3		√
27	Liu Songlin	Guixihu Village	46.8	222.8		1		
28	Liu Wentao	Guixihu	547.4	352.75		3		√



		Village					
29	Xin Zuheng	Guixihu Village	616.41	403.2		3	√
30	Xin Zujin	Guixihu Village	397.62	300.37		3	√
31	Zhou Shuangshuang	Guixihu Village	172.8	86.4		1	
32	Wang Yuanquan	Guixihu Village	543.36	491.85		3	√
33	Xin Shanyi	Guixihu Village	408.44	301.68		3	√
34	Yang Yanli	Guixihu Village	84.38	84.38		1	
35	Yang Taiping	Guixihu Village	437.96	218.98		3	√
36	Zhou Dinghua	Guixihu Village	828.48	529.67		3	√
37	Zhou Chengquan	Guixihu Village	563.8	295.34		3	√
38	Liu Xianbing	Guixihu Village	196	335.96		3	√
39	Liu Qunli	Guixihu Village	67.2	67.2		1	
40	Li Dahui	Guixihu Village	548.84	397.02		3	√
41	Xin Hongyan	Guixihu Village	129.94	76.95		1	
42	Xin Baoping	Guixihu Village	219.78	305.49		3	√
43	Xiang Shouying	Guixihu Village	71.98	71.98		1	
44	Xiang Shifa	Yazishan Village		228.16		3	√
45	Yi Jialan	Yazishan Village		317.9		3	√
46	Long Shunda	Yazishan Village	232.6	348.14		3	√
47	She Fahai	Yazishan Village	43.2	241.46		3	√
48	Xiang Yitao	Yazishan Village	270.2	239.29		3	√
49	Xiang Chunju	Yazishan Village	265.08	255.71		3	√
50	Liu Wenyun	Yazishan Village	218.94	411.08		3	√
51	Pan Jinglong	Yazishan Village	214.76	131		3	√
52	Xiang Shoujin	Yazishan Village	368.6	233.76		3	√
53	Xiang Zhongguo	Yazishan Village		362.08		3	√
54	Xiao Fazhen	Yazishan Village	275.8	266.4		3	√
55	Zhao Xiyou	Yazishan Village	275.8	277.64		3	√
56	Liu Wenxi	Yazishan Village	272.98	307.66		3	√
57	Liu Wenqing	Yazishan Village	52.8	186.45		3	√
58	Tang Wanxin	Yazishan Village	313.6	429.23		3	√
59	Xiang Shouwu	Yazishan Village	79.05	433.35		3	√
60	Zhao Xifa	Yazishan Village		389.96		3	√

61	Gan Fuxiu	Yazishan Village	271.68	377.94		3		√
62	Liu Xuequan	Yazishan Village	235.12	375.4		3		√
63	Xin Guo	Yazishan Village	387.4	393.05		3		√
64	Li Xianfeng	Yazishan Village	191.57	431.87		3		√
65	Dong Zaiyun	Yazishan Village		107.9		3		√

Resettlement method: 1. Cash compensation and displaced families get resettled by themselves; 2. Get resettled in Shawan Resettlement Community; 3. Get resettled in Baiyang New Town Resettlement Community in Taibaochang Village.

# **Appendix 2 Employment and Start-up Training Plan of Baiyang Industrial Park of 2016**

This Employment and Start-up Training Plan of 2016 is formulated to serve the development of the zone, promote the work of land acquisition and house demolition, and help the land-acquired farmers, laid-offs and surplus rural labors to be reemployed.

1. Objective: to create jobs and provide employment training for 500 persons to work in urban area; to provide on-the-job training for 200 employees; to provide training for 3000 land-acquired farmers and rural labors; to provide start-up Training for 50 persons; to provide adaptive training for 4000 rural labors to work in urban area. It's expected to provide training for 7,750 persons in total. The percent of pass will be over 96%, and the employment rate after training will be over 80%. Females trainees account for 50%.

## 2. Main content

(1) The training plan will be formulated carefully according to the market demand based on comprehensive understanding of conditions of the land-acquired farmers, the laid-offs, and the people with difficulties in finding jobs, as well as the local labor demand. The training plan needs to specify the objectives, responsibilities and measures, and has a regular supervision system to guide the training work in the Baiyang Industrial Park.

(2) Skill training will be further strengthened to improve the employment skills, adaptation to new working environment and the skills to start up one's own business of the affected persons. The skill training programs will be carefully selected to help land-acquired farmers, laid-offs and people with difficulties in finding jobs to become self-employed will be selected, developed, and carried out in cooperation with all the forces of the society. The information communication platform between the trainees and the employer will be established. According to the requirements of land-acquired farmers, laid-offs, and other people with difficulties in finding job, flexible and part-time training is more suitable for them. Emphasis will be put on the practicability,

relevance and effectiveness of the training so it can meet the market demand.

(3) Different training programs based on market demand and the actual conditions of land-acquired farmers, laid-offs, and other people with difficulties in finding jobs will be provided, especially skill trainings of labor-intensive vocations for land-acquired farmers which are relatively simple and in large demand. The employment training of 2016 will put emphasis on the following three aspects: (1) Skill training of professional types of work, such as electrician, electrical welding, computer application, excavator, health car, nursing, cooking, cosmetology and hairdressing, etc., which can be learned and is easy to operate. (2) Start-up Training for setting up online stores of small investment with internet and mobile internet as the platform. (3) Training of practical rural techniques, such as breeding, planting, etc., which facilitates farmers to have a different job.

(4) Start-up Training programs will be strengthened by using small-sum guaranteed loan. Training for those who have the intention and ability of starting up their own business, such as land-acquired farmers, college graduates, demobilized soldiers, and other special groups of the society will be carried out. This will also benefit the development and expand the scale of enterprises. The training aims to support at least 2 people to start up a business, and to help at least 50 participants to get employed.

### 3. Safeguard measures

(1) Objective assessment liability system will be established. The employment of land-acquired farmers, laid-offs and other people with difficulties in finding jobs will be the key task of the training. Various departments shall enhance cooperation, share resources, and complement each other's advantages to promote the implementation of employment and reemployment training. At the same time, an employment platform will be set up to facilitate employment of people with difficulties in finding job, such as “Spring Wind Action”, “Assistance for difficult employment” job fair.

(2) Publicity of employment and Start-up Training will be enhanced. Preferential policies, measures and methods of employment and entrepreneurship at different levels, as well as typical successful examples will be publicized to the public, so as to encourage the land-acquired farmers, laid-offs, and other people with difficulties in finding jobs to be more active and confident in finding jobs.

Human Resources and Social Security Service Center of Baiyang Town

December, 2015



# Appendix 3 Resettlement Information

## Booklet

Dear Mr. / Ms. \_\_\_\_\_,

The World Bank Funded Yichang Three Gorges Modern Logistics Center Infrastructure Project will be implemented in the area where you are located, and this booklet is hereby issued in order to let you understand the general situation of the project, relevant national policies regarding land acquisition and building demolition and the impact of the project on your family.

### 1. Project overview

The World Bank Funded Yichang Three Gorges Modern Logistics Center Infrastructure Project consists of four components: infrastructure construction of Baiyang Port Operation Area, infrastructure construction of logistics park, road infrastructure construction, and information center. The total investment is 2.9 billion dollars, of which 200 million dollars is applied for loan of World Bank. The project is expected to start in 2016, and the construction period is 4 years.

### 2. Laws, regulations and compensation standards on land acquisition and house demolition

- *The Land Administration Law of the People's Republic of China* (effective in Jan. 1999, revised on Aug. 28, 2004);
- *Decision on Deepening the Reform and Enforcing the Land Management*, issued by the State Council (Oct. 21, 2004);
- *Opinions on Improving Compensation System for Land Acquisition*, issued by the Ministry of Land and Resources (Nov. 3, 2004);
- *Notice on Further Improving Management System on Rural House-building Plots and Protecting the Rights of farmers*, issued by the Ministry of Land and Resources (Mar. 2, 2010);
- *Notice on Further Strengthening Management on Land Acquisition*, issued by the Ministry of Land and Resources (Jun. 26, 2010);
- *Notice on Issuing the Unified Annual Output Value and Comprehensive Price of Acquired Land in Hubei Province*, issued by the Hubei Provincial Government (Mar. 13, 2014);

- *Letter on Issuing Land Acquisition Compensation and Resettlement Multiples, Correction Factors, and Crop Compensation Standard*, issued by the Hubei Provincial Land and Resources Department (Mar. 17, 2014);

- *Opinions on Insuring Land-Acquired Farmers under the Social Pension Insurance Program*, issued by the Hubei Provincial Government (Nov. 27, 2014);

- *Regulations on the Implementation of Pension Insurance Compensation for Land-Acquired Farmers in Hubei Province* (Feb. 26, 2015);

- *Measures for Resettlement concerning Housing Requisition in Zhijiang City* (Trial) (Aug. 5, 2012);

- *Notice of the People’s Government of Zhijiang City on Further Improving the Standard of Compensation for Land Acquisition and Housing Demolition* (Jun. 27, 2013)

- World Bank operational manual OP 4.12 - Involuntary Resettlement (Jan. 1, 2002);

- World Bank operational manual BP 4.12 - Involuntary Resettlement (Jan. 1, 2002);The compensation regulations and standards for land acquisition and house demolition in this project is shown in the table below:

Type of compensation	Compensation standards
1. Land acquisition	
2. House demolition	
3. Land attachments	
4. Living facilities & house decoration	
5. House purchase subsidies	
6. Relocation award	

### 3. Impact on your house (enterprise)

Item	Quantity	Compensation standard	Due amount	Remark
1				
2				
3				
4				
Total				

### 4. Schedule of the project implementation

Item	Date
Release of the announcement of land acquisition and house demolition	
Payment of compensation	
Implementation of Land acquisition and house	

demolition	
Relocation into new houses	
Project preparation	
Project construction	

## 5. Rights and obligations of the affected persons

### (1) Rights of the affected persons

The affected persons have the right to obtain compensations they deserve according to the above compensation standards and may report their ideas and suggestions to the PMO at all levels. The detailed contents include: compensation baseline, compensation standard, schedule of payment, site selection for constructing resettlement house, etc. Resettlement office at all levels must respond within 15 days upon receiving the grievance of affected persons or feedback from lower-level resettlement offices.

### (2) Obligations of the affected persons

- The affected persons shall actively cooperate with project construction.
- The affected persons shall not build new structures within project area after inventory survey, otherwise no compensation will be paid.

## 6. Complaints and grievances

If you have any grievance about resettlement work, you may express your complaints via the following procedures:

### ● Stage 1

The affected persons can express their complaints orally or in written form to the Land Acquisition & Compensation Offices of Baiyang Town and affected villages. Oral complaints should be recorded in written form and be responded within two weeks. For any serious problems, they shall be reported to the resettlement office of higher levels and the higher-level authorities should give response within two weeks. , which shall give response within 2 weeks.

### ● Stage 2

If the complainant is not satisfied with the response given in Stage 1, the complainant can appeal to the PMO within one month after receiving the response at Stage 1, and the PMO shall respond within 3 weeks.

### ● Stage 3

If the complainant is still not satisfied with the response given in Stage 2, they can appeal to civil court within 15 days after receiving the response of the PMO.



## **7. Land acquisition & house demolition organizations**

- Municipal organizations

Resettlement Office, PMO of Yichang Three Gorges Modern Logistics Center Infrastructure Project

Address: No. 58, Chengdong Avenue, Yichang City

Contact No.: 0717-6342272

- Municipal Resettlement Department

High-tech Zone Land Acquisition & Compensation Office of the

Address: Hi-tech Zone Management Committee

Contact No.: 13908603948

- Land Acquisition & Compensation Office of Baiyang Industrial Park

Address: Baiyang Industrial Park Management Office

Contact No.: 15632514523

- External monitoring agency:

Address:

Tel.:

## **8. Power of interpretation**

The power of interpretation of this brochure shall be vested in the PMO of Yichang Three Gorges Modern Logistics Center Infrastructure Project.

Thanks for your support!

The PMO of Yichang Three Gorges Modern Logistics Center Infrastructure Project

, 2016

## Appendix 4 List of private buildings to be demolished

No.	Name of Householder	Number of family members	Total	Brick-concrete	Brick-wood	Simple structure
1	Zhou Xuhong	3	644.77	385.79	230.08	28.9
2	Tang Wanzhu	3	673.50	337.62	281.88	54
3	Tang Wanqing	2	1031.87	635.86	317.93	78.08
4	Tang Kaiquan	2	380.82	141.68	183.04	56.1
5	Xiang Shoucheng	2	325.11	117.45	140.16	67.5
6	Jiang Zhongqiang	3	851.04	471.52	261.52	118
7	Xu Chengxu	5	1012.41	705.7	193.03	113.68
8	Liu Wenxing	5	462.30	334.44	84.66	43.2
9	Xiang Shouxin	6	1072.96	642.8	355.16	75
10	Liu Wensheng	2	638.28	347.04	207.24	84
11	Zhou Huashuang	3	20.00		20	
12	Tian Jian	3	16.00		16	
13	Chen Lianxiang	3	1103.76	583.74	401.62	118.4
14	Xiong Guangquan	5	1026.14	675.7	287.44	63
15	Xiang Shourong	2	772.20	352.68	272.48	147.04
16	Wang Zhanghua	3	521.60	215.6	306	
17	Liu Xuefeng	3	694.36	42.4	449.56	202.4
18	Xiang Shibing	5	784.21	440.75	279.46	64
19	Wang Quangui	2	536.07	250.59	248.68	36.8
20	Li Zhiguo	4	536.46	353.76		182.7
21	Yang Qiyi	5	876.10	690.32	181.78	4
22	Xin Jingfeng	3	827.76	530.52	297.24	
23	Xin Zuqing	2	761.56	455.52	269.24	36.8
24	Lan Fudao	3	638.18	215.04	311.14	112
25	Xin Baojin	5	827.95	484.1	326.35	17.5
26	Liu Shaojun	3	876.33	655.74	184.59	36
27	Xin Baocheng	3	937.11	670.93	216.22	49.96
28	Zhou Shaochun	4	979.92	645.84	334.08	
29	Liu Xuejin	5	391.55	156.4	235.15	
30	Xu Daiming	5	812.24	551.15	116.29	144.8
31	Yang Qijin	4	923.33	457.38	426.25	39.7
32	Liu Changhui	4	426.26	211.2	215.06	
33	Xiang Shouguo	3	487.92	243.96	243.96	
34	Xiangfen	2	615.45	547.85	67.6	
35	Xue Chuanping	7	743.38	379.26	277.18	86.94
36	Zhang Weiqin	3	405.76	234.2	93.84	77.72
37	Xiang Yonggang	4	1111.98	621.84	336.82	153.32

38	Deng Yongzhong	5	1173.27	707.79	396.48	69
39	Xiang Yuan	5	839.00	551	192	96
40	Xiang Shoukun	2	839.00	551	192	96
41	Xiang Yongping	3	840.72	603.36	237.36	
42	Jiang Zhonghua	5	996.38	639.17	357.21	
43	Zhang Hongsong	3	795.00	531.25	263.75	
44	Zhang Hongyun	3	868.25	509.5	268.75	90
45	Zhu Shiqing	4	995.46	681.18	227.06	87.22
46	Jiang Zeyu	2	505.94	149.24	261.5	95.2
47	Jiang Zhongfu	1	655.11	395.94	197.97	61.2
48	Tong Jiawang	3	1021.68	668.81	260.83	92.04
49	Zhang Kaiyu	2	209.76	96.6		113.16
50	Wang Zhengfeng	4	895.52	614.6	203.64	77.28
51	Li Xianfu	5	849.49	677.96	86.48	85.05
52	Li Aiguo	3	849.49	677.96	86.48	85.05
53	Liu Wengang	3	1015.58	623.04	319.49	73.05
54	Liu Wenhua	3	1013.64	623.04	317.55	73.05
55	Xiang Yongzhu	5	902.70	456.96	389.64	56.1
56	Zhou Xianming	3	864.55	469.5	332.05	63
57	Zhao Qinfang	4	1419.90	795.87	508.77	115.26
58	Li Xianhua	2	786.78	512.28	212.1	62.4
59	Deng Shaoqing	3	854.85	432.14	290.87	131.84
60	Liu Shaoping	5	843.64	486.96	284.68	72
61	Li Aiping	3	70.04		48.96	21.08
62	Liu Xuejin	2	163.24	54	109.24	
63	Zhu Xiangrong	3	848.06	513.03	259.53	75.5
64	Li Qiangquan	4	297.04		297.04	
65	Zhang Jiazhu	5	100.00	100		
66	Liu Guangfu	3	80.00	80		
67	Zhang Kaichun	5	80.00	80		
68	Zhang Kaihua	8	80.00	80		
69	Zhang Kairong	6	100.00	100		
70	You Kaiping	4	100.00	100		
71	Xiong Yihua	5	100.00	100		
72	Zhang Kailan	4	80.00	80		
73	Xu Shaofu	5	80.00	80		
74	Meng Fansen	4	80.00	80		
75	Hu Wenyu	4	100.00	100		
76	Ceng Xiangsheng	5	60.00	60		
77	Ceng Xiangcheng	5	60.00	60		
78	Xiang Qilan	6	764.60	338.9	305.7	120
79	Jiang Zhimao	5	285.24		285.24	
80	Jiang Birong	4	663.65	419.13	141.72	102.8
81	Jiang Biqing	4	543.40	94.5	448.9	

82	Jiang Bihua	4	574.50	91.5	366	117
83	Yang Xinhong	3	608.12	55.1	368.92	184.1
84	Li Yonghua	3	478.90	115.14	363.76	
85	Zhang Kaiping	3	574.44	309.96	165.28	99.2
86	Zheng Bian	2	867.51	481	296.6	89.91
87	Wang Yunming	5	705.90	443.65	185.2	77.05
88	Wang Jingming	4	658.22	456.24	135.48	66.5
89	Xiang Yongzhu	4	558.50	428.74	56.26	73.5
90	Yuan Chunfen	2	185.60		185.6	
91	Liu Guangyao	5	1063.95	526.56	409.14	128.25
92	Xiong Guangbin	4	755.32	413.4	203	138.92
93	Lan Dekun	4	787.60	494.04	167.56	126
94	Liu Guangzhu	5	661.92	254.52	284.9	122.5
95	Li Dezhen	5	613.65	292.1	206.8	114.75
96	Liu Changxin	3	583.09	318.77	165.05	99.27
97	Yang Zongfeng	3	602.60	305.6	207.8	89.2
98	Xiong Guangqiang	4	712.51	255.2	373.31	84
99	Liu Guangyang	3	645.44	354.24	220.8	70.4
100	Zheng Lanfeng	3	617.45	320.76	202.29	94.4
101	Jiang Zhixian	4	813.20	321.8	381	110.4
102	Jiang Zhiming	5	675.68	273.78	303.9	98
103	Jiang Zhisheng	2	344.30	168.7	175.6	
104	Wang Wanping	4	575.18	414.03	161.15	
105	Xiang Shilan	2	382.34	238.84	143.5	
106	Liu Hongping	5	698.95	420.75	178.2	100
107	Xiang Yongju	3	386.04		386.04	
108	Wang Mingyu	4	80.00		80	
109	Lu Kaifeng	3	614.30	308.44	305.86	
110	Zhou Qifu	3	593.66	361.76	231.9	
111	Zhou Qirong	4	655.10	351.95	189.85	113.3
112	Zhou Jiahong	5	1434.08	473.28	903.8	57
113	Zhou Qiyuan	4	214.16	214.16		
114	Zhou Jiajian	3	337.76	337.76		
115	Xiong Zuping	3	240.00		240	
116	Liu Shirong	5	857.33	379.08	333.75	144.5
117	Xiang Shouquan	4	944.63	367.52	577.11	
118	Liu Zhangquan	4	988.02	311.86	415.78	260.38
119	Yuan Guangrong	3	573.80	261.12	312.68	
120	(female) Zhang Hongyu	4	780.70	559.62	221.08	
121	Chen Chaozhou	2	67.20		67.2	
122	Jiang Bizhong	3	477.88	323.88	154	
123	Jiang Bixin	4	575.23	279.84	295.39	
124	Zhou Qiming	3	439.86	90.24	349.62	
125	Xiang Shiyi	3	694.33	369.63	221.2	103.5

126	Xiong Zuyu	4	1288.14	719.51	568.63	
127	Xiong Zujian	3	749.31	259.05	490.26	
128	Zhou Jialan	2	329.78		329.78	
129	Liu Linchuan	2	254.52	127.26	127.26	
130	Xiong Zuquan	3	532.24	195.84	291.4	45
131	Zheng Lianxin	5	60.00		60	
132	Zhou Jiakuan	4	362.76	252.45	110.31	
133	Tan Zhenxiu	5	179.80		179.8	
134	Wang Bo	2	327.75		327.75	
135	Liu Bangfu	2	37.70		37.7	
136	Ceng Xiangju	3	134.64		134.64	
137	Liu Chuanhui	1	540.00	240	200	100
138	Jiang Hongrong	3	660.00	360	200	100
139	Li Hongmei	7	1446.78	292.32	941.46	213
140	Huang Xueming	3	246.24		246.24	
141	Fang Zhengrong	3	1025.56	460.2	465.36	100
142	Chen Guoquan	3	253.80		141.75	112.05
143	SÒNg Hongping	5	571.14	266.58	270.56	34
144	Xiang Fazu	2	971.10	418.8	350.22	202.08
145	Li Xuhai	4	266.68		266.68	
146	Xu Dehui	4	556.11	409.42	146.69	
147	Lou Xiaohua	3	627.41	352.76	136.6	138.05
148	(male) Zhang Hongyu	5	498.66	432.32	66.34	
149	Zhou Yuanguo	3	697.38	381.33	172.05	144
150	Zhou Yuansong	1	500.00	200	200	100
151	Xu Chengfen	3	608.89	205.44	313.95	89.5
152	Fang Zhiyong	3	550.74	205.44	195.2	150.1
153	Fang Zhiqiang	3	601.20	288.8	312.4	
154	Jiang Benyu	4	526.16	281.64	244.52	
155	Liu Jiaji	5	775.38	544.76	230.62	
156	Xu Chengquan	8	676.44	416.58	259.86	
157	Zhou Xianwu	3	649.47	255.01	394.46	
158	Li Keliang	2	460.00		360	100
159	Xu Chengming	5	565.32	355.46	209.86	
160	Huang Guohua	3	438.48	292.32	146.16	
161	Wang Wenpei	4	985.40	446.24	435.56	103.6
162	Chen Yanhua	3	410.24	237.44	172.8	
163	Xu Kui	3	300.00	200	100	
164	Li Rong	3	443.23	322.14	121.09	
165	Li Xianbang	1	460.00	240	120	100
166	Chen Guoquan	2	330.00		230	100
167	Yi Hua	4	864.14	650.72	213.42	
168	Huang Weihua	4	680.38	322.14	290.74	67.5
169	Tang Yongzhu	3	563.10		563.1	

170	Zhou Jiayi	4	978.44	432.36	434.88	111.2
171	Xiong Guanghua	3	540.48	285.92	171.36	83.2
172	Xiong Guangwu	3	747.14	366.66	285.62	94.86
173	Li Pingxiu	4	224.40		224.4	
174	Zhou Jiahong	3	847.52	441.6	325.56	80.36
175	Huang Guofu	3	821.71	339.84	349.87	132
176	Zhou Qijing	3	91.76		65.36	26.4
177	Liu Xingxiu	1	196.89		196.89	
178	Ceng Xianghua	3	940.46	191.16	736.34	12.96
179	Jing Zhenghong	3	297.46	148.73	148.73	
180	Jiang Zhisheng	2	138.00		138	
181	Li Xianhua	4	200.00	100	100	
182	Yang Guichun	5	200.00	100	100	
183	Huang Chunfu	4	200.00	100	100	
184	Zhang Hongping	5	200.00	100	100	
185	Wang Fawang	5	200.00	100	100	
186	Liu Shiquan	5	200.00	100	100	
187	Liu Shiqing	5	200.00	100	100	
188	Xiang Shiwen	5	300.00	100	100	100
189	Zhang Tianxi	5	300.00	100	100	100
190	Liu Cailin	5	840.00	420	300	120
191	Han Defeng	3	670.00	350	200	120
192	Qu Wanhong	5	700.00	400	200	100
193	Xiang Shouguo	3	540.00	320	120	100
194	Xiang Shouhua	5	540.00	320	120	100
195	Xiang Shouping	4	540.00	320	120	100
196	Xiang Kang	3	540.00	320	120	100
197	Xiang Bei	4	540.00	320	120	100
198	Li Zhiyong	3	540.00	320	120	100
199	Xiong Yiguo	3	540.00	320	120	100
200	Xiang Yongsheng	3	540.00	320	120	100
201	Wang Shilan	4	540.00	320	120	100
202	Huang Wei	5	540.00	320	120	100
203	Li Xianmu	5	540.00	320	120	100
204	Dong Qide	3	950.00	450	300	200
205	Xiang Yongxiang	5	653.00	350	203	100
206	Xiang Kang	3	600.00	300	200	100
207	Xiang Bei	3	600.00	300	200	100
208	Li Zhiyong	3	600.00	300	200	100
209	Xiang Shouhua	5	750.00	400	230	120
210	Xiang Shouping	5	650.00	350	200	100
211	Xu Chengmei	4	500.00	200	200	100
212	Zheng Lianhua	6	260.00	90	90	80
213	Xiang Guoqing	4	240.00	85	85	70

214	Xiang Shourong	3	260.00	100	100	60
215	Ceng Lingxi	5	240.00	80	80	80
216	Liu Xueming	3	240.00	80	80	80
217	Xiong Guangsheng	3	270.00	90	90	90
218	Yang Huie	3	415.00	220	110	85
219	Xiang Shouquan	4	90.00			90
	<b>Total of Guixihu Village</b>	<b>801</b>	<b>124514.9</b>	<b>64328.88</b>	<b>47384.31</b>	<b>12801.71</b>
220	Long Fayuan	3	456.56		363.41	93.15
221	Liu Chunlei	3	47.25		47.25	
222	Liu Xueying	1	47.60		47.6	
223	Long Yuanda	3	57.96		57.96	
224	Liu Jingcai	4	1056.43	472.45	339.94	244.04
225	Yu Guanghua	3	1047.68	365.61	438.68	243.39
226	Liu Can	2	118.41		118.41	
227	Xiang Shiquan	3	142.71		142.71	
228	Liu Shiyu	5	532.19	292.77	98.66	140.76
229	Liu Xuexiang	3	304.86	132.6	172.26	
230	Liu Qing	1	186.48	15.05	106	65.43
231	Xiang Faming	1	41.61		41.61	
232	Xiang Hua	3	68.40		68.4	
233	Huang Xuejin	3	765.60		435.2	330.4
234	Xiang Shizhu	5	813.27	330.29	263.98	219
235	Lu Yongzheng	7	57.80		57.8	
236	Xiang Shiwang	1	546.26		338.72	207.54
237	Liu Guo	5	958.22	244.22	386.37	327.63
238	Liu Xuequan	3	46.40		46.4	
239	Liu Xuemao	5	192.40		107.9	84.5
240	Xiang Shouzhi	5	170.64		132.36	38.28
241	Xiang Shouhong	3	887.75	208.26	370.92	308.57
242	Xiang Fenghua	3	470.82	255.91	172.61	42.3
243	Xiang Shixin	4	343.76	164.64	125.54	53.58
244	Liu Huaping	5	319.02	168.18	150.84	
245	Xiang Shouping	4	537.87	230	177.73	130.14
246	Zhao Yongbing	3	420.38	182.64	177.02	60.72
247	Song Mingjun	3	402.94	188.88	174.46	39.6
248	Liu Xueshi	3	350.19	184.8	165.39	
249	Liu Hongchun	3	322.08	160.72	161.36	
250	Xiang Shouxian	3	287.74	168	119.74	
251	Xiang Shijin	5	35.70		35.7	
252	Xiang Shigui	2	516.30	341.35	169.55	5.4
	<b>Total of Yazishan Village</b>	<b>110</b>	<b>12553.28</b>	<b>4106.37</b>	<b>5812.48</b>	<b>2634.43</b>
	<b>Total</b>	<b>911</b>	<b>137068.18</b>	<b>68435.25</b>	<b>53196.79</b>	<b>15436.14</b>